

Received on February 18, 2026

Deadline: March 10, 2026

Publish: March 15, 2026



Interoffice Memorandum

DATE: February 18, 2026

TO: Jennifer Lara-Klimetz, Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on April 7, 2026 Agenda
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Rezoning

APPLICANT: Sam Sebaali, Thomas and Hutton

AMENDMENTS: SS-25-12-029; Low Density Residential (LDR) to
Low-Medium Density Residential (LMDR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** RZ-25-12-029; R-1 (Single-Family Dwelling District)
to R-2 (Residential District)

DISTRICT #: 2

GENERAL LOCATION: 4823 Beggs Road

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:** 5 minutes

HEARING CONTROVERSIAL: No

**HEARING REQUIRED BY
FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange
County Code Chapter 30

**ADVERTISING
REQUIREMENTS:** At least 15 days before the BCC public hearing date,
publish an advertisement in the Legal
Notices section of The Orlando Sentinel describing
the particular request, the general location of the
subject property, and the date, time, and place when
the BCC public hearing will be held.

ADVERTISING TIMEFRAMES: At least ten (10) days prior to public hearings for
Comprehensive Plan Amendments. At least fifteen
(15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS
TO BE NOTIFIED:** At least 10 days before the BCC public hearing date,
send notices of BCC public hearing by U.S. mail to
owners of property within 300 feet of the subject
property and beyond.

SPANISH CONTACT PERSON: Para más información en español acerca de estas
reuniones públicas o de cambios por ser efectuados,
favor de llamar a la División de Planificación, al 407-
836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:
To change the Future Land Use designation from Low Density Residential (LDR) to Low-
Medium Density Residential (LMDR) to allow up to 46 single-family attached dwelling units
(townhome units).

ADVERTISING LANGUAGE FOR REZONING:
To change the zoning from R-1 (Single-Family Dwelling District) to R-2 (Residential
Dwelling District). The R-1 district allows for development on minimum 50 foot wide lots
and 5,000 square feet size lots. R-2 allows development consisting of duplexes, triplexes,
and townhomes. The applicant is proposing 46 townhome units.

ADVERTISING LANGUAGE FOR ORDINANCE:
An Ordinance pertaining to Comprehensive Planning in Orange County, Florida;
Amending the Orange County Comprehensive Plan, commonly known as the "2010-
2030 Comprehensive Plan," as amended, by adopting Small-Scale development
amendments pursuant to Section 163.3187, Florida Statutes; and providing effective
dates.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.

c: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

For any questions regarding this map,
please contact the Planning Division
at 407-836-5600

Location Map

Case #: SS-25-12-029 / RZ-25-12-029

4823 Beggs Road
Parcel #: 29-21-29-5384-00-931

