

ORANGE



COUNTY
F L O R I D A

Meeting and Public Hearing

April 7, 2026

Board of County Commissioners

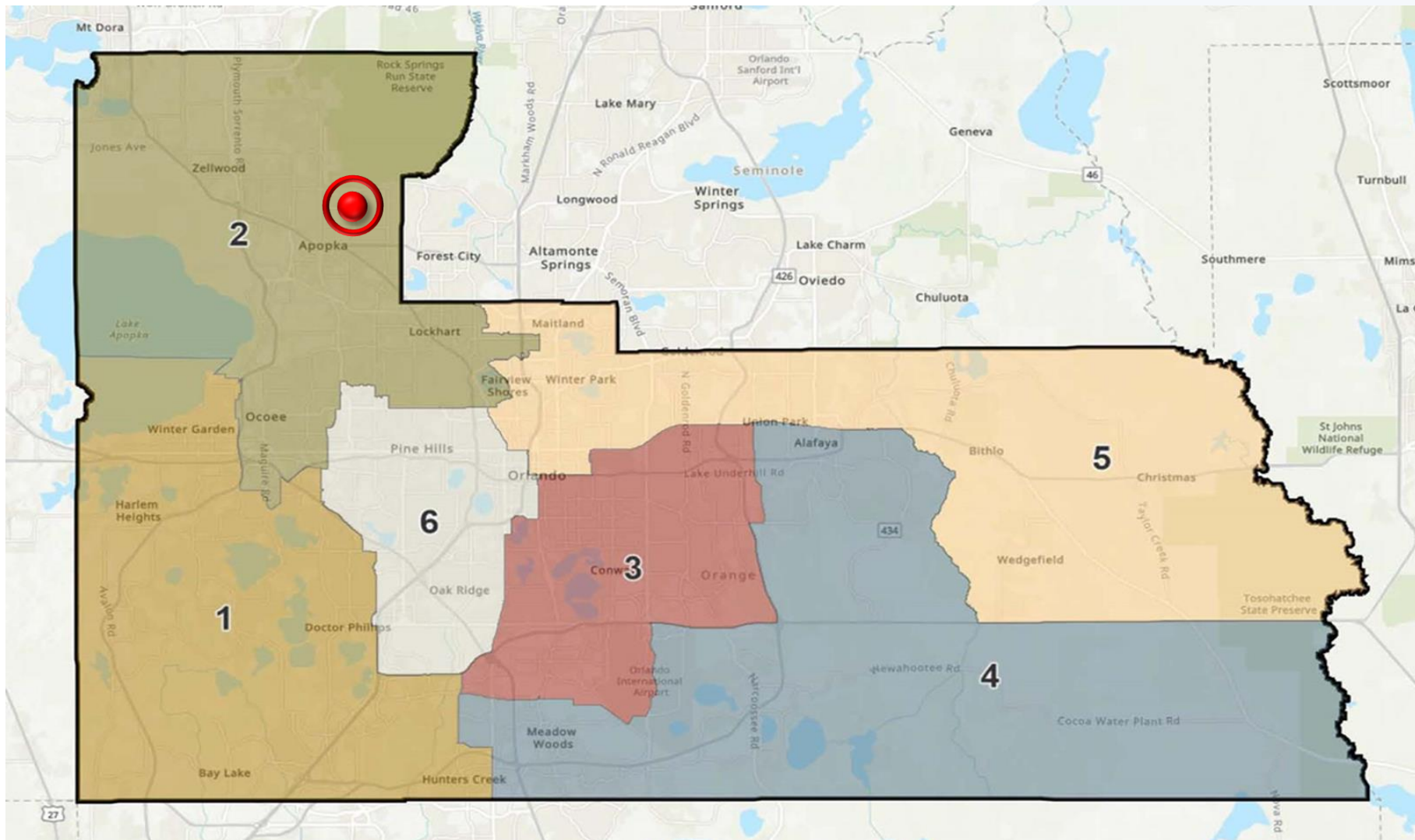
Board of County Commissioners

Conventional Rezoning Cases

RZ-26-01-035

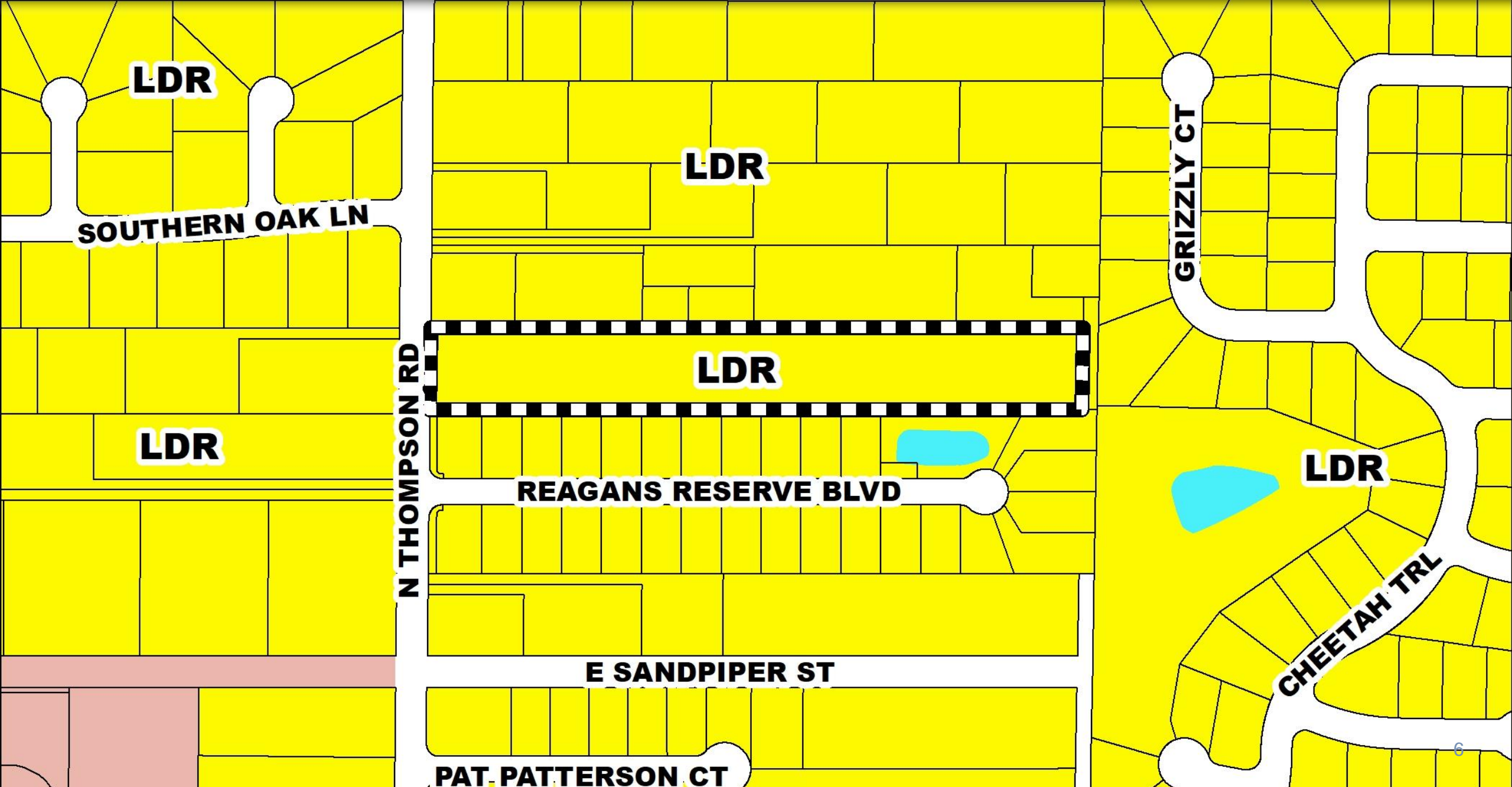
- Applicant:** Dustin Culver, Culver Engineering, LLC
- From:** R-1A Restricted (Single-Family Dwelling District)
- To:** R-1A Restricted (Single-Family Dwelling District)
- Location:** 849 N. Thompson Road; generally located on the east side of N. Thompson Road, approximately 460 feet north of E. Sandpiper Street
- Acreage:** 4.57 gross acres
- District:** 2
- Proposed Use:** 12 Detached Single-Family Dwelling Units
With the following requested variances:
1. A minimum lot width of 62.5-feet in lieu of 75 feet; and
 2. A minimum lot size of 6,749 square feet in lieu of 7,500 square feet.

DISTRICT MAP



FUTURE LAND USE

LDR



LDR

LDR

SOUTHERN OAK LN

GRIZZLY CT

N THOMPSON RD

LDR

LDR

REAGANS RESERVE BLVD

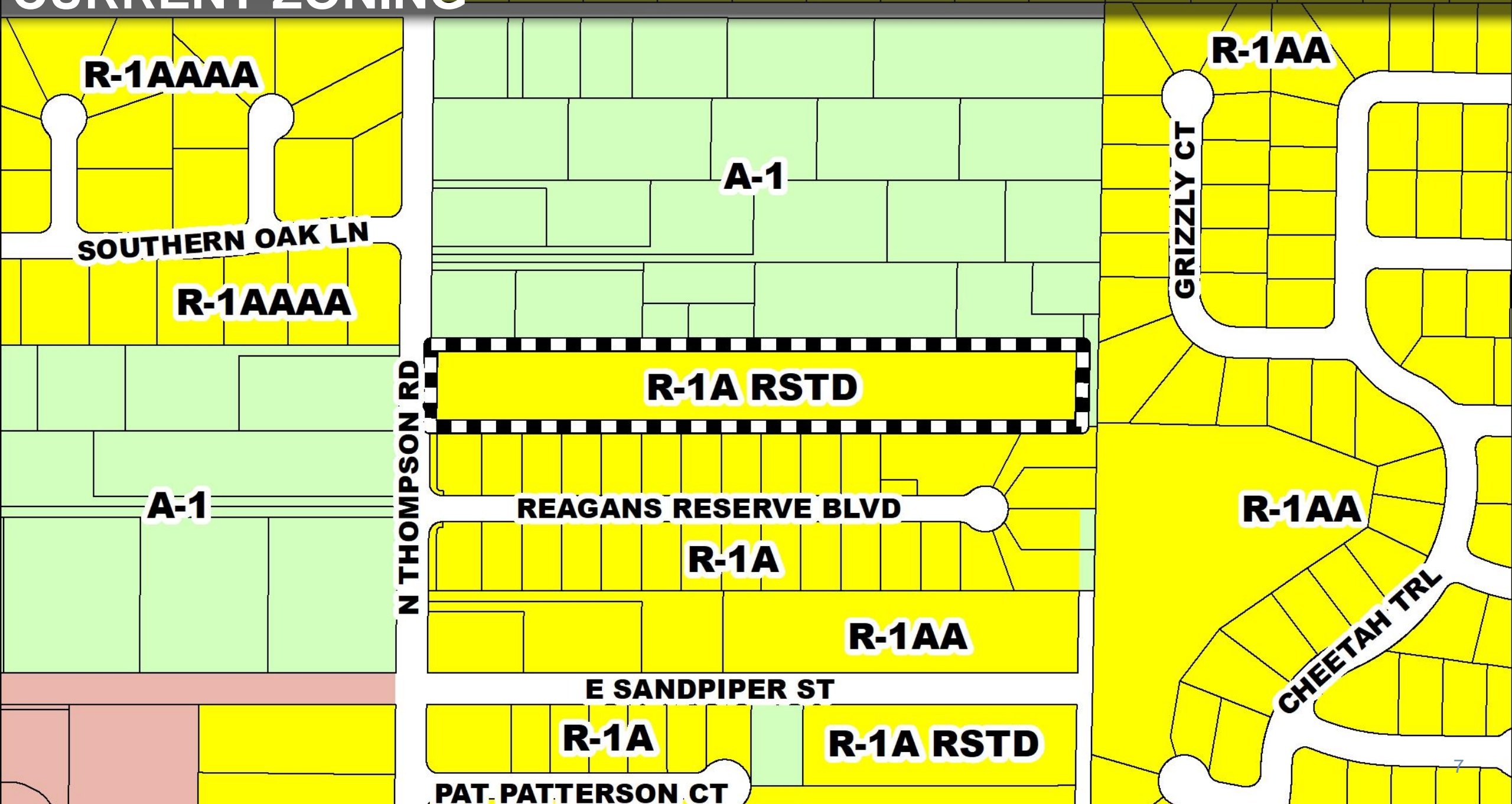
LDR

E SANDPIPER ST

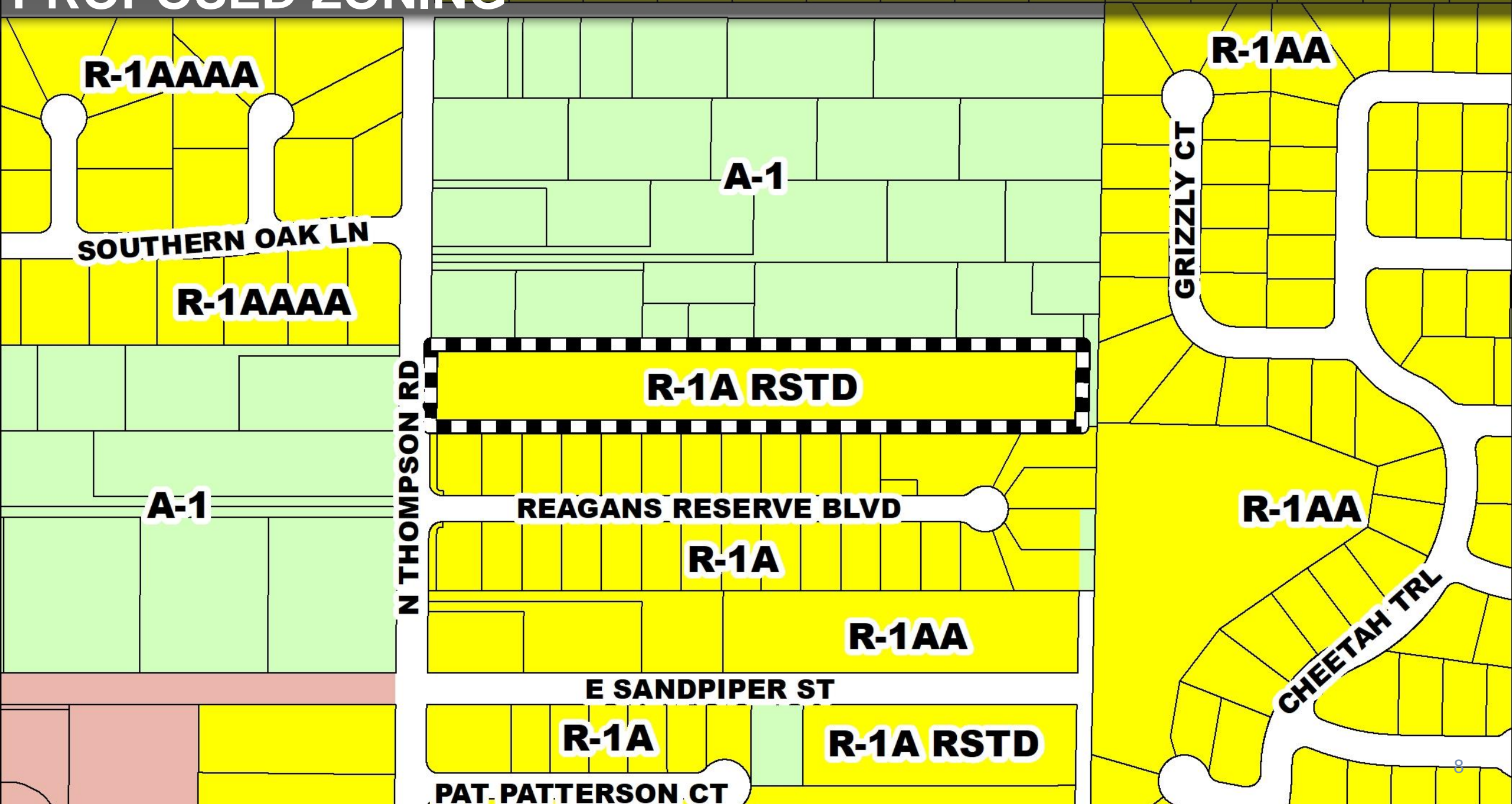
CHEETAH TRL

PAT. PATTERSON CT

CURRENT ZONING



PROPOSED ZONING



AERIAL

SOUTHERN OAK LN

N THOMPSON RD

GRIZZLY CT



REAGANS RESERVE BLVD

E SANDPIPER ST



Community Meeting Summary

January 8, 2026

- 2 residents in attendance
- Concerns for the lot width variance and incompatibility

RZ-26-01-035

Staff Recommendation

APPROVE

PZC Recommendation

APPROVE

- Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1A Restricted (Single-Family Dwelling District) zoning with the following restriction:
 1. The subject property shall be limited to twelve (12) single-family dwelling units.
- In addition, recommend APPROVAL of the following variances from Orange County Code Section 38-1501:
 1. A minimum lot width of 62.5-feet in lieu of 75 feet; and
 2. A minimum lot size of 6,749 square feet in lieu of 7,500 square feet.

Board of County Commissioners

Small-Scale Future Land Use Map Amendments And Rezoning

SS-25-12-029 and RZ-25-12-029

Applicant: Sam Sebaali

Future Land Use Map Amendment

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning

From: R-1 (Single-Family Dwelling District)

To: R-2 Restricted (Residential District)

Location: 4823 Beggs Rd

Acreage: 6.83 acres

District: 2

Proposed Use: 46 Townhomes

SS-25-12-029 and RZ-25-12-029

Request

- Continue to April 21st BCC hearing at 2 p.m. at 201 S. Rosalind Avenue.