

Interoffice Memorandum

DATE: January 29, 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 Office

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve the Silverleaf Planned Development (PD) – Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP) January 6, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1. (DRC Office)

PROJECT: Silverleaf PD – RP / Phase 4 PSP (PSP-25-03-071)

PURPOSE: The subject property is located west of Porter Road, south of McKinney Road, north of Schofield Road, and east of the Orange County and Lake County line. The site consists of 20.36 acres. The property is designated Corporate Campus Mixed Use (CCMU) on the Horizon West Special Planning Area Land Use Map within the Town Center Village and is zoned within Silverleaf Planned Development – Regulating Plan (PD-RP). The PSP is within the T4 District of the Silverleaf PD-RP, which allows for 1,582 dwelling units. To date, 774 units have been approved across prior phases within the T4 sector. Through this request the applicant is proposing to subdivide the 20.36 acres for 50 single-family detached residential lots with associated tracts and infrastructure, bringing the cumulative total to 824 units, and leaving an excess of 758 dwelling units available for future development within T4.

This proposal received a recommendation of approval from the DRC on December 17, 2025.

BUDGET: N/A