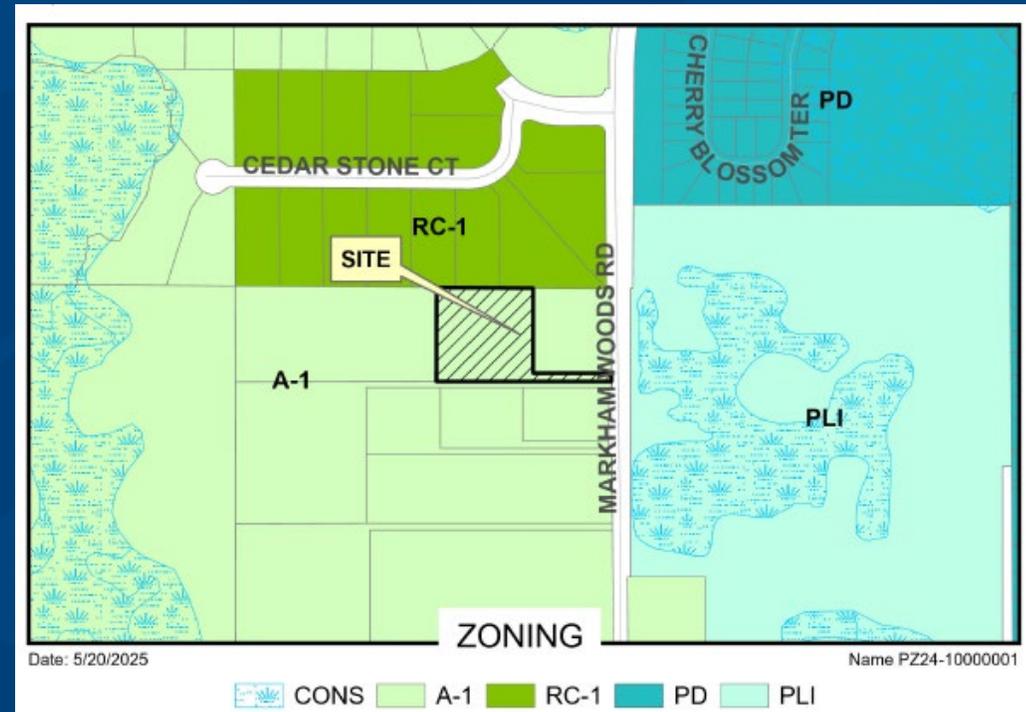
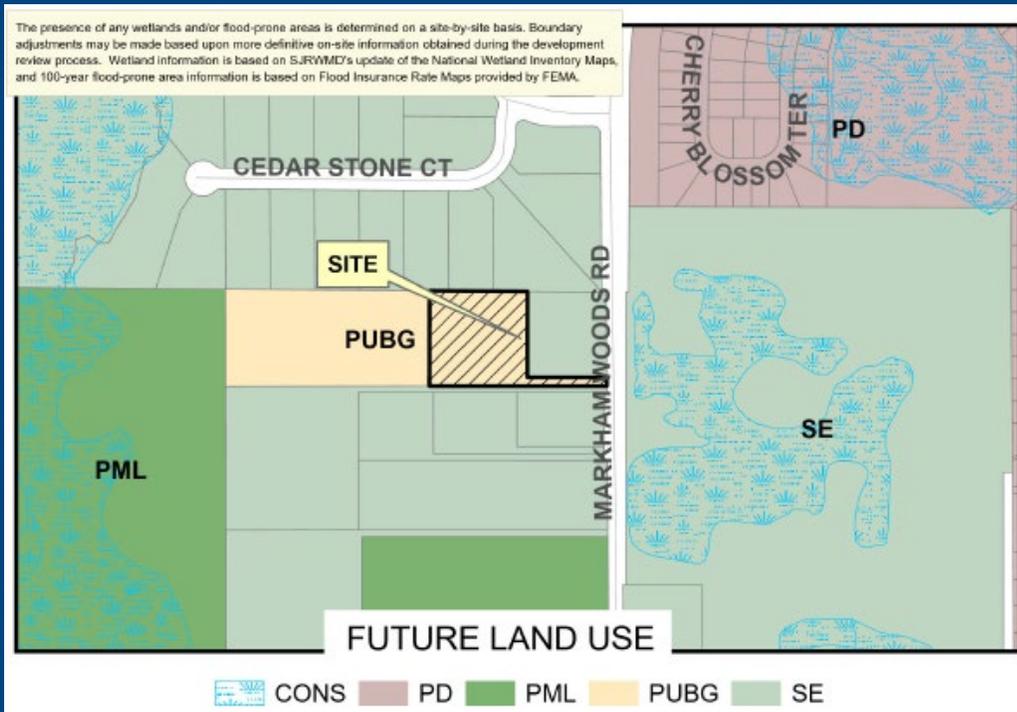


# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

**Applicant:** Lonnie Groot

**Request:** Consider a Small Scale Future Land Use Map Amendment from Public, Quasi-Public to Suburban Estates for a proposed single family development on approximately 2.6 acres, located on the west side of Markham Woods Road, south of Markham Road.

# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT



Applicant: Lonnie Groot  
 Physical STR: 2-20-29  
 Gross Acres: 2.6+/- BCC District: 5  
 Existing Use: vacant residential  
 Special Notes:

	Amend/Rezone #	From	To
FLU	12.24SS.04	PUBG	SE
Zoning	-	-	-





# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

## Consistency with the Land Development Code:

- The A-1 zoning classification requires a minimum lot size of one (1) acre with a minimum lot width of 150 feet at building line; the permitted uses include single family residential dwelling units.
- The A-1 zoning is consistent with the proposed Future Land Use of Suburban Estates.
- The trend of development in the area is existing single-family residential development consistent with Suburban Estates Future Land Use.

## Consistency with the Comprehensive Plan:

- The proposed Suburban Estates land use consists primarily of residential development on a minimum of one (1) acre.
- Uses permitted under this Future Land use includes single family residences on a minimum of one (1) acre, general rural uses, houses of worship, schools, and special exceptions such as cemeteries, adult living facilities, etc.
- Suburban Estates is compatible with other special provisions of law as the request is compliant with the Wekiva River Protection Area (WRPA) in that it limits density and complies with standards set forth in the Wekiva River Protection Act, Chapter 369, Part II of the Florida Statutes.

# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

## Consistency with the Comprehensive Plan- Standards of Review:

- A. The character of the surrounding area has changed to warrant a different land use designation.
- B. Public facilities and services will be available.
- C. The site is suitable for the proposed use and will be able to comply with flood prone regulations and wetland regulations.
- D. The proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).
- E. The proposed future land use is compatible with existing surrounding development and future land uses.
- F. The proposed use furthers the public interest by providing or enabling the provision of:
  7. The proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan.

# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

## Consistency with the Comprehensive Plan- Wekiva River Protection Area

- The proposed development will be low density in nature, which is consistent with the proposed Future Land Use of Suburban Estates. This request is consistent with the WRPA through meeting following policies:
- Policy FLU 2.2.5 Wekiva and Econlockhatchee River Protection, by maintaining rural density and character, enforcing development setbacks, and minimizing development impacts on water quantity and quality.
- Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area and Policy FLU 2.3.8 Wekiva Character Policy, by allowing the Suburban Estate Future Land Use for the purpose of developing a single-family unit which supports the density of one (1) dwelling unit or less per net buildable acre.

# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

- The applicant conducted a community meeting on March 3, 2025.
- The Planning and Zoning Commission met on August 6, 2025, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from Public-Quasi Public to Suburban Estates.
- Staff finds the proposed Suburban Estates Future Land Use designation to be consistent with the Comprehensive Plan.

# NIKOLIC HOME SMALL SCALE FUTURE LAND USE MAP AMENDMENT

## **Requested Board Action:**

Staff requests the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Comprehensive Plan and moves to adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from Public-Quasi Public to Suburban Estates.