

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600, email: planning@ocfl.net

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 enfòmasyon an kreyòl ayisyen sou reyinyon piblik sa yo oswa sou chanjman kap fèt yo, tanpri rele 407-836-3111.

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 a request by:

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-see enclosed map)

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-see enclosed map)

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 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 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

np/mf/re
March 12, 2026