


Interoffice Memorandum

DATE: March 4, 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 inconsistency with the Comprehensive Plan and DO NOT ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use Map Designation, DO NOT ADOPT the associated ordinance, and DENY the requested R-2 Restricted (Residential District) zoning. District 2

PROJECT: 4823 Beggs Road; SS-25-12-029 and RZ-25-12-029

PURPOSE: Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use on the 6.83-acre subject property from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) and to rezone from R-1 (Single-Family Dwelling District) to R-2 Restricted (Residential District) to allow for the development of 46 townhome units. A community meeting was held on January 7, 2026, with approximately 30 residents in attendance. Concerns were expressed about incompatibility with the surrounding single-family neighborhood, the amount of townhomes, renter-occupied units, stormwater management, and traffic. A second community meeting is scheduled for March 23, 2026, and will be summarized at the April 7, 2026, Board hearing. The Planning and Zoning Commission / Local Planning Agency hearing was held on January 15, 2026. Eight members of the public spoke in opposition with concerns of incompatibility with the surrounding single-family neighborhood the amount of townhomes, renter-occupied units, stormwater management, and traffic. The Planning and Zoning Commission / Local Planning Agency recommended DO NOT ADOPT the proposed amendment and recommended DENIAL of the proposed rezoning (5-3) after discussion regarding density, traffic, and compatibility.

BUDGET: N/A