



# 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, November 29, 2016

9:00 AM

County Commission Chambers

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**16-235**

Concurrent Rezoning Request

James Zboril, Tavistock East Services, LLC, for Suburban Land Reserve Inc.;  
Farmland Reserve, Inc.; Central Florida Property Holdings 100 & 200, LLC  
Rezoning Case # LUP-16-06-216

**Consideration:** PD (International Corporate Park PD) and A-2 to PD (Sunbridge PD-RP). The proposed development program includes up to 7,370 residential dwellings (single-family and multi-family); 6,350,000 square feet of office / retail uses; 2,900,000 square feet of industrial uses; 490 hotel rooms; and schools, parks and a fire station

**Location:** Parcel ID#s: Multiple parcels (a complete list of Parcel IDs can be obtained from the Orange County Planning Division); Generally describe as located east of SR 417, north and south of SR 528, and west of Turkey Creek - 4,787.00 gross acres

Modification of Condition of Approval # 6:

6. A ~~Transportation Agreement~~ Term Sheet shall be required prior to or concurrently with consideration of the Sunbridge PD-RP by the Board of County Commissioners, with a Transportation Agreement approved by the County prior to or concurrently with the first Preliminary Subdivision Plan or Development Plan for development within the Sunbridge PD.

Modification of Condition of Approval # 18:

18. The ~~Impaired Water Rule~~ Outstanding Florida Water criteria, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment and monitoring of stormwater as part of future approvals of the associated Basin Management Action Plans related to this site by the state Department of Environmental Protection (FDEP). The applicant is advised to follow related legislation in order to assure compliance with future regulations. Outstanding Florida Water criteria

New Condition of Approval # 30:

30. Prior to the approval of the first residential PSP, the Developer shall enter into a Joint Park Development Agreement with the County to participate in the funding and development of the APF Community Park shown on the Final Regulating Plan.

A motion was made by Commissioner Thompson, seconded by Commissioner Clarke, to make a finding of consistency with the Comprehensive Plan; and further, approve the Sunbridge Planned Development - Regulating Plan (PD-RP), subject to the twenty-nine (29) conditions listed in the staff report along with modifications to Conditions of Approval #6 and #18 and new Condition of Approval #30. The motion carried by the following vote:

**Aye:** 7 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner Boyd, Edwards, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 12TH DAY OF DECEMBER 2016.**

  
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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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