



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Decision Letter

### Board of County Commissioners

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Tuesday, September 1, 2020

2:00 PM

Communications Media Technology

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**20-994**

Rezoning

Heather Isaacs, Poulos & Bennett, LLC, Silverleaf PD, Case #  
LUP-19-09-290; District 1 (Continued from August 11, 2020)

**Consideration:** Request to rezone 563 gross (489 developable and 286 net developable) acres from A-1 (Citrus Rural District) and PD (Planned Development District - Lake Ingram PD) to PD for a mixed-use project with a development program consisting of up to 2,926 residential dwelling units (single-family and multi-family), 2,903,286 square feet of non-residential uses including hotel, commercial, office, and/or light industrial. The project would also feature public schools and parks. An associated PD Regulating Plan (RP) map depicts three (3) Transect Zones, Adequate Public Facility (APF) lands, and distinct neighborhoods. An associated PD-RP structure guide addresses transect development standards, street typologies & cross sections, green infrastructure components, etc.; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; generally located north of Schofield Road and west of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

Modification to Condition 6 to read as follows:

6. The project shall comply with the terms and conditions of that certain Town Center West (Silverleaf) Road Network Agreement (C.R. 545/Avalon Road, and New Independence Parkway) approved on September 1, 2020, and recorded in the Public Records of Orange County, Florida, as may be amended.

Deletion of Condition 22:

~~22. The applicant's Right-of-Way Petition to Vacate application must be approved by the Board of County Commissioners concurrently with the Regulating Plan.~~

Rexecuted version with reformatting changes of Planning, Environmental and Development Services Department Consent Item 4; Adequate Public Facilities Agreement for Silverleaf-Horizon West Town Center PD/RP.

A motion was made by Commissioner VanderLey, seconded by Commissioner Siplin, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request to rezone 563 gross (489 developable and 286 net developable) acres from A-1 (Citrus Rural District) and PD (Planned Development District - Lake Ingram PD) to PD for a mixed-use project with a

development program consisting of up to 2,926 residential dwelling units (single-family and multi-family), 2,903,286 square feet of non-residential uses including hotel, commercial, office, and/or light industrial. The project would also feature public schools and parks. An associated PD Regulating Plan (RP) map depicts three (3) Transect Zones, Adequate Public Facility (APF) lands, and distinct neighborhoods. An associated PD-RP structure guide addresses transect development standards, street typologies & cross sections, green infrastructure components, etc.; subject to the eighteen (18) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; further, modify Condition of Approval # 6; further, delete Condition of Approval # 22; further, approve and execute Adequate Public Facilities Agreement for Silverleaf-Horizon West Town Center PD/RP by and between JEN Florida 36, LLC and Orange County as modified by staff; further, approve and execute Escrow Agreement for Town Center West (Silverleaf) Road Network Agreement by and among Jen Florida 36, LLC, Orange County, and Shutts & Bowen, LLP outlining the duties and responsibilities of the Escrow Agent; and further, approve and execute Town Center West (Silverleaf) Road Network Agreement C.R. 545/Avalon Road and New Independence Parkway by and among Jen Florida 36, LLC and Orange County to provide for the study, design, engineering, permitting, mitigation, dedication of right-of-way, and construction of road improvements to C.R. 545/Avalon Road and New Independence Parkway in return for impact fee credits and concurrency vesting. The motion carried by the following vote:

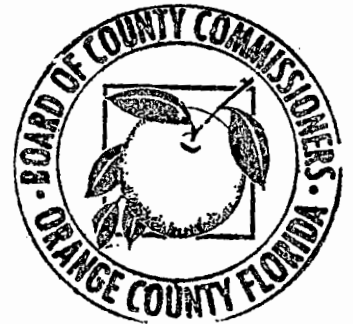
**Aye:** 6 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

**Absent:** 1 - Commissioner Bonilla

**THE FOREGOING DECISION HAS BEEN FILED WITH ME  
THIS 17TH DAY OF SEPTEMBER 2020.**



DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA



*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*

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