

## Interoffice Memorandum

**DATE:** December 16, 2025

**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:** 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