



February 16, 2026

TO: Mayor Jerry L. Demings
Commissioner Christine Moore, District 2
Commissioner Mayra Uribe, District 3
Commissioner Maribel Gomez Cordero, District 4
Commissioner Kelly Martinez Semrad, District 5
Commissioner Michael “Mike” Scott, District 6

FROM: Commissioner Nicole Wilson, District 1

SUBJECT: Request for Board Discussion: Zoning Tobacco Shops

Dear Mayor, Commissioners, and Administration,

I am requesting Board discussion to explore an amendment to the Orange County Use Table (Orange County Code Section 38-77), specifically to address the permitted use of “tobacco shops” in all commercial zoning districts.

Any establishment meeting the description of a tobacco shop under the Standard Industrial Classification Manual is permitted by right in all commercial districts. This broad allowance has led to the placement of vape and smoke shops in close proximity to public schools, including a location near Olympia High School, raising concerns in the community about compatibility and the appropriateness of such uses adjacent to youth-centered environments.

I propose that staff evaluate a modification to the Four Corners Community Village Center Overlay District guidelines, codified in Orange County Code, Article VIII, Division 7. Specifically, Section 38-1372(f) which currently limits permitted uses on commercially designated lots within the overlay to those allowed in the C-1 zoning district, while excluding certain identified uses (e.g., *Pawn shops, bottle clubs and private lounges, cocktail lounges that are not primarily a restaurant, laundromats, biomedical ‘biohazardous’ waste incinerator facilities, animal crematoriums, human crematories, skating rinks, bowling alleys, video arcades, movie theaters, gas stations, restaurants with drive-throughs, car washes, and free-standing package sales of alcoholic beverages*). To address this issue, a potential amendment could add “tobacco and vape shops” to this list of excluded uses within the overlay district.

COMMISSIONER NICOLE WILSON, DISTRICT 1
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Under such an amendment, any legally established existing tobacco shop would be permitted to remain but would become a legal nonconforming use. This would ensure that future commercial establishments within the Overlay District are appropriate and compatible with the surrounding community.

In light of this, I respectfully request that the Board provide direction to staff to initiate an amendment to Section 38-1372(f) of the Four Corners Community Village Center Overlay District (Division 7). Additionally, I request that staff expand research countywide to explore an amendment to the Orange County Use Table (Orange County Code Section 38-77), that would prevent future vape and smoke shops from locating within a reasonable distance of public schools.

Please find the attached map outlining the Four Corners Community Village Center Overlay District and the Orange County Use Table. I would like to extend my appreciation to Windermere Town Council Member Tom Stroup for the continued support in this matter.

Sincerely,

/s/

Nicole H. Wilson

Commissioner, District 1

Cc: County Administrator Byron Brooks, Dep. County Administrator Danny Banks, Dep. County Administrator Jon Weiss, Dep. County Administrator Carla Bell Johnson, Lisa Snead, Cheryl Gillepsie