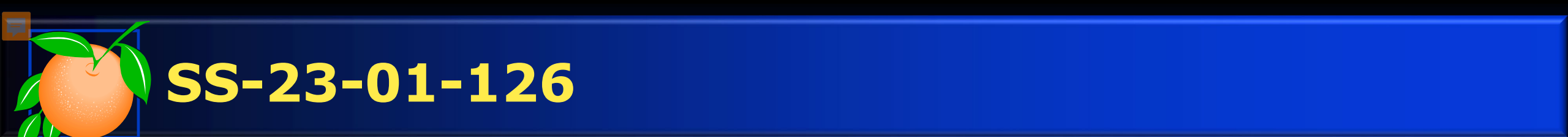


Board of County Commissioners

Small-Scale Future Land Use Map Amendments





SS-23-01-126

Applicant: McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Future Land Use Map (FLUM) Amendment Request:

From: Activity Center Mixed Use (ACMU)

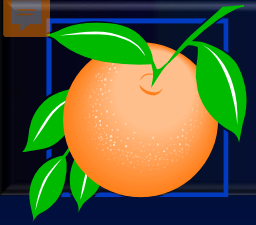
To: Planned Development – Commercial / High Density Residential (PD-C/HDR)

Location: 13651, 13701, and 13709 S. Apopka Vineland Rd.; Generally located east of S. Apopka Vineland Rd. (State Road 535), north of Lake Bryan Blvd., and south of Vistana Centre Dr.

Acreage: 4.40 gross acres / 3.32 net developable acres

District: 1

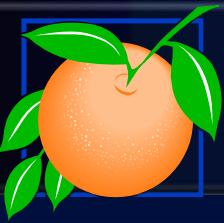
Proposed Use: Up to 20,000 square feet of commercial uses or 166 multi-family units



SS-23-01-126

Recommended Action

Continue to December 12, 2023, Board hearing.



SS-23-01-096 & LUP-22-08-267

Applicant: Jim Hall

Future Land Use Map (FLUM) Request:

From: Low-Medium Density Residential (LMDR)

To: Medium Density Residential (MDR)

Rezoning Request:

From: R-2 (Residential District) and R-3 Restricted (Multiple-Family Dwelling District)

To: PD (Planned Development District) (Cascades at Marden PD)

Location: Marden Rd; generally south of Ocoee Apopka Rd, east of Marden Rd

Acreage: 40.50 gross acres (36.87 net acres)

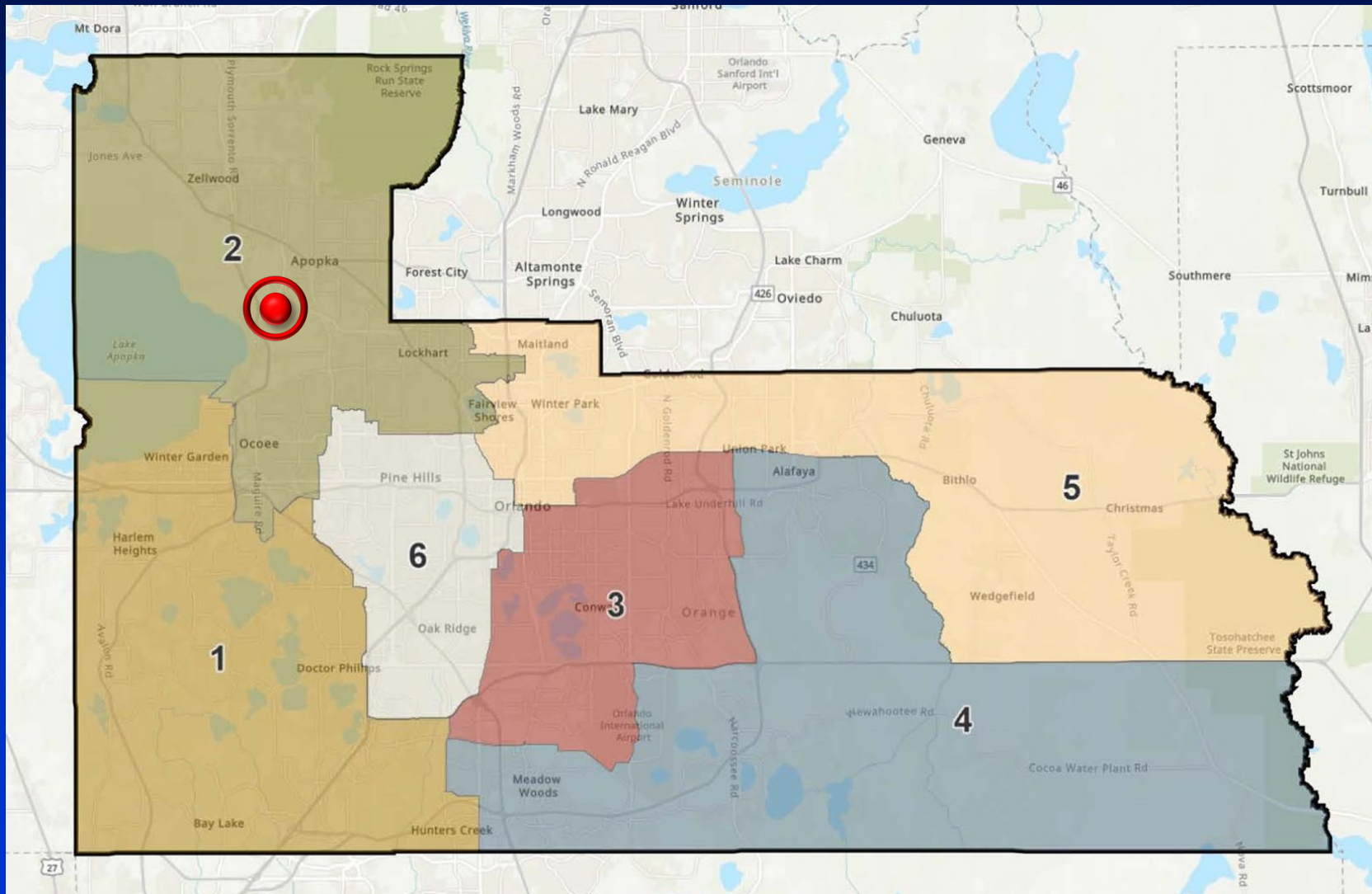
District: 2

Proposed Use: 214 attached residential dwellings and 362 multi-family residential dwellings with 20% of the apartments being affordable (72 units)



SS-23-01-096 & LUP-22-08-267

Location



Aerial Photo - 2022



OCOEE APOPKA RD

SR 451

MARDEN RD

W ELLA J GILMORE ST

W 17TH ST

SR 414

Aerial Photo - 2023



OCOEE APOPKA RD

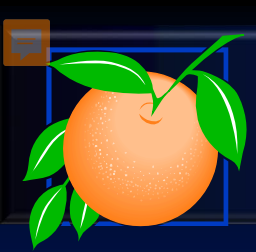
SR 451

MARDEN RD

W ELLA J GILMORE ST

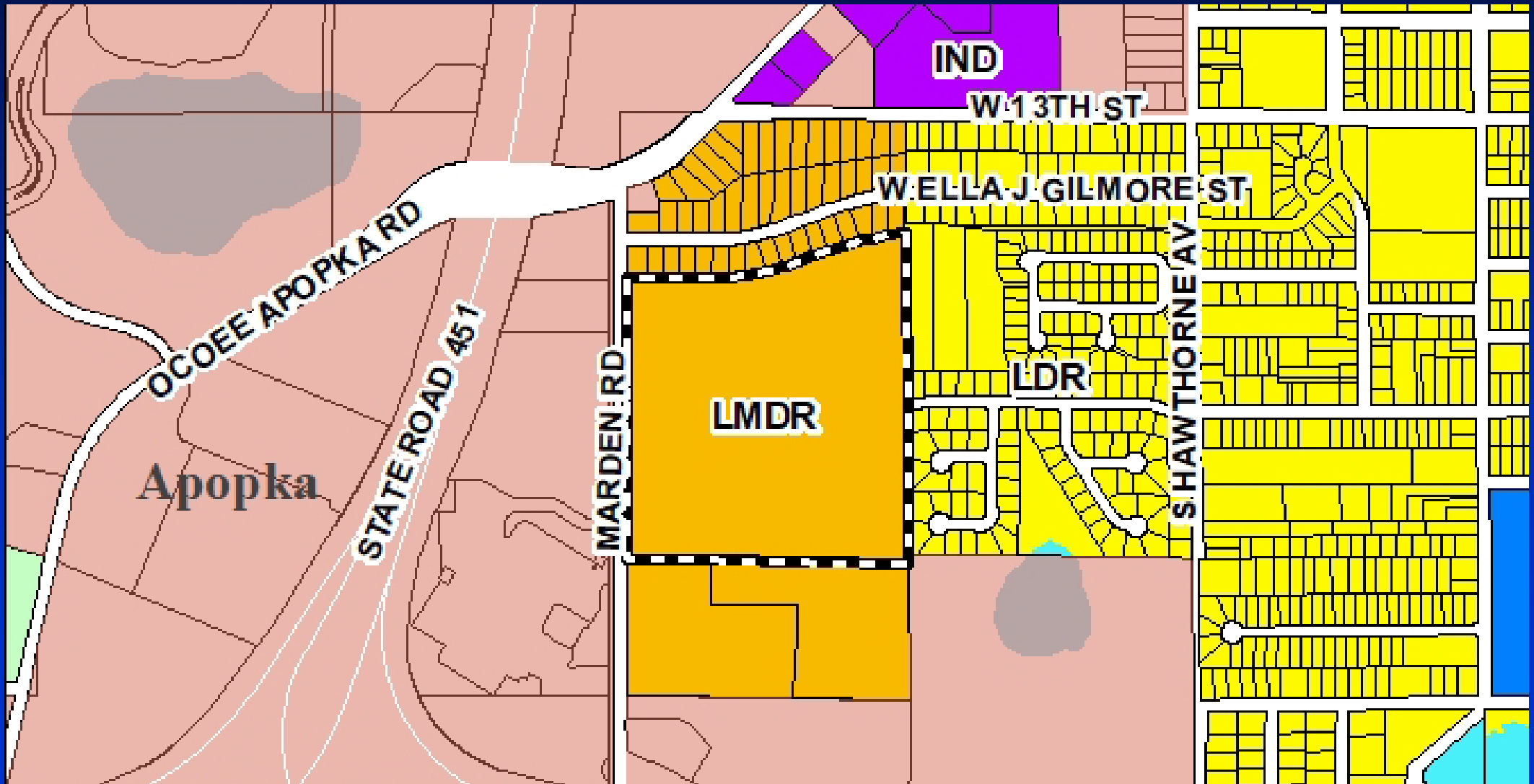
W 17TH ST

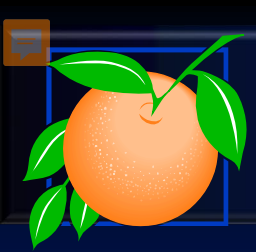
SR 414



SS-23-01-096 & LUP-22-08-267

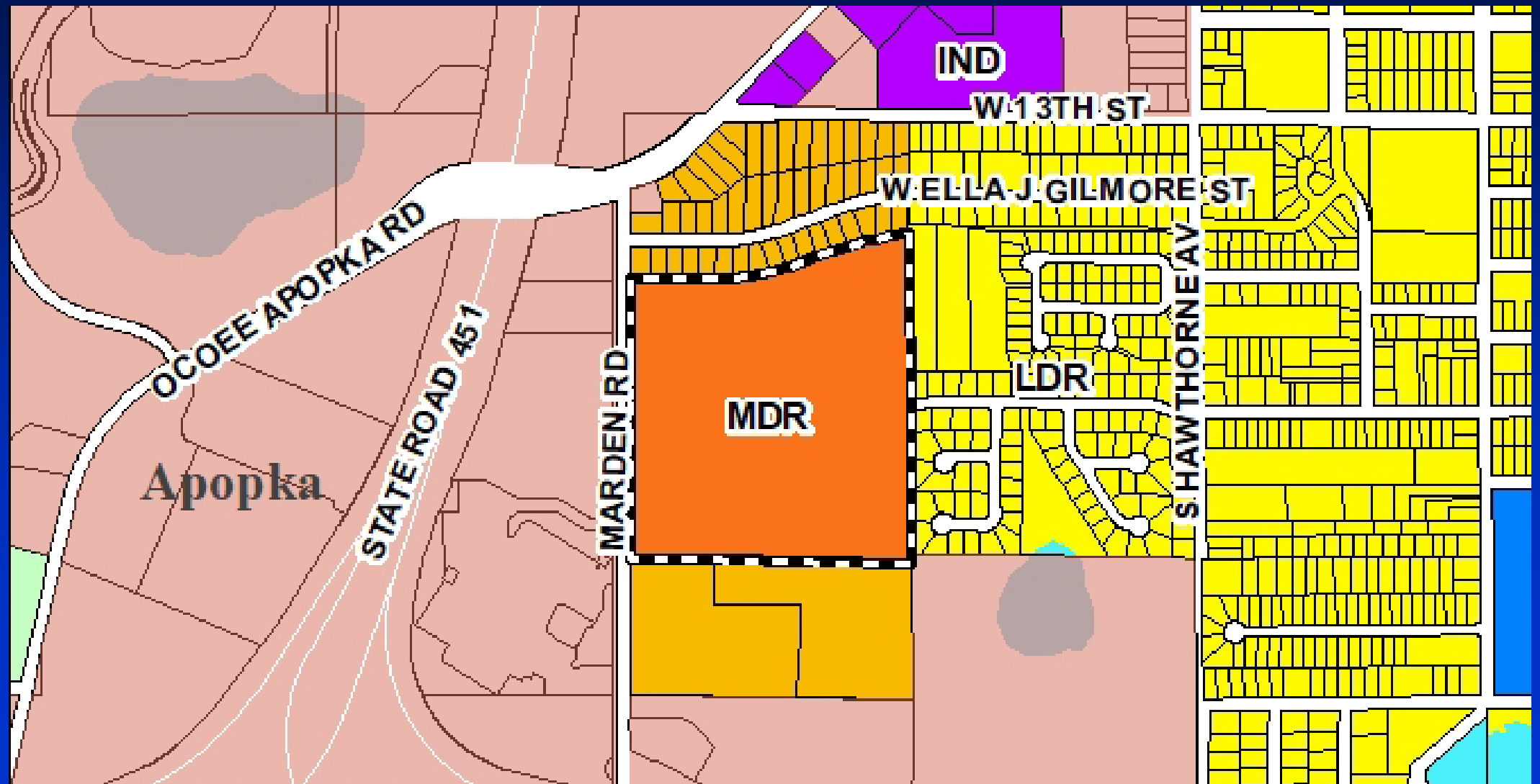
Future Land Use

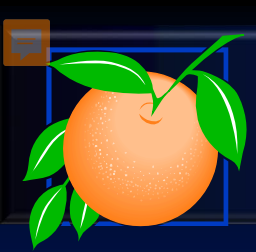




SS-23-01-096 & LUP-22-08-267

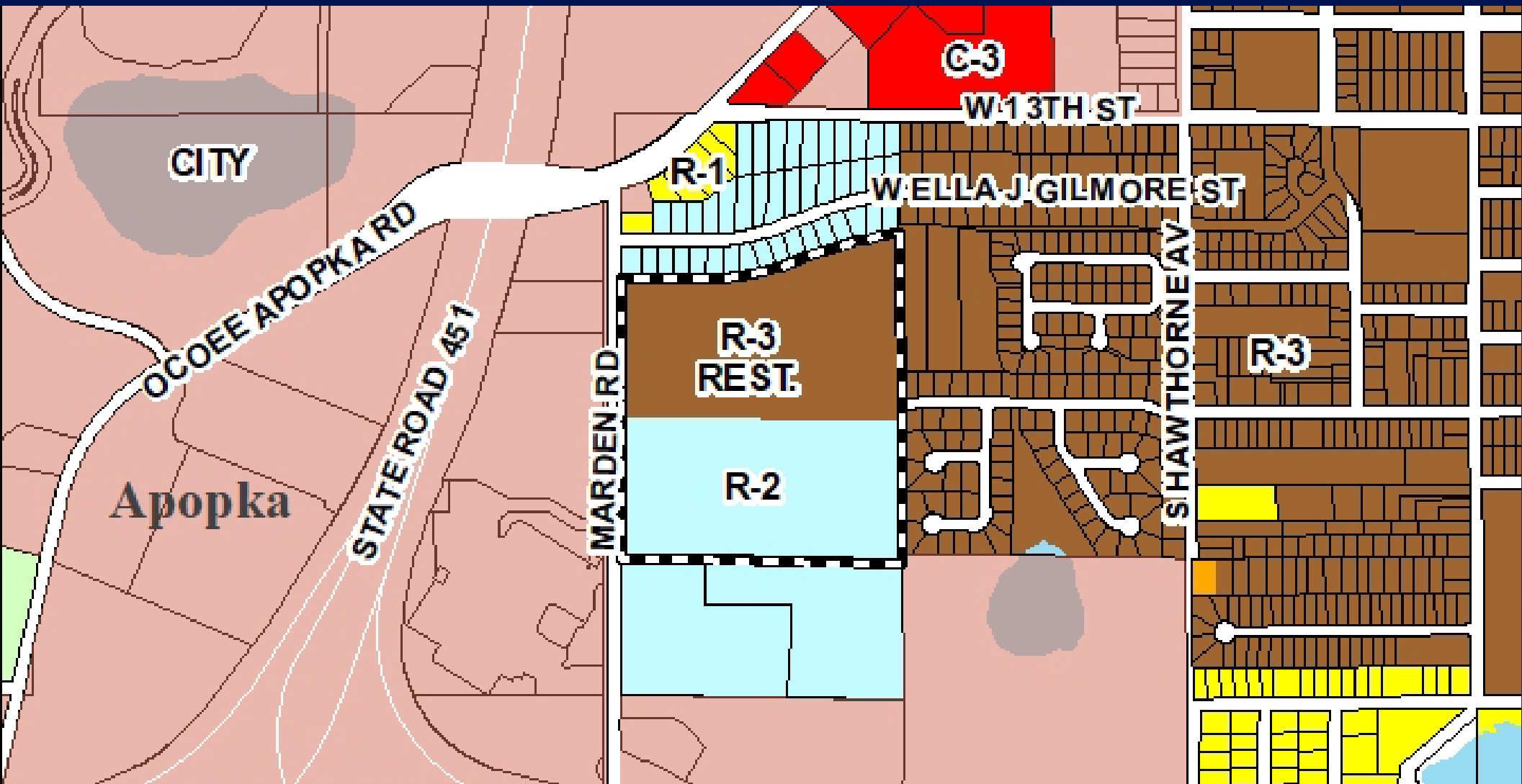
Proposed Future Land Use

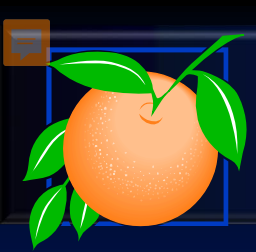




SS-23-01-096 & LUP-22-08-267

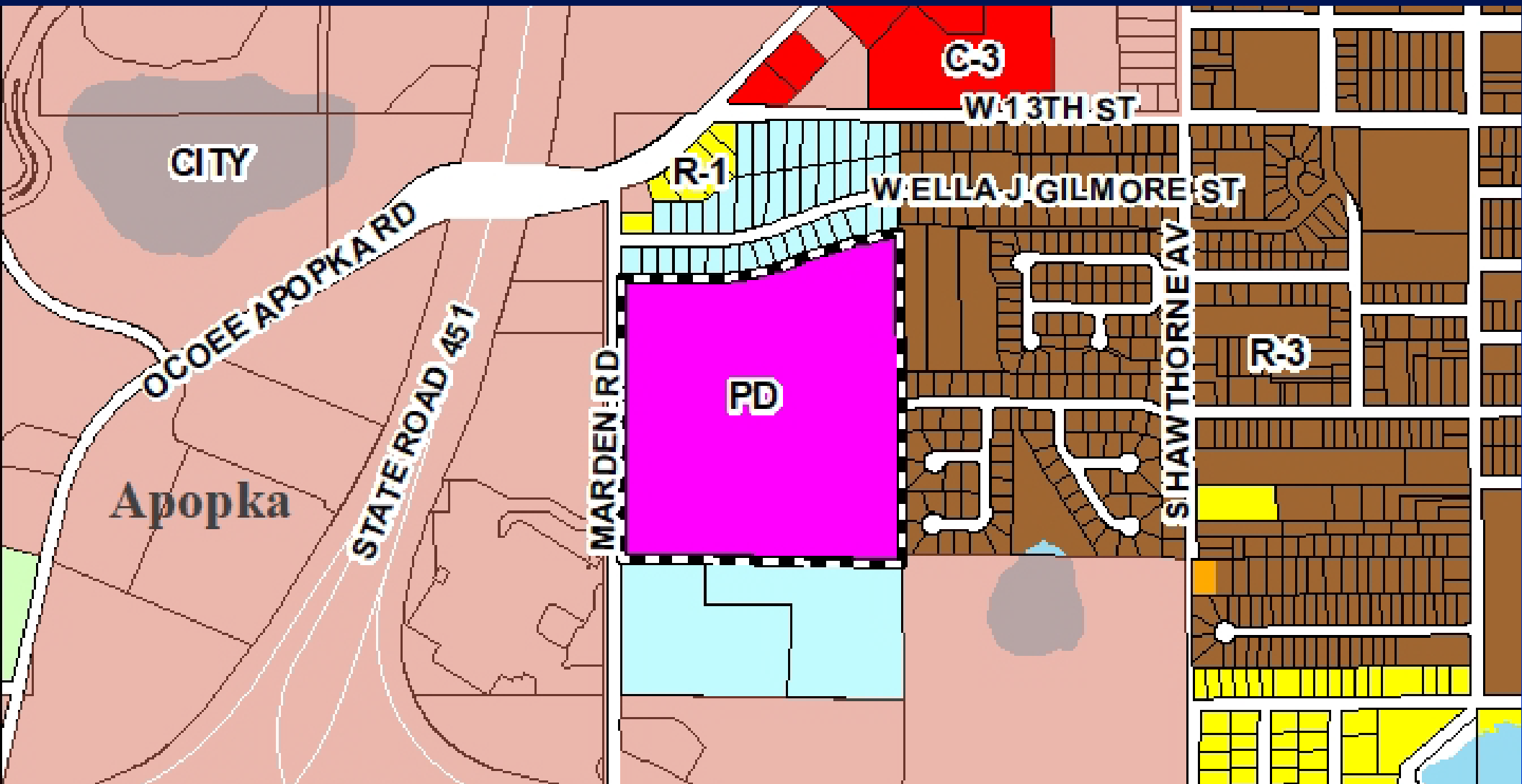
Zoning





SS-23-01-096 & LUP-22-08-267

Proposed Zoning



| Land Use | T/E | Acres | Units | Trip Gen. Rate | Trips | PM Rate | PM Trips |
|-----------------------|-----|--------------|------------|----------------|--------------|---------|------------|
| Townhomes | 214 | 30.00 | 214 | 6.74 | 1,456 | 0.57 | 122 |
| Apartment mid rise | 221 | 10.53 | 260* | 4.54 | 1,217 | 0.49 | 114 |
| Affordable Apartments | 225 | * | 72 | 4.81 | 346 | 0.46 | 53 |
| Total | | 40.53 | 516 | | 3,119 | | 288 |

Residential density proposed: 575 or 15.67 du/acre
 Maximum density allowed: 737 DU

LAND USE MATRIX

Unit Land Use Conversion Matrix, PM Peak Hours

| Trips Generated by | TR Factor | PM Peak Hour Trips/Unit | Single Family (SF) | Single Family Attached Housing (SFAH) | Multi-Family Low Rise (MLR) | Multi-Family High Rise (MHR) | Intermediate Housing (IHR) |
|---------------------------------------|-----------|-------------------------|--------------------|---------------------------------------|-----------------------------|------------------------------|----------------------------|
| Single Family Detached | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Single Family Attached Housing (SFAH) | 1.00 | 0.27 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Multi-Family Low Rise (MLR) | 1.00 | 0.31 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Multi-Family High Rise (MHR) | 1.00 | 0.19 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Intermediate Housing (IHR) | 1.00 | 0.16 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

SCHOOL AGE POPULATION

| Land Use | Units | Elementary | Middle | High |
|---------------|------------|------------|-----------|-----------|
| Townhome | 214 | 37 | 19 | 24 |
| Appt Mid Rise | 262 | 51 | 24 | 29 |
| Total | 476 | 88 | 43 | 53 |

Total School Children: 184

DEVELOPMENT STANDARDS

- PD building setback: 25'
- Building setback: 5'
- Time of day: 55'
- Min. living area: 500 SF (Apartment), 850 SF (Townhome)
- Max. lot coverage: 30% of the gross land area or 12.16 acres
- Town Home Standards: Building separation (20' or 60' front to front or back to back), Front setback (20'), Rear setback (20'), Minimum width of dwelling units (20')

LANDSCAPING

Will comply with Chapter 24 of the LDC.

OPEN SPACE PER 38-1236

Townhomes: 10% or 2.99 acres
 Multifamily: 25% or 2.63 acres

RECREATION PER 38-1231

214 TH units x 3.1 people = 665 people for a total of 1.65 acres of active and passive recreation.
 262 MF units x 2.1 people = 760 people for a total of 1.5 acres of active and passive recreation.

SIGNAGE

Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 21.5 of the Orange County Code.

PHASING

Multi-phase; to be determined at DR/PSP.

STORMWATER

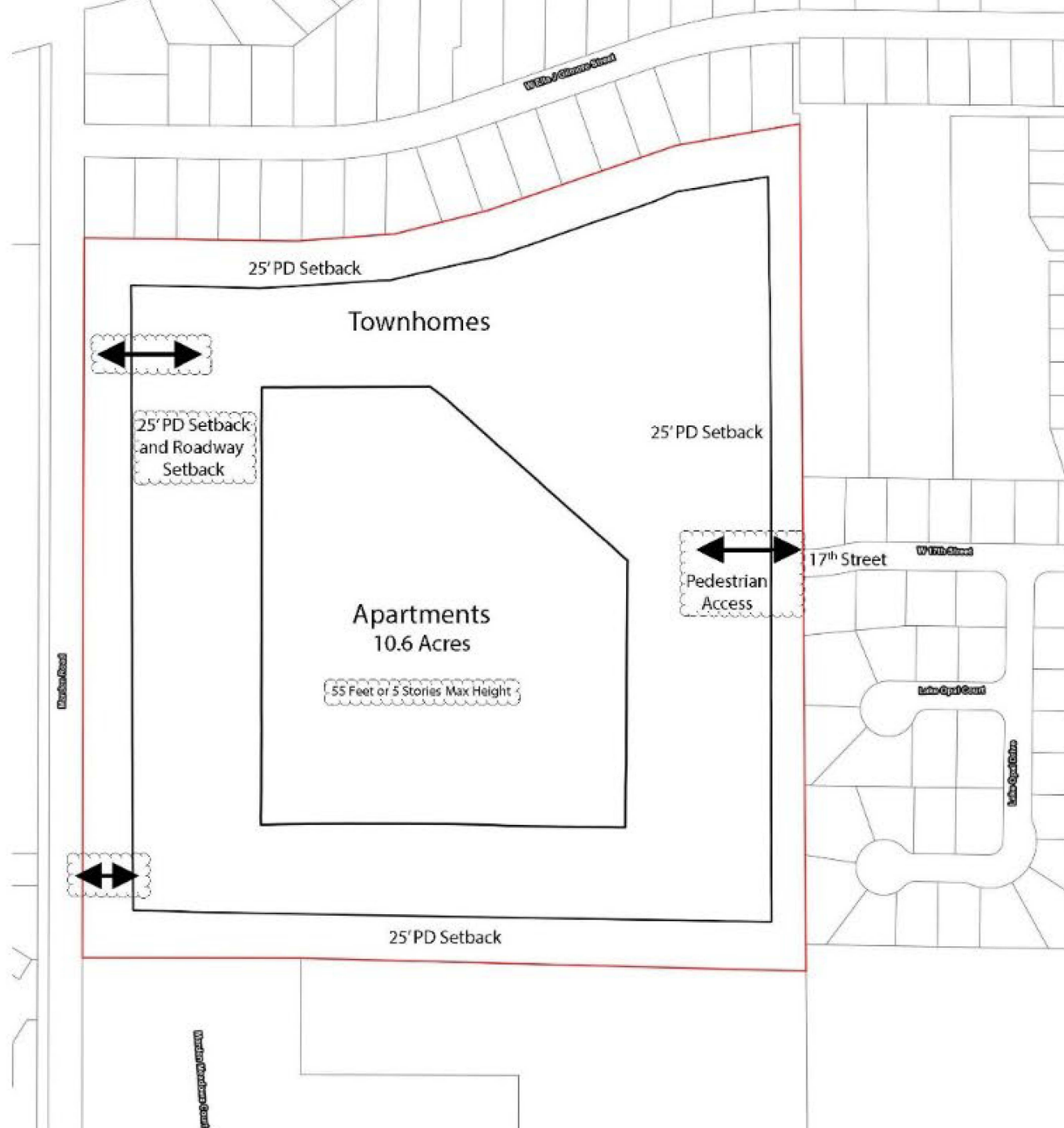
Will comply with Orange County (38-1251) and Water Management District standards.

SERVICE PROVIDERS

- Water Service: Apopka
- Wastewater: Apopka
- Police: Orange County
- Fire: Orange County
- Fire Flow: Will comply with Orange County standards.

NOTES

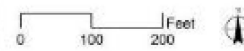
- Ownership of storm water management facilities shall be determined at PSP/DR.
- Open space to be owned and maintained by the PCA.
- This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 308.316 F.S. Additional environmental regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space, stormwater treatment, conservation, and increased buffer widths. Reference: OC Code Chapter 24 Environmental Control, Article 31 Wekiva River Protection.
- Any additional Right-of-Way for Marden Road will be coordinated with City of Apopka and Orange County at time of PSP/DR submittal/review process.
- A night distance and traffic operational analysis including but not limited to intersection improvements, the addition of traffic control devices, and pedestrian accommodations will need to be performed for each access location along Marden Road and submitted as part of the OP.



Title:
LAND USE PLAN

Project:
Cascades at Marden

Location:
Orange County, FL



Aerial Photography Source: FDOT 2021
 Plan No. 2023-03, Cascades at Marden, Orange County, Florida



Waivers

1. **Building Height – 55 feet in lieu of single-story**
- 2-4. **Building Height – 55 feet in lieu of 40 feet**
5. **Eliminate Wall – in lieu of wall required adjacent to single-family**
6. **Building Separation – 25' in lieu of graduated separation**



Community Meeting Summary

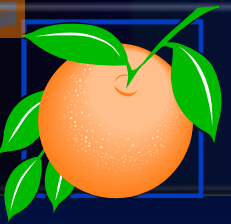
March 16, 2023

John H. Bridges Community Center

- **Attendance – 20 Residents**

- **Concerns:**
 - **Pedestrian connection on W 17th St**
 - **Compatibility**
 - **Traffic**
 - **Affordability**

Recommended Action



| | |
|-----------------------|----------------|
| SS-23-01-096: | ADOPT |
| Ordinance: | APPROVE |
| LUP-22-08-267: | APPROVE |

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment, SS-23-01-096, Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) Future Land Use;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD rezoning Cascades at Marden Planned Development / Land Use Plan (PD/LUP), dated "Received June 28, 2023, subject to the twenty-two (22) conditions in the staff report including six (6) waivers from Orange County Code.**