

## **Interoffice Memorandum**

**DATE:** May 22, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

**CONTACT:** Jim Resta, AICP, Chief Planner

**PHONE:** (407) 836-5624

**DIVISION:** Planning Division

### **ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and ADOPT case number SS-25-02-071 amending the Future Land Use Map (FLUM) designation of the subject property from Low-Medium Density Residential (LMDR) and Commercial (C) to Medium-High Density Residential (MHDR); and to make a finding of consistency with the Comprehensive Plan and APPROVE case number LUP-24-12-295 to rezone the subject property from C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District) to PD (Planned Development) for the Hourglass South Townhomes Planned Development / Land Use Plan (PD/LUP), dated "received April 2, 2025", subject to the conditions listed under the Planning and Zoning Commission recommendation in the staff report.

**PROJECT:** Comprehensive Plan Amendment SS-25-02-071 and Hourglass South Townhomes Land Use Plan LUP-24-12-295

**PURPOSE:** The subject 1.86 acres are located at 1700 S. Bumby Avenue. The property is currently designated Low-Medium Density Residential (LMDR) and Commercial (C) on the adopted Future Land Use Map (FLUM) and is zoned C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District). Through a concurrent Small Scale Future Land Use Map Amendment (SS-25-02-071) and rezoning application (LUP-24-12-295), the applicant is seeking to amend the FLUM designation of the subject property to Medium Density Residential (MDR) and its zoning district to PD (Planned Development), with a proposed development program of up to 29 single-family attached dwelling units. In addition, the applicant is seeking approval of eight (8) waivers from Orange County Code to allow for a reduced minimum lot size of 1,090 sf in lieu of 2,000 sf; a reduced front yard setback of 6.5 ft. in lieu of 20 feet for lots fronting Henderson Drive and South