

CASE # CDR-25-12-300

Commission District: # 1

GENERAL INFORMATION

APPLICANT	Scott Gentry, Kelly, Collins & Gentry, Inc.
OWNER	Hamlin Partners at Silverleaf, LLC; First Baptist Church Orlando Campus, Inc.; GHI RE Holdings, LLC; Hamlin at Silverleaf Property Owners Assn, Inc.; Horizon West MF, LLC; Kiran Reif Horizon West Retail, LLC; KSS Garden Investments, LLC; and Vold Vision Ventures, LLC
PROJECT NAME	Silverleaf Planned Development - Regulating Plan (PD-RP)
PARCEL ID NUMBER(S)	0-23-27-2699-01-002; 30-23-27-2699-01-001; 30-23-27-2699-02-002; 30-23-27-2699-02-001; 30-23-27-2699-03-003; 30-23-27-2699-03-002; 30-23-27-2699-02-000; 30-23-27-2699-01-000; 30-23-27-2699-03-000 (affected parcels)
TRACT SIZE	94.4 gross acres (affected area)/563 gross acres (overall PD-RP)
LOCATION	North of State Road 429 / West of Avalon Road
REQUEST	A PD substantial change to modify the layout of Maps 1-4 within the T-5 District and amend the Regulating Plan, including, but not limited to, block configurations, street types, open space requirements, site and building standards, off-street parking and loading requirements, approval procedures, and definitions. These proposed amendments to the Regulating Plan primarily affect multifamily and non-residential development within the T-4 and T-5 Districts.
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 900 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Three hundred (300) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The subject property is located in District 1, north of State Road 429 and west of Avalon Road. The Silverleaf PD-RP is located in the Horizon West Special Planning Area and has an underlying Future Land Use Map (FLUM) designation of Village-Horizon West (V) on the Future Land Use Map. It is located in the Horizon West Town Center. The PD-RP was originally approved in September 2020 and currently allows for a maximum of 2,926 dwelling units and 2,753,286 square feet of non-residential uses.

Through this request, the applicant is seeking to modify the layout of Maps 1-4 within the T-5 District and amend the Regulating Plan, including, but not limited to, block configurations, street types, open space requirements, site and building standards, off-street parking and loading requirements, approval procedures, and definitions. These proposed amendments to the Regulating Plan primarily affect multifamily and non-residential development within the T-4 and T-5 Districts.

Table 1: Detailed summary of changes

Page	Section / Table	Description of Change
Page 3	Table (I1). Regulation Plan Data Table	Added text for transfer of APFs as non-substantial changes to the PD-RP and requiring data table to be revised with subsequent PSP or DP submittal.
Page 6	Section 2 A.1.	Added Pedestrian Forecourts and corrected text and grammar from prior versions of the PD-RP versions.
Page 8	Section 3 A.6.	Added text to include arterial and major collector roads, framework streets and local streets, trails, and designated pedestrian pathways for clarity and consistency.
Page 8	Figure (BC1). Typical Block Elements	Added text and details.
Page 9	Section 3.C.	Clarification and correction of grammar. Defining block size, block definition and changing 'passageway' to 'pedestrian pathway'. Revised related figure and added text regarding vehicular crossing approval and block pathway standards.
Page 10	Section 3 D.	Clarifying references to both primary and secondary street standards. Providing for deviations to be approved by the Planning and Zoning Manager and DRC approval for changes to Regulating Plan Map 2.
Page 11	Section 3 D.6	Removed portion of text as requested by Zoning to correct text from original PD-RP.

**DRC Staff Report
Orange County DRC Office
BCC Hearing Date: August 4, 2026**

Page 16	Section 4.C.6.	Allowing multifamily residential parking standard to be 1 space per 1 bedroom and 1.5 spaces for 2+ bedrooms. Allowing reductions by DRC approval.
Page 16	Section 4.C.7.	Deleted this standard in this section as it is already provided in Section 3.A.6.
Page 16	Table (S1). On Street Parking Space	Allowing parallel parking space minimum stall depth to be 8 feet including curb and gutter, in lieu of 8.5 feet.
Page 17	Section 4.E.4.	Correction to spelling of 'principles'.
Page 19	Section 4.J.	Providing for proposal of alternatives and deviations to typical street types to be approved without amendment to the Regulating Plan by the DRC.
Page 21	Section 4.J.3.A	Neighborhood Streets may be permitted as a primary or secondary street.
Page 22	Section 4.J.4.A	Local Streets may be permitted as a primary or secondary street.
Page 23	Section 4.J.5.A	Deleted Multi-way Boulevard and Frontage Road text. Deleted related figure.
Page 23	Section 4.J.5.B	Added 'DP' to text.
Page 31	Section 5.G	Removed revision to text originally proposed.
Page 33	Section 5.K	Corrected Mid-Block Passageways to Pathways and clarified frontage requirements.
Page 34	Section 5.L	Added table and figure for Pedestrian Forecourts as an open space type.
Page 35	Section 6.A.1 & 2	Clarification of text as requested by staff. Added definition for consistency with Section 11.
Page 35	Section 6.A.14	Correcting and clarifying prior issues regarding priority for primary street and amending Section 12 Regulating Plan Map 2 Street Hierarchy.
Page 36	Section 6.C.1-6	Clarifying frontage and façade treatments; modifying transparency dimensions; adding text and figures for curved street frontage calculations.
Page 37	T5 Center Transect Zone Standards	Revised Table (SB1) and notes; increased frontage zone to 25 feet and added secondary street standards.
Page 38	T4 Center Transect Zone Standards	Revised Table (SB2) and notes; increased frontage zone to 25 feet and added secondary street standards.
Page 40	Section 6 Figure SB4	Added figure depicting building frontage on a curved street.

Page 54	Section 8 D Off Street Parking & Loading	Allowing deviations to parking code standards to be approved by the Transportation Planning Manager.
Page 55	Table (PL2). Off-Street Parking and Loading Space Dimensions	Allowing parallel parking space dimension to be 8 feet including curb and gutter in lieu of 8.5 feet.
Page 69	Section 10.F Approval Requirements	Added the word 'Deviations' to the heading and allowed alternative standards to be requested on a case-by-case basis.
Pages 74–76	Section 11 – Definitions	Added definitions and corrected text in existing definitions for consistency within the PD-RP.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The Silverleaf PD/RP is located in the Horizon West Special Planning Area and has an underlying Future Land Use Map (FLUM) designation of Village-Horizon West(V) on the Future Land Use Map. It is located in the Horizon West Town Center. The PD/RP was originally approved in September 2020 and currently allows for a maximum of 2,926 dwelling units and 2,753,286 sq. feet of non-residential uses. The request appears to be consistent with the Comprehensive Plan.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Orange County Environmental Protection Division (EDP) staff have reviewed the proposed request and did not identify any issues or concerns.

Transportation Planning

This CDR Request for map layout modifications is exempt from transportation concurrency requirements via a Capacity Encumbrance Letter (CEL) application. Transportation Concurrency will need to be obtained through the Terms of the Town Center West (Silverleaf) Road Network Agreement.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) staff have reviewed this plan and did not identify any outstanding issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (June 24, 2026)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Silverleaf PD-RP dated "Received May 14, 2026", subject to the following conditions:

1. Development shall conform to the Silverleaf Planned Development - Regulating Plan (PD-RP) dated "Received May 14, 2026," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received May 14, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was

expressly made to the Board at a public hearing where the development was considered and approved.

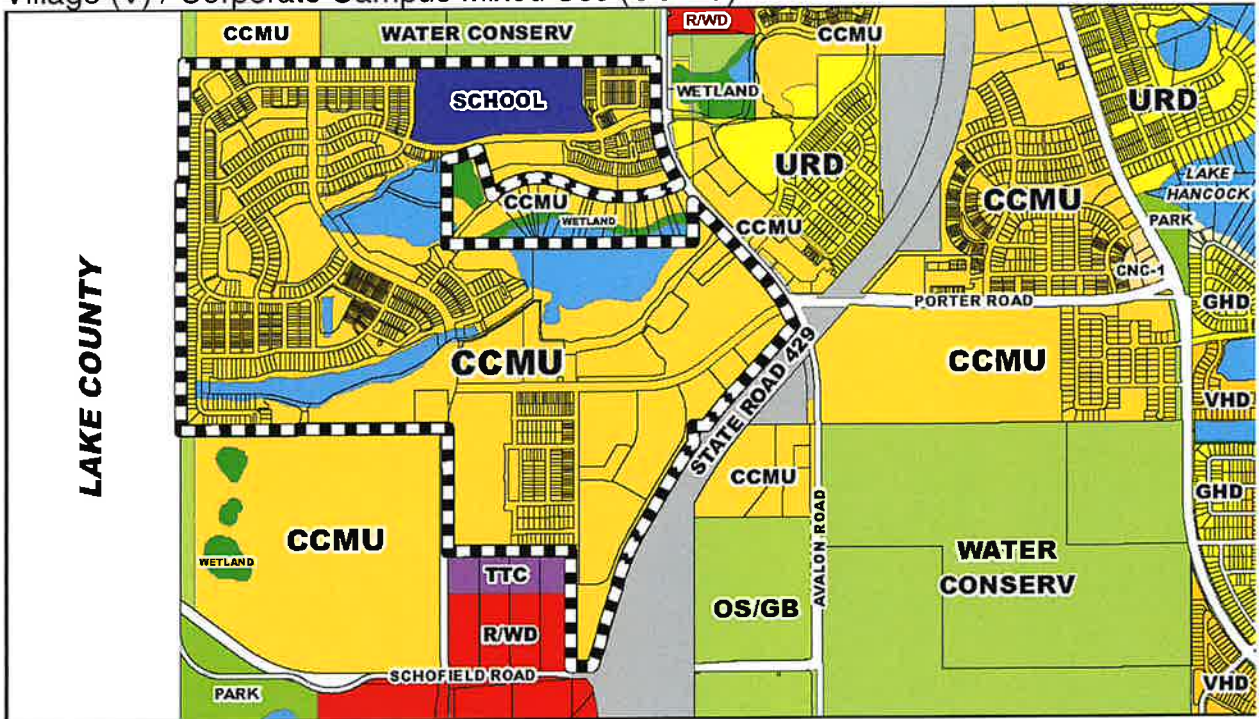
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.

7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. 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 at Document #20200467436 Public Records of Orange County, Florida, as may be amended.
9. Pole signs and billboards shall be prohibited. All other signage shall comply with Section 31.5-194 of the Orange County Code, as may be amended.
10. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 12, 2021, shall apply:
 - a. A Master Property Owners Association ("Master POA") shall be formed encompassing all of the lands within the Silverleaf Regulating Plan. In addition to maintaining the streetscape pursuant to Section 9D of the Regulating Plan, County may require that the Master POA also be responsible for ownership and maintenance of Landscape, Signage, and/or Wall easements, as well as Open Space Tracts, Conservation Tracts, and select Stormwater Tracts; however, under no circumstance shall any residential HOA be obligated to pay for maintenance of any such stormwater tract that lies outside the limits of their respective preliminary subdivision plan where they are already subject to a MSBU assessment.
 - b. The full median openings and intersection improvements for the Porter Road Extension shall be determined after a Traffic Study and an Operational Traffic Analysis have been submitted and approved by Orange County.

12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 1, 2020 shall apply:
- a. Boat Docks or Ramps - Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands or in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The Application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division.
 - b. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - c. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - d. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, shall include notification of the prior use of this property (where appropriate) as a citrus grove, landscape nursery, or other prior use if that former use had potential for soil or groundwater contamination.
 - e. g. Prior to construction plan approval, all property owners within Horizon West Town Center Village (SAP), excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
 - f. The Developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

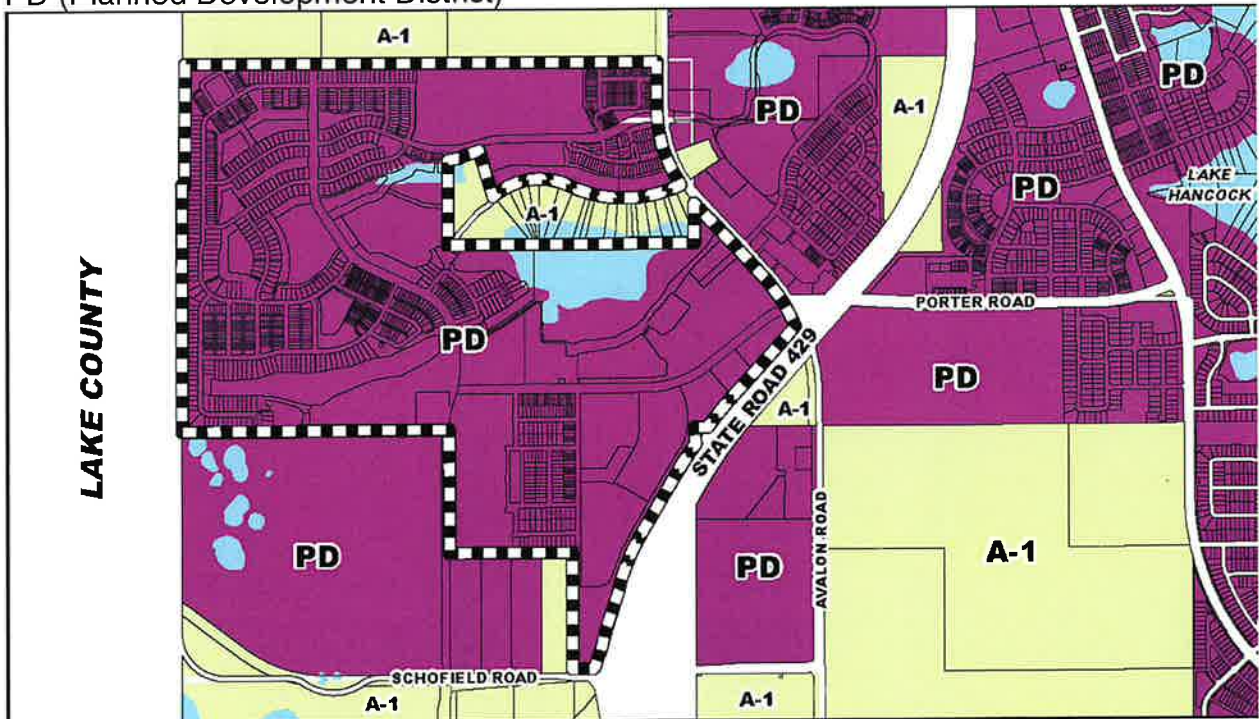
- g. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PD, such MUP shall include supporting calculations showing that the PD-level MUP is consistent with approved and up-to-date MUP for the Horizon West Town Center, or shall include an update to the Horizon West Town Center MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
- h. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
- i. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County Water Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, provide calculations and documentation certifying that the design complies with this condition.
- j. The Developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Horizon West Town Center Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Master Utilities Plan (MUP).
- k. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
- l. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable of the proximity of inactive and active Solid Waste Management Facilities within one-mile of this project (to the north) and as close as 0.1 mile to the southeast. All DPs/PSPs within that limit will be required to have a proximity notice condition of approval.

Future Land Use / Horizon West Special Planning Area Land Use
Village (V) / Corporate Campus Mixed Use (CCMU)



ZONING

PD (Planned Development District)



Notification Map

