

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **May 20, 2025, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests:

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Amendment # SS-25-02-071

**Consideration:** To change the Future Land Use designation from Low-Medium Density Residential (LMDR) & Commercial (C) to Medium-High Density Residential (MHDR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 3; property located at 1700 S. Bumby Avenue; generally located north of Carlton Drive, south of Henderson Drive, west of S. Bumby Avenue, east of Cloverlawn Avenue; Orange County, Florida (legal property description on file in Planning Division)

**AND**

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**Consideration:** 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.

**AND**

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Concurrent Rezoning LUP-24-12-295

**Consideration:** Request to rezone 1.86 acres from C-1 (Retail Commercial District) and R-1A (Single-Family Swelling 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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 3; property located at 1700 S. Bumby Avenue; generally located north of Carlton Drive, south of Henderson Drive, west of S. Bumby Avenue, east of Cloverlawn Avenue; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

You may examine the notice and the proposed ordinance at the office of the Comptroller Clerk of the Board of County Commissioners, 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday.

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTA REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUADOS, FAVOR DE LLAMAR A LA DIVISION DE PLANIFICACION, AL 407-836-5600.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **April 27, 2025**; the Orlando Sentinel Orange Extra  
Certify Line Amendment SS-25-02-071, Ordinance, and Concurrent Rezoning LUP-24-12-295

mf/th/np

c: District 3 Commissioner's Office [email]  
County Attorney's Office, BCC [Danny Randolph email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
James Resta, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sonali Patil, Planning Division, BCC [email]  
Adriana Trujillo Villa, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]