



Interoffice Memorandum

Received on December 10, 2025

Deadline: January 6, 2026

Publish: January 11, 2026

December 10, 2025

TO: Jennifer Lara Klimetz, Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Michael Rosso** 
Assistant Project Manager
Planning Division 407-836-5616
Michael.Rosso@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Eagle Creek Planned Development / Parcel O-1
Preliminary Subdivision Plan
Case # PSP-25-08-192

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): John Prowell
VHB, Inc.
225 East Robinson Street, Suite 300
Orlando, Florida 32801

Commission District: 4

General Location: South of Tyson Road / East of Narcoossee
Road

Parcel ID #(s) 29-24-31-2210-00-001 (a portion of)

Number of Posters: 2

Use: 17 Single-Family Residential Dwelling Units

Size / Acreage: 10.64 gross acres

BCC Public Hearing
Required by: Orange County Code, Chapter 34, Article III,
Section 34-69 and Chapter 30, Article III, Section
30-89

Clerk's Advertising
Requirements: (1) At least seven (7) days before the BCC public
hearing date, publish an advertisement in the
Legal Notices section of *The Orlando Sentinel*
describing the particular request, the general
location of the subject property, and the date,
time, and place when the BCC public hearing will
be held;

and

(2) At least seven (7) days before the BCC public
hearing date, send notices of BCC public hearing
by U.S. mail to owners of property within 300 feet
of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista
pública, favor de comunicarse con la División de
Planificación (Planning Division) al número 407-
836-8181.

Advertising Language:

This Preliminary Subdivision Plan (PSP) is a request to subdivide Parcel O-1 into 17 single-family lots, and to modify Golf Course Hole 5 by adding a dry retention pond.

The applicant is also requesting the following waiver from Orange County Code:

A waiver from Orange County Code Section 34-152(c) is requested to allow the 20 ft. frontage for SW-1 to be along Emerson Lake Boulevard, in lieu of the required access from an internal subdivision street (Street A).

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

Special Instructions to Clerk (if any):

Please schedule this public hearing for the next available BCC hearing. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Michael Rosso and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

PSP-25-08-192

