

# FLU Map Amendment (SS-25-02-072); Rezoning (RZ-25-02-072)

*Orange County Board of County Commissioners  
June 3, 2025*

McGregor Love  
Lowndes





## *FLU Map Amendment and Rezoning Applications:*

### **FLUM REQUEST**

**Low Density Residential (LDR) to Commercial (C)**

### **ZONING REQUEST**

**A-1 (Citrus Rural District) to  
C-1 Restricted (Retail Commercial District)**

### **LOCATION**

6711, 6767, and 6833 Clarcona Ocoee Road; generally located on the north side of Clarcona Ocoee Road, east of N. Hiawasse Road, south of Groveline Drive, and east of Long Lake Hills Boulevard.



## *Current Vision 2050 FLU: Suburban Mixed-Use Neighborhood*

- Allowable Uses:** Mixed dwelling types, including small multi-family homes, courtyard buildings, duplexes, and single-unit detached houses, townhomes, and accessory dwellings.
- Development Density:** 6 to 12 dwelling units per acre (du/ac), up to 20 du/ac if Affordable/Attainable housing criteria are met.
- Building Placement:** Moderate setbacks from sidewalks and shallow setbacks from each other, buildings located near each other and are occasionally attached.



# Property Features

- Location: East of Clarcona/Ocoee Hiawassee Intersection
- Size: 4.4 Net Acres (5.55 gross)





# Property Features

- Location: East of Clarcona/Ocoee Hiawassee Intersection
- Size: 4.4 Net Acres (5.55 gross)
- Intended Development:
  - 73,700 SF Self-Storage (in a mixed-use building)
  - 19,800 SF Retail/Commercial
  - 10,800 SF Medical Office
- Intended FAR: 0.55



## *Proposed Restrictions*

- Applicant will not develop the following uses:
  - Laundromat
  - Liquor Store
  - Open Air Market
  - Tobacco/Smoke Shop
  - Pawn Shop
- Applicant will adhere to Orange Code standards for self-storage
- Applicant will utilize chambered stormwater storage to minimize land disturbance

# Orange Code (Draft)

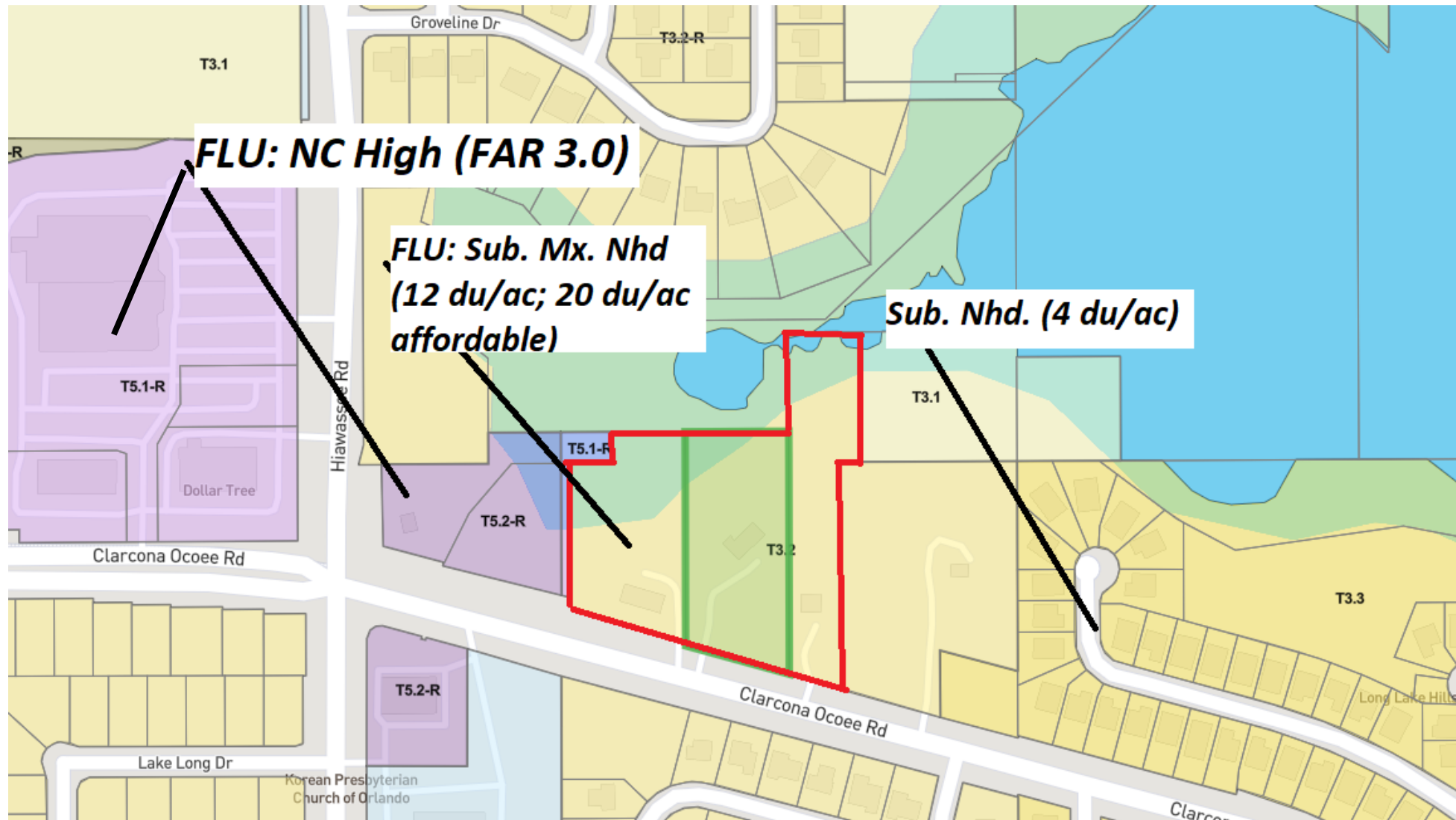
1. Self-storage is only be permitted as part of a mixed-use development. A minimum of 50% of ground floor uses in T5 transects... shall be functional space unrelated (and not accessory) to the self-storage facility (such as retail, restaurants or office uses) along the primary street frontage.
2. All building façades facing the primary and secondary frontages must have the appearance of a commercial or residential building through the use of doors, windows, awnings and other appropriate building elements, as described below:
  1. Building modulation must be employed to break up long façades, including horizontal and vertical projections or recesses and architectural features. Color and textural changes that diminish the perceived horizontal scale and massing of buildings, particularly on building corners and primary entrances, may also be used.
  2. Self-storage facilities must have a maximum building length of 325 feet.
  3. All primary building façades must have a minimum transparency of 50% on the ground floor, and a minimum transparency of 25% on all remaining floors. All secondary building façades must have a minimum combined transparency of 25% for all floors.
  4. Access to storage units must be from the interior of the building.
  5. Outdoor storage is prohibited.
  6. Storage of recreational vehicles, boats or similar items shall only be permitted in a fully enclosed building.



## *Justification for FLU Map Amendment*

- 1. The Property is not suited for development as medium-density residential (as anticipated by Vision 2050)*
- 2. The Property is suited for development of restricted, low-intensity commercial/medical office*

# Current Vision 2050 FLU Map



# Suburban Mixed Neighborhood FLU

Intent: *To provide for a mix of single-family detached residential units and attached townhomes on variety of lot sizes*









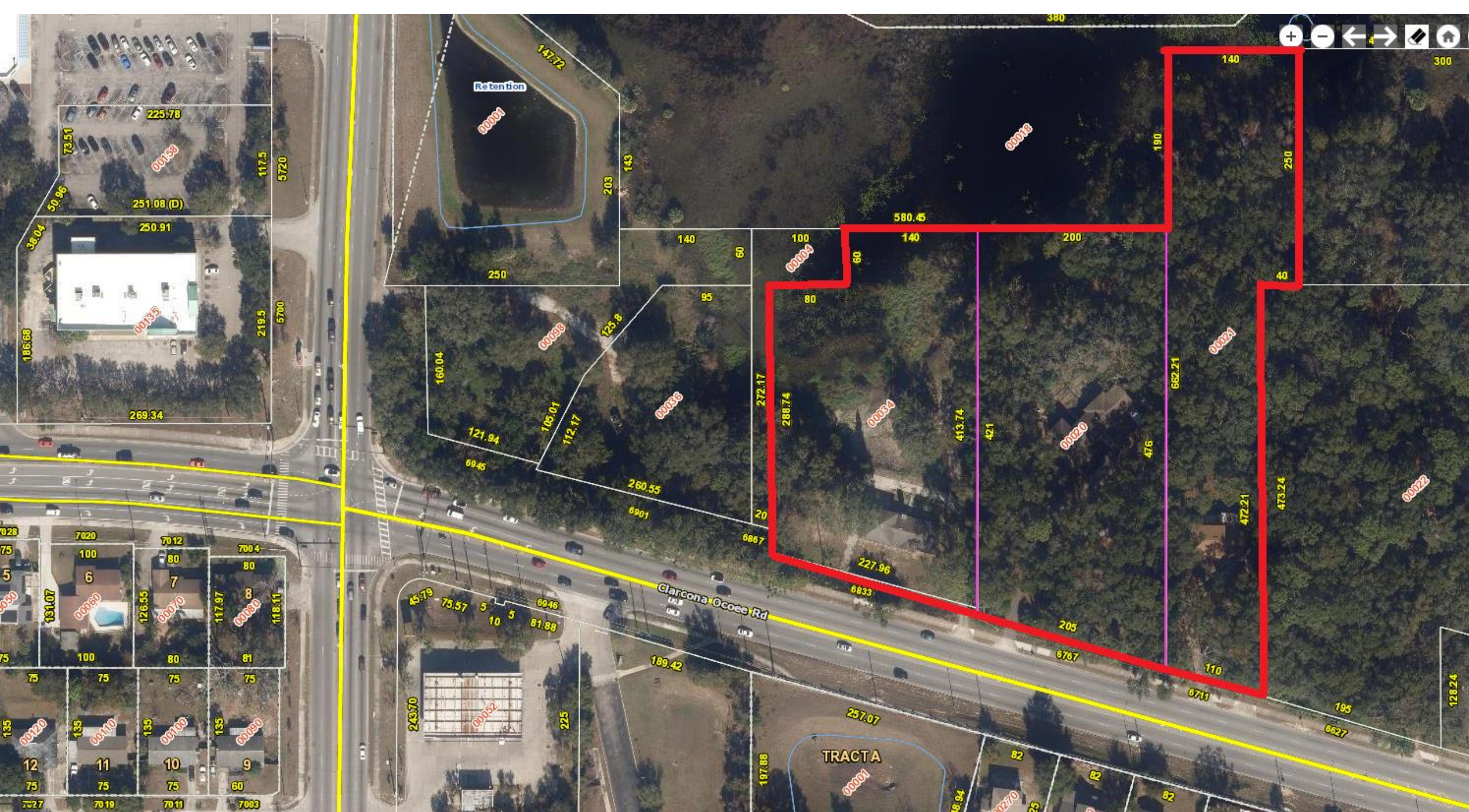
### LMN 2.3.3: SUBURBAN CORRIDOR

#### Description and Purpose

Suburban Corridors are located along arterial roadways where historical development patterns primarily reflect low-rise commercial and office buildings with scattered residential uses. These corridors offer ample infill and redevelopment opportunities, yet are not well positioned to become Urban Corridors. Although some Suburban Corridors have been developed with auto-dependent uses and may lack ideal access to public transit, they serve as an essential link between other centers and neighborhoods. Infill and redevelopment provide both new housing and opportunities to replace auto-dependent commercial with pockets of walkable commercial clusters in close proximity to existing homes. Addressing the character of the arterial corridor, Suburban Corridors may provide a small amount of parking along frontage parking lanes, yet keeping buildings relatively close to the street. This frontage condition, a change in the character of uses and signage, and introduction of housing is intended to evolve arterial corridors to provide pleasant and orderly places which support both existing and future residents.







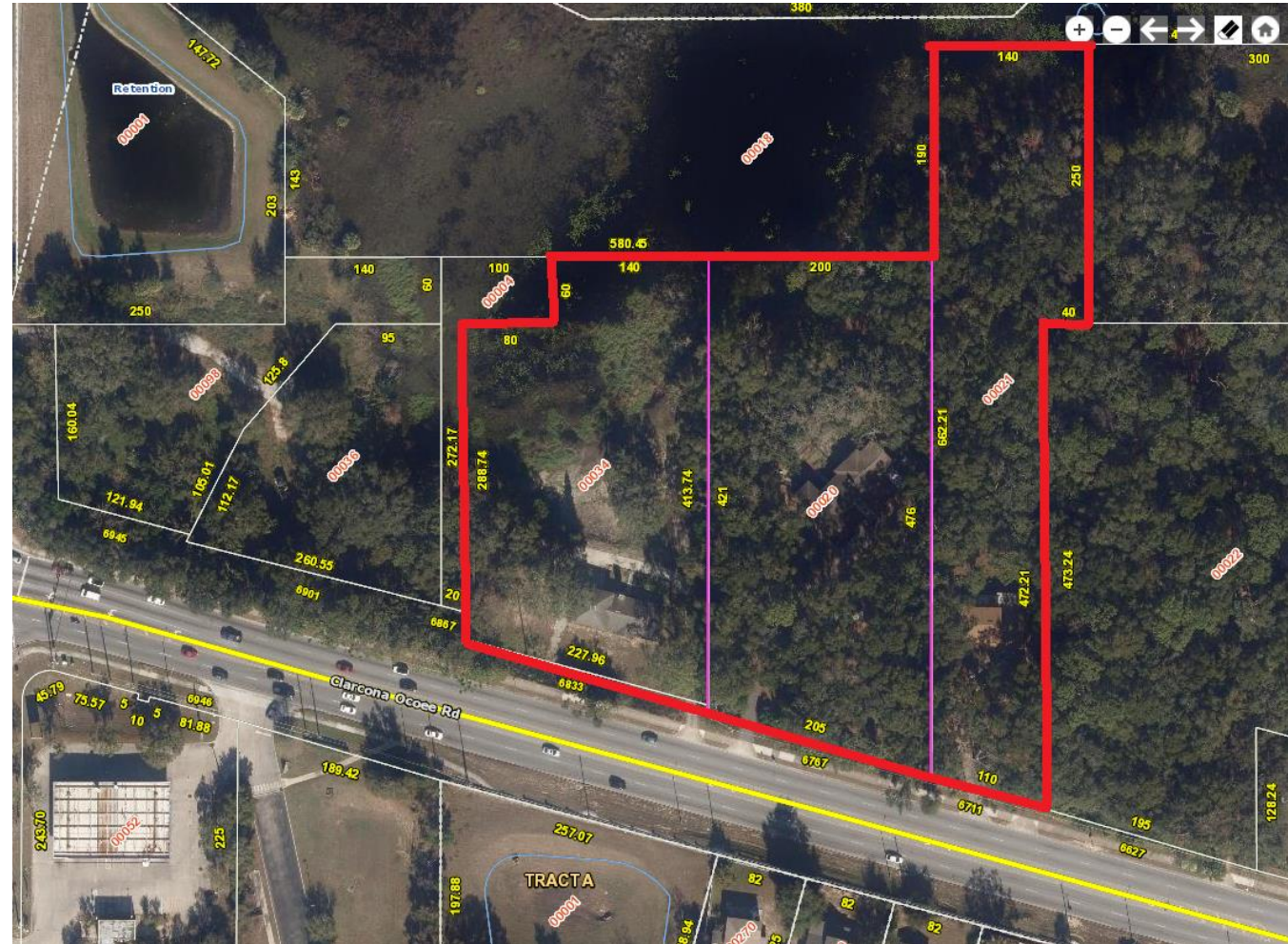






# *The Property is not suited for medium-density residential*

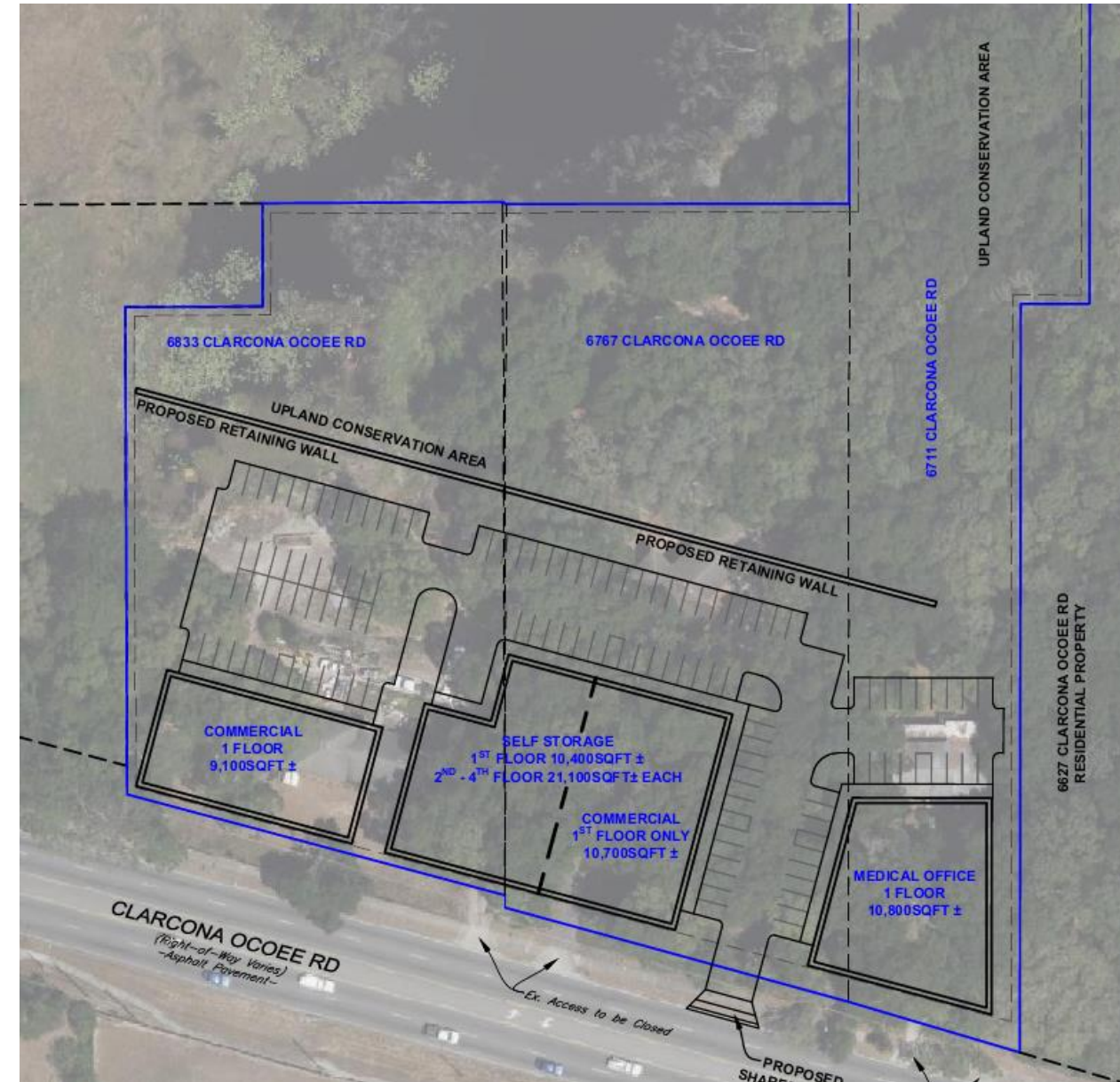
- *Site constraints (floodplain) dictate development along ROW*
- *Suburban Mixed FLU uses should front collector/local roads (e.g., Fern Creek, Summerlin)*
- *As Clarcona-Ocoee is an arterial road, residential development fronting the ROW is not appropriate*





# *The Property is suited for restricted, low-intensity commercial/medical office*

- *Concept plan demonstrates feasibility of low-intensity commercial/medical office*
- *Non-residential uses appropriately fronting ROW*
- *Chambered stormwater storage limits impact to land*
- *ROW-fronted development leaves adequate upland conservation area to compensate for any impact to 100-year floodplain*





*For conceptual/informational purposes only*

COUNTY STORMWATER  
BASIN

Proposed Usage:

Commercial / Retail: 19,800± sqft

Medical Office: 10,800± sqft

Self Storage: 73,700± sqft

COMMERCIAL PROPERTY

6833 CLARCONA OCOEE RD

6767 CLARCONA OCOEE RD

6711 CLARCONA OCOEE RD

UPLAND CONSERVATION AREA

UPLAND CONSERVATION AREA  
PROPOSED RETAINING WALL

PROPOSED RETAINING WALL

COMMERCIAL  
1 FLOOR  
9,100SQFT ±

SELF STORAGE  
1<sup>ST</sup> FLOOR 10,400SQFT ±  
2<sup>ND</sup> - 4<sup>TH</sup> FLOOR 21,100SQFT ± EACH

COMMERCIAL  
1<sup>ST</sup> FLOOR ONLY  
10,700SQFT ±

MEDICAL OFFICE  
1 FLOOR  
10,800SQFT ±

6627 CLARCONA OCOEE RD  
RESIDENTIAL PROPERTY

CLARCONA OCOEE RD  
(Right-of-Way Varies)  
Asphalt Pavement

Ex. Access to be Closed

PROPOSED  
SHARED ACCESS

Sample Self Storage Facade





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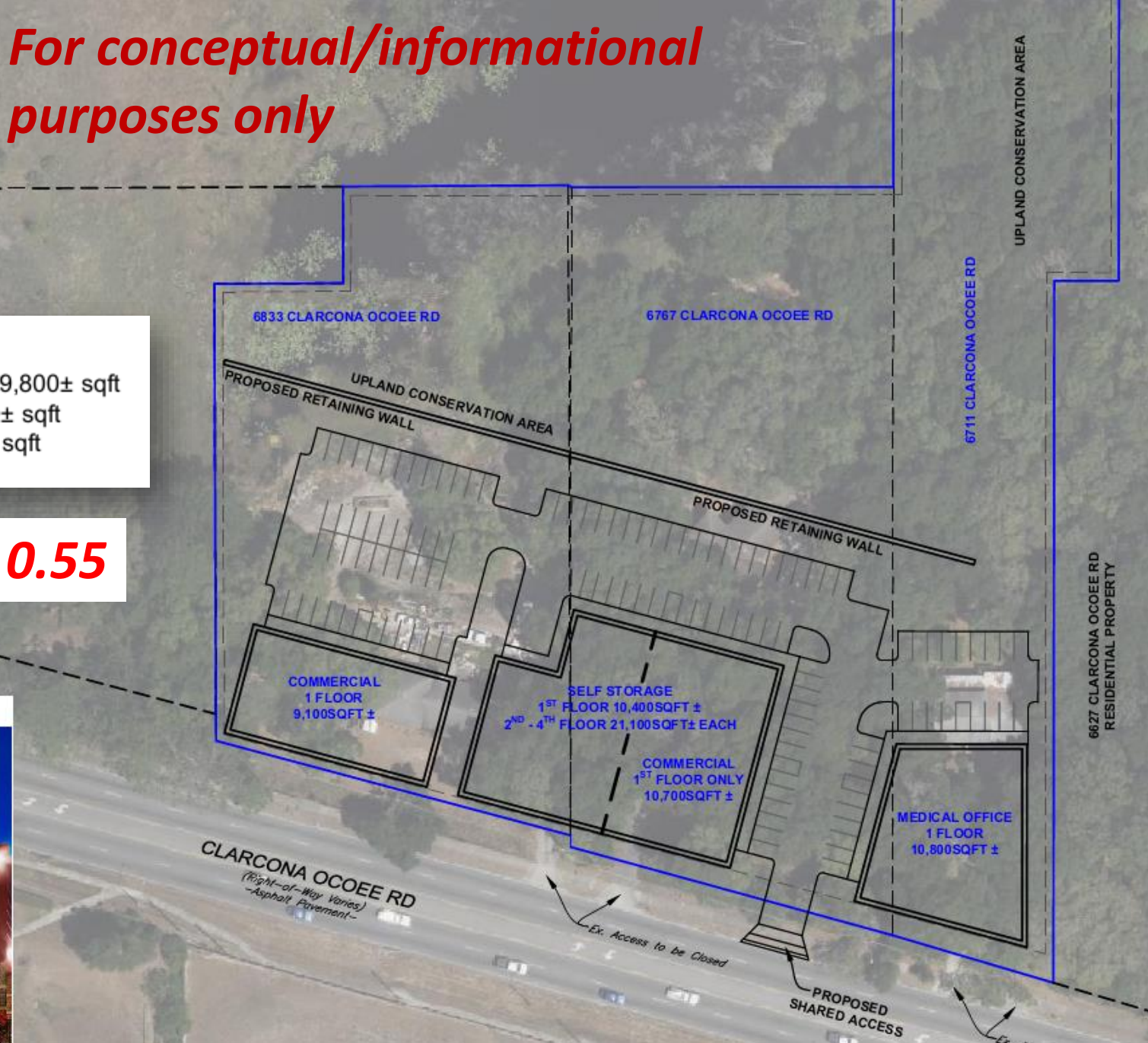
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*Intended FAR: 0.55*

Sample Self Storage Facade



## ***Concerns Raised:***

- 1. Use/Residential Character of the Area***
- 2. Traffic and Safety***
- 3. Environmental Impact & Flooding***



# *1. Use/Residential Character of the Area*

- Rezoning will restrict the type of commercial uses allowed
- Applicant is not proposing traditional outdoor/drive-up self-storage or outdoor vehicle storage.
- Applicant proposes an enclosed, multi-story, mixed-use building





CenterWell Senior  
Primary Care  
CenterWell Senior  
Primary Care



National Bitcoin ATM  
#1 Rated Bitcoin  
ATM Near You



Oak Clusters Apartments



CubeSmart Self Storage  
Need Storage Space?



Northwest  
Orlando Storage



Hair Action



Concrete



Seay Tree Se

Clarion





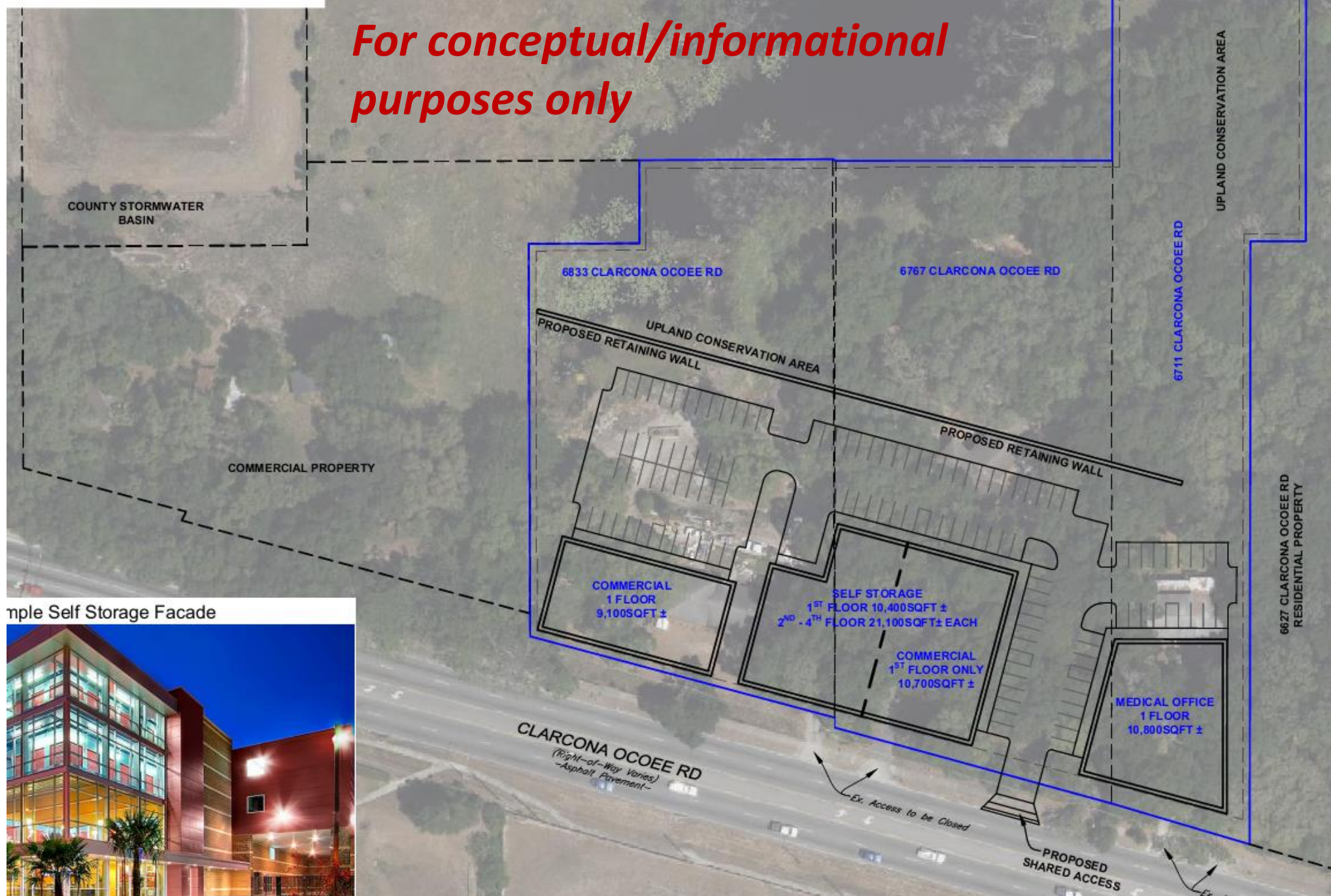


## Sample Self Storage Facade





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Example Self Storage Facade





# *1. Use/Residential Character of the Area*

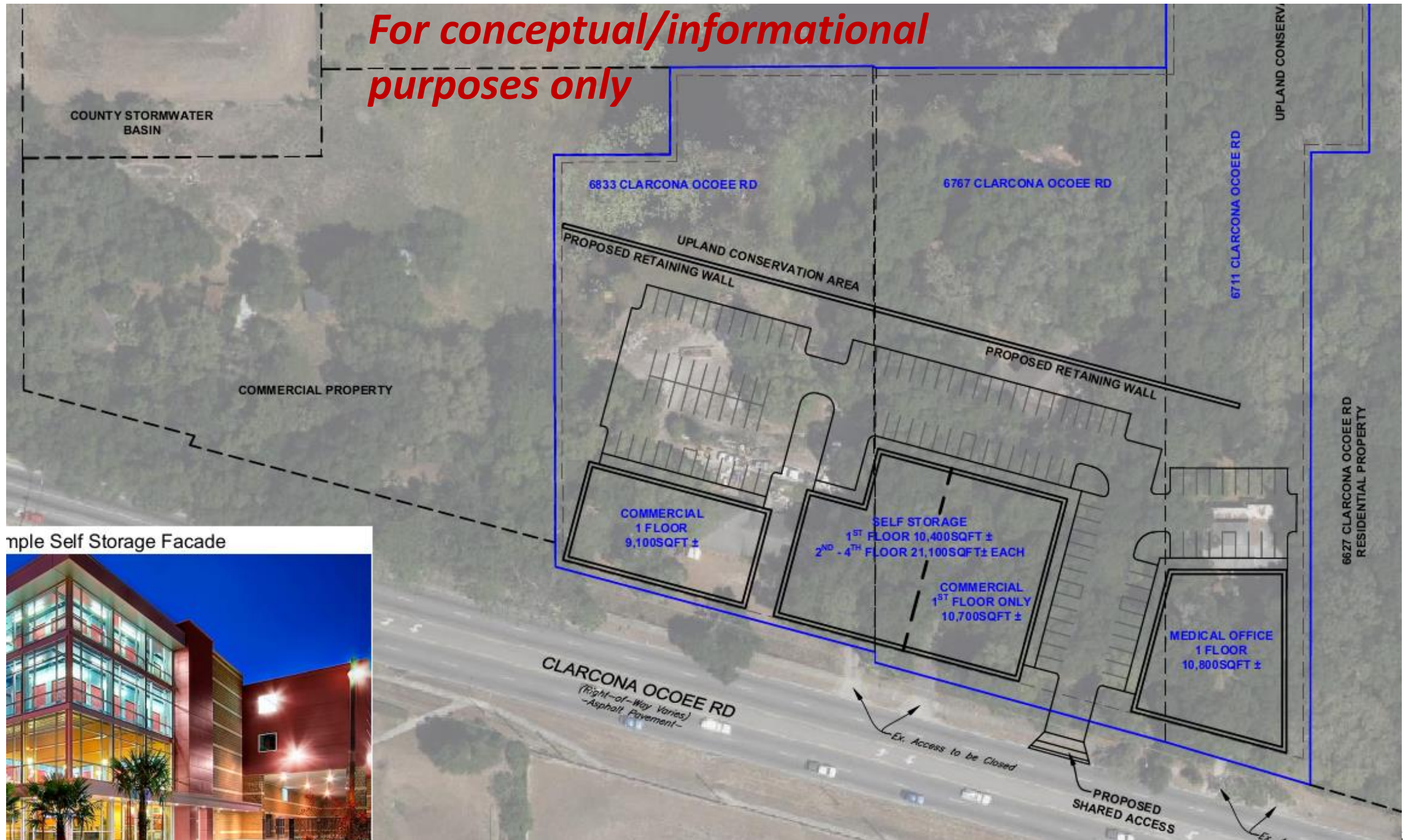
- Rezoning is for C-1 with restrictions
- Applicant is not proposing traditional outdoor/drive-up self-storage or outdoor vehicle storage.
- Applicant proposes an enclosed, multi-story, mixed-use building
  - Applicant committed to meeting or exceeding the self-storage siting standards from Orange Code

## 2. *Traffic and Safety*

- Development will reduce number of curb cuts along Clarcona Ocoee Rd. from 4 to 1.
  - Reduces protentional conflict points
  - Improve safety, traffic efficiency, and pedestrian conditions along the ROW



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Sample Self Storage Facade



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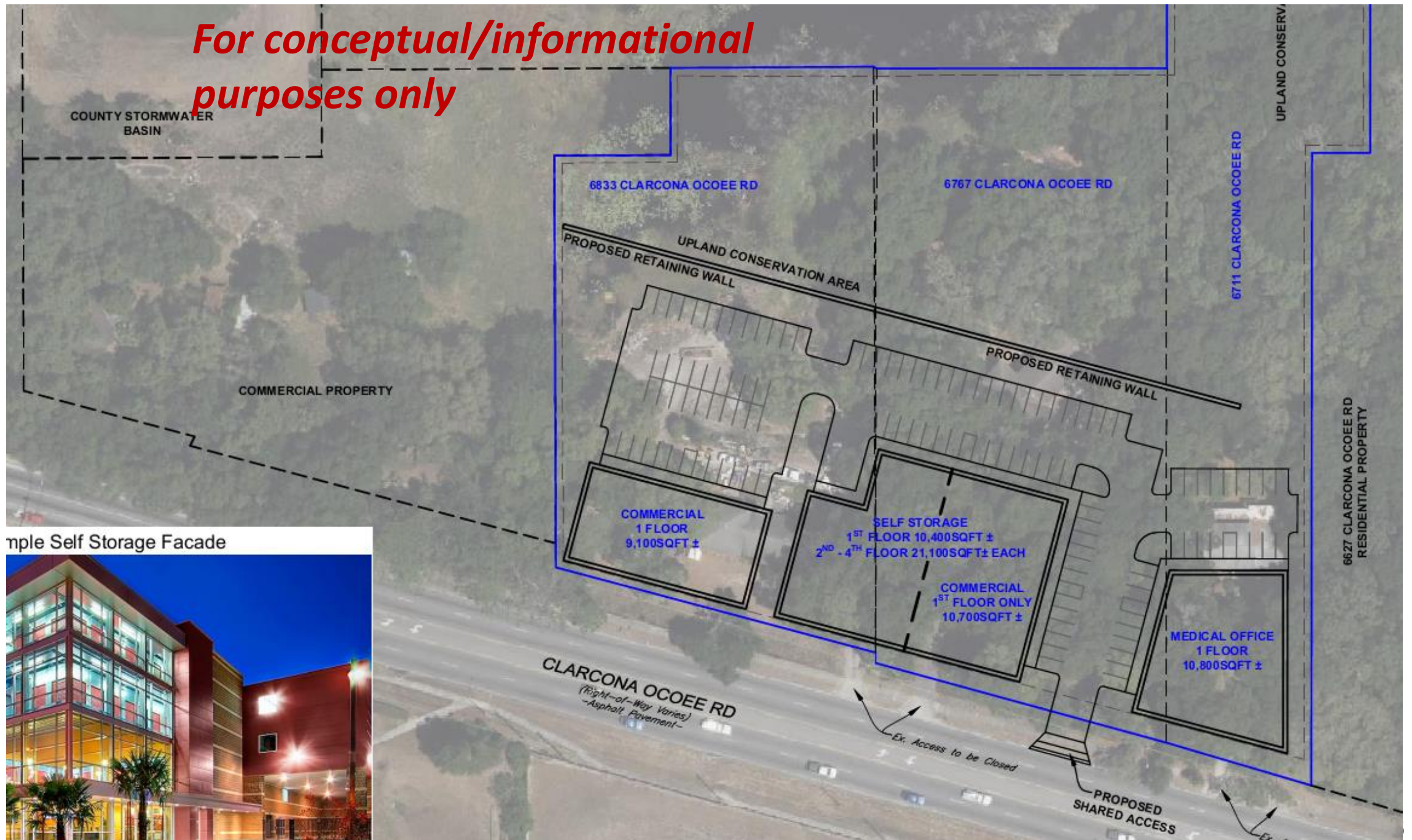
- Development will reduce number of curb cuts along Clarcona Ocoee Rd. from 4 to 1.
  - Reduces protentional conflict points
  - Improve safety, traffic efficiency, and pedestrian conditions along the ROW
- Self-storage is among the lowest traffic generating non-residential uses.



### *3. Environmental Impact/Flooding*

- Proposed buildings are situated to the south, away from Long Lake.

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Example Self Storage Facade





### 3. *Environmental Impact/Flooding*

- Proposed buildings are situated to the south, away from Long Lake.
  - Leaves ample upland area to compensate for any impact to 100-year floodplain.
- Applicant using subsurface (chambered) stormwater retention. Compared with traditional ponds:
  - Minimizes land disturbance
  - Improved pollutant removal
  - Higher construction cost



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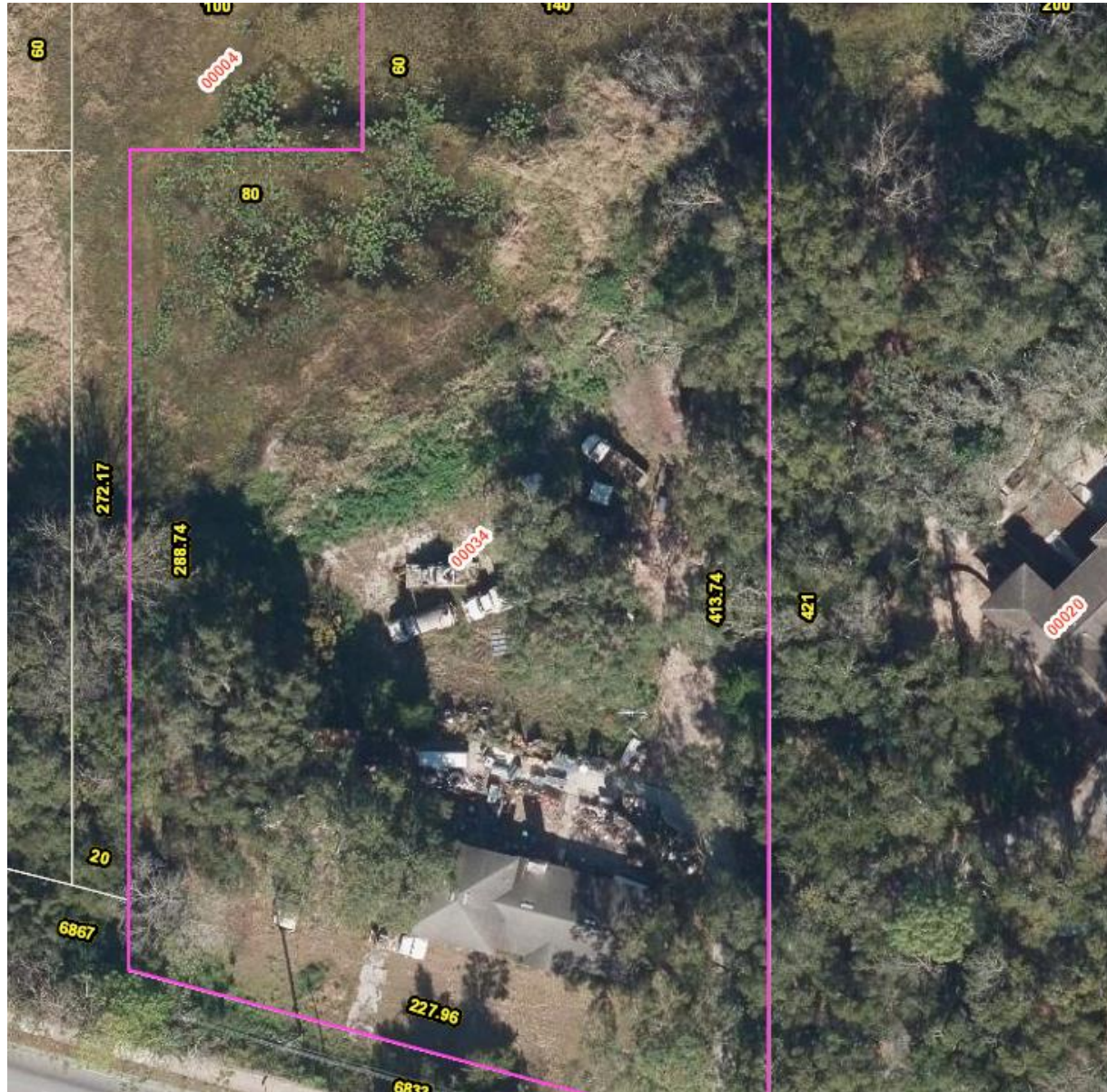
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- Stormwater design is reviewed and approved separately at the County, state (SJRWMD), and federal (FEMA) level and has to meet their criteria before approval.
- Project ensures property not used for dumping, camping, other illegal activity.

2024



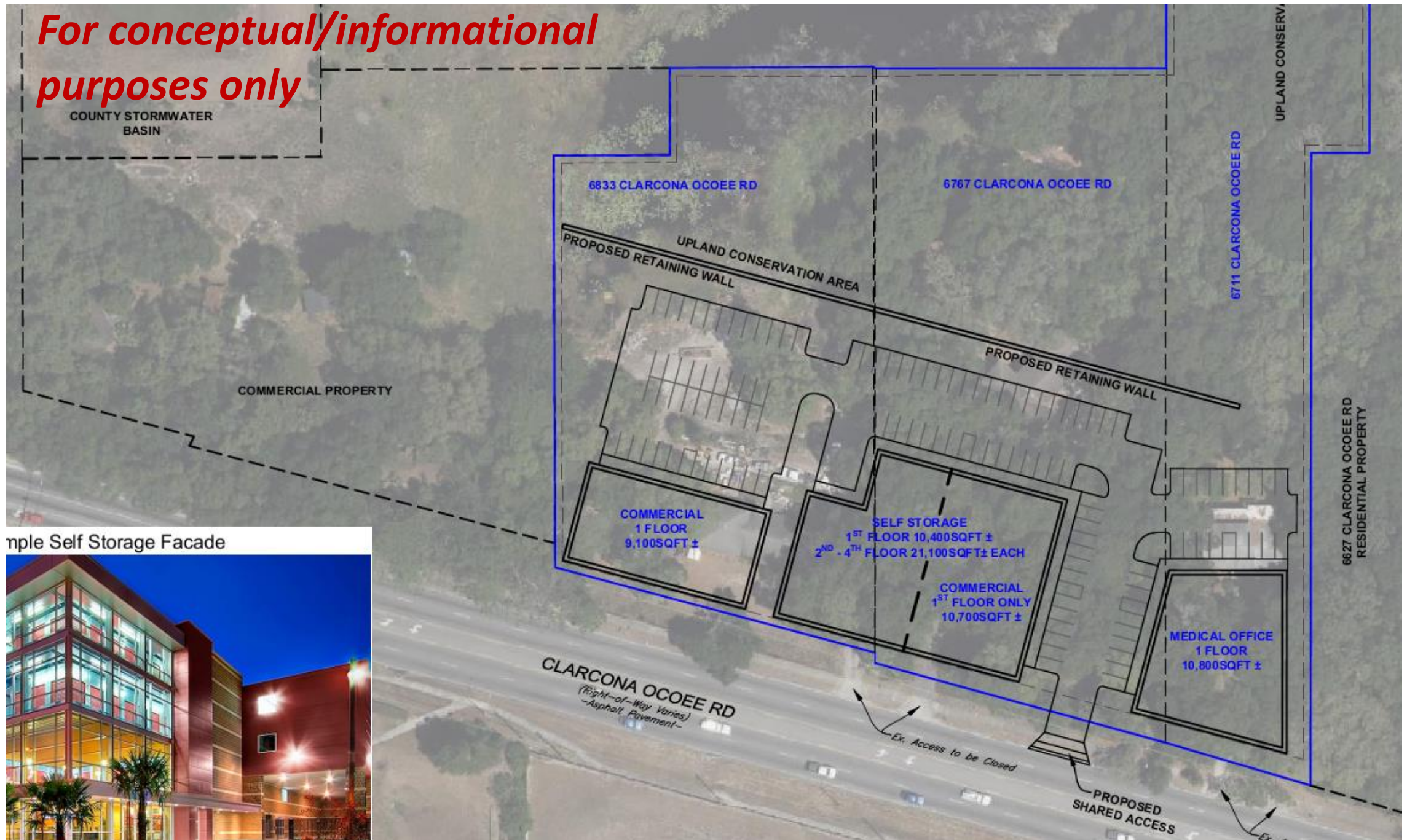


2025





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Example Self Storage Facade





**THANK**  
**YOU**