

Public Hearing

May 19, 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 South Orange Avenue, and south of Pine Street.

Acreage: 0.20 acres

District: 3

Proposed Use: Warehouse storage building

Continuance Request

- **Continue to June 30, 2026, Board hearing at 2 p.m.**

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 acres

District: 5

Proposed Use: One Single-Family Dwelling Unit

Continuance Request

Continue to June 30, 2026, Board hearing at 2 p.m.

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)

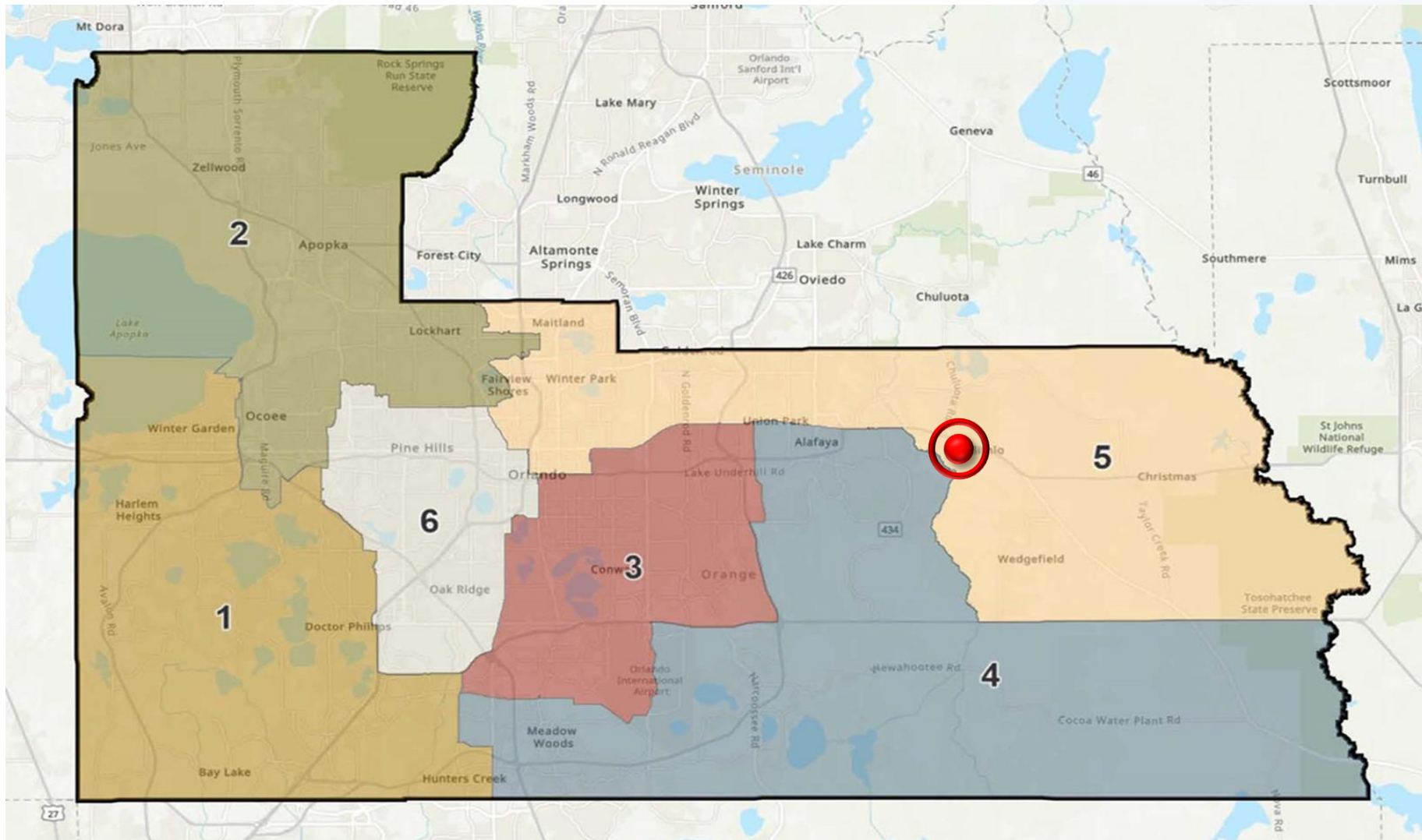
Location: 526 and 538 Shepard Road

Acreage: 0.62 gross acre

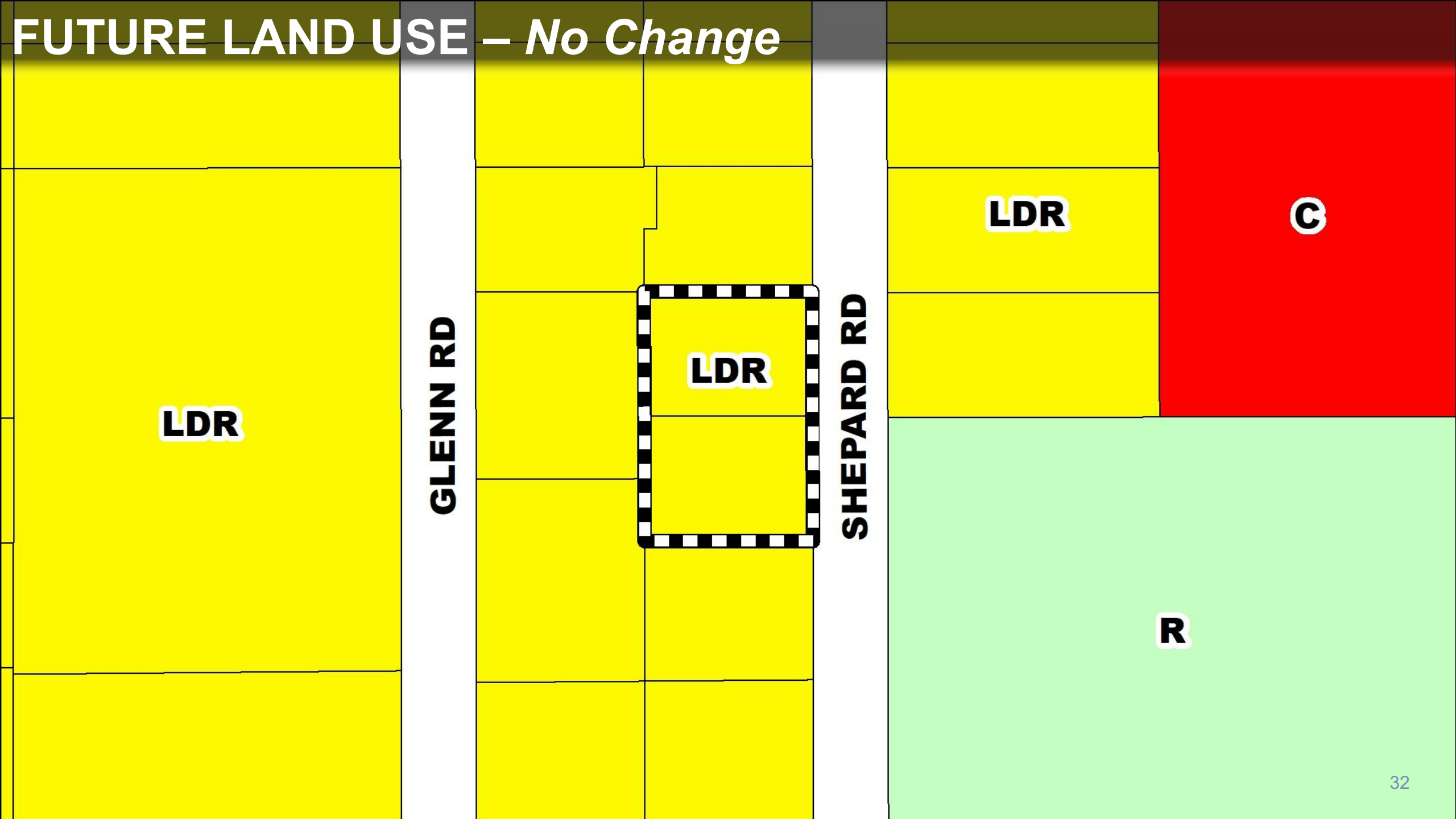
District: 5

Proposed Use: Two (2) Mobile Homes

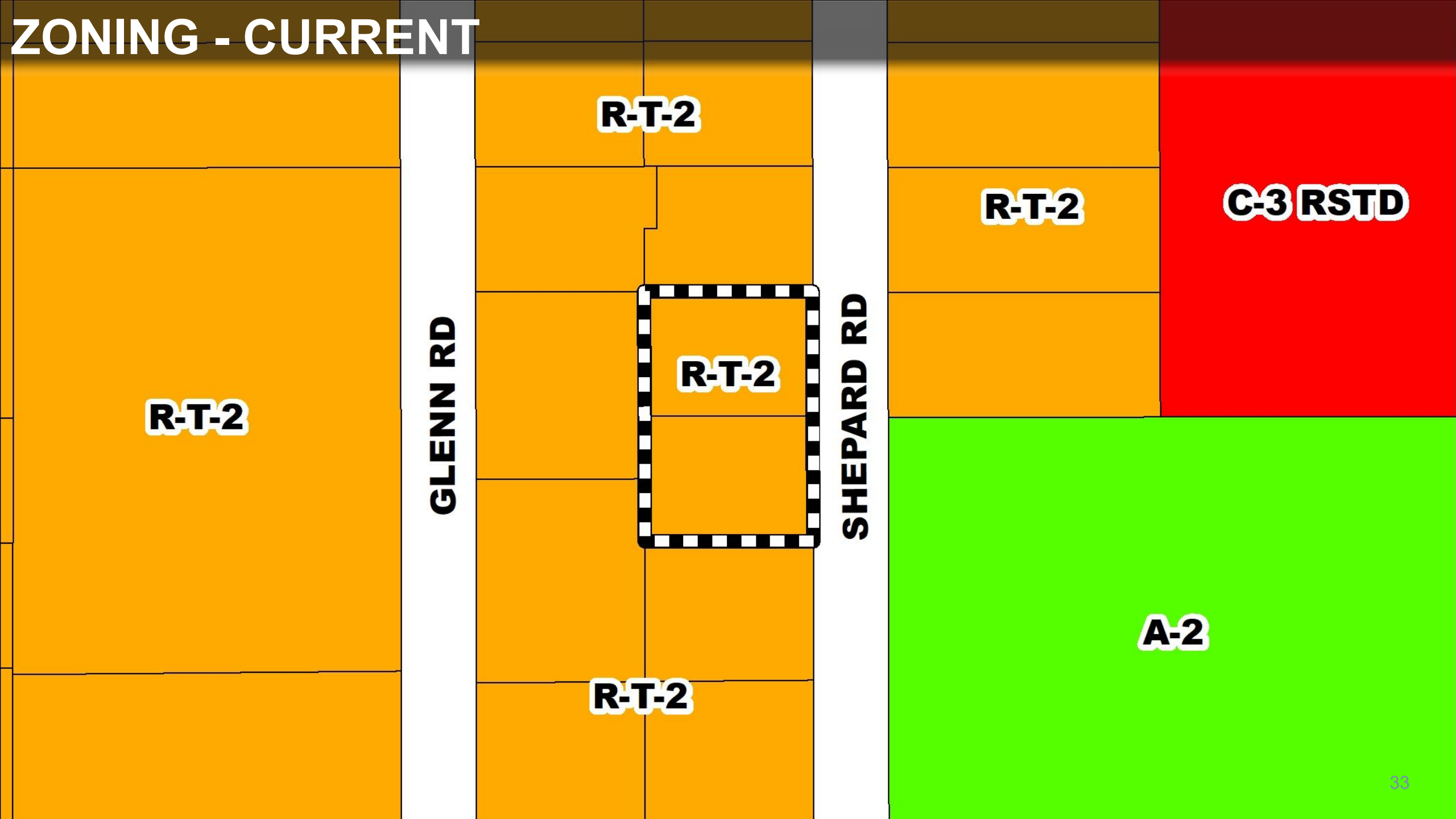
DISTRICT MAP



FUTURE LAND USE – *No Change*



ZONING - CURRENT



R-T-2

GLENN RD

R-T-2

R-T-2

SHEPARD RD

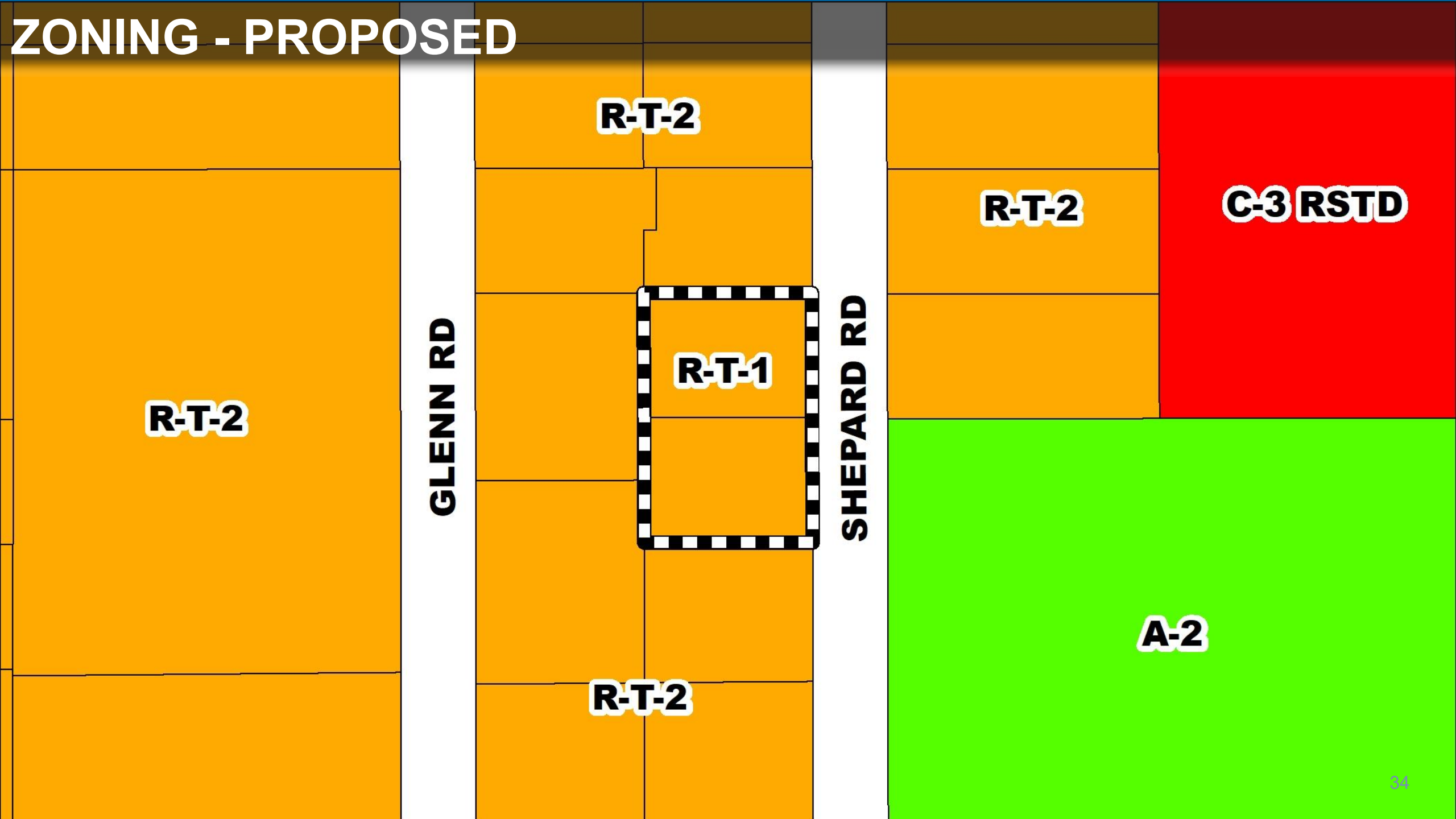
R-T-2

C-3 RSTD

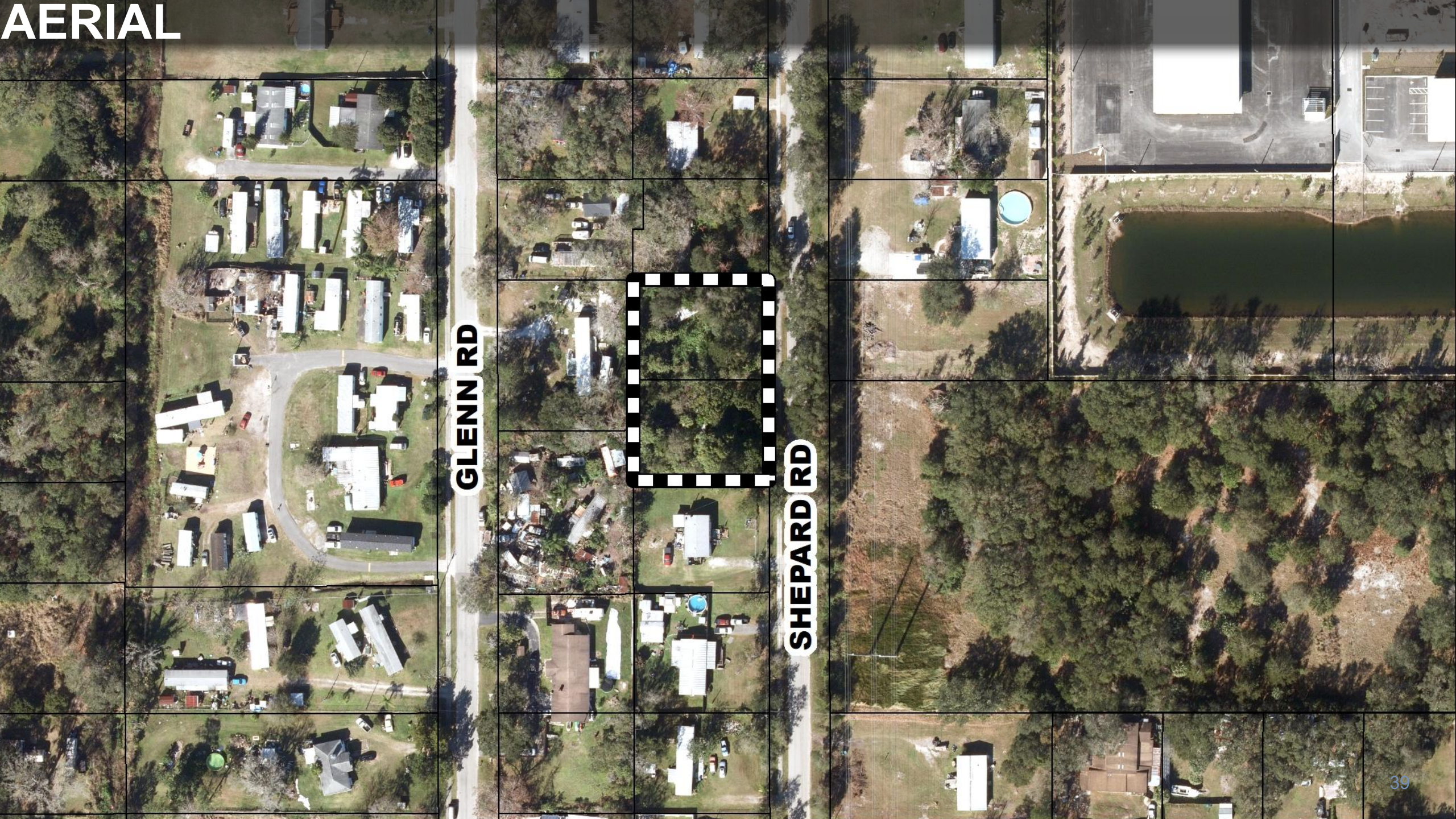
A-2

R-T-2

ZONING - PROPOSED



AERIAL



GLENN RD

SHEPARD RD

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

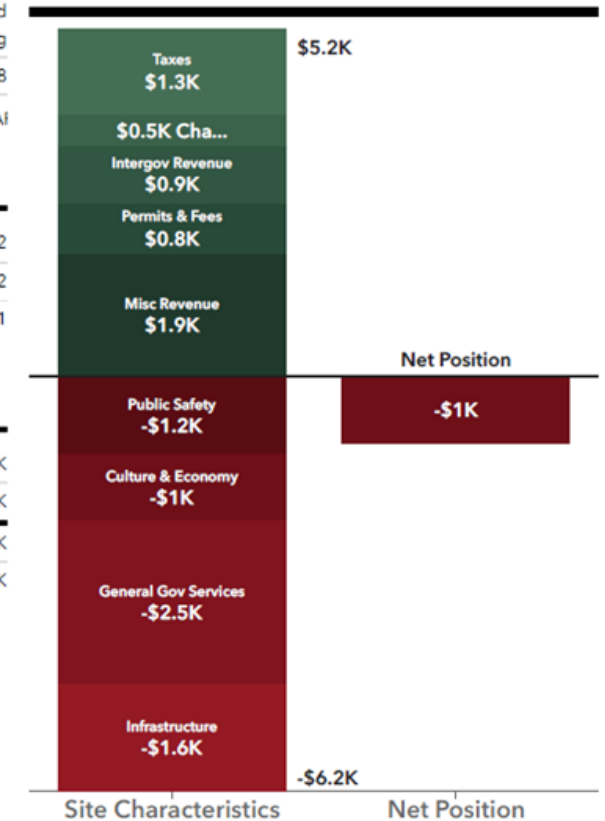
Proposal Details

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



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

FISCAL IMPACT ADDENDUM

Summary

- The fiscal tool estimates a negative net fiscal impact of \$1,000 for the proposed use.
- On average, single-family residences in the County have a negative net fiscal impact.
- This project does not require new infrastructure construction.
- Nearby parcels with positive net fiscal impacts, including commercial development on E. Colonial Drive, may fiscally balance the neighborhood.

Site Details

Name: 526 and 538 Shepard Road
Rezoning
Case #: RZ-26-01-038
Addresses: 526 SHEPARD RD, 538 SHEPARD RD

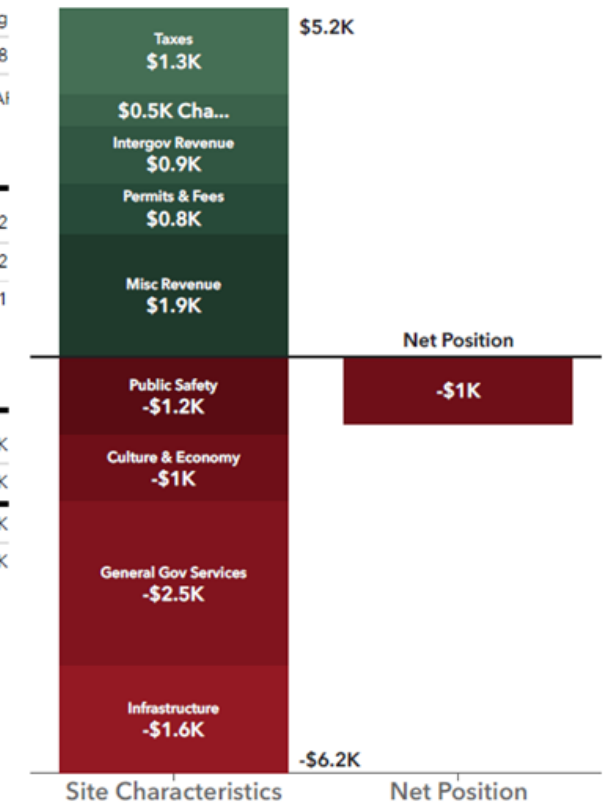
Proposal Details

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



| 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.**