

From: Wilson, Tanya <Tanya.Wilson@ocfl.net>

Sent: Friday, April 3, 2026 9:04 AM

To: Hodge, Wes <Wes.Hodge@ocfl.net>; Cornell, Jarred M <Jarred.Cornell@ocfl.net>

Cc: Brooks, Byron W <Byron.Brooks@ocfl.net>; Weiss, Jon <Jon.Weiss@ocfl.net>; Holmes, Georgiana <Georgiana.Holmes@ocfl.net>; Thalmueller, Nicolas M <Nicolas.Thalmueller@ocfl.net>; Skraban, Scott <Scott.Skraban@ocfl.net>

Subject: Meeting Recap - Drive Thru Coffee Shop With Septic Variance

Importance: High

Good Morning Jarred and Wes,

Thank you for meeting with us yesterday to discuss case DRCA-25-12-304 and the County's allowances for commercial development in the rural area.

We appreciate you sharing the residents' of east Orange County's concerns regarding the potential impacts to infrastructure and community character from commercial development in the rural area, and their desire to strengthen the County's existing policy and procedural framework around this type of development.

As we discussed in the meeting, the commercial allowances on the subject property located at the northwest corner of E Colonial Drive and S Tanner Road (Sunflower Trails Rural Settlement) were properly established in 2001 when the County initiated a Comprehensive Plan map amendment (2001-1-B-5-1) to add the property into the rural settlement and bring into compliance the preexisting commercial zoning and the Future Land Use Designation which was changed to commercial. We discussed the legal, statutory, and Comprehensive Plan challenges of administratively removing those land use designations as well as the capacity issues that would stem from Board review of all administrative permitting considerations.

As shared in the meeting, given the other designations in the area, staff does not believe the commercial use on this property sets any precedent and will not lead to any domino effect of increased commercial development in the rural settlement. We recognize the concerns for greater certainty and stronger policies in the rural area. We would like to propose an alternative policy amendment path that we can work on collaboratively with the D5 office. In order to establish stronger guidance regarding commercial allowances in rural settlements we would recommend that the commissioners report include Board direction to staff to analyze and update the Rural Settlement Comprehensive Plan policies to establish stronger and more predictable guardrails. We look forward to working with you all and are open to additional dialog as we identify a favorable path forward.

Regards,

Tanya



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