



Cascades at Marden

Future Land Use Map Amendment /
Planned Development Rezoning

Board of County Commissioners

November 14, 2023

Agenda

- ❖ Location / Existing Conditions
- ❖ Request
- ❖ Compatibility
- ❖ Traffic
- ❖ Summary

Location

- ❖ Northeast of the SR 414 / SR 451 interchange
- ❖ East of Marden Road
- ❖ South of Ocoee Apopka Road
- ❖ 40.5 acres



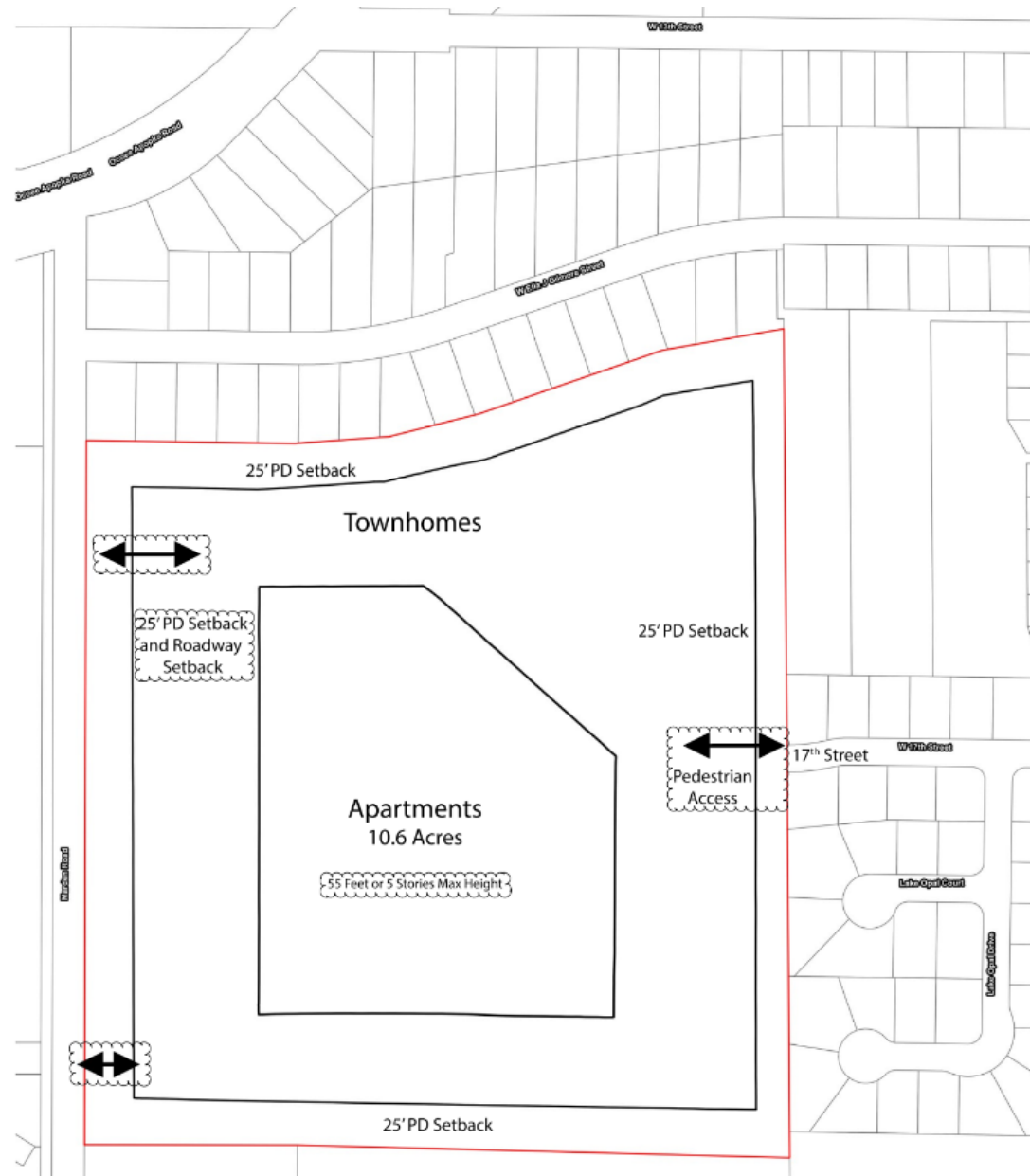
Existing Conditions

- ❖ Former borrow pit
- ❖ Undeveloped
- ❖ 3.63 Class III wetland
- ❖ LMDR FLUM / R-2 and R-3 (Rest.) zoning



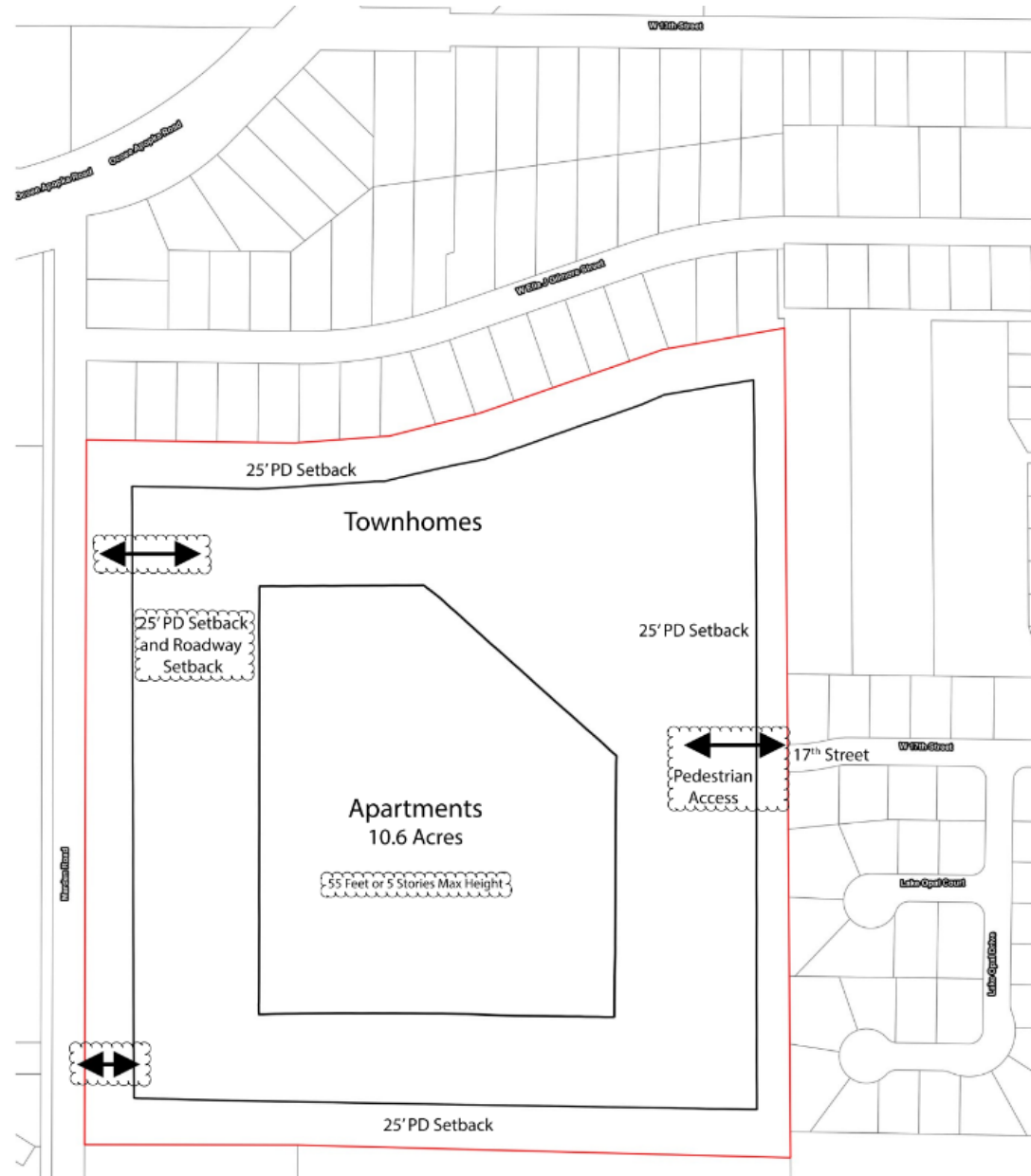
Request

- ❖ MDR FLUM
- ❖ PD zoning
- ❖ 214 TH units
- ❖ 290 market rate MFR units
- ❖ 72 certified affordable MFR units



Request

- ❖ Waivers:
- ❖ MFR at 5 stories (55') in lieu of 3 stories (40')
- ❖ Elimination of internal 6' wall between MFR and THs
- ❖ MFR building separation of 25'



Request



Density (Apopka)



Summer House (outlined in red)

Gross land area: 16.09 acres

Units: 264

Gross density: **16.41 DU/acre** (this includes the 10.78 acre apartment tract, plus the stormwater tract and recreation tract)

Marden Ridge (outlined in blue)

Gross land area: 19.69 acres (includes 1.25 acres of ROW dedicated to Apopka)

Units: 272

Gross density: **13.81 DU/acre**

Combination Summer House / Marden Ridge (536 units)

Gross land area: 35.78 acres

Gross density: **14.98 DU/acre**

Density (Apopka)



Summer House: 16.41 DU/acre



Marden Ridge: 13.81 DU/acre



Density



Cascades at Marden (576 units)

Gross land area: 40.53 acres

Net land area: 36.87 acres

Class III wetland: 3.63 acres

Gross density: **14.21 DU/acre**

Net density: **15.62 DU/acre**

Summer House (264 units)

Gross land area: 16.09 acres

Gross density: **16.41 DU/acre** (this includes the 10.78 acre apartment tract, plus the stormwater tract and recreation tract)

Marden Ridge (272 units)

Gross land area: 19.69 acres (includes 1.25 acres of ROW dedicated to Apopka)

Gross density: **13.81 DU/acre**

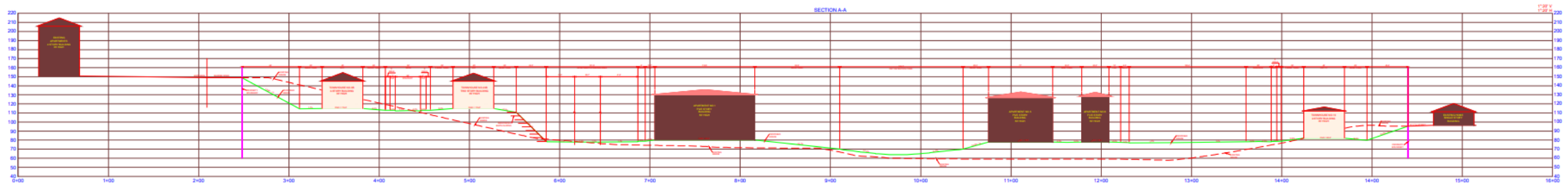
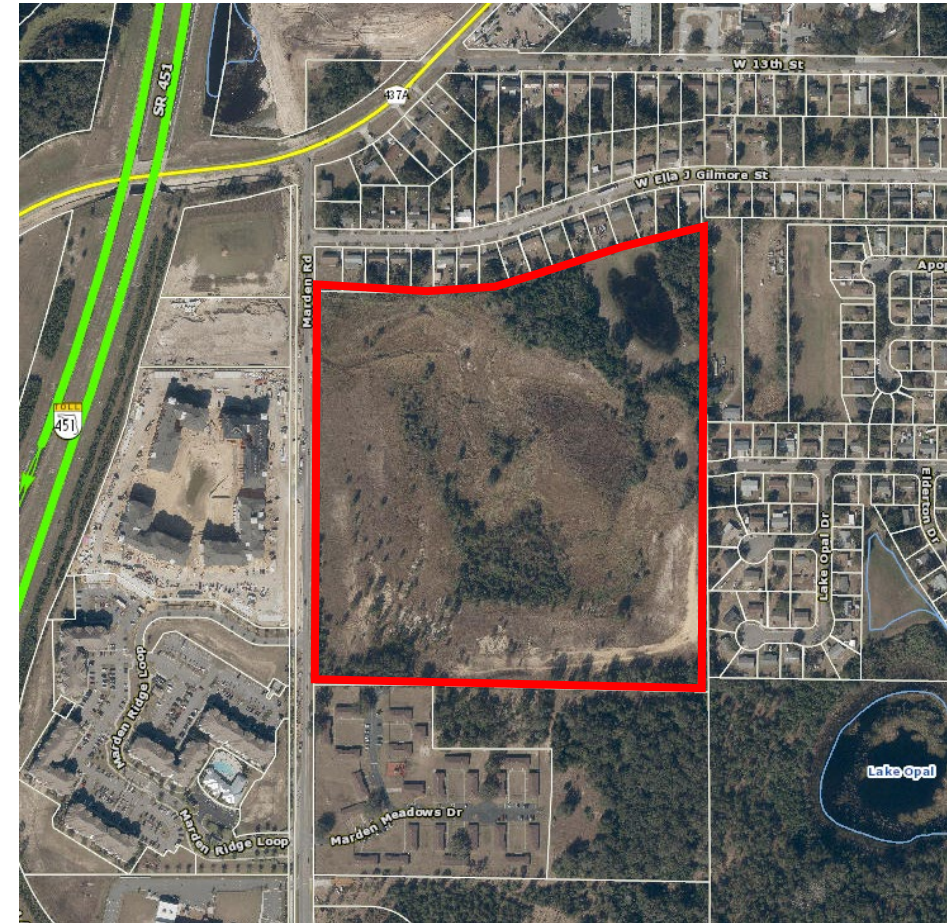
Combination Summer House / Marden Ridge (536 units)

Gross land area: 35.78 acres

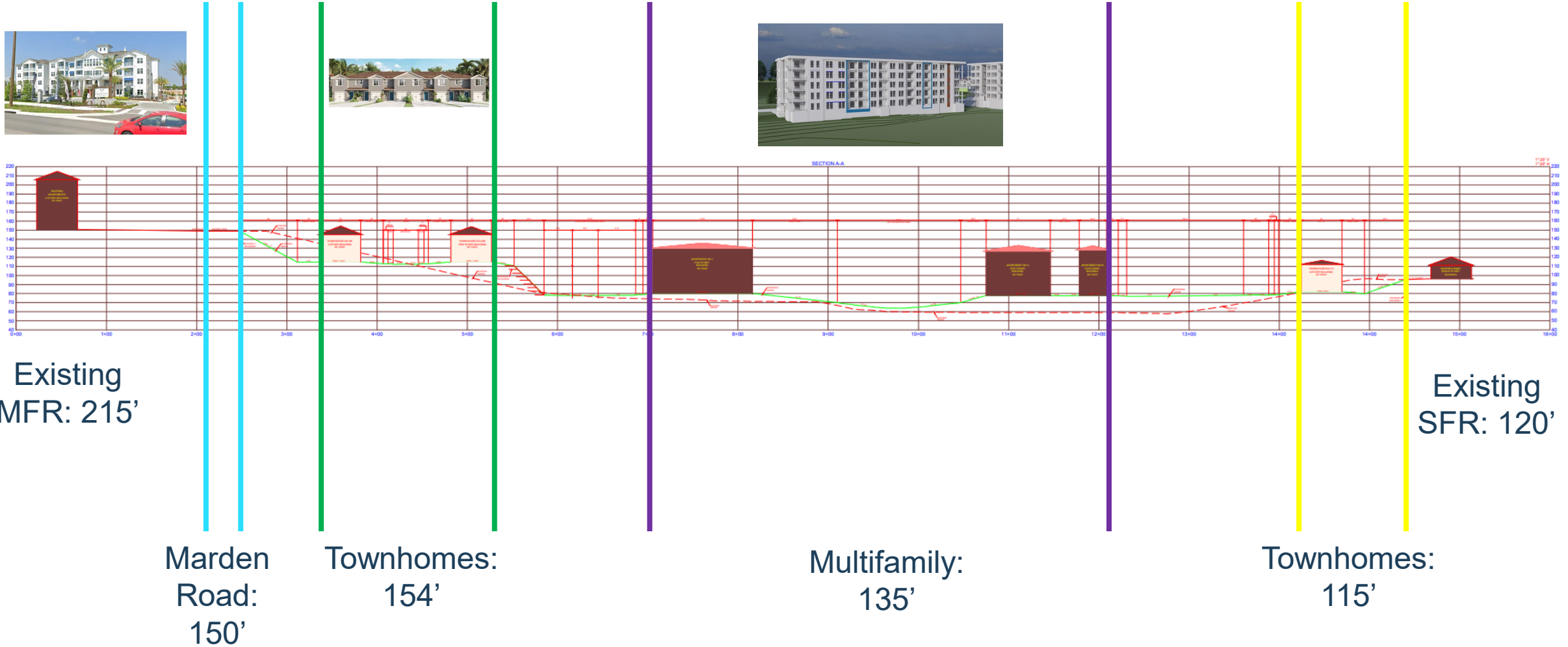
Gross density: **14.98 DU/acre**

Compatibility

- ❖ Grading – MFR is lower than surrounding properties
- ❖ MFR to west
- ❖ TH buffer for MFR

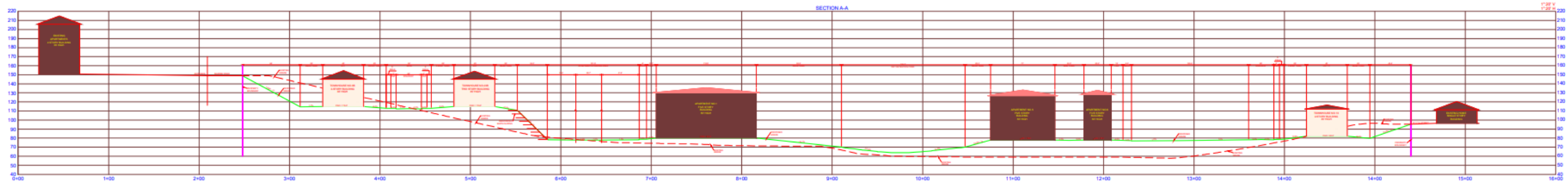


Compatibility



Compatibility

- ❖ Pedestrian connectivity through site
- ❖ Provides connections to two schools



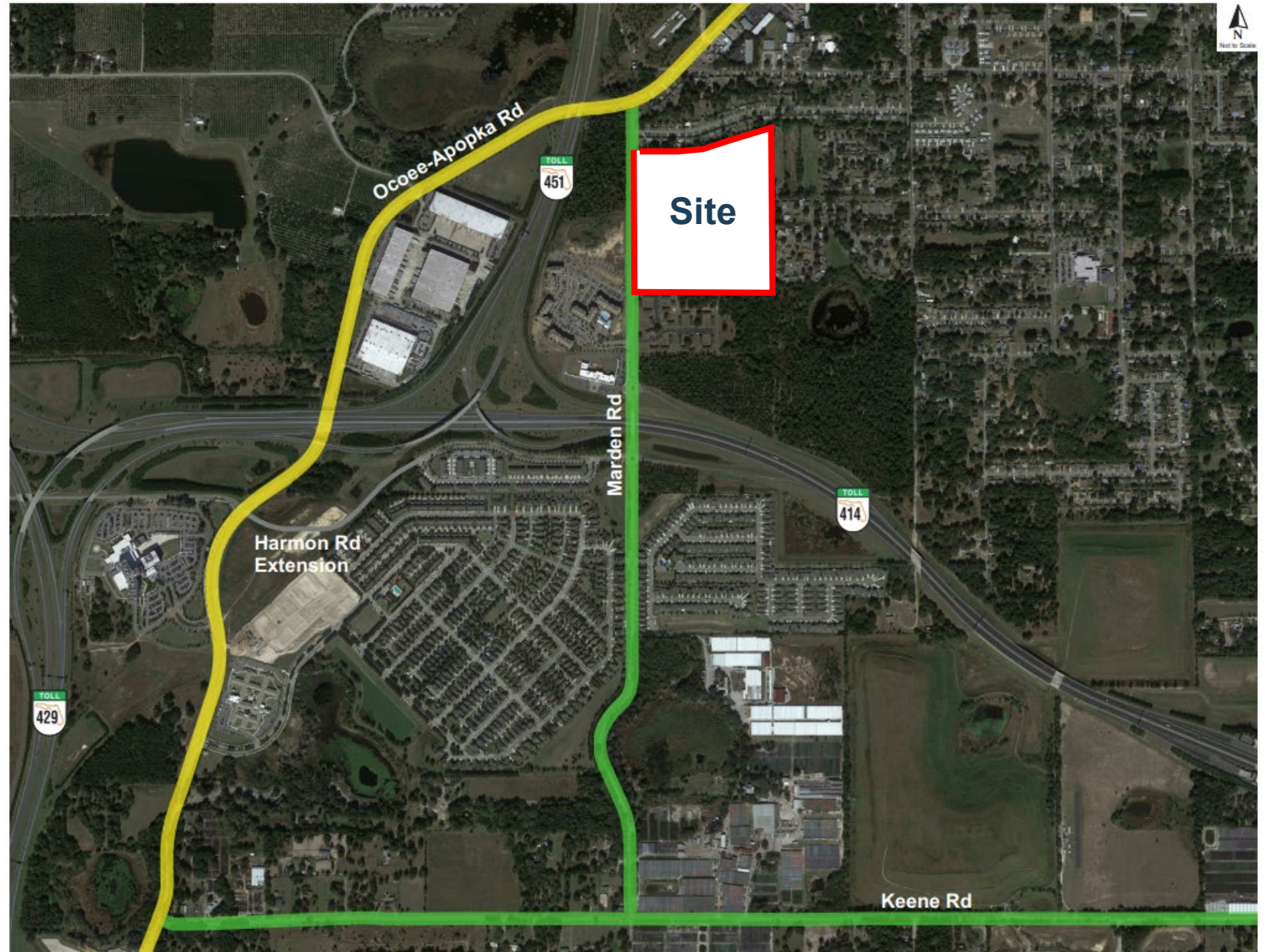
Traffic

- ❖ Situated near multiple activity centers
- ❖ High level of connectivity to regional transportation network



Traffic

- ❖ Roadways near the site operate with adequate level of service
- ❖ Multiple expressways are easily accessible from the site



Traffic

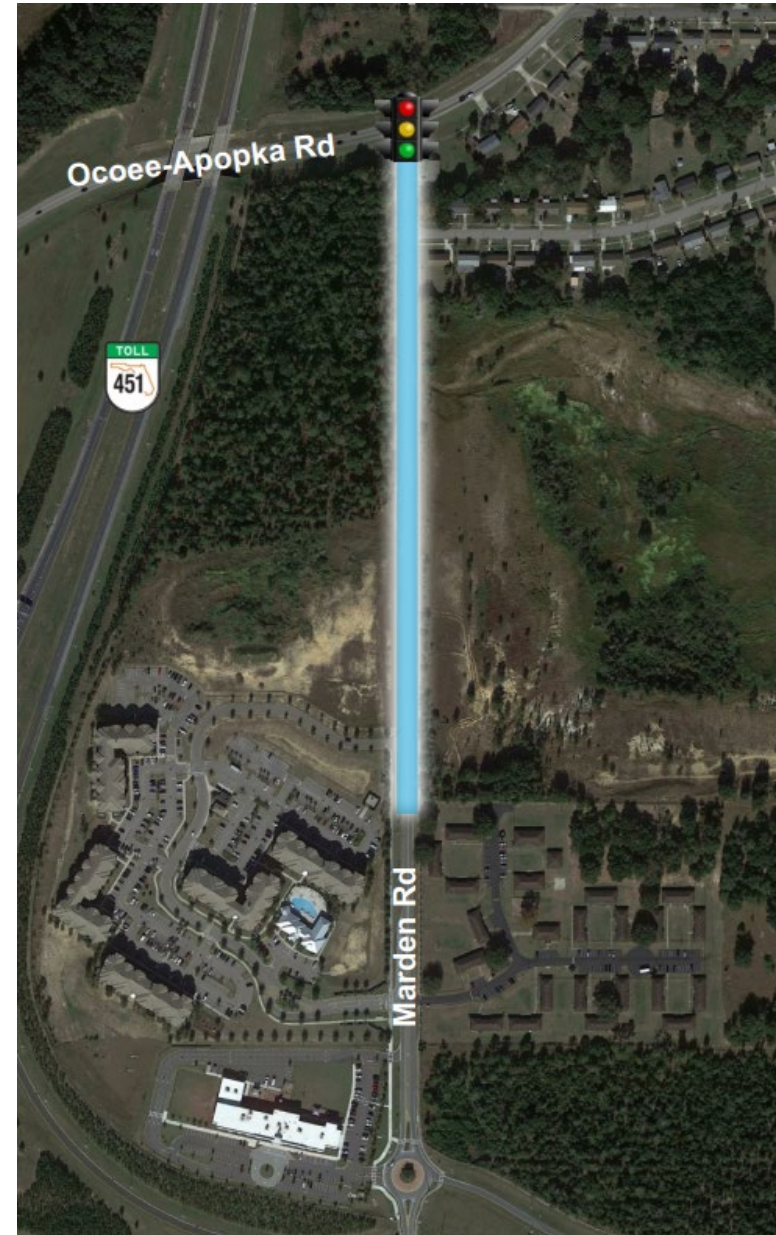
- ❖ Development:
 - 214 townhomes
 - 362 apartments
- ❖ Trip Generation:
 - 3,260 daily trips
 - 254 AM peak hour trips
 - 266 PM peak hour trips



Traffic

❖ Improvements:

- Left and right turn lanes at both access driveways
- Widen for turn lanes and resurface work area
- Traffic signal approved for construction at Ocoee-Apopka Road and Marden Road



Responses to Apopka Concerns

- ❖ Met with County and City representatives on June 22, 2023
- ❖ Density: Reduced unit count from 616 to 576 (15.6 DU acre)
- ❖ Height: Reduced height from 75' to 55'
- ❖ Access: Added second access point on Marden Road and pedestrian access to east
- ❖ Annexation: Would create enclave to the south
- ❖ Transportation Impact Fees: Will be paid to appropriate jurisdiction

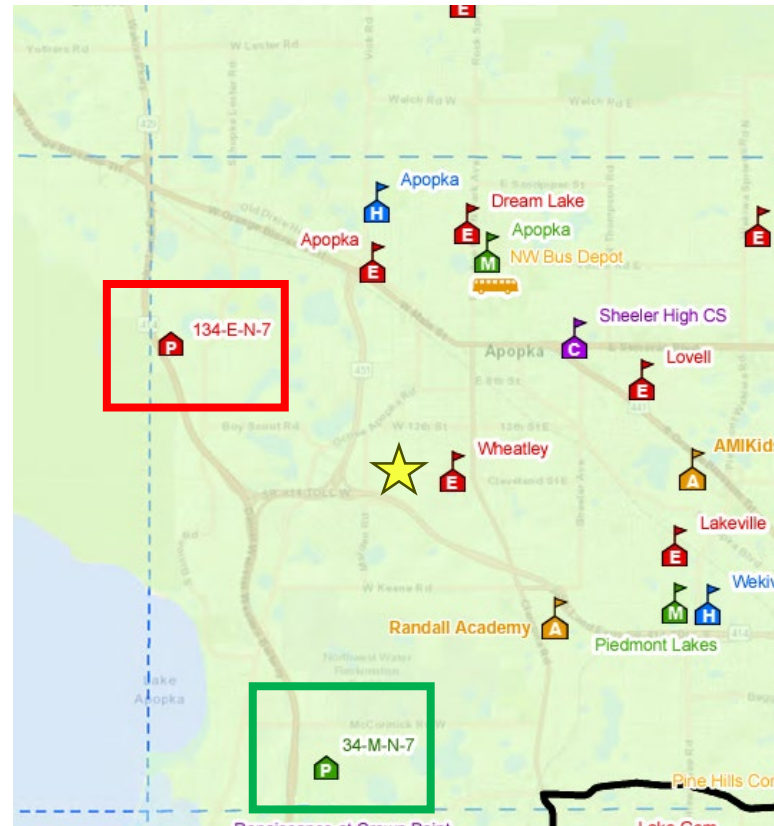
Responses to OHA Concerns

- ❖ Met with Orlando Housing Authority on September 7, 2023
- ❖ Explained that we will comply with all concurrency requirements
- ❖ Agreed to provide southern landscape buffer
- ❖ Confirmed that 20% of the multifamily units will be Certified Affordable Housing at 80% AMI
- ❖ Explained that this will not impact their ability to develop their 9+ acres

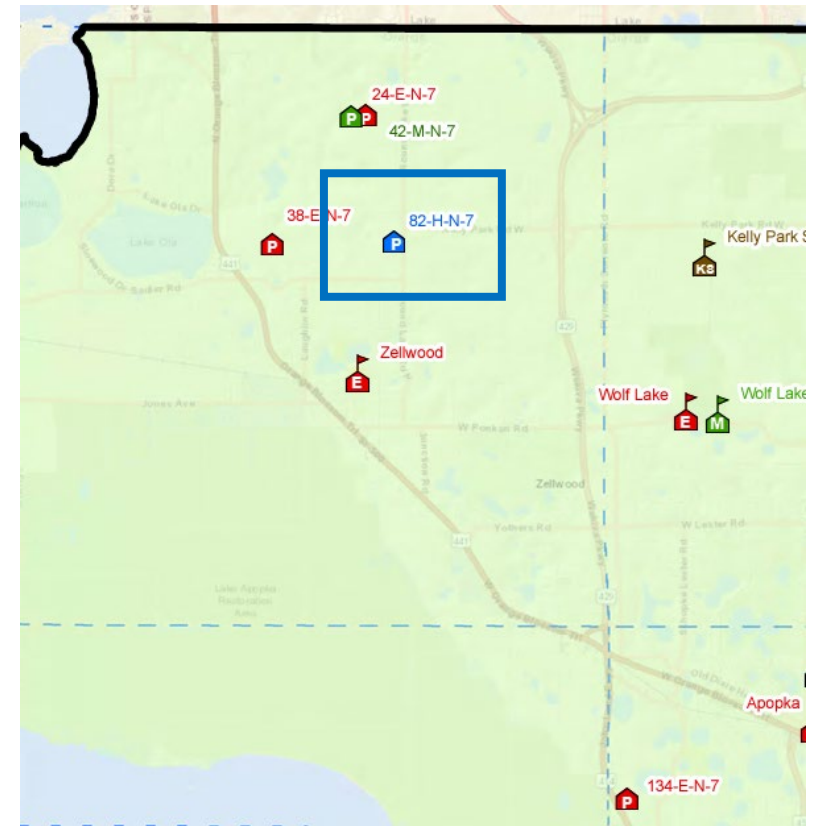
Schools

- ❖ OCPS owns three relief sites for future relief ES, MS, and HS
- ❖ ES Site: 134-E-N-7
- ❖ MS Site: 34-M-N-7
- ❖ HS Site: 82-H-N-7
- ❖ Not yet in the ten-year plan

Elementary / Middle Schools



High School



Financial Benefits

❖ Impact Fee Estimates

- Fire: \$148,608
- Law Enforcement: \$120,384
- Parks: \$777,600
- Schools: \$4,328,132
- Transportation: \$3,645,100
- **Total Impact Fees: \$9,019,824**

❖ Other

- Utilities Capital Charges / Connection Fees
- Permit Fees
- Ad Valorem Taxes in Perpetuity



Summary

- ❖ Compatible with surrounding uses through context-sensitive design
- ❖ Consistent with the Comprehensive Plan
- ❖ Provides much-needed certified affordable housing

