

Public Hearing

June 30, 2026

Board of County Commissioners

Board of County Commissioners

Conventional Rezoning Cases

RZ-26-03-007

Applicant: Bonanza Property Group, LLC

From: R-T-1 (Mobile Home Subdivision District)

To: I-1A (Restricted Industrial District)

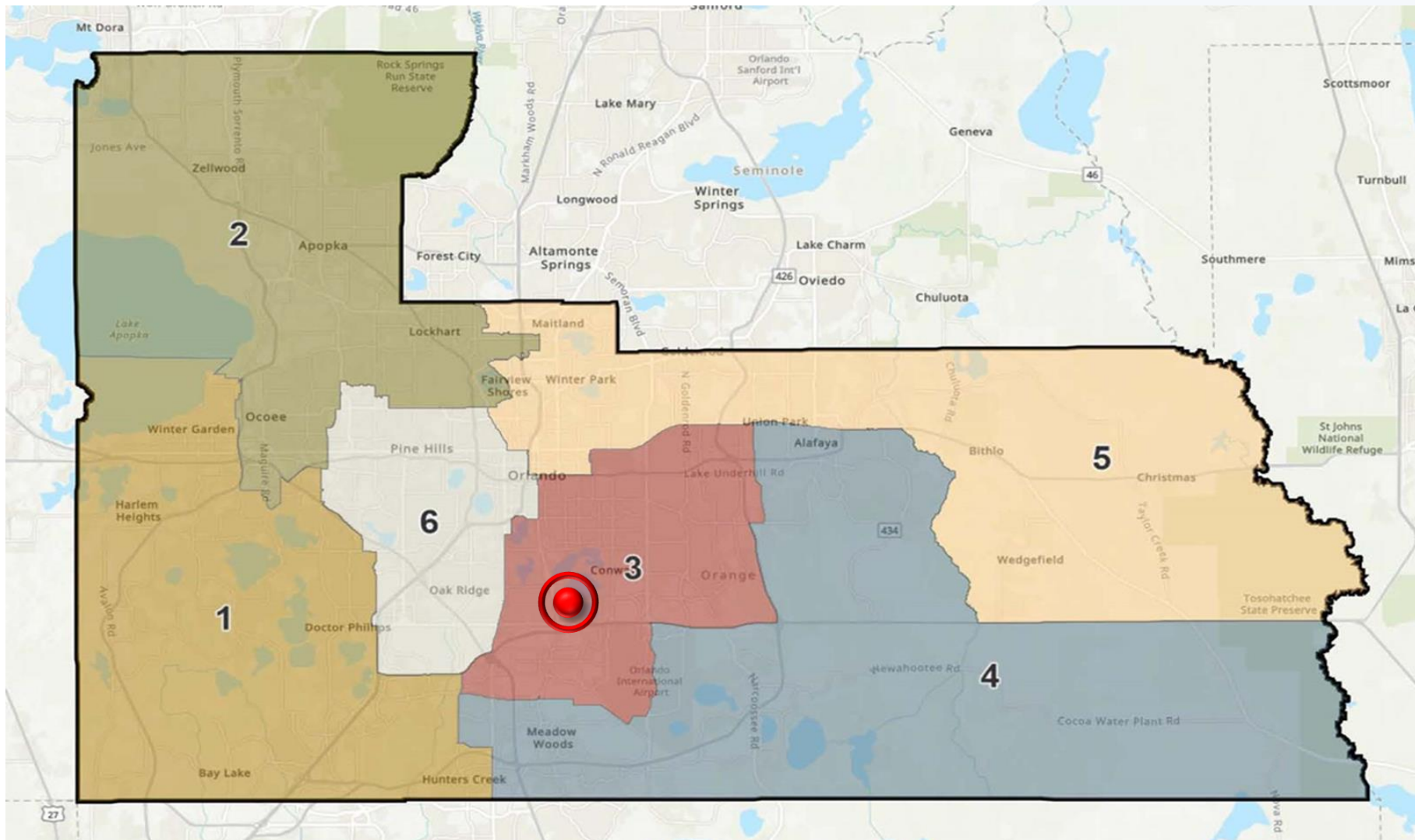
Location: 9256 1st Avenue; generally located north of 1st Street, west of 1st Avenue, east of S. Orange Avenue, and south of Pine Street.

Acreage: 0.20 acres

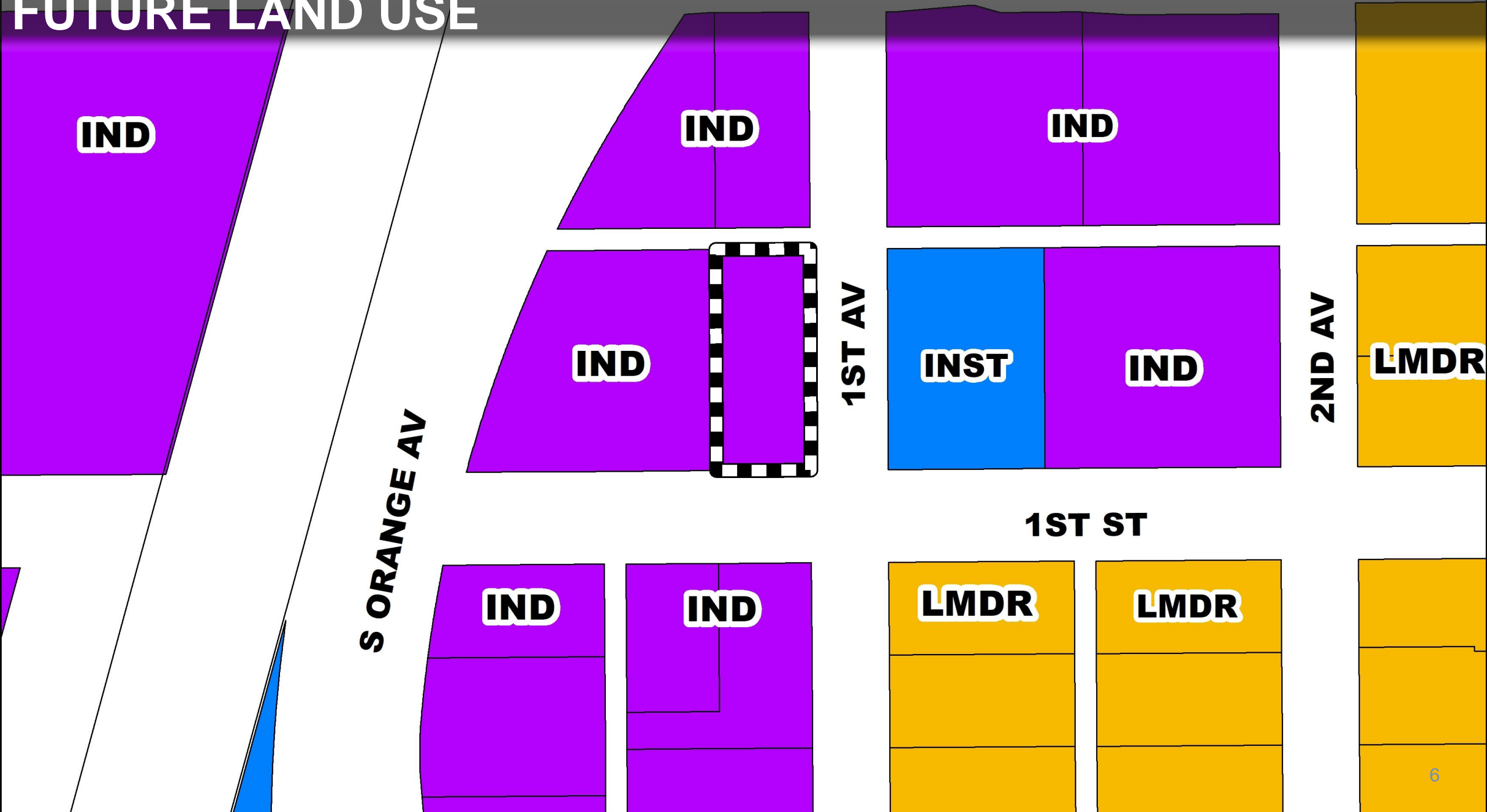
District: 3

Proposed Use: Flex Warehouse

DISTRICT MAP



FUTURE LAND USE



IND

IND

IND

IND

1ST AV

INST

IND

2ND AV

LMDR

S ORANGE AV

IND

IND

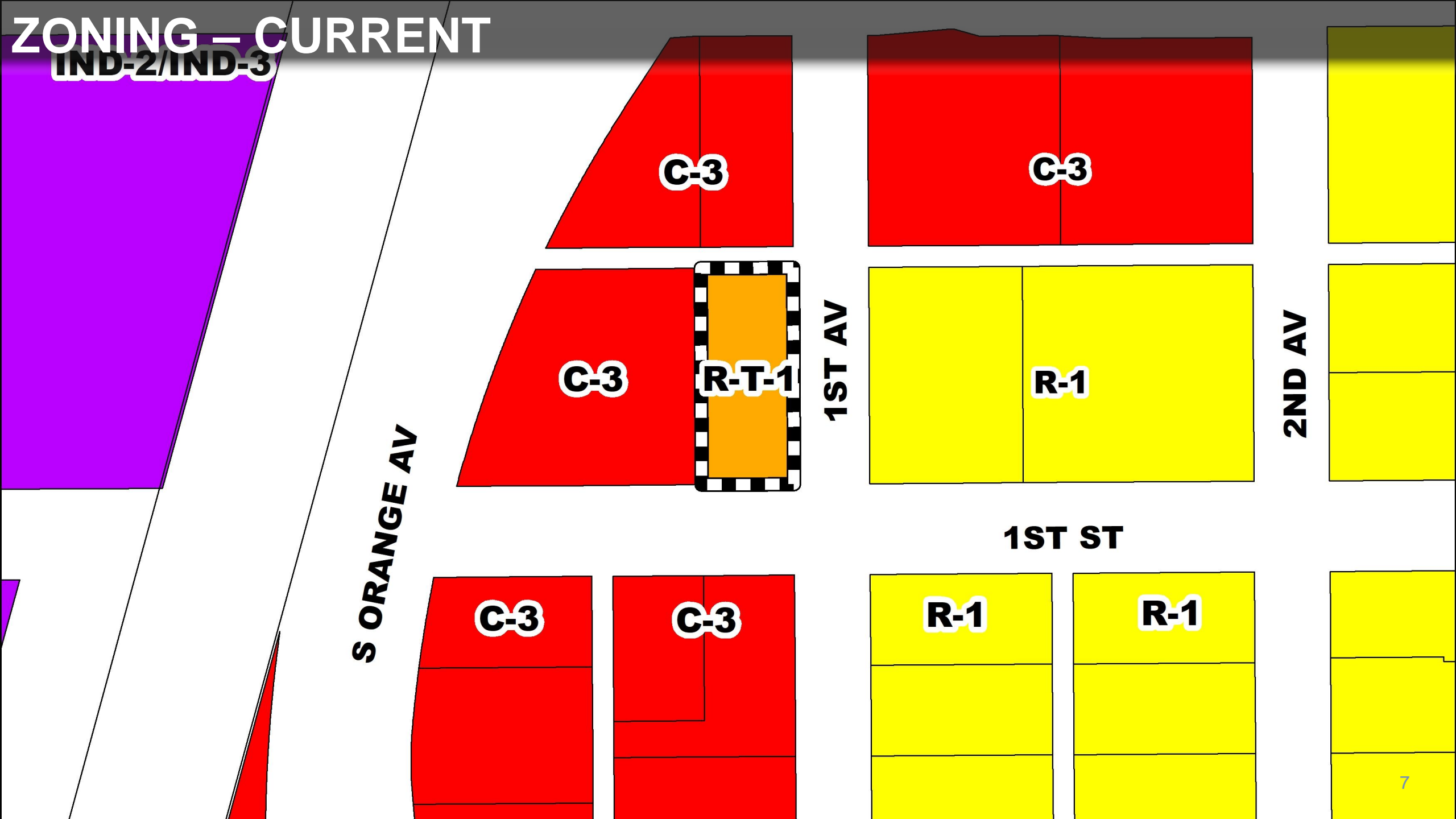
1ST ST

LMDR

LMDR

ZONING - CURRENT

IND-2/IND-3



C-3

C-3

C-3

RT-1

R-1

1ST AV

2ND AV

S ORANGE AV

1ST ST

C-3

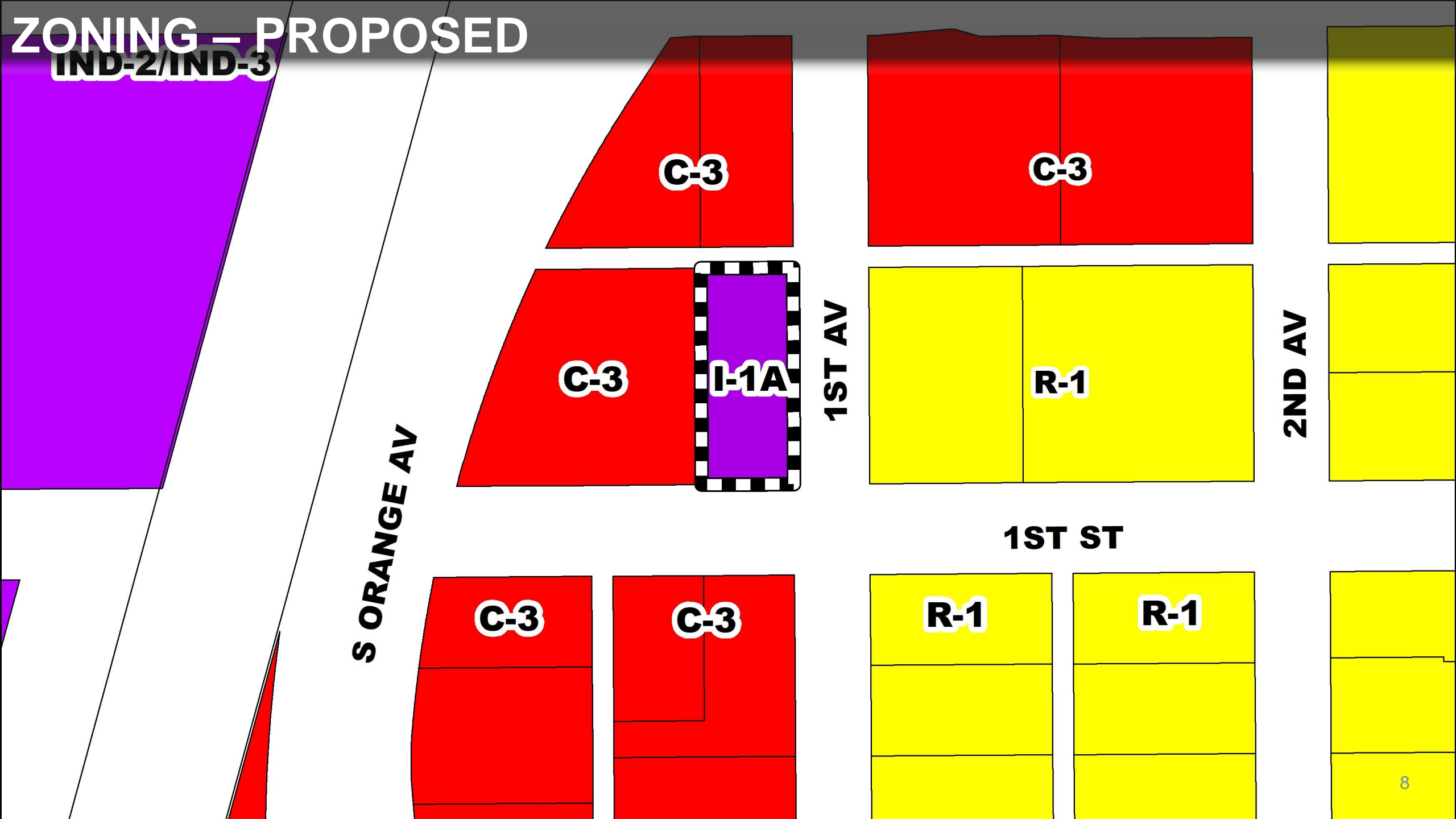
C-3

R-1

R-1

ZONING - PROPOSED

IND-2/IND-3



C-3

C-3

C-3

L-1A

1ST AV

R-1

2ND AV

S ORANGE AV

1ST ST

C-3

C-3

R-1

R-1

NORTH (Subject Property)



EAST



WEST



SOUTH



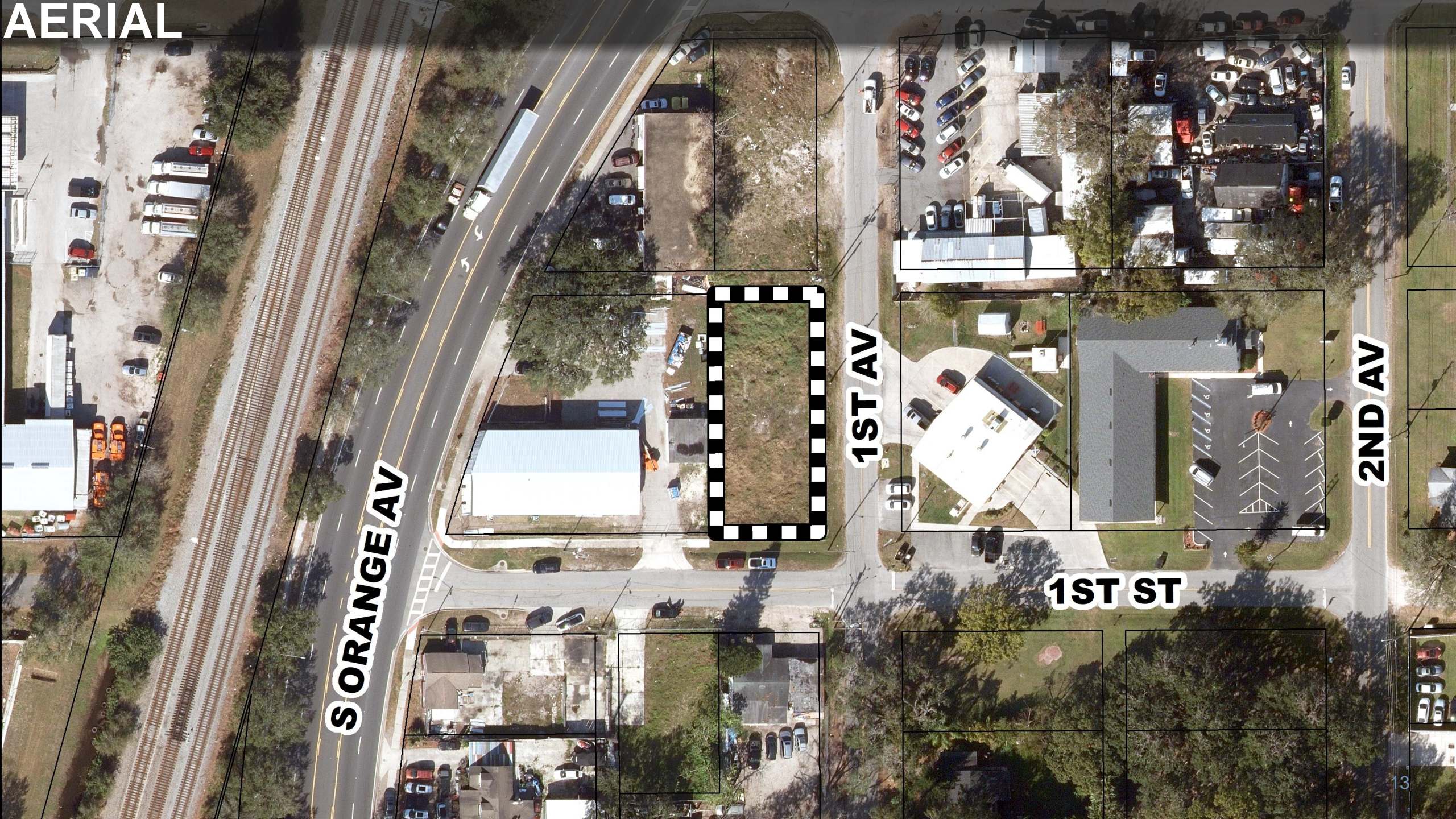
AERIAL

S ORANGE AV

1ST AV

1ST ST

2ND AV



Community Meeting Summary

February 16th June 22nd

- 9 & 16 residents in attendance
- Concerns:
 - Incompatibility
 - Small lot size
 - Semi-truck traffic
 - Preference for residential

Recommendation - Approve

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested I-1A (Restricted Industrial District) zoning.**

RZ-26-03-016

Case: RZ-26-03-016

Applicant: Sam Sebaali, Thomas and Hutton Engineering Company

From: A-2 (Farmland Rural District)

To: R-2 Restricted (Residential District)

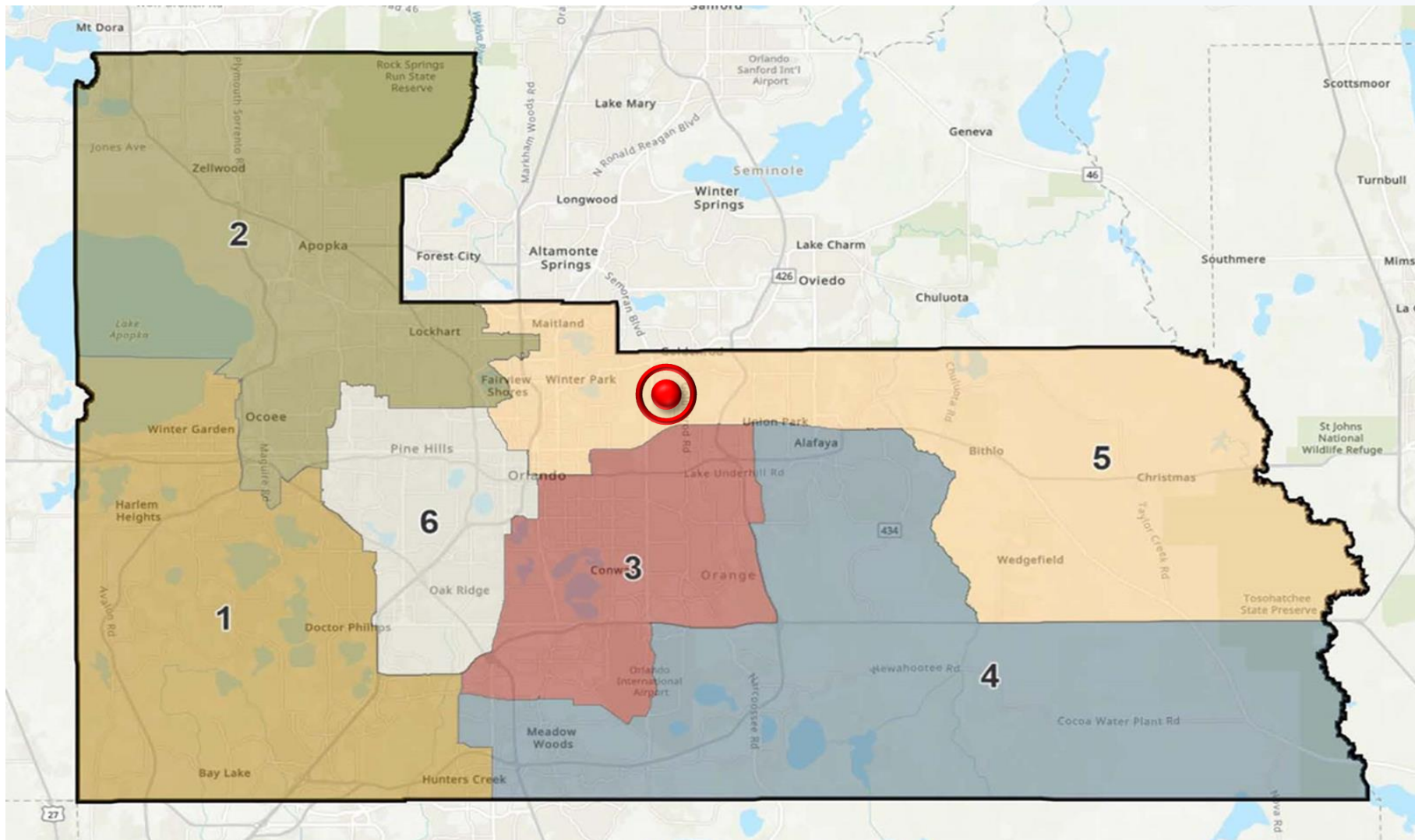
Location: 7449 Restful Street; generally located north of Restful Street, south of University Boulevard, east of Wilde Avenue, and west of N. Goldenrod Road.

Acreage: 0.66-acre

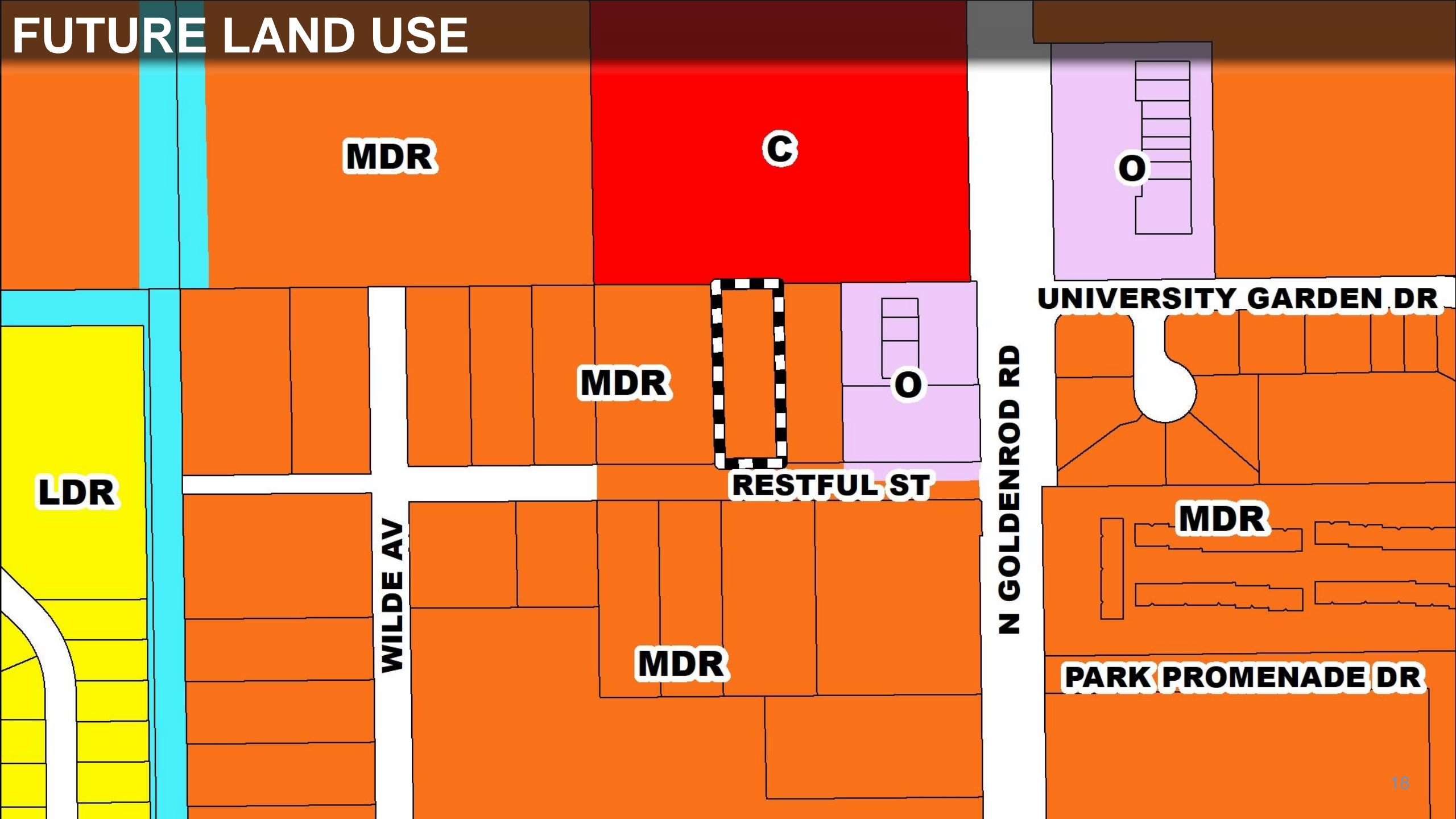
District: 5

Proposed Use: Duplex (Two Dwelling Units)

DISTRICT MAP



FUTURE LAND USE



MDR

C

O

MDR

O

LDR

WILDE AV

RESTFUL ST

N GOLDENROD RD

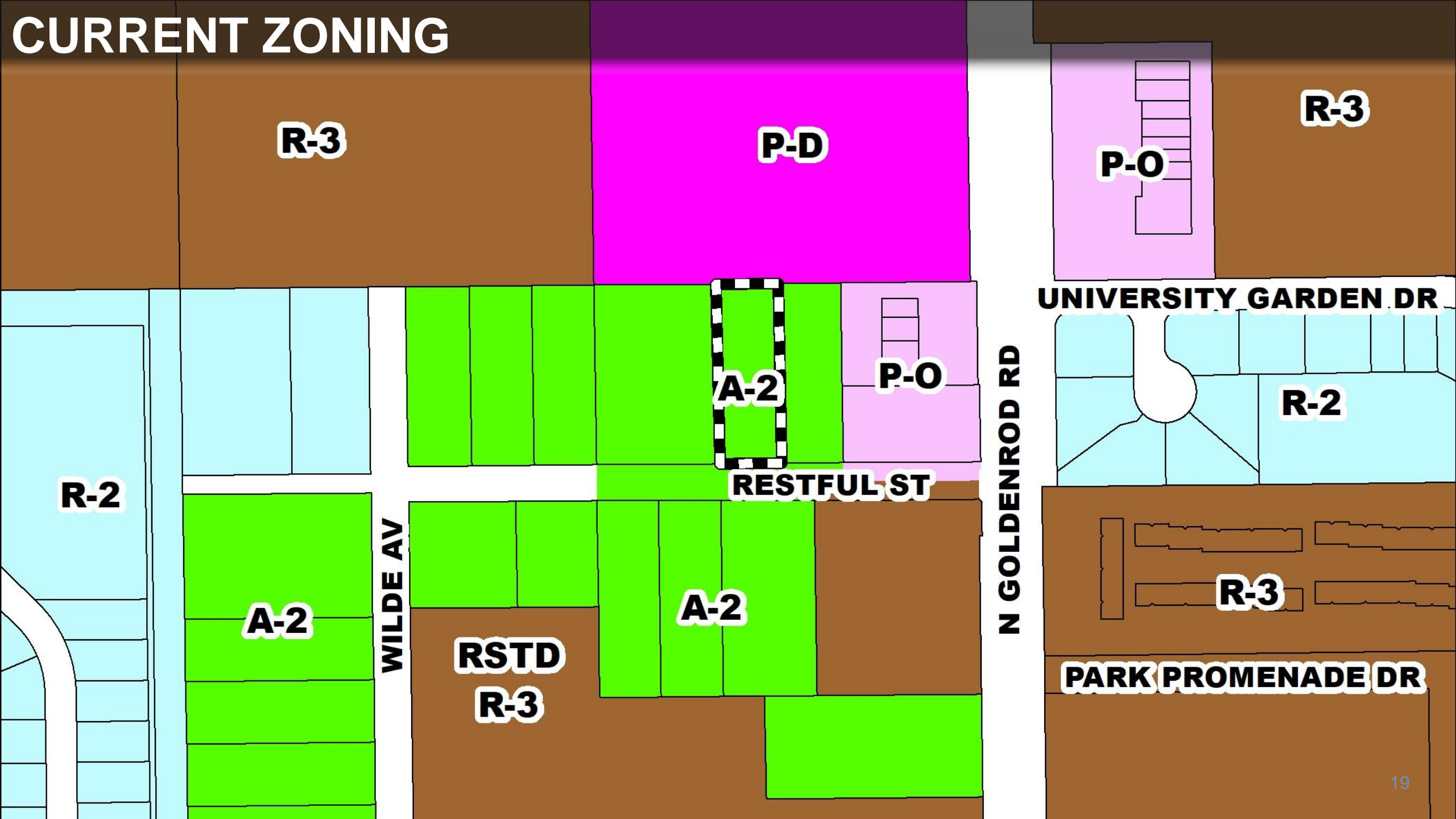
UNIVERSITY GARDEN DR

MDR

MDR

PARK PROMENADE DR

CURRENT ZONING



R-3

P-D

R-3

P-O

A-2

P-O

UNIVERSITY GARDEN DR

R-2

R-2

RESTFUL ST

N GOLDENROD RD

A-2

A-2

R-3

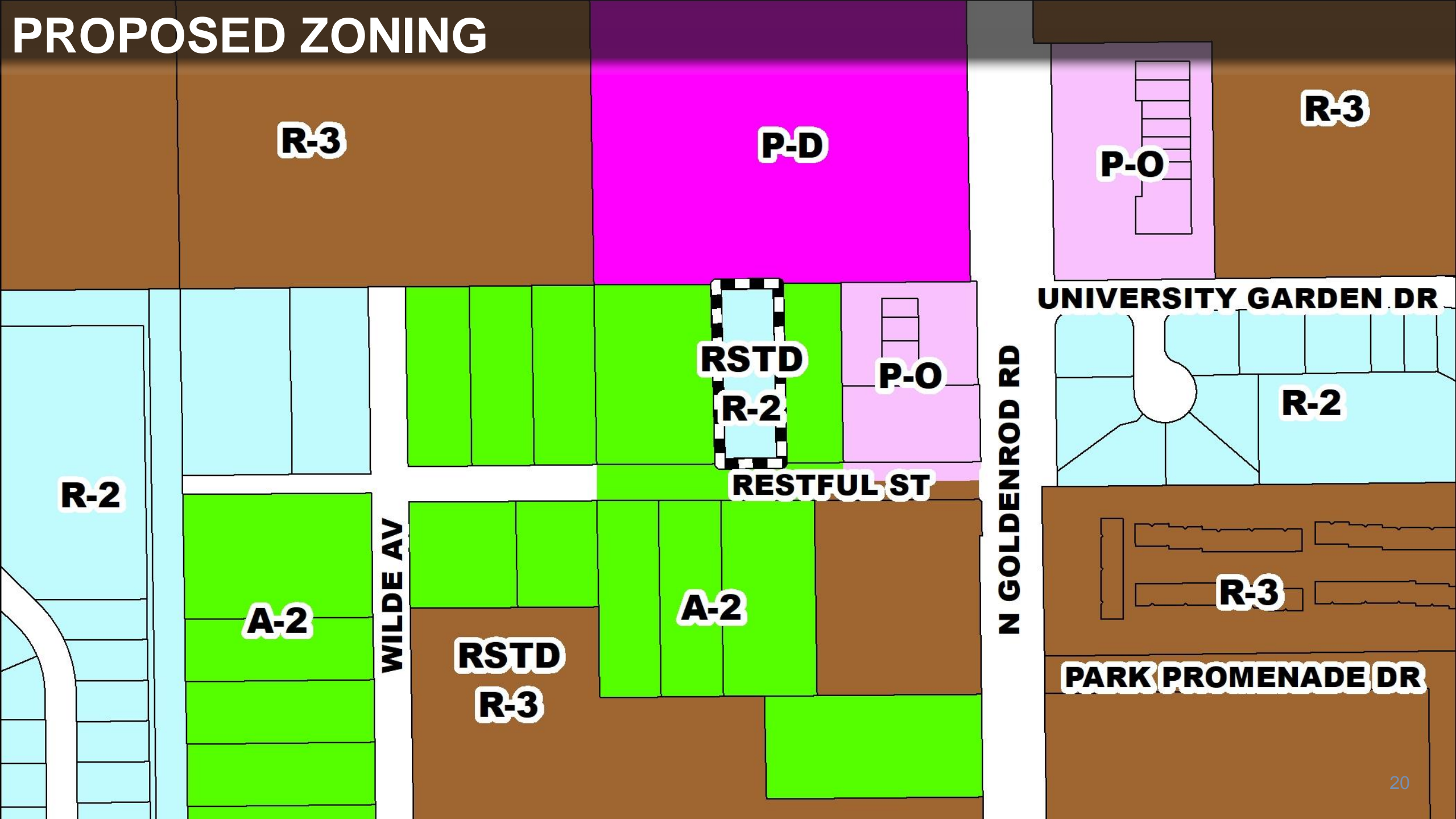
WILDE AV

RSTD

R-3

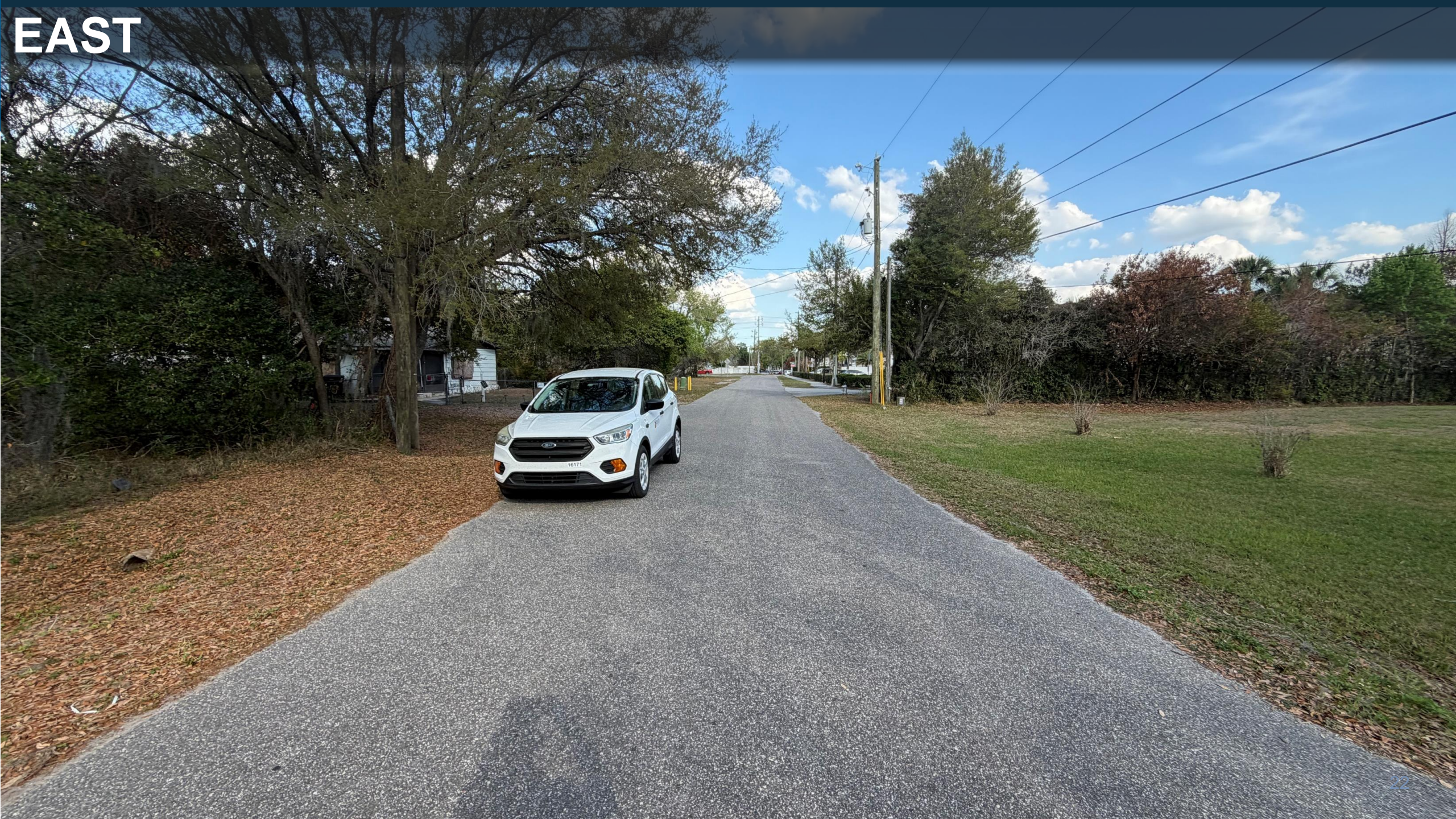
PARK PROMENADE DR

PROPOSED ZONING



NORTH (Subject Property)





EAST



WEST

SOUTH



AERIAL



WILDE AV

RESTFUL ST

N GOLDENROD RD

UNIVERSITY GARDEN DR

PARK PROMENADE DR

Community Meeting Summary

March 11th

- 7 residents in attendance
- Concerns:
 - Incompatibility
 - Unit size

Restrictions

1. Development shall be limited to two dwelling units; and,
2. The duplex building shall be designed as a single integrated structure. The structure shall present a unified architectural composition. The second dwelling unit shall be located to the rear of the first dwelling unit, resulting in a front-to-back building configuration.

PZC Recommendation - Approve

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

1. Development shall be limited to two dwelling units; and
2. The duplex building shall be designed as a single integrated structure. The structure shall present a unified architectural composition. The second dwelling unit shall be located to the rear of the first dwelling unit, resulting in a front-to-back building configuration.

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)

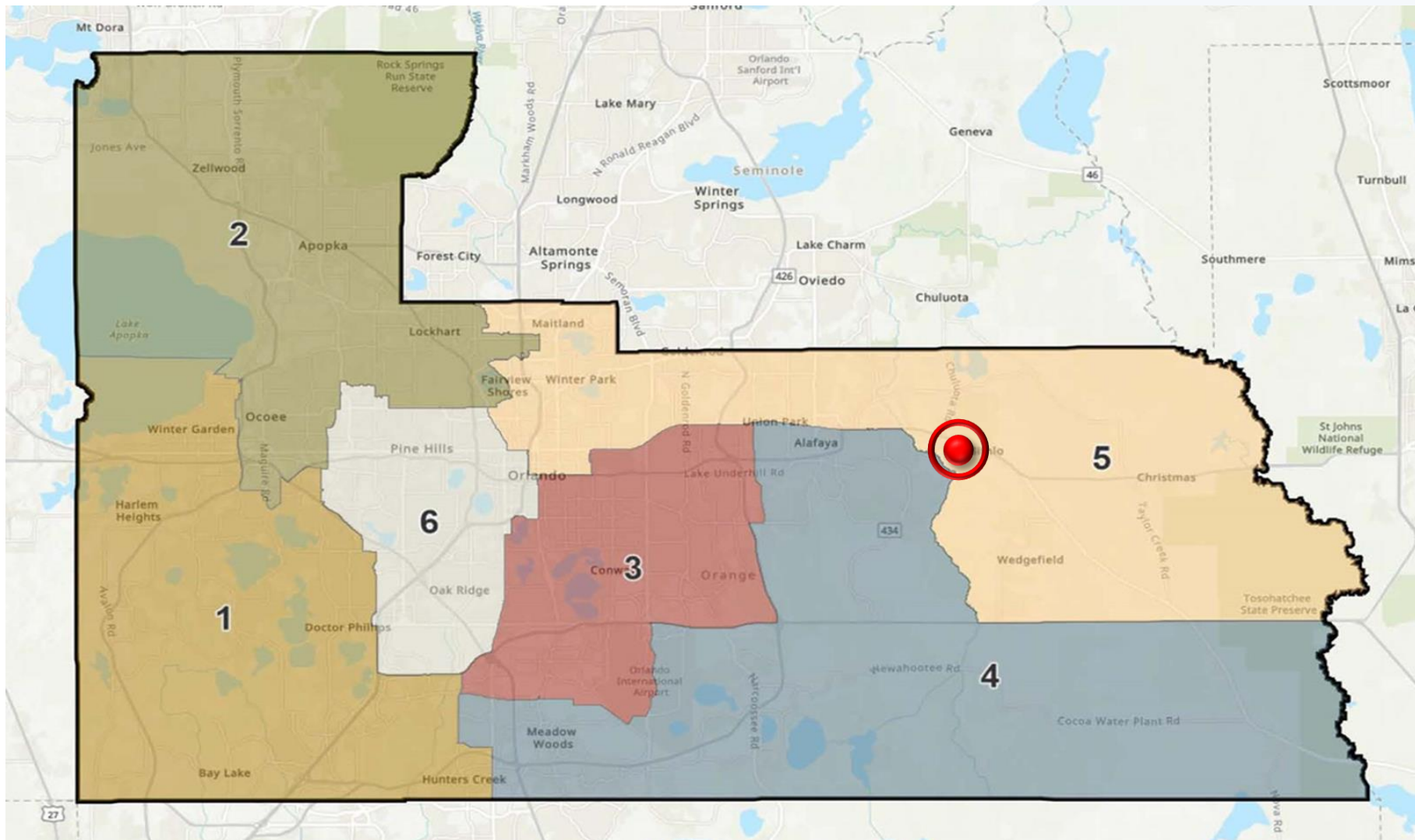
Location: 526 and 538 Shepard Road

Acreage: 0.62 gross acre

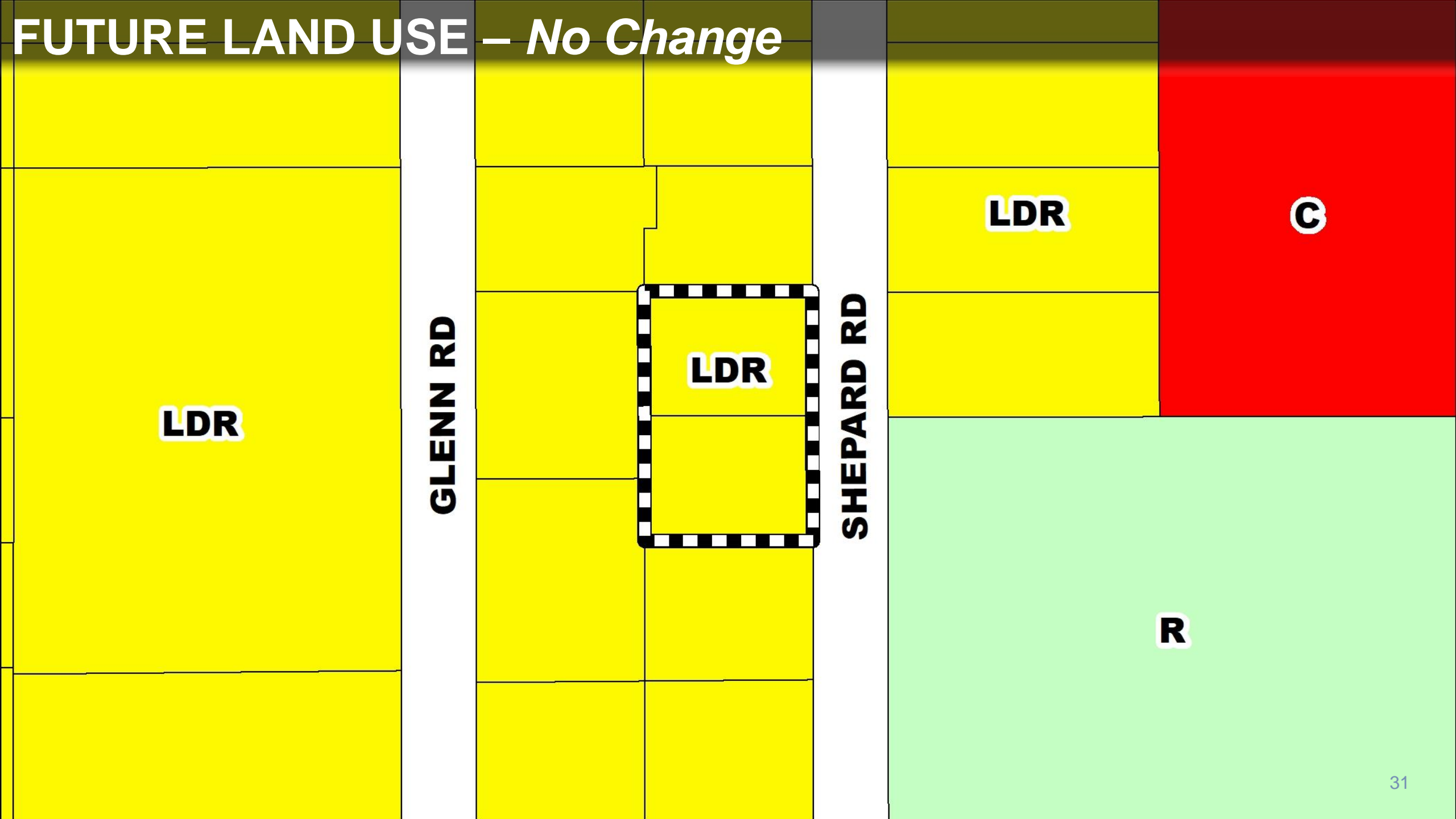
District: 5

Proposed Use: Two (2) Mobile Homes

DISTRICT MAP



FUTURE LAND USE – *No Change*



LDR

GLENN RD

LDR

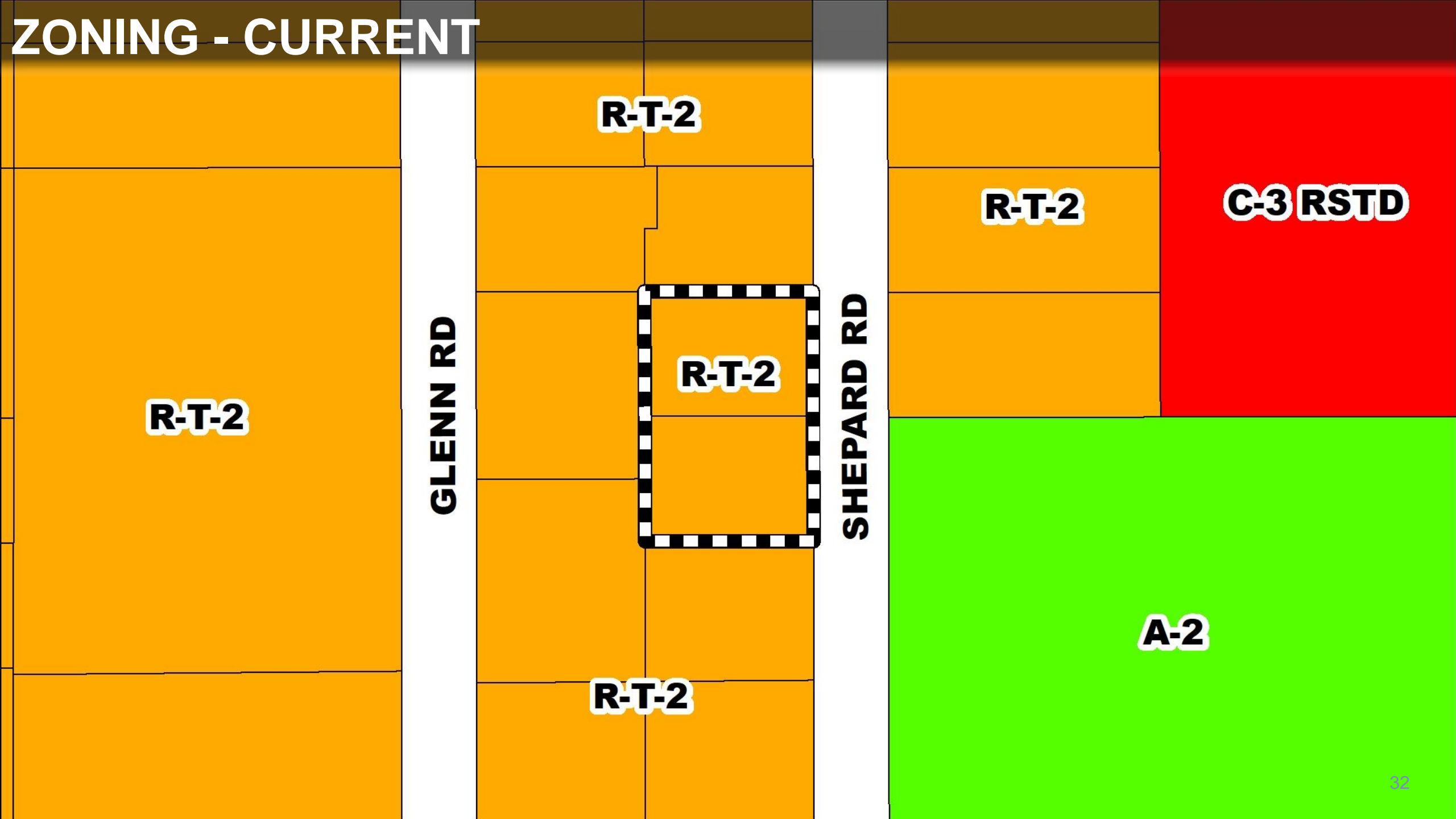
SHEPARD RD

LDR

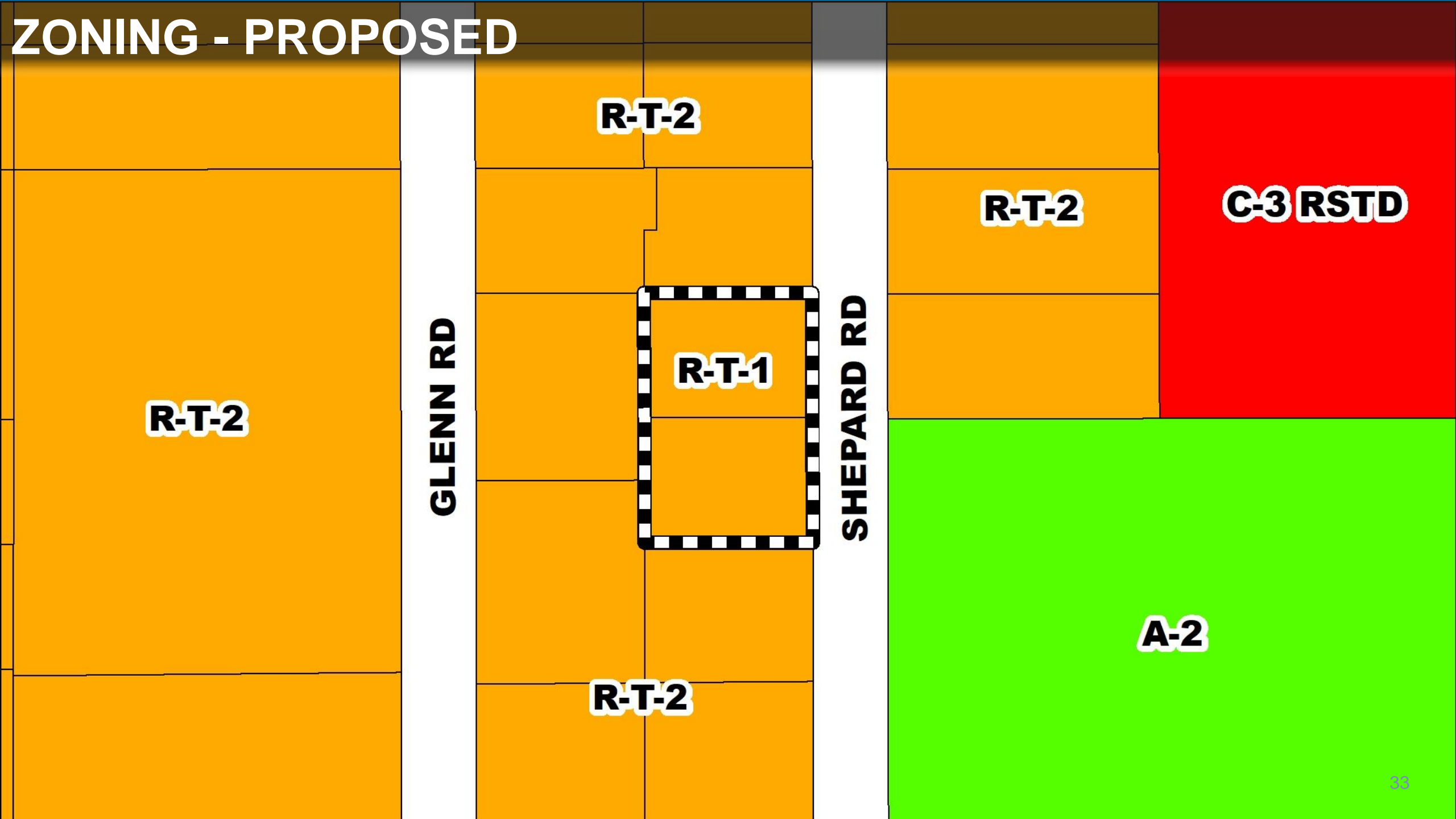
C

R

ZONING - CURRENT



ZONING - PROPOSED



SOUTH



EAST



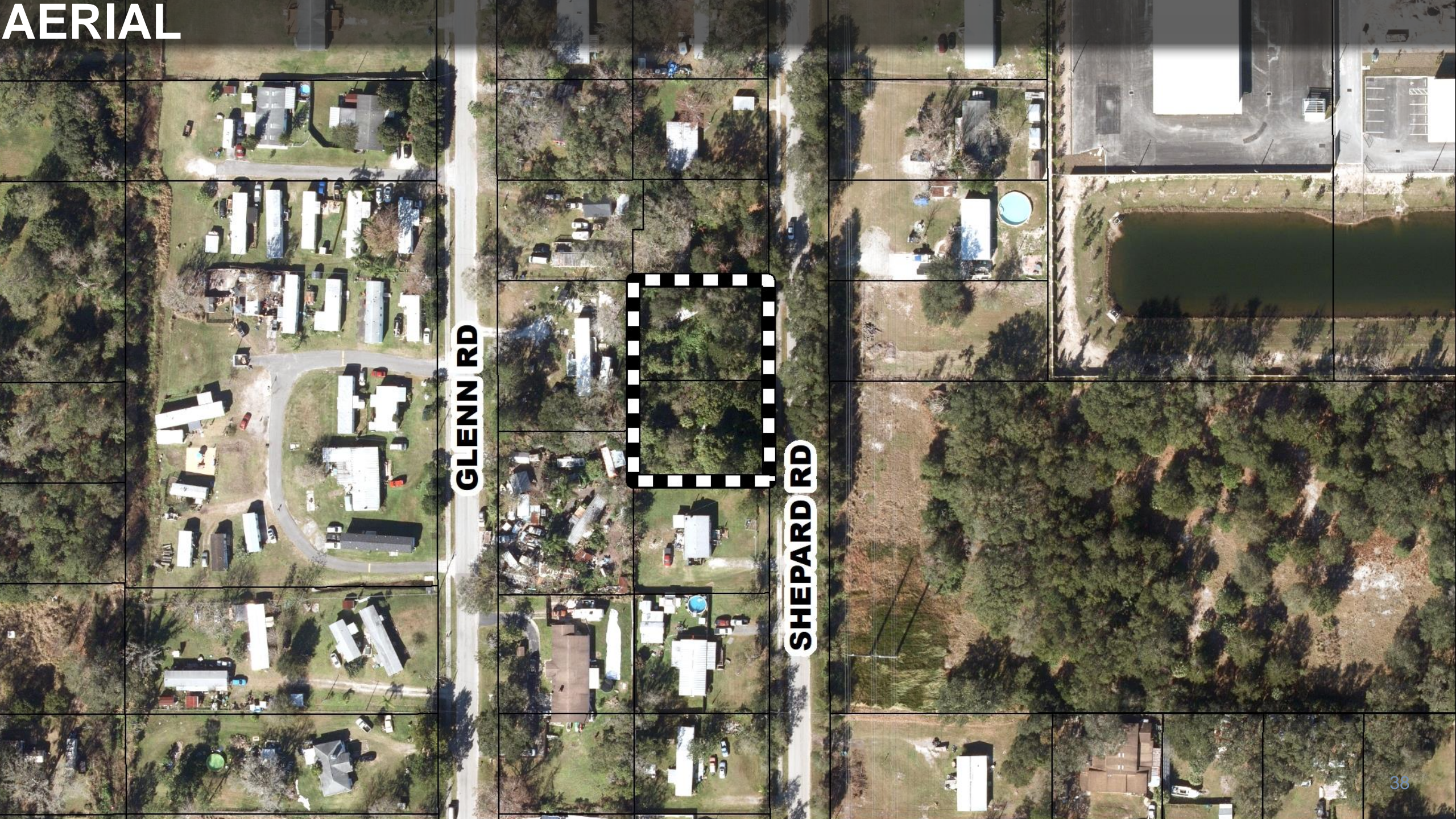
NORTH



WEST (Subject Property)



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

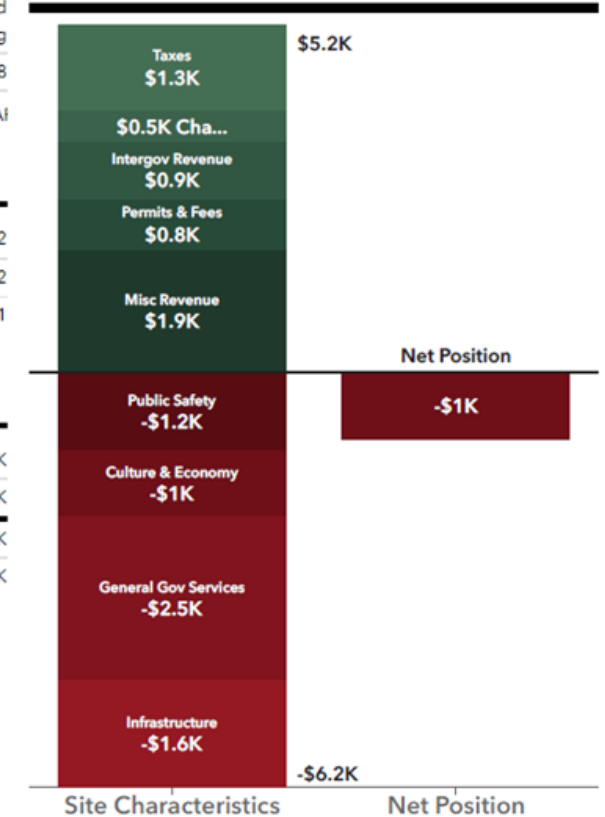
Proposal Details

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
	-\$1K	Net Fiscal Position	

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.

Site Details

Name: 526 and 538 Shepard Road
Rezoning
Case #: RZ-26-01-038
Addresses: 526 SHEPARD RD, 538 SHEPARD RD

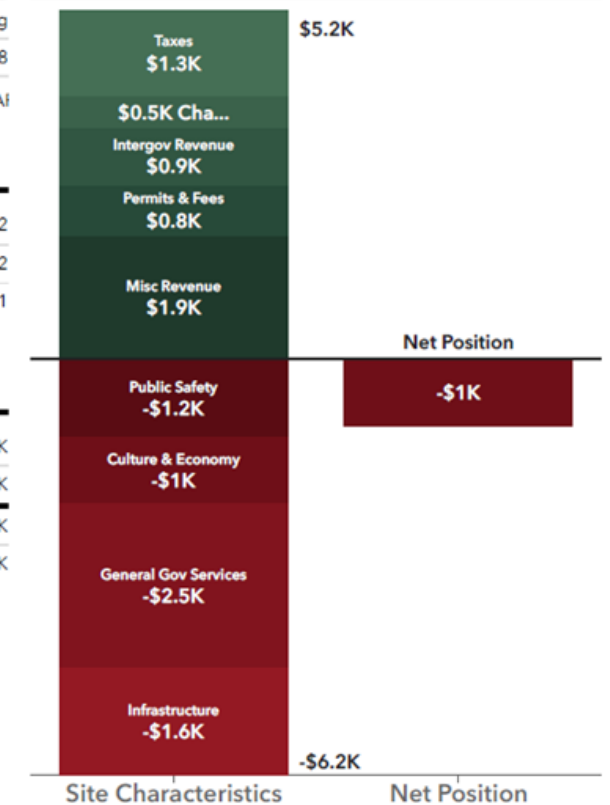
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Annual Fiscal Impact Proposal Annual Estimate



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Intergovernmental Revenue	\$0.9K	\$1.2K	Road Costs
Permits & Fees	\$0.8K	\$0.1K	Stormwater Costs
Misc Revenue	\$1.9K	\$0.3K	Water & Sewer Costs
	-\$1K		Net Fiscal Position

Community Meeting Summary

January 22nd

- 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.**