

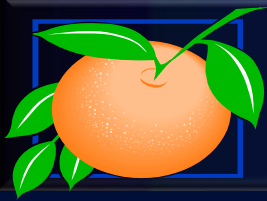
Board of County Commissioners

**2019-2 Small Scale Development
Amendment**

Adoption Public Hearing

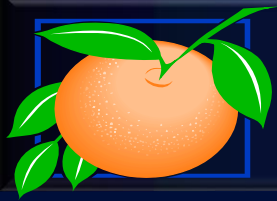
Agenda Item VI.F.12

February 11, 2020



2019-2 Amendment Process

- **Community Meetings**
August 2019
- **Adoption public hearings**
 - LPA – October 17, 2019**
 - BCC – December 3, 2019, Continued**
 - BCC – January 14, 2020, Continued**
 - BCC – February 11, 2020**



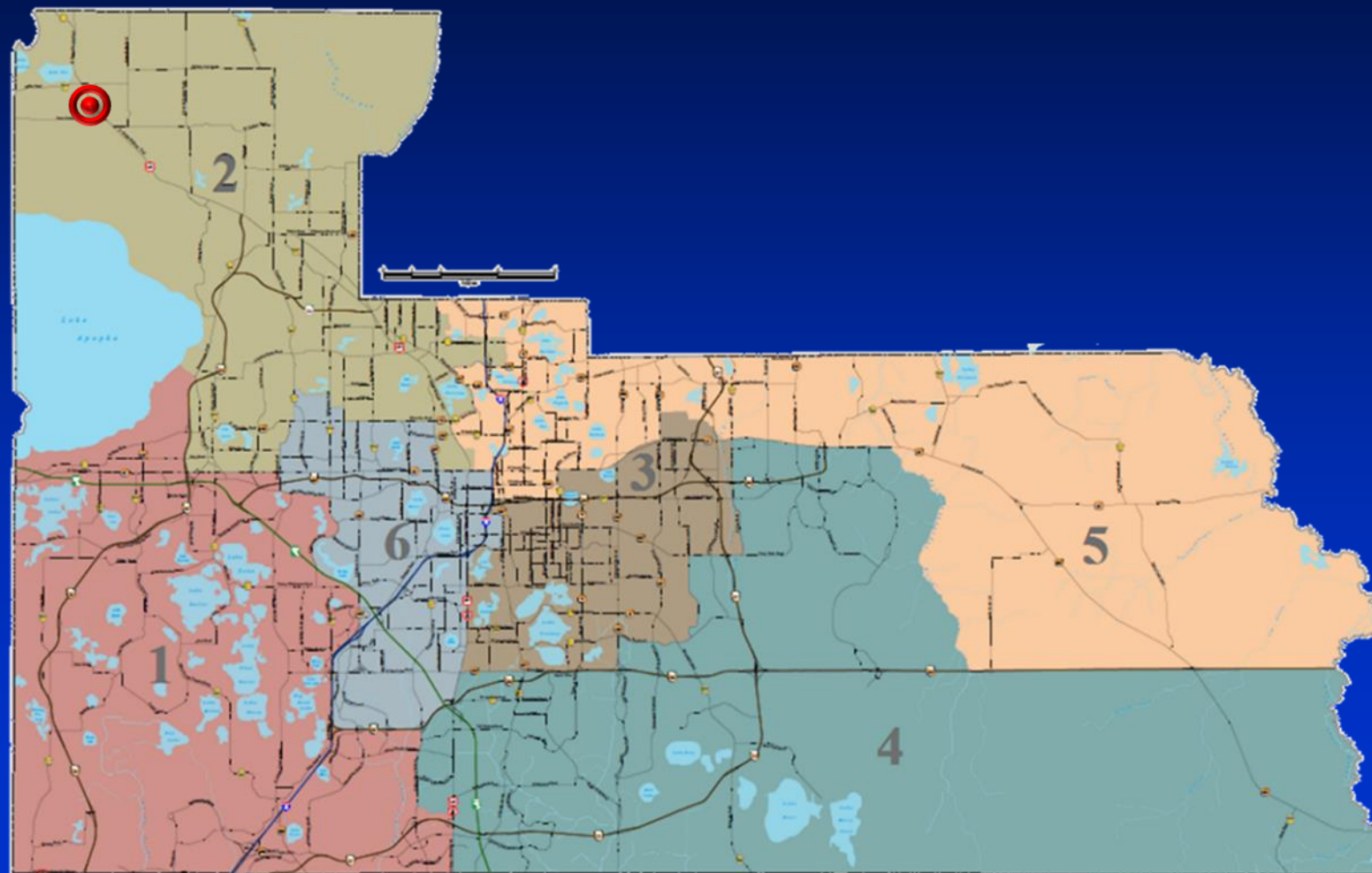
Amendment 2019-2-S-2-5

- Agent:** Thomas Sullivan, Grey Robinson, P.A.
- Owner:** ECP Grassmere, LLC
- From:** Rural Settlement 1/1 (RS 1/1)
- To:** Commercial (C) Rural Settlement (RS)
- Acreage:** 5.0 gross acres
- Proposed Use:** Up to 32,670 square feet of commercial development



Amendment 2019-2-S-2-5

Location



Aerial



N Orange Blossom Trail

Junction Road

Zellwood Rural Settlement

Zellwood Station Rural Settlement

Dahoon

Birdseye Court

Cayman Circle

N Citrus Circle

Wesley Road

Red Oak Lane

Canopy Circle

Oak Lane

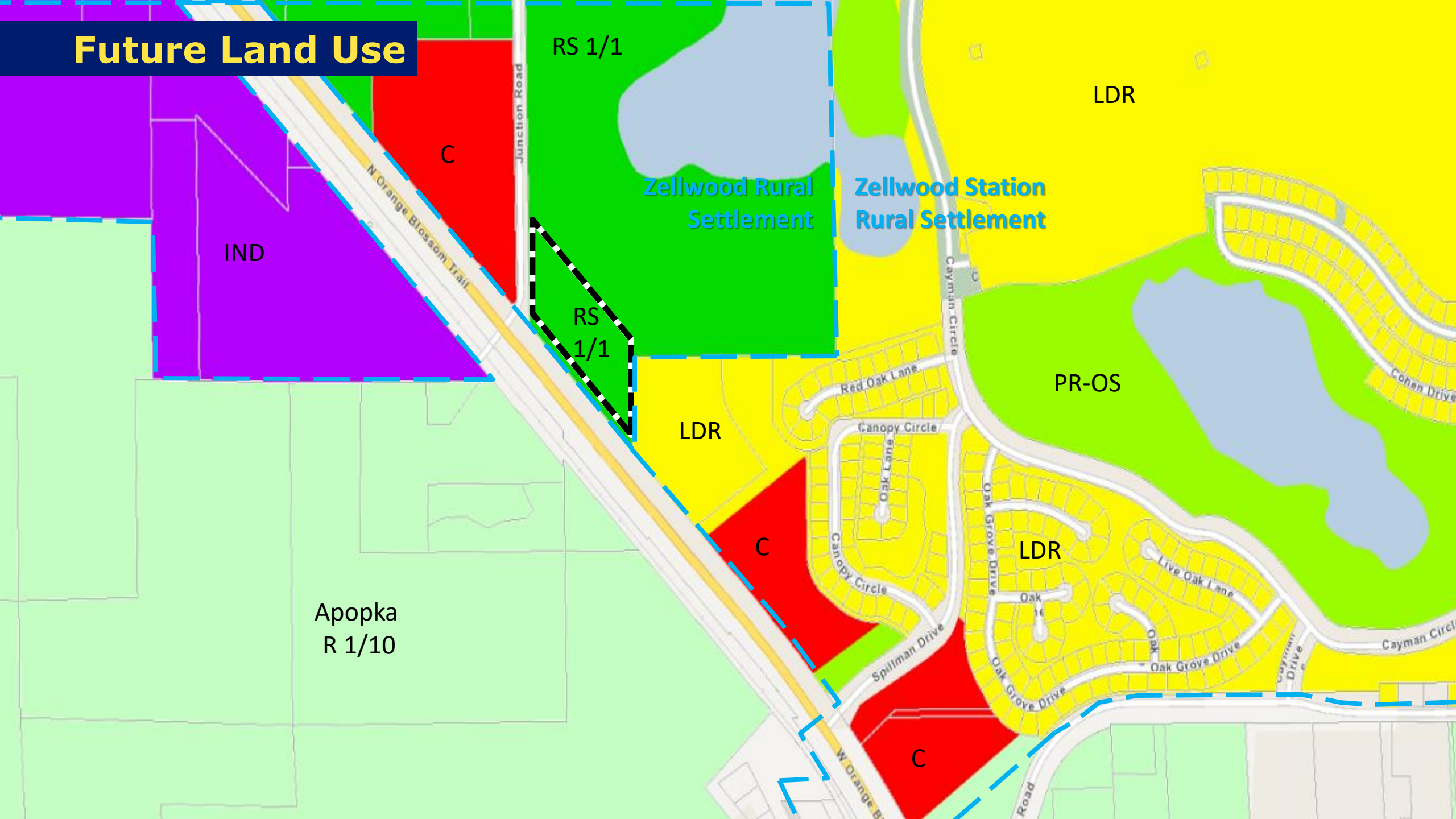
Spillman Drive

Oak Grove Drive

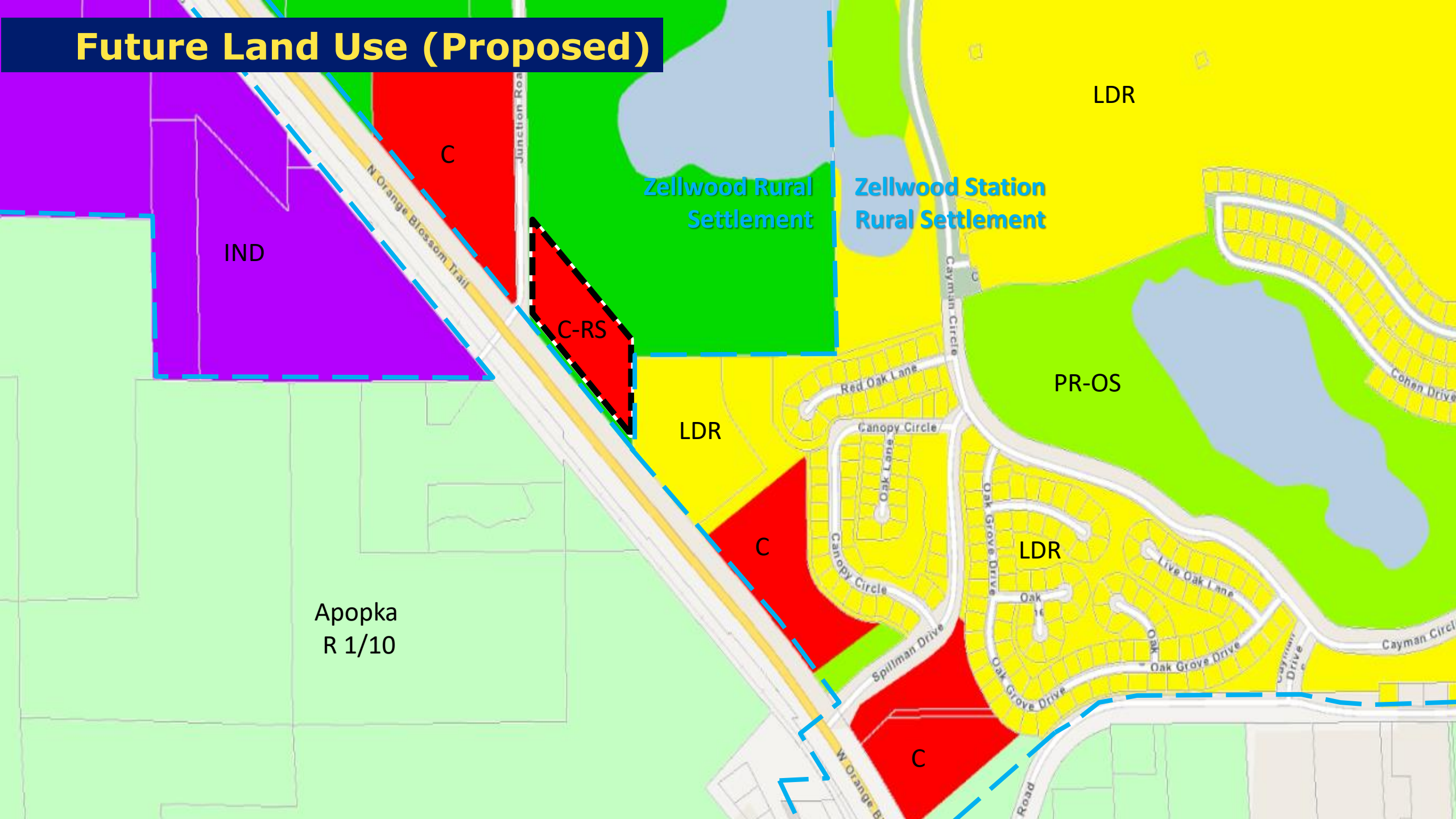
Apopka

W Orange Blossom Trail

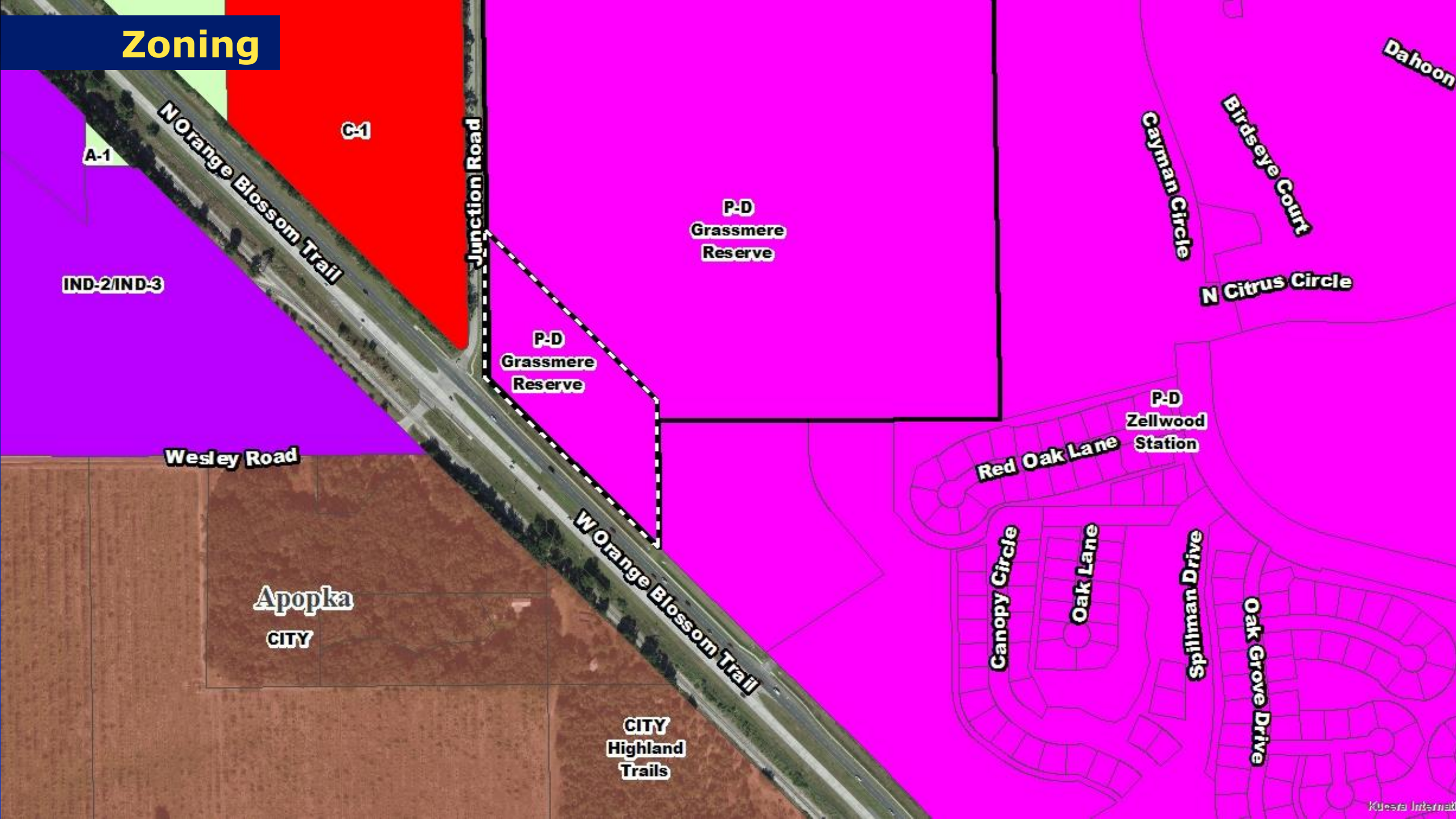
Future Land Use



Future Land Use (Proposed)



Zoning



A-1

C-1

IND-2/IND-3

Wesley Road

Apopka
CITY

CITY
Highland
Trails

Junction Road

P-D
Grassmere
Reserve

P-D
Grassmere
Reserve

Red Oak Lane

P-D
Zellwood
Station

Canopy Circle

Oak Lane

Spillman Drive

Oak Grove Drive

Cayman Circle

Birdseye Court

N Citrus Circle

Dahoon



Amendment 2019-2-S-2-5

Staff Recommendation:

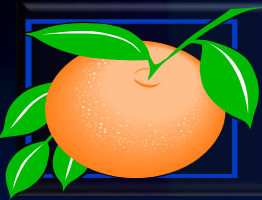
DO NOT ADOPT

LPA Recommendation:

ADOPT

Requested Action:

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Policies OBJ FLU6.2, FLU6.2.1, FLU6.2.2, FLU6.2.9, FLU6.2.10, FLU6.6.8, and FLU6.6.10, and Open Space Policies OBJ OS1.3, and OS1.3.2, and OS1.3.6)**
- **Determine that the proposed amendment is not in compliance; and**
- **Do Not Adopt Adopt Amendment 2019-2-S-2-5, Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS).**



2019-2 Small Scale Development Ordinance

Staff Recommendation:

ADOPT

Action Requested:

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance approving the proposed Comprehensive Plan Amendment, consistent with today's actions