

Interoffice Memorandum

DATE: May 22, 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 inconsistency with the Comprehensive Plan and DO NOT 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 make a finding of inconsistency with the Comprehensive Plan and DENY case number RZ-25-02-072 to rezone the subject property from A-1 (Citrus Rural District) to C-1 Restricted (Retail Commercial District - Restricted) and the three (3) 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. Hiawasse Road and Clarcona Ocoee Road. Together, the three parcels contain a total of 5.55+/- gross acres / 4.40+/- net developable acres.

On March 20, 2025, the Local Planning Agency (LPA) / Planning and Zoning Commission (PZC) made a finding of inconsistency with Comprehensive Plan and recommended that both the proposed FLUM amendment and rezoning application be denied. Then on May 6, 2025, the Board continued the applications to May 20, 2025, and then again on May 20, 2025, the Board continued the applications to June 3, 2025.

BUDGET: N/A