

Interoffice Memorandum

DATE: March 26, 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 Silver City Properties Planned Development (PD) received March 6, 2026, to request a waiver, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5. (Planning Division)

PROJECT: Silver City Properties Planned Development PD (CDR-25-12-307)

PURPOSE: The subject property is north of University Boulevard and east of Semoran Boulevard, and the affected area consists of 13.15 acres. The property is designated Commercial and High Density Residential on the Future Land Use Map and is zoned PD. The subject area is currently developed as a Costco Warehouse, with an ancillary gas station. On June 18, 2019, a waiver from Orange County Code Section 38-1476(a) was granted for Phase 1, Lot 1, allowing 4.4 parking spaces per 1,000 square feet in lieu of 5.0. Through this request, the applicant has a subsequent request to slightly adjust the waiver for Phase 1, Lot 1 to reduce minimum parking requirement to allow 4.3 spaces for each 1,000 square feet in lieu of 5.0 spaces for each 1,000 square feet.

This proposal received a recommendation of approval from the DRC on March 25, 2026.

BUDGET: N/A