

Interoffice Memorandum

DATE: April 1, 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, AICP, Chief Planner

PHONE: (407) 836-5602

DIVISION: Planning Division

ACTION REQUESTED:

Make a finding that the information contained in the application for the proposed amendments is sufficiently complete; that the proposed amendments have the potential to be found "in compliance," as defined by Section 163.3184(1)(b), Florida Statutes; and recommend amendments 2026-1-A-1-1 and 2026-1-P-FLUE-1, be **TRANSMITTED** to the state reviewing agencies. District 1

PROJECT: 2026-1-A-1-1 and 2026-1-P-FLUE-1 Transmittal

PURPOSE: The request is to change the Future Land Use Map designation from Village (V) to Growth Center-Planned Development-Commercial (GC-PD-C) and a text amendment to incorporate the proposed development program into Future Land Use Element Policy FLU8.1.4 to allow for up to 360 short-term rental and/or hotel/condo (timeshare) units with related amenities and up to 5,000 square feet of ancillary C-1 (Retail Commercial District) uses. The first community meeting was held on May 12, 2022, with no members of the public in attendance. The second community meeting was held on April 3, 2024, with seven members of the public in attendance with concerns of traffic, infrastructure, stormwater, and utilities. The Local Planning Agency hearing was held on March 19, 2026. No members of the public were present during public comment. The Local Planning Agency recommended **TRANSMITTAL** (5-0).

BUDGET: N/A