

Case Planner:  
Sue Watson

**Small-Scale Amendment and Rezoning Staff Report**  
**Orange County Planning Division**  
**BCC Hearing Date: June 3, 2025**

**CASE # SS-25-02-072**  
**RZ-25-02-072**

Commission District: #2

**GENERAL INFORMATION**

<b>APPLICANT</b>	Bradley Busbin, Busbin Law Firm, P.A.
<b>OWNERS</b>	Peacock Point, LLC / 6767 COR, LLC / 6833 COR, LLC
<b>HEARING TYPE</b>	Planning and Zoning Commission / Local Planning Agency
<b>FLUM REQUEST</b>	<b>Low Density Residential (LDR) to Commercial (C)</b>
<b>ZONING REQUEST</b>	<b>A-1</b> (Citrus Rural District) <b>to</b> <b>C-1 Restricted</b> (Retail Commercial District)
<b>LOCATION</b>	6711, 6767, and 6833 Clarcona Ocoee Road; generally located on the north side of Clarcona Ocoee Road, east of N. Hiawassee Road, south of Groveline Drive, and east of Long Lake Hills Boulevard.
<b>PARCEL ID NUMBERS</b>	36-21-28-0000-00-020/021/034
<b>TRACT SIZE</b>	5.55+/- gross acres / 4.40+/- net developable acres
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 1,100 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Five hundred forty-nine (549) notices were mailed to property owners and residents in the mailing area.
<b>COMMUNITY MEETING</b>	A community meeting was not required for this application.
<b>PROPOSED USE</b>	To allow for the development of C-1 (Retail Commercial District) uses: Up to 100,000 square feet of climate-controlled self-storage; a 15,000-20,000-square-foot retail plaza; and 15,000-20,000 square feet of medical office space.

**STAFF RECOMMENDATION**

**PLANNING**

**Future Land Use Map Amendment**

**Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Commercial (C) Future Land Use Map designation.**

**Rezoning**

**Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-1 Restricted (Retail Commercial District) zoning classification, subject to the following restrictions:**

1. Billboards and pole signs shall be prohibited.
2. A Type "C" buffer shall be used to separate neighborhood retail commercial (C-1) uses from all residential areas. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The Type C buffer may utilize a masonry wall, berm, planted, and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
3. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses.

**SUBJECT PROPERTY ANALYSIS**

**Overview**

Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use Map (FLUM) designation of the 5.55-acre subject property from Low Density Residential (LDR) to Commercial (C) and to rezone from A-1 (Citrus Rural District) to C-1 Restricted (Retail Commercial District) to allow for the development of C-1 retail commercial uses: Up to 100,000 square feet of climate-controlled self-storage, a 15,000-20,000 square feet retail plaza, and 15,000-20,000 square feet of medical office space.

The subject site consists of three contiguous properties (Parcels 36-21-28-0000-00-020/021/034) that are located on the north side of Clarcona Ocoee Road, approximately 400 feet from the northeast intersection of N. Hiawassee Road and Clarcona Ocoee Road. Together, the three parcels contain a total of 5.55+/- gross acres / 4.40+/- net developable acres.

As established by Wetland Determination WD-24-10-071, issued March 5, 2025, the 2.01-acre Parcel 36-21-28-0000-00-020 contains 1.846 upland acres, 0.129 acre of surface water (SW-1), and 0.032 acre of wetland area (W-1). Per Wetland Determination WD-24-12-101, issued March 7, 2025, the 1.77-acre Parcel 36-21-28-0000-00-021 is comprised of 1.426 upland acres, 0.288 acre of surface water (SW-1), and 0.056 acre of wetland area (W-1). As delineated via Wetland Determination WD-24-08-033, issued March 5, 2025, the 1.77-acre Parcel 36-21-28-0000-00-034, contains 1.131 upland acres, 0.6409 acre of surface water (SW-1), and 0.006 acre of wetlands. As shown in Figure 1 below, this 0.006 acre of wetlands consists of a 0.0001-acre wetland area (W-1a), a 0.005-acre wetland area (W-1b), and a 0.0009-acre wetland area (W-1c).

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**Figure 1**

<b>Wetland Determination</b>	<b>Gross Acreage</b>	<b>Surface Water (SW-1)</b>	<b>Wetland Area (W-1)</b>		<b>Upland Acreage</b>
<b>WD-24-10-071</b> 36-21-28-0000-00-020 6767 Clarcona Ocoee Rd.	2.01 ac.	0.129 ac.	0.032 ac.		1.846 ac.
<b>WD-24-12-101</b> 36-21-28-0000-00-021 6711 Clarcona Ocoee Rd.	1.77 ac.	0.288 ac.	0.056 ac.		1.426 ac.
<b>WD-24-08-033</b> 36-21-28-0000-00-034 6833 Clarcona Ocoee Rd.	1.77 ac.	0.6409 ac.	W-1a	0.0001	1.131 ac.
			W-1b	0.005	
			W-1c	0.0009	
			<b>Total</b>	<b>0.006</b>	
<b>Total</b>	<b>5.55 ac.</b>	<b>1.0579 ac.</b>	<b>0.100 ac.</b>		<b>4.403 ac.</b>

Presently, a single-family home exists on each parcel. A 4,274-square-foot home, constructed in 1970, exists on Parcel 36-21-28-0000-00-020 (6767 Clarcona Ocoee Road). A 2,502-square-foot home, built in 1975, exists on Parcel Number 36-21-28-0000-00-021 (6711 Clarcona Ocoee Road). A 3,016-square-foot home, constructed in 1976, exists on Parcel 36-21-28-0000-00-034 (6833 Clarcona Ocoee Road). (See Figure 2 below.)

**Figure 2**

<b>Parcel Number / Address</b>	<b>Gross Acres</b>	<b>Net Developable Acres</b>	<b>Single-Family Residence Size / Year Constructed</b>
36-21-28-0000-00-020 6767 Clarcona Ocoee Rd.	2.01	1.846	4,274 sq. ft. / 1970
36-21-28-0000-00-021 6711 Clarcona Ocoee Rd.	1.77	1.426	2,502 sq. ft. / 1975
36-21-28-0000-00-034 6833 Clarcona Ocoee Rd.	1.77	1.131	3,016 sq. ft. / 1976
<b>Total</b>	<b>5.55 ac.</b>	<b>4.403 ac.</b>	

The applicant is now seeking to develop the subject property with C-1 (Retail Commercial District) uses. More specifically, the applicant's proposal entails the construction of up to 100,000 square feet of climate-controlled self-storage, a 15,000-20,000-square-foot retail plaza, and 15,000-20,000 square feet of medical office space. It is the owner's intent to demolish the existing single-family homes if the FLUM Amendment and rezoning petitions are approved.

The subject property is located in an area of residential development and existing and proposed commercial uses. A single-family residence, located directly east of the subject site, is zoned A-1 and has an LDR FLUM designation. Single-family residences, located further east of the subject site, within the Long Lake Hills Subdivision, are zoned R-1 (Single-Family Dwelling District) and have LDR FLUM designations. Undeveloped

land, wetlands, and surface water are located immediately north of the subject site. Just north of this environmentally-sensitive land is a Drainage/Conservation Area, Tract E, located within the Willow Creek Phase I Subdivision. Single-family residences within Willow Creek Phase 1 are located further north of Tract E. The undeveloped land, wetlands, surface water, and Drainage/Conservation Area separate the proposed commercial development from the single-family homes in Willow Creek Phase I. The undeveloped land, wetlands, and surface water; the Willow Creek Phase 1 Drainage/Conservation Area, Tract E; and the single-family homes within Willow Creek Phase 1 are zoned R-1A Restricted and have LDR FLUM designations. Breckenridge Estates, a single-family residential subdivision, is located directly across the street on Clarcona Ocoee Road, south of the subject site. This subdivision is zoned R-1A and has an LDR FLUM designation.

On the northeast corner of N. Hiawassee Road and Clarcona Ocoee Road, located immediately west of the subject property, a proposed car wash, Super Heroes Car Wash, and associated accessory structures (paystation booms, vacuum booms, retaining wall, screening fence, vacuum enclosure, and dumpster enclosure) are in for review with the Orange County Division of Building Safety (Permit B25900562 – main permit number). The proposed car wash site is comprised of three contiguous parcels (Parcels 36-21-28-0000-00-004/036/098). These parcels were the subject of a 2017-2 Small-Scale FLUM Amendment, Amendment 2017-2-S-2-6, and an associated rezoning request, Case RZ-17-10-029, approved by the Board of County Commissioners (BCC) on November 14, 2017. The requests were to change the FLUM designation from LDR to Commercial and to change the zoning classification from A-1 to C-1. Retail commercial uses, a 7-Eleven/Mobil Convenience Store and a Walgreens, are located at the southeast corner of N. Hiawassee Road and Clarcona Ocoee Road. The 7-Eleven is zoned C-1 Restricted and has a Commercial FLUM designation, and the Walgreens is zoned PD (Planned Development District) (Walgreens at Hiawassee Planned Development) and has a Planned Development-Commercial (PD-C) FLUM designation.

#### **Existing FLUM Development Program**

The existing Low Density Residential Future Land Use Map designation and A-1 (Citrus Rural District) zoning classification are not consistent with one another. The three existing single-family homes predate the July 1, 1991, adoption of the Orange County Comprehensive Plan. Despite the future land use/zoning inconsistency, each lot may be utilized for one residential unit and ancillary buildings and improvements, provided all new development meets the site development standards of the A-1 zoning district, consistent with **Future Land Use Element Policy FLU1.1.3 B.**

#### **Proposed FLUM Development Program**

If approved, the requested Commercial (C) Future Land Use Map designation and C-1 Restricted (Retail Commercial District) zoning classification will allow the applicant to develop up to 215,622 square feet of commercial uses at a maximum build-out of 1.5 Floor Area Ratio (FAR) based on 4.40 net developable acres and also providing a minimum of 25% of permanently protected open space due to the subject property's location within the Wekiva Study Area. New non-residential uses permitted within the Wekiva Study Area within the Urban Service Area (USA) shall provide a minimum of 25% permanently protected open space per **Open Space Element Policy OS1.3.6.**

**Land Use Compatibility**

The requested Commercial Future Land Use Map designation and C-1 Restricted zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

**Site Analysis**

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cases were found.
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wekiva Study Area

**Comprehensive Plan (CP) Consistency**

As mentioned previously, the proposed C-1 Restricted Zoning classification is consistent with the proposed Commercial (C) Future Land Use Map designation. The request is consistent with the following Comprehensive Plan provisions:

**FLU1.1.3 B.** states the interpretation of FLU1.1.2 shall not preclude the construction of one (1) residential unit (including ancillary buildings or improvements) on an existing lot of record (according to Zoning Division records) as of July 1, 1991.

Pursuant to this policy, development on an existing lot of record shall continue to be subject to all applicable County development regulations. This policy is not intended to be the sole impetus for altering the type, density, intensity or character of an existing residential area, nor shall this policy preclude compliance with all development regulations.

**FLU1.1.5** states that the County shall encourage mixed-use development, infill development and transit oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area.

**FLU1.4.2** states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

**FLU8.1.1** states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**OS1.3.6** states that for that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004 and as may be amended. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats.

All areas shown as High Recharge Areas identified in the Data and Analysis of this element on Map 4 (aka Figure WSA-3) shall be recognizable by the presence of Type "A" Hydrologic Soil Group identifying the most effective recharge areas.

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps.

To maximize open space and preserve the natural environment within the Wekiva Study Area, all development shall conform to the following requirements:

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms.

The following policies describe areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

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#### **H. Non-residential land uses in the Urban Service Area.**

New non-residential uses permitted in the Wekiva Study Area within the Urban Service Area shall be consistent with Goals, Objectives and Policies of the Comprehensive Plan

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and specifically with the Policies FLU1.4.3 through FLU1.4.25. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space.

Non-residential sites too small to accommodate the above requirements – generally existing lots of record – may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006.

**SITE DATA**

**Existing Use**                      Three (3) single-family residences

<b>Adjacent</b>	<b>FLUM</b>	<b>Zoning</b>
<b>North</b>	Low Density Residential (LDR) (1991) and Commercial (C) 2017	R-1A Restricted (Single-Family Dwelling District) (12/20/1983) and C-1 Restricted (Retail Commercial District) (11/14/2017)
<b>South</b>	Low Density Residential (LDR) (1991)	R-1A (Single-Family Dwelling District) (5/17/1984)
<b>East</b>	Low Density Residential (LDR) (1991)	A-1 (Citrus Rural District) (10/7/1957)
<b>West</b>	Commercial (C) (2017)	C-1 Restricted (Retail Commercial District) (11/14/2017)

**Adjacent Land Uses**      N:    Undeveloped land/wetlands/surface water, Willow Creek drainage/conservation area, and single-family residences  
   E:    Single-family residences  
   W:    Vacant commercial (proposed car wash)  
   S:    Single-family residences

**C-1 (Retail Commercial District) Development Standards\***

Min. Lot Area:                      6,000 sq. ft.  
Min. Lot Width:                      80 ft. (on major streets, see Article XV)  
    60 ft. (on all other streets)  
Max. Height:                        50 ft. (35 ft. within 100 ft. of all residential districts)  
Min. Floor Area:                    500 sq. ft.  
Building Setbacks:  
    Front:                            25 ft.  
    Rear:                             20 ft.  
    Side:                              0 ft. (15 ft. when abutting residential district)  
    Side Street:                    15 ft.

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*\* These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

**Intent, Purpose, and Uses**

The intent and purpose of this C-1 (Retail Commercial District) are as follows: This district is composed of lands and structures used primarily for the furnishing of selected commodities and services at retail. This district is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and
- (5) To a limited extent in Rural Settlements throughout the County to meet the needs of an identified community, or in Growth Centers as defined in the comprehensive plan.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

**SPECIAL INFORMATION**

**Staff Comments**

	<b>Yes</b>	<b>No</b>	<b>Information</b>
Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Transportation / Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this request.
Parks and Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this request.
Sheriff's Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Rescue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Environmental Comments:**

WD in Progress - An Orange County Wetland Determination (WD) (WD-24-10-071, WD-24-12-101, and WD-24-08-033) application was submitted on (October 17, 2024, December 26, 2024, and August 5, 2024) and is in progress. Once the wetland limits have been verified through a site visit, a preliminary determination letter will be sent. The applicant must then submit a letter of agreement and submit a certified boundary survey showing the limits of the wetlands and surface waters to complete the WD. The developable acreage will be verified once the final survey is approved.



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**Note: Wetland Determinations WD-24-08-033 and WD-24-10-071 were approved on March 5, 2025. Wetland Determination WD-24-12-101 was approved on March 7, 2025.**

No Clearing - No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a wetland/surface water, or within an upland buffer, without first obtaining a Natural Resource Impact Permit (NRIP) approved by the County and obtaining other applicable jurisdictional agency permits. Submit a NRIP permit application to the Orange County Environmental Protection Division by mail or email it to [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net). Reference OC Code Chapter 15, Article X Wetland and Surface Water Protection.

Potential Soil/Groundwater Contamination - Due to the site's prior use as (Ethylene Dibromide), there is potential for contamination to be located within the property boundaries. EPD may request a Phase I Environmental Site Assessment (ESA) to be submitted prior to any plan or permit approvals.

Existing Septic and Well - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. Refer to Orange County Code Chapter 37 Water and Wastewater, Article XVII Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.

Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400 or [AsbestosInquiriesOrangeCounty@ocfl.net](mailto:AsbestosInquiriesOrangeCounty@ocfl.net). Reference OC Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1).

**Transportation Comments:**

The Applicant is requesting to change 5.55 acres from LDR to C and rezone from A-1 to C-1.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase of 165 pm peak trips and therefore will impact the area roadways. The subject property is located at 6711, 6767, and 6833 Clarcona Ocoee Road. Based on the Concurrency Management System (CMS) database dated 01/08/2025, all roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

**Roadway Capacity Analysis:**

A Traffic Study was not submitted with the case for review and comment. The subject property is generally bounded by N. Orange Blossom Trail to the east, Willow Street to the south, Holly Street to the north, and Day Care Center Road to the west.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

**Community Meeting Summary**

A community meeting was not required for this request.

**Utilities**

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed Water: Orange County Utilities

**Detailed Utility Information:**

This property is within the Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed Water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**Specific Project Expenditure Report and Relationship Disclosure Form**

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – (March 20, 2025)**

**Future Land Use Map Amendment**

**Make a finding of inconsistency with the Comprehensive Plan and recommend DO NOT ADOPT the requested Commercial (C) Future Land Use Map designation.**

**Rezoning**

**Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-1 Restricted (Retail Commercial District) zoning.**

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The staff report was presented to the PZC/LPA with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested Commercial (C) Future Land Use Map designation and recommend **APPROVAL** of the requested C-1 Restricted (Retail Commercial District) zoning, subject to three (3) restrictions. The applicant's representatives, Ryan Martini (Engineering Team) and Jordon Munizzi (Environmental Team), were present and agreed with the staff recommendation.

Case Planner Sue Watson noted in the presentation that after the PZC/LPA Adoption staff report was printed, Staff was informed by Orange County Parks and Recreation Division's Staff that the Florida Department of Transportation (FDOT) will begin construction of the Coast to Coast Trail Orange Gap Segment 2 for the County later this year. As shown on the map presented by Ms. Watson, attached to this report as **Exhibit "A"**, the path of the trail will run along the north side of Clarcona Ocoee Road, directly south of the subject property.

Mr. Martini stated they have been made aware of some of the neighbors' concerns regarding drainage and compatibility, and they appreciate staff's recommendation of approval. He stated that based on the surrounding properties at the corner of Clarcona Ocoee Road and N. Hiawasse Road, a similar commercial cluster can also be found further east and west along Clarcona Ocoee Road. He believes that this proposed development is consistent with how this road has been developed previously, and it will not burden any of the neighboring properties.

Five members of the public spoke in opposition to the request, expressing concerns about traffic, access, flooding, and incompatibility of the proposed uses with the surrounding area. Also, one of the residents spoke in opposition to the request because she was concerned about the proposed development's impact on the proposed Coast to Coast Trail. Mr. Cedric Moffett, Principal Planner, Orange County Parks and Recreation Division, confirmed that the FDOT will begin constructing the Coast to Coast Trail Orange Gap Segment 2 portion of the of the trail later this year. Mr. Moffett verified the path of the trail will run along the north side of Clarcona Ocoee Road, south of the applicant's property.

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After the PZC discussed the request, a motion was made by Commissioner Wiggins and seconded by Commissioner Evans to recommend to the Board of County Commissioners to **NOT ADOPT** Amendment SS-23-02-072 and **DENY** Rezoning Case RZ-25-02-072. The motion carried on an 8-0 vote.

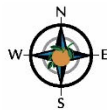
**Future Land Use Map Amendment and Rezoning**

<b>Motion / Second</b>	<i>George Wiggins / Camille Evans</i>
<b>Voting in Favor</b>	<i>None</i>
<b>Voting in Opposition</b>	<i>George Wiggins, Eddie Fernandez, Eric Gray, Marjorie Holt, Camille Evans, Michael Arrington, Evelyn Cardenas, and Nelson Pena</i>
<b>Absent</b>	<i>David Boers</i>

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Subject Property

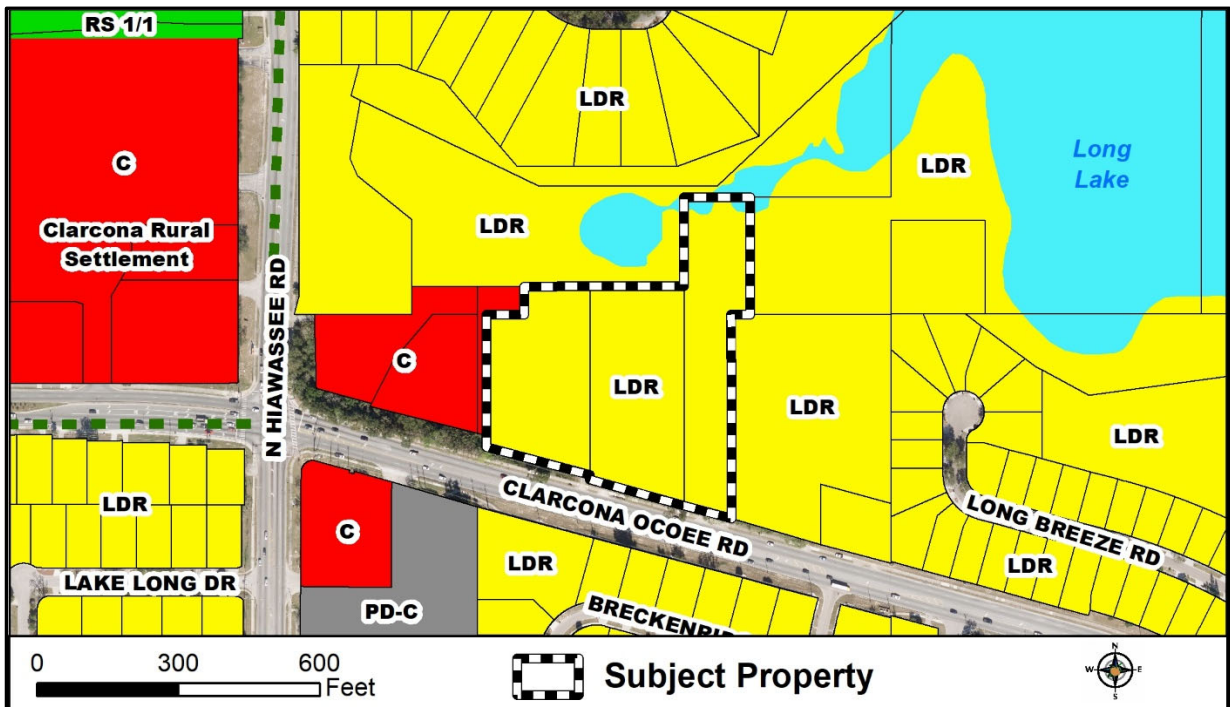


0 225 450 Feet



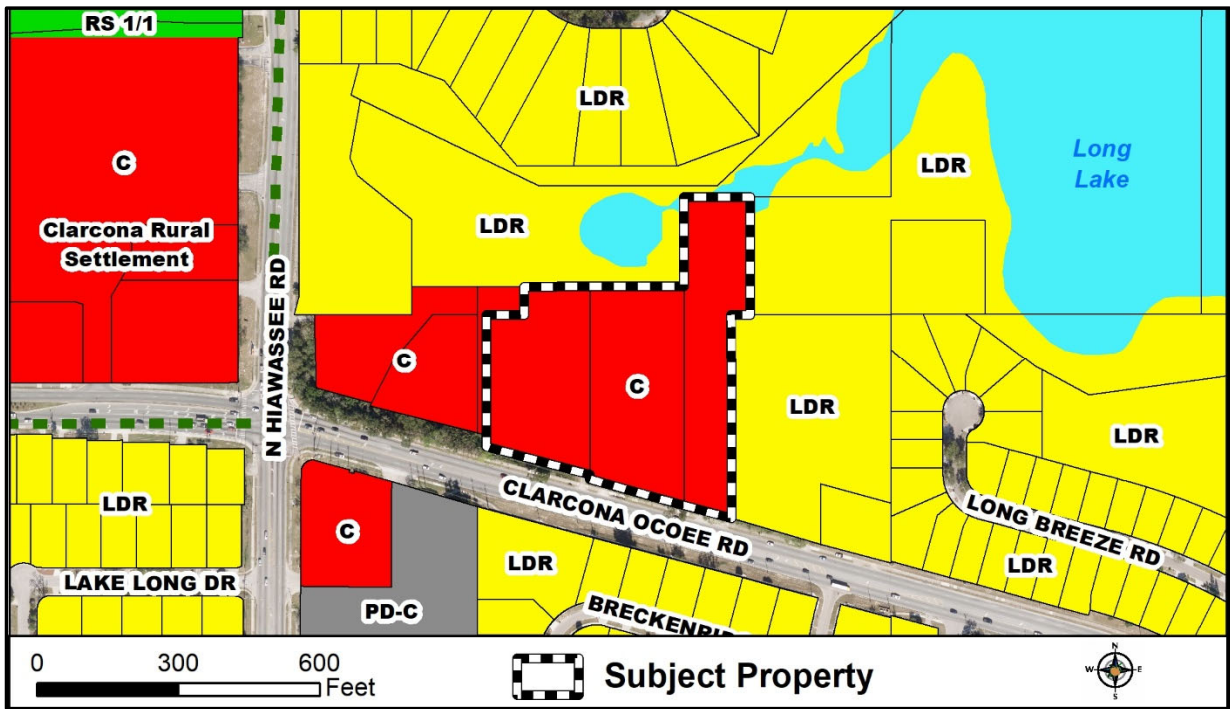
**FUTURE LAND USE – CURRENT**

Low Density Residential (LDR)



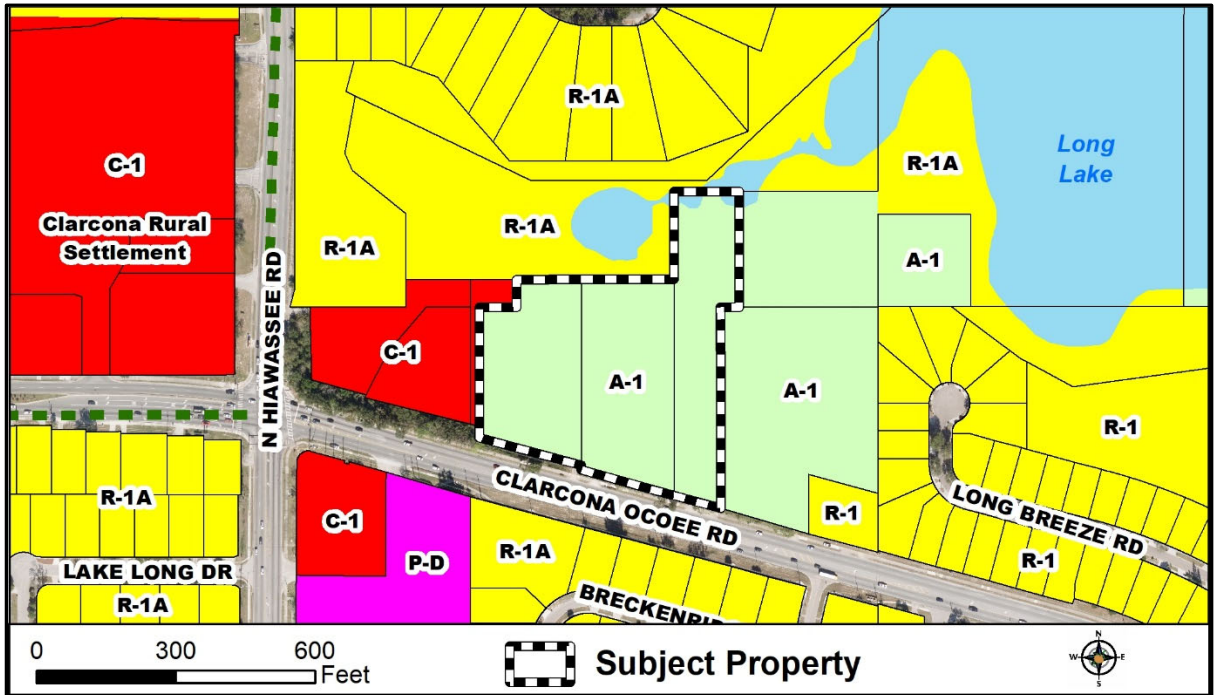
**FUTURE LAND USE - PROPOSED**

Commercial (C)



**ZONING – CURRENT**

A-1 (Citrus Rural District)



**ZONING – PROPOSED**

C-1 Restricted (Retail Commercial District)

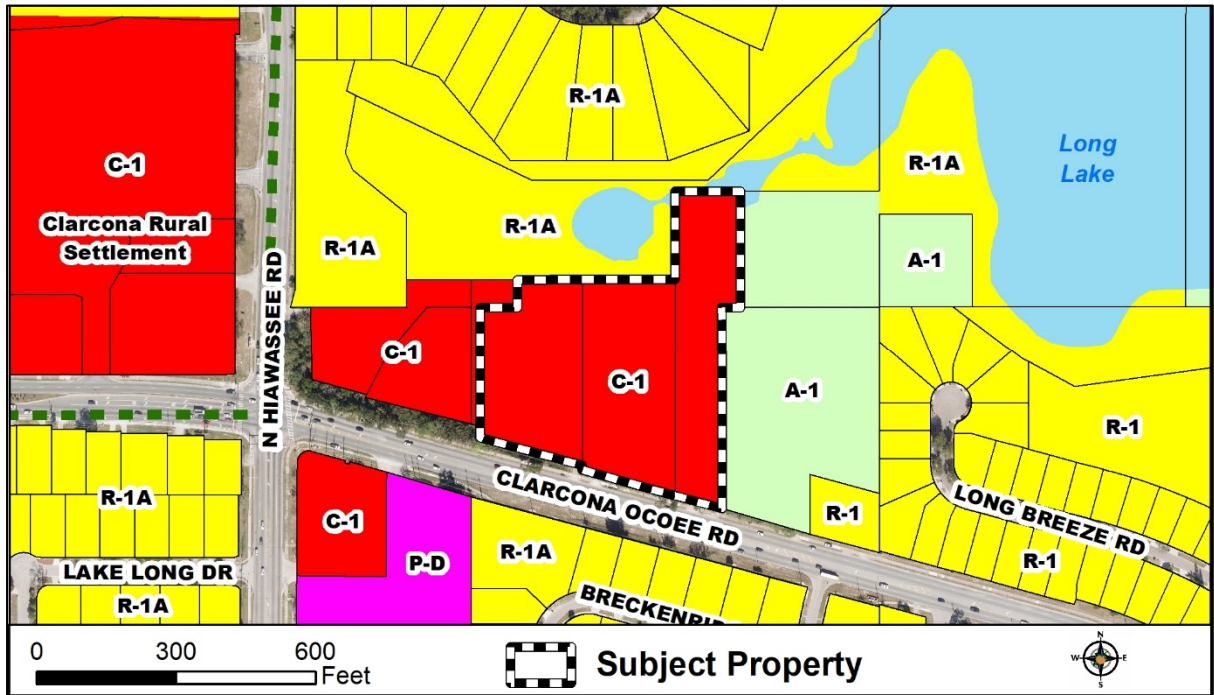
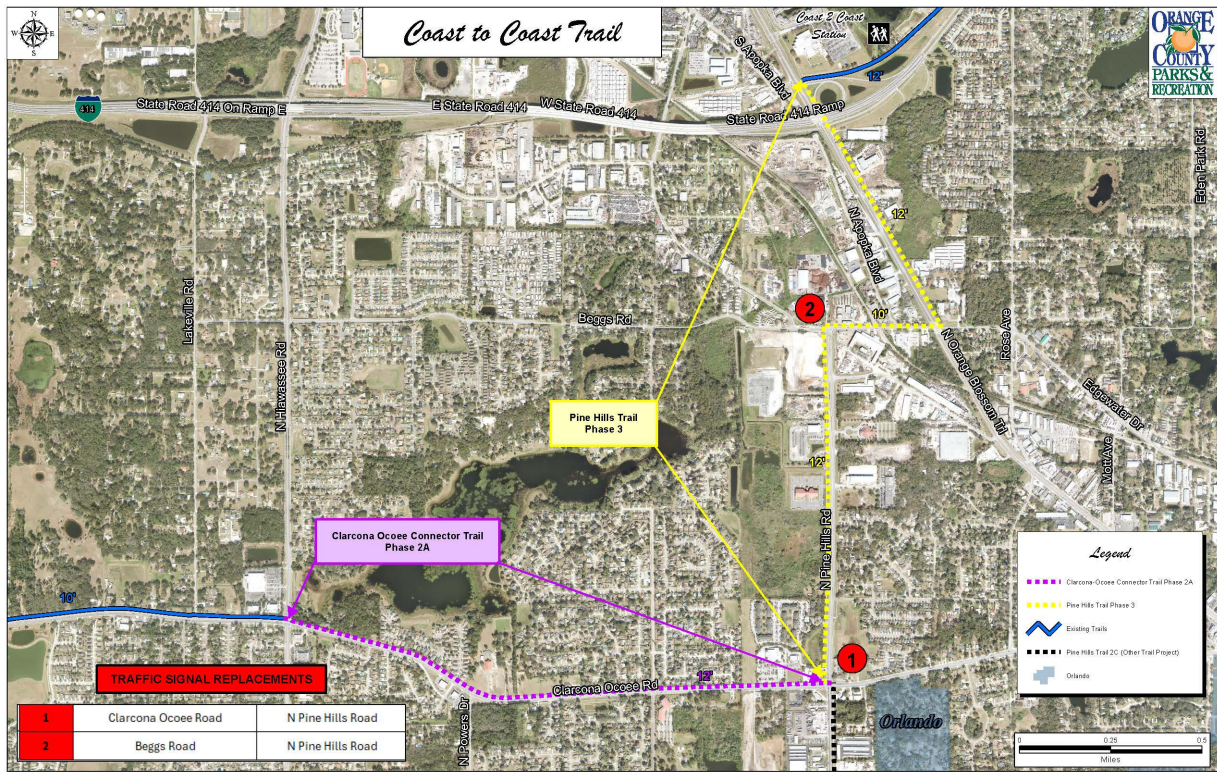




Exhibit "A"  
Coast to Coast Trail





## Notification Map

