

**CASE # PSP-25-05-093**  
Commission District # 3

**1. GENERAL INFORMATION**

Applicant: Jason Rostek, Land Design

Owner: Palm Property Partners, LLC

Project Name: South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Hearing Type: Preliminary Subdivision Plan (PSP)

Request: To subdivide 6.84 acres in order to construct 38 single-family attached residential dwelling units.

**2. PROJECT INFORMATION**

A. Overview: The subject property is zoned Planned Development (PD) and is located within the South Goldenrod Townhomes PD. The subject property has a Future Land Use Map (FLUM) designation of Low Medium Density Residential (LMDR). This PD allows for up to 167 single-family attached dwelling units. The phase one Preliminary Subdivision Plan (PSP) was approved for 93 units in 2024.

Through this PSP, the applicant is seeking to subdivide the 6.84 acres in order to construct 38 townhome units in phase two of the South Goldenrod Townhomes PD.

B. Location: West of S. Goldenrod Road / South of Curry Ford Road / East of 436 / North of Pershing Ave

C. Parcel ID(s): 02-23-30-3024-00-100,  
02-23-30-3024-00-110

D. Total Acres: 6.84 gross acres  
4.81 developable acres

E. Water Supply: Orange County Utilities

F. Sewer System:	Orange County Utilities
G. Schools:	<b>Pinar ES</b> Enrollment: 335 / Capacity: 494 <b>Liberty MS</b> Enrollment: 812 / Capacity: 1,516 <b>Colonial HS</b> Enrollment: 2,813 / Capacity: 3,766
H. School Population:	15
I. Parks:	Capehart Park - 2 Miles
J. Proposed Use:	38 Single-Family Attached Residential Dwelling Units
K. Site Data:	Maximum Building Height: 35' Two (2) Stories Minimum Living Area: 1,200 sq. ft. Minimum Lot Width: 20' Building Setbacks: East / Goldenrod Road: 50' North PD Perimeter: 25' South PD Perimeter (Abutting Church): 25' West PD Perimeter: 25' Building Separation: 20'
L. Fire Station:	Fire station 68 – 1945 S. Goldenrod Road
M. Public Notification:	The notification area for this public hearing extended beyond 800 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. One hundred and fifty-seven (157) notices were mailed to those property owners in the mailing area.
N. Community Meeting Summary:	A community meeting was not required for this request.
O. Transportation:	Existing/Valid transportation capacity entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) application. This development is located near failing roadway(s) within Orange County. This deficiency requires a Transportation Impact Analysis (TIA) submitted with the CEL application Submittal Package. Please refer to the

Submittal Requirements on the CEL application for further information. The owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County (OC Code: Chapter 30, Sections 30-620 thru 30-624). PLEASE NOTE: South Goldenrod Townhomes Phase 1 located on parcels 02-23-30-3024-00-160, 02-23-30-3024-00-150, 02-23-30-3024-00-141, and 02-23-30-3024-00-121 submitted a CEL application under, CEL-24-12-109. Phase 1 is a standalone CEL that does not include Phase 2. Phase 2 is required to obtain its own CEL application. Please contact the Concurrency Management Office at 407-836-5617 for more information.

Since this development is projected to generate less than 50 net PM peak hour vehicle trips, an operational traffic study is not required.

Based on the Concurrency Management database (CMS) dated 6/20/2025, there is a failing roadway segment within the project's impact area along Goldenrod Rd, from Pershing Ave to Curry Ford Rd. This information is dated and subject to change.

P. Environmental Protection Division:

This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny a request even if the County approves it. It is imperative that this proposed plan be addressed on a multi-agency basis. The permittee must comply with the most stringent requirements.

Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition

form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff.

Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Q. Comprehensive Plan:

The subject property has a Future Land Use Map (FLUM) designation of Low Medium Density Residential (LMDR) and is currently zoned Planned Development (PD) which is consistent with the FLUM designation. The request is consistent with the comprehensive plan.

R. Zoning:

PD (Planned Development)

**3. REQUESTED ACTION:**

**Development Review Committee (DRC) Recommendation – (February 25, 2026)**

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the South Goldenrod Townhomes PD / South Goldenrod Subdivision Phase 2 PSP dated “Received February 6, 2026,” subject to the following conditions:**

1. Development shall conform to the South Goldenrod Townhomes PD Land Use Plan; Board approvals; South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan dated “Received February 6, 2026,” and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated “Received February 6, 2026,” the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a “promise” or “representation” shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
8. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

9. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public
10. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
11. If it is anticipated that retaining wall(s) will be designed and constructed, it shall be noted on the preliminary subdivision plan, and the following provision must be incorporated into the Declaration of Covenants, Conditions, and Restrictions (CC&Rs): For the proposed retaining wall(s), the CC&Rs shall reflect all lots served by such retaining wall and a reserve fund for maintenance, repair, and capital replacement of the retaining wall shall be established and funded with the creation of the HOA; removal of this section from the CC&Rs is prohibited unless approved by the Orange County Board of County Commissioners. Coincident with platting, the developer shall record in the public records the CC&Rs governing the lots and addressing the HOA responsibilities for the annual maintenance and any necessary repairs of the retaining wall. The CC&Rs shall require the establishment and maintenance of two HOA accounts for: 1.) Annual routine maintenance of the retaining wall, including an engineers report to be submitted to the HOA on a three year cycle. 2.) Capital-repair/replacement of the retaining wall based on a 50-year life cycle. Initial funding of the accounts shall be approved by County Engineer, or their designee, and on the basis of a professional engineer's estimate for the above referenced accounts.
12. The CC&R's shall contain the following prominent note: "No pools, or any type of vertical structure, shall be permitted within any Drainage Easement, public or private, that alter the functionality of the drainage facilities therein." Owners of Lots 23 and 24, as depicted on the initially approved South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan, dated "February 6, 2026" may be permitted to install a fence along their side and rear property lines, but there shall be no structures, including but not limited to masonry walls, sheds, pools, pool decks or pool enclosures within any drainage and/or utility easement within said lots. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this condition, and through a conspicuous note in the Declaration of Covenants, Conditions, and Restrictions (CC&R's) informing that Drainage Easements encumbers these lots, and any structures located within the easement are the sole responsibility of the lot owner(s), and not Orange County.
13. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including

mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.

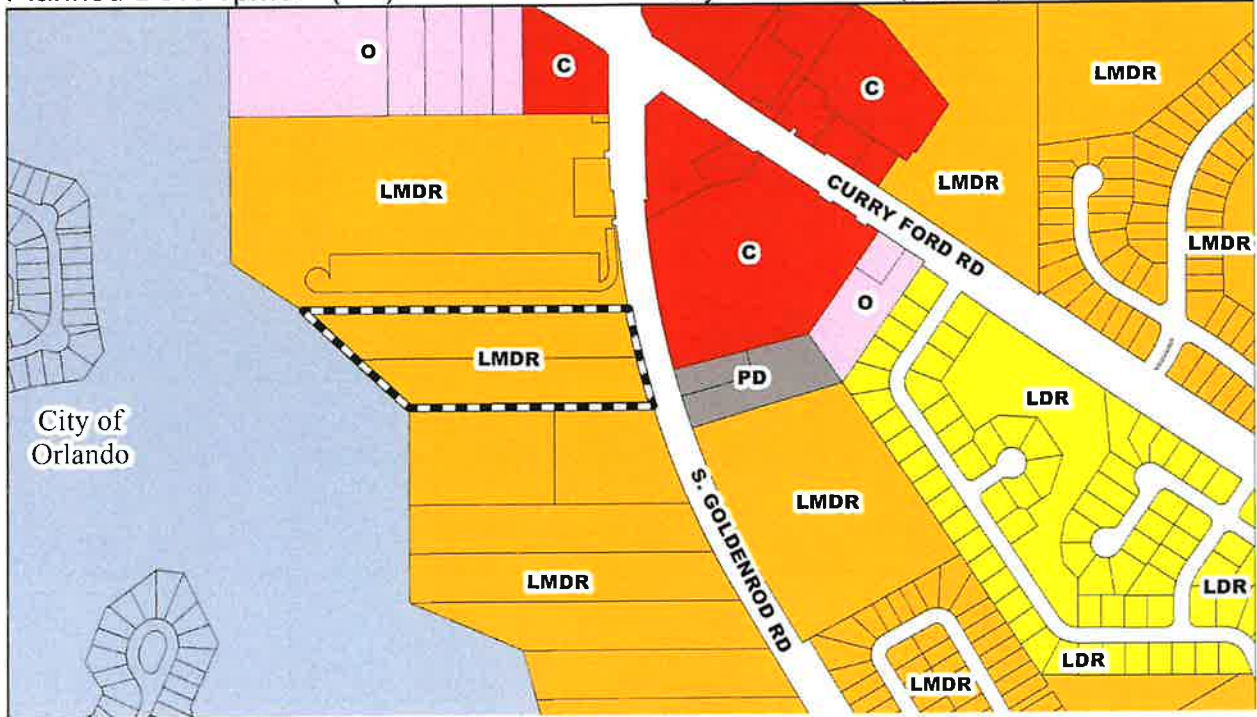
14. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
15. A Right-of-Way Use Agreement is required prior to Certificate of Completion for private stormwater/rear-yard drainage facilities located within the Tract SW-1.
16. The Florida Power Corporation Easement recorded in Official Records Book 1929, Page 1031 must be removed, terminated, or otherwise extinguished prior to platting.
17. Any cleanup associated with the Recognized Environmental Condition (REC) identified on the Phase I ESA including this property would need to be addressed prior to construction plan approval.
18. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Supervisor at NPDES@ocfl.net. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
19. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
20. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the Orange County Environmental Protection Division National Pollutant Discharge Elimination System (NPDES) Supervisor at NPDES@ocfl.net for details.

21. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
22. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
23. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
24. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
25. This property is located within Airport Noise Zones E. Development shall comply with Article XV, Chapter 9, Orange County Code (Airport Noise Impact Areas), as may be amended from time to time.
26. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.
27. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.
28. "No Parking" signage shall be installed within the development, per the approved plan, prior to the county issued certificate of completion for the infrastructure.
29. Prior to approval of any plans that require filling within the 100-year flood zone, such as Site Construction Plans or Mass Grading Excavation/Fill permit or the like, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code, as may be amended from time to time.

30. In accordance with FEMA requirements, a Letter of Map Change (LOMC) may be required from the owner/engineer. New development within the 100-year floodplain where no established Base Flood Elevations (BFE) have been identified must perform a study acceptable to the Floodplain Administrator to establish the BFE prior to construction plan review and approval. Compensation storage must be provided for all floodwater displaced by development within 100-year floodplain in accordance with Orange County Code Chapter 19, as may be amended from time to time.
  
31. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
  
32. Cross access easements: The goal is not to create immediate connection but to preserve the possibility of potential connectivity should the property to the north or south redevelop some day in the future to a compatible use where access would be appropriate. In such case the homeowner's association shall allow for connection from the adjacent property owners associated with these easements as detailed on sheet C-100 if deemed practical and compatible by the county engineer. (including, but not limited to, removal of the fence panels that cross the easements). The easements to be shown on the plat and the easement language will be finalized with the CCRs and shall ensure that the easements cannot be revoked without BCC approval.

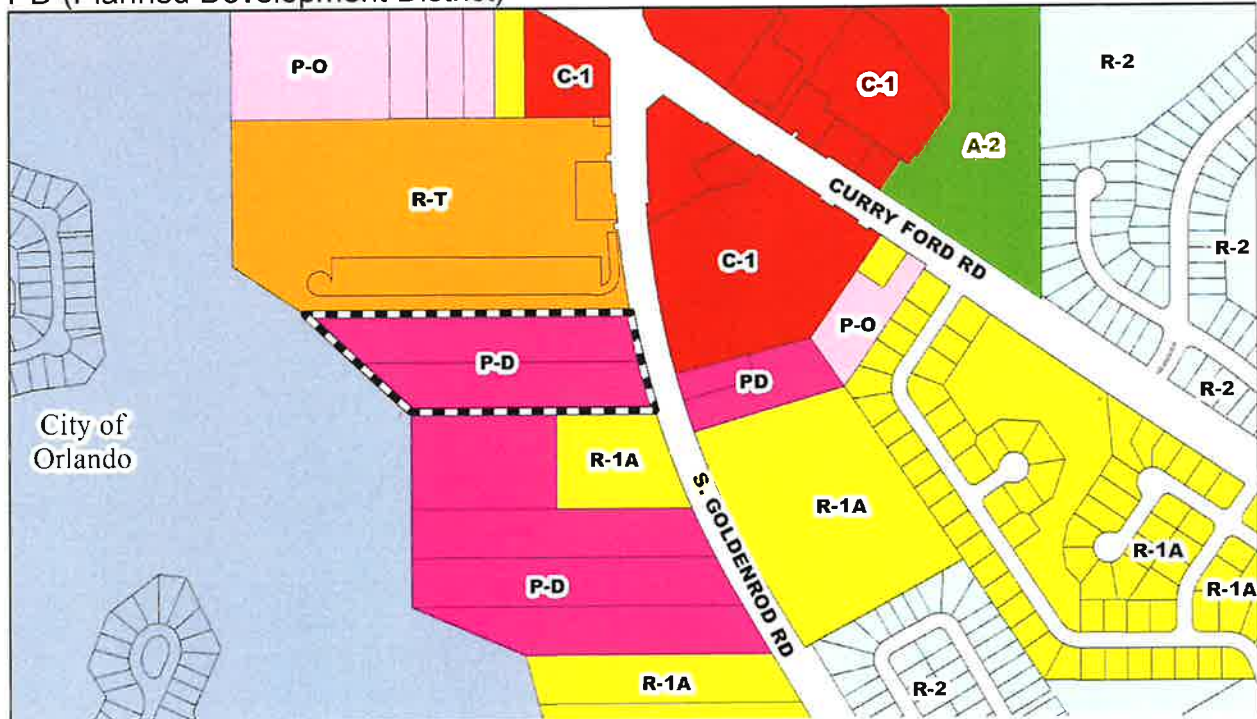
**FUTURE LAND USE**

Planned Development (PD) / Low Medium Density Residential (LMDR)



**ZONING**

PD (Planned Development District)





# Site Plan Sheet

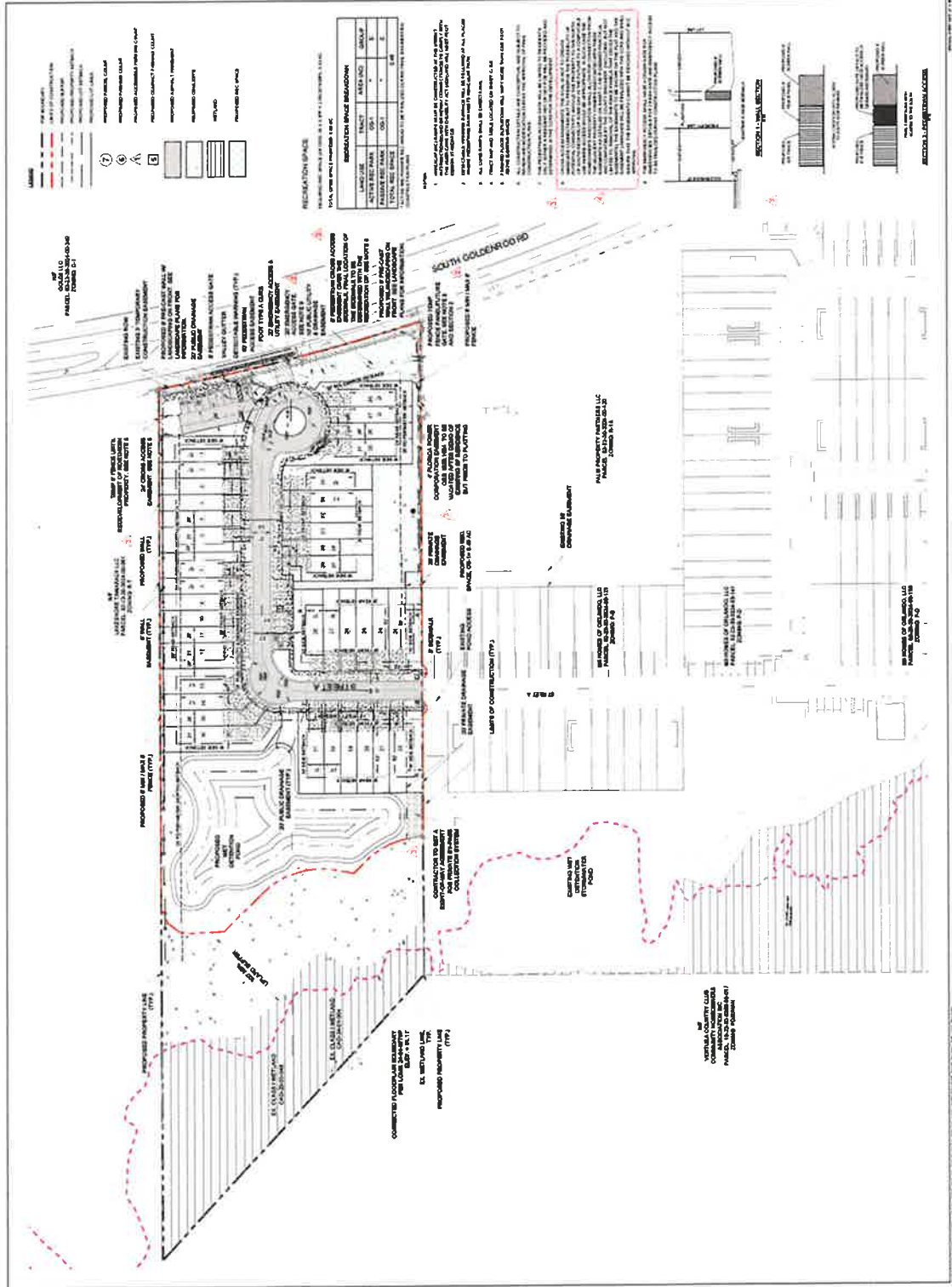
**LandDesign**  
 11111 UNIVERSITY AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78240  
 TEL: 214.343.1111  
 WWW.LANDDESIGN.COM

**SOUTH GOLDENROD  
 TOWNHOMES PD /  
 SOUTH GOLDENROD  
 SUBDIVISION  
 PHASE 2 PSP**

REVISION/ISSUANCE

NO.	DATE	DESCRIPTION
1	05/19/2026	ISSUANCE
2	05/19/2026	REVISIONS
3	05/19/2026	REVISIONS
4	05/19/2026	REVISIONS
5	05/19/2026	REVISIONS
6	05/19/2026	REVISIONS
7	05/19/2026	REVISIONS
8	05/19/2026	REVISIONS
9	05/19/2026	REVISIONS
10	05/19/2026	REVISIONS

DATE PLOTTED: 05/19/2026 10:00 AM  
 PLOT SCALE: 1" = 40'-0"

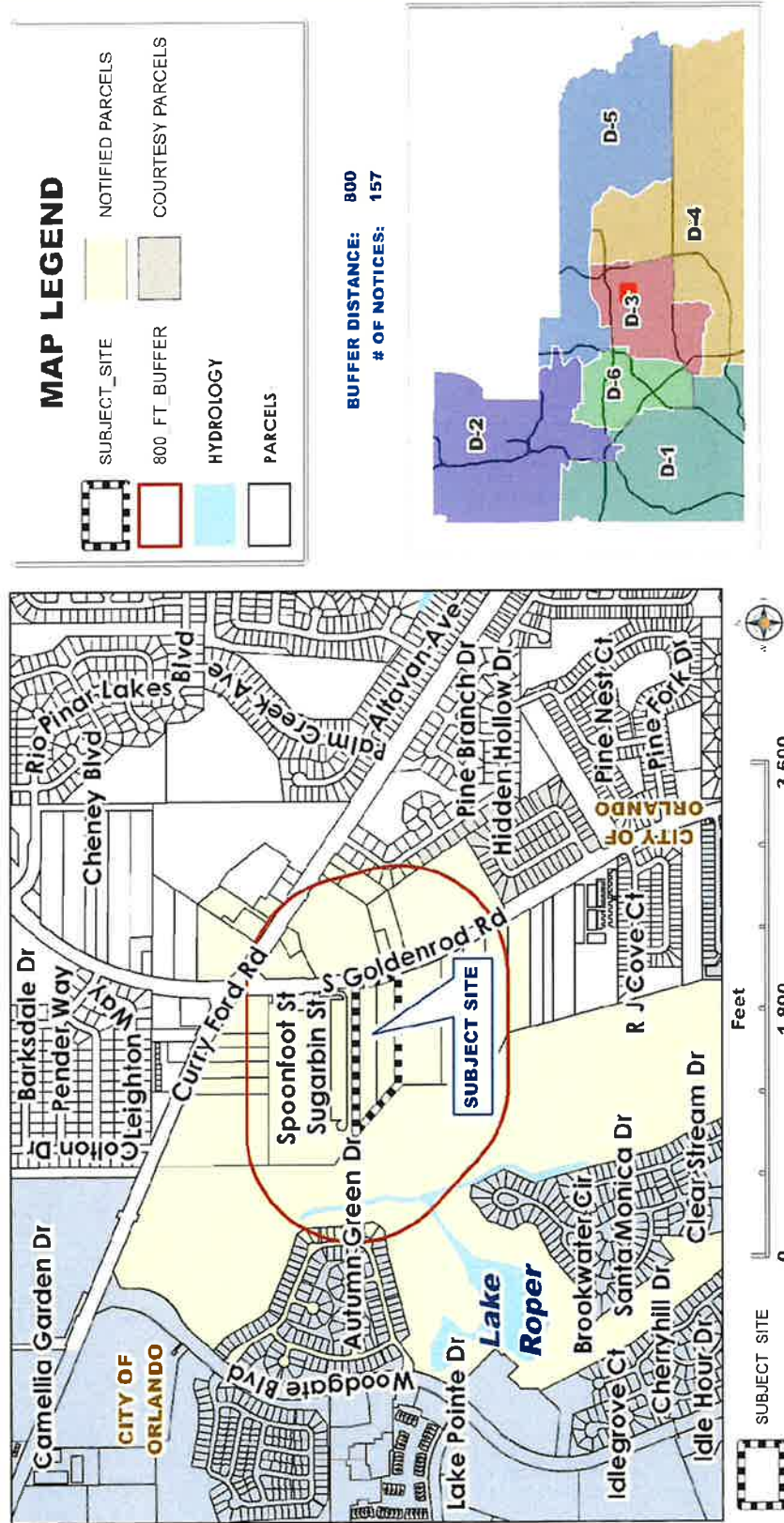


# Notification Map

S:\Business Systems\Board Administrations\SUBSTANTIAL CHANGE\2026\DRC\South Goldenrod PD South Goldenrod Subdivision Phase 2

## Public Notification Map

South Goldenrod PD South Goldenrod Subdivision Phase 2 PSP\_PSP-25-05-093



### MAP LEGEND

	SUBJECT_SITE		NOTIFIED PARCELS
	800_FT_BUFFER		COURTESY PARCELS
	HYDROLOGY		PARCELS

**BUFFER DISTANCE:** 800  
**# OF NOTICES:** 157

