

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **November 14, 2023**, 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 request:

Applicant: Jim Hall, Hall Development Services, Inc., Amendment SS-23-01-096

Consideration: Request to change the Future Land Use designation from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 2; Marden Road; generally located south of Ocoee Apopka Road and east of Marden Road; 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 SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

AND

Applicant: Jim Hall, Hall Development Services, Inc., Concurrent Rezoning LUP 22-08-267

Consideration: Request 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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 2; Marden Road; generally located south of Ocoee Apopka Road and east of Marden Road; 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

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 REUNION 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 Americanos con Incapacidades 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: **October 22, 2023**; the Orlando Sentinel Orange Extra
Certify Line Amendment SS-23-01-096, Ordinance & Concurrent Rezoning LUP 22-08-267

th/mf/re

c: District 2 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]
Misty Mills, Planning Division, BCC [email]
Lisette Egipciano, 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]