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Interoffice Memorandum

DATE: April 17, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners (BCC),
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **James Resta, AICP, Chief Planner**
Planning Division
(407) 836-5602 or James.Resta@ocfl.net

SUBJECT: Request Public Hearing on May 20, 2025
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,
and Concurrent Rezoning**

TYPE OF HEARING: Adoption of Future Land Use Map and Ordinance

APPLICANT: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor
& Reed, P.A.

AMENDMENT: SS-25-02-071: Low-Medium Density Residential
(LMDR) & Commercial (C) to Medium-High Density
Residential (MHDR)

AND

Ordinance for Proposed Amendment

AND

LUP-24-12-295: C-1 (Retail Commercial District) &
R-1A (Single-Family Dwelling District) to PD
(Planned Development District)

DISTRICT #: 3

GENERAL LOCATION: 1700 S. Bumby Avenue; generally located north of
Carlton Drive, south of Henderson Drive, west of S.
Bumby Avenue, east of Cloverlawn Avenue

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:**

20 minutes

HEARING CONTROVERSIAL:

No

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

Part II, Chapter 163, Florida Statutes and Orange
County Code Chapter 30

**ADVERTISING
REQUIREMENTS:**

At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

ADVERTISING TIMEFRAMES:

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS
TO BE NOTIFIED:**

At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 800 feet of the subject property and beyond.

SPANISH CONTACT PERSON:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use designation from Low-Medium Density Residential (LMDR) & Commercial (C) to Medium-High Density Residential (MHDR).

ADVERTISING LANGUAGE FOR REZONING:

To rezone 1.86 acres from C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District) to PD (Planned Development District) in order to construct 29 single-family attached residential dwelling units. In addition, the following eight (8) waivers from Orange County Code are requested:

1. A waiver from Section 38-79(20)(f)(2) to allow a minimum lot size of 1090 square feet in lieu of 2,000 sf.
2. A waiver from Section 38-79(20)(f)(3) to allow front yard setbacks of 6.5 feet in lieu of 20 feet for lots fronting Henderson Drive and South Bumby Avenue ROWs and to allow front yard setbacks of 5.5 feet in lieu of 20 feet for interior lots.

3. A waiver from Section 38-79(20)(f)(4) to allow minimum side yard setback of 5 feet in lieu of 10 feet for end units.
4. A waiver from Section 38-79(20)(f)(5) to allow a side street yard setback of 11.2 feet in lieu of 15 feet for the northeast corner lot bordering both the Henderson Drive and Bumby Avenue right-of-ways.
5. A waiver from Section 38-79(20)(f)(6) to allow a minimum rear yard setback of 5 feet in lieu of 20 feet.
6. A waiver from Section 38-79(20)(f)(9) to allow a maximum building height of 40 feet / 3 stories in lieu of a maximum building height of 35 feet.
7. A waiver from Section 38-79(20)(f)(10) to allow a maximum lot coverage of 87 percent in lieu of 75 percent.
8. A waiver from Section 38-1254(a)(1) to allow a PD Boundary setback of 6.5 feet in lieu of 25 feet for lots fronting the Henderson Drive or South Bumby Avenue right-of-ways and to allow a PD Boundary setback of 10 feet in lieu of 25 feet for lots abutting commercially zoned properties.

ADVERTISING LANGUAGE FOR ORDINANCE:

An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

- (1) Names and last known addresses of property owners within 800 feet and beyond (via email from Fiscal and Operational Support Division); and
- (2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

**Please schedule the public hearing concurrent
with the Ordinance for the proposed amendment.**

cc: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services
Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Jason Sorensen, AICP, Chief Planner, Current Planning Division
Olan Hill, AICP, Assistant Manager, Planning Division

If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

Case #: SS-25-02-071 & LUP-24-12-295

1700 South Bumby Avenue

Parcel #s:

06-23-30-1432-02-010; 06-23-30-1432-02-041; 06-23-30-1432-02-030

