

Interoffice Memorandum

DATE: April 15, 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 consistency with the Comprehensive Plan and APPROVE the requested I-1A (Restricted Industrial District) zoning. District 3

PROJECT: RZ-26-03-007 – 9256 1st Avenue

PURPOSE: The request is to rezone the 0.20-acre subject property from R-T-1 (Mobile Home Subdivision District) to I-1A (Restricted Industrial District) to allow for I-1A uses including a warehouse storage building. A community meeting was held on February 16, 2026, with nine members of the public in attendance. Participants raised concerns related to semi-truck traffic, site size, compatibility, and lack of clear development program. The Planning and Zoning Commission hearing was held on March 19, 2026. No members of the public were present during public comment. The Planning and Zoning Commission recommended approval (5-0).

BUDGET: N/A