

## Interoffice Memorandum

**DATE:** April 29, 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

Bumby Avenue and 5.5 ft. in lieu of 20 ft. for interior lots; a reduced minimum side yard setback of 5 ft. in lieu of 10 ft. for end units; a reduced side yard setback of 11.2 ft. in lieu of 15 ft. for the northeast corner lot bordering both Henderson Drive and Bumby Avenue; a reduced minimum rear yard setback of 5 ft. in lieu of 20 feet; and increased maximum building height of 40 ft. / 3 stories in lieu of 35 ft.; an increased maximum lot coverage of 87% in lieu of 75%; and finally to allow building setbacks in a PD of 6.5 ft. in lieu of 25 ft. for lots fronting the Henderson Drive or Bumby Avenue, and building setback of 10 ft. in lieu of 25 ft. for lots abutting commercially zoned properties.

The concurrent FLUM amendment and PD rezoning application received a recommendation of approval by the Local Planning Agency (LPA) / Planning and Zoning Commission (PZC) on April 24, 2025.

**BUDGET: N/A**