


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 of inconsistency with the Comprehensive Plan and **DO NOT ADOPT** the requested Commercial (C) Future Land Use Map designation and **DENY** the requested C-2 Restricted (General Commercial District) zoning. District 6

PROJECT: 1600 Columbia Street – Small-Scale Future Land Use Map Amendment SS-25-12-028 and Concurrent Rezoning RZ-26-03-010

PURPOSE: 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) and change the zoning from C-3 (Wholesale Commercial District) to C-2 Restricted (General Commercial District). Since September 23, 1985, the site has possessed a zoning classification of C-3 (Wholesale Commercial District), a category that is inconsistent with the current LMDR Future Land Use Map designation it received via the July 1, 1991, adoption of the Orange County Comprehensive Plan. At this time, the applicant is seeking to eliminate the inconsistency between the parcel's zoning classification and Future Land Use designation to allow for the development and utilization of the site for limited C-2 uses. A community meeting was held on March 2, 2026, with no members of the public in attendance. The Planning and Zoning Commission / Local Planning Agency held a public hearing on March 19, 2026. No members of the public were present for public comment. The Planning and Zoning Commission / Local Planning Agency voted 4-1 to recommend to the Board of County Commissioners **DO NOT ADOPT** and **DENY** the requests.

BUDGET: N/A