

Interoffice Memorandum

DATE: May 19, 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 the South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) received February 6, 2026, in order to create 38 townhouse units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 3. (DRC Office)

PROJECT: South Goldenrod Townhomes PD / South Goldenrod Subdivision Phase 2 PSP (PSP-25-05-093)

PURPOSE: *This item was continued to the June 2, 2026 Board meeting from the April 21, 2026 and May 19, 2026 Board meetings in order to hold a community meeting on June 1, 2026.* The subject property located west of South Goldenrod Road, south of Curry Ford Road, east of 436, and north of Pershing Avenue, consists of 6.84 gross acres while 4.81 acres are developable. The property is designated Low Medium Density Residential (LMDR) on the Future Land Use Map and is zoned Planned Development (PD). The existing PD allows for 167 single-family attached residential dwelling units. Phase I was approved in 2024 for 93 units. Through this request, the applicant is seeking to construct 38 single-family attached residential dwelling units (townhomes) in Phase II.

This proposal received a recommendation of approval from the DRC on February 6, 2026.

BUDGET: N/A