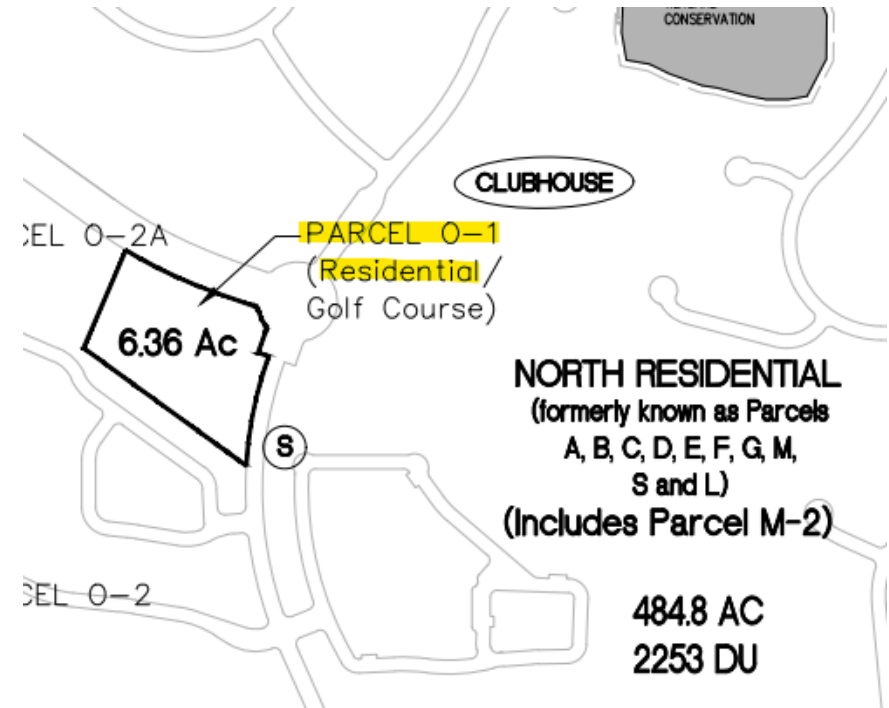
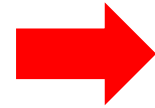
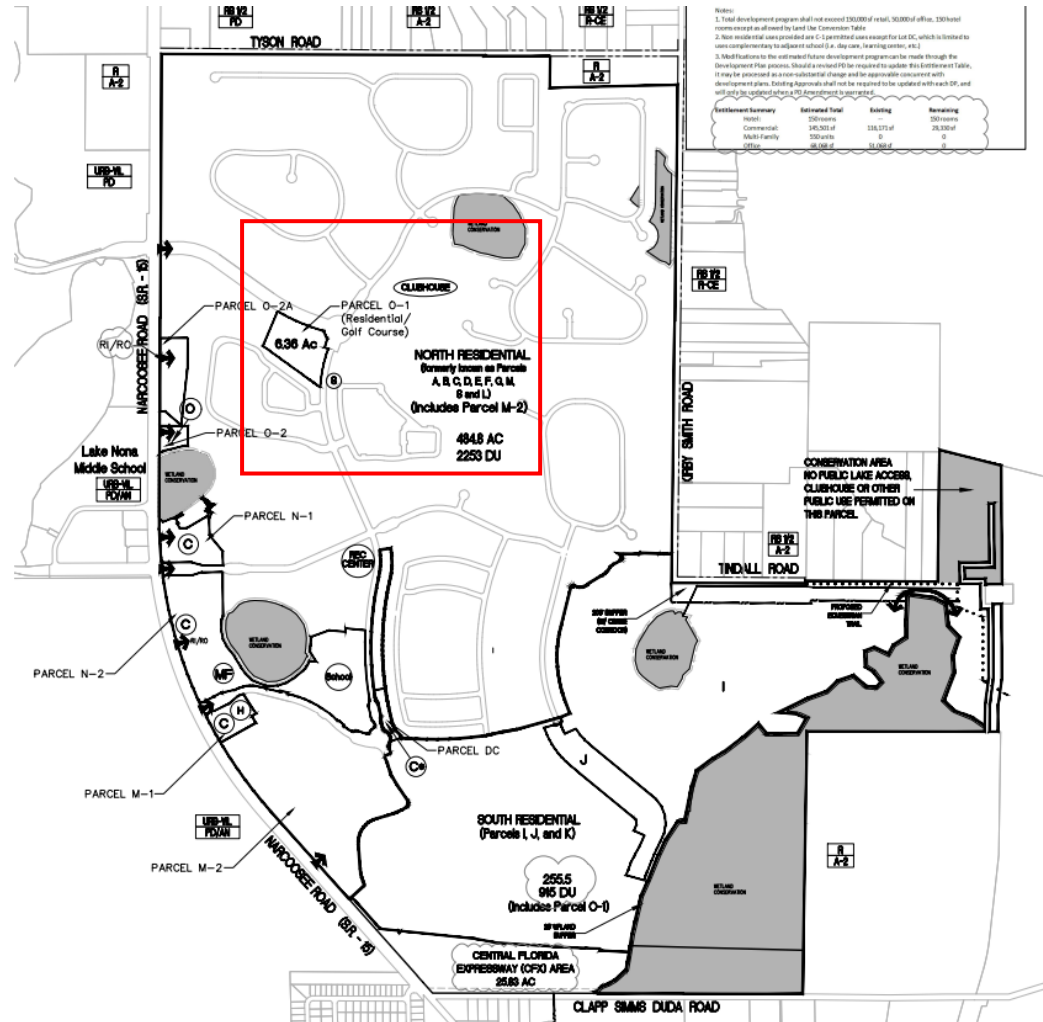
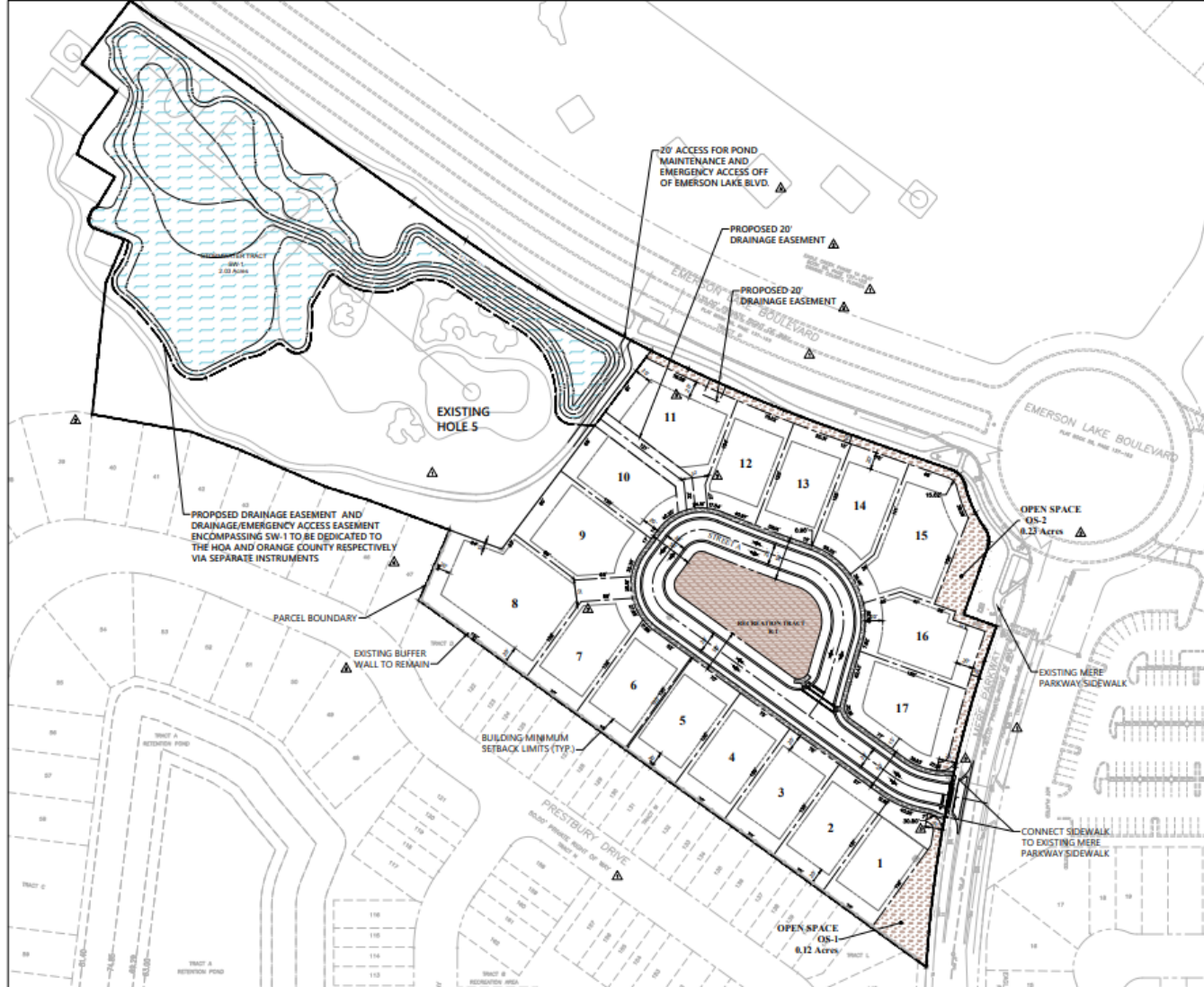


PD's Current Land Use Plan



Preliminary Subdivision Plan

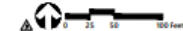
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HATCH LEGEND

- OPEN SPACE
- GOLF TRACT
- FUTURE GOLF IMPROVEMENTS
- STORMWATER TRACT

TRACT AREA TABLE			
TRACT	USE	AREA (A)	CONVERTED TO (ACRES)
OS-1	OPEN	0.12	0.12
OS-2	OPEN	0.23	0.23
P-1	PARKWAY SIDEWALK	0.20	0.20
BL-1	BLVD	0.00	0.00
ST-1	STORMWATER	1.00	1.00



**Eagle Creek P.D.
Parcel O**

Orange County, Florida

NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBDIVISION PLAN	08/01/2025
2	REVISION	08/01/2025
3	REVISION	08/01/2025
4	REVISION	08/01/2025
5	REVISION	08/01/2025
6	REVISION	08/01/2025
7	REVISION	08/01/2025
8	REVISION	08/01/2025
9	REVISION	08/01/2025
10	REVISION	08/01/2025
11	REVISION	08/01/2025
12	REVISION	08/01/2025
13	REVISION	08/01/2025
14	REVISION	08/01/2025
15	REVISION	08/01/2025
16	REVISION	08/01/2025
17	REVISION	08/01/2025
18	REVISION	08/01/2025

Not Approved for Construction

Site Plan
Vertical Datum NGVD29

C3.0

John Proulx, P.E.
P.E. # 13469
Date: Dec. 01, 2025 01592.50

Final Meeting, December 1, 2025 11:47:04 AM LP0022 Parcel Meeting, December 1, 2025 2:33:00 PM Location: Parcel

PSP Analysis

- O-1 currently allows Residential Units
- Remaining PD Entitlements include 180 Residential Units
- PSP proposes 17 single family residential units
- Only waiver related to emergency access to maintain stormwater
- Lot width proposed 70'
- Existing brick wall to remain
- Building height: 2 stories (35')
- No wetlands; No floodplain

Transportation Concurrency Vested Rights Certificate



CONCURRENCY MANAGEMENT OFFICE
DEAN STITES, *Concurrency Management Official*
201 South Rosalind Avenue, 2nd Floor
Reply To: Post Office Box 1393
Orlando, Florida 32802-1393
Telephone 407-836-5617 • Fax 407-836-2930 • <http://www.ocfl.net>

July 21, 2010

Ms. Kathy Bengochea
HCI Planning & Land Development Consultants
P.O. Box 149921
Orlando, Florida 32814

SUBJECT: Determination of Vested Rights for Transportation Concurrency
EAGLE CREEK DRI/PD

ACTION: **APPROVED**

Dear Ms. Bengochea:

We have reviewed the South Narcoossee Road Right-of-Way Agreement for the above referenced Determination of Vested Rights for Transportation Concurrency, submitted on behalf of Eagle Creek Development Corporation ("ECDC") for the property described on Exhibit "A" hereto (the "Property"). The current development program for the Eagle Creek Development of Regional Impact consists of 2,364 single-family dwelling units, 550 multi-family dwelling units, 50,000 SF of office use, 150,000 SF of retail use and a hotel of 150 rooms, according to the Second Amended and Restated Development Order for Eagle Creek Development of Regional Impact (the "DO"), which was approved by the Board of County Commissioners ("BCC") on December 16, 2008.

The basis of the vesting is the South Narcoossee Road Right-of-Way Agreement (the "Agreement") approved by the BCC on October 10, 2006. Section 12(c) of the Agreement states that once the Vesting Conditions (as defined in the Agreement) are satisfied, ECDC's "peak hour/peak directional trips shall be vested for transportation concurrency with respect to South Narcoossee Road." Exhibit "V" of the agreement assigns ECDC 3,051 P.M. Peak Hour Trips (1,810 in and 1,241 out). Further, ECDC's Property shall be subject to transportation concurrency review for only a one (1) mile radius as is allowed under County Ordinance #2006-06.

Our office has confirmed with the County's Transportation Planning Division that ECDC has satisfied the Vesting Conditions of the Agreement. Therefore, in accordance with the terms of the Agreement, your request is approved and the Property is vested for transportation concurrency for 3,051 P.M. Peak Hour Trips.

Determination of Vested Rights for Transportation Concurrency
Eagle Creek DRI/PD
July 21, 2010
Page 2

Please note that the approval of this determination does not in any way relieve the Applicant of its obligations under any agreement or contract related to the Property. Furthermore, this determination is valid provided that any such development shall continue to be subject in all respects to laws, ordinances, rules, and regulations, and shall continue to be subject to all terms, conditions, requirements, and restrictions contained in any agreement, development order, permit, approval or binding letter pertaining to the particular development. This determination entitles you to undertake or continue development through the County's Concurrency Management System, and shall not act to create rights that otherwise do not exist. A copy of this letter must be submitted with each building permit application for the project.

If you should have any questions, please do not hesitate to contact the Concurrency Management Office at (407) 836-5617.

Sincerely,

Dean Stites
Concurrency Management Official
Growth Management Department

DS/mc

C: Heather Brownlie, Esq. AICP, Orange County Transportation Planning
Renzo Nastasi, Manager, Orange County Transportation Planning
Whitney Evers, Assistant County Attorney

Our office has confirmed with the County's Transportation Planning Division that ECDC has satisfied the Vesting Conditions of the Agreement. Therefore, in accordance with the terms of the Agreement, your request is approved and the Property is vested for transportation concurrency for 3,051 P.M. Peak Hour Trips.

School Concurrency Vested Rights

2002 Participant in the Southeast Regional Schools Plan (as amended)

Reserved Capacity for all units in the Eagle Creek DRI/PD

School Concurrency Vested Rights



OR BK 6447 Pg 621
Orange Co FL 2002-0054933

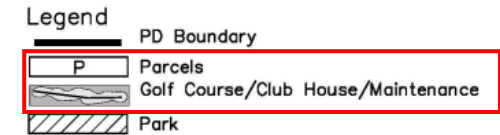
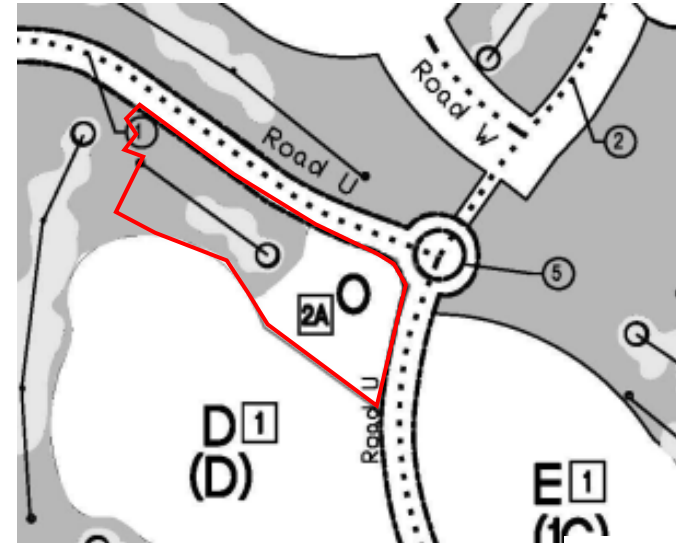
MEMORANDUM OF AGREEMENT

SOUTHEAST REGIONAL SCHOOLS PLAN

THIS MEMORANDUM OF AGREEMENT ("MOA") is made by and between THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public body corporate ("OCSB"), LAKE HART PARTNERS, LTD., a Florida limited partnership ("Lake Hart Partners"), and EAGLE CREEK DEVELOPMENT CORPORATION, a Florida corporation ("Eagle Creek Developer"). For purposes of this MOA, Lake Hart Partners shall sometimes be referred to as the "Moss Park Developer," and the Moss Park Developer and the Eagle Creek Developer shall sometimes be individually referred to as a "Developer," and collectively as the "Developers."

10. Capacity Reservation for Developers. OCSB agrees that it will support County approval of this school financing plan and the proposed densities in both the Moss Park DRI and the Eagle Creek DRI and will not oppose any permitting approvals related to the proposed density, for reasons of school capacity. So long as the Moss Park Developer and the Eagle Creek Developer comply with this MOA, OCSB agrees that student station capacity is available to accommodate the DRI programs for the Moss Park DRI and the Eagle Creek DRI. OCSB agrees to include all of the Moss Park DRI and the Eagle Creek DRI in the attendance boundaries of the schools in those projects. OCSB will inform the County that this school financing plan provides and will have sufficient student station capacity available to accommodate the DRI programs for the Moss Park DRI and the Eagle Creek DRI. The provisions of this Section 10 are subject to the provisions of Section 14.b. below.

PD's Previously Approved Land Use Plan



Correlation With Future Land Use Designations

Parcels	Future Land Use Designation
A-C, F-K	Low Density
D, E	Low-Medium Density
L, M	Medium Density
N, O	Commercial
P	Institutional

