

Interoffice Memorandum

DATE: May 27, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Jason Sorensen, AICP, Chief Planner

PHONE: (407) 836-5602

DIVISION: Planning Division

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-2 Restricted (Residential District) zoning. District 5

PROJECT: RZ-26-03-016 – 7449 Restful Street

PURPOSE: This case was continued from the May 19, 2026, Board hearing. The request is to change the zoning district from A-2 (Farmland Rural District) to R-2 Restricted (Residential District) to allow for a duplex. The current zoning of A-2 is inconsistent with the Medium Density Residential (MDR) Future Land Use (FLU) designation. The R-2 zoning is the least intense zoning district that would provide for consistency with the FLU of MDR. A community meeting was held on March 11, 2026, with six residents in attendance with concerns for incompatible with the neighborhood and unit size. The Planning and Zoning Commission hearing was held on March 19, 2026. No members of the public were present to speak during public comment. The Planning and Zoning Commission recommended approval (4-1).

BUDGET: N/A