



Interoffice Memorandum

DATE: October 2, 2023

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on next available date
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

Digitally signed
by Jason
Sorensen
Date: 2023.10.02
09:08:49 -04'00'

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Rezoning

APPLICANT: Jim Hall, Hall Development Services, Inc.

AMENDMENTS: SS-23-01-096; Low-Medium Density Residential
(LMDR) to Medium Density Residential (MDR)

AND

Ordinance for Proposed Amendment

AND

CONCURRENT REZONING: LUP-22-08-267; R-2 (Residential District) and R-3
Restricted (Multiple-Family Dwelling District) to PD
(Planned Development District) (Cascades at
Marden PD)

DISTRICT #: 2

GENERAL LOCATION: Marden Road; generally located south of Ocoee
Apopka Road and east of Marden Road.

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:

2 minutes

HEARING CONTROVERSIAL:

No

HEARING REQUIRED BY FL STATUTE OR CODE:

Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

ADVERTISING REQUIREMENTS:

At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

ADVERTISING TIMEFRAMES:

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

APPLICANT/ABUTTERS TO BE NOTIFIED:

At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

SPANISH CONTACT PERSON:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use designation from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR).

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning from R-2 (Residential District) and R-3 Restricted (Multiple-Family Dwelling District) to PD (Planned Development District) (Cascades at Marden PD) in order to allow for 214 single-family attached residential dwelling units and 362 multi-family residential dwelling units with 20% of those units being affordable (72 units).

Also, the following six waivers are requested from Orange County Code:

- 1) A waiver from Section 38-1258(a) to allow multi-family buildings located ninety-five (95) feet from single-family zoned property at a height of fifty-five (55) feet, five (5) stories, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property restricted to a single story in height.

- 2) A waiver from Section 38-1258(b) to allow multi-family buildings located between one hundred plus (100+) feet to one hundred fifty (150) feet of single-family zoned property to be a maximum of fifty-five (55) feet, five (5) stories in height, in lieu of varying building heights with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
- 3) A waiver from Section 38-1258(c) to allow multi-family buildings located within one hundred fifty (150) feet of single-family zoned property to be a maximum of fifty-five (55) feet, five (5) stories in height, in lieu of three (3) stories, forty (40) feet in height.
- 4) A waiver from Section 38-1258(d) to allow multi-family buildings fifty-five (55) feet, five (5) stories in height in lieu of three (3) stories or forty (40) feet for multi-family buildings.
- 5) A waiver from the Section 38-1258(f) requirement to install a wall between the proposed apartments and townhomes in lieu of constructing a six (6) foot high masonry, brick, or block wall wherever a multi-family development is located adjacent to single-family zoned property.
- 6) A waiver from Section 38-1258(j) to allow a multifamily building separation of twenty-five (25) feet in lieu of the graduated building separation with windows and other openings.

ADVERTISING LANGUAGE FOR ORDINANCE:

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 Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

MATERIALS BEING SUBMITTED AS BACKUP FOR PUBLIC HEARING REQUEST:

- (1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and
- (2) Location map (to be mailed to property owners).

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.

- c: Jon Weiss, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney’s Office

Andres Salcedo, Acting Director, Planning, Environmental, and Development
Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

Legal Description

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

Cascades at Marden PD

Parcel:

16-21-28-0000-00-022

BEG 30 FT E & 759.36 FT N OF SW COR OF SEC 16-21-28 RUN N TO SW COR OF LOT 17 OF MARDEN HEIGHTS PB 9/139 TH E 384.14 FT N 85 DEG E 173.27 FT N 75 DEG E 173.28 FT N 70 DEG E 354.52 FT N 79 DEG E 227.64 FT TH S TO A POINT 625.31 FT N OF S LINE OF SEC 16 TH W 1297.99 FT TO POB (LESS E 5 FT OF W 35 FT OF S 1230 FT OF N 1520 FT OF SW 1/4 FOR R/W)

For any questions regarding this map, please call the Planning Division at 407-836-5600

Location Map

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

Cascades at Marden PD

Parcel:

16-21-28-0000-00-022

