

Interoffice Memorandum

DATE: February 4, 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 Eagle Creek Planned Development (PD) / Parcel O-1 Preliminary Subdivision Plan (PSP) received December 4, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4.

PROJECT: Eagle Creek PD / Parcel O-1 PSP (PSP-25-08-192)

PURPOSE: *This item was continued from the January 27, 2026 BCC hearing to allow for a community meeting, which has been scheduled for February 17, 2026. A summary of the meeting will be presented at the BCC Hearing.*

The subject property is located south of Tyson Road, east of Narcoossee Road, west of Kirby Smith Road, and north of Eagle Creek Sanctuary Boulevard. The subject property is zoned PD (Planned Development District) within the Eagle Creek PD and is identified as Parcel O-1 per the most recent LUP (CDR-23-06-204). Parcel O-1 is located in the South Residential portion of the Eagle Creek PD, which includes Parcels I, J, K, and O-1. All of the South Residential parcels are collectively entitled to 915 dwelling units. Parcels I, J, and K combined have been approved for 735 dwelling units, leaving a remainder of 180 dwelling units. This request is consistent with the approved development program.

Through this PSP the applicant is seeking to subdivide Parcel O-1 (5.73 developable acres) within the Eagle Creek PD into 17 single-family lots, and to modify Golf Course Hole 5 by adding a dry retention pond. The applicant is also requesting a waiver from Orange County Code Sec. 34-152(c) to allow the 20-foot frontage for Tract SW-1 to be along Emerson Lake Boulevard instead of the internal subdivision street (Street A).

BUDGET: N/A