

Board of County Commissioners

**Future Land Use Map Amendment
and Concurrent Rezoning Request**

Adoption Public Hearing

July 11, 2023



SS-23-01-108 & RZ-23-01-109

Applicant: S. Brent Spain, Esquire, Theriaque & Spain

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR) Rural Settlement (RS)

To: Commercial (C) Rural Settlement (RS)

Rezoning Request:

From: R-CE-2 (Rural Residential District)

To: C-1 Restricted (Retail Commercial District)

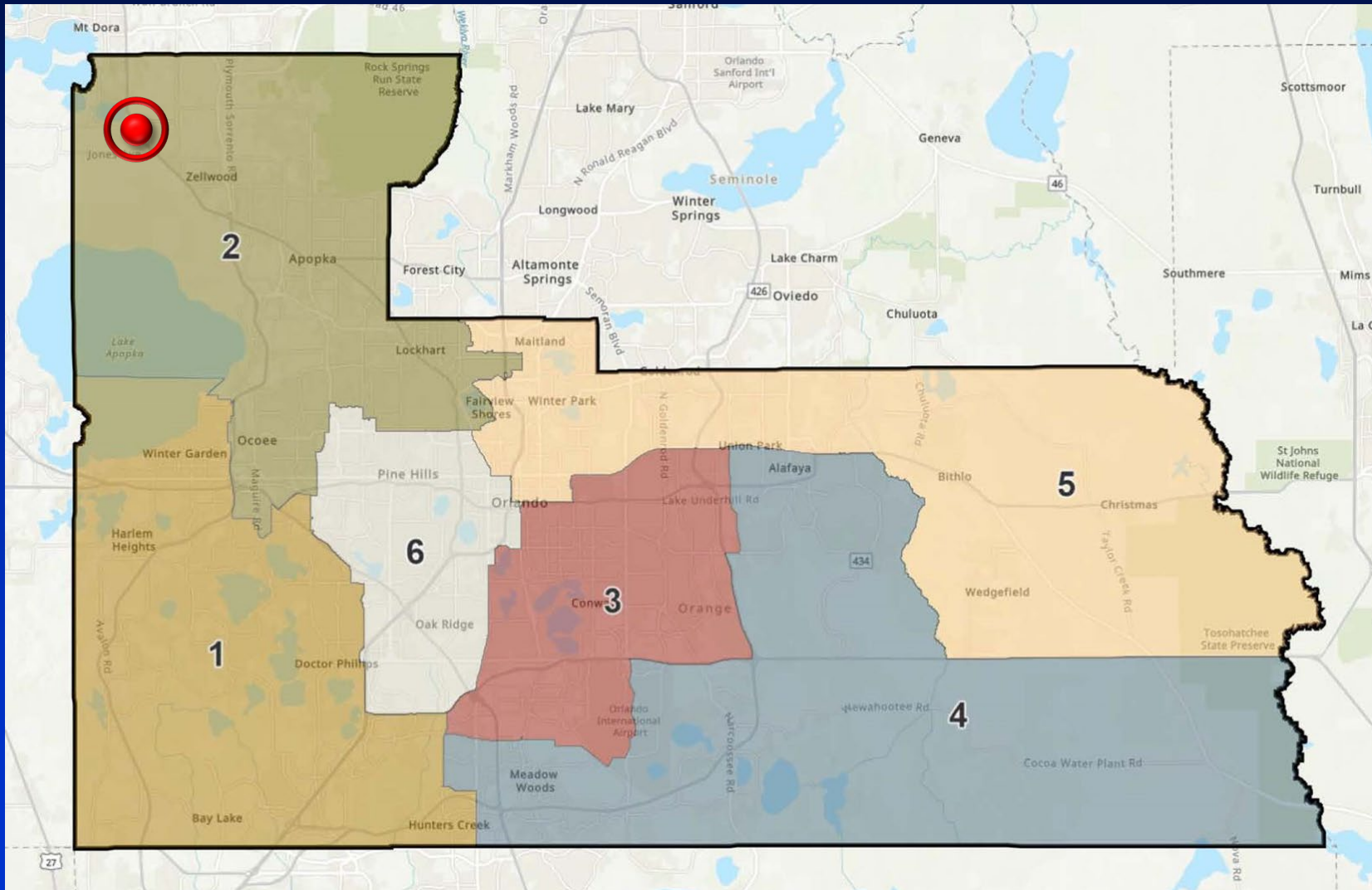
Acreage: 3.12 gross acres

Proposed Use: Up to 20,386 square feet of neighborhood commercial/office uses



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Location





Otter Lake Rural Settlement Boundary

N Orange Blossom Trl

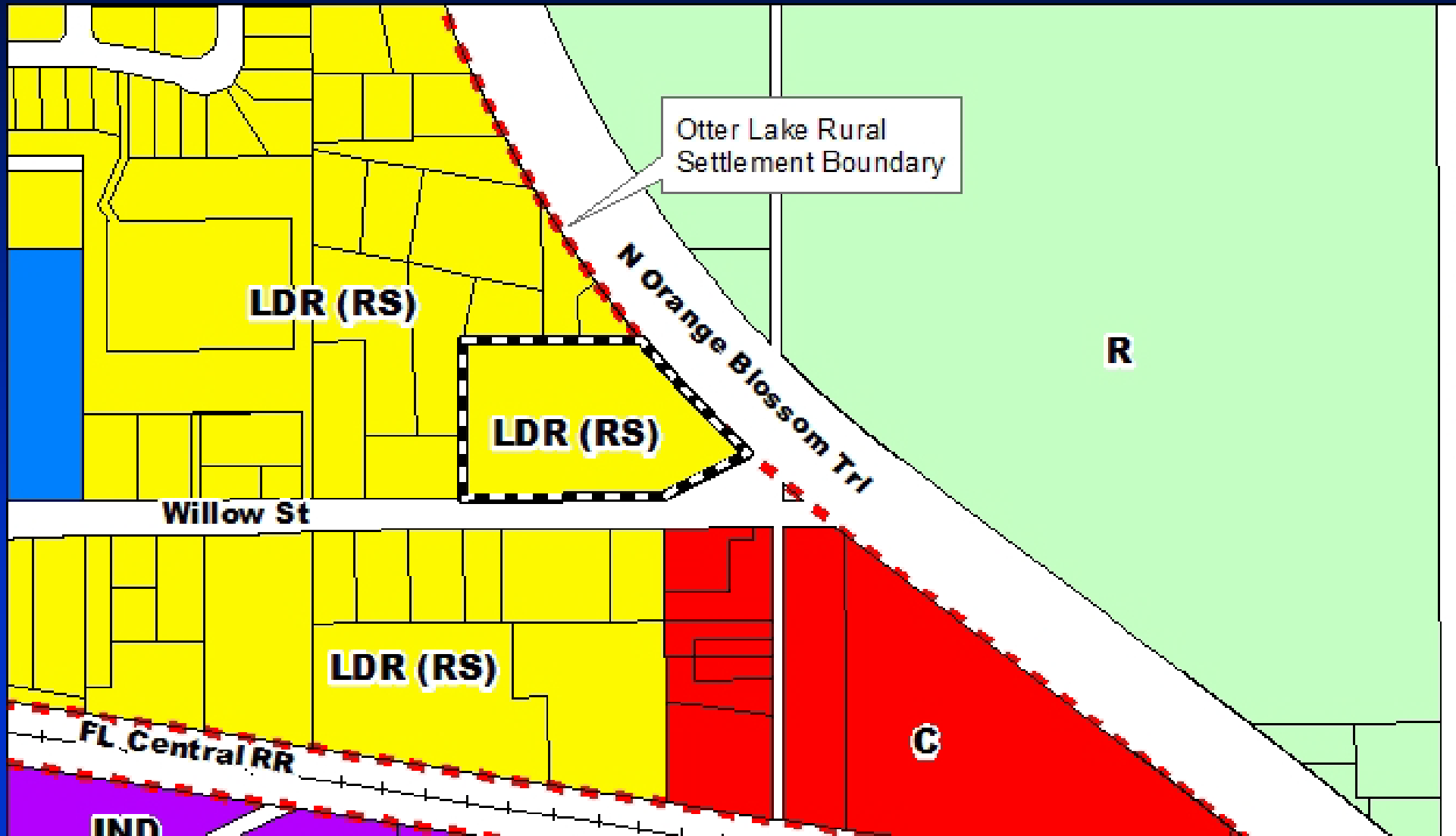
Willow St

FL Central RR



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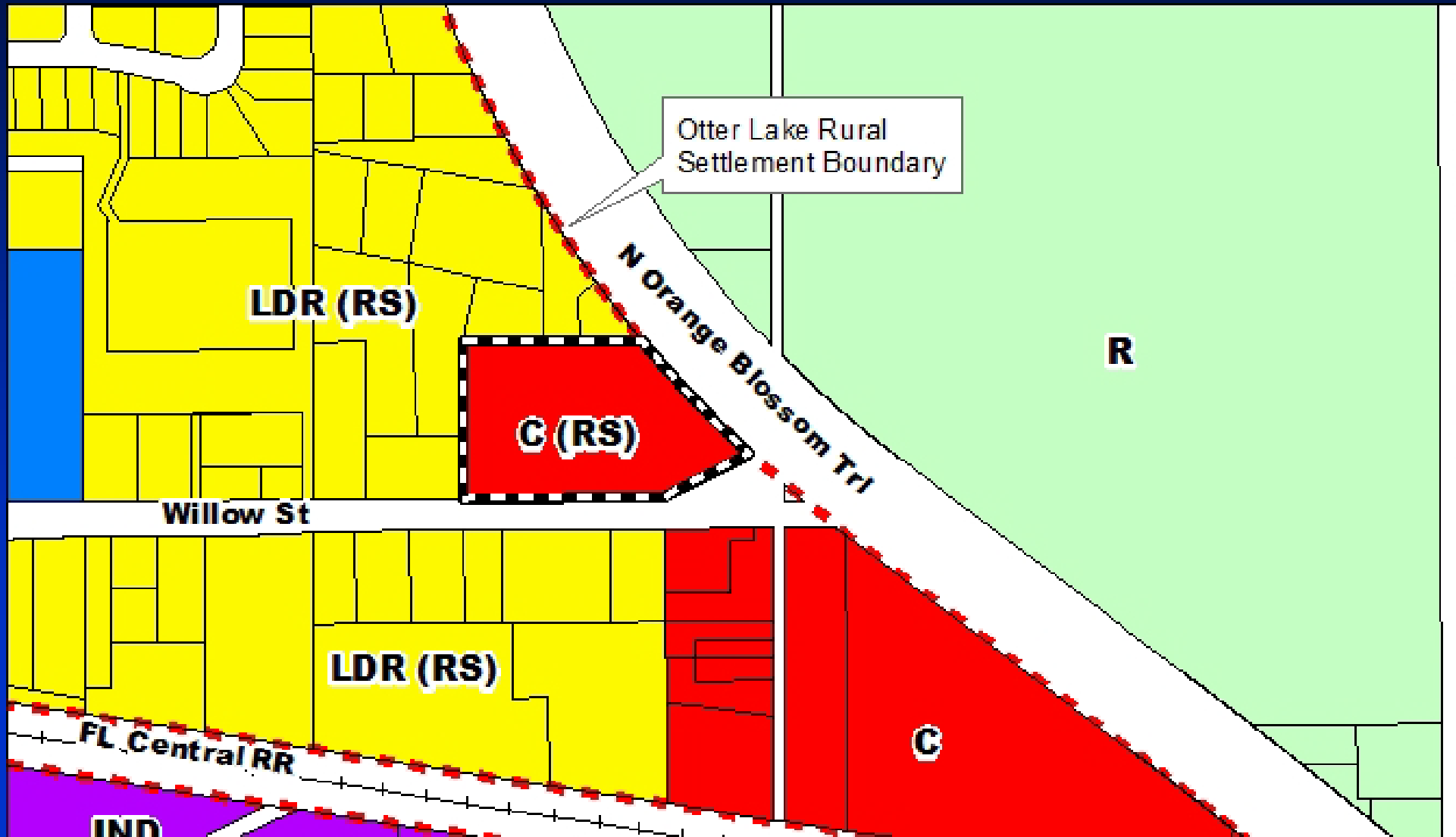
Future Land Use





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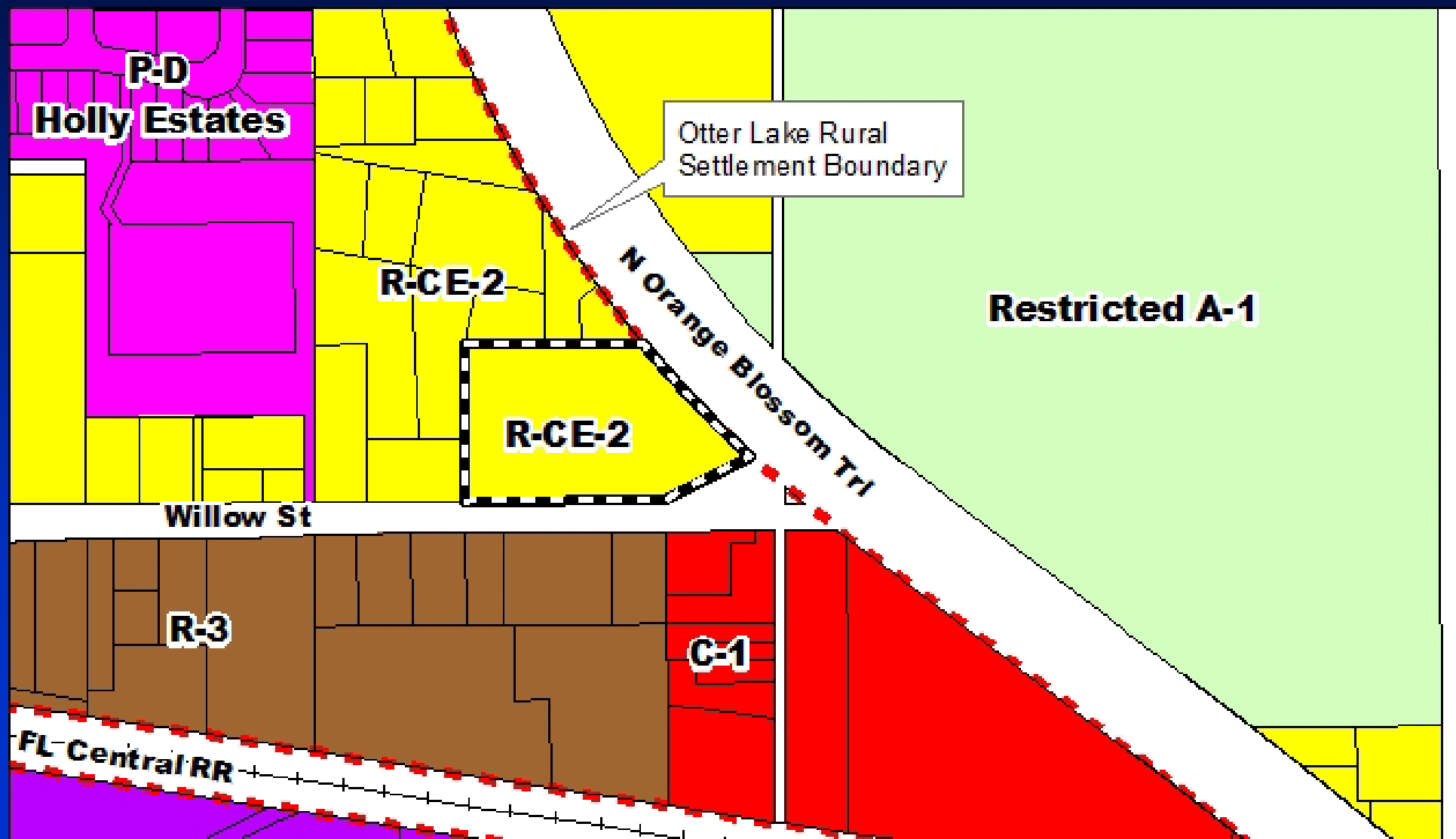
Proposed Future Land Use





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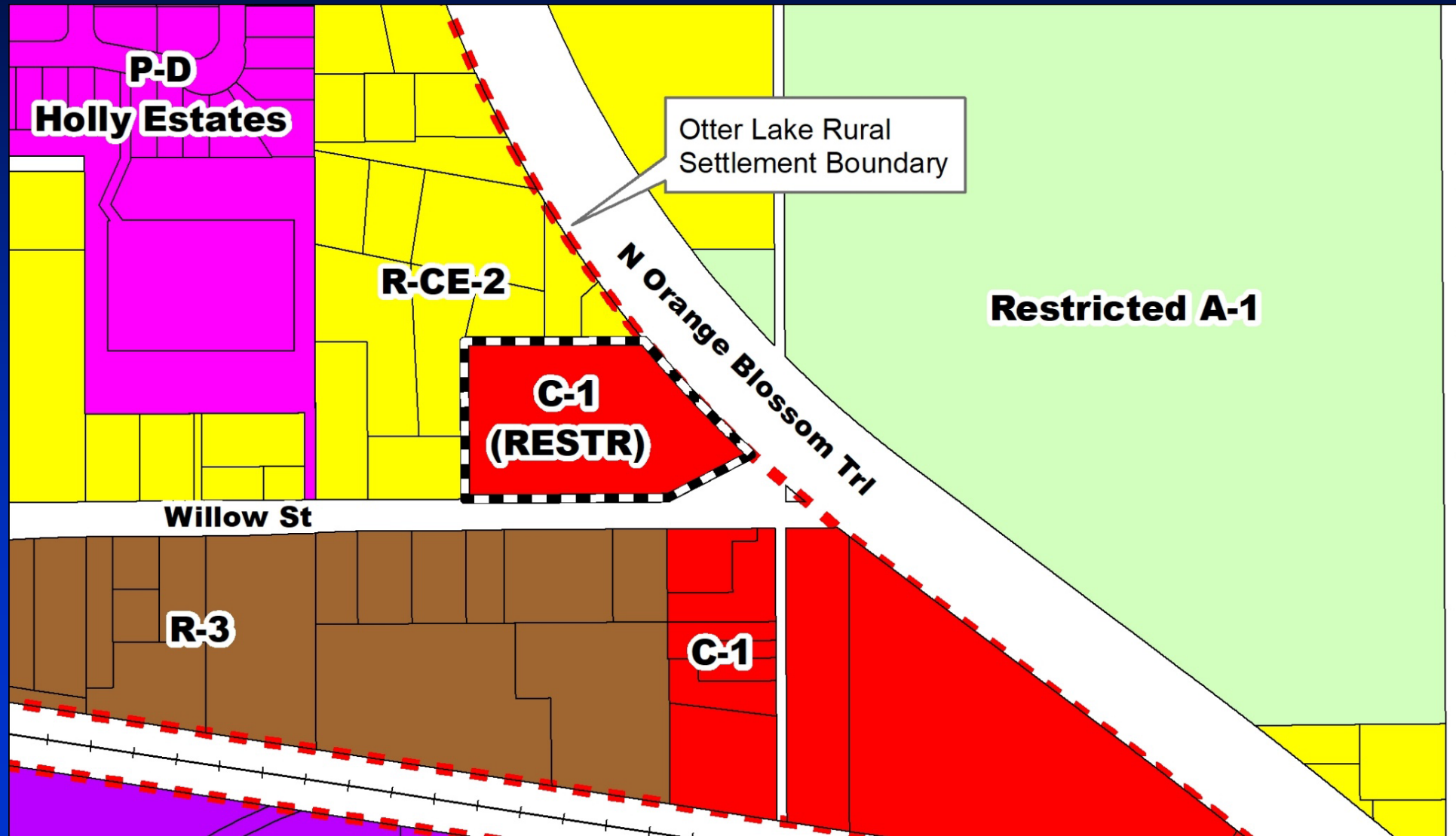
Zoning





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Proposed Zoning





Community Meeting Summary

February 28, 2023

Willow Street Community Center

- **Attendance – 17 Residents**
- **Concerns:**
 - **Site access**
 - **Proposed uses (the residents would not want a gas station, convenience store, or any other 24-hour business)**
 - **Hours of operation (No 24-hour business)**
 - **Increased traffic**
 - **Loitering**



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Restrictions:

- 1) Self-storage uses shall be prohibited;**
- 2) Gas stations shall be prohibited;**
- 3) Twenty-four (24)-hour operations shall be prohibited;**
- 4) A Type C landscape buffer shall be provided along the northern and western property boundaries;**
- 5) Development shall be limited to a floor area ratio (FAR) of 0.15;**
- 6) Billboards and pole signs shall be prohibited; and**
- 7) Building height shall be limited to one (1) story.**



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SS-23-01-108:

ADOPT

Ordinance:

APPROVE

RZ-23-01-109:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Commercial (C) Rural Settlement (RS) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested Restricted C-1 (Retail Commercial District) zoning subject to seven (7) restrictions.**