

Interoffice Memorandum

DATE: April 25, 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 the requested Commercial (C) Future Land Use Map designation *and* Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-1 Restricted (Retail Commercial District) zoning classification, subject to the restrictions listed in the staff report.

PROJECT: Peacock Point – SS-25-02-072 & RZ-25-02-072

PURPOSE: 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.

This proposal received a recommendation of denial from the LPA on March 20, 2025.

BUDGET: N/A