

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)

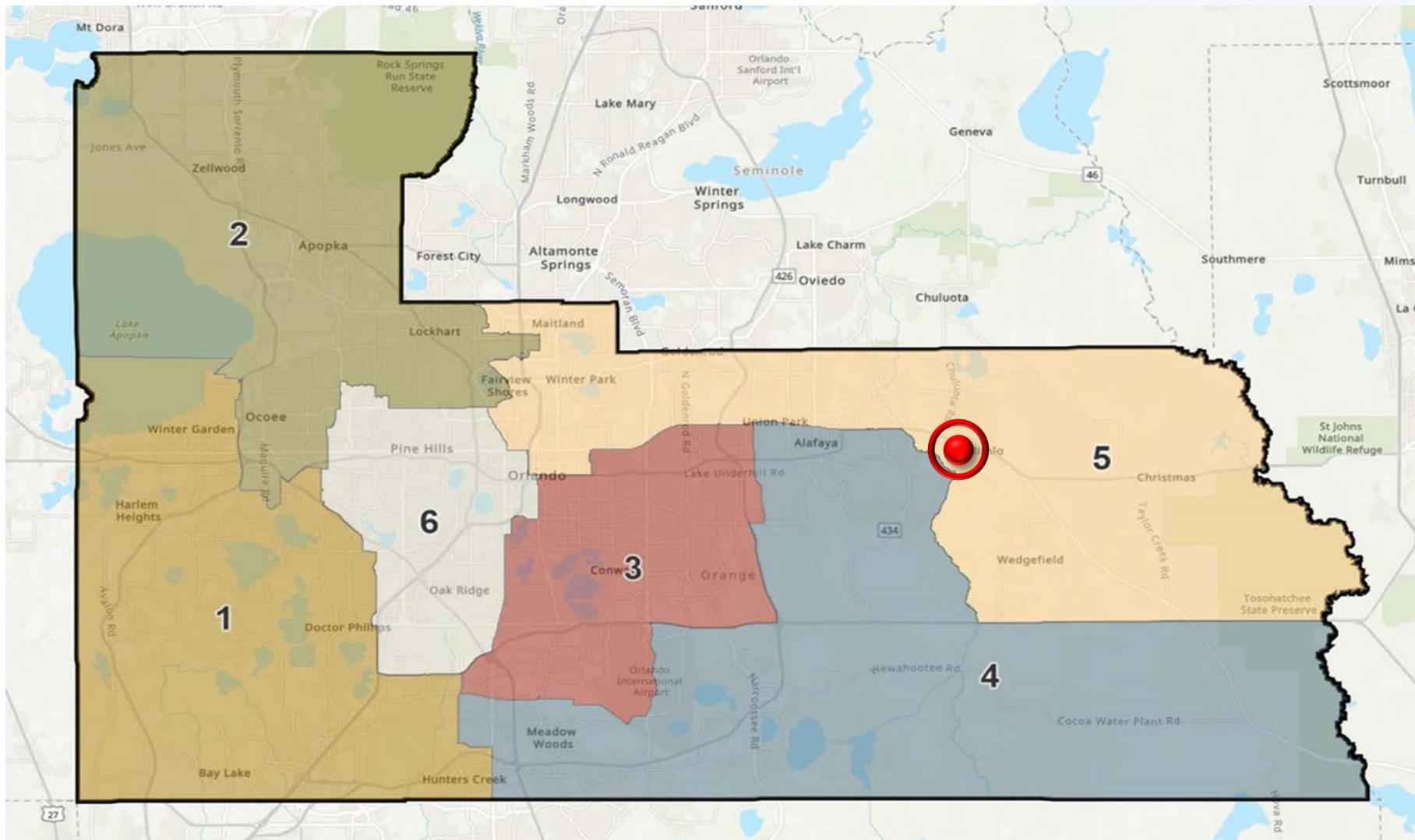
Location: 526 and 538 Shepard Road

Acreage: 0.62 gross acre

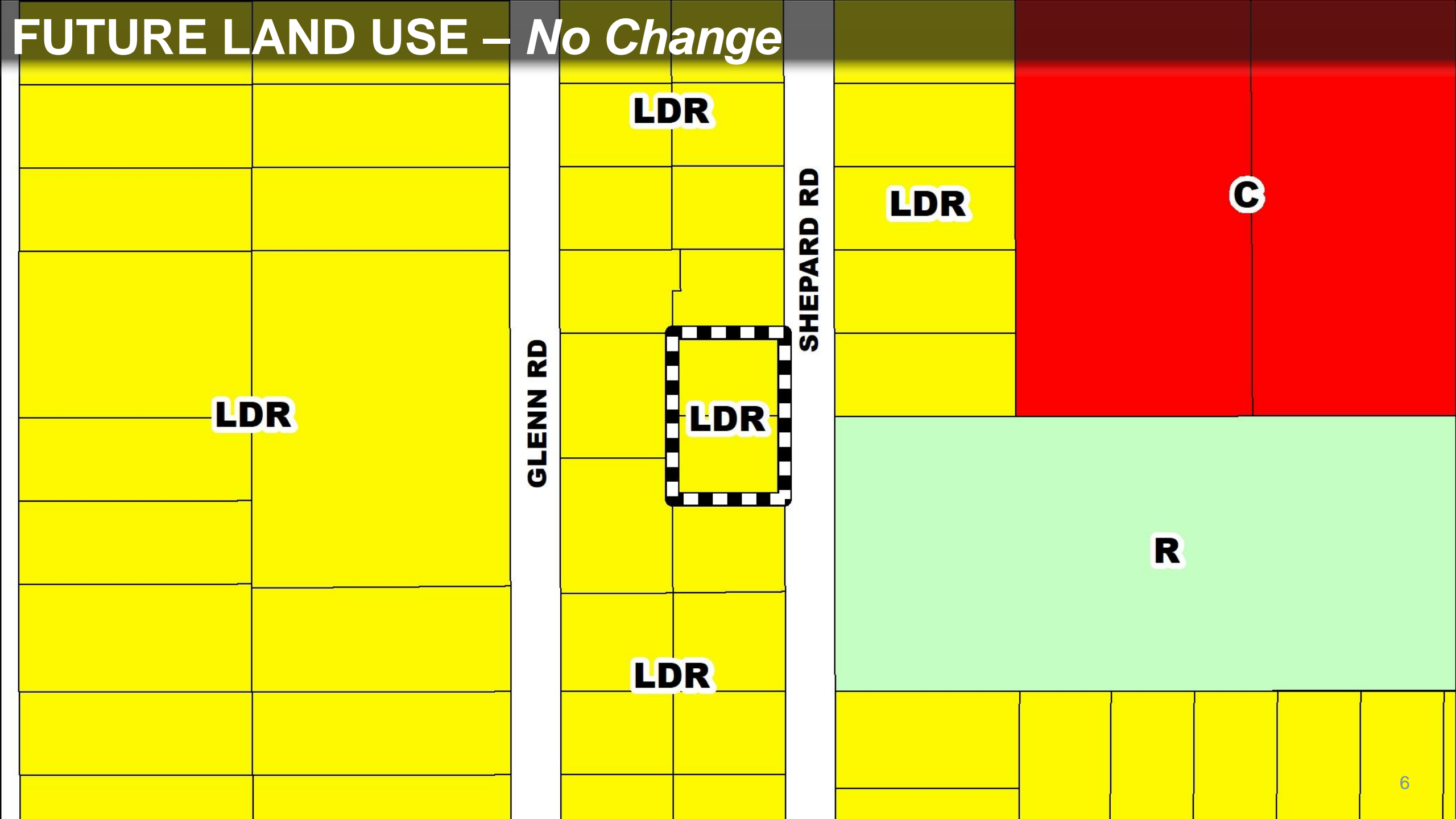
District: 5

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

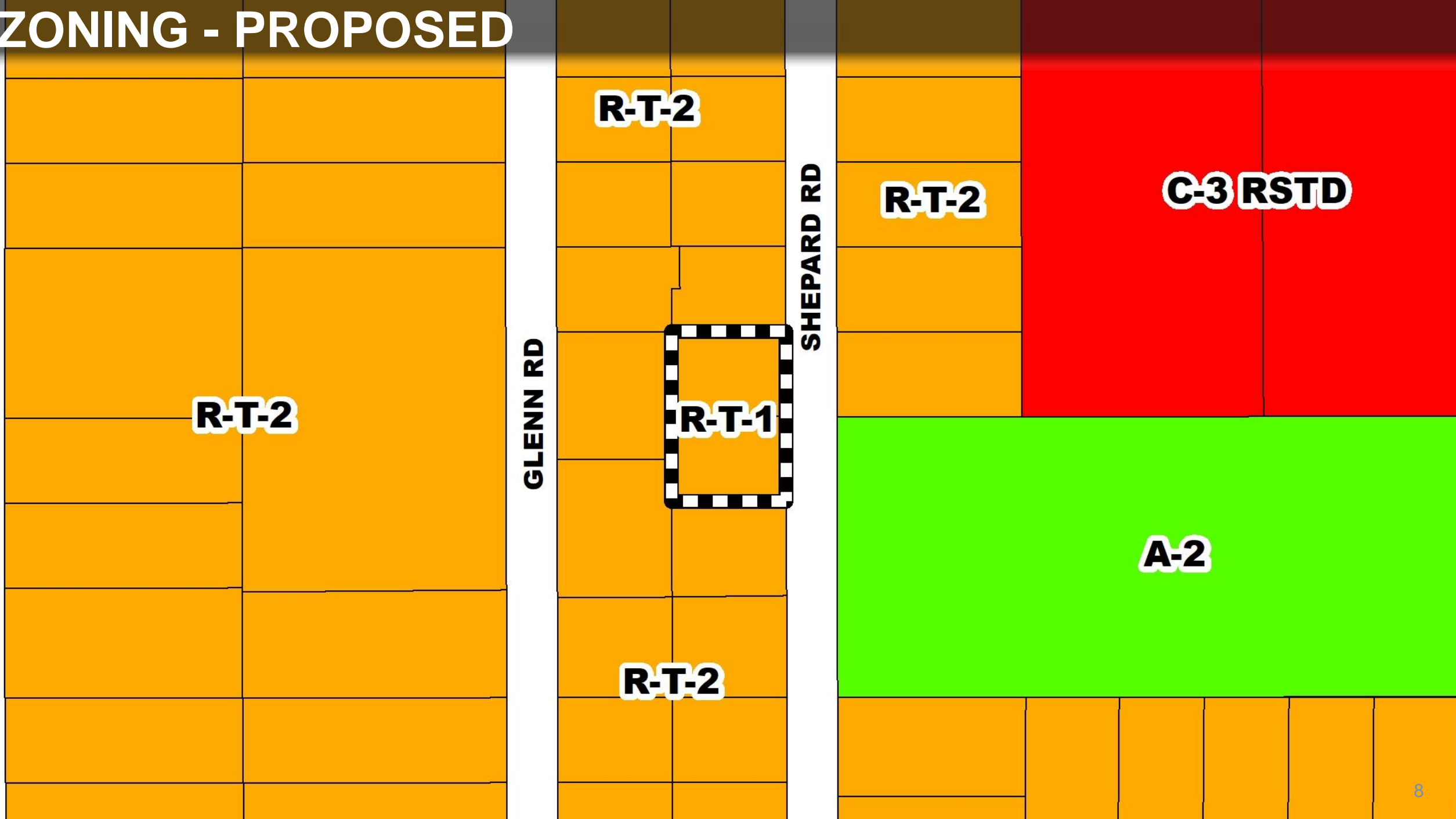
SHEPARD RD

R-T-2

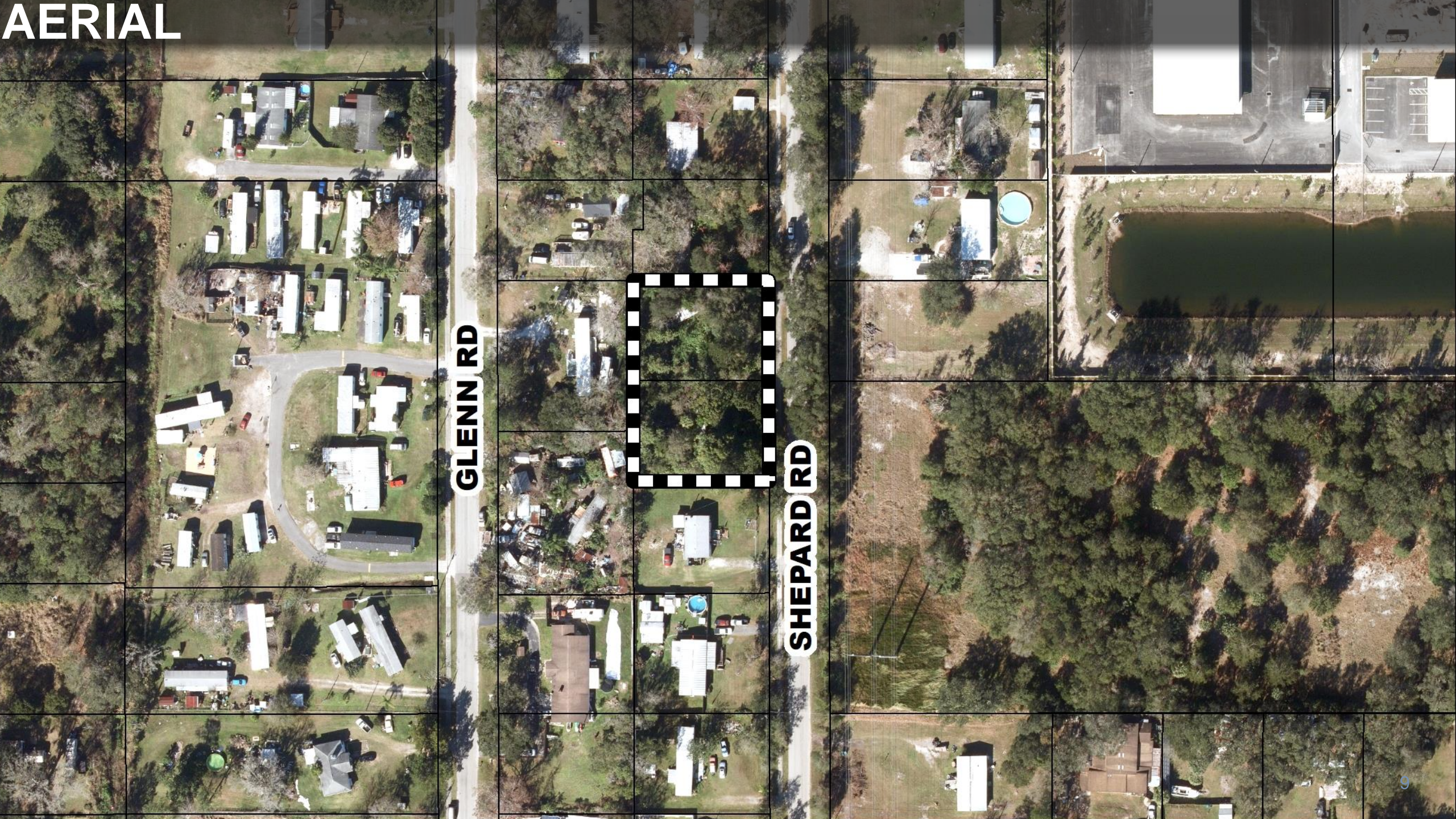
A-2

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

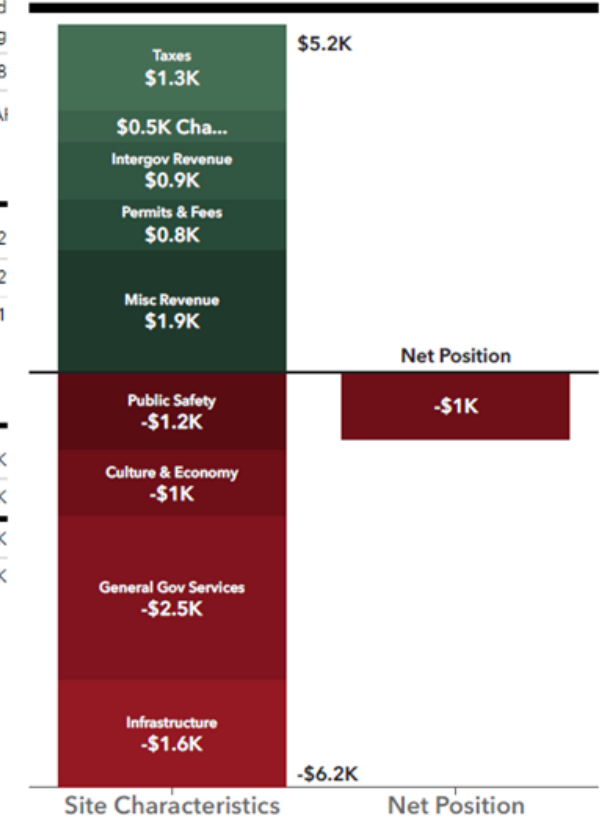
Proposal Details

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
	-\$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

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Rezoning
Case #: RZ-26-01-038
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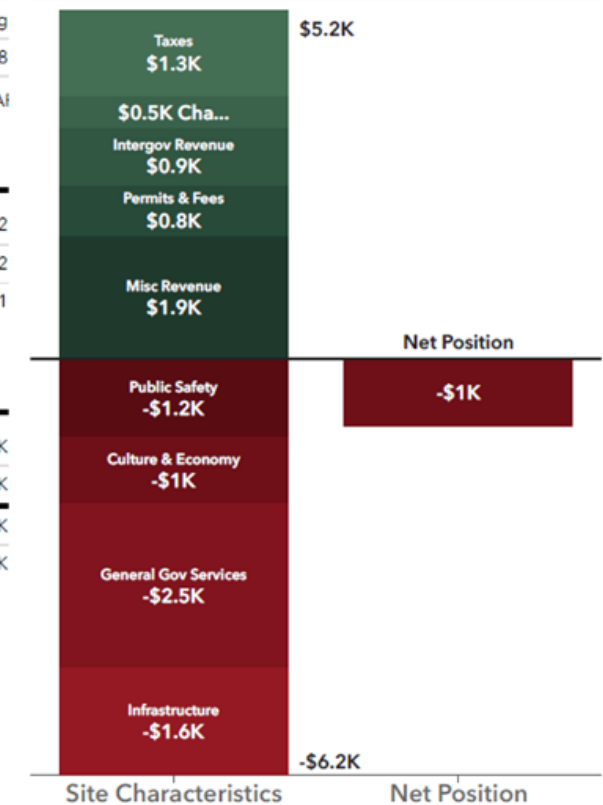
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	-\$1K		Net Fiscal Position

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.**

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)

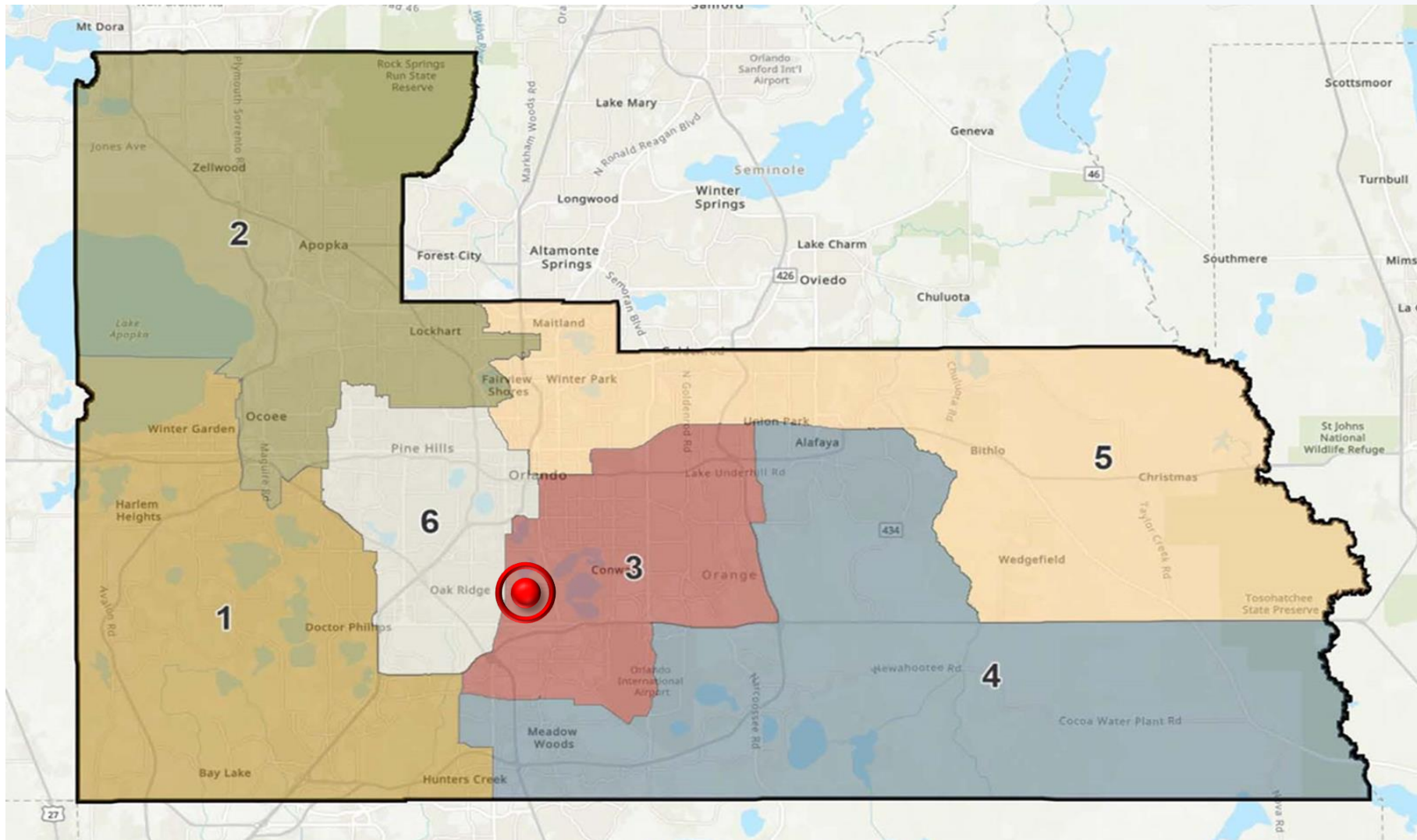
Location: 6606 Winegard Road

Acreage: 0.83 gross acre

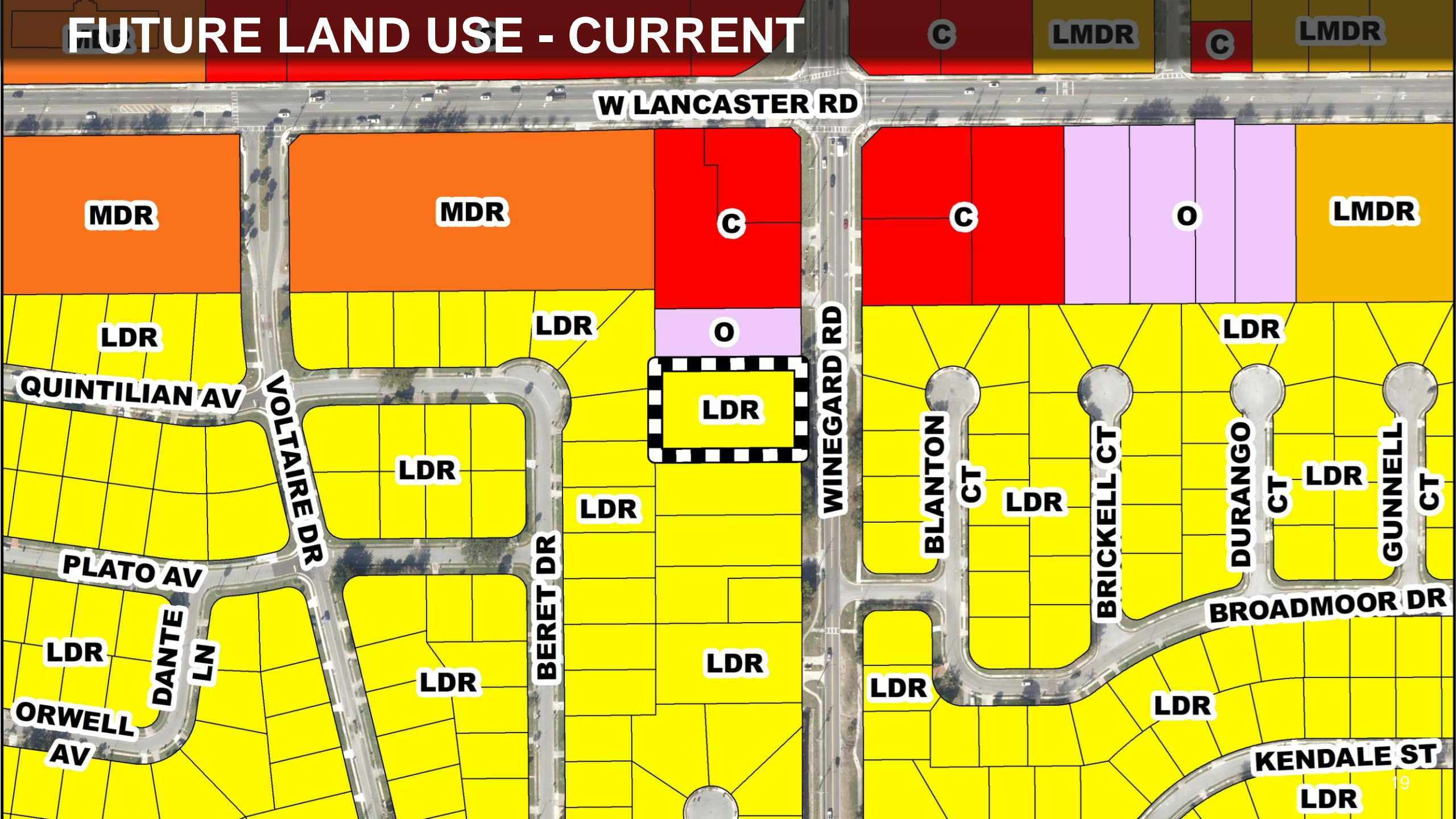
District: 3

Proposed Use: 8 Fee-Simple Townhomes

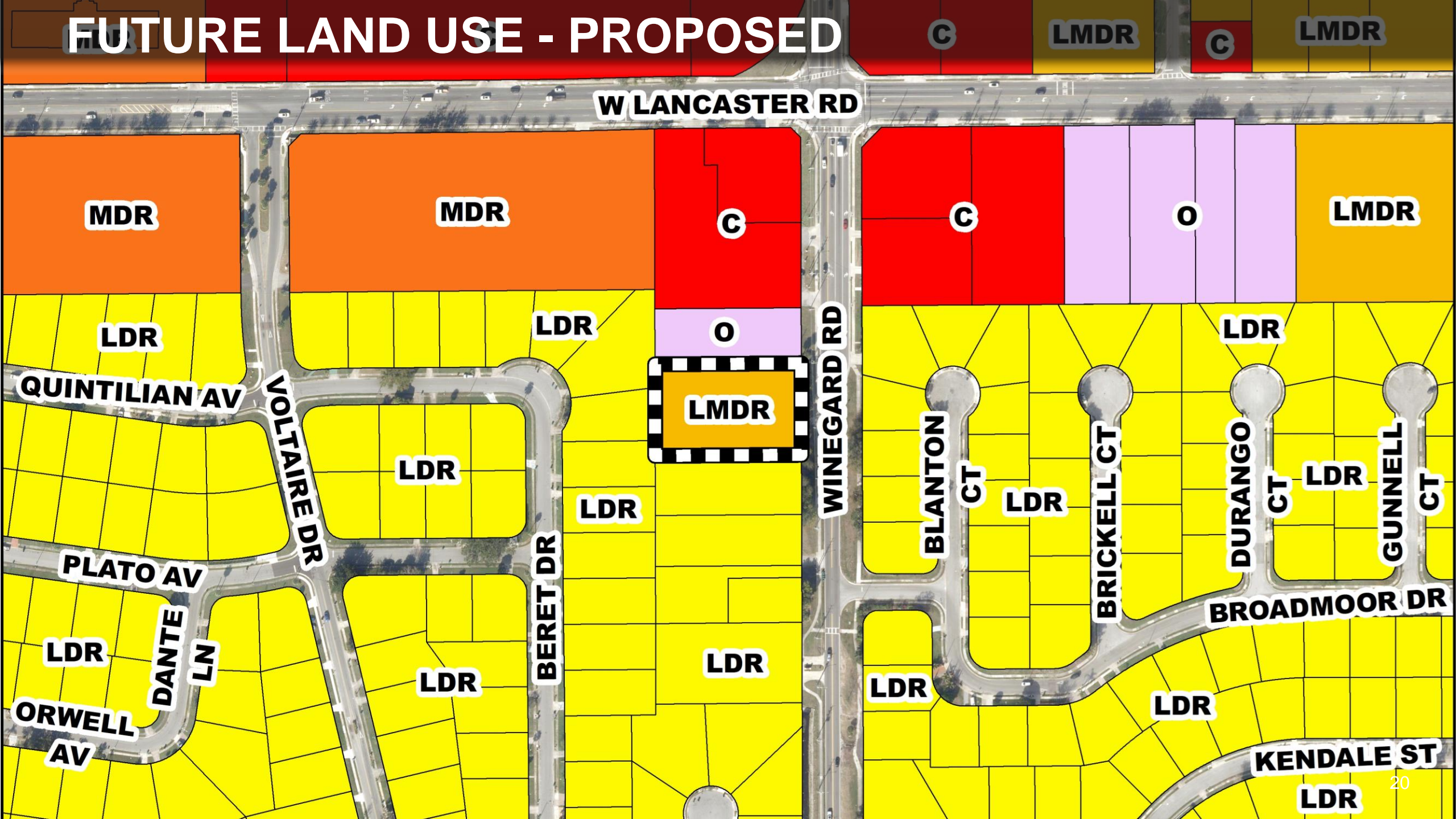
DISTRICT MAP



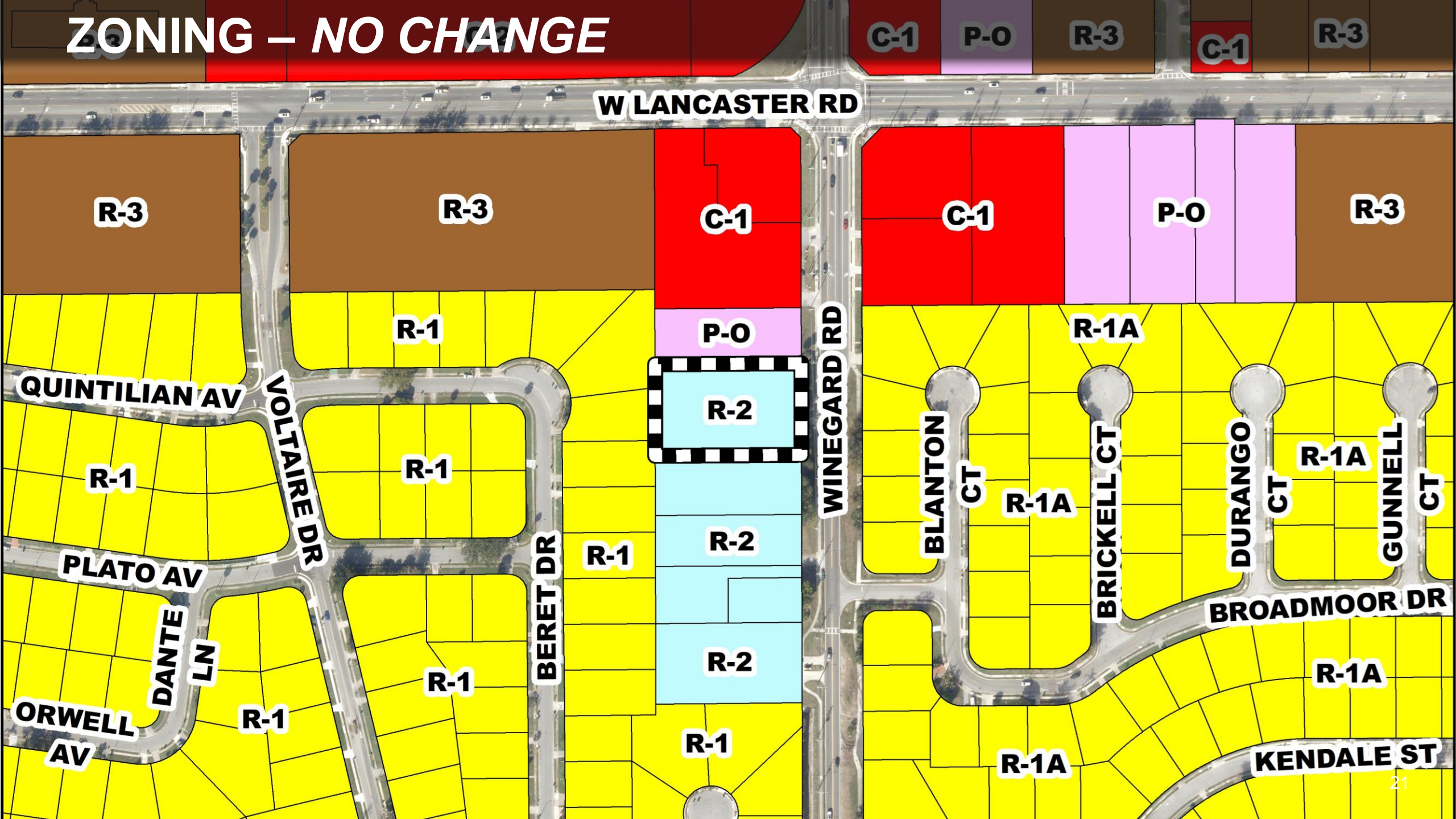
FUTURE LAND USE - CURRENT



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

BERET DR

CT

CT

CT

PLATO AV

DANTE LN

BROADMOOR DR

ORWELL AV

KENDALE ST

Community Meeting Summary

February 9th

- 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

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)

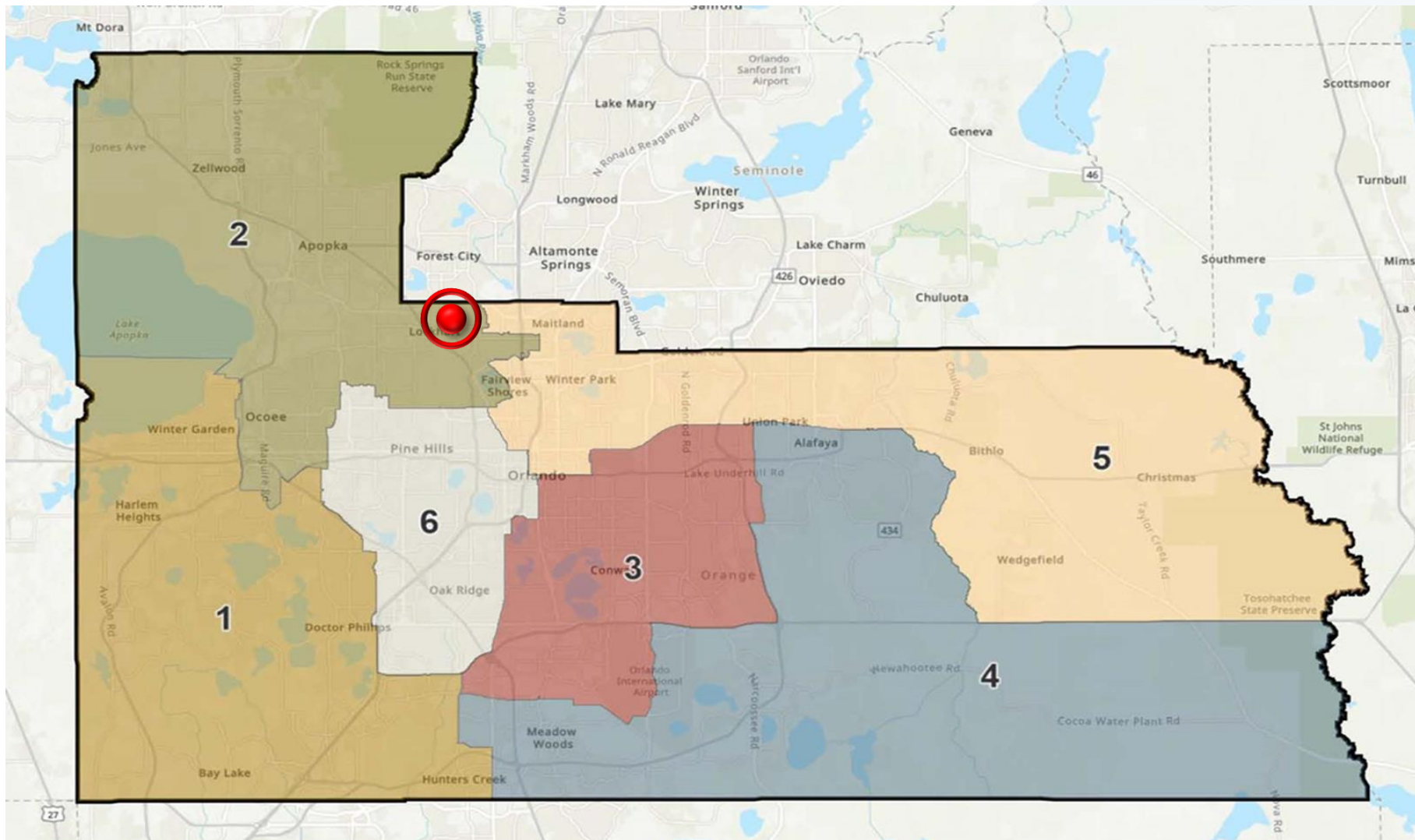
Location: 4823 Beggs Road

Acreage: 6.83 gross acres / 6.28 net acres

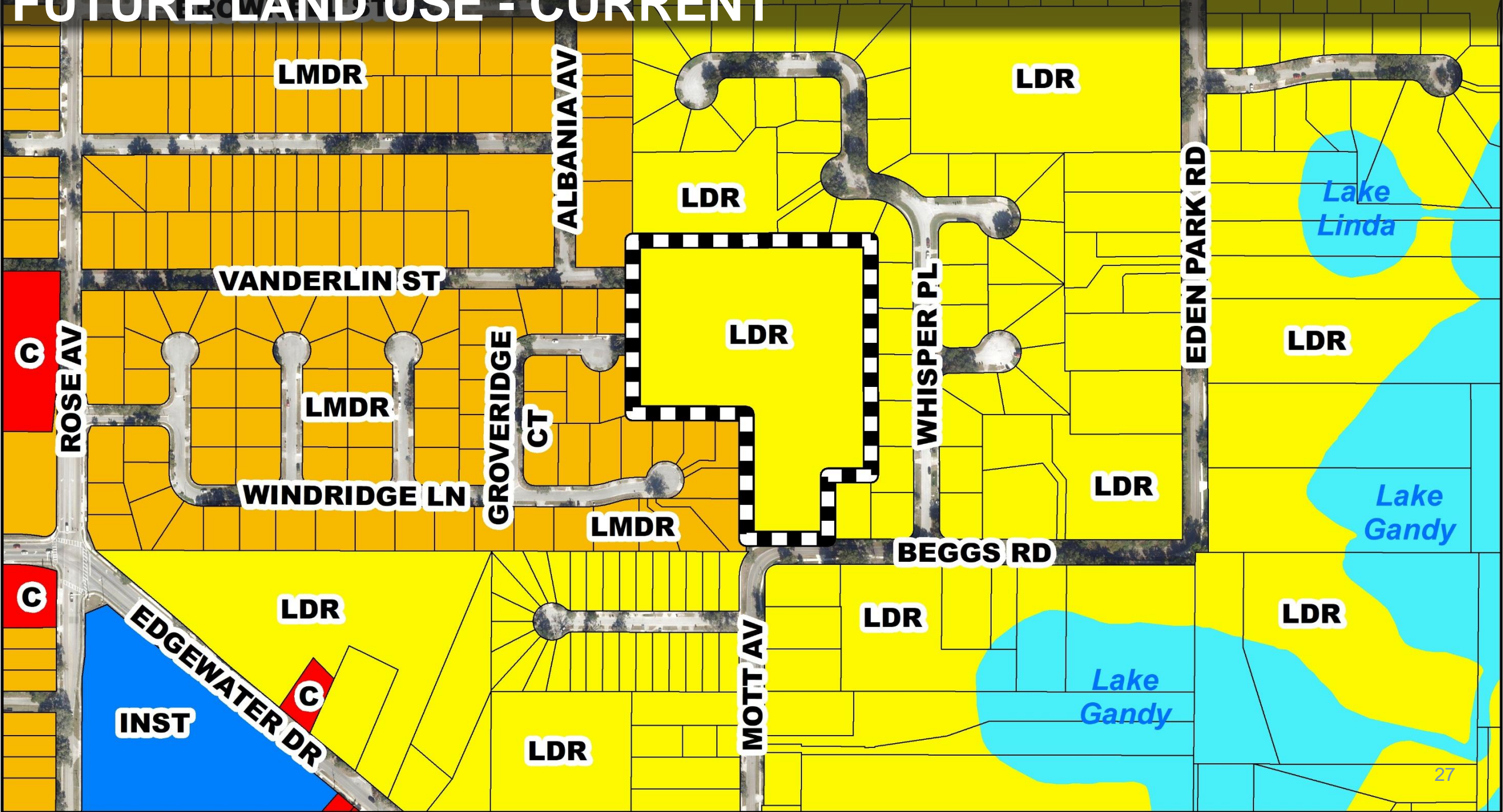
District: 2

Proposed Use: 46 Fee-Simple Townhomes

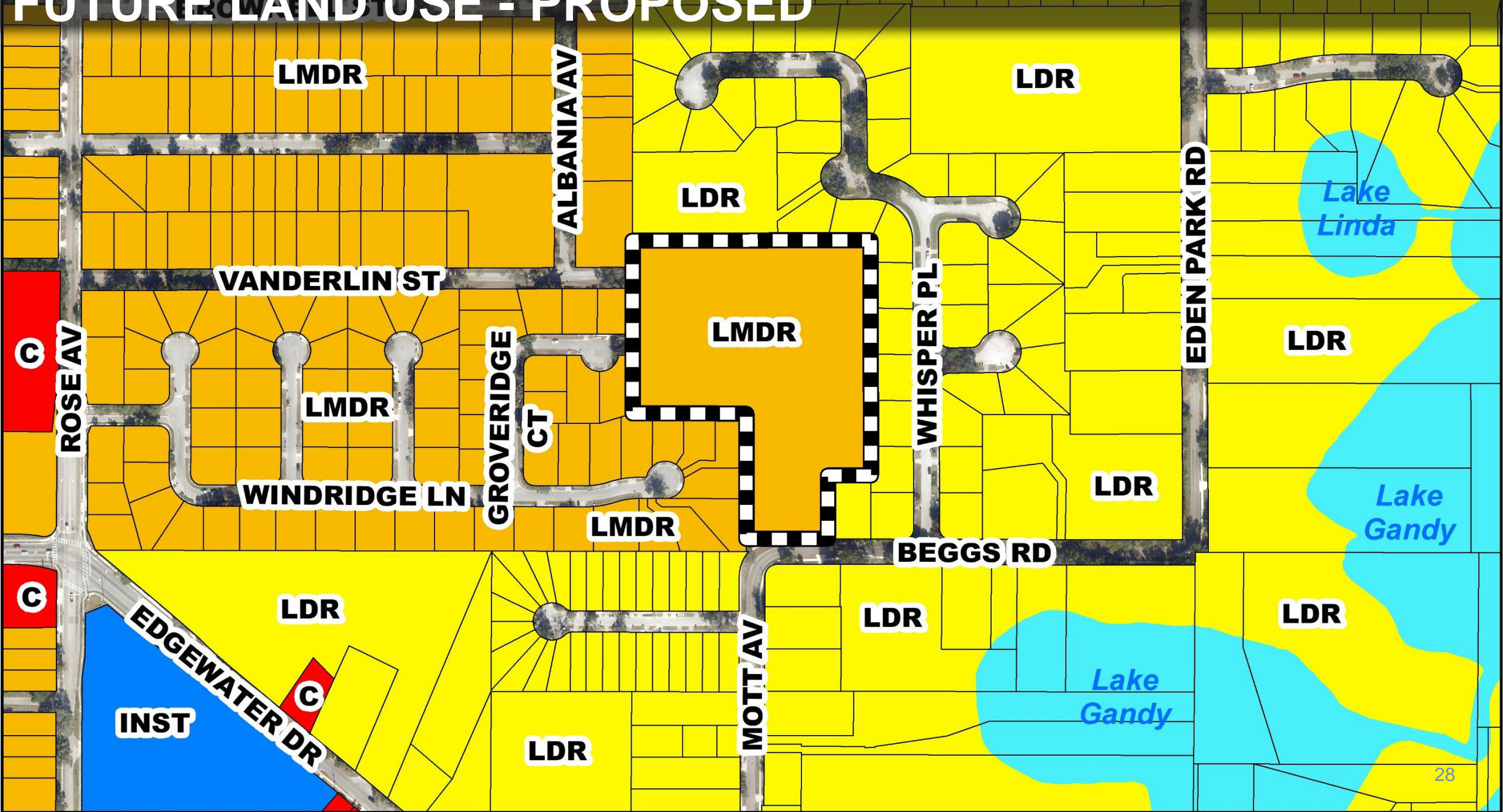
DISTRICT MAP



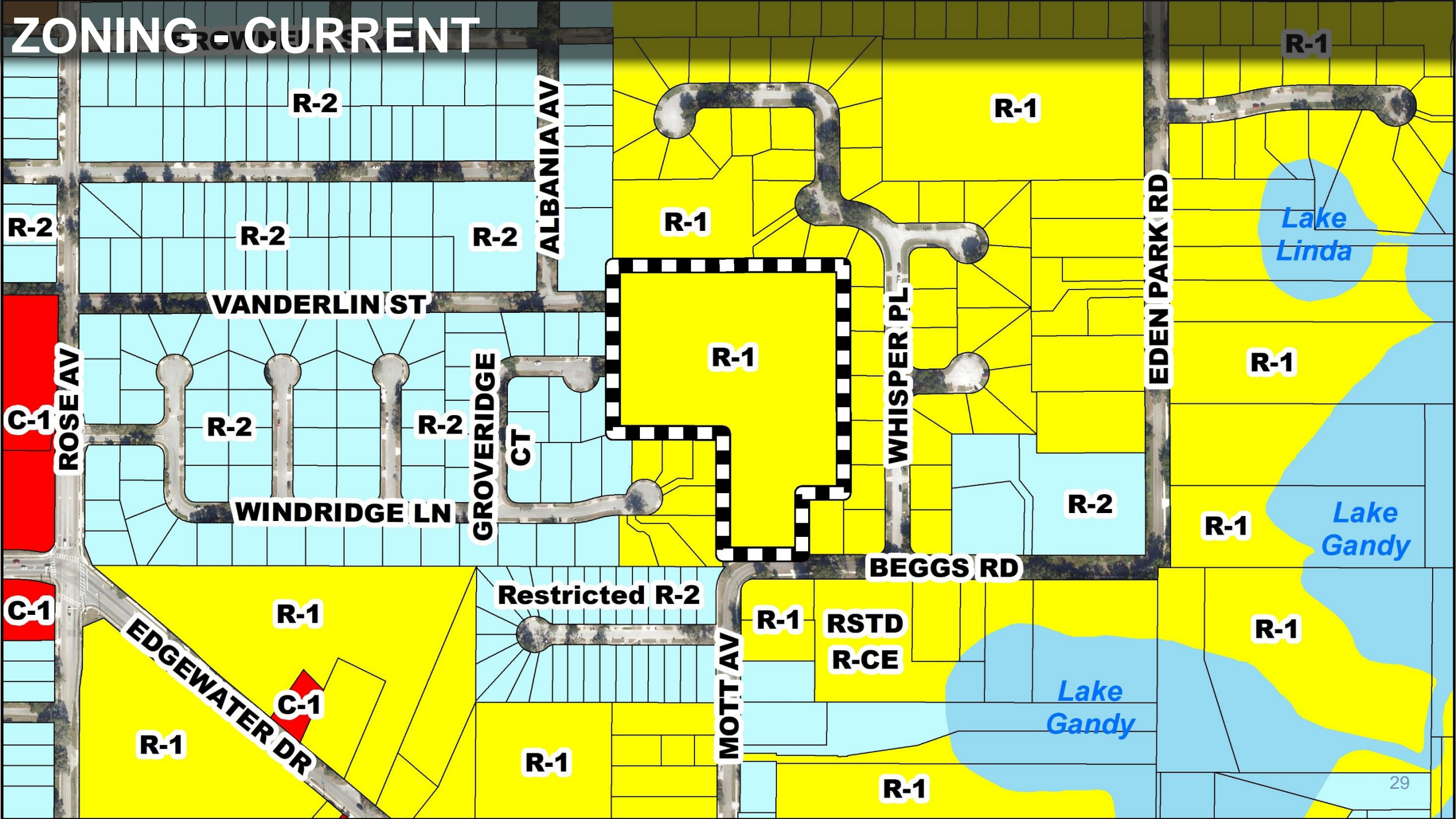
FUTURE LAND USE - CURRENT



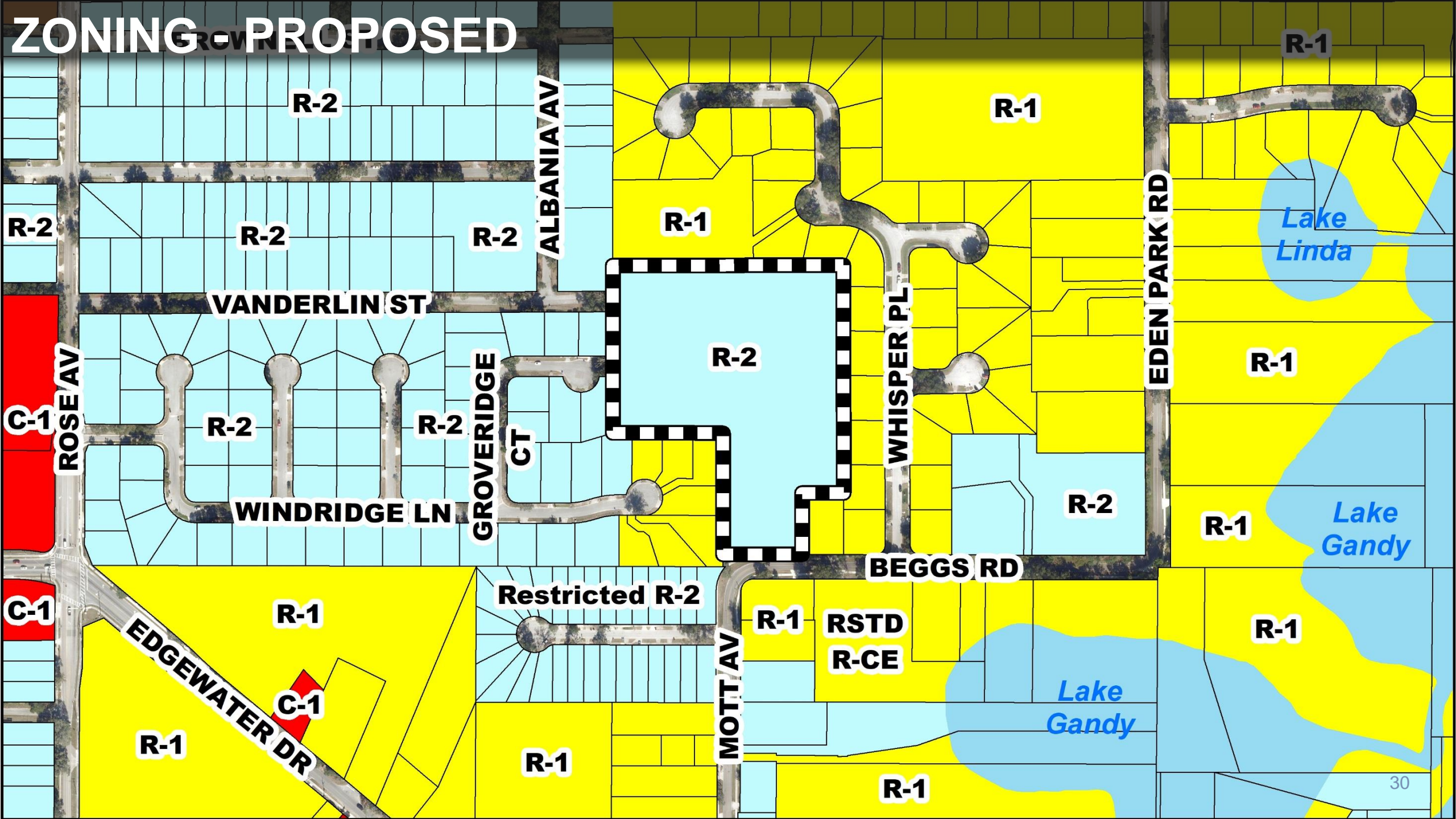
FUTURE LAND USE - PROPOSED



ZONING CURRENT



ZONING PROPOSED





AERIAL BROWNELL ST

ROSE AV

VANDERLIN ST

WINDRIDGE LN

EDGEWATER DR

GROVERIDGE CT

ALBANIA AV

MOTT AV

BEGGS RD

WHISPER PL

EDEN PARK RD

Lake Linda

Lake Gandy

Lake Gandy

Community Meeting Summary

January 7th & March 23rd

- 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.