

Interoffice Memorandum

DATE: April 17, 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, Chief Planner

PHONE: (407) 836-5602

DIVISION: Planning Division

ACTION REQUESTED:

Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found "in compliance," as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment be TRANSMITTED to the state reviewing agencies. District 4

PROJECT: 2026-1-A-4-1 – 10850 E. Colonial Drive

PURPOSE: This request was continued from the March 10, 2026, Board hearing. The request is to change the Future Land Use Map designation on the 14 acre site from Commercial (C) and Low-Medium Density Residential (LMDR) to Medium-High Density Residential (MHDR) to allow for 322 multi-family dwelling units. A community meeting was held on January 14, 2026, with 19 residents in attendance. Participants raised concerns related to traffic, access management, stormwater management, and wetland and river protection. The Planning and Zoning Commission / Local Planning Agency hearing was held on January 15, 2026. One member of the public spoke in opposition. The concern focused mainly on access management and safety on E. Colonial Drive. The Planning and Zoning Commission / Local Planning Agency recommended transmittal (7-0). A second community meeting was held on April 22, 2026, and will be summarized at the Board meeting.

BUDGET: N/A