

**Interoffice Memorandum**

**DATE:** December 22, 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 consistency with the Comprehensive Plan and ADOPT the requested Commercial (C) Future Land Use Map Designation, APPROVE the associated ordinance, and APPROVE the requested C-3 Restricted (Wholesale Commercial District) zoning subject to eight restrictions as listed under the Planning and Zoning Commission Recommendation in the staff report. District 2

**PROJECT:** 5176 Busby Avenue – SS-25-11-017 & RZ-25-11-017

**PURPOSE:** Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use on the 0.32-acre subject property from Low Density Residential (LDR) to Commercial (C) and to rezone from C-3 (Wholesale Commercial District) to C-3 Restricted (Wholesale Commercial District) to allow for the development of C-2 (General Commercial District) uses and the following C-3 uses: welding shop and machine shop. A community meeting was held on December 3, 2025, at Rosemont Elementary School, with approximately 19 residents in attendance who were mostly opposed to the requests. One resident spoke in favor of the requests. Concerns were expressed about the proposed uses of auto repair and welding while other concerns related to increased traffic, noise, and property values. The Planning and Zoning Commission / Local Planning Agency hearing was held on December 18, 2025. Three members of the public spoke in opposition with concerns focused mainly on the proposed uses, noise, and traffic. The Planning and Zoning Commission / Local Planning Agency unanimously recommended ADOPTION of the proposed amendment and recommended APPROVAL of the proposed rezoning (7-0) after extensive discussion regarding the proposed uses, building size, parking, and access. The Planning and Zoning Commission / Local Planning Agency modified Restriction #2 as proposed by staff to remove the uses of furniture stripping and repair

and furniture refinishing from the list of allowable C-3 uses.

**BUDGET:** N/A