

**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

Clerk County Commission-Orange - 106127
201 S. Rosalind Avenue
4th Floor
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - 106127
201 S. Rosalind Avenue
4th Floor
Orlando, FL 32801-3527

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 2026-04-07 Sentinel File 26-0313 Amendment SS-25-12-029 Ordinance Rezoning RZ-25-12-029 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 15 Mar 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

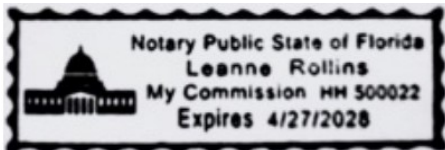
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 16 Mar 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

40622

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on April 7, 2026, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests:

Applicant: Sam Sebaali, Thomas and Hutton, Amendment # SS-25-12-029
Consideration: 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), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.
Location: District 2; property located at 4823 Beggs Road; Orange County, Florida (legal property description on file in Planning Division)

AND

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

Consideration: 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.

AND

Applicant: Sam Sebaali, Thomas and Hutton, Case # RZ-25-12-029
Consideration: Request 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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.
Location: District 2; property located at 4823 Beggs Road; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@ocfl.net

You may examine the notice and the proposed ordinance at the office of the Comptroller Clerk of the Board of County Commissioners, 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday.

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.

POU W KA JWENN PLIS ENFOMASYON AN KREYOL AYISYEN SOU REYINYON PIBLIK SA YO OSWA SOU CHANJMAN KAP FET YO, TANPRI RELE 407-836-3111.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act, please contact the

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ABILITIES ACT of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the
Board of County Commissioners
Orange County, Florida
40622 3/15/2026

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