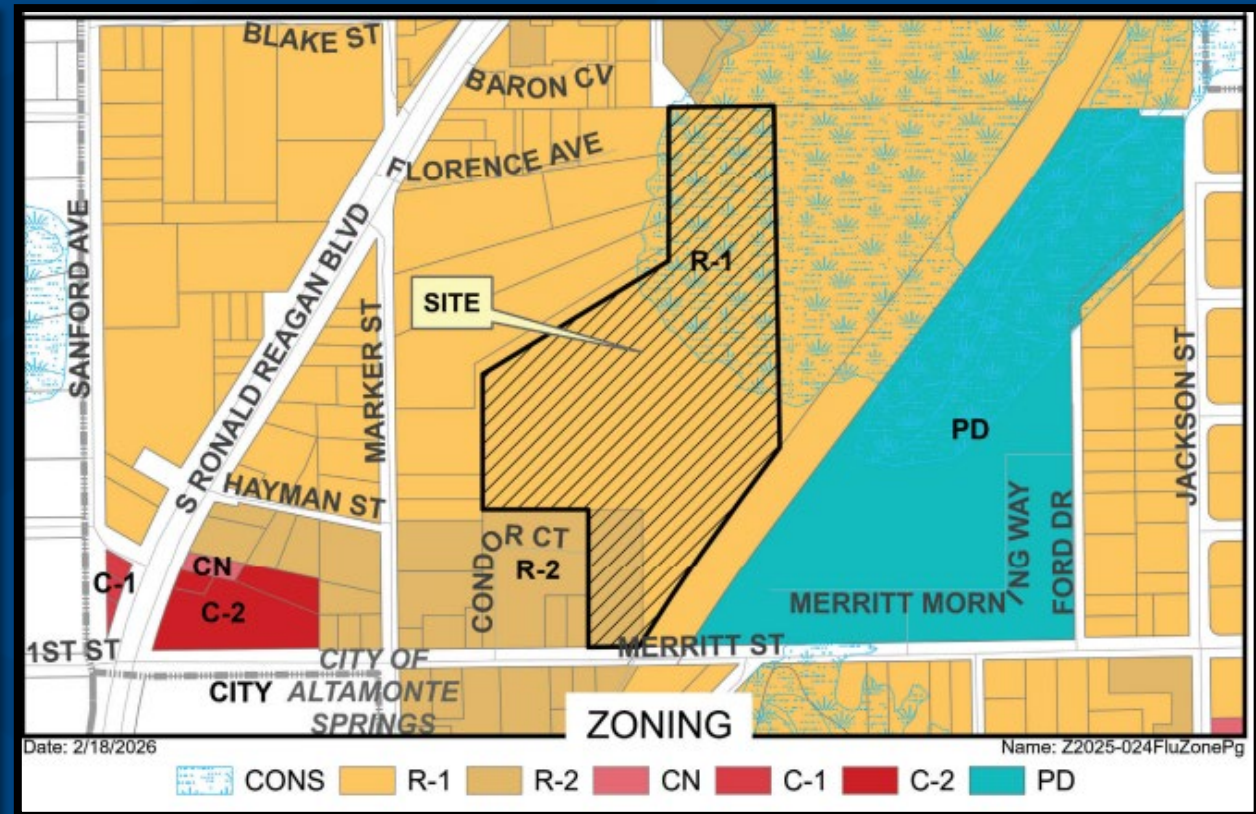
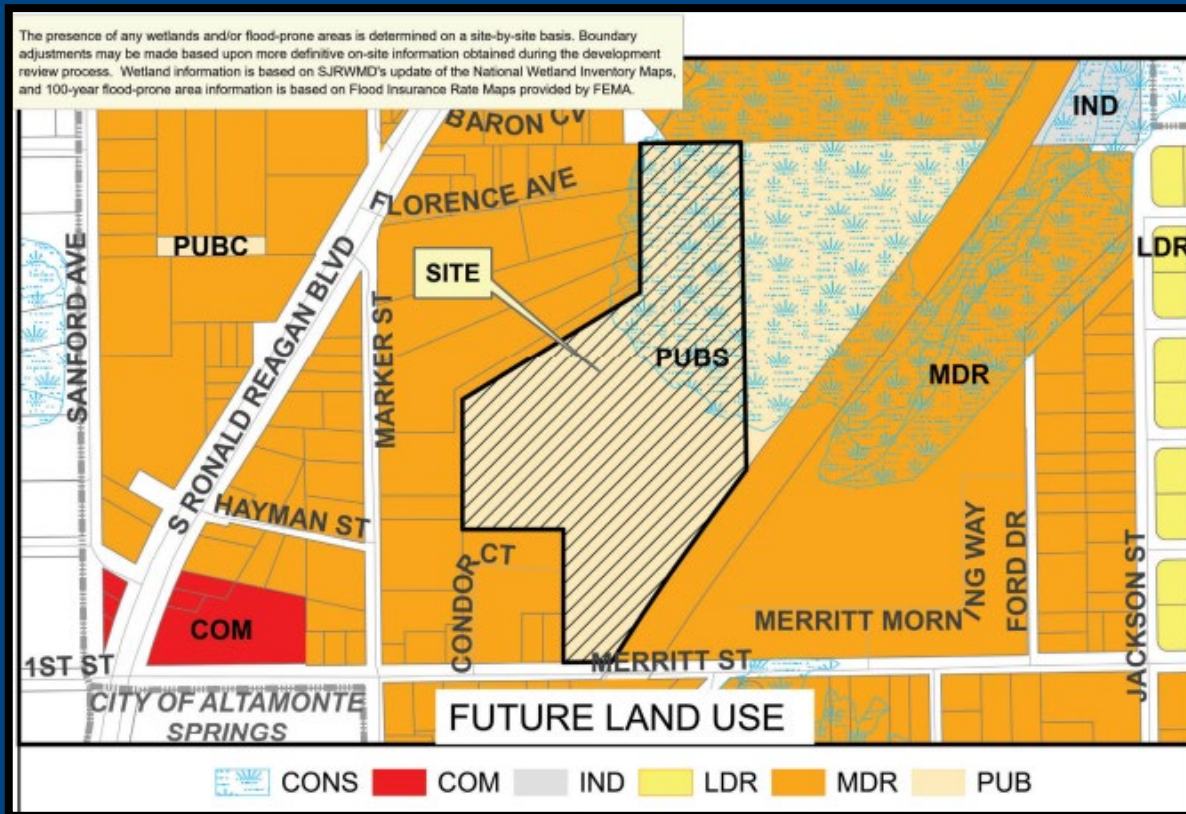


ROSENWALD COMMUNITY CENTER REZONE

Applicant: Seminole County & DRMP

Request: Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two-Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd.

ROSENWALD COMMUNITY CENTER REZONE



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Consistency with the Land Development Code:

The PLI Zoning is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public.

Staff finds the requested PLI zoning classification to be consistent with the SCLDC and the existing Future Land Use of Public Quasi Public and permits the proposed use of a public park and community center, which will provide a direct benefit to the community by offering accessible services and programs.

ROSENWALD COMMUNITY CENTER REZONE

Consistency with the Comprehensive Plan:

The purpose and intent of the Public, Quasi Public Future Land Use is to identify locations for a variety of public and quasi-public uses, transportation, communication, utilities, and in areas where public and quasi-public uses are established and in areas reserved for future public use.

The proposed PLI zoning classification is compatible with the surrounding residential area to support recreational facilities to the residents and is consistent with both the allowable use and density provisions of the Public, Quasi Public Future Land Use designation.

ROSENWALD COMMUNITY CENTER REZONE

A community meeting regarding the overall Rosenwald Community Center project was previously conducted by Seminole County Public Works on December 9, 2025. Because this meeting addressed the overall project, the Planning Manager has waived the additional community meeting requirement for the rezoning request.

The Planning and Zoning Commission met on April 1, 2026, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions), on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.

ROSENWALD COMMUNITY CENTER REZONE

Requested Board Action:

The Board of County Commissioners met on May 12, 2026, and voted unanimously to adopt the Ordinance Rezoning a property from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd upon 1st Reading.

Staff requests the Board of County Commissioners adopt upon the second reading of an Ordinance Rezoning a property from R-1 (Single-Family Dwelling) and R-2 (One-and Two-Family Dwelling) to PLI (Public Lands and Institutions), on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.