

Public Hearing

June 30, 2026

Board of County Commissioners

Board of County Commissioners

Conventional Rezoning Cases

RZ-26-03-007

Applicant: Bonanza Property Group, LLC

From: R-T-1 (Mobile Home Subdivision District)

To: I-1A (Restricted Industrial District)

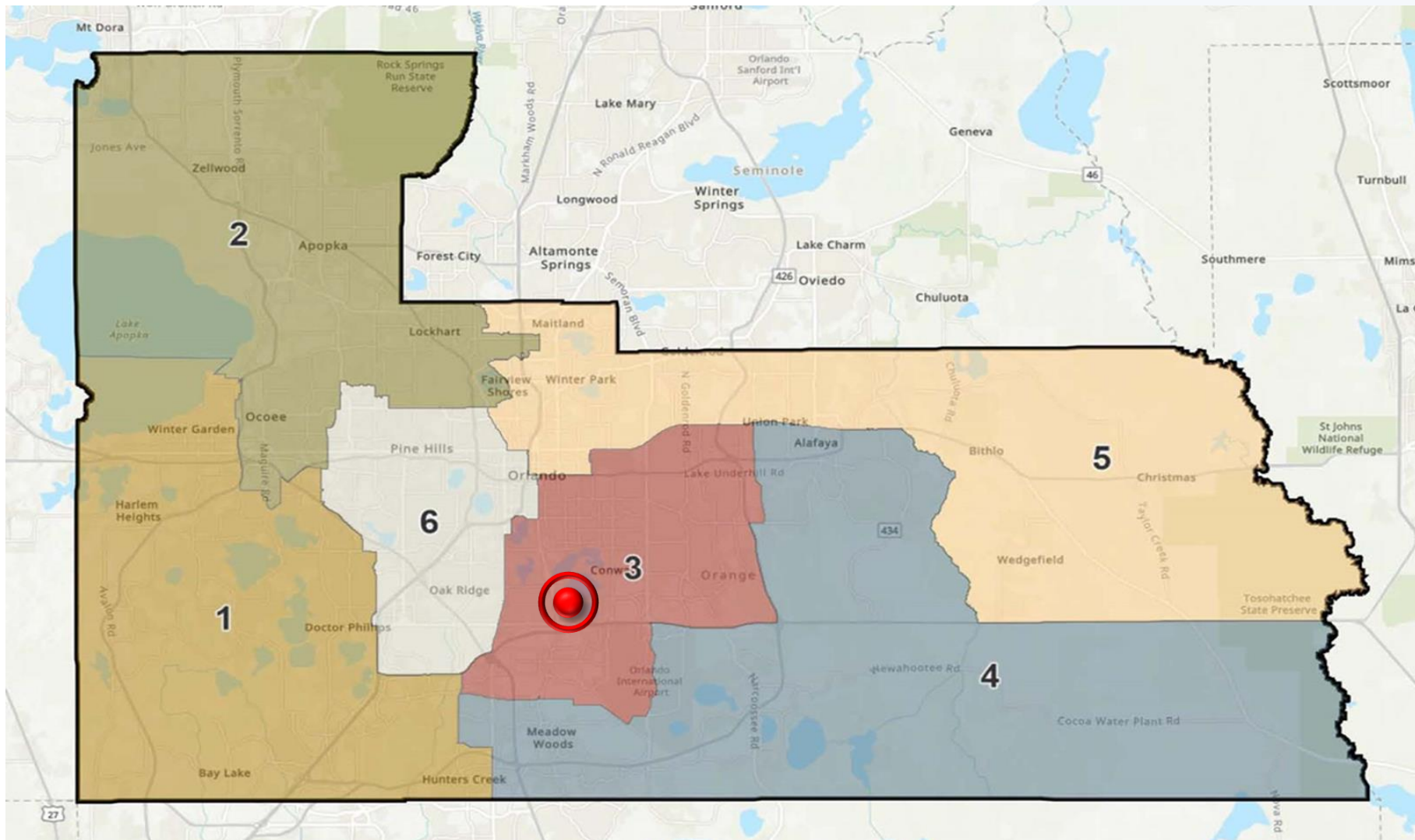
Location: 9256 1st Avenue; generally located north of 1st Street, west of 1st Avenue, east of S. Orange Avenue, and south of Pine Street.

Acreage: 0.20 acres

District: 3

Proposed Use: Flex Warehouse

DISTRICT MAP



FUTURE LAND USE

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[illegible]

ZONING – CURRENT

IND-2/IND-3

S ORANGE AV

C-3

C-3

R-T-1

1ST AV

C-3

R-1

2ND AV

1ST ST

C-3

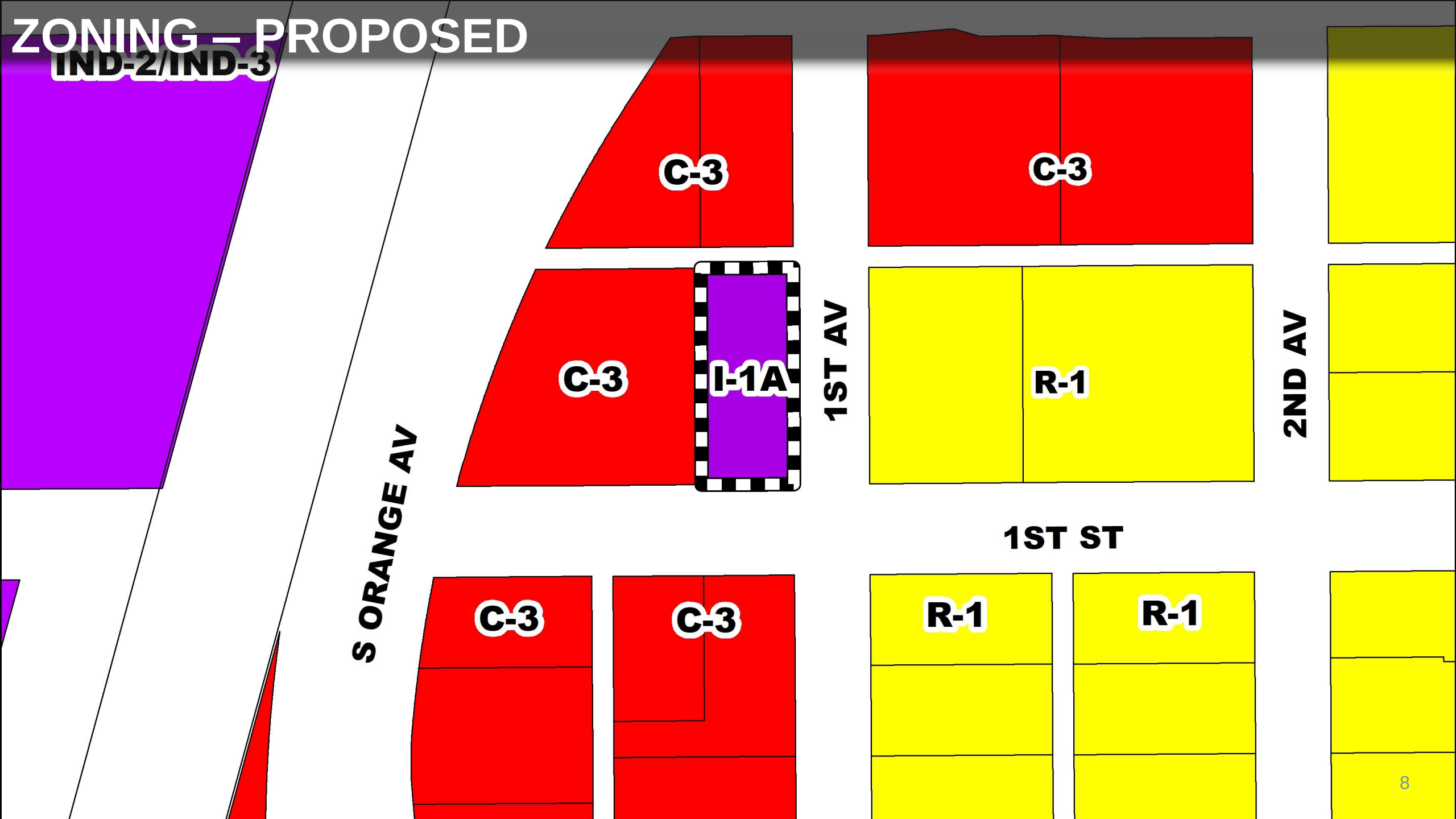
C-3

R-1

R-1

ZONING – PROPOSED

IND-2/IND-3



NORTH (Subject Property)





EAST

WEST



SOUTH



AERIAL

S ORANGE AV

1ST AV

2ND AV

1ST ST



Community Meeting Summary

February 16th June 22nd

- 9 & 16 residents in attendance
- Concerns:
 - Incompatibility
 - Small lot size
 - Semi-truck traffic
 - Preference for residential

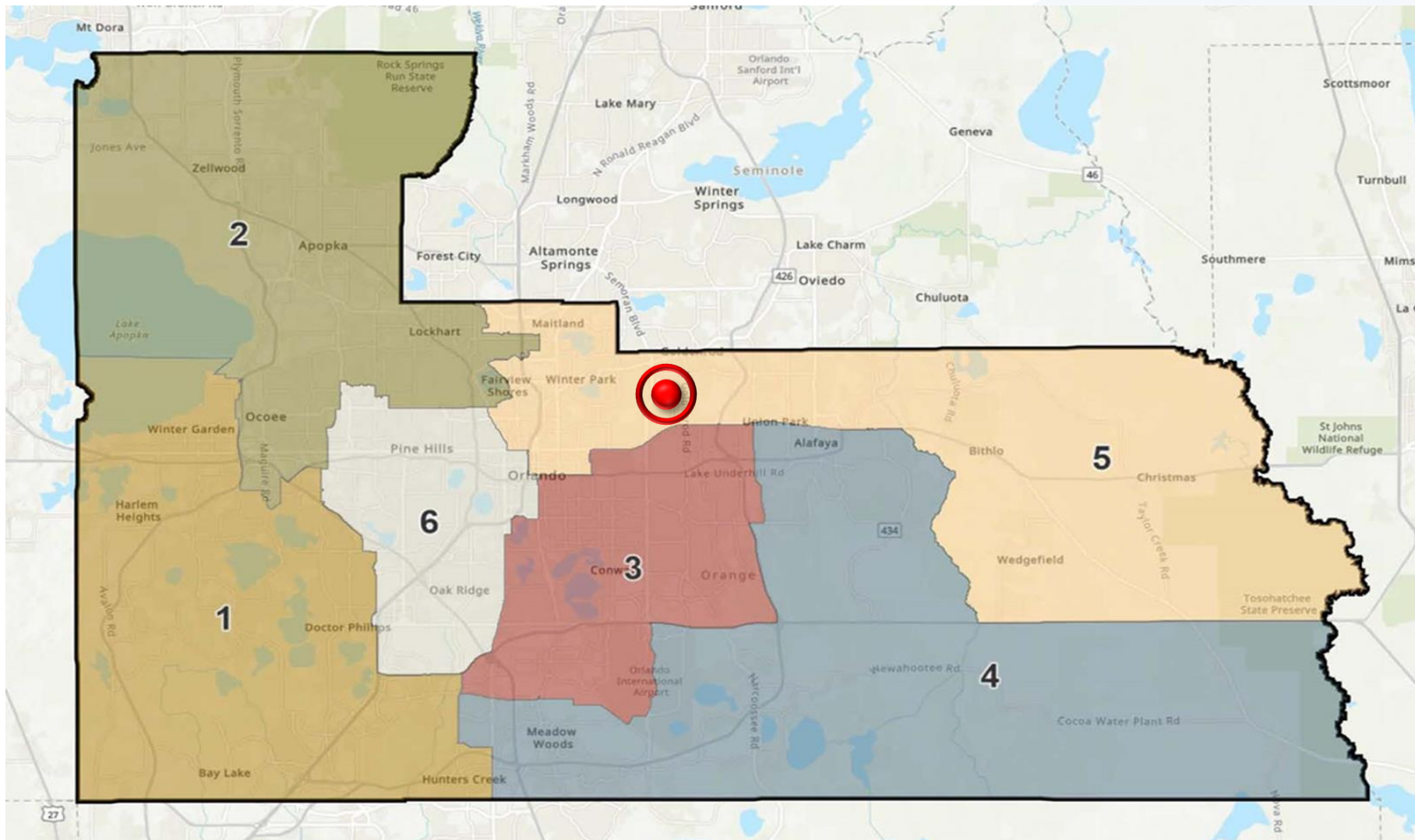
Recommendation - Approve

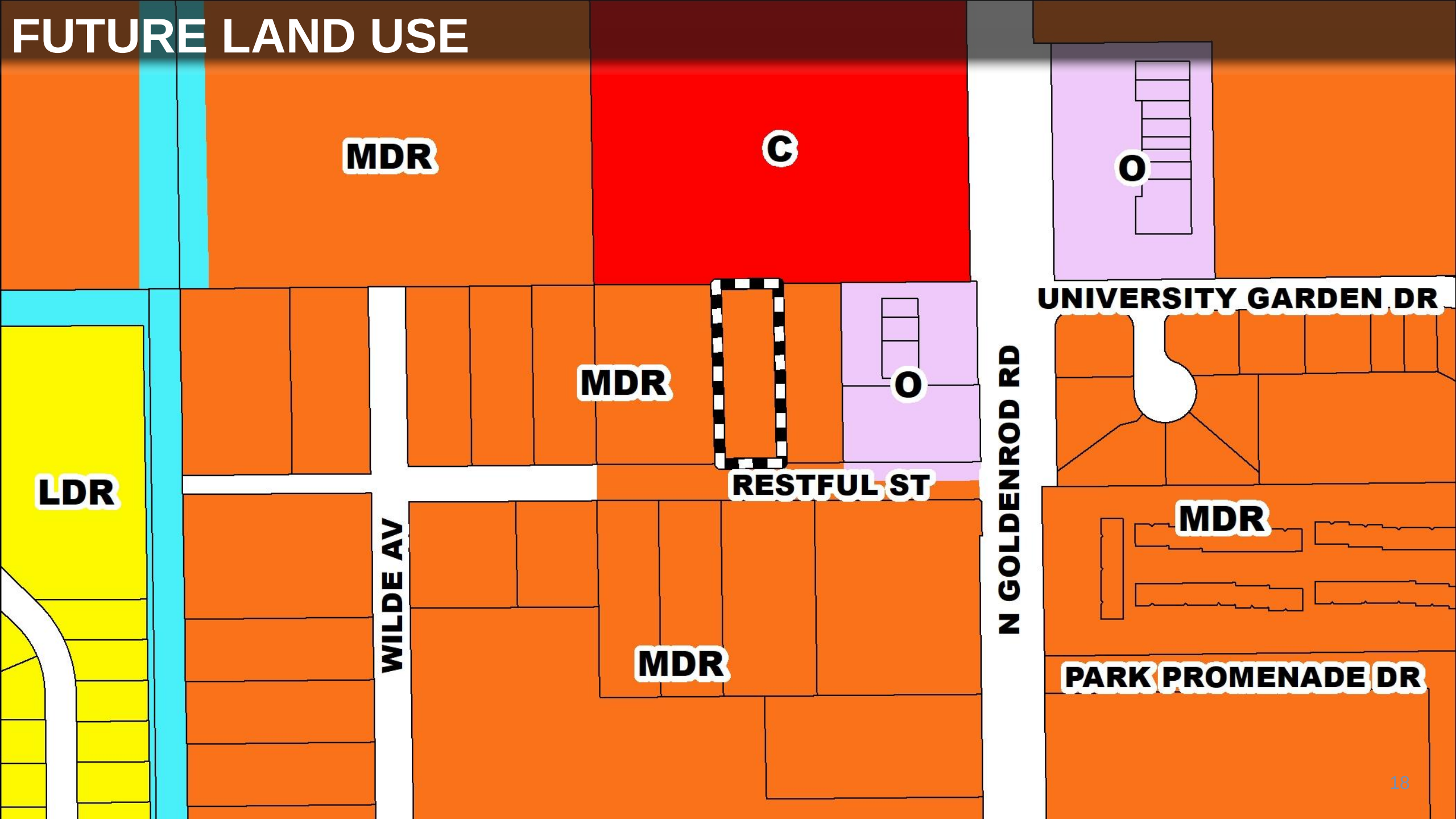
- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested I-1A (Restricted Industrial District) zoning.**

RZ-26-03-016

Case:	RZ-26-03-016
Applicant:	Sam Sebaali, Thomas and Hutton Engineering Company
From:	A-2 (Farmland Rural District)
To:	R-2 Restricted (Residential District)
Location:	7449 Restful Street; generally located north of Restful Street, south of University Boulevard, east of Wilde Avenue, and west of N. Goldenrod Road.
Acreage:	0.66-acre
District:	5
Proposed Use:	Duplex (Two Dwelling Units)

DISTRICT MAP





FUTURE LAND USE

MDR

C

O

MDR

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LDR

RESTFUL ST

WILDE AV

N GOLDENROD RD

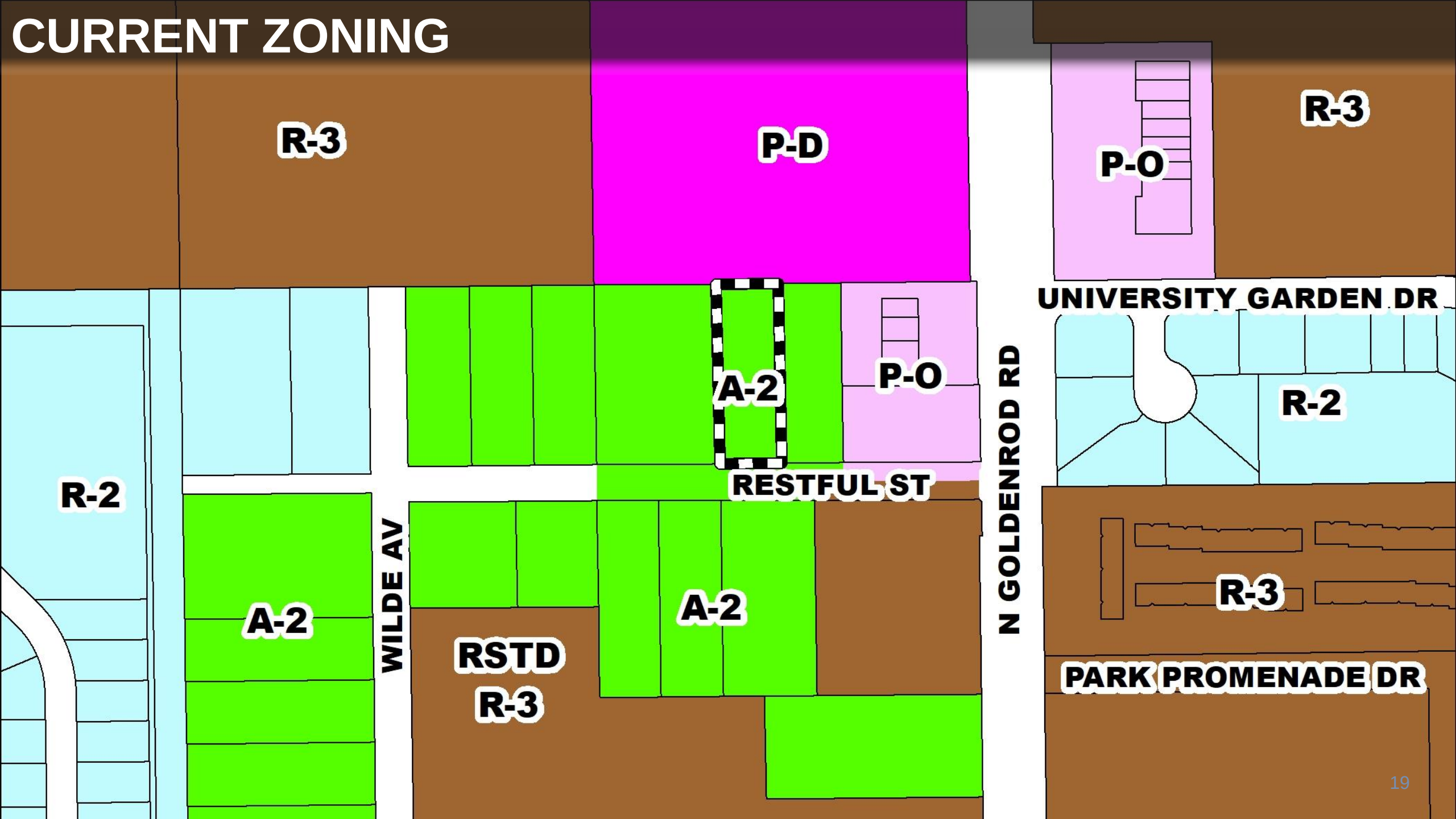
UNIVERSITY GARDEN DR

MDR

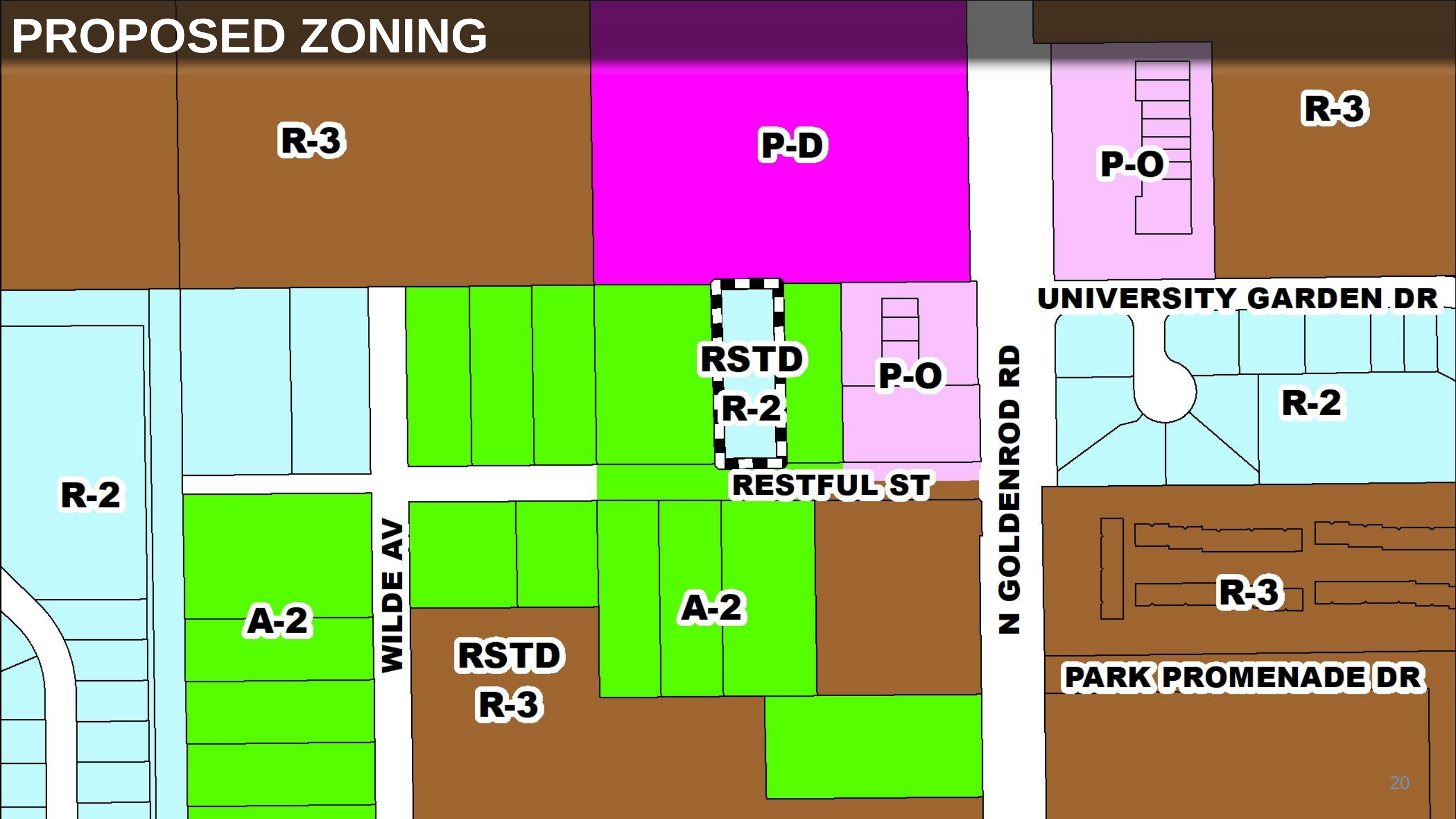
MDR

PARK PROMENADE DR

CURRENT ZONING

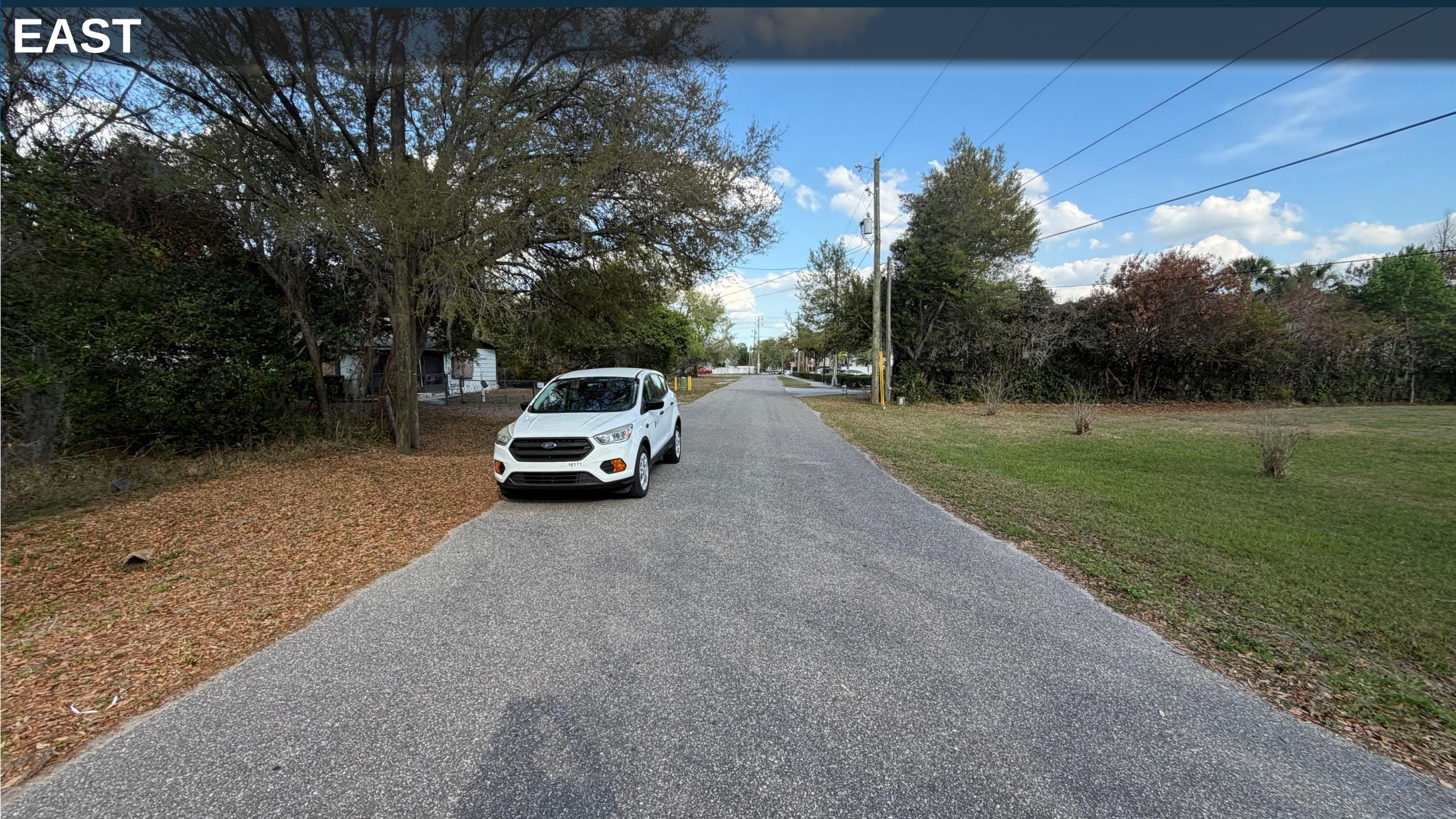


PROPOSED ZONING





NORTH (Subject Property)



EAST



WEST



SOUTH

AERIAL



RESTFUL ST

N GOLDENROD RD

UNIVERSITY GARDEN DR

PARK PROMENADE DR

WILDE AV

Community Meeting Summary

March 11th

- 7 residents in attendance
- Concerns:
 - Incompatibility
 - Unit size

Restrictions

1. Development shall be limited to two dwelling units; and,
2. The duplex building shall be designed as a single integrated structure. The structure shall present a unified architectural composition. The second dwelling unit shall be located to the rear of the first dwelling unit, resulting in a front-to-back building configuration.

PZC Recommendation - Approve

Make a finding of consistency with the Comprehensive Plan and APPROVE the R-2 Restricted (Residential District) zoning, subject to the following restrictions:

1. Development shall be limited to two dwelling units; and
2. The duplex building shall be designed as a single integrated structure. The structure shall present a unified architectural composition. The second dwelling unit shall be located to the rear of the first dwelling unit, resulting in a front-to-back building configuration.

RZ-26-01-038

Applicant: Nghia Nguyen

From: R-T-2 (Combination Mobile Home and Single-Family Dwelling District)

To: R-T-1 (Mobile Home Subdivision District)

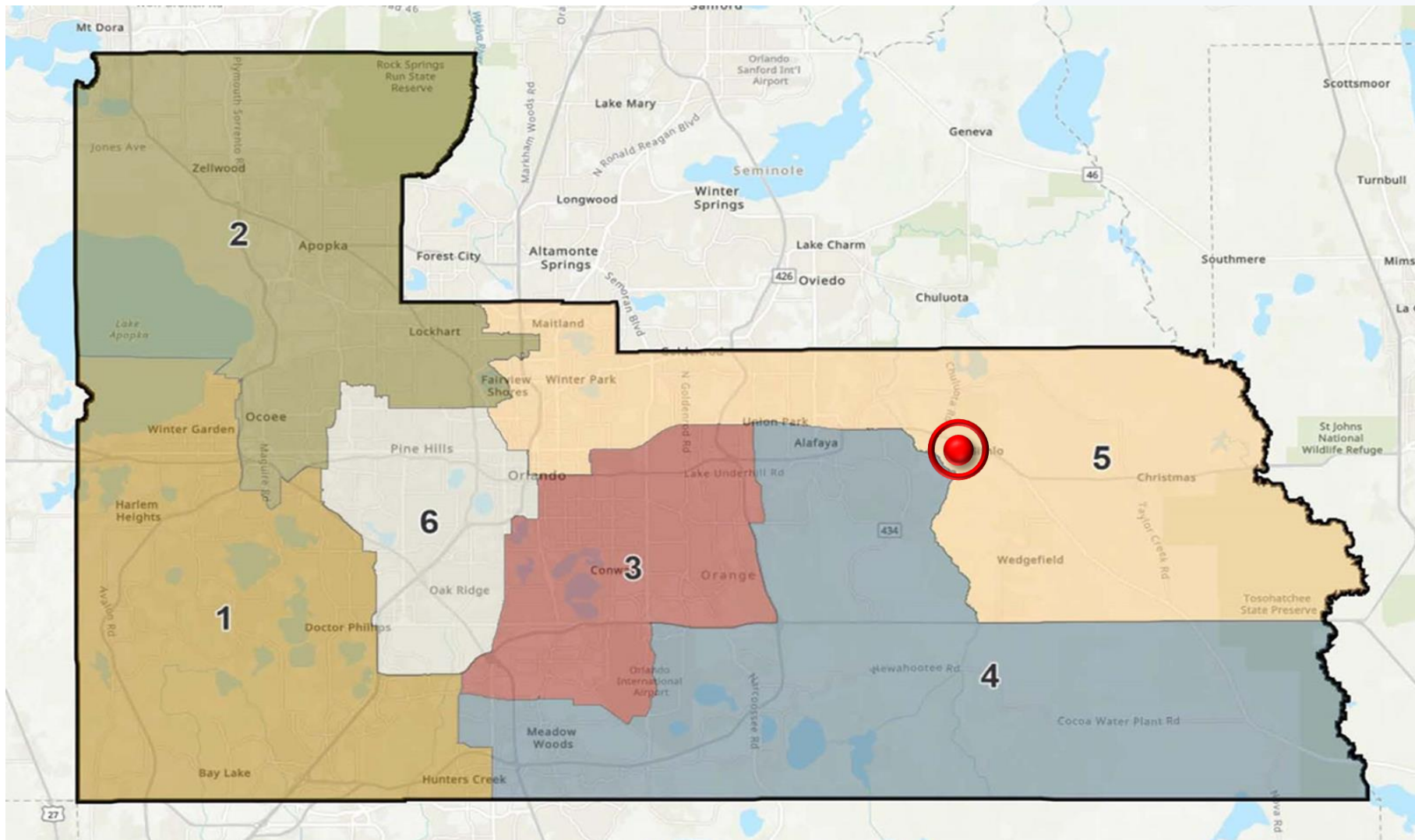
Location: 526 and 538 Shepard Road

Acreage: 0.62 gross acre

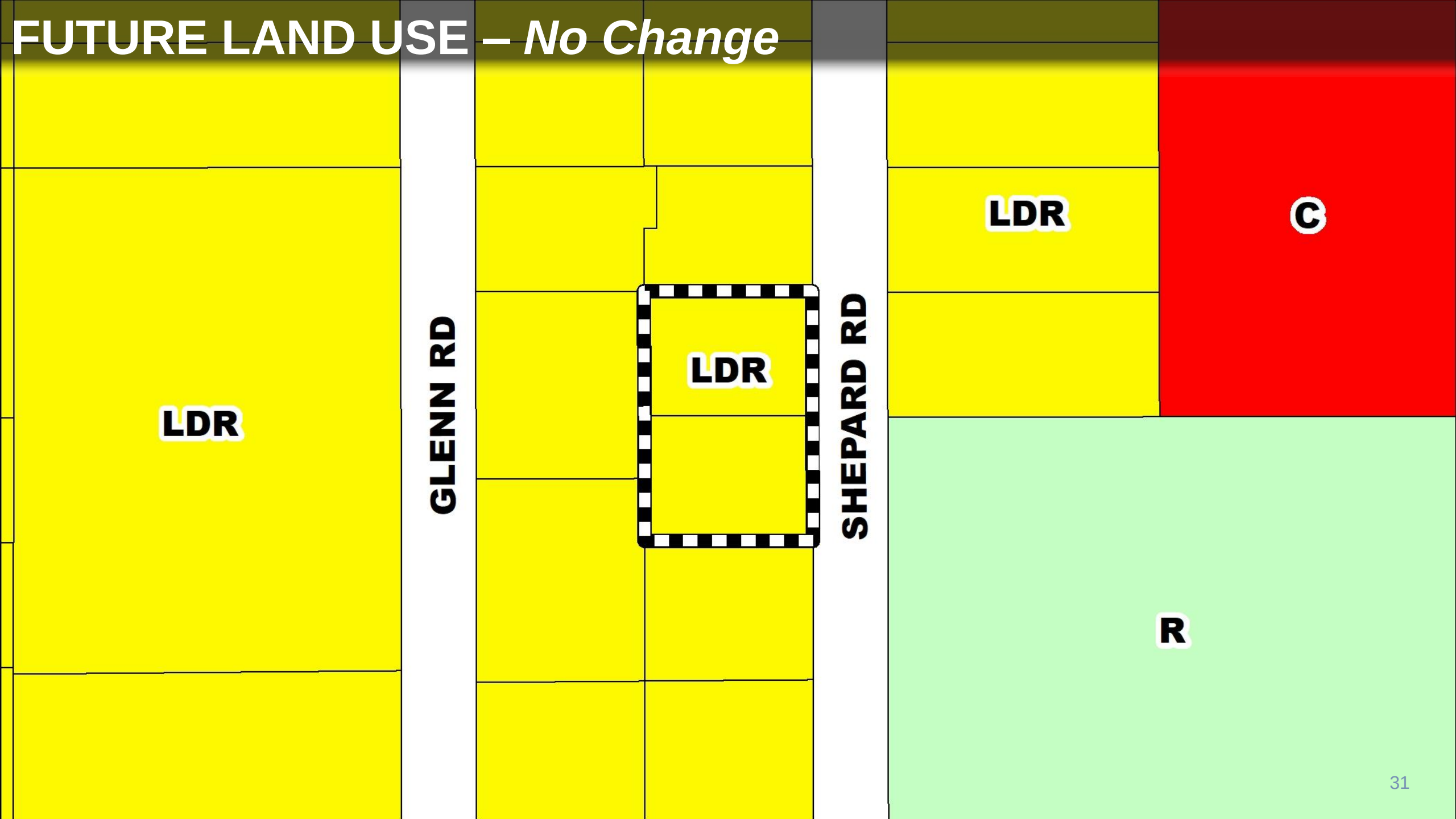
District: 5

Proposed Use: Two (2) Mobile Homes

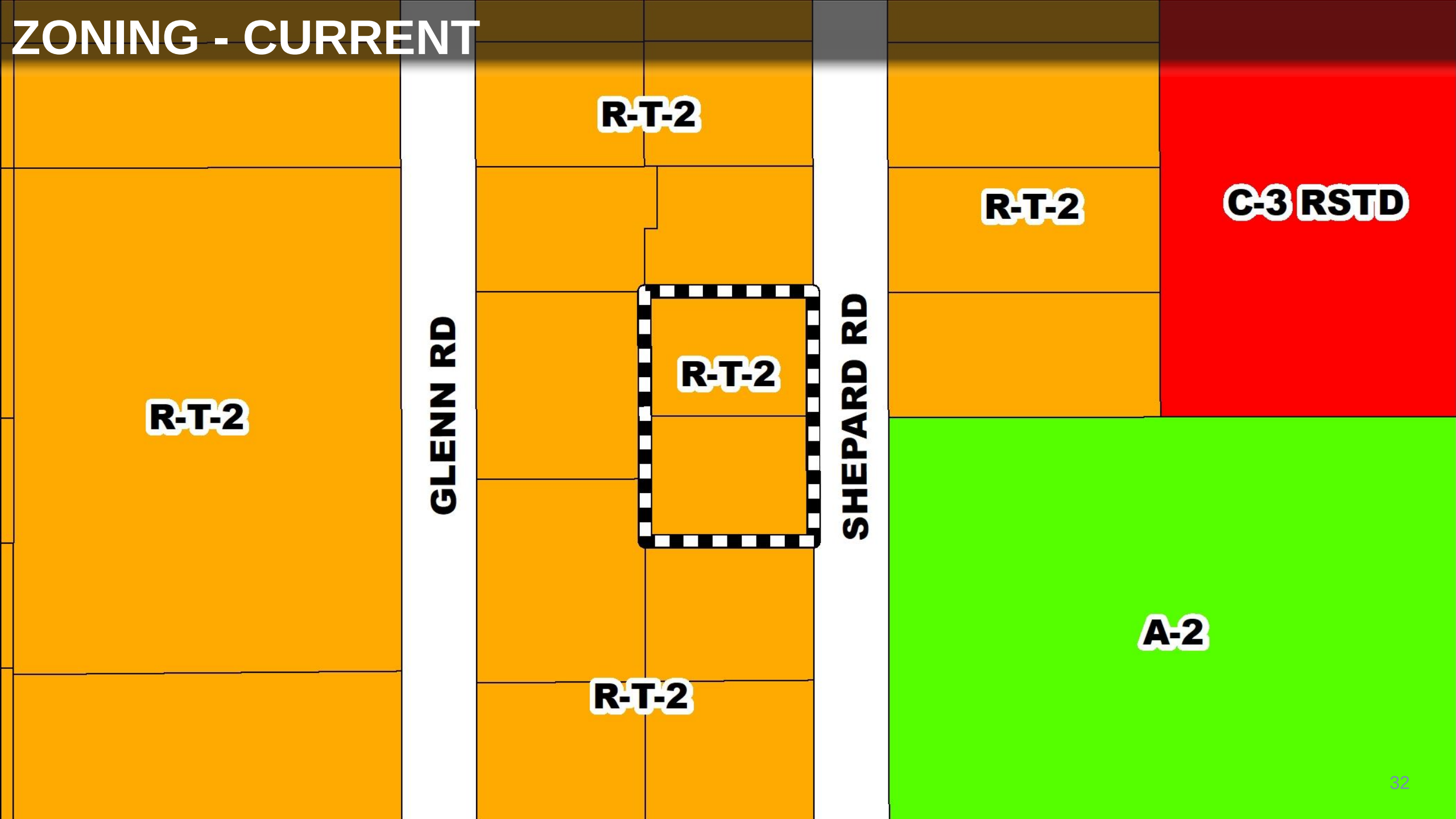
DISTRICT MAP



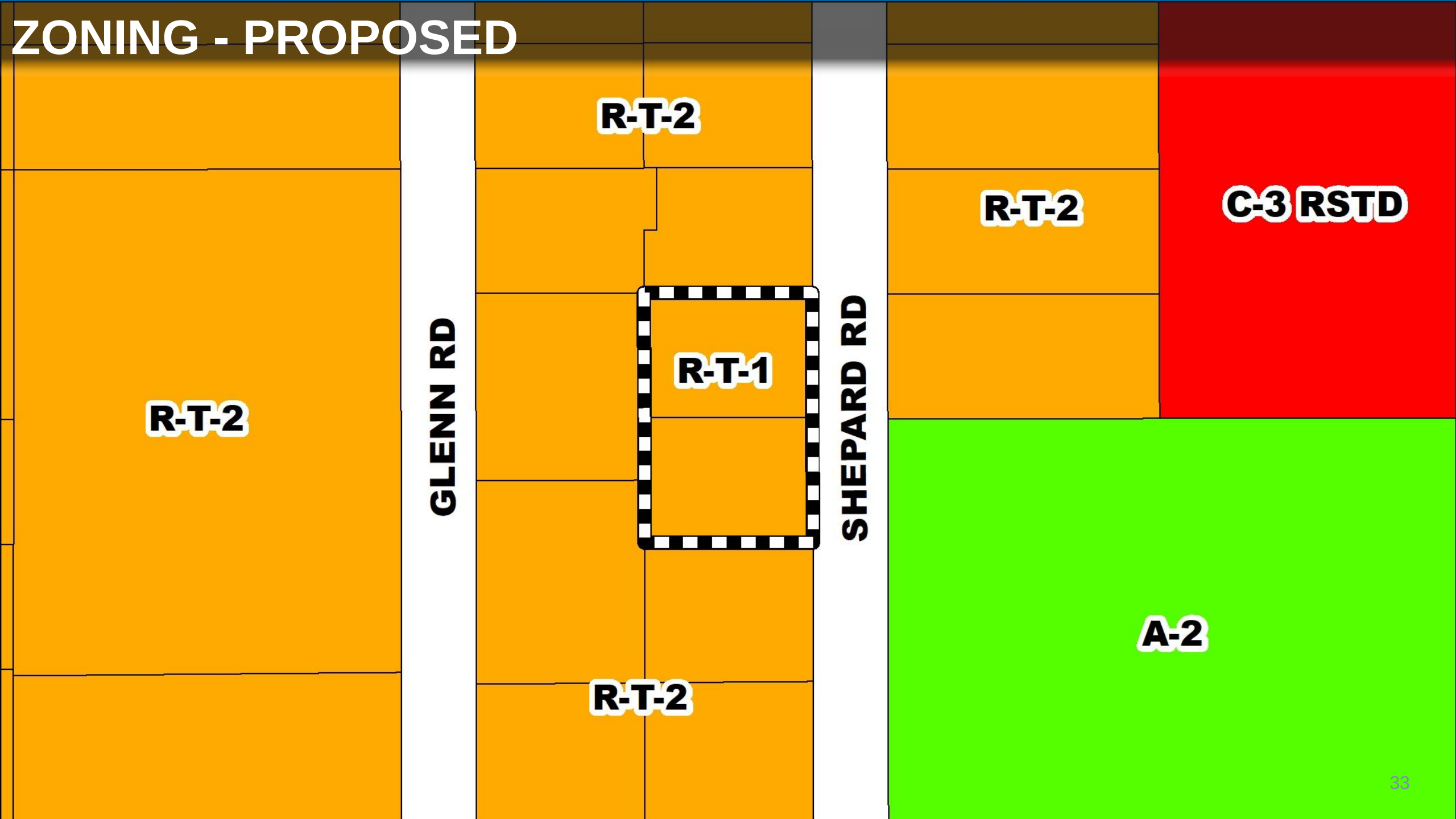
FUTURE LAND USE – *No Change*



ZONING - CURRENT



ZONING - PROPOSED



SOUTH





EAST

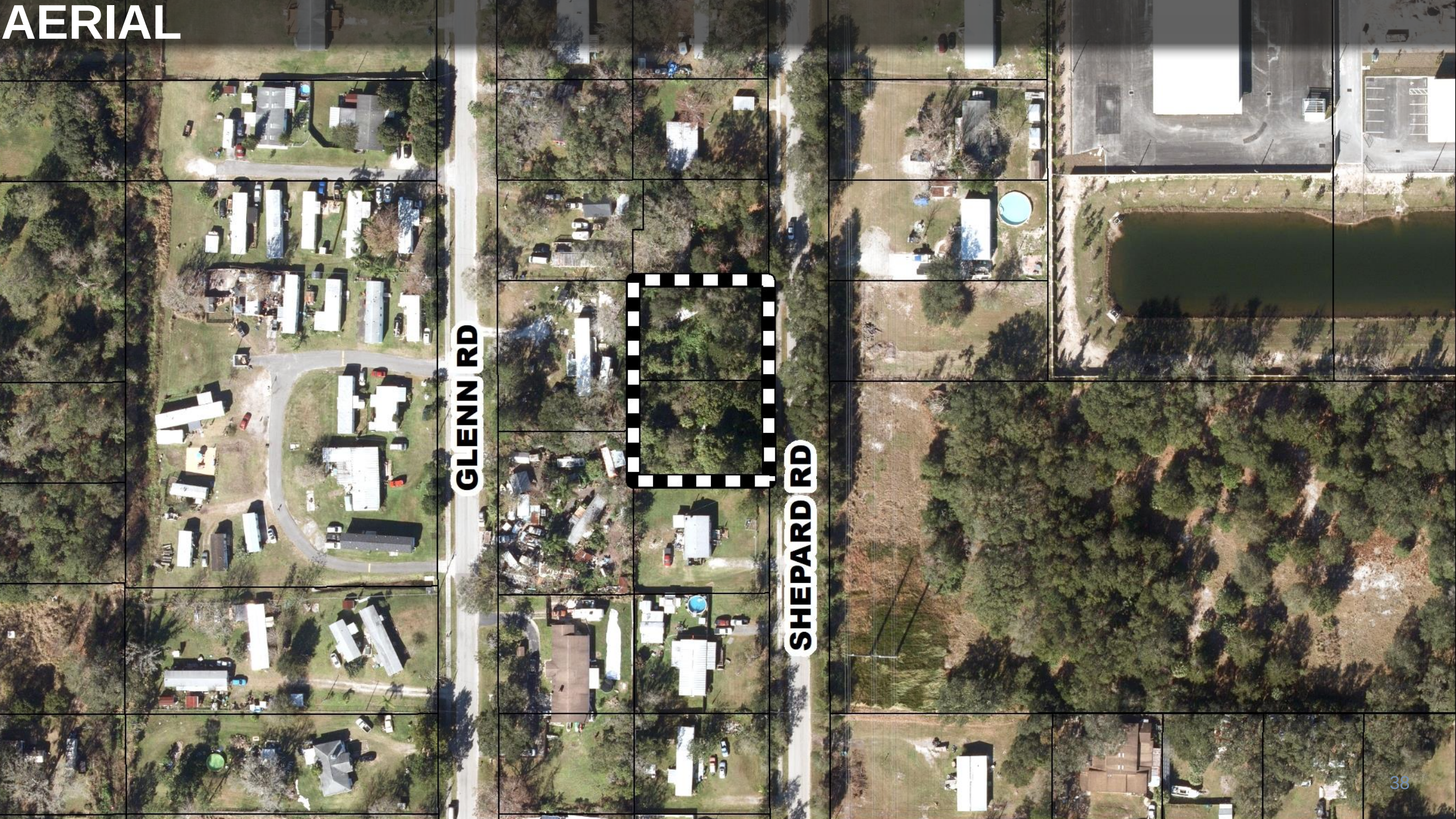
NORTH



WEST (Subject Property)



AERIAL



FISCAL IMPACT ADDENDUM

Analysis Tool

- Resolution Ordinance
 - “The results of the fiscal sustainability analysis are for informational purposes and are not a criteria for approval nor are intended to impose more restrictive or burdensome requirements on an applicant.”

Site Details	
Name:	526 and 538 Shepard Road Rezoning
Case #:	RZ-26-01-038
Addresses:	526 SHEPARD RD, 538 SHEPARD RD
Proposal Details	
Acres:	0.62
Single Family Units:	2
Value Per SF:	\$88.41
Totals	
Per Acre Revenue:	\$8.4K
Per Acre Cost:	\$10K
Annual Net Fiscal Impact:	-\$1K
Annual Impact per Acre:	-\$1.6K

Annual Fiscal Impact

Proposal Annual Estimate

Category	Item	Value
Site Characteristics	Taxes	\$1.3K
	\$0.5K Cha...	\$0.5K
	Intergov Revenue	\$0.9K
	Permits & Fees	\$0.8K
	Misc Revenue	\$1.9K
Net Position	Public Safety	-\$1.2K
	Culture & Economy	-\$1K
	General Gov Services	-\$2.5K
	Infrastructure	-\$1.6K
	Net Position	-\$6.2K
Net Position		-\$1K

Revenues			Costs	
Property Tax	\$1.3K	\$1.2K	Public Safety	
Sales Tax	\$0K	\$1K	Culture & Economy	
Charges for Service	\$0.5K	\$2.5K	General Government Services	
Intergovernmental Revenue	\$0.9K	\$1.2K	Road Costs	
Permits & Fees	\$0.8K	\$0.1K	Stormwater Costs	
Misc Revenue	\$1.9K	\$0.3K	Water & Sewer Costs	
	-\$1K	Net Fiscal Position		

Community Meeting Summary

January 22nd

- 5 residents in attendance
- Concerns:
 - Incompatibility
 - Property Values

Recommendation - APPROVE

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-T-1 (Mobile Home Subdivision District) zoning.**