Interoffice Memorandum

DATE: May 5, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Jim Resta, AICP, Chief Planner

PHONE: (407) 836-5624

DIVISION: Planning Division

ACTION REQUESTED:
Make a finding of consistency with the Comprehensive Plan and ADOPT case number SS-25-02-072 to amend the Future Land Use Map (FLUM) designation of the subject property from Low Density Residential (LDR) to Commercial (C); and to make a finding of consistency with the Comprehensive Plan and APPROVE case number RZ-25-02-072 to rezone the subject property from A-1 (Citrus Rural District) to C-1 Restricted (Retail Commercial District)

PROJECT: Comprehensive Plan Amendment SS-25-02-072 and Rezoning RZ-25-02-072

PURPOSE: The subject 5.55 acres (4.4 developable acres) and 3 parcels are located at 6711, 6767, and 6833 Clarcona Ocoee Road, and generally on the north side of Clarcona Road Ocoee Road approximately 400 feet east of N. Hiawassee Road. The property is currently designated Low Density Residential (LDR) on the adopted Future Land Use Map (FLUM) and is zoned A-1 (Citrus Rural District). Through a concurrent Small Scale Future Land Use Map Amendment (SS-25-02-072) and rezoning application (RZ-25-02-072), the applicant is seeking to amend the FLUM designation of the subject property to Commercial (C) and its zoning district to C-1 Restricted (Retail Commercial District) with restrictions that prohibit billboards and pole signs; require a Type "C" buffer between commercial uses and adjacent residential uses; and require the submittal of a detailed site plan (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses.

On March 20, 2025 the Local Planning Agency (LPA) / Planning and Zoning Commission (PZC) made a finding of inconsistency with the Comprehensive Plan and recommended that both the proposed FLUM amendment and rezoning application be denied.

BUDGET: N/A