

Public Hearing

May 19, 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 South Orange Avenue, and south of Pine Street.

Acreage: 0.20 acres

District: 3

Proposed Use: Warehouse storage building

Continuance Request

- **Continue to June 30, 2026, Board hearing at 2 p.m.**

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 acres

District: 5

Proposed Use: One Single-Family Dwelling Unit

Continuance Request

Continue to June 30, 2026, Board hearing at 2 p.m.

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)

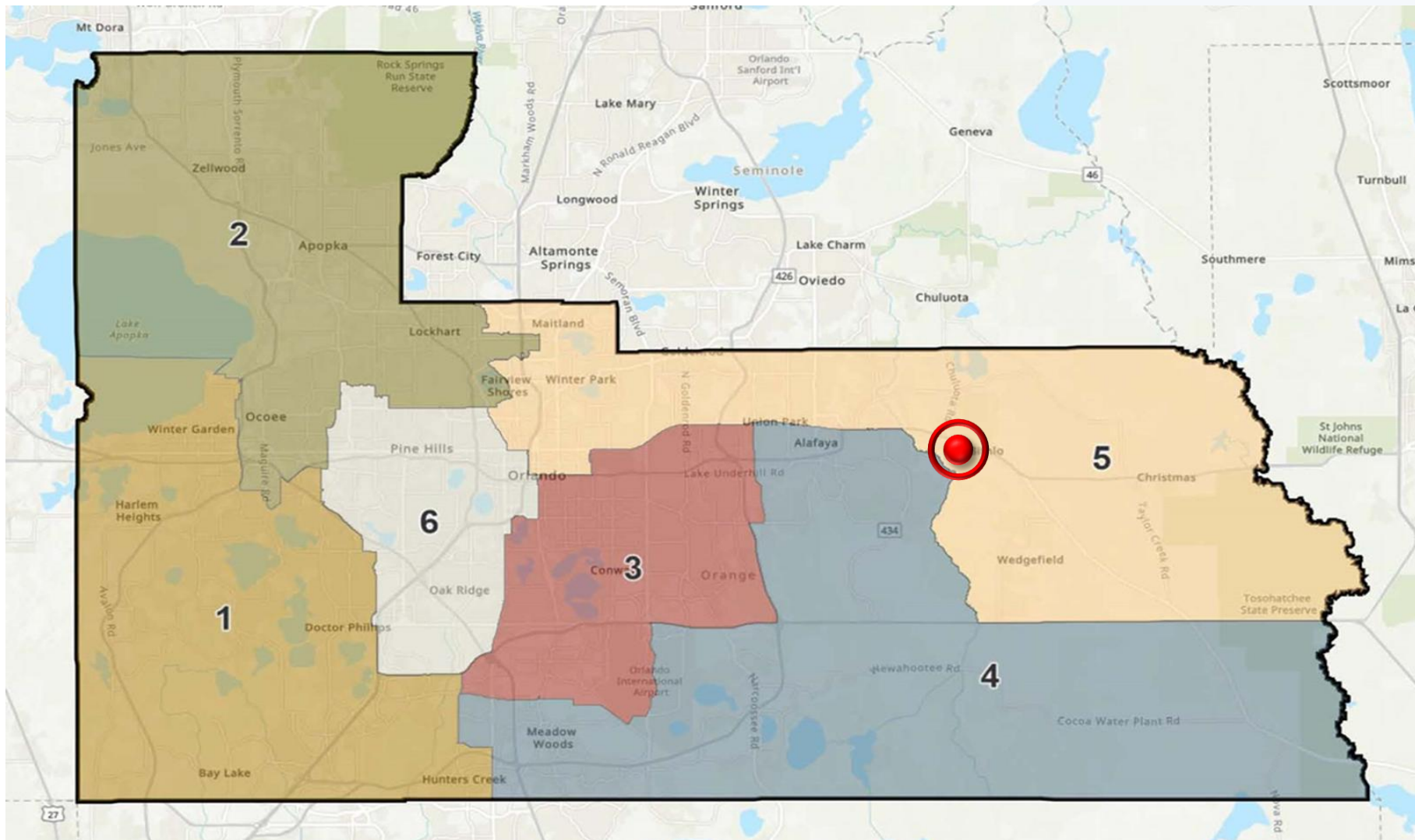
Location: 526 and 538 Shepard Road

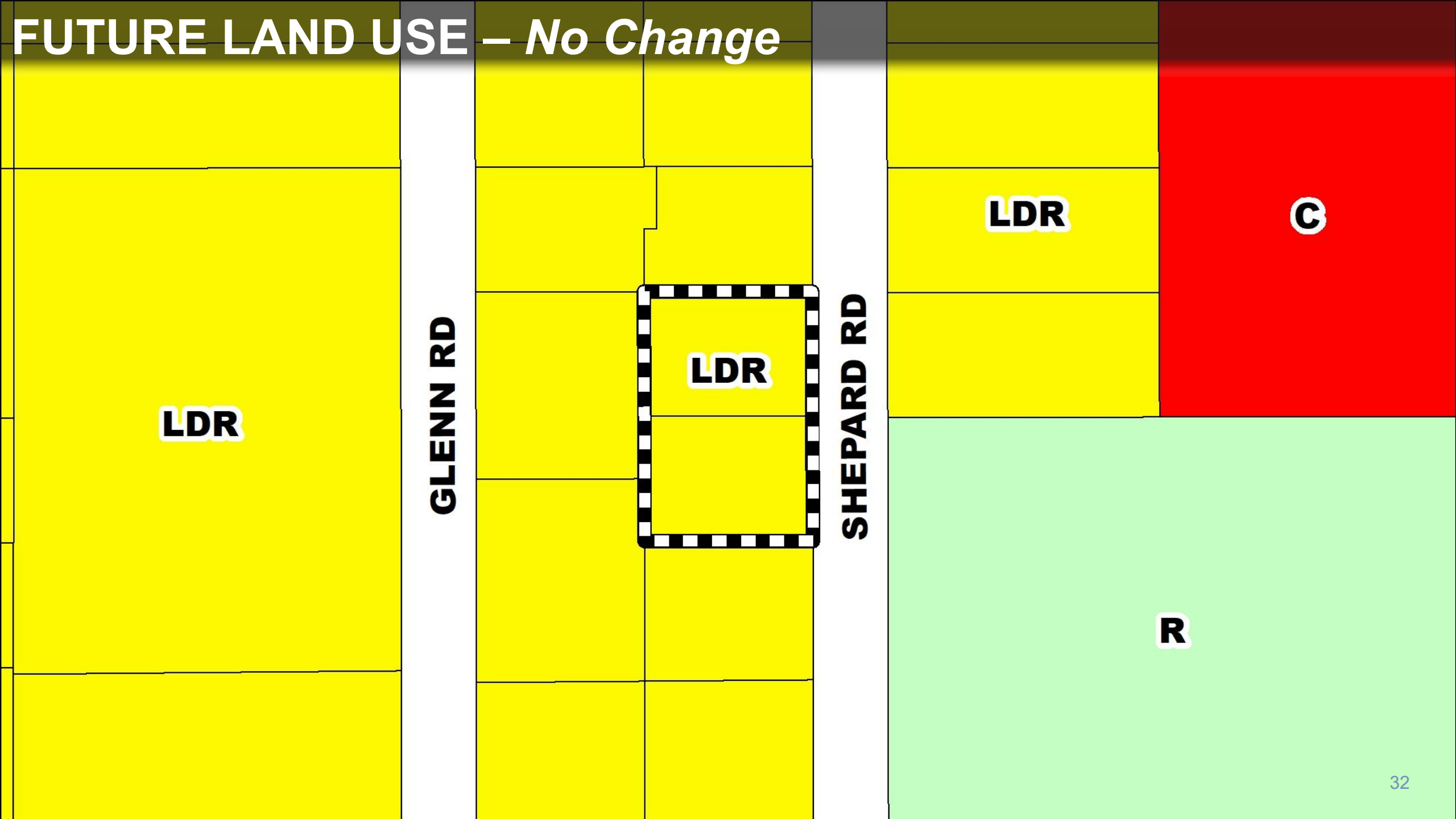
Acreage: 0.62 gross acre

District: 5

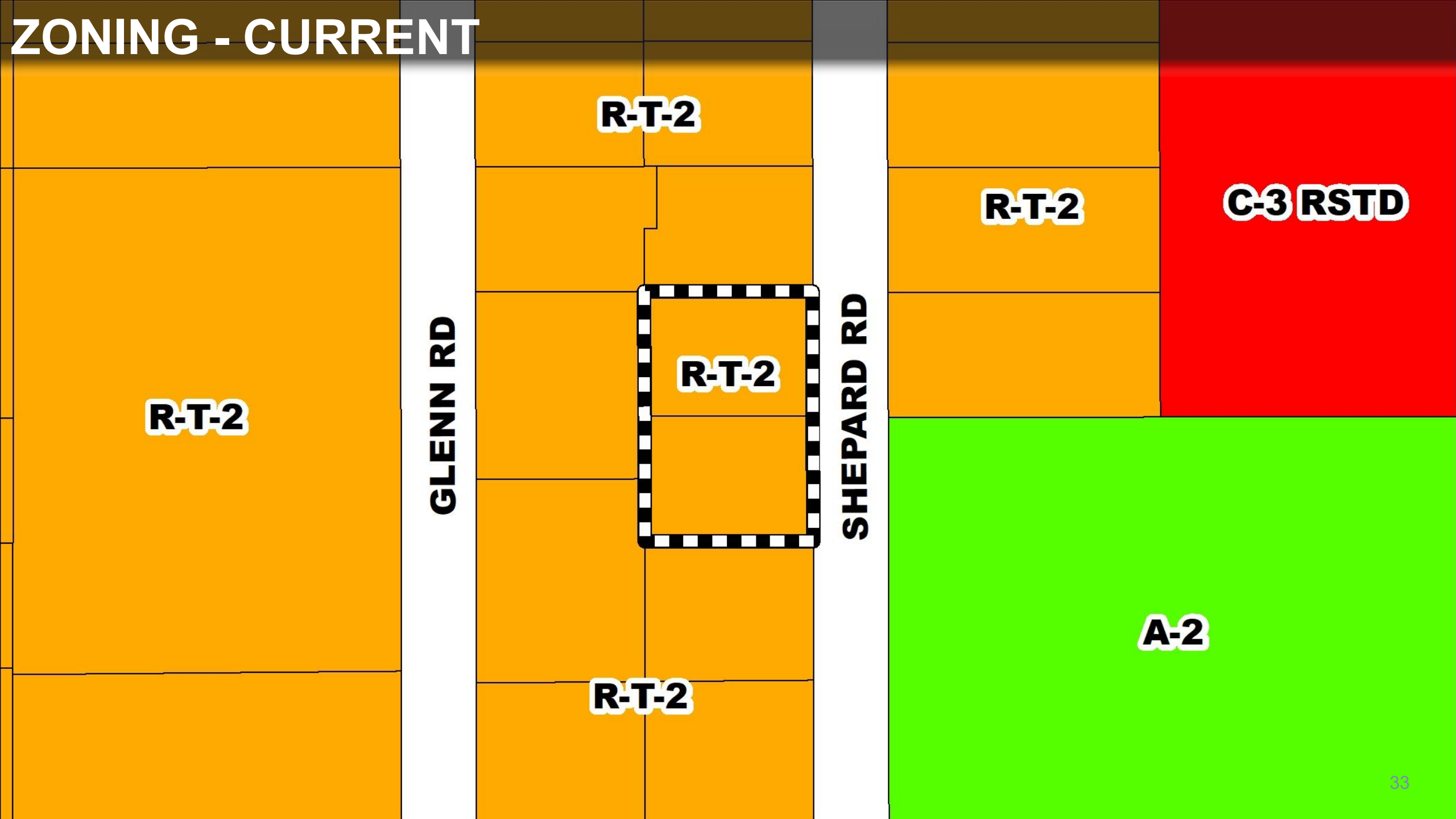
Proposed Use: Two (2) Mobile Homes

DISTRICT MAP

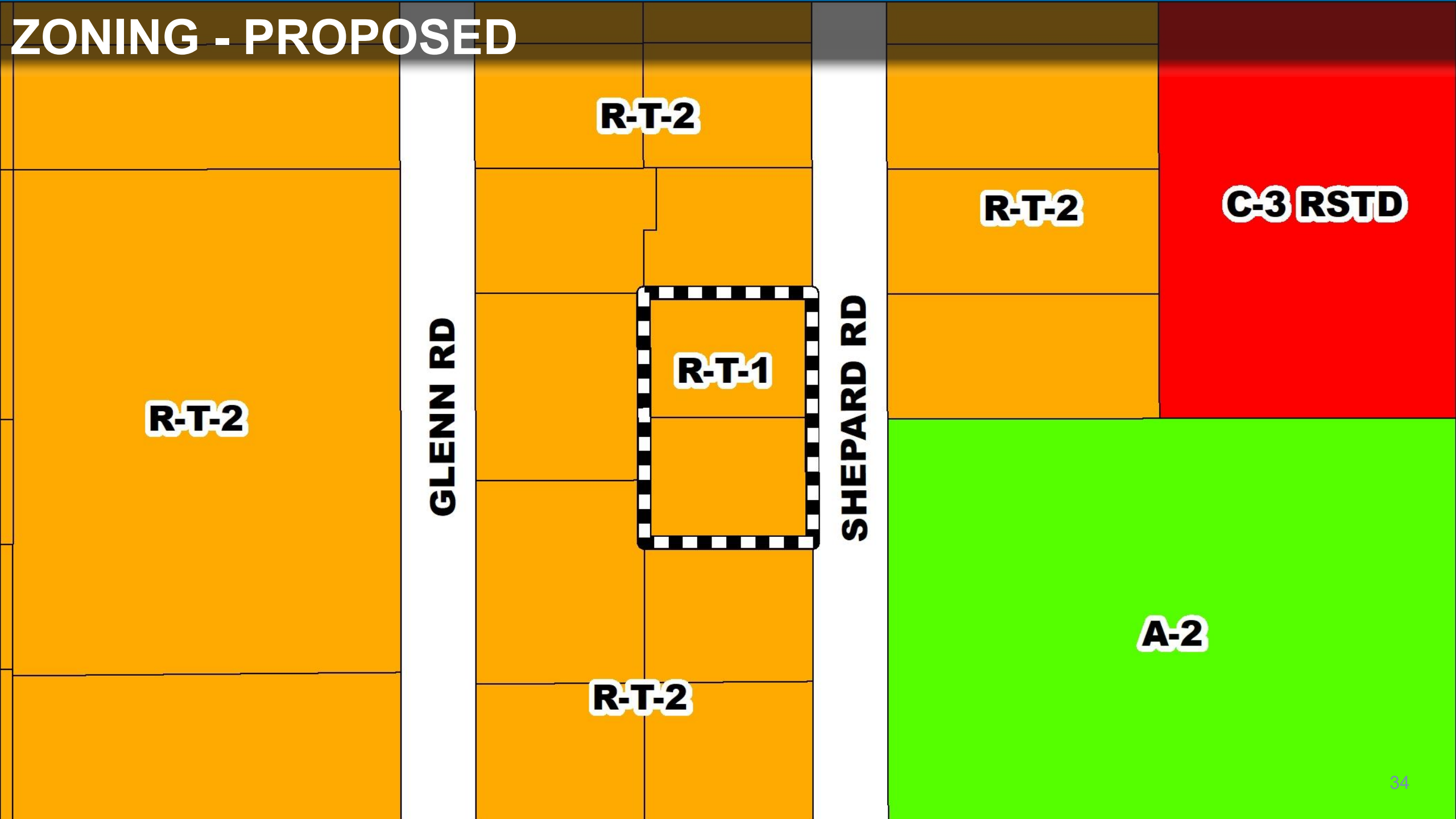




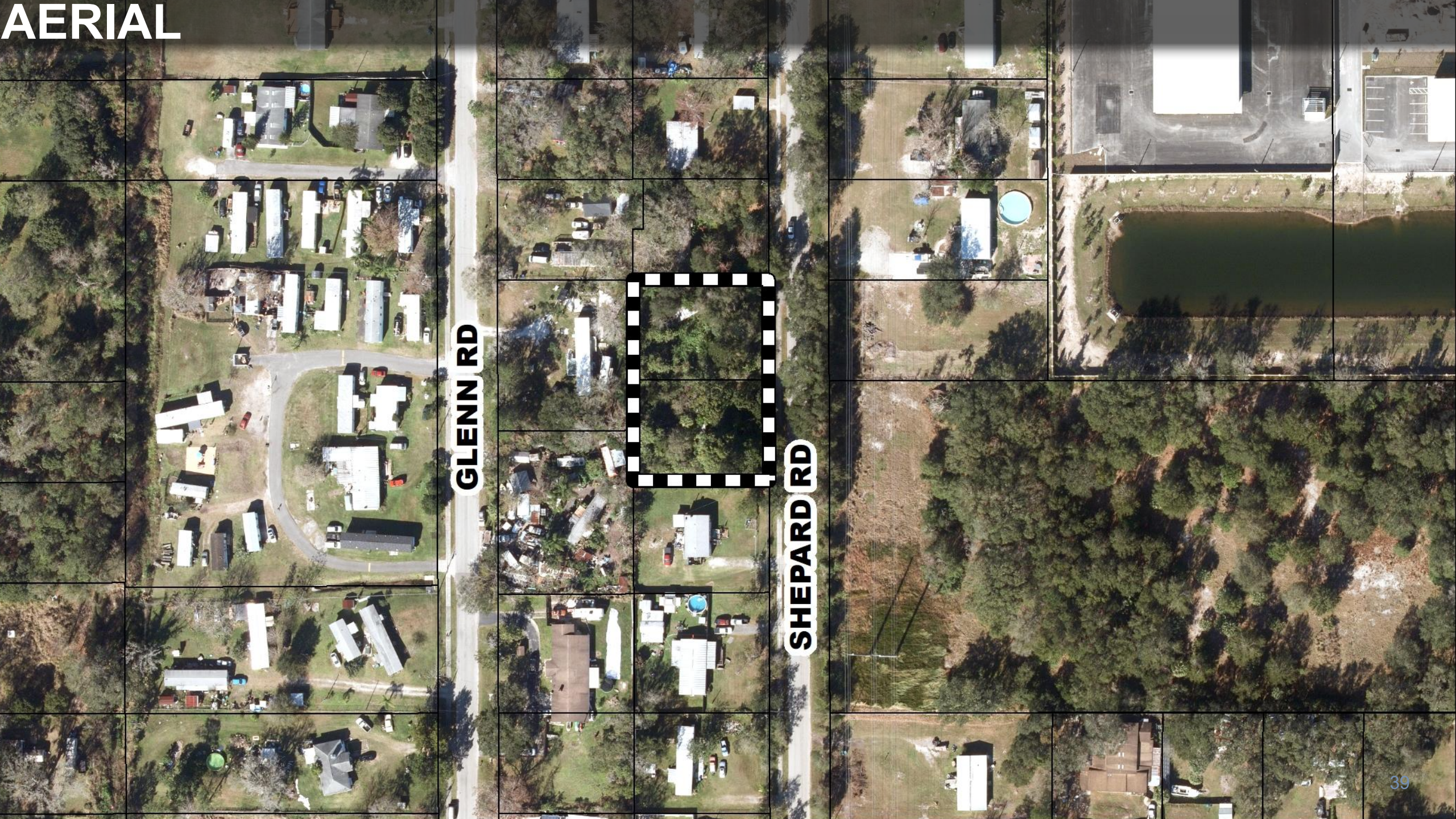
ZONING - CURRENT



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

Category	Impact	Running Total
Taxes	\$1.3K	\$1.3K
\$0.5K Cha...	\$0.5K	\$1.8K
Intergov Revenue	\$0.9K	\$2.7K
Permits & Fees	\$0.8K	\$3.5K
Misc Revenue	\$1.9K	\$5.2K
Public Safety	-\$1.2K	\$4.0K
Culture & Economy	-\$1K	\$3.0K
General Gov Services	-\$2.5K	\$0.5K
Infrastructure	-\$1.6K	-\$1.1K
Net Position		-\$6.2K

Revenues			Costs	
Property Tax	\$1.3K	\$1.2K	Public Safety	
Sales Tax	\$0K	\$1K	Culture & Economy	
Charges for Service	\$0.5K	\$2.5K	General Government Services	
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		

ORANGE COUNTY
FLORIDA

- 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.

Revenues		Costs	
Property Tax	\$1.3K	\$1.2K	Public Safety
Sales Tax	\$0K	\$1K	Culture & Economy
Charges for Service	\$0.5K	\$2.5K	General Government Services
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.**