

**Small Scale Amendment and Rezoning Staff Report
Orange County Planning Division
BCC Hearing Date: April 7, 2026**

**CASE # SS-25-12-029
RZ-25-12-029**

Commission District: #2

GENERAL INFORMATION

APPLICANT: Sam Sebaali, P.E., Thomas & Hutton Engineering Co.

OWNER: BTC Properties LLC

FLUM REQUEST: **Low Density Residential (LDR) to
Low-Medium Density Residential (LMDR)**

ZONING REQUEST: **R-1 (Single-Family Dwelling District) to
R-2 Restricted (Residential District)**

LOCATION: 4823 Beggs Road; generally located on the north side of Beggs Road, west of Whisper Place, and east of Albania Avenue

PARCEL ID NUMBER: 29-21-29-5384-00-931

SIZE/ ACREAGE: 6.83 gross acres / 6.28 net developable acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred ninety-nine (299) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: A community meeting for this requested amendment and rezoning was held Wednesday, January 7, 2026, in the Riverside Elementary School media center. A second community meeting is scheduled for Monday, March 23, 2026, at 6:00 p.m. in the Riverside Elementary School media center.

PROPOSED USE: Up to forty-six (46) fee simple single-family attached dwelling units (townhomes), with impacts to 0.55 acre of Class III surface waters (an onsite pond)

STAFF RECOMMENDATIONS

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation.

Rezoning

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

1. Development of the subject property shall be limited to a maximum of forty-six (46) fee simple single-family attached (townhome) units.
2. In accordance with Open Space Element Policy OS1.3.6 of the Comprehensive Plan, a minimum of thirty-five percent (35%) permanently-protected open space shall be provided, due to the subject property's location within the Wekiva Study Area and the Urban Service Area. This open space shall meet the standards established in Open Space Element Objective OS1.3 and its related policies.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant, Sam Sebaali, representing BTC Properties LLC, is seeking to change the Future Land Use Map (FLUM) designation of the 6.83-acre subject property, formerly the site of a single-family home, from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR). In conjunction with this requested amendment, the applicant is proposing to rezone the property from R-1 (Single-Family Dwelling District) to R-2 Restricted (Residential District). If the FLUM Amendment and rezoning petitions are granted, it is the property owner's intent to develop the site for a residential subdivision with up to forty-six (46) fee simple attached dwelling units (townhomes).

The subject property is located within the County's Urban Service Area and lies within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. The site is comprised of 6.28 upland acres and 0.55 acre of Class III surface waters (an onsite pond), delineated via Orange County Conservation Area Determination CAD-21-07-159, issued October 19, 2021, with an expiration date of October 19, 2026.

The subject property has possessed its R-1 zoning classification since October 7, 1957, and received its LDR FLUM designation, with a maximum allowable density of four (4) dwelling units per net developable acre, via the July 1, 1991, adoption of the Orange County Comprehensive Plan. The single-family home that previously occupied the site was demolished on August 23, 2012, and the parcel has remained vacant since that date.

On December 13, 2022, the Orange County Board of County Commissioners (BCC) approved the Sable Village Preliminary Subdivision Plan (PSP-21-09-276) to allow for the construction of 24 single-family detached homes and related recreational amenities on the subject property. In conjunction with the approval of PSP-21-09-276, the Orange County Environmental Protection Division issued Conservation Area Impact (CAI) Permit CAI-21-12-078, authorizing impacts to the 0.55 acre of Class III surface waters, with required mitigation entailing the purchase of 0.23 state general mitigation bank credits from the Wekiva River Mitigation Bank. This permit, issued March 11, 2022, expires March 11, 2027.

The unit count for the Sable Village project was subsequently reduced from 24 to 23 via the Orange County Development Review Committee's (DRC's) February 28, 2024, approval of Change Determination Request CDR-23-09-283, a non-substantial change to

PSP-21-09-276. However, a subdivision construction plan based on this revised unit count was not submitted for County review within one year of the Change Determination Request's approval, resulting in the expiration of the PSP.

At this time, the applicant is requesting to change the housing product type from single-family detached residential to single-family attached, with up to 46 fee simple townhomes and associated recreational amenities proposed. To achieve this unit count, the applicant is seeking approval of the LMDR FLUM designation, with a maximum allowable density of ten (10) dwelling units per net acre, with intended impacts to the 0.55 acre of onsite surface waters, in accordance with Conservation Area Impact Permit CAI-21-12-078. In conjunction with the proposed FLUM Amendment, the applicant is seeking a corresponding rezoning from R-1 to R-2 Restricted, as townhomes are not a permitted use in the R-1 zoning district. Development of the full 6.83 acres under the LMDR FLUM designation would yield a maximum of 68 dwelling units. The applicant, however, is proposing a cap of 46 dwelling units. Based on the applicant's representation, staff is recommending the addition of a rezoning restriction stating, "Development of the subject property shall be limited to a maximum of forty-six (46) fee simple single-family attached (townhome) units".

Staff notes that due to the subject property's location within the Wekiva Study Area and the Urban Service Area, a minimum of 35% permanently-protected open space shall be provided within the project boundary, as mandated by **Open Space Element Policy OS1.3.6 E.1**. This open space shall meet the standards established in **Open Space Element Objective OS1.3** and its related policies, including **Policy OS1.3.2**, which defines the concept of open space within the Wekiva Study Area and establishes the criteria for fulfilling the minimum open space requirement. To help ensure that the project meets the intent of **Objective OS1.3**, which states that Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area, staff recommends a second rezoning restriction that reads, "In accordance with Open Space Element Policy OS1.3.6 of the Comprehensive Plan, a minimum of thirty-five percent (35%) permanently-protected open space shall be provided, due to the subject property's location within the Wekiva Study Area and the Urban Service Area. This open space shall meet the standards established in Open Space Element Objective OS1.3 and its related policies."

Consistency

If approved, the LMDR FLUM designation and R-2 Restricted zoning classification would allow for the consideration of up to ten (10) dwelling units per net acre, which can take the form of single-family detached or attached homes. As noted above, the proposed developer is seeking to develop up to 46 fee simple townhomes and related recreational amenities on the 6.83-acre subject property, situated within the County's Urban Service Area, that has been vacant for nearly 14 years.

As illustrated on the aerial map, the subject property is located in an area characterized by suburban residential development and religious insitutional uses. While the neighboring residences are primarily single-family detached homes—including those in the Windridge subdivision that surrounds the property to the west, north, and east, and the metes and bounds parcels lying directly south of the parcel—other housing types are present in close proximity to the site. The Hidden Woods subdivision to the immediate southwest is comprised of a mix of single-family detached homes and duplexes. Duplexes are also located approximately 250 feet south of the subject property, along Mott Avenue.

The Beggs Pointe Assisted Living Facility, which provides care for up to 16 senior residents and offers assisted living, memory care, and specialized medical services, is situated approximately 350 feet east of the site. As shown on the future land use and zoning maps in this report, many of the lots east of the subject property possess the LDR FLUM designation and R-1 zoning classification. However, those to the west have the same LMDR FLUM designation and R-2 zoning classification requested by the applicant.

Staff views the subject property as an infill site within the County's Urban Service Area. Staff finds the proposed FLUM amendment and associated rezoning petition consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development that promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. This request is also consistent with **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

Additionally, staff finds the requested FLUM Amendment and rezoning consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The redevelopment of the subject property for up to 46 fee simple townhome units is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs.

Staff further finds the two applications consistent with Future Land Use Element Policy FLU1.1.5, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The proposal also meets the intent of Housing Element Policy H1.3.8, which establishes that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists. The redevelopment of the subject property for up to 46 fee simple townhomes would use infrastructure that is either planned or already in place. Per Orange County Utilities (OCU), potable water and wastewater service will be provided by OCU, with connection points to be established during Final Engineering/Construction Plan permitting. Furthermore, these homes would utilize the existing area transportation network, which serves pedestrians and bicyclists, in addition to automobile drivers. Sidewalks are in place along both sides of the abutting segment of Beggs Road, and a network of sidewalks extends through the surrounding neighborhood to help ensure the safety of pedestrians and bicyclists. Lastly, with respect to public schools, the applicant's School Capacity Determination—OC-26-003, issued by Orange County Public Schools (OCPS) January 28, 2026—states that capacity is presently available at the elementary school (Lockhart Elementary), middle school (Lockhart Middle), and high school (Wekiva High) expected to serve the proposed townhome community.

Land Use Compatibility

The proposed LMDR FLUM designation and R-2 Restricted zoning classification would allow for development that appears to be **compatible** with the character of the surrounding area and would not adversely impact adjacent properties.

Future Land Use Element Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with existing development and development trends in the area. However, **Policy FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project, and its function in the broader community, as well its contribution toward the Goals and Objectives of the Comprehensive Plan. Although the subject property is bounded by single-family detached homes to the north, east, south, and west, other housing types are present in the immediate vicinity of the site, as noted above, and supporting infrastructure is in place to accommodate the proposed townhome development.

The required provision of a minimum 35% permanently-protected open space within the project boundary, in accordance with **Open Space Element Objective OS1.3** and its related policies, would further help ensure compatibility with neighboring single-family detached homes. The development of the site for up to 46 fee simple townhomes would add to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Future Land Use Element Policy FLU1.1.1**. Staff believes that the construction of townhomes on an infill property within the Urban Service Area would further the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing additional housing opportunities for the County's citizens, diversifying the available housing stock, and efficiently using existing and planned infrastructure, while simultaneously helping to protect the Wekiva Springshed and its natural resources through the provision of permanently-preserved open space. Staff, therefore, recommends adoption of this requested amendment and the associated rezoning petition, subject to the two restrictions listed in this report.

Site Analysis

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a Joint Planning Area.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Environmental

The subject property is located in the Wekiva Study Area.

Comprehensive Plan (CP) Consistency

Approval of the requested future land use change to Low-Medium Density Residential (LMDR) and a concurrent rezoning to R-2 Restricted (Residential District), subject to the two staff-recommended restrictions, would allow for the development of a townhome subdivision that staff views as **consistent** with the following Comprehensive Plan provisions:

Future Land Use Element

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU2.1 – INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

OBJ FLU8.2 – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU8.2.1 – Future land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.11 – Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

Open Space Element

OBJ OS1.3 – Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area

OS1.3.2 – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Ordinance area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement.

A. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and

active recreation areas.

- B. Minimum required open space may include permeable stormwater management areas using Best Management Practices.
- C. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement.
- D. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

OS1.3.6 For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004, and as may be amended. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats. \

All areas shown as High Recharge Areas identified in the Data and Analysis of this element on Map 4 (aka Figure WSA-3) shall be recognizable by the presence of Type "A" Hydrologic Soil Group identifying the most effective recharge areas.

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps.

To maximize open space and preserve the natural environment within the Wekiva Study Area, all development shall conform to the following requirements:

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms.

The following policies describe areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

E. Residential land uses in the Urban Service Area and Northwest Growth Center (not in a Rural Settlement).

Within the Urban Service Area and Northwest Growth Center in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

- 1) Development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;
- 2) Development with an overall size greater than 100 acres – open space shall be 50% or greater.

Housing Element

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

H1.3.8 – In order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

SITE DATA

Existing Use

Vacant land

Adjacent	FLUM	Zoning
North	Low Density Residential (LDR)	R-1 (Single-Family Dwelling District) (1957)
East	Low Density Residential (LDR)	R-1 (Single-Family Dwelling District) (1957)
West	Low-Medium Density Residential (LMDR)	R-2 (Residential District) (1957)
South	Low Density Residential (LDR)	R-1 (Single-Family Dwelling District) (1957)

Adjacent Land Uses

- N: Windridge (single-family residential subdivision)
- E: Windridge (single-family residential subdivision)
- W: Windridge (single-family residential subdivision)
- S: Single-family homes

R-2 (Residential District) Development Standards

One-Family Dwelling

Min. Lot Area: 4,500 sq. ft.
Min. Lot Width: 45 ft.
Max. Height: 35 ft.
Min. Living Area: 1,000 sq. ft.

Building Setbacks:

Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Two Dwelling Units

8,000 sq. ft. / 9,000 sq. ft.
Min. Lot Area:
Min. Lot Width: 80 ft. / 90 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. / 1,000 sq. ft.

Building Setbacks:

Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Three Dwelling Units

11,250 sq. ft.
Min. Lot Area:
Min. Lot Width: 85 ft. (attached units only)
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit

Building Setbacks:

Front: 20 ft.
Rear: 30 ft.
Side: 10 ft.
Side Street: 15 ft.

Four or More Dwelling Units

15,000 sq. ft.
Min. Lot Area:
Min. Lot Width: 85 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit

Building Setbacks:

Front: 20 ft.
Rear: 30 ft.
Side: 10 ft. (30 ft. where adjacent to single-family)
Side Street: 15 ft.

* These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.

Intent, Purpose, and Uses

The R-2 (Residential District) zoning district is composed of lands and structures used primarily for the construction of detached and attached single-family dwelling units, containing a maximum of four (4) units per building and associated residential uses.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Staff Comments

Environmental

Wekiva Study Area - This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations apply, but are not limited to, septic tank criteria, open space, stormwater treatment and conservation, and increased buffer widths. Please refer to Orange County Code Chapter 15 Environmental Control, Article XIII Wekiva River Protection.

Enhanced Septic Requirement Not Applicable - This site is located within the Wekiva Priority Focus Area, the Little Wekiva Canal Pollution Reduction Plan (PRP) Area, and the Wekiwa/Rock Springs & Wekiva River Basin Management Action Plan (BMAP) Areas. Installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems (OSTDS) is not applicable to this request, since development within this property is required to connect to the Orange County Utilities wastewater system.

Wetland Permitting - An Orange County Conservation Area Determination (CAD-21-07-159) was issued for this property on October 19, 2021, and expires on October 19, 2026. The CAD identified 0.55 acres of surface water within the subject property boundaries. An Orange County Conservation Area Impact Permit (CAI-21-12-078) was issued for the previously-approved Preliminary Subdivision Plan (PSP-21-09-276) on March 11, 2022. Please contact the Orange County Environmental Protection Division's Natural Resource Permitting staff at wetlandpermitting@ocfl.net for potential permit modification/extension options.

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation / Access

The applicant is requesting to change ~6.83 acres from Low Density Residential (LDR) to Low-Medium Density Residential. The subject property is located at 4823 Beggs Road. Analysis of the project trips under the currently-approved LDR Future Land Use Map (FLUM) designation versus the proposed LMDR FLUM designation indicates that the proposed development will result in a decrease of 1 pm peak trip and, therefore, will not impact the area roadways. The subject property is located on Beggs Road. Based on the

Concurrency Management System (CMS) database dated December 10, 2025, Orange Blossom Trail from John Young Parkway to Clarcona Ocoee Road and Maitland Boulevard from Orange Blossom Trail to Forest City Road currently operate over their capacities. All other roadway segments within the project impact area currently operate at an acceptable Level of Service, and capacity is available to be encumbered. This information is dated and is subject to change.

Roadway Capacity Analysis

A traffic study was not submitted with the application for review and comment. Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

Schools

Per School Capacity Determination OC-26-003, issued January 28, 2026, capacity is currently available at the elementary school (Lockhart Elementary), middle school (Lockhart Middle), and high school (Wekiva High) that are expected to serve the proposed townhome community. This determination expires July 27, 2026.

Parks and Recreation

Orange County Parks and Recreation has reviewed this request and did not comment on this case.

Code Enforcement

No open cases are associated with the property.

Utility Service Area (availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed Water: Orange County Utilities

Detailed Utility Information:

The subject property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas.

Potable Water: Development within this property will be required to connect to Orange County Utilities' water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are presently no reclaimed water mains in the vicinity of this property. Reclaimed water is considered not available. Connection, therefore, is not required.

Community Meeting Summary

A community meeting for this requested amendment and rezoning was held Wednesday, January 7, 2026, at Riverside Elementary School. Thirty (30) residents were in attendance with concerns for incompatibility with the surrounding single-family neighborhood, too many townhomes, renter-occupied units, stormwater management, and traffic.

A second community meeting will be held Monday, March 23, 2026, at 6:00 p.m. in the Riverside Elementary School media center. A synopsis of that meeting will be provided during the April 7, 2026, adoption public hearing before the Board of County Commissioners.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

**Planning and Zoning Commission (PZC) / Local Planning Agency (LPA)
Recommendation** – January 15, 2026

Future Land Use Map Amendment

Make a finding of inconsistency with the Comprehensive Plan and recommend **DO NOT ADOPT** the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation.

Rezoning

Make a finding of inconsistency with the Comprehensive Plan and recommend **DENIAL** of the requested R-2 Restricted (Residential District) zoning classification.

PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING SYNOPSIS

Chief Planner Jason Sorensen presented the staff report to the PZC/LPA with the recommendation that they make a finding of **consistency** with the Comprehensive Plan and recommend **ADOPTION** of the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation and **APPROVAL** of the requested R-2 Restricted (Residential District) zoning classification, subject to the two staff-recommended restrictions listed in the staff report.

The applicant, Sam Sebaali, was present and agreed with the staff recommendation. Eight members of the public appeared to speak in opposition to the proposed FLUM Amendment and rezoning. The opponents spoke of their desire to maintain the stability of the established residential neighborhood. They voiced concerns about the requested increase in density and the number and type of units proposed (46 townhomes vs. the previously-approved 23 single-family detached homes). Several opponents expressed their belief that the proposed two-story townhomes would be incompatible with neighboring single-family detached residential development that is predominantly one story in height. Others communicated their concern that the townhomes would be renter-occupied, rather than owner-occupied, with one speaker asserting that the occupation of the homes by renters could result in an increase in crime in the area.

Also discussed were traffic on area roads, potential secondary access to the site via Vanderlin Street to the west, and the safety concerns associated with the S-curve at Beggs Road and Mott Avenue. Several speakers noted that a three-way stop was previously proposed to help ensure safety at this curve but stated that a roundabout might be preferable. Others expressed further concerns about stormwater management and past flooding in the surrounding neighborhood. Opponents also voiced worries about the planned impact to the 0.55-acre onsite pond, potential negative impacts to wildlife, and the potential loss of two live oaks on the subject property estimated at over 100 years old.

The LPA Commissioners opposed to the requested amendment and rezoning voiced their belief that the density of the proposed project is too high for the area in question, even

with the minimum 35% Wekiva Study Area open space requirement. When asked about the possibility of lowering the requested density, Mr. Sebaali replied that a higher density is needed to allow the townhomes to be offered for sale at prices ranging from \$380,000 to \$400,000, given the costs of providing the required supporting infrastructure, including utility and transportation infrastructure. He asserted that the development of the previously-approved 23 single-family detached homes under the present LDR FLUM designation would result in prices in the \$1 million range—far greater than the 124 neighboring homes he studied, with estimated values between \$240,000 to \$250,000. Mr. Sebaali expressed his belief that homes at a \$1 million price point would not be marketable in this area of the County; however, townhomes in the more affordable \$380,000 to \$400,000 range would be and could have the effect of increasing the value of the existing surrounding homes.

In addition to the issue of increased density, several LPA Commissioners opposed to the request expressed concerns about the additional traffic 46 townhomes would generate and the resulting impact on area roads. Others voiced their worry that each townhome's single-car garage and a driveway designed to accommodate one additional vehicle would not provide sufficient parking for the neighborhood, given that many homes currently have two or three cars per residence, and that the problem would be exacerbated by visitors to the community.

Those in support of the project, however, noted that it would constitute infill development on a long-vacant site within the Urban Service Area and that it would provide additional housing (albeit not certified affordable housing) in the Lockhart community. Commissioner Gray refuted the earlier assertion that rentals within a community are associated with increased crime rates, noting that there is no research that proves this is true.

Commissioner Wiggins made a motion, seconded by Commissioner Arrington, to make a finding of inconsistency with the Comprehensive Plan and recommend **DO NOT ADOPT** the requested LMDR Future Land Use Map designation and to make a finding of inconsistency with the Comprehensive Plan and recommend **DENIAL** of the requested R-2 Restricted zoning classification. The motion carried by a vote of 5-3, with Commissioners Wiggins, Arrington, Holt, Evans, and Berrios Trinidad voting in favor of the motion and Commissioners Boers, Gray, and Rodriguez voting in opposition.

Motion / Second

George Wiggins / Michael Arrington

Voting in Favor

George Wiggins, Marjorie Holt, Camille Evans, Jorge Berrios Trinidad, and Michael Arrington

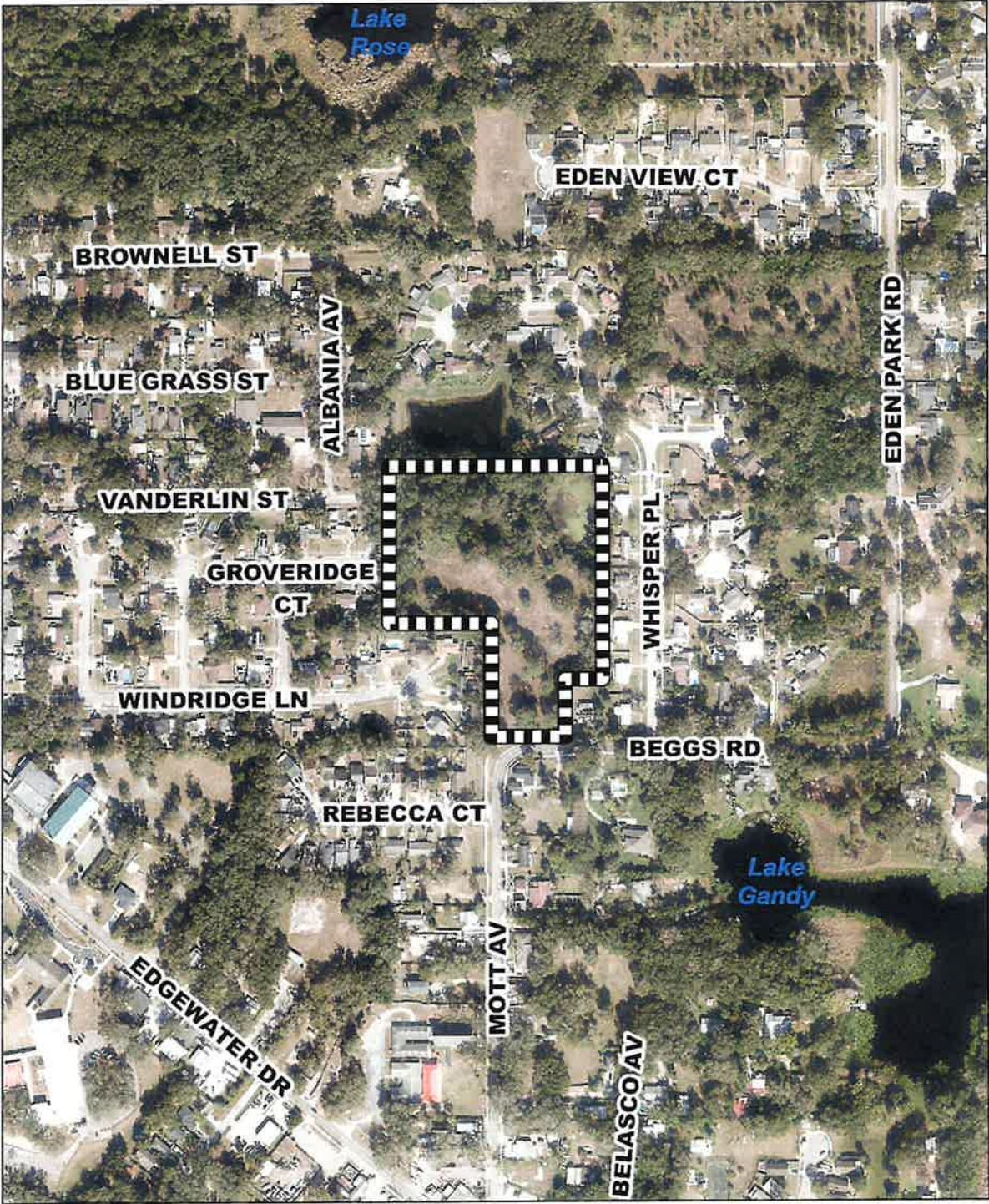
Voting in Opposition

David Boers, Eric Gray, and Giancarlo Rodriguez

Absent

Eddie Fernandez


SS-25-12-029 & RZ-25-12-029



 Subject Property

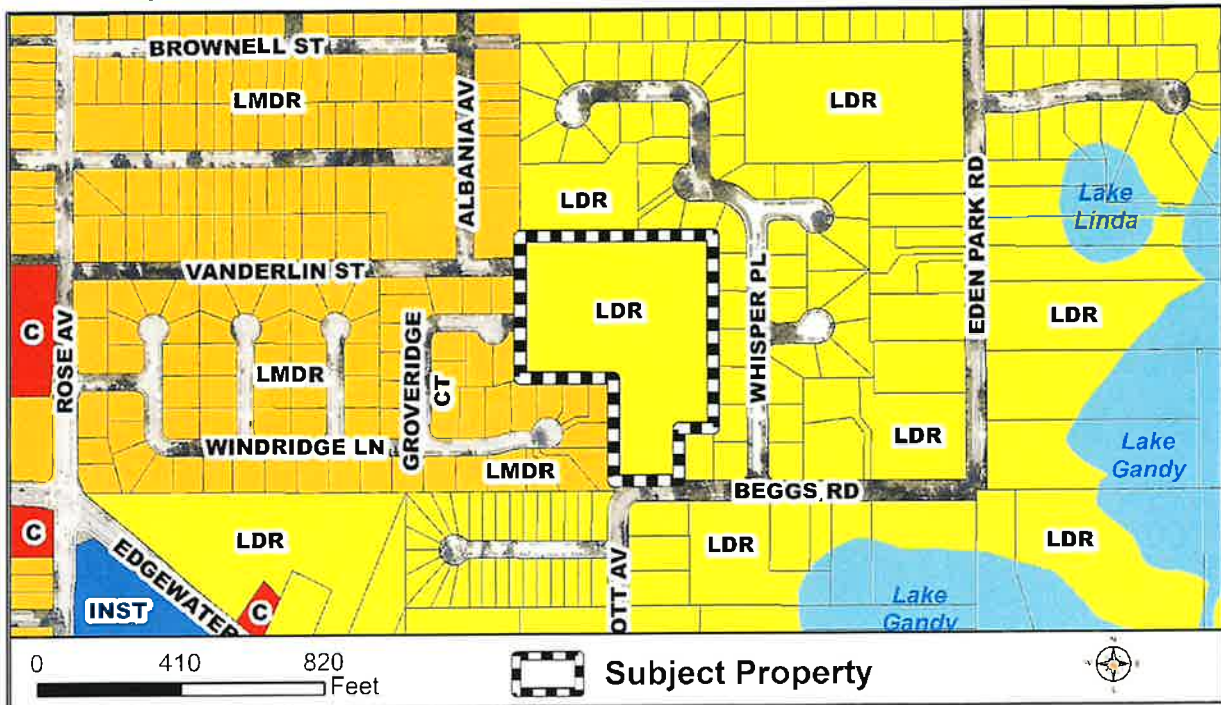


0 300 600 Feet

A horizontal scale bar with three segments, labeled 0, 300, and 600 Feet.

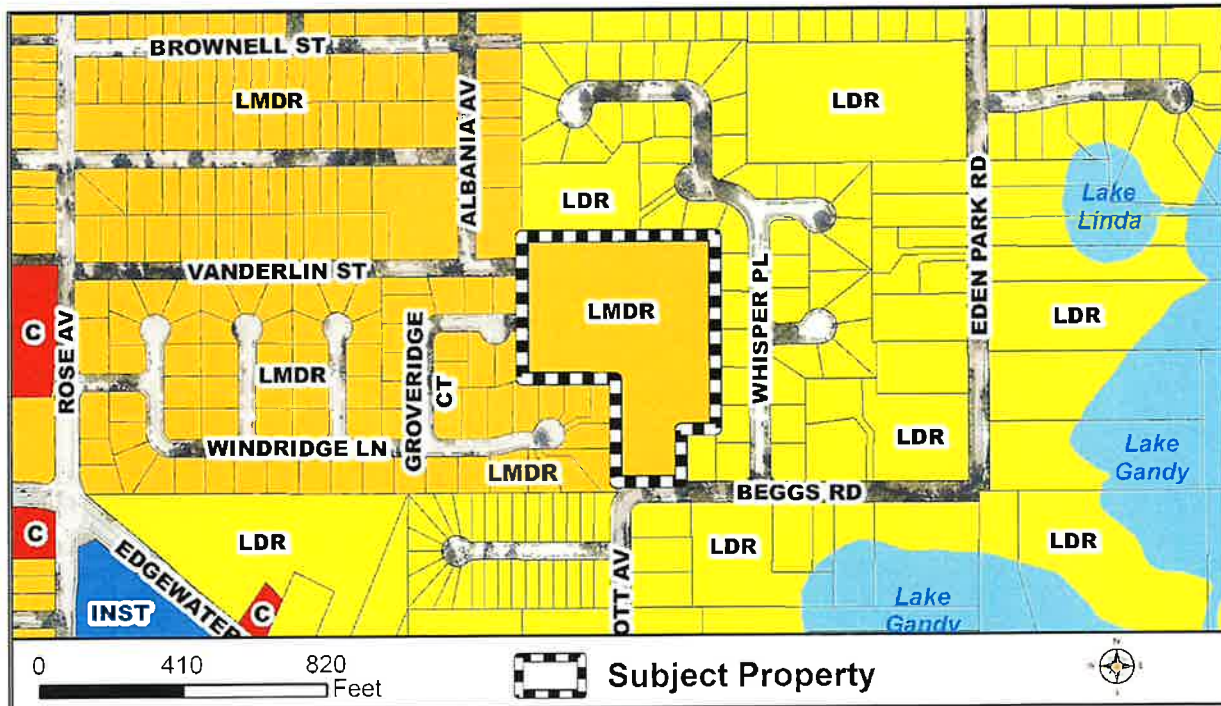
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



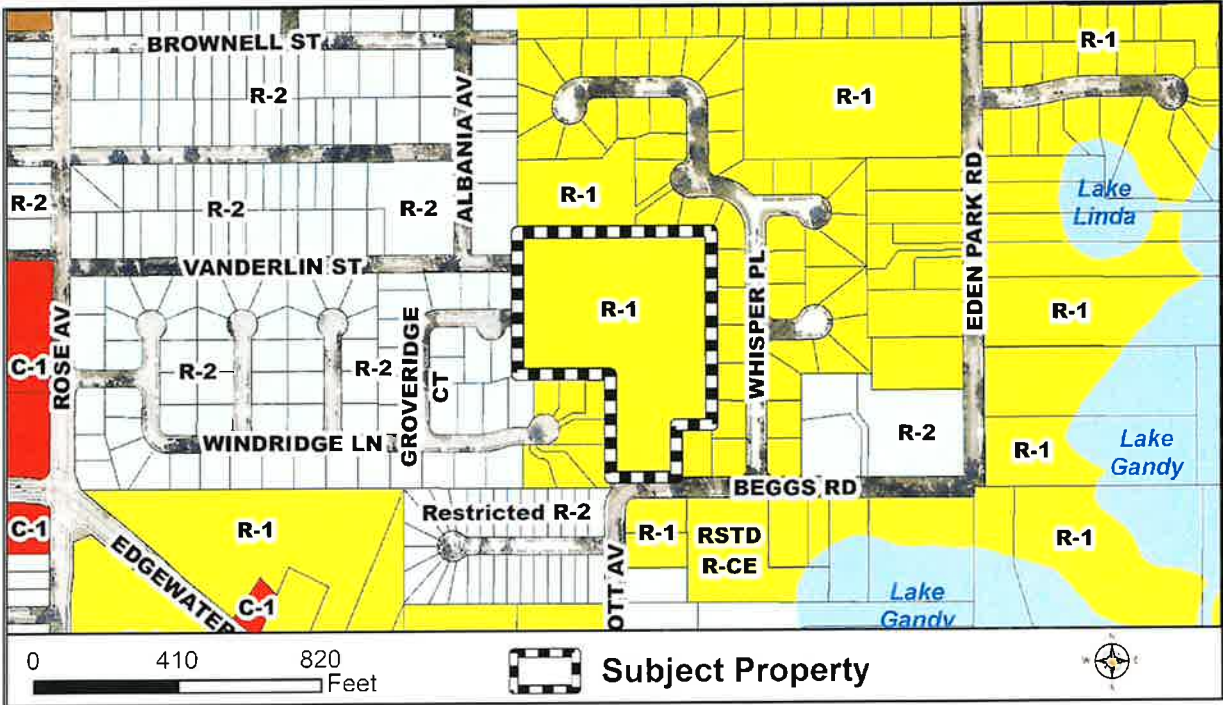
FUTURE LAND USE – PROPOSED

Low-Medium Density Residential (LMDR)



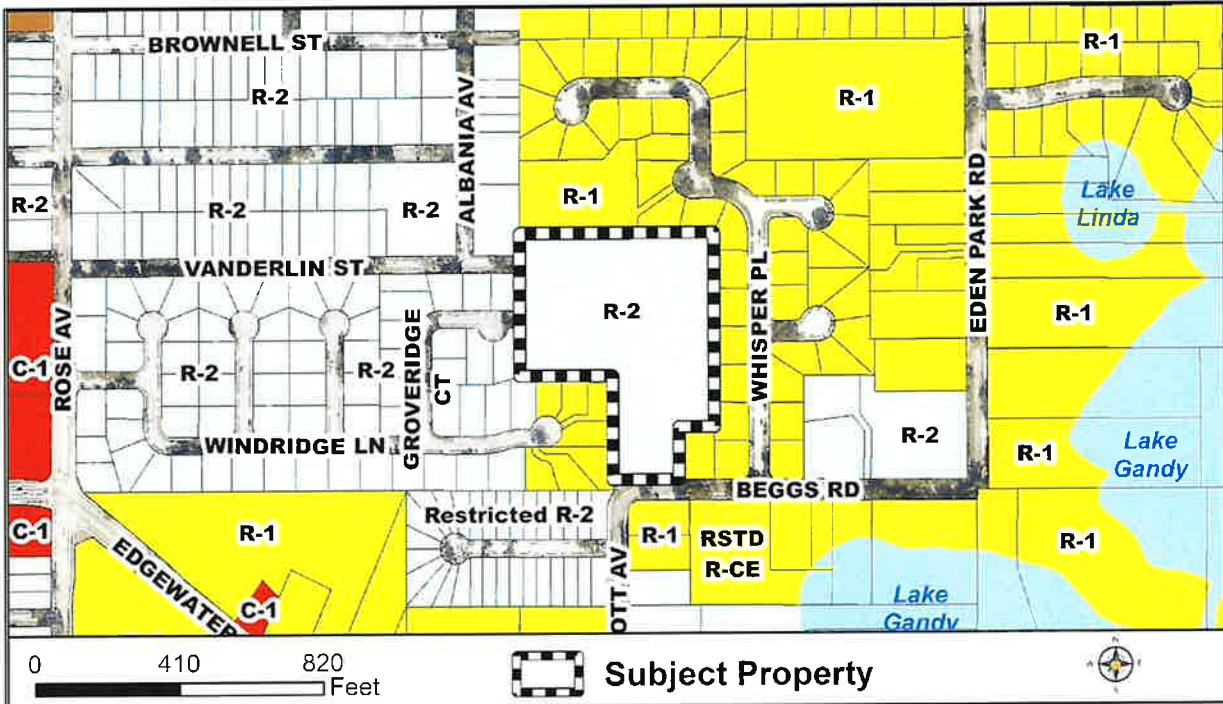
ZONING – CURRENT

R-1 (Single-Family Dwelling District)



ZONING – PROPOSED

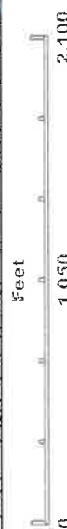
R-2 Restricted (Residential District)



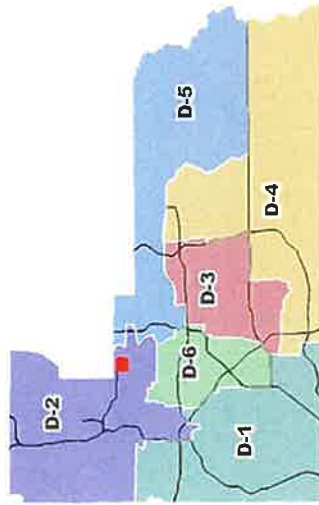
NOTIFICATION MAP

Public Notification Map

SS-25-12-029 & RZ-25-12-029



BUFFER DISTANCE: 500
 # OF NOTICES: 299



ORDINANCE NO. 2026-_____

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 A SMALL SCALE DEVELOPMENT AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan; and

c. On April 7, 2026, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 * * *

33 **Section 4. Effective Dates for Ordinance and Amendment.**

34 (a) This ordinance shall become effective as provided by general law.

35 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
36 amendment adopted in this ordinance may not become effective until 31 days after adoption.
37 However, if an amendment is challenged within 30 days after adoption, the amendment that is
38 challenged may not become effective until the Department of Commerce or the Administration
39 Commission issues a final order determining that the adopted amendment is in compliance.

40 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
41 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
42 becoming effective. Aside from any such concurrent zoning changes, no development orders,
43 development permits, or land uses dependent on this amendment may be issued or commence
44 before the amendment has become effective.

45 ADOPTED THIS 7TH DAY OF APRIL, 2026.

46 **ORANGE COUNTY, FLORIDA**
47 By: Board of County Commissioners

48
49
50
51 By: _____
52 Jerry L. Demings
53 Orange County Mayor

54
55 ATTEST: Phil Diamond, CPA, County Comptroller
56 As Clerk to the Board of County Commissioners

57
58
59
60 By: _____
61 Deputy Clerk

62
63
64
65
66

APPENDIX "A"

FUTURE LAND USE MAP AMENDMENT

Appendix A*		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-25-12-029	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

67