

CASE # PSP-25-03-071
Commission District # 1

1. GENERAL INFORMATION

Applicant: Marc Stehli
Pape-Dawson Engineers, LLC

Owner: Jen Florida 36 LLC

Project Name: Silverleaf Planned Development (PD) –
Regulating Plan (RP) / Phase 4 Preliminary
Subdivision Plan (PSP)

Hearing Type: Preliminary Subdivision Plan (PSP)

Request: To subdivide 20.36 acres for 50 single-family
residential lots with associated tracts and
infrastructure.

2. PROJECT INFORMATION

A. Overview: Provide a detailed overview of the history of
the project and any previous items that may
relate. The subject property is located within
the Silverleaf Planned Development -
Regulating Plan (PD-RP) and is generally
situated north of Schofield Rd, and West of
State Road 429 within the Horizon West Town
Center Village. The request is for approval of
a Preliminary Subdivision Plan (PSP) to
develop 50 detached single-family residential
lots and associated infrastructure on
approximately 20.36 acres.

The property has an underlying Future Land
Use Map (FLUM) designation of Village (V)
and is zoned P-D, consistent with the FLUM
designation. The site is located within the T4
Center Transect Zone, which allows a
maximum density of 20 dwelling units per
acre. The overall Silverleaf PD-RP allows
1,582 dwelling units within the T4 designation.
To date, 774 units have been approved (96,
53, 332, and 293 units across prior phases).
This request proposes an additional 50 units,
bringing the cumulative total to 824 units, and
leaving an excess of 758 dwelling units
available for future development within T4.

- B. Location: West of Porter Road / South of McKinney Road / North of Schofield Road / East of the Orange County and Lake County line
- C. Parcel ID(s): 30-23-27-0000-00-001,
30-23-27-0000-00-004
- D. Total Acres: 20.36 acres
- E. Water Supply: Orange County Utilities
- F. Sewer System: Orange County Utilities
- G. Schools: **Hamlin ES**
Enrollment: 730 / Capacity: 837
Hamlin MS
Enrollment: 1,038 / Capacity: 1,227
Horizon HS
Enrollment: 3,046 / Capacity: 2,626
- H. School Population: 21
- I. Parks: Barber Park - 1.6 Miles
- J. Proposed Use: 50 Single-Family Residential Dwelling Units
- K. Site Data: Max building height: 3 stories
Min living area: 1,600 square feet
Min lot width: 16 feet
- Building setbacks:
Frontage build-to-zone - 10'-15'
Side - 4' for lots less than 41' in width; 5' for detached SF lots.
Rear - 20'
Side Street - 10'
- L. Fire Station: Fire station 71 – 4405 St Florian WY
- M. Public Notification: The notification area for this public hearing extended beyond 800 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. Eighty-two (82) notices were mailed to those property owners in the mailing area.

N. Community Meeting Summary:

A community meeting was not required.

O. Transportation:

On March 25, 2025 The Board of County Commissioners approved an Amended and Restated Silverleaf Road Network Agreement C.R. 545/Avalon Road and New Independence Parkway (the "Agreement") by and among Jen Florida 36, LLC, Hamlin Partners at Silverleaf, LLC, and Orange County recorded as Document # 20250188632, to amend the terms of the Town Center West (Silverleaf) Road Network Agreement ("Agreement") originally approved by the Board September 1, 2020, and recorded as Document #20200467436, as amended.

The Amended and Restated Silverleaf Road Network Agreement consolidates the previously approved Town Center West (Silverleaf) Road Network Agreement and the subsequent four amendments and includes new terms that provide County funding in the amount 5 million dollars and Central Florida Expressway (CFX) additional funding assistance in the amount of 2.5 million dollars for the purpose of expediting the construction of New Independence Parkway Extension.

The Board approved and Executed the Agreement between Orange County, Florida and Central Florida Expressway Authority Regarding the Westerly Extension of New Independence Parkway on February 11, 2025. This Agreement Executed by CFX on February 13, 2025 provides a contribution in the amount of 2.5 million dollars to the County for the purpose of accelerating construction of the Extension.

This development will be subject to the terms of the Town Center West (Silverleaf) Road Network Agreement to meet the transportation capacity. Please contact the Transportation Planning at 407-836-8016 for more information.

Based on the Concurrency Management database (CMS) dated 4/23/2025, there are multiple failing roadway segments within the

project's impact area. Avalon Rd, from Schofield Rd to New Independence Pkwy (2 segment(s)), Horizon Blvd, from Lake County Line to Avalon Rd (2 segment(s)), New Independence Pkwy, from Lake County Line to Avalon Rd (2 segment(s)), Summerlake Park Blvd/Porter Rd, from Porter Rd to Summerlake Groves St (1 segment(s)), and Valencia Pkwy, from New Independence Pkwy to Old YMCA Rd (3 segment(s)) are failing. This information is dated and subject to change.

P. Environmental Protection Division:

The project site is within the US Fish and Wildlife Service consultation area for sand skinks. The site has suitable soils and elevations to meet the criteria for possible sand skink habitat to occur.

An Orange County Conservation Area Impact Permit CAI-20-04-030 has been completed that included this property. Be advised that the CAI permit expires on January 25, 2026. Action may be necessary to apply for permit extension as the permit must be valid during all site work permit review and approvals.

No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures.

Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks

every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping.

Q. Comprehensive Plan:

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V), indicating that it is within the Horizon West Special Planning Area. More specifically, the subject property is located within the Horizon West Town Center Village and is designated Corporate Campus Mixed Use (CCMU) District.

The proposed Preliminary Subdivision Plan (PSP) is consistent with the FLUM designation, the approved zoning, and all applicable CPP provisions; therefore, a CPP amendment is not necessary.

R. Zoning:

PD (Planned Development)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (December 17, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Silverleaf Planned Development (PD) – Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP) dated “Received January 6, 2026,” subject to the following conditions:

1. Development shall conform to the Silverleaf PD - RP; Board approvals; Phase 4 Preliminary Subdivision Plan dated "Received January 6, 2026," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received January 6, 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 preliminary subdivision 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. A Master Utility Plan (MUP) for the PSP shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Silverleaf Regulating Plan and 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 MUP and updates must be approved prior to Construction Plan approval.
8. Where public gravity main will be located within alleyways, the distance from structure to structure shall be a minimum of 38 feet. To meet this requirement, the Side and Rear Setbacks for affected lots on the PSP shall be a minimum of 19 feet from the centerline of the alley, based on the utility configuration shown in the PSP.
9. The plat and the Conditions, Covenants, and Restrictions (CC&Rs) for this project shall notify homeowners of the following: Homeowners own and maintain their individual water and reclaimed water services which extend to their homes from public meters located adjacent to public road right-of-way. The privately-owned water and reclaimed water services for affected lots on the PSP extend to these units through HOA-owned tracts. The owners of these lots shall be granted access to the HOA-owned tracts for the purpose of maintaining their water and reclaimed water services.
10. If it is anticipated that retaining wall(s) will be designed and constructed, it shall be noted on the preliminary subdivision plan, and the following provision must be incorporated into the Declaration of Covenants, Conditions, and Restrictions (CC&Rs): For the proposed retaining wall(s), the CC&Rs shall reflect all lots served by such retaining wall and a reserve fund for maintenance, repair, and capital replacement of the retaining wall shall be established and funded with the creation of the HOA; removal of this section from the CC&Rs is prohibited unless approved by the Orange County Board of County Commissioners. Coincident with platting, the developer shall record in the public records the CC&Rs governing the lots and addressing the HOA responsibilities for the annual maintenance and any necessary repairs of the retaining wall. The CC&Rs shall require the establishment and maintenance of two HOA accounts for: 1.) Annual routine maintenance of the retaining wall, including an engineers report to be submitted to the HOA on a three year cycle. 2.) Capital-repair/replacement of the retaining wall based on a 50-year life cycle. Initial funding of the accounts shall be approved by County Engineer, or their designee, and on the basis of a professional engineer's estimate for the above referenced accounts.
11. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.

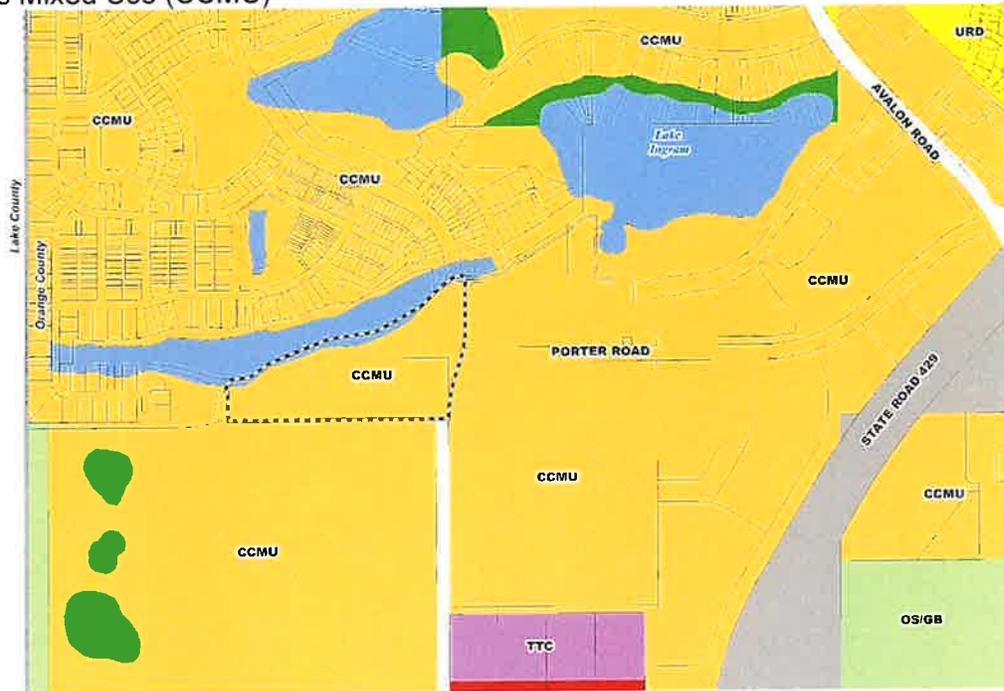
12. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public
13. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
14. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
15. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S., as may be amended.
16. 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 and Wildlife Conservation Commission (FWC).
17. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the Orange County Environmental Protection Division National

Pollutant Discharge Elimination System (NPDES) Supervisor at NPDES@ocfl.net for details.

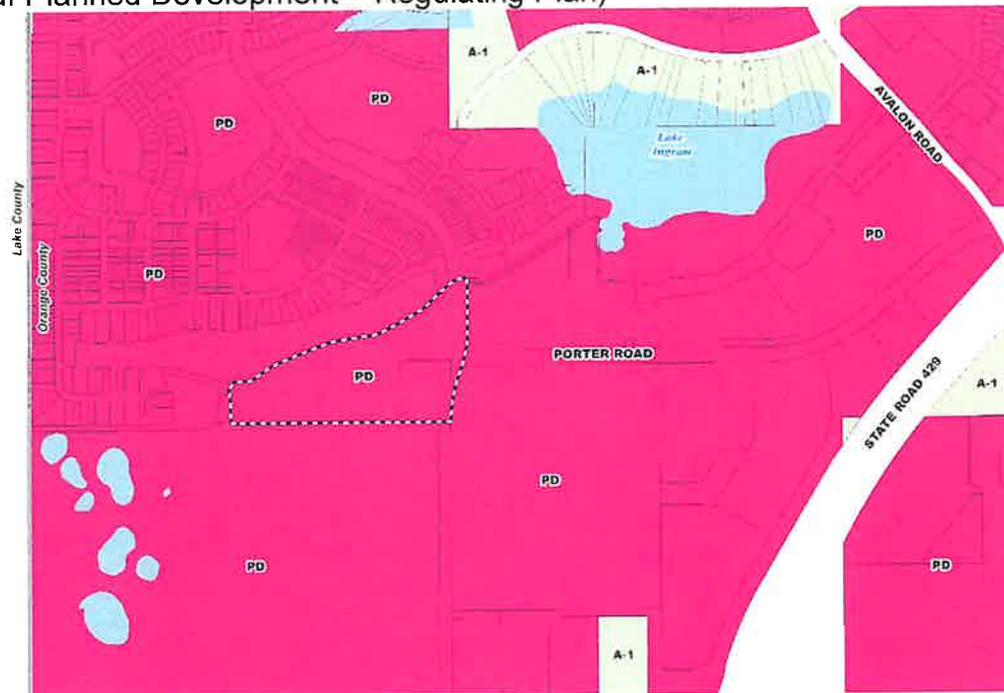
18. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Supervisor at NPDES@ocfl.net. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
19. 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 agricultural lands, citrus grove, landscape nursery, or other prior use if that former use had potential for soil or groundwater contamination.
20. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.
21. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.
22. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
23. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
24. All fencing abutting open space tracts which are 25 ft. wide or less, or which are not visible from rights-of-way (e.g. adjacent to Lots 31, 32, 44, and 45, as identified on plan date stamped "Received January 6, 2026", shall be limited to 50 percent opaque, such as aluminum picket or similar, up to 6 feet tall, or opaque up to 4 feet tall.
25. Any lot with a side yard facing an open space tract, park or recreation area shall be visually treated as a corner lot with an abutting side street. The tract, park or recreation area facing facades shall repeat the architectural trim and finishes which are provided on the front façade - including windows, window surrounds, shutters, muntins, eave brackets, expression line, and decorative veneer.

26. 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.
27. 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.
28. "No Parking" signage shall be installed within the development, per the approved plan, prior to the county issued certificate of completion for the infrastructure.
29. Associated off-site infrastructure, including the operation of the traffic signal and the multi-way stop warrant at the intersection of Porter Road and Tabebuia Parkway, must be submitted to and approved by Traffic Engineering prior to approval of the final construction plans.

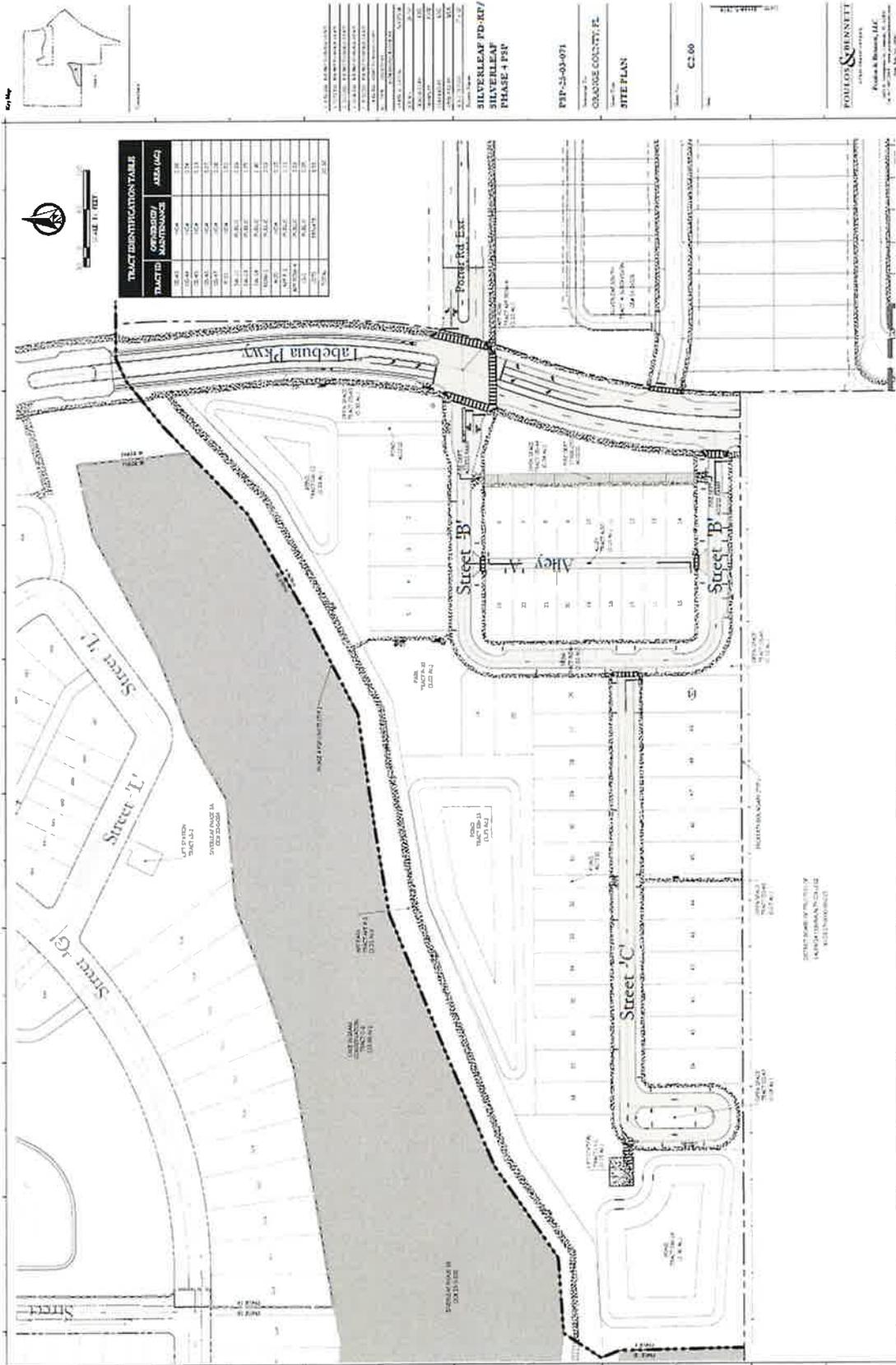
HORIZON WEST SPECIAL PLANNING AREA LAND USE
Corporate Campus Mixed Use (CCMU)



ZONING
PD-RP (Silverleaf Planned Development – Regulating Plan)



Site Plan Sheet



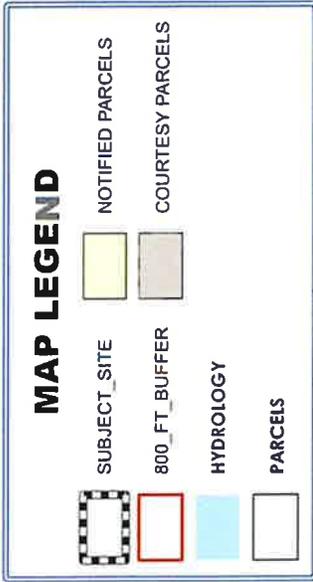
Notification Map



Public Notification Map

Silverleaf PD-RP Ph 4 PSP_PSP-25-03-071

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BUFFER DISTANCE: 800
 # OF NOTICES: 82

