

Interoffice Memorandum

DATE: December 29, 2025

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 Commercial (C) Future Land Use Map Designation, DO NOT APPROVE the associated ordinance, and DENY the requested C-1 Restricted (Retail Commercial District) zoning. District 5

PROJECT: 7501 Liverpool Boulevard – SS-25-11-013 & RZ-25-11-013

PURPOSE: Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use on the 0.27-acre subject property from Low Density Residential (LDR) to Commercial (C) and to rezone from R-1A (Single-Family Dwelling District) to C-1 Restricted (Retail Commercial District) to allow for C-1 uses. A community meeting was held on December 9, 2025, at Cheney Elementary School with approximately five residents in attendance. The property owner located immediately east of the subject property expressed concerns about drainage, flooding, and landscape buffering. Other concerns were expressed about the proposed uses, hours of operation, building aesthetics, lighting, and access to the property. The Planning and Zoning Commission / Local Planning Agency hearing was held on December 18, 2025. One member of the public, the property owner located immediately east of the subject property, spoke at the public hearing. His concerns focused mainly on drainage and flooding that may occur on his property if the proposed requests are approved. The applicant, Mr. Juan Vasquez, stated that he will design the stormwater retention area for the subject property so that all stormwater retention is retained onsite. He also stated that the proposed uses for the subject site will be C-1 uses except for the restricted uses listed in the staff report. For the access issue, Mr. Vasquez stated that his preferred access would be along N. Goldenrod Road, pending Florida Department of Transportation (FDOT) approval, not along Liverpool Boulevard. The Planning and

Zoning Commission / Local Planning Agency Commissioners expressed concern about a commercial property at the entrance to the neighborhood and recommended DO NOT ADOPT the proposed amendment and recommended DENIAL of the proposed rezoning (4-2) after extensive discussion regarding drainage, flooding, access, and proposed uses.

BUDGET: N/A