

Interoffice Memorandum

DATE: April 25, 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 SS-25-02-080 amending the Future Land Use Map (FLUM) designation from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR) and make a finding of consistency with the Comprehensive Plan and APPROVE rezoning LUPA-24-12-296 from A-2 (Farmland Rural District) to PD (Planned Development District).

PROJECT: Hospitality Center PD/Poinciana Multifamily – SS-25-02-080 & LUPA-24-12-296

PURPOSE: Small Scale Future Land Use Map Amendment SS-25-02-080 and concurrent Planned Development Land Use Plan Amendment LUPA-24-12-296 are scheduled for an adoption hearing on May 6, 2025. The above-referenced Small-Scale Amendment is an applicant-initiated map amendment to the Future Land Use Map Series of the Comprehensive Plan. The applicant's FLUM Request is to change the Future Land Use from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR). The property is part of the 26.41-acre Hospitality Center PD. The requested Future Land Use to ACR is to allow up to 659 residential dwelling units which are currently restricted under the existing ACMU designation. The LUPA request is to rezone 17.97 acres from A-2 (Farmland Rural District) to PD (Planned Development District) and to add 3.9 acres from the World Resort PD to the Hospitality Center PD for a total of 21.87 acres.

Additionally, the applicant is requesting a waiver from Orange County Code Section 38-1476 to allow a reduction of parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0.

The amendment requests were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at public hearing on April 24, 2025, where the request was recommended for approval. The motion carried by a majority vote of 3-2.

BUDGET: N/A