

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. District 6

PROJECT: 1600 Columbia Street – SS-25-12-028

PURPOSE: Through this request, the applicant is requesting to change the Future Land Use Map designation of the undeveloped 0.45-acre subject property from Low-Medium Density Residential (LMDR) to Commercial (C). The zoning of the property is C-3 (Wholesale Commercial District). A community meeting was not required. The Local Planning Agency held a public hearing on December 18, 2025. Although no members of the public spoke in favor of or in opposition to the requested amendment, staff received one written response in opposition. The Commissioners debated the request and the appropriateness of the C-3 uses that would be allowed given the underlying existing zoning of C-3 if the request to change the Future Land Use to Commercial was adopted. Some Commissioners thought it would be appropriate given the nearby industrial uses while other Commissioners stated it would not be appropriate given that the property is at the entrance to a residential neighborhood. After a lengthy debate, the Local Planning Agency recommended DO NOT ADOPT by a vote of 4-2.

BUDGET: N/A