

Interoffice Memorandum

DATE: June 25, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Silverleaf Planned Development - Regulating Plan (PD-RP) received May 14, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1.

PROJECT: Silverleaf Planned Development - Regulating Plan (PD-RP) (CDR-25-12-300)

PURPOSE: 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.

For a complete list of the specific proposed changes, please refer to Table 1: Detailed summary of changes, located on pages 2-4 of the staff report.

This proposal received a recommendation of approval from the DRC on June 24, 2026.

BUDGET: N/A