

# Public Hearing

April 21, 2026

**Board of County Commissioners**

# Board of County Commissioners

## Conventional Rezoning Cases

# 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)

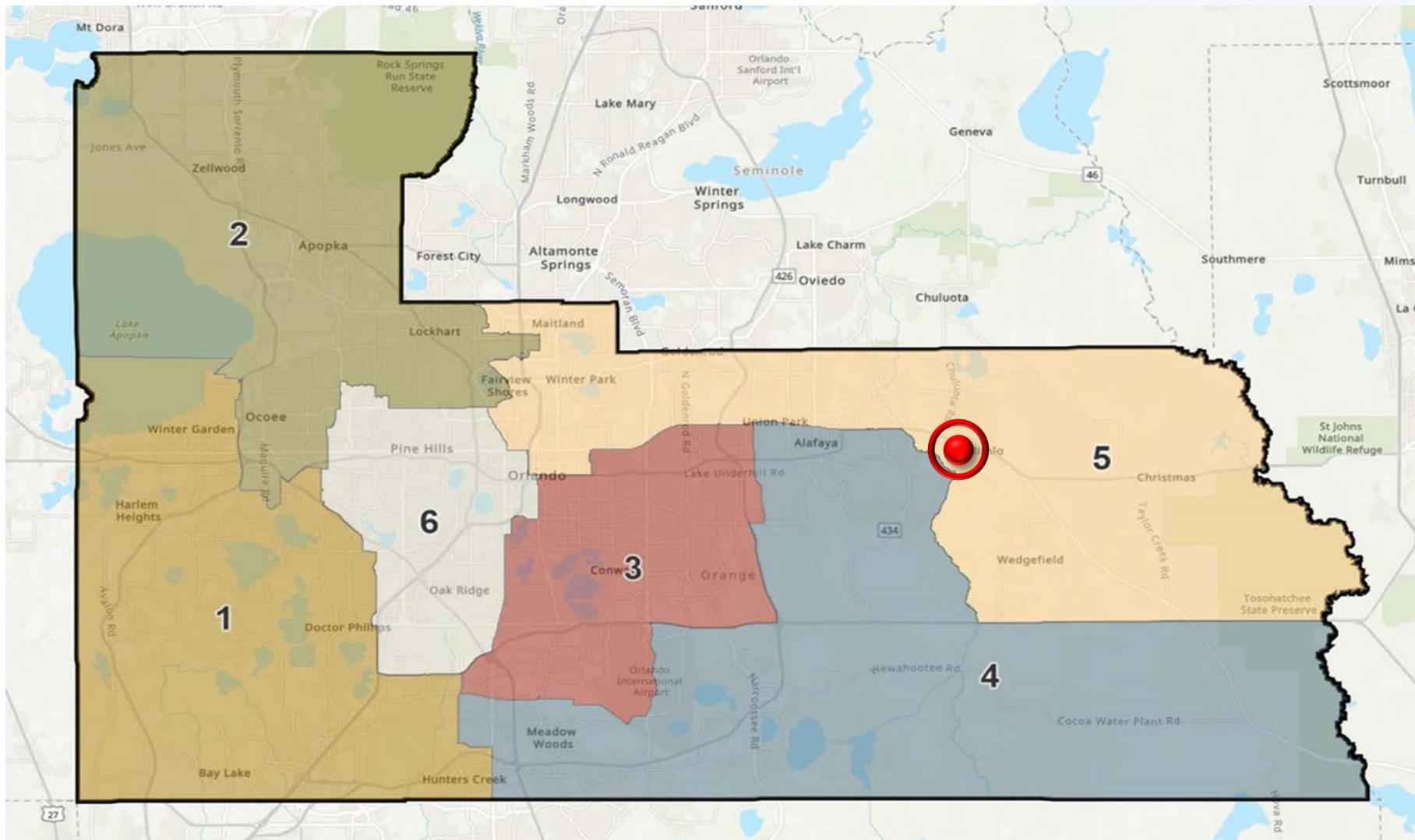
**Location:** 526 and 538 Shepard Road

**Acreage:** 0.62 gross acre

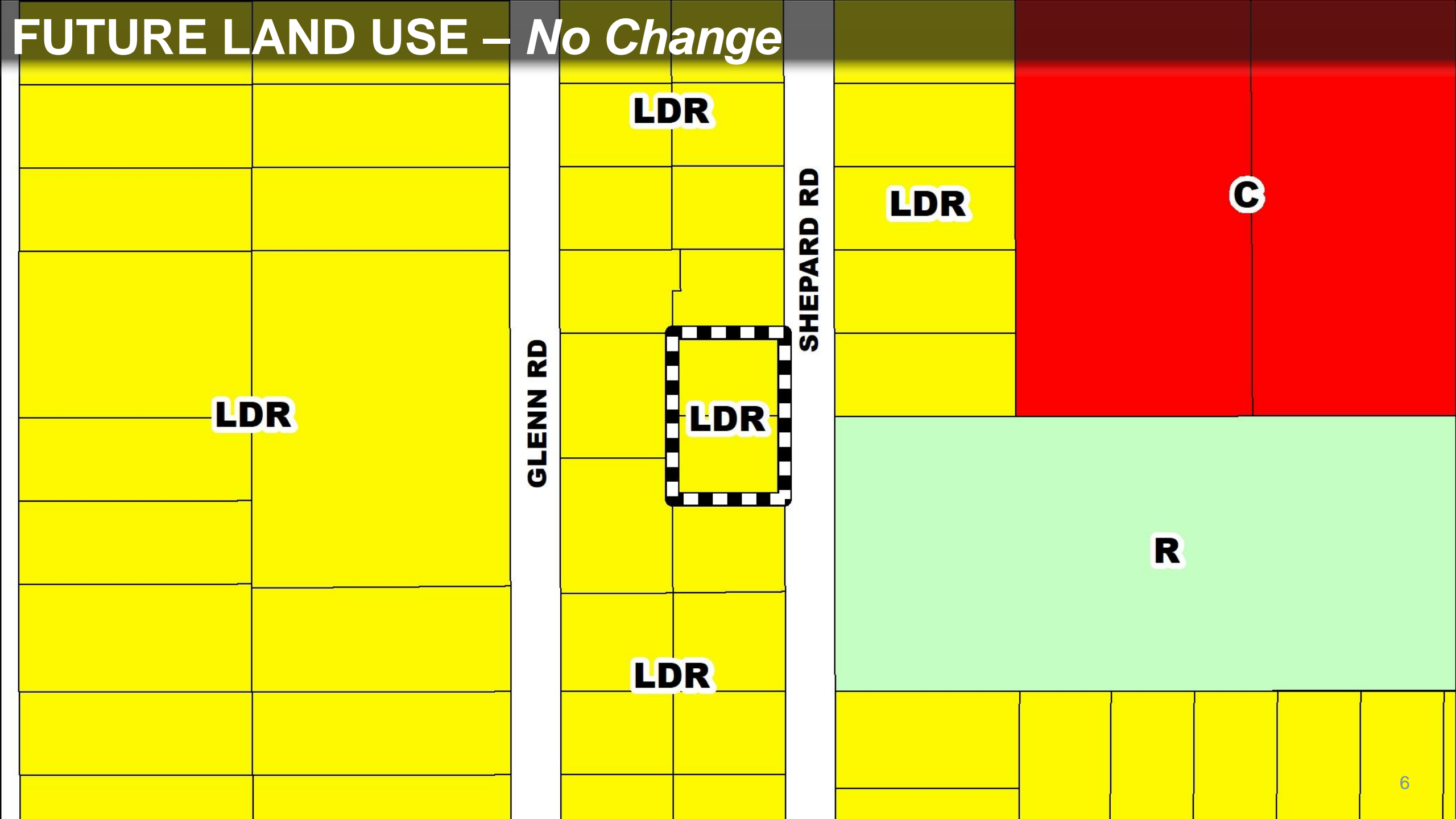
**District:** 5

**Proposed Use:** Two (2) Mobile Homes

# DISTRICT MAP



# FUTURE LAND USE – *No Change*



# ZONING - CURRENT

**R-T-2**

**R-T-2**

**R-T-2**

**C-3 RSTD**

**GLENN RD**

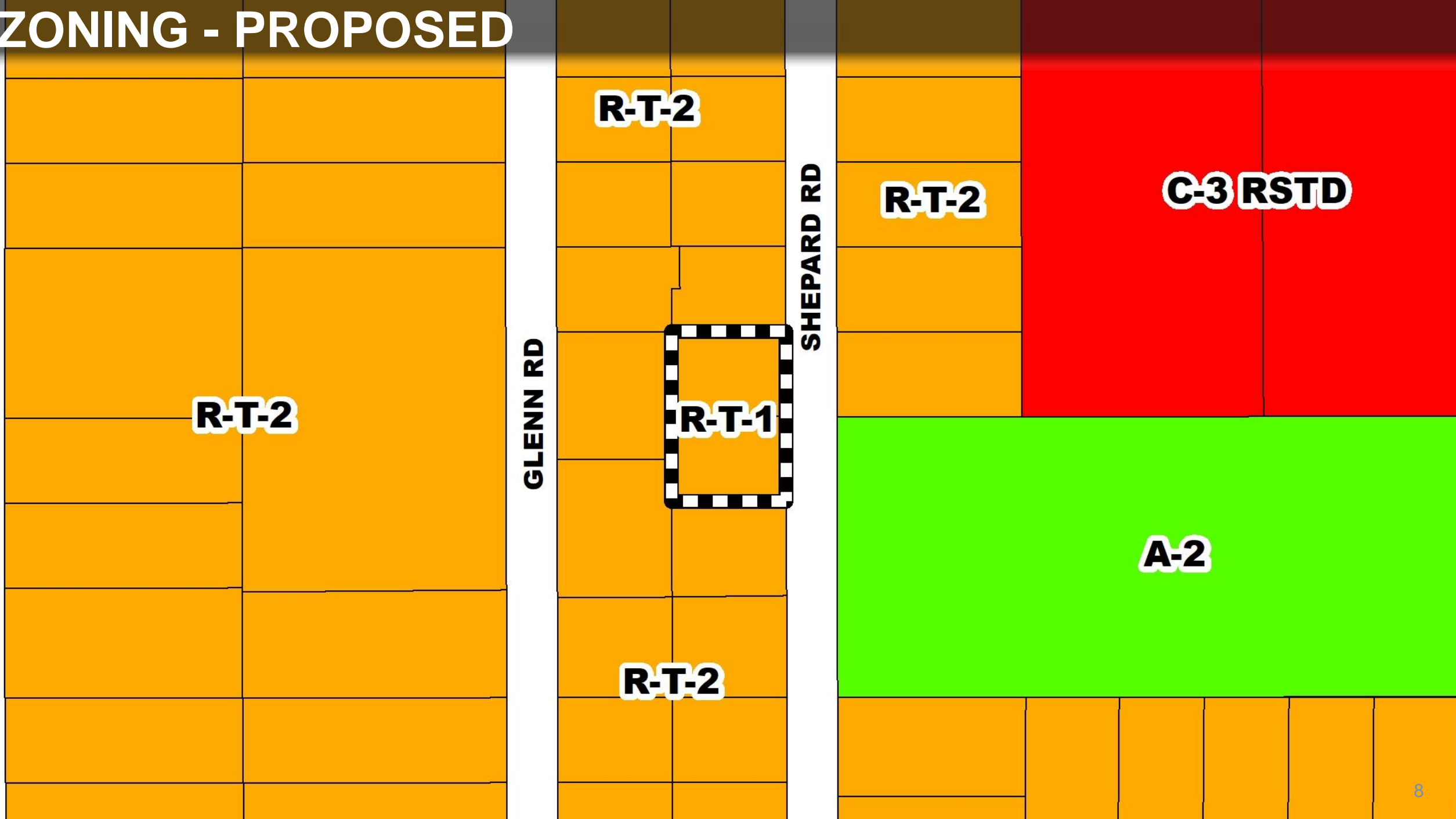
**SHEPARD RD**

**R-T-2**

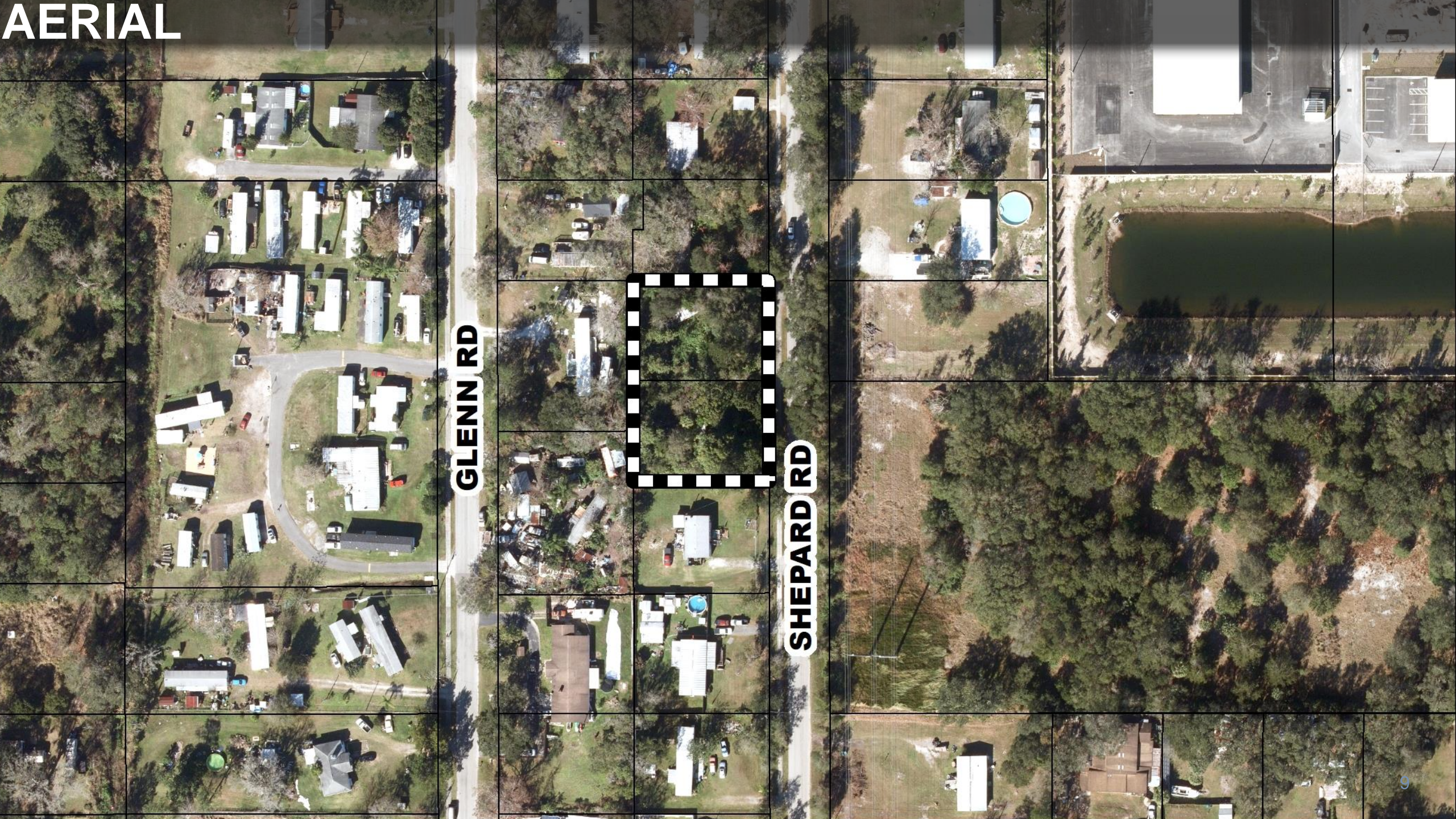
**A-2**

**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

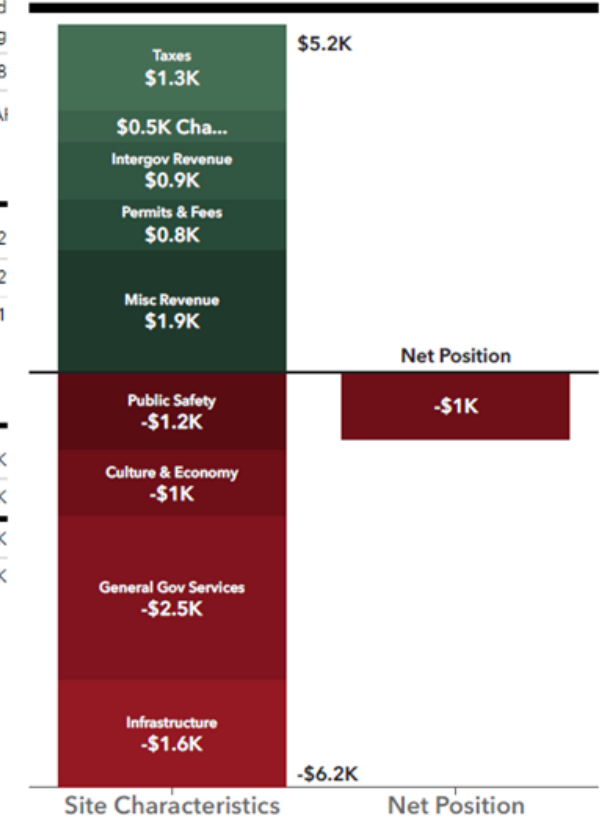
### Proposal Details

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
	<b>-\$1K</b>	<b>Net Fiscal Position</b>	

# 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.

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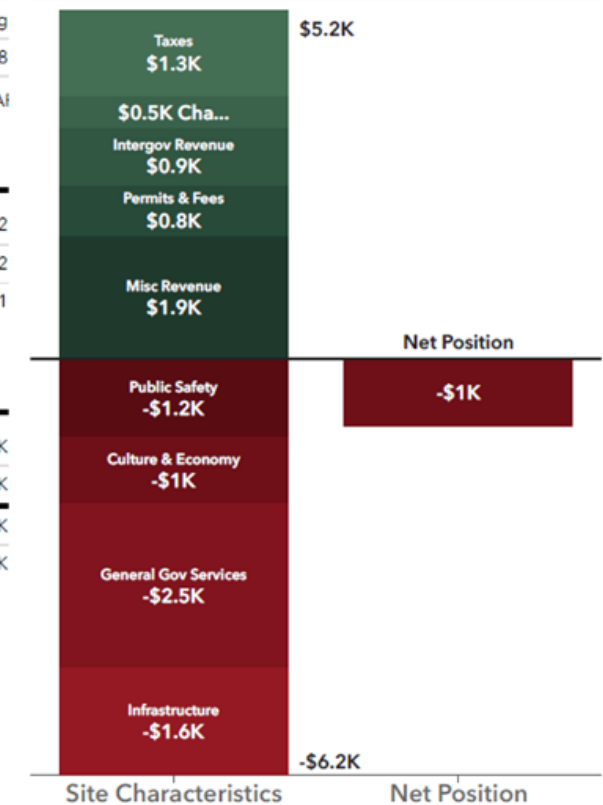
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	<b>-\$1K</b>		<b>Net Fiscal Position</b>

# Community Meeting Summary

January 22<sup>nd</sup>

- 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.**

# Board of County Commissioners

## Small-Scale Future Land Use Map Amendments & Concurrent Rezoning Cases

# SS-26-02-039

**Applicant:** Lonnie Caldwell

**Future Land Use Map Amendment:**

**From:** Low Density Residential (LDR)

**To:** Low-Medium Density Residential (LMDR)

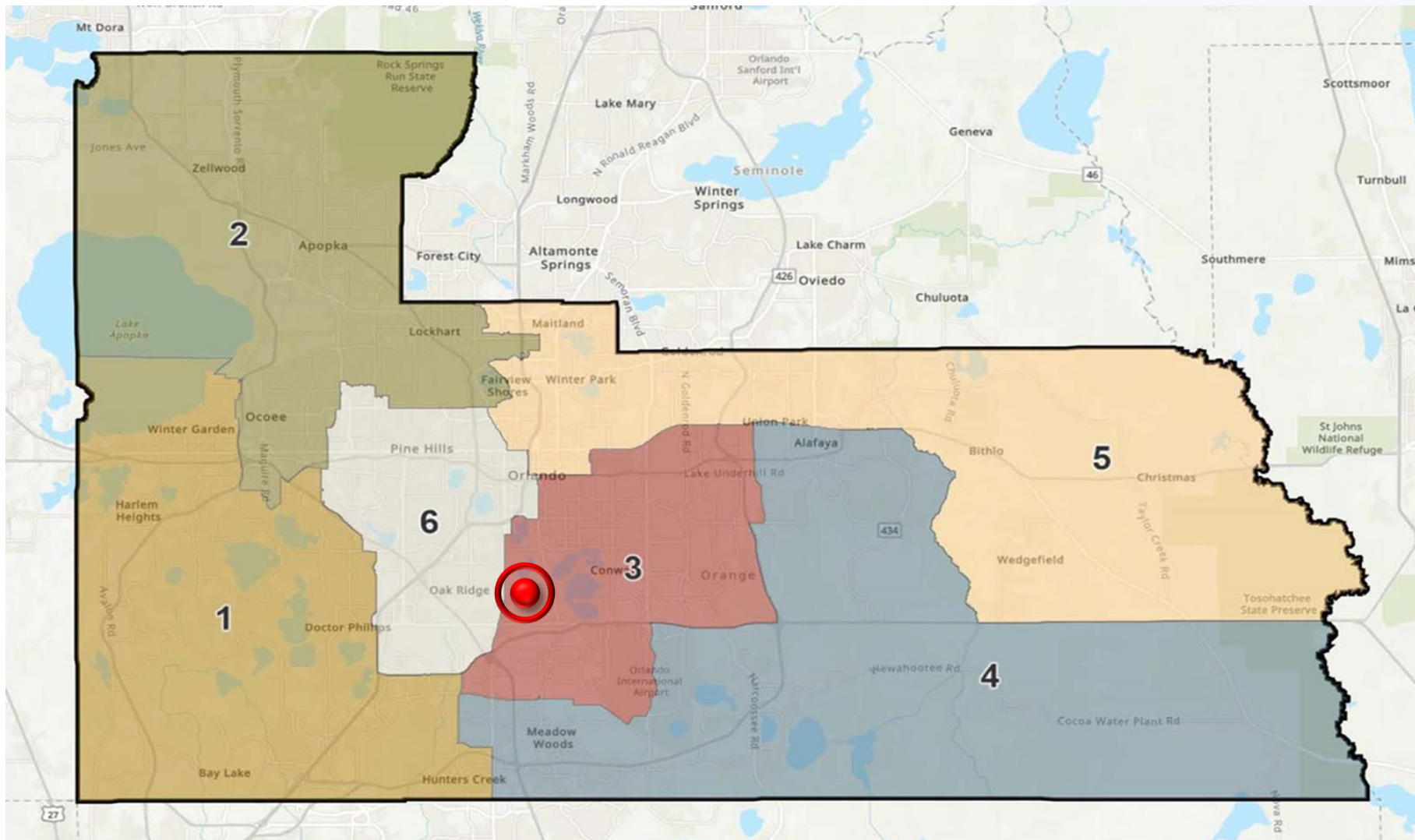
**Location:** 6606 Winegard Road

**Acreage:** 0.83 gross acre

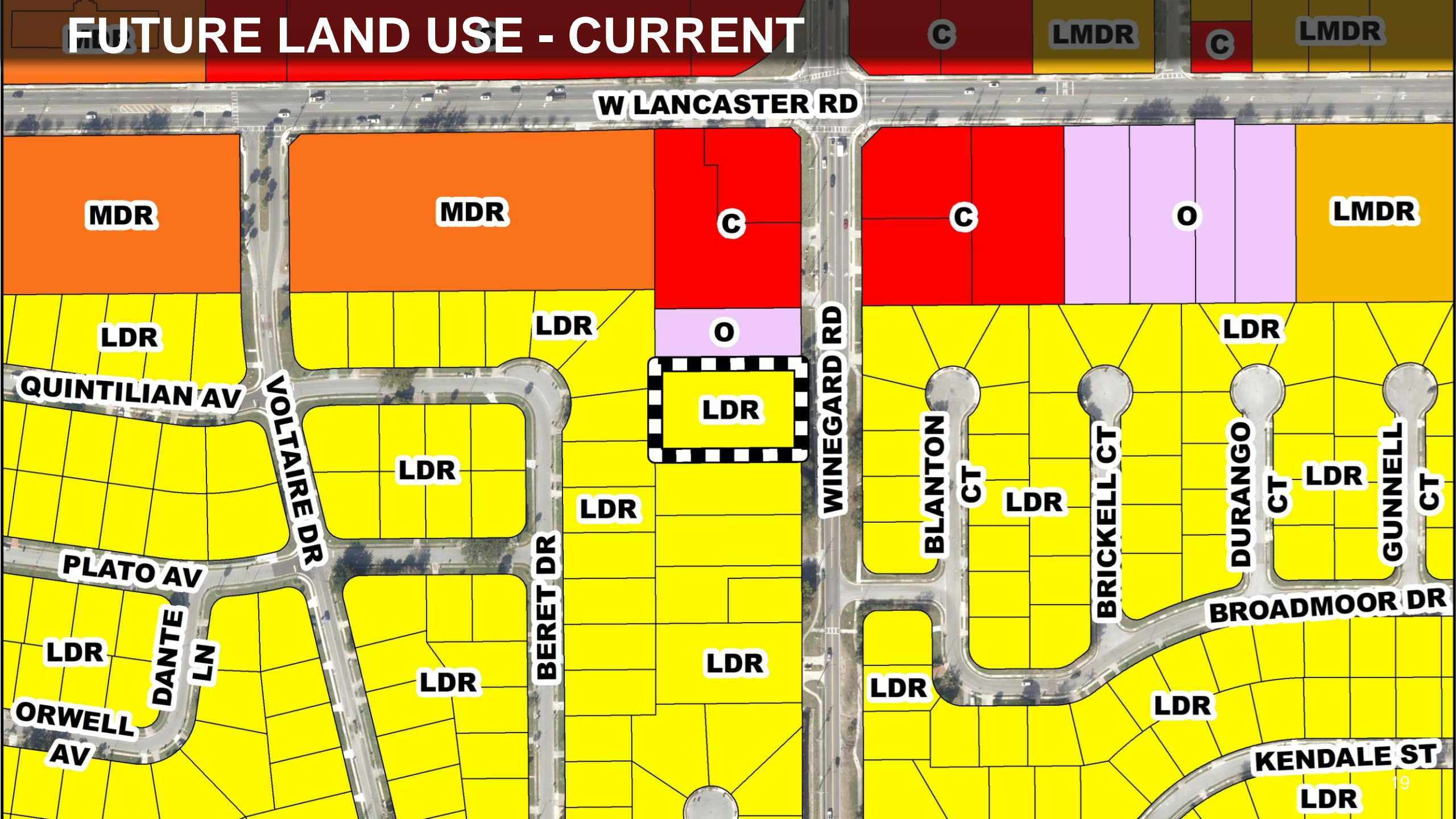
**District:** 3

**Proposed Use:** 8 Fee-Simple Townhomes

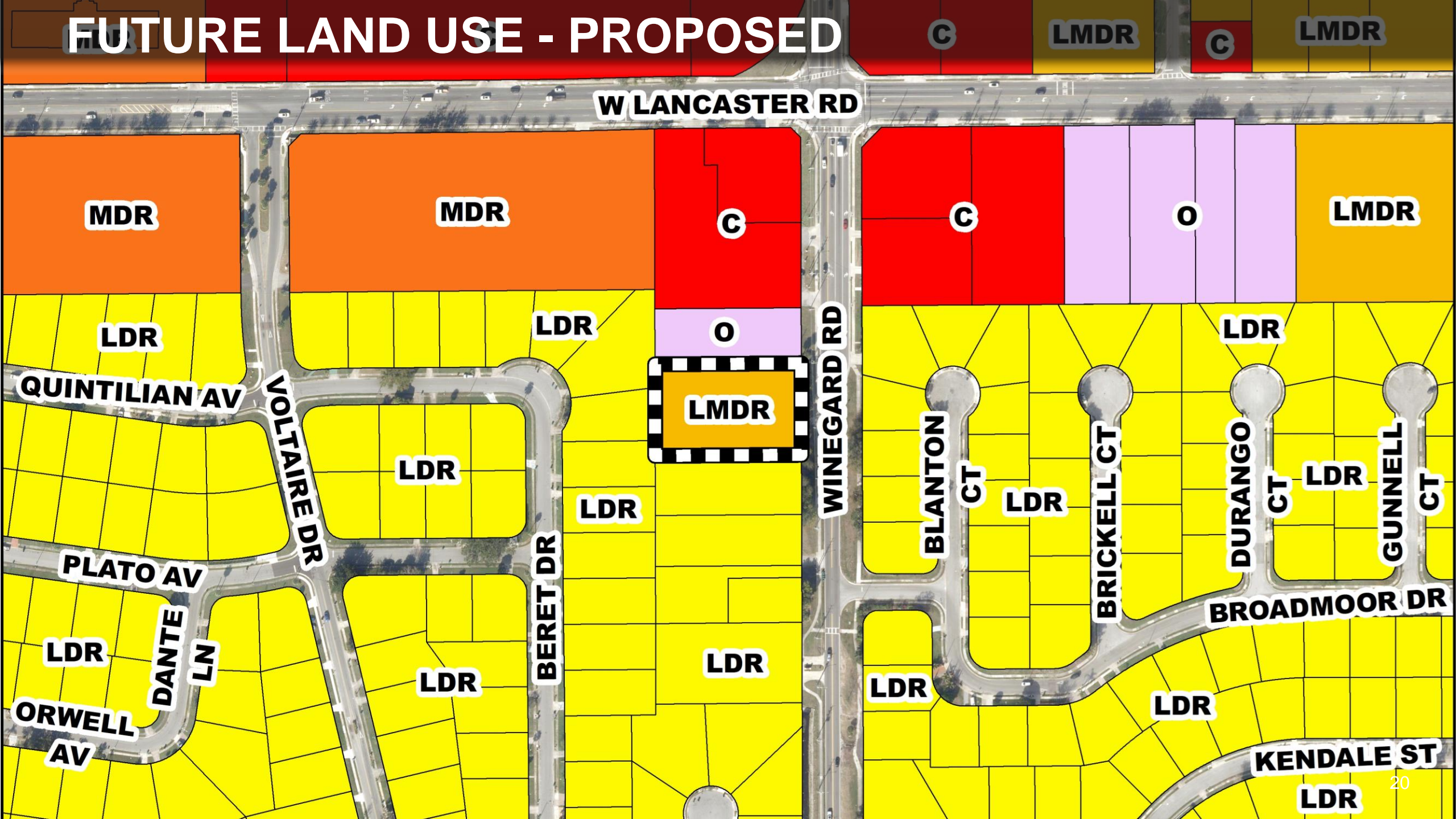
# DISTRICT MAP



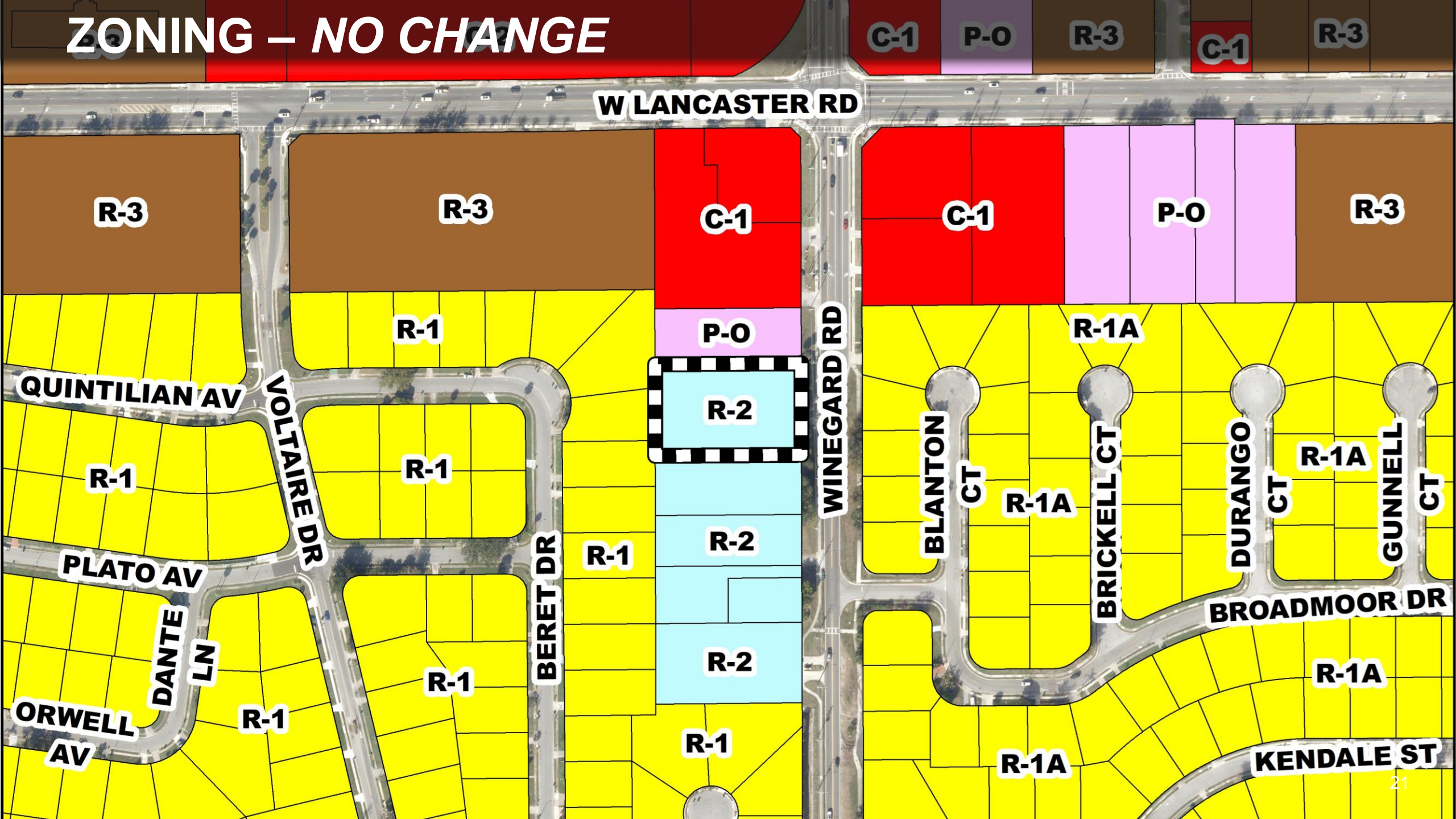
# FUTURE LAND USE - CURRENT



# FUTURE LAND USE - PROPOSED



# ZONING – NO CHANGE



**AERIAL**

**W LANCASTER RD**



**WINEGARD RD**

**QUINTILIAN AV**

**VOLTAIRE DR**

**BLANTON CT**

**BRICKELL CT**

**DURANGO CT**

**GUNNELL CT**

**PLATO AV**

**DANTE LN**

**BERET DR**

**CT**

**CT**

**CT**

**BROADMOOR DR**

**ORWELL AV**

**KENDALE ST**

# Community Meeting Summary

February 9<sup>th</sup>

- 2 residents in attendance
- Concerns:
  - Incompatibility
  - Flooding
  - Utilities
  - Stormwater

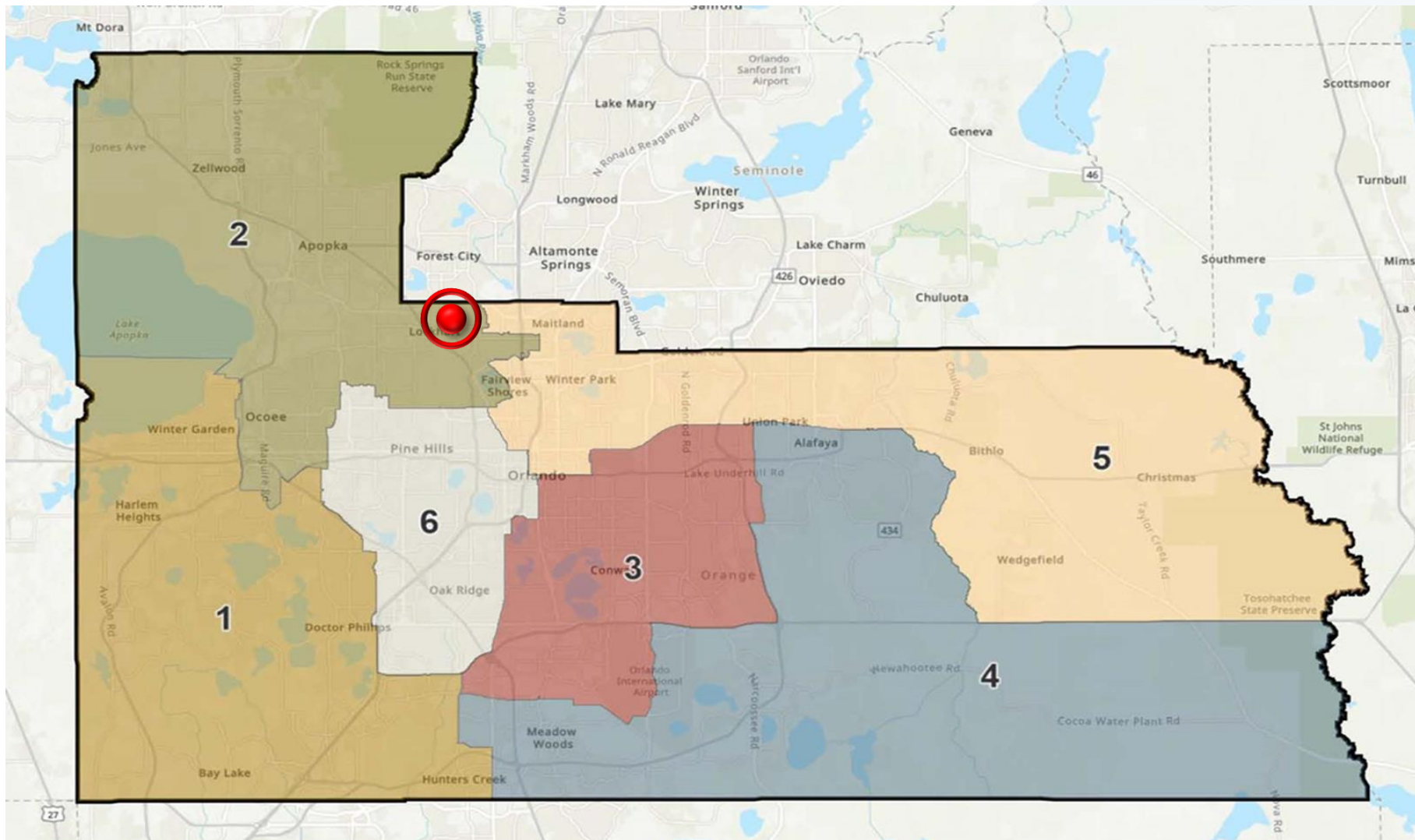
## Recommendation - ADOPT

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

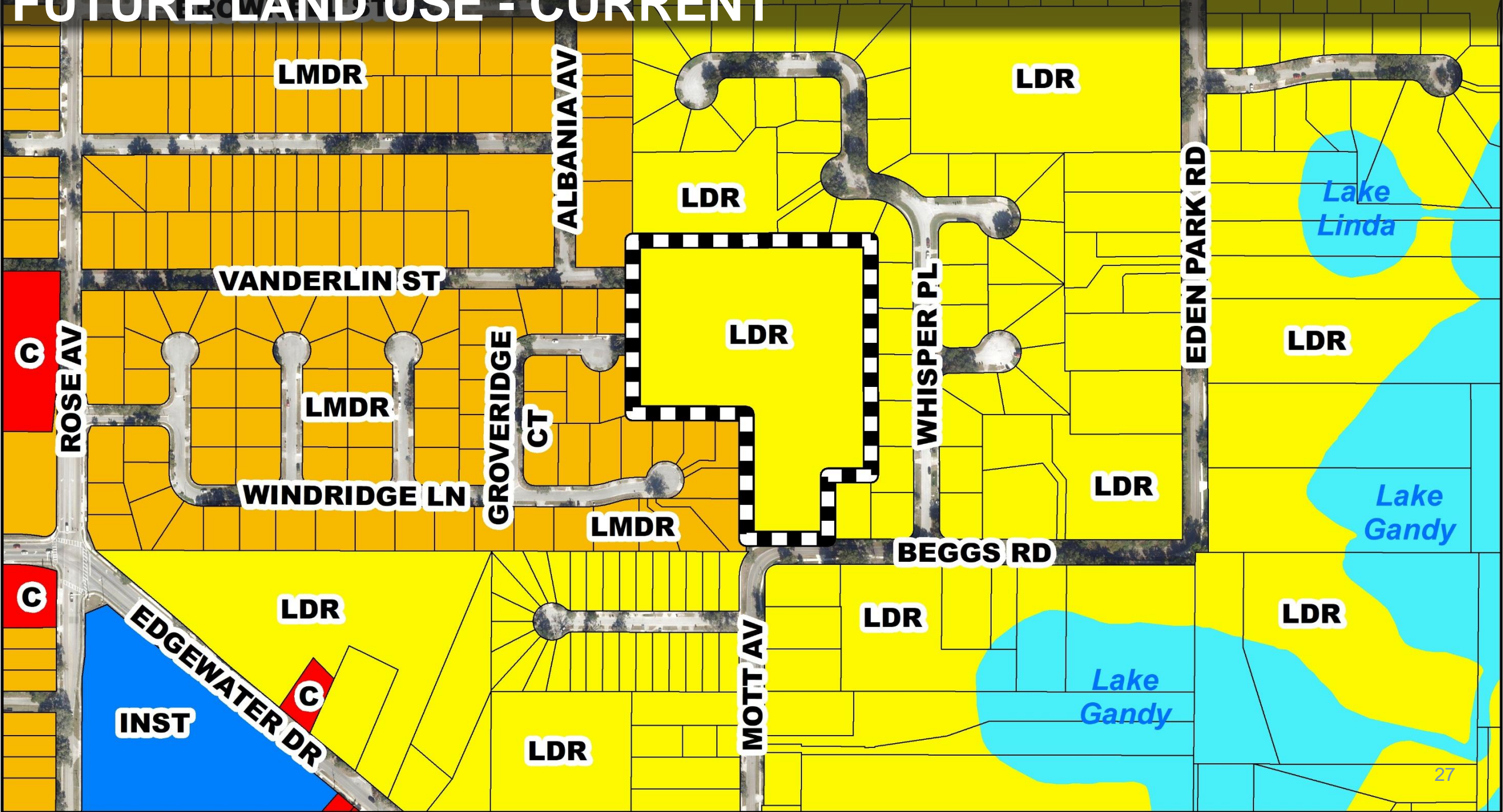
# SS-25-12-029 & RZ-25-12-029

<b>Applicant:</b>	<b>Sam Sebaali</b>
<b><u>Future Land Use Map Amendment:</u></b>	
<b>From:</b>	<b>Low Density Residential (LDR)</b>
<b>To:</b>	<b>Low-Medium Density Residential (LMDR)</b>
<b><u>Rezoning:</u></b>	
<b>From:</b>	<b>R-1 (Single-Family Dwelling District)</b>
<b>To:</b>	<b>R-2 Restricted (Residential District)</b>
<b>Location:</b>	<b>4823 Beggs Road</b>
<b>Acreage:</b>	<b>6.83 gross acres / 6.28 net acres</b>
<b>District:</b>	<b>2</b>
<b>Proposed Use:</b>	<b>46 Fee-Simple Townhomes</b>

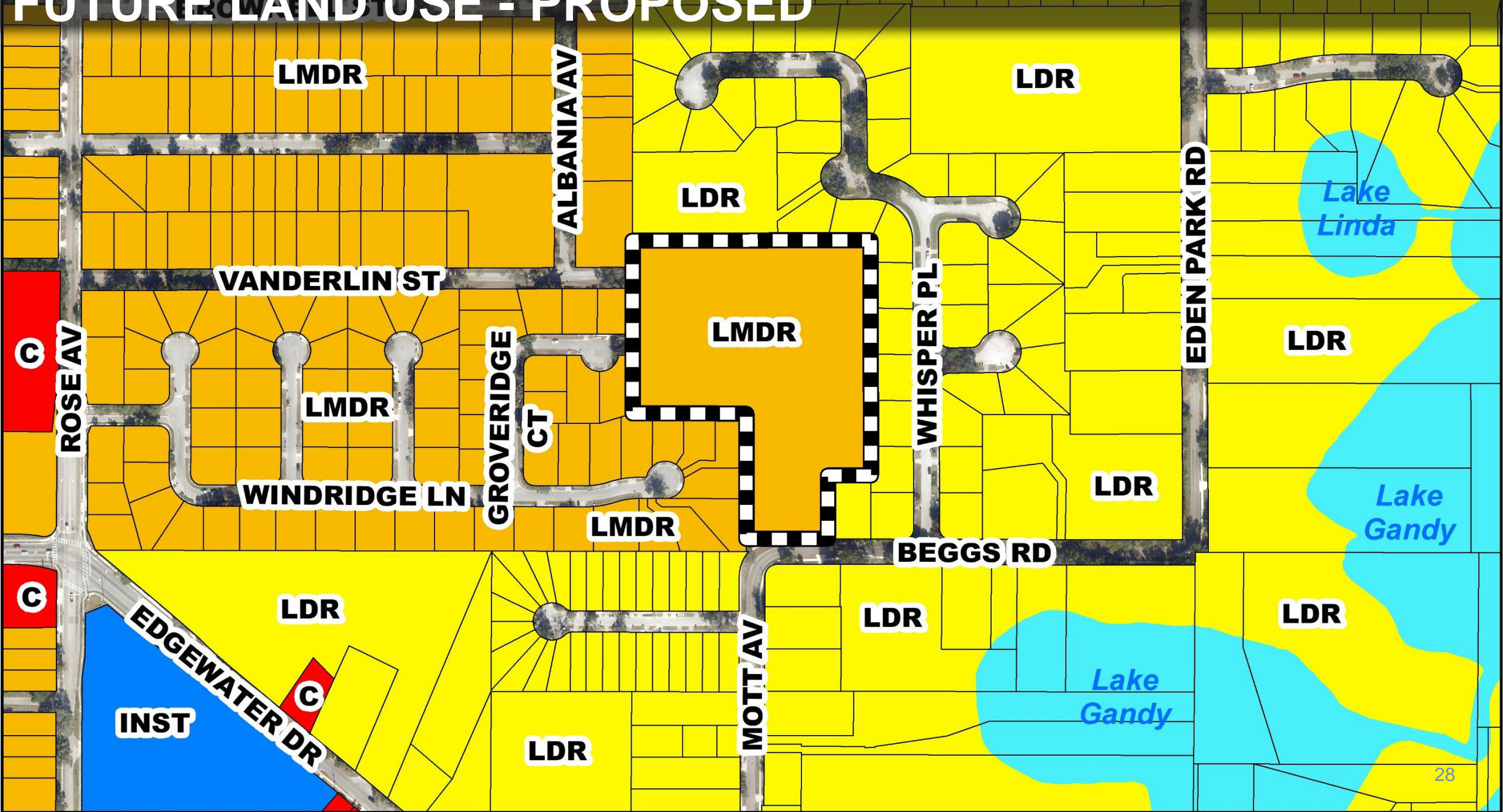
# DISTRICT MAP



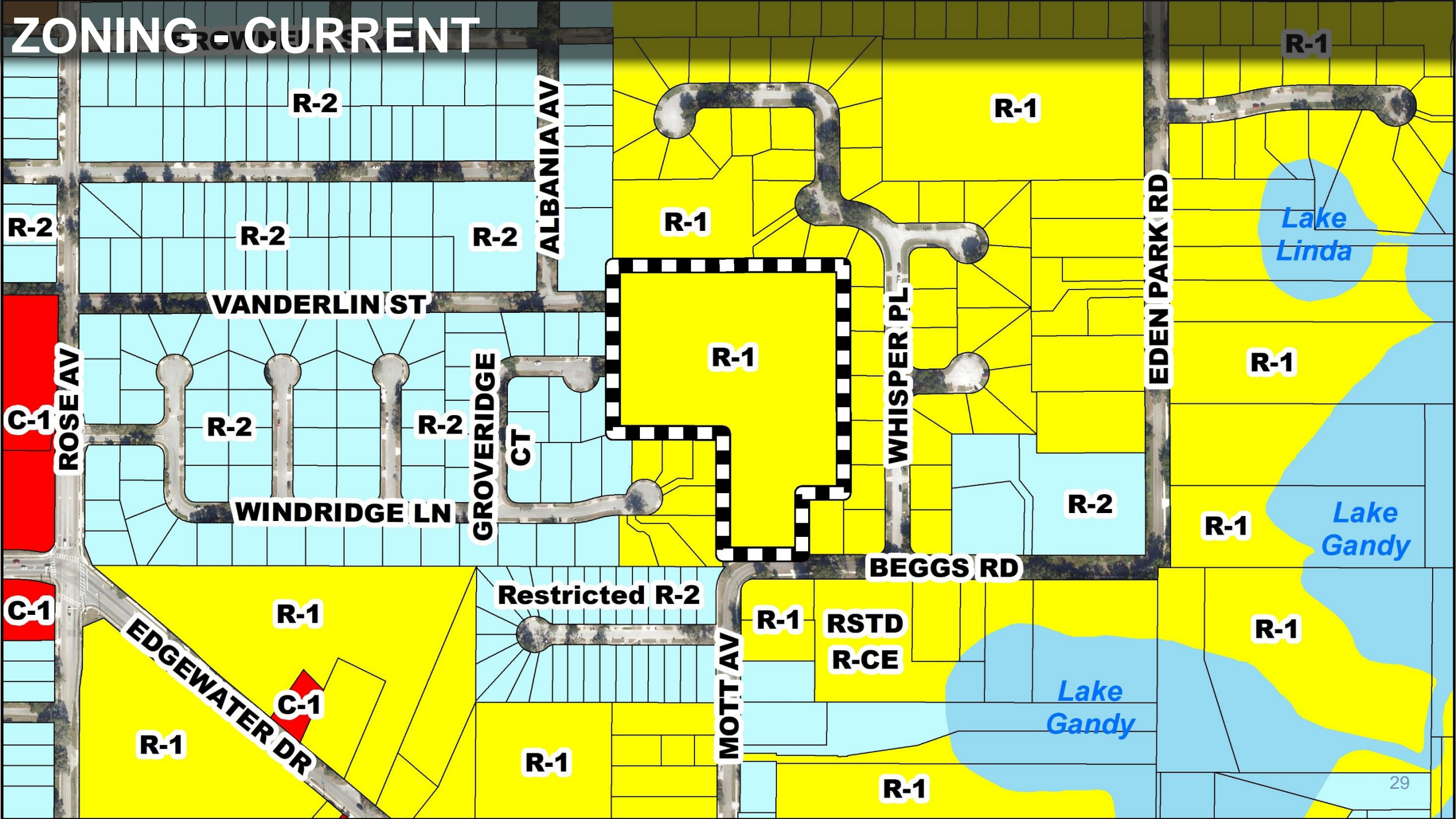
# FUTURE LAND USE - CURRENT



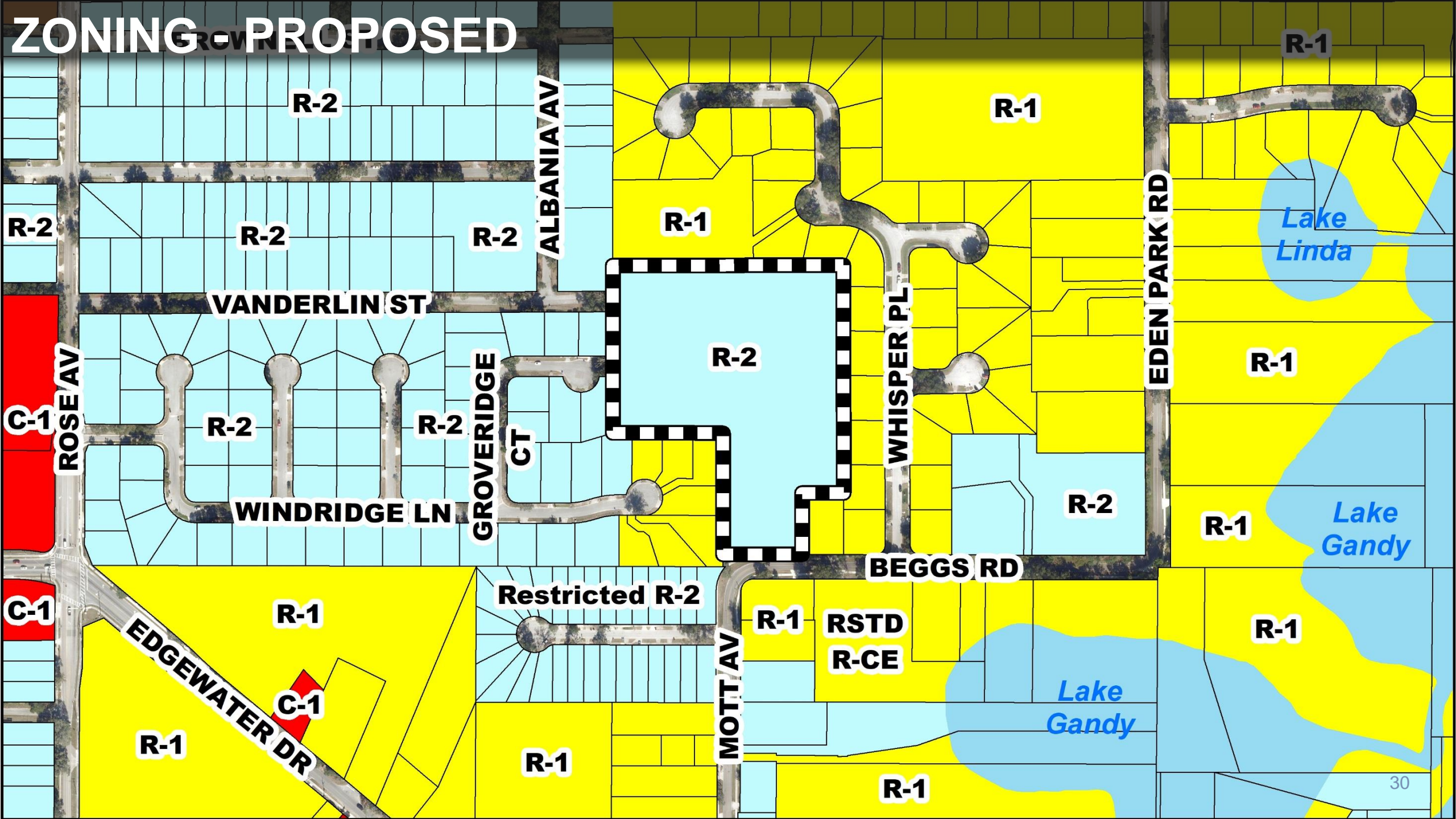
# FUTURE LAND USE - PROPOSED



# ZONING CURRENT



# ZONING PROPOSED





**AERIAL** BROWNELL ST

**ROSE AV**

**VANDERLIN ST**

**WINDRIDGE LN**

**EDGEWATER DR**

**GROVERIDGE CT**

**ALBANIA AV**

**MOTT AV**

**WHISPER PL**

**BEGGS RD**

**EDEN PARK RD**

Lake Linda

Lake Gandy

Lake Gandy

# Community Meeting Summary

January 7<sup>th</sup> & March 23<sup>rd</sup>

- 30 & 43 residents in attendance
- Concerns:
  - Incompatibility
  - Too many townhomes
  - Renter-occupied
  - Traffic
  - Stormwater

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

## Recommendation – DO NOT ADOPT / DENY

- Make a finding of inconsistency with the Comprehensive Plan and DO NOT ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use;
- DO NOT ADOPT the associated Ordinance; and
- DENY the requested R-2 Restricted (Residential District) zoning.