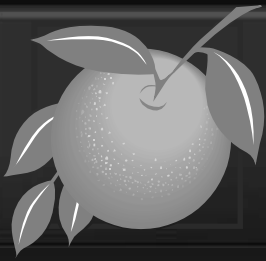




Board of County Commissioners

Public Hearing

January 8, 2013



Eagle Creek PD/LUP

Case: CDR-12-07-144

**Project: Eagle Creek Planned Development/
Land Use Plan (PD/LUP) -
Substantial Change**

Applicant: Joe Kolb

District: 4



Eagle Creek PD/LUP

Request: To consider a substantial change to the approved Eagle Creek Planned Development/Land Use Plan (PD/LUP) to incorporate the following modifications and updates:

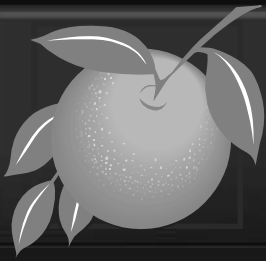
- 1) To internally transfer nine (9) residential units from PD Parcel “K” to PD Parcel “L”;**
- 2) To convert 27,500 sq. ft. of retail land use within PD Parcel “N” to office land use;**
- 3) To allow for a mix of front-loaded and rear-loaded townhomes within PD Parcel “L”;**
- 4) To allow one (1) additional Narcoossee Road access point; and**
- 5) To refine PD parcel acreages, residential densities and park, golf course and open space allocations.**



Eagle Creek PD/LUP

Request Cont'd: The following waivers from Orange County Code are also requested:

- 1) A waiver from Section 38-1254(1) to allow a minimum twenty (20) foot setback from all boundaries of the PD for one-story and two-story residential units within PD Parcel "M" only, in lieu of a minimum twenty-five (25) foot setback;**
- 2) A waiver from Section 38-1254(2) to allow a minimum twenty (20) foot setback from an arterial street (Narcoossee Road) within PD Parcel "M" only, in lieu of a minimum fifty (50) foot setback;**
- 3) A waiver from Section 38-1258(b) to allow a maximum building height, including all architectural features, of three (3) stories and fifty (50) feet for buildings located between one-hundred (100) feet and one-hundred fifty (150) feet from single family zoned property within PD Parcel "M" only, in lieu of requiring that the buildings vary**

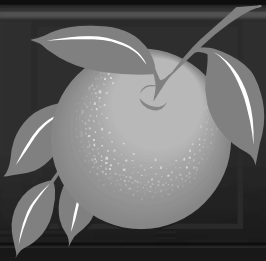


Eagle Creek PD/LUP

Request Cont'd: The following waivers from Orange County Code are also requested:

height with a maximum of fifty percent (50%) of the buildings being three (3) stories, not exceeding forty (40) feet in height and the remaining buildings being one (1) story and two (2) stories in height;

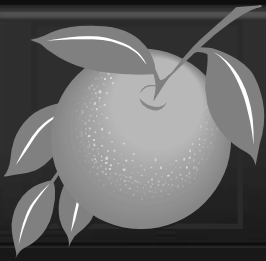
- 4) A waiver from Section 38-1258(c) to allow a maximum building height, including architectural features, of three (3) stories and fifty (50) feet for buildings located one-hundred (100) feet or greater from single-family zoned property within PD Parcel "M" only, in lieu of three (3) stories or forty (40) feet in height for buildings located within one-hundred and fifty (150) feet of single family zoned property;**



Eagle Creek PD/LUP

Request Cont'd: The following waivers from Orange County Code are also requested:

- 5) A waiver from Section 38-1258(d) to allow a maximum building height, including architectural features, of three (3) stories and fifty (50) feet within PD Parcel "M" only, in lieu of three (3) stories and thirty-five feet;**
- 6) A waiver from Section 38-1272(3) to allow a twenty (20) foot setback along the perimeter of a PD that is adjacent to an arterial road for office buildings within PD Parcel "M" only, in lieu of a minimum setback for general commercial development of forty (40) feet along the perimeter of a PD that is adjacent to an arterial road;**
- 7) A waiver from Section 38-79(5)(b)(2) to extend the permit for the temporary sales trailer located within PD Parcel "E" an additional three (3) years from the date of the BCC waiver approval or when**

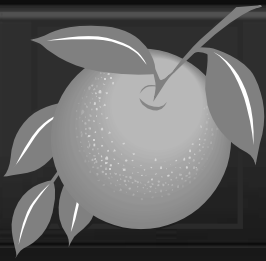


Eagle Creek PD/LUP

Request Cont'd: The following waivers from Orange County Code are also requested:

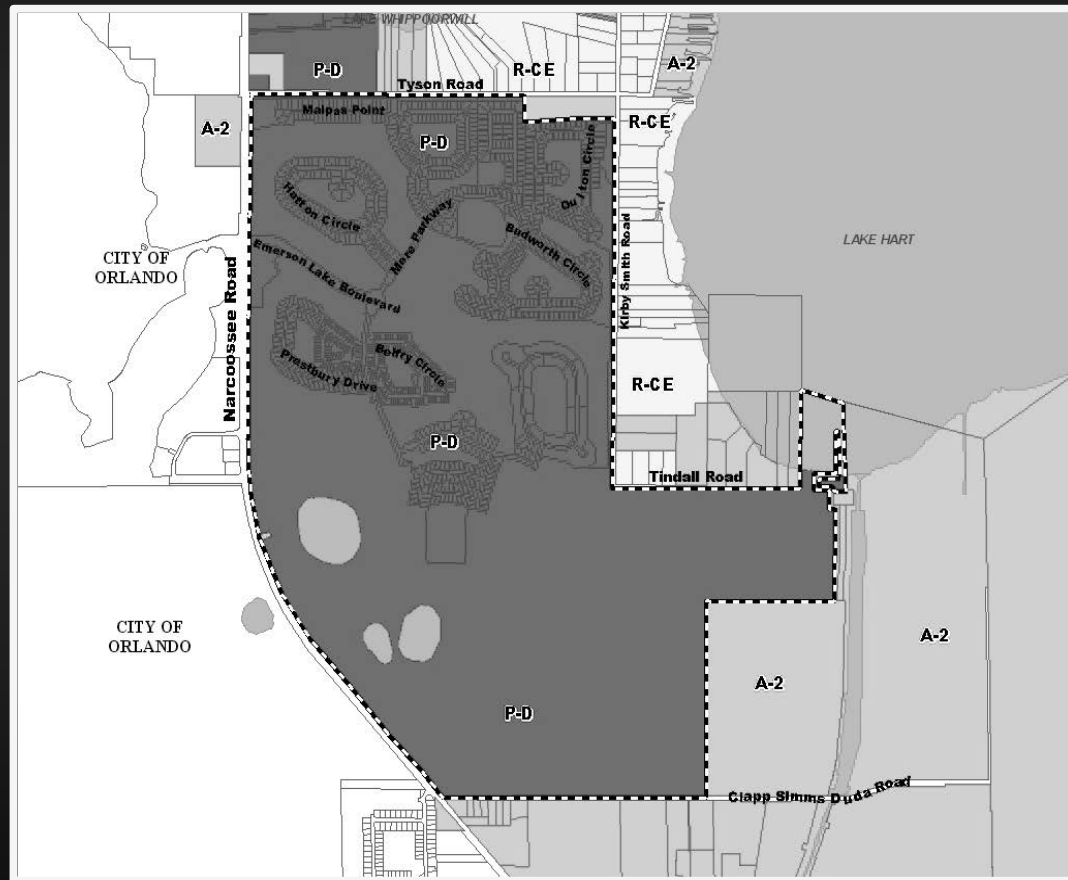
ninety (90) percent of the subdivision is complete (whichever comes first), in lieu of only the two (2) year period allowed by Section 38-79(5)(b)(2); and

- 8) A waiver from Section 38-79(20)(j) to allow a minimum distance between buildings (rear-to-rear) of forty (40) feet with PD Parcel "L" only, in lieu of sixty (60) feet.**



Eagle Creek PD/LUP

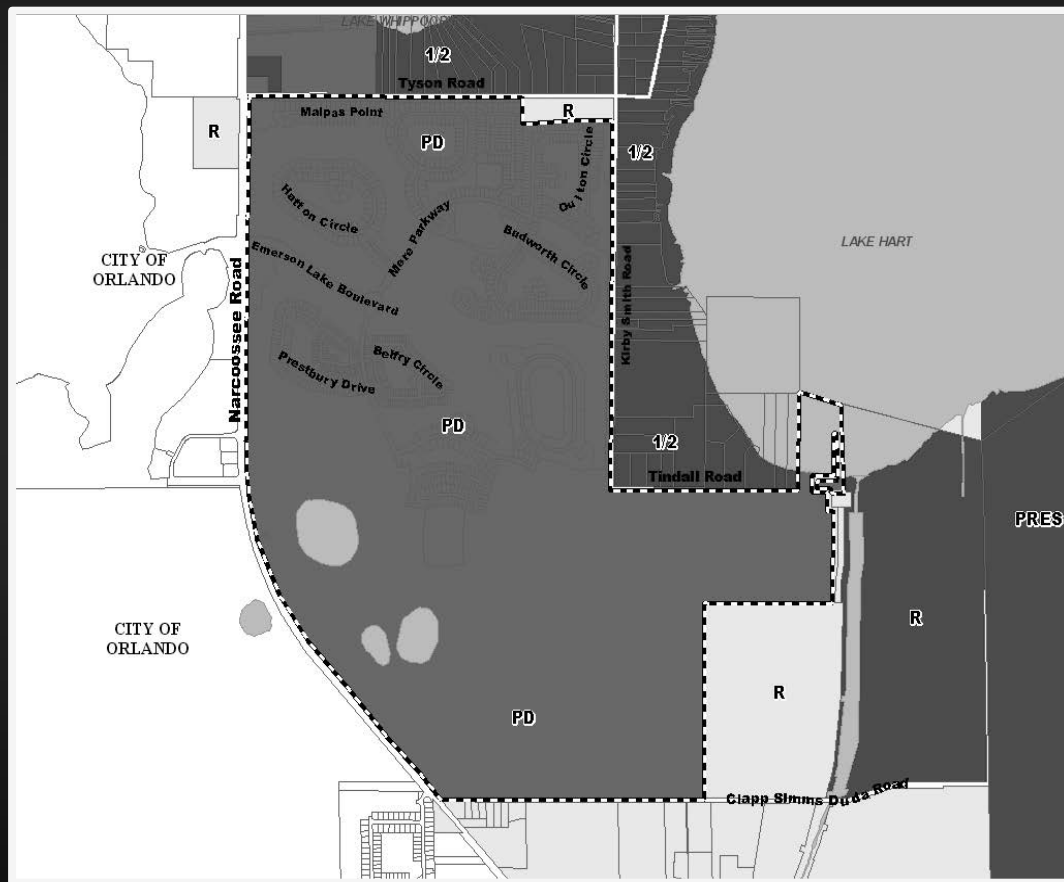
Zoning





Eagle Creek PD/LUP

Future Land Use





Eagle Creek PD/LUP

Action Requested

- **Find the request consistent with the Comprehensive Plan and approve the Substantial Change to the Eagle Creek PD/LUP dated “Received October 22, 2012,” subject to the seventeen (17) conditions in the staff report.**



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