

ORANGE



McCulloch Road

**Ken Dixon Way to
North Tanner Road**

Project Development and Environment (PD&E) Study

**Board of County Commissioners
Public Hearing**

June 2, 2026

Title VI Compliance

Orange County will not exclude from participation in, deny the benefits of, or subject to discrimination any person on the grounds of race, color, national origin, sex, age, disability, religion, income, or family status.

For questions or concerns, you may contact:

Natalia Garcia

Title VI/Nondiscrimination Coordinator

(407) 836-7334

Natalia.Garcia@ocfl.net

Nicola Norton

County ADA Coordinator

(407) 836-6568

Nicola.Norton@ocfl.net

Agenda

- Project Background
- Project Analysis
- Alternatives & Recommendations
- Public Engagement
- Schedule & Funding
- Comprehensive Plan Consistency
- Summary
- Action Requested



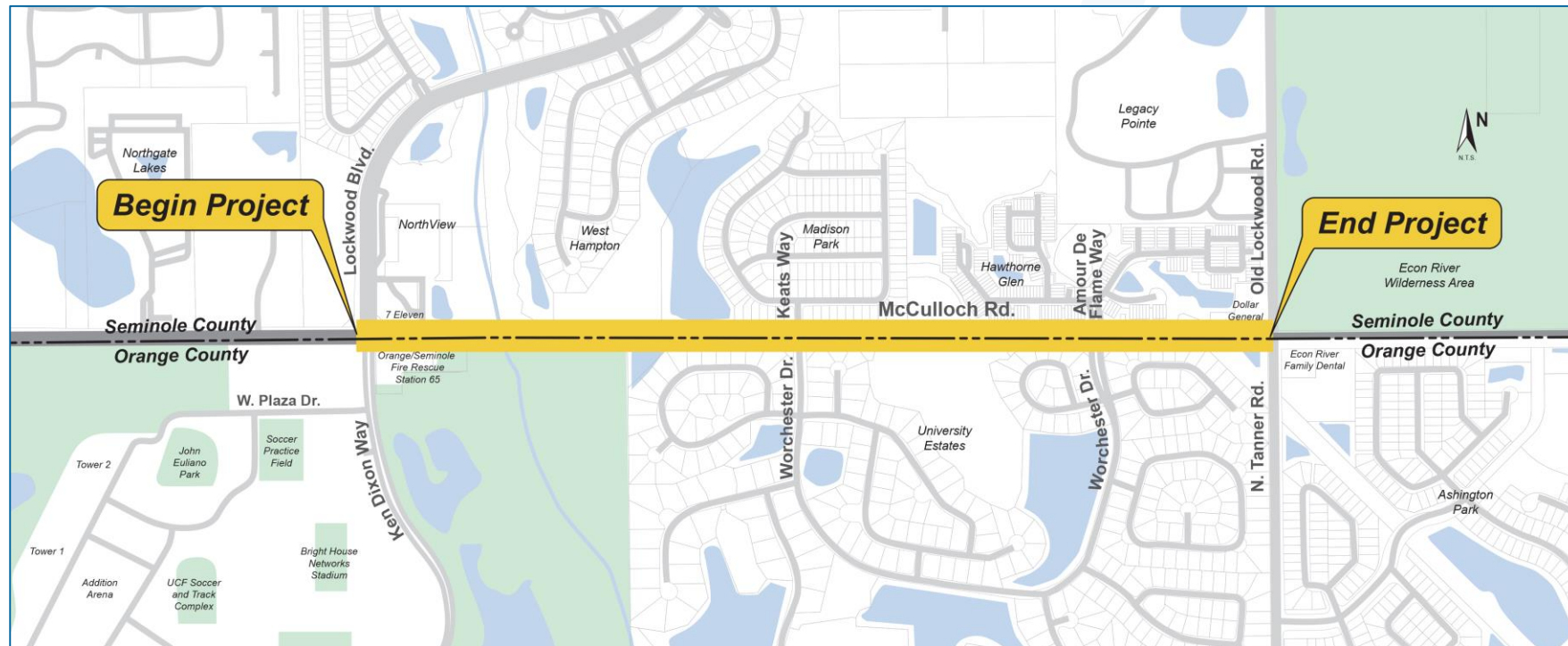
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Project Background

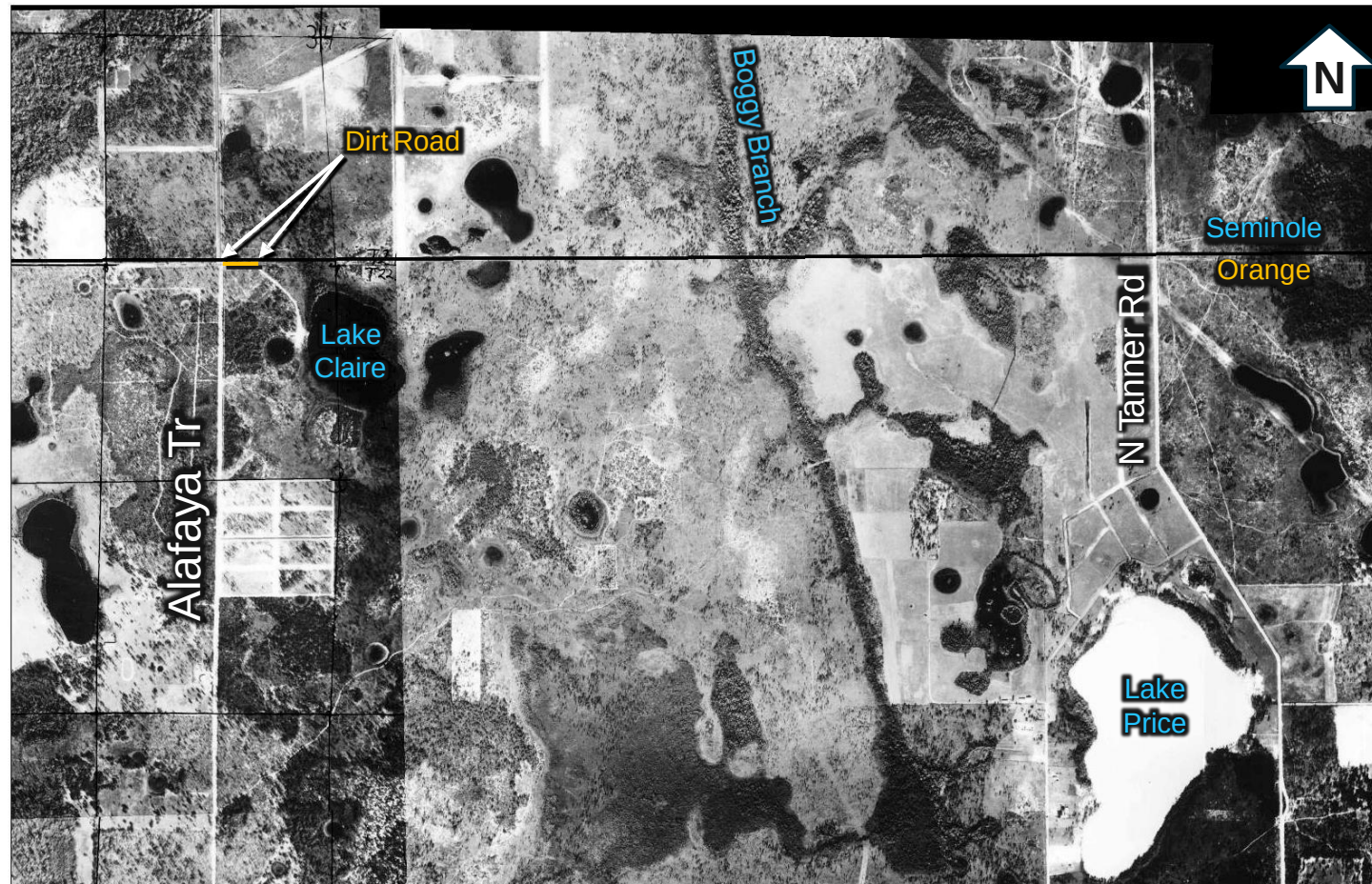
- McCulloch Road widening
 - Ken Dixon Way (fka N. Orion Blvd) to N. Tanner Road
 - Approx. 1.1 miles



Project Background

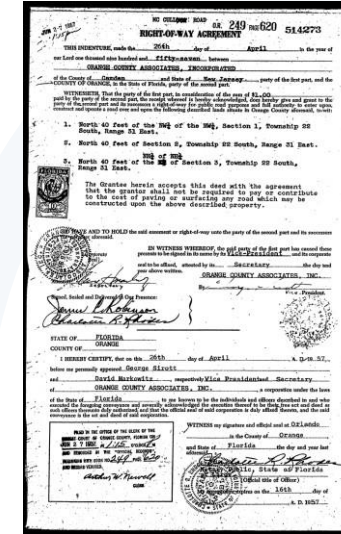
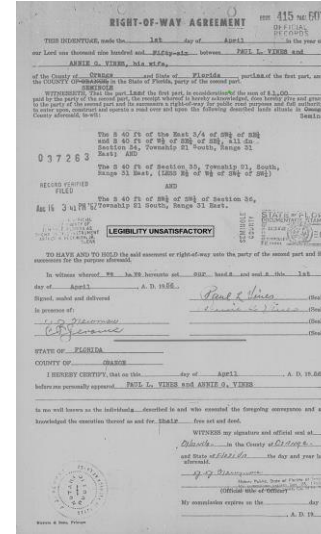
- McCulloch Road aeriels

1958



Project Background

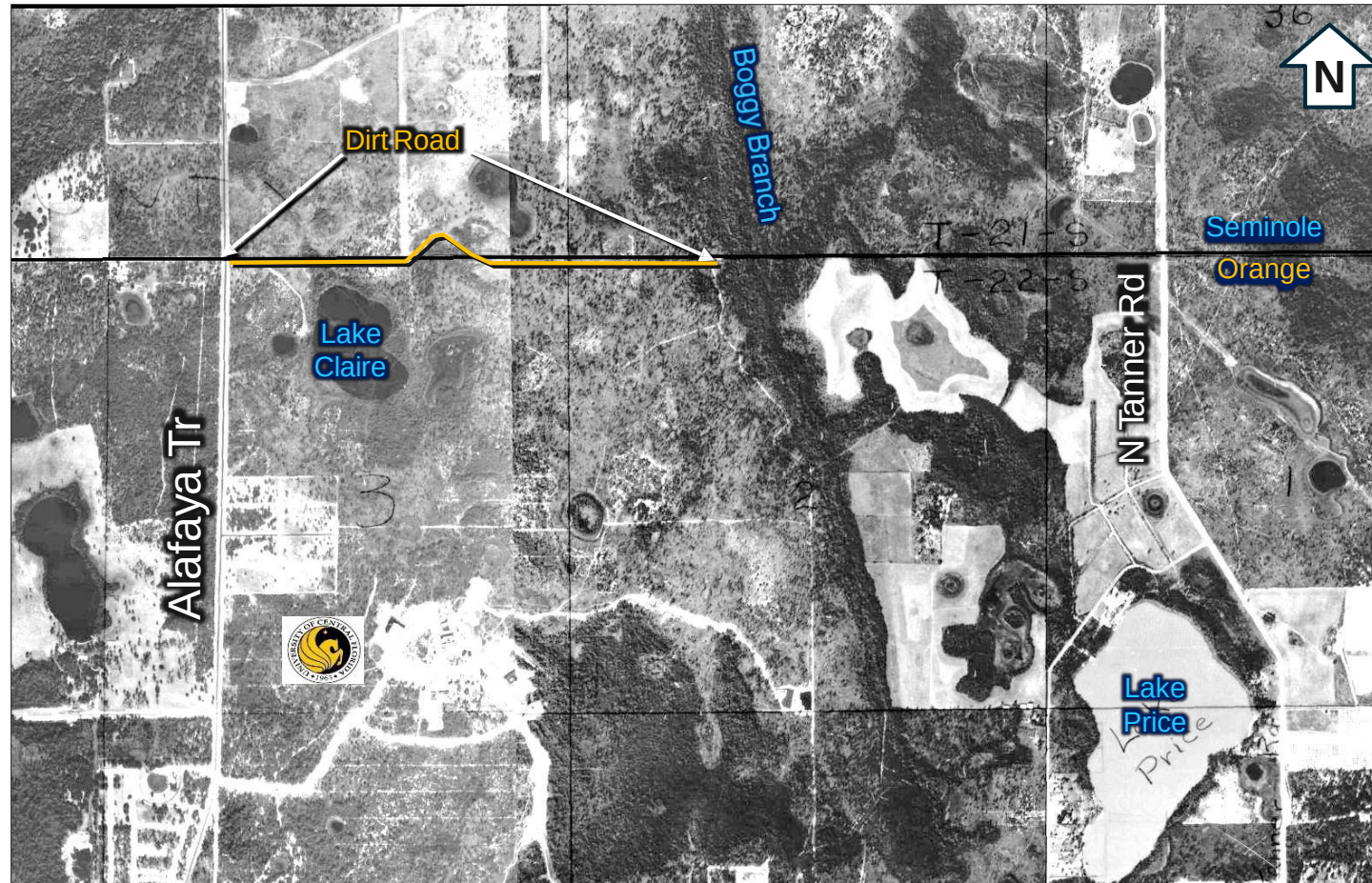
- 1956/57 Road Agreements
 - Alafaya Trail to N. Tanner Road
 - Provided 80' of road ROW
 - 40' in Seminole County
 - 40' in Orange County
- Additional road ROW provided by development platting
 - University Estates (1989)
 - Madison Park (1993)
 - Hawthorne Glen (2004)



Project Background

- McCulloch Road aeriels

1958
1967



Project Background

- McCulloch Road aeriels

1958
1967
1978



Project Background

■ McCulloch Road aerials

● 1958
● 1967
● 1978
● 1995
●



Project Background

- 1992 Updated Road Maintenance Interlocal Agreement
 - Includes McCulloch Road and 4 others
 - Road segment maintenance
 - Did not change jurisdiction or regulations
 - Interest in agreement update



Orange County
Orlando, Florida
Interoffice Memo

September 22, 1992

TO: George W. Cole, P. E., Director, Public Works Division
FROM: Fred B. Dybdahl, P.E., Manager, Highway Maintenance *FBD*
SUBJ: UPDATED ROAD MAINTENANCE INTERLOCAL AGREEMENT
ORANGE & SEMINOLE COUNTIES

Attached is a copy of the fully executed "Updated Road Maintenance Interlocal Agreement" between Orange and Seminole County.

It has been signed, sealed and delivered.

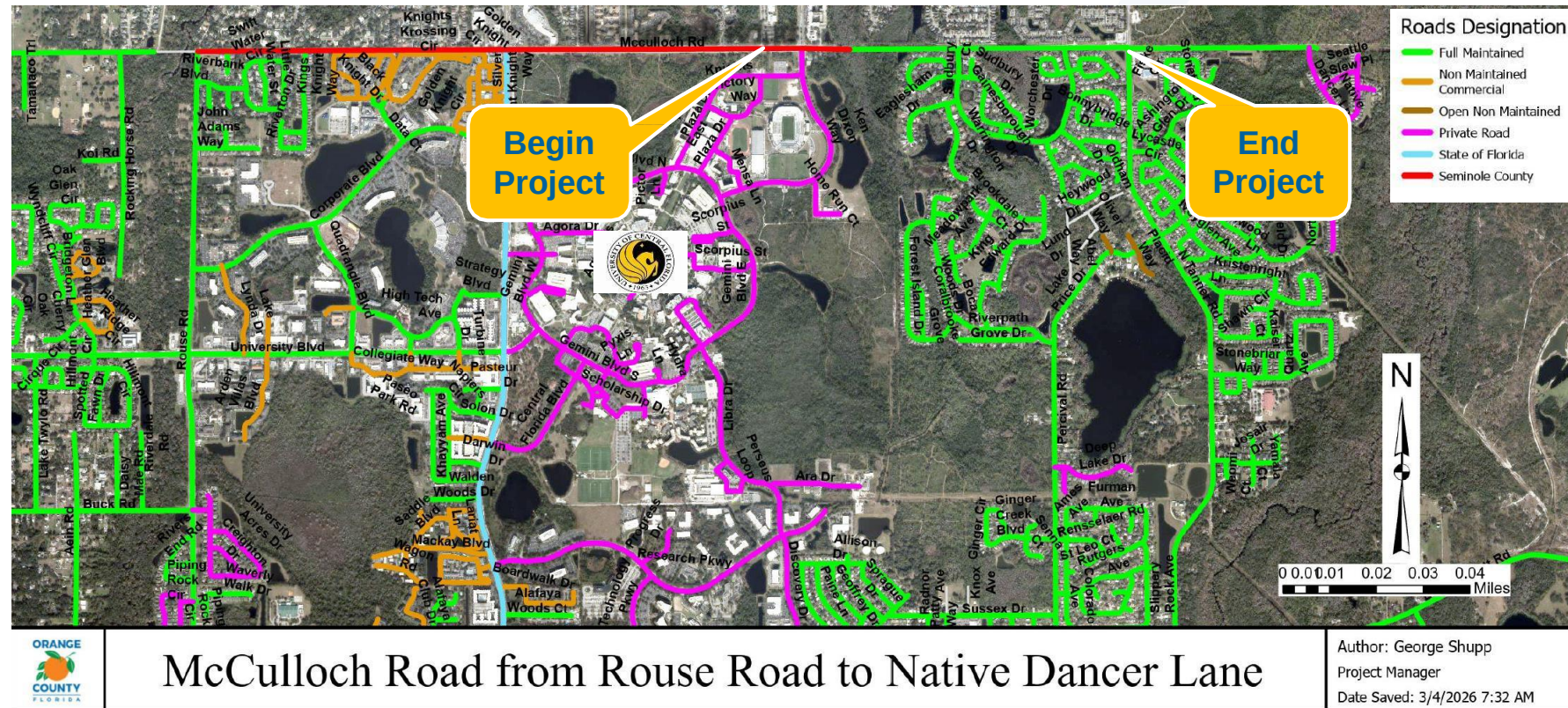
FBD/kmr
Enclosure

cc: William P. Baxter, P. E., Deputy Director, Public Works
Jack Swarm, Assistant Manager, Highway Maintenance



Project Background

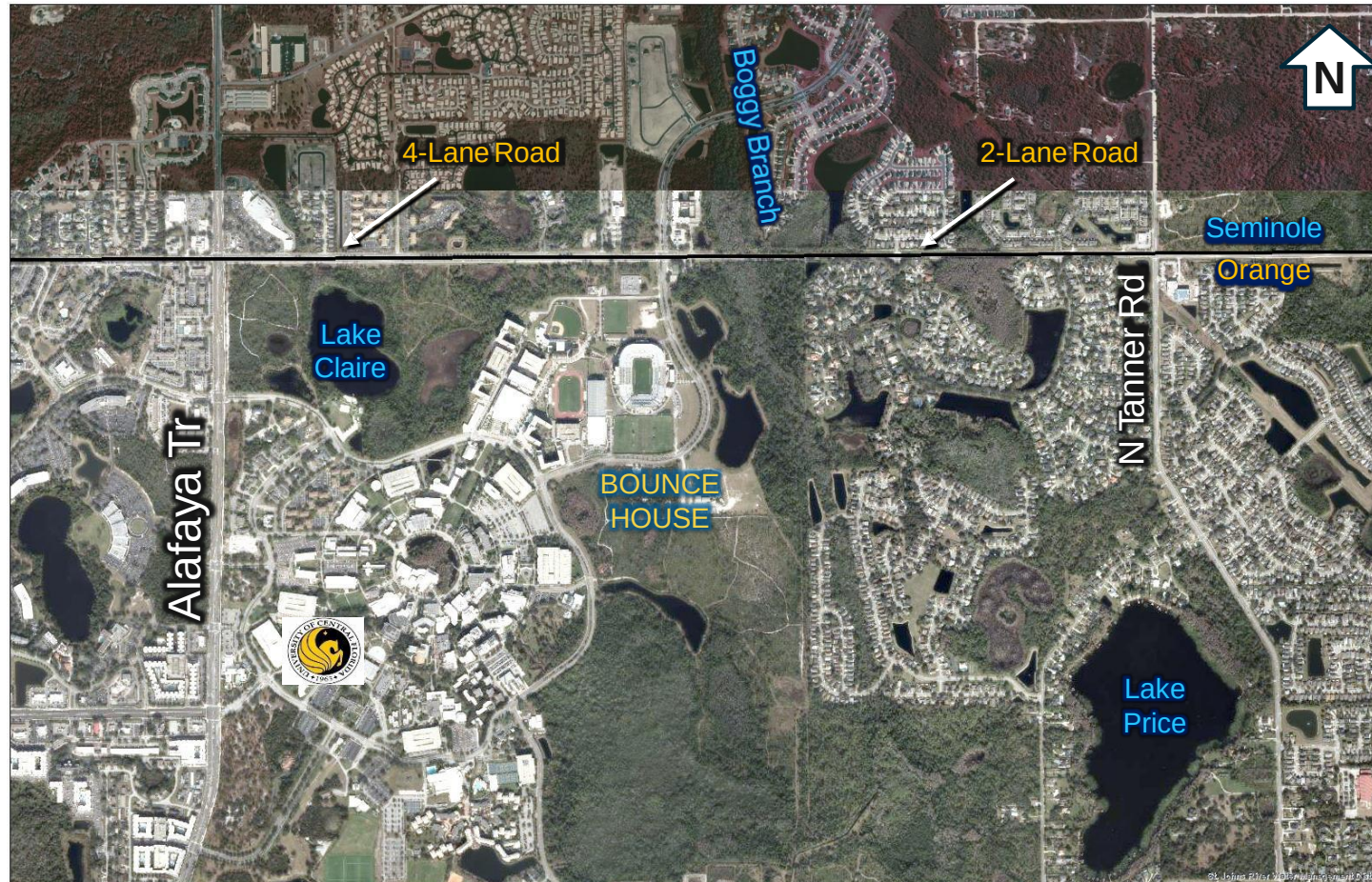
- 1992 Updated Road Maintenance Interlocal Agreement



Project Background

- McCulloch Road aerials

● 1958
● 1967
● 1978
● 1995
● 2025



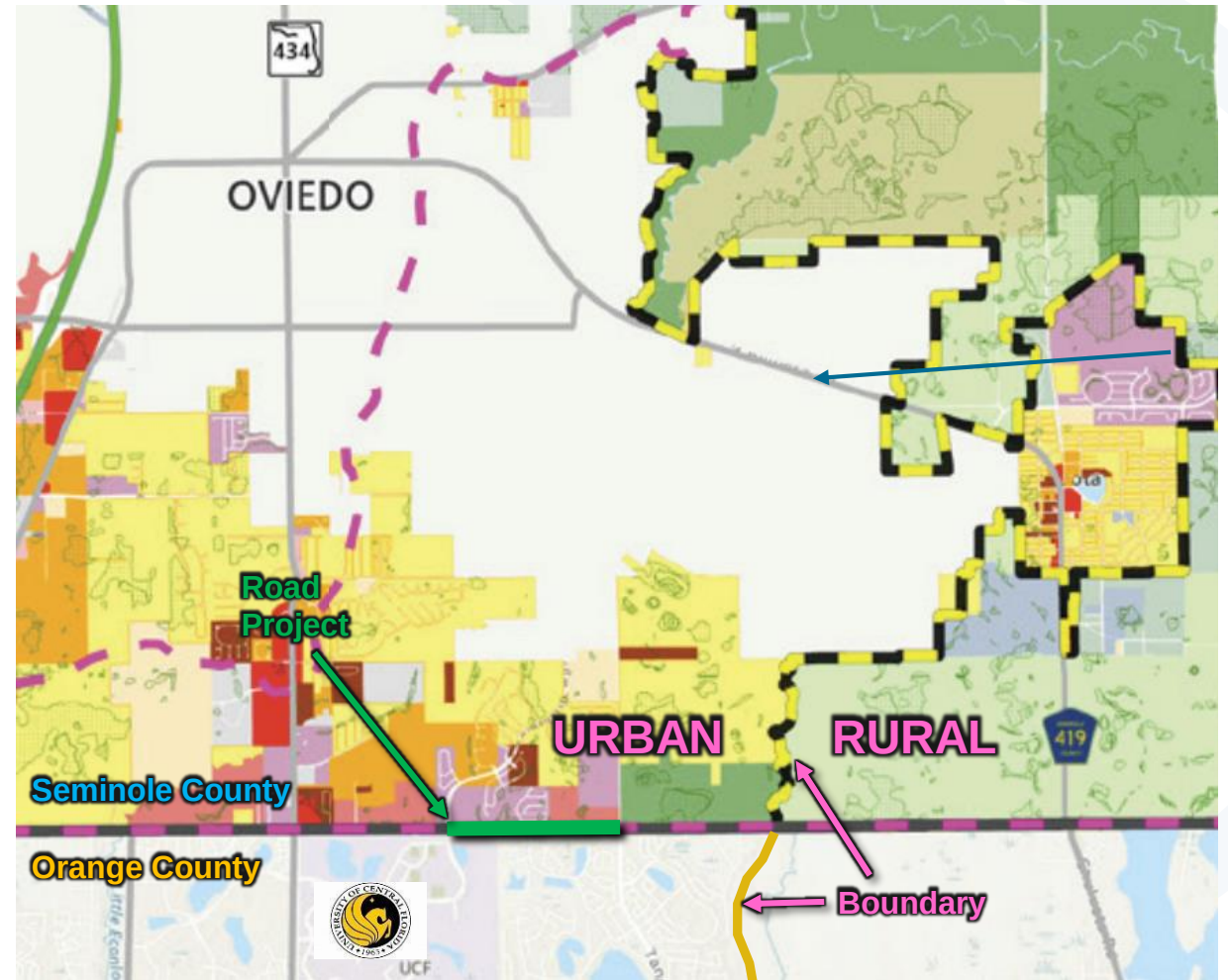
Project Background

- 2015 State of the County Address
 - Announced \$300M funding investment
 - INVEST in our Home for Life (INVEST)
 - \$200M roadway improvements
 - Included McCulloch Road widening
 - \$15M intersection & pedestrian projects
 - Constructed multipurpose path on south side of McCulloch Road
 - Also funded fire rescue, housing and parks projects



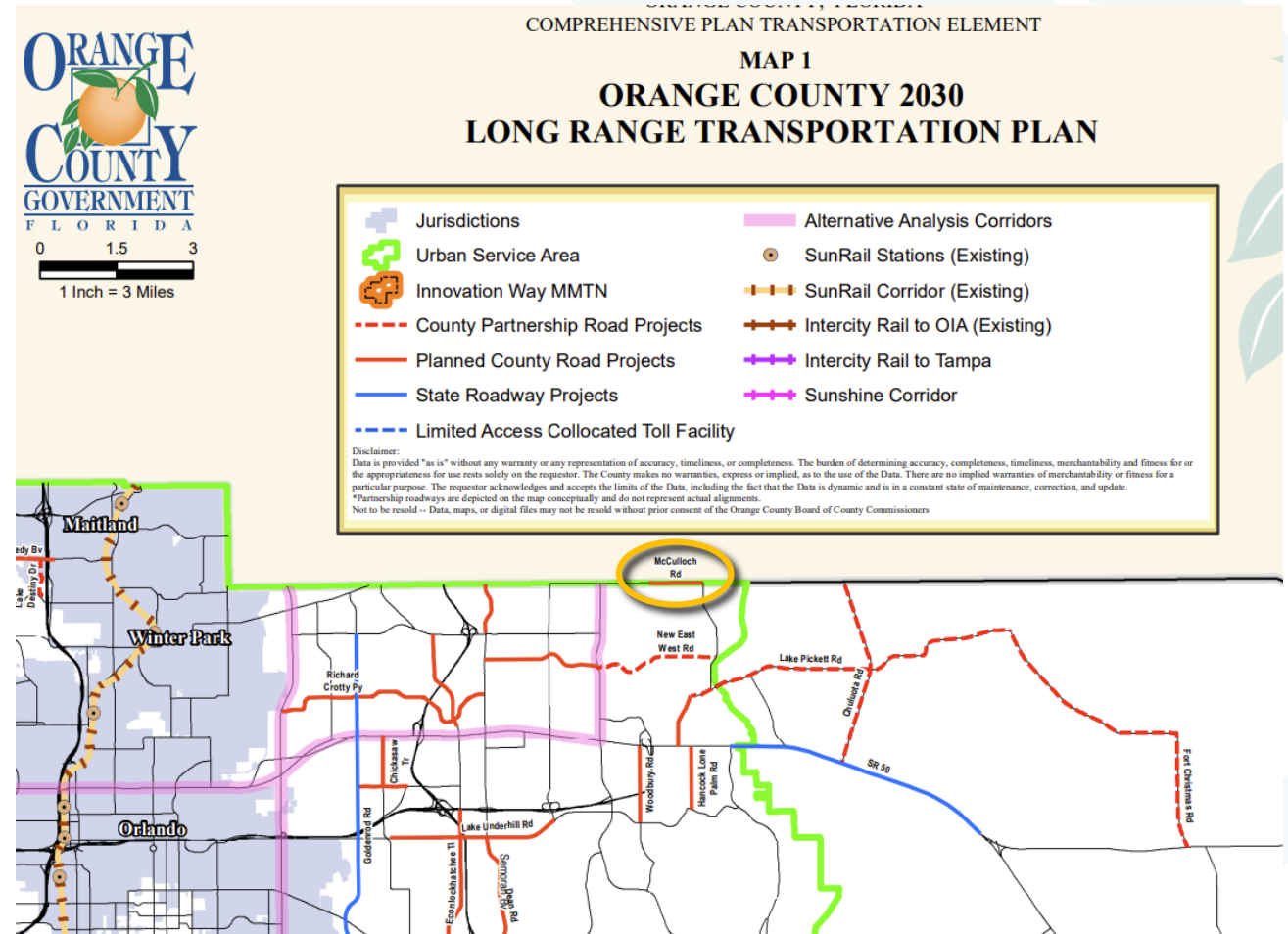
Project Background

- Service boundaries
 - Road project within urban boundary of both counties



Project Background

- Service boundaries
 - Road project within urban boundary of both counties
- Long Range Transportation Plan
 - Road project documented in LRTP of both counties



Project Background

■ Legislative update timeline:

Legislation

- June 2020 – Clean Waterways Act signed
- March 2023 – Rules adopted
- June 2024 – Rule ratified & signed into law

Grandfathering Criteria

- Public transportation project
- Completed PD&E study prior to effective date (June 28, 2026)

Current Study

- RCA utilizes most PD&E requirements
- Update from RCA desktop to PD&E field analysis
- New and updated analysis performed

Project Background

■ Summary

- Public road ROW in place since 1950's
- Aerial photography shows widespread urban development
- Significant infrastructure investments made by both counties
- Project within Urban Service Boundary of both counties
- Four-laning included in both county Long Range Transportation Plans for years
- New drainage legislation provides opportunities



Agenda

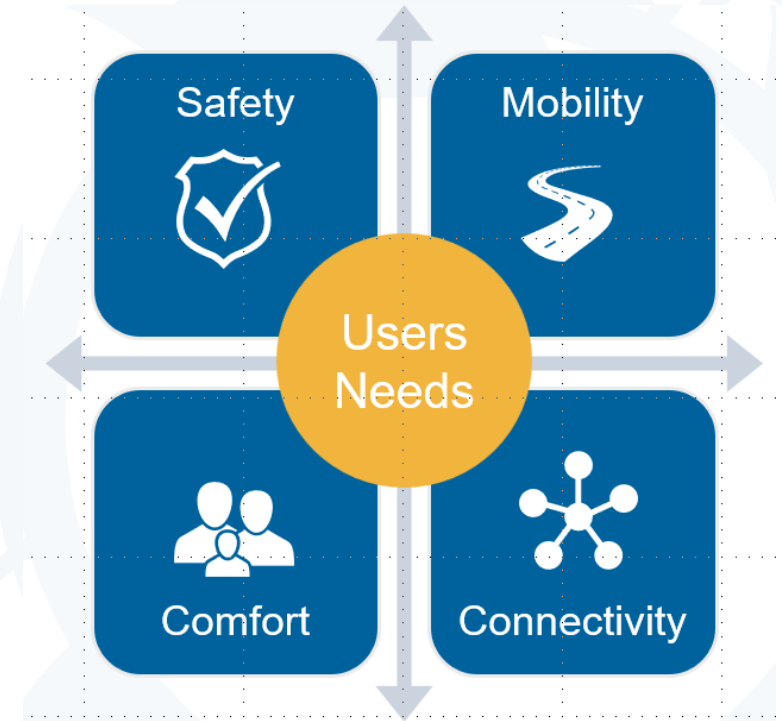
- Project Background
- **Project Analysis**
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Project Analysis

Project Purpose and Need:

- Study goals:
 - Detailed data collect/analysis
 - Comprehensive public outreach
 - Multi-discipline infrastructure reviews
 - Balance needs of all users
 - Safety – Vision Zero
 - Mobility
 - Comfort
 - Connectivity



Project Analysis

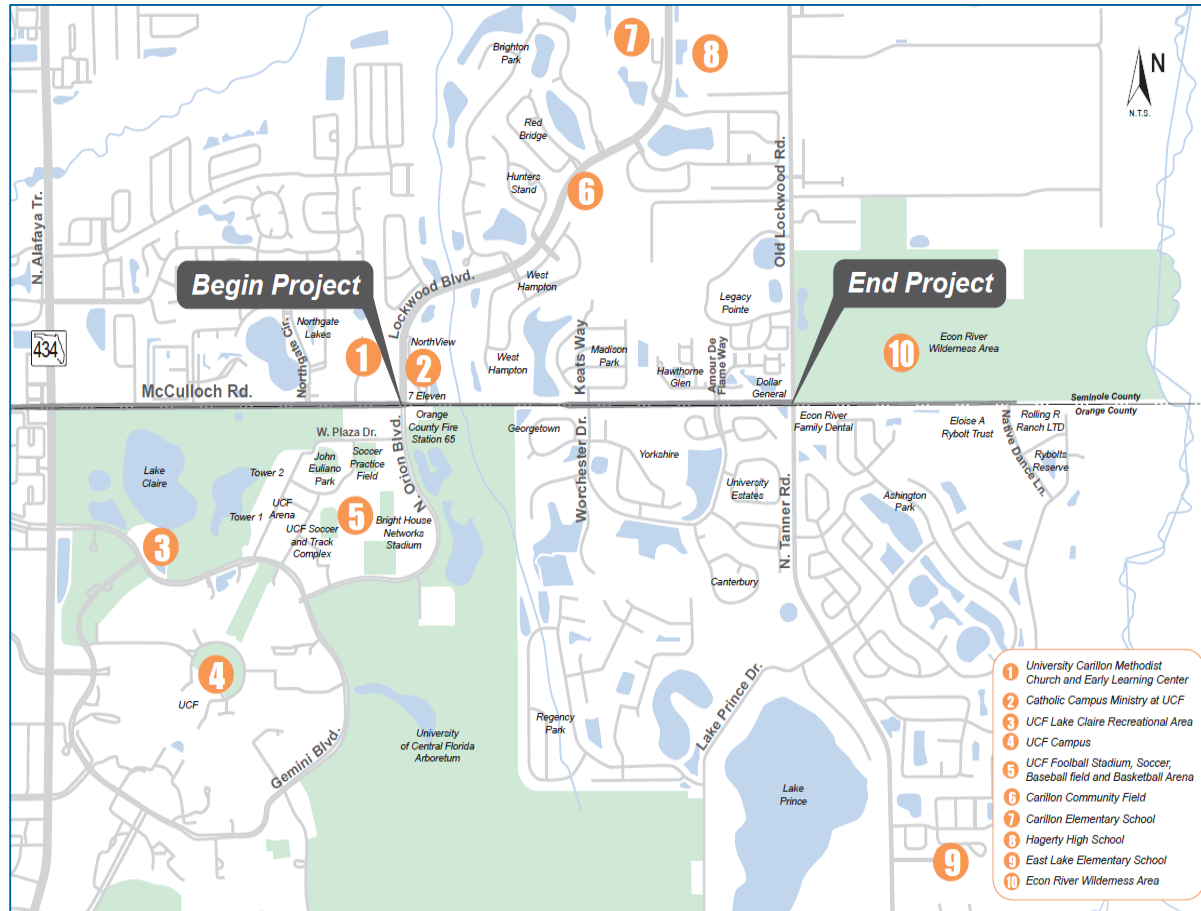
Existing Conditions:

- Two-lane roadway built as half of a 4-lane divided section
- Sidewalk along south side and most of north side
- No bicycle facilities
- Large cross drain east of Fire Station 65
- Signals at Ken Dixon Way, Worchester Drive (West) and N. Tanner Road



Project Analysis

Community Features



Land Use

Orange County

- Planned Development (PD)
- Multiple Family Dwelling (R-3)
- Residential (R-1A)

Seminole County

- Planned Development (PD)



Project Analysis

Context Classification

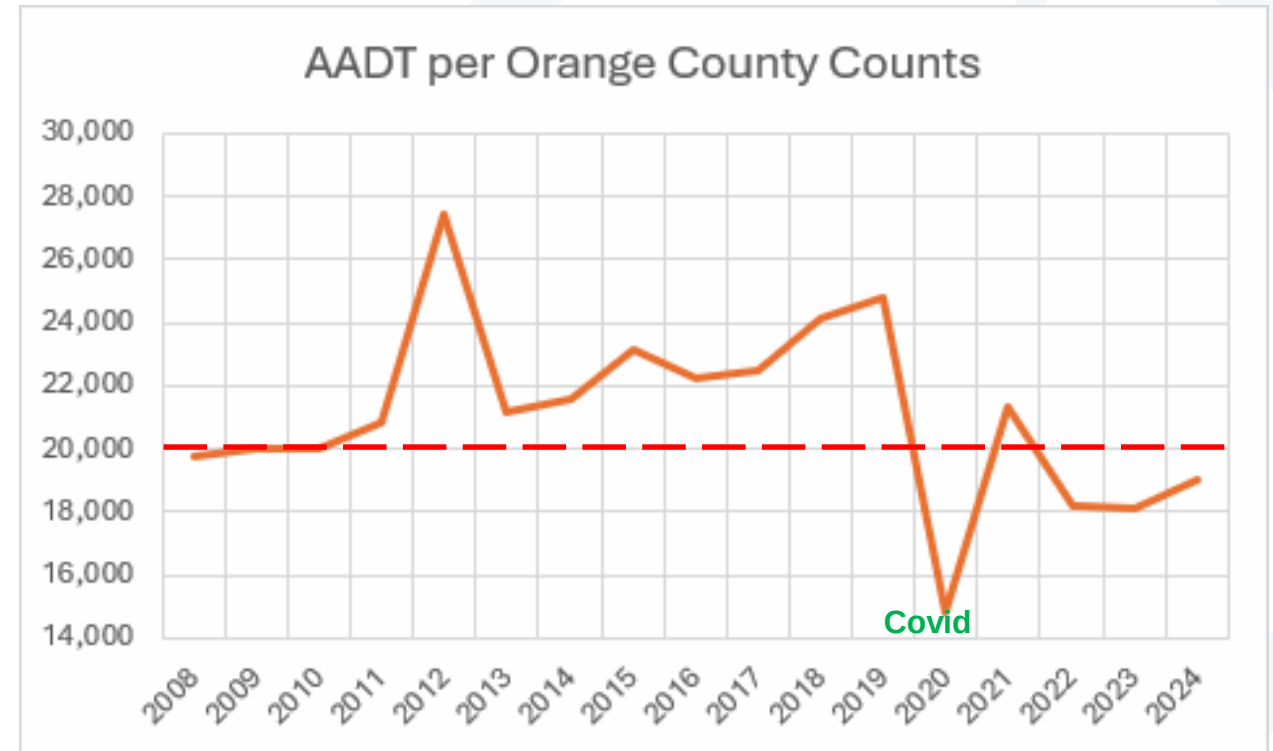
- Allows for a 45 mph Design Speed
- Representative of Medium Density Population
- Facilitates Inclusion of Shared Use Path for Pedestrian and Bicycle Traffic



Project Analysis

Traffic Analysis

- Historic Traffic Trends
 - 2024 AADT Volume: 19,021
 - Existing LOS = C/D
 - Ped/Bike Counts (7am-7pm)
 - 145 Pedestrians
 - 136 Bicycles
 - Primarily at Ken Dixon Way

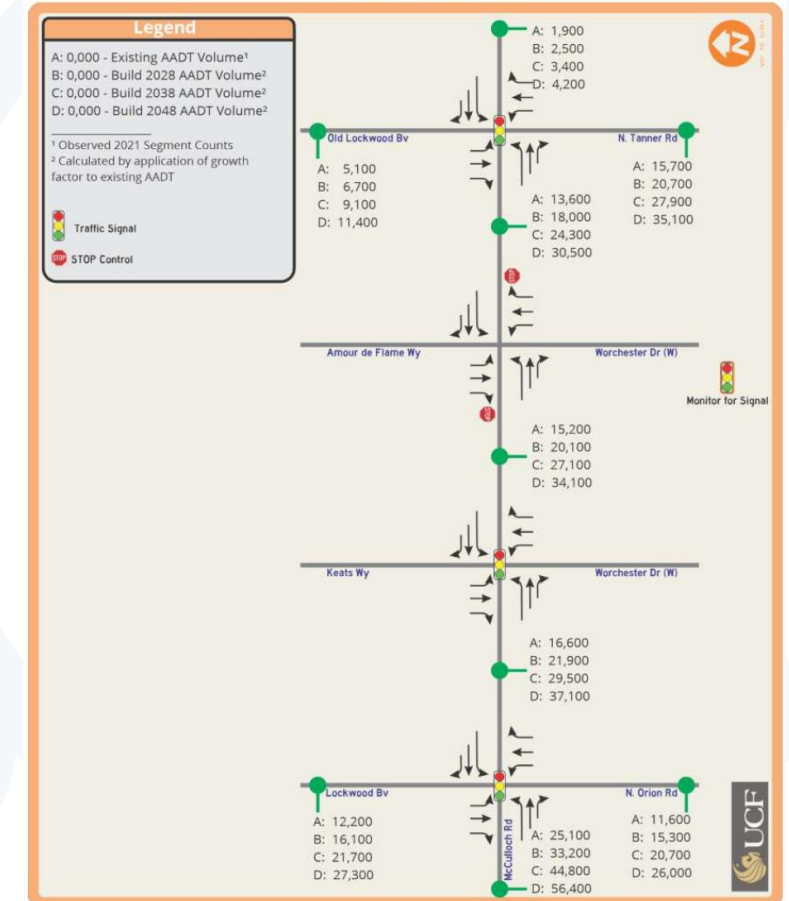


Project Analysis

Traffic Analysis

- No Build Condition
 - Opening Year (2028) AADT: 20,000 / LOS=F
 - Mid Year (2038) AADT: 25,000 / LOS=F
 - Design Year (2048) AADT: 30,000 / LOS=F
- Build Condition
 - Opening Year (2028) AADT: 21,900 / LOS=C
 - Mid Year (2038) AADT: 29,500 / LOS=C
 - Design Year (2048) AADT: 37,100 / LOS=C

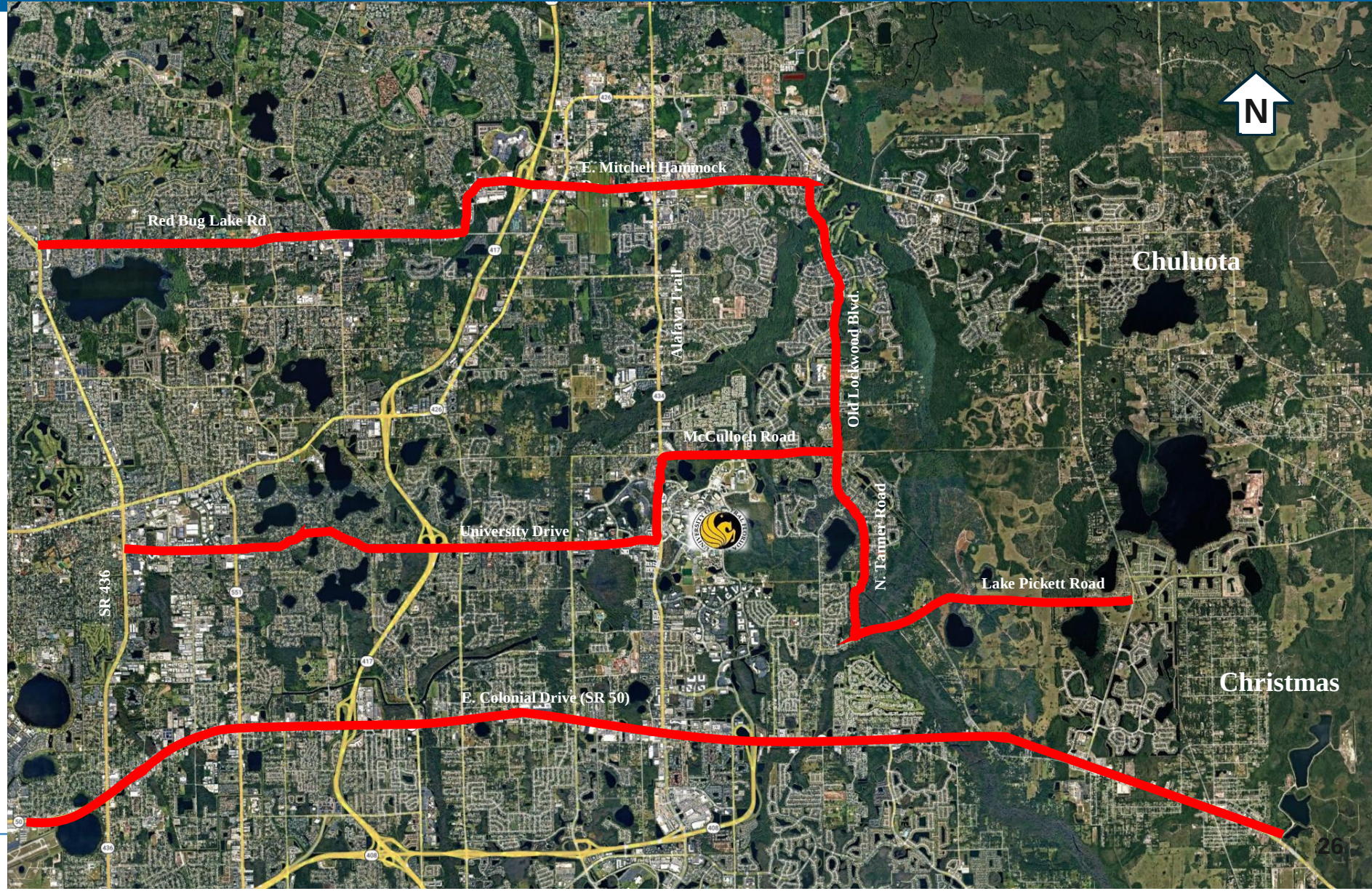
Figure 5.7: Build AADT Volume



Project Analysis

Regional Transportation Network

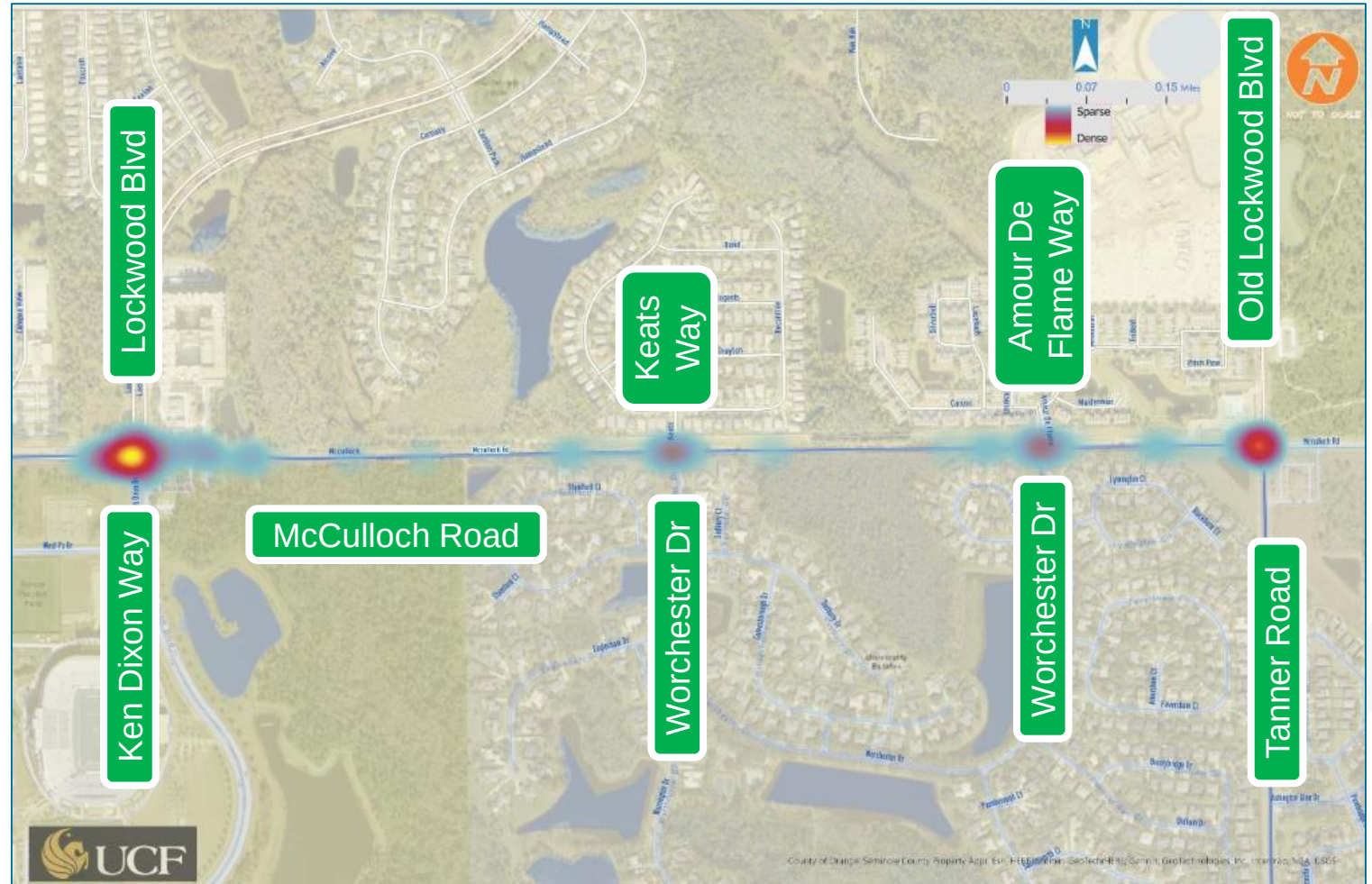
- Three main routes East/West



Project Analysis

Crash History

- 166 crashes (5-year period)
 - 3 Bicycle/Pedestrian
 - 2 Animal related
- 49 injuries
- No Fatalities



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Alternatives & Recommendations

No Build Alternative

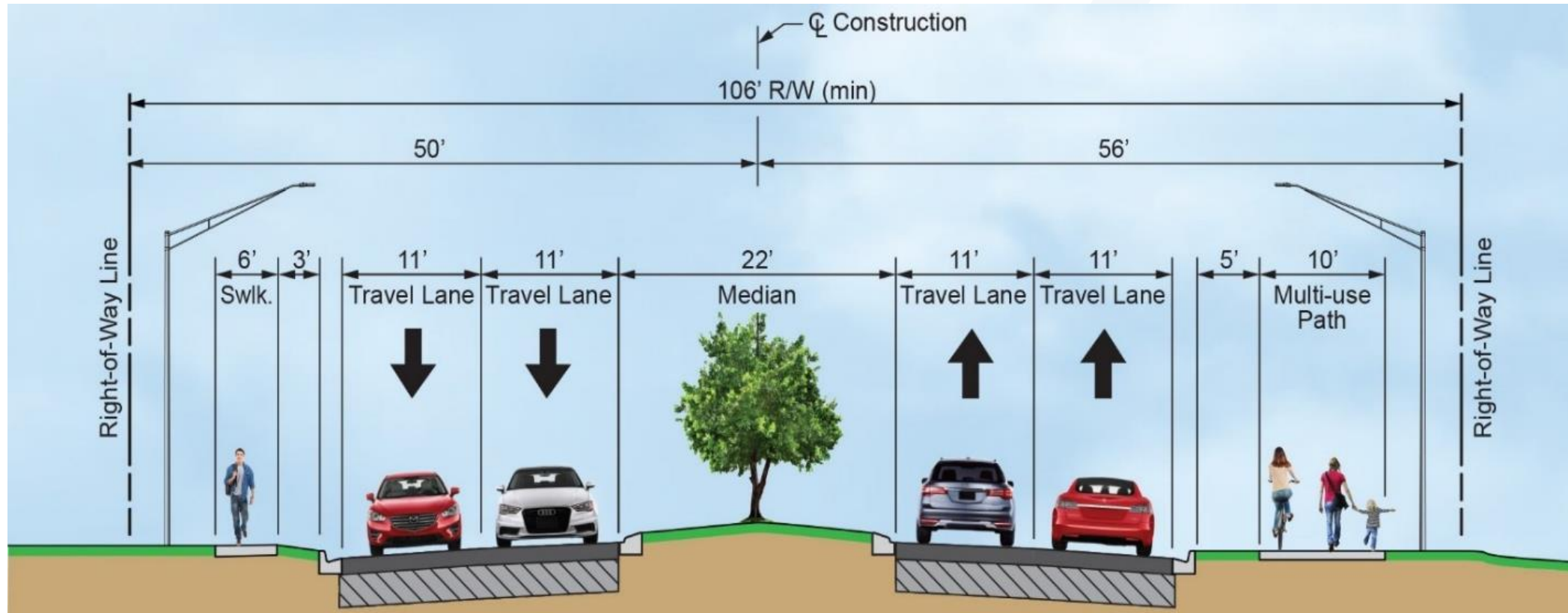
- No improvements would be made
- Traffic operations & mobility will degrade
- Congestion will intensify
- No pedestrian or bicycle improvements
- Does not meet the project goals



Alternatives & Recommendations

Typical Section Alternative 1

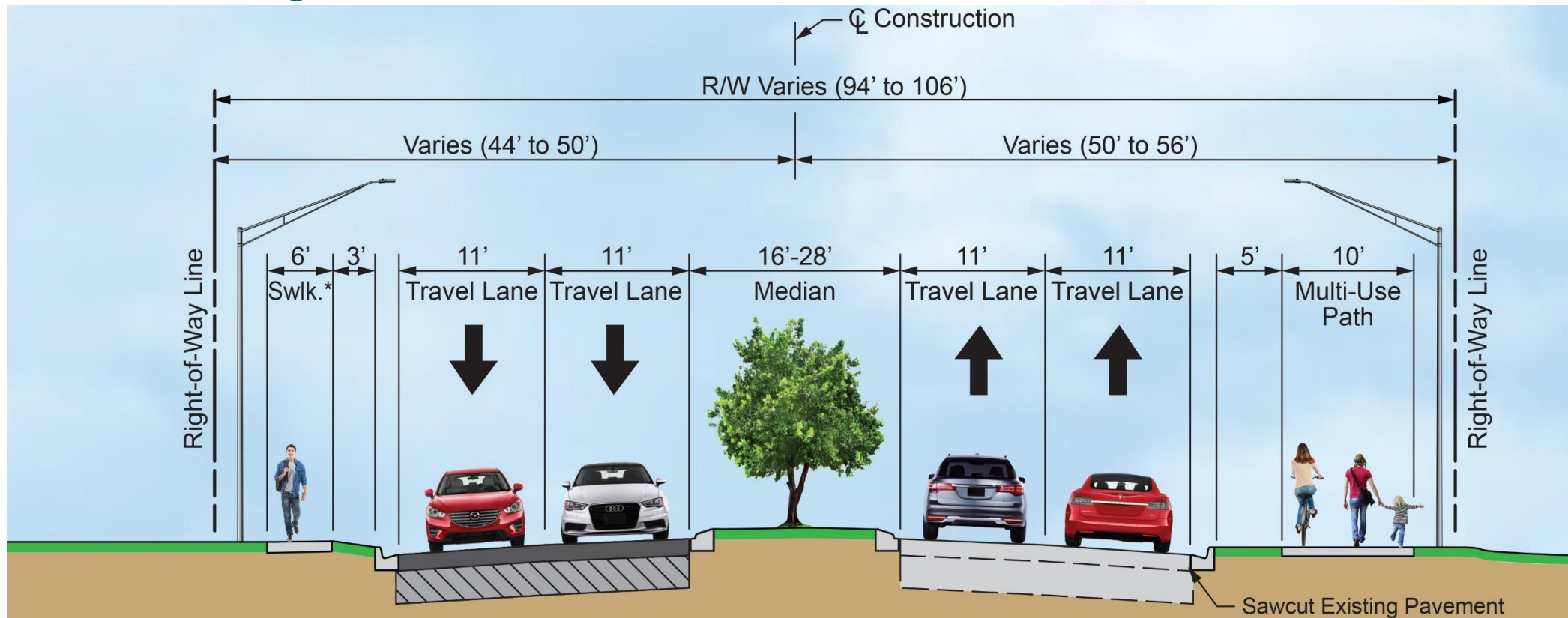
- Total Reconstruction



Alternatives & Recommendations

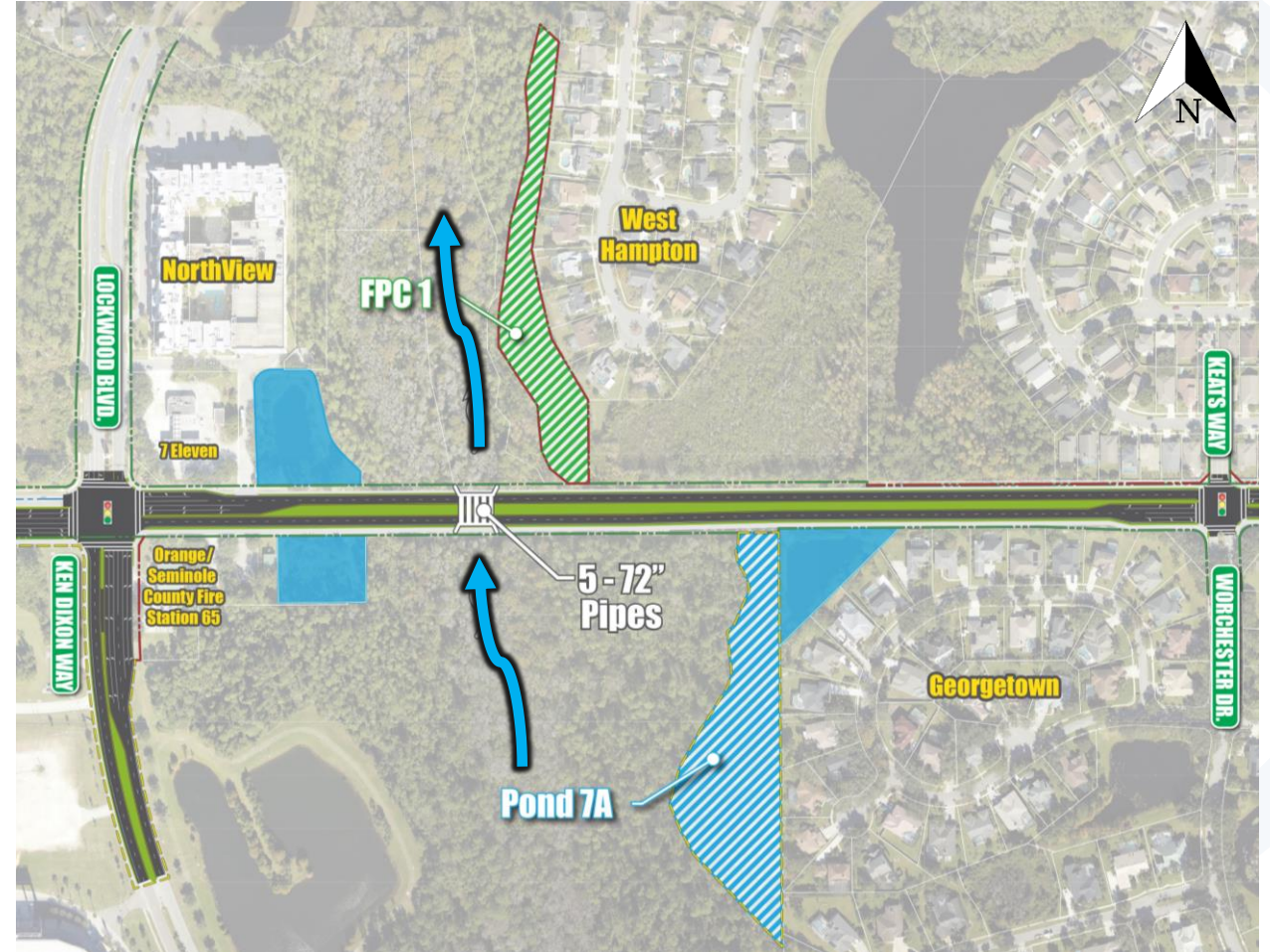
Typical Section Alternative 2

- Use existing lanes and add two new



Alternatives & Recommendations

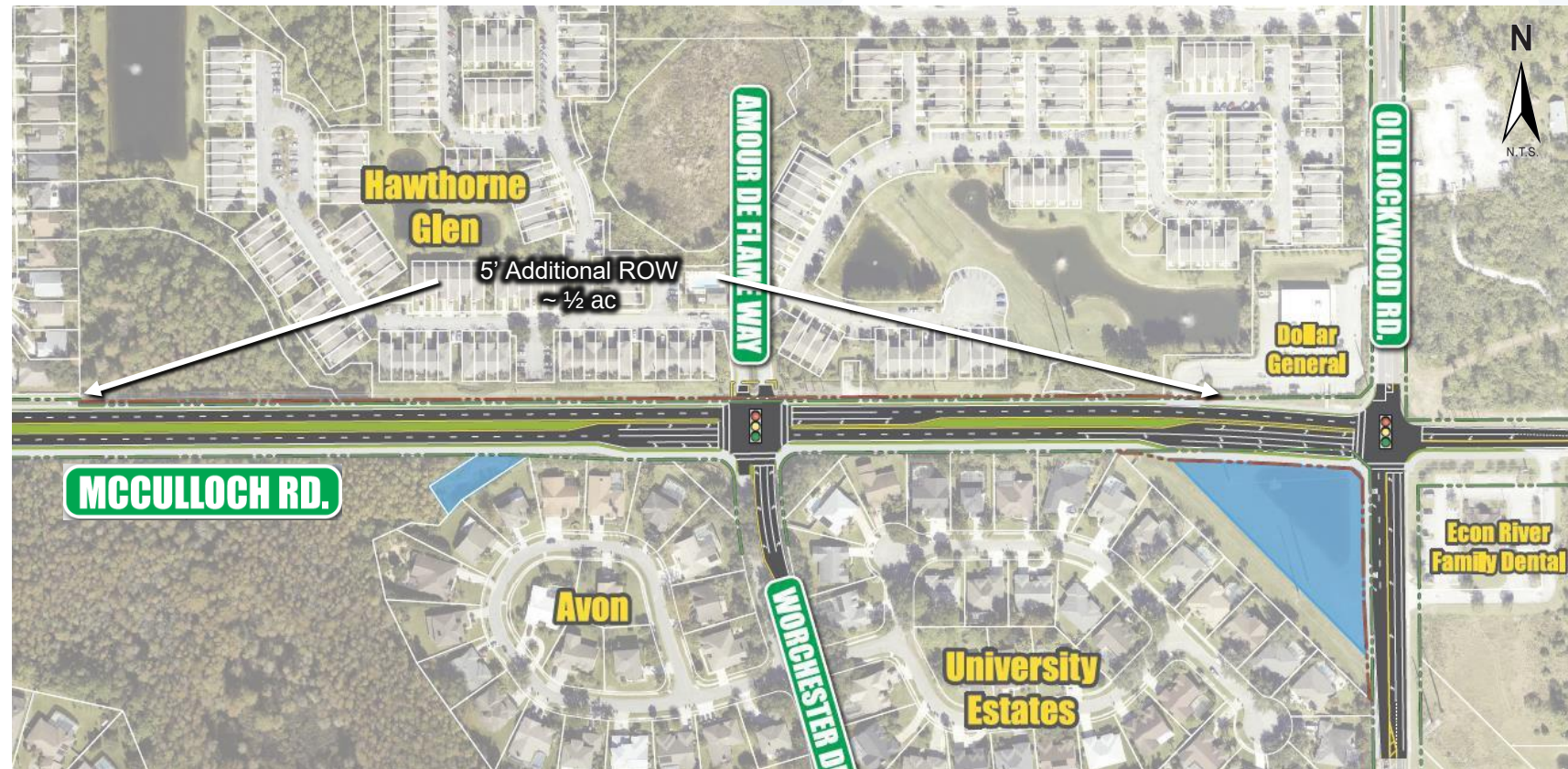
- Preferred Stormwater Ponds
 - Basins 1-6: Use existing ponds for eastbound lanes
 - Basin 7: Pond 7A (4.1 acres)
- Floodplain Compensation
 - FIA-1: FPC-1 (Pond 7K) (1.9 acres)



Alternatives & Recommendations

Socioeconomic Analysis

- Right of way
 - No Relocations
 - Road: 0.3 acres
 - Stormwater Pond: 4.1 acres
 - Floodplain Area: 1.9 acres
 - Total: 6.3 acres



Alternatives & Recommendations

Cultural Impacts

- Historic building & archeological
 - No impacts
- Recreational lands
 - No impacts

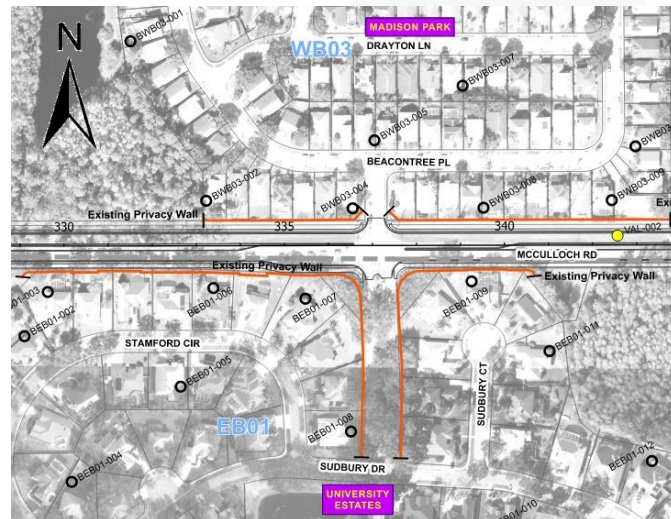
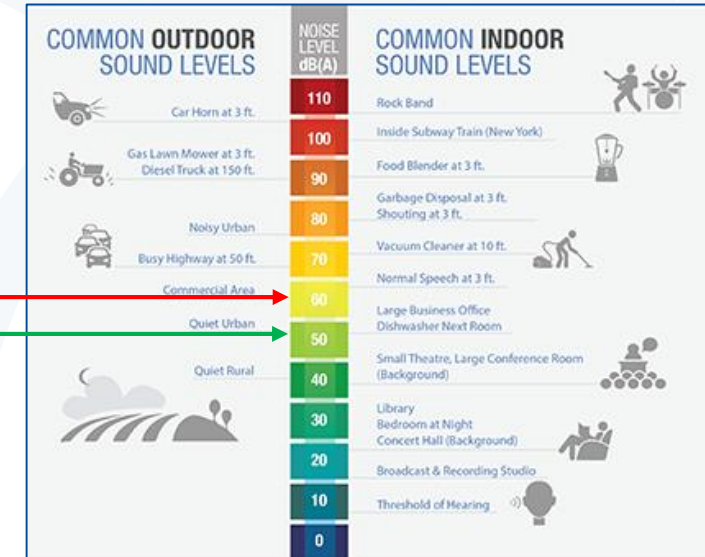


Alternatives & Recommendations

Physical Impacts

- Noise
 - 2048 noise below threshold
 - No impacted noise receptors
- Contamination
 - No impacts

FDOT limit: 66 dB
Project : 58 dB
estimate



Alternatives & Recommendations

Criteria	No Build	Alternative 1	Alternative 2
Property Impacts			
R/W Impacts (Ac)	0	6.7	6.3
Parcels Impacted	0	15	13
Residential Relocations	0	0	0
Business Relocations	0	0	0
Social, Natural & Physical Impacts			
Social and Neighborhood	None	Low	Low
Potential Species Impacts	None	None	None
Potential Contamination Sites (Medium/High)	0	0	0
Wetland Impacts (Ac)	0	0.4	0.3
Potential Impacts to Cultural Resources	None	None	None
Estimated Costs			
Design (10% of Construction)	No Cost	\$2,599,000	\$2,129,000
Right-of-Way	No Cost	\$7,370,000	\$6,930,000
Wetland Mitigation	No Cost	\$56,000	\$42,000
Construction	No Cost	\$25,992,000	\$21,291,000
Construction Engineering & Inspection (12% of Construction)	No Cost	\$3,119,000	\$2,555,000
Total Cost	No Cost	\$39,136,000	\$32,947,000

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Public Engagement

- Stakeholder Meetings
 - Fire Station
 - UCF
 - Seminole County
 - SJRWMD
- Community Meeting
 - February 23, 2026
 - 70 citizens
- Seminole County Work Session
 - April 14, 2026





Orange County Mayor
Jerry L. Demings



**McCulloch Road
Roadway Conceptual Analysis**



District 5 Commissioner
Kelly Martinez Semrad

Study Newsletter **Notice of Community Meeting** Issue No. 1 February 2026

Monday, February 23, 2026, from 5:30 p.m. to 7:30 p.m.

The Orange County Transportation Planning Division is conducting a Roadway Conceptual Analysis (RCA) study to evaluate multimodal improvements to the existing two-lane section of McCulloch Road from North Orion Boulevard to North Tanner Road — a stretch of approximately one (1) mile.

The RCA study process is Orange County's detailed project development program for identifying realistic opportunities to speed up or advance important project phases. In addition, the study will assess both social and environmental impacts associated with proposed roadway improvements. These improvements are intended to enhance traffic flow and safety for all road users in the area. By the end of the study, a final preferred alternative will be presented that incorporates public input with technical evaluations assessing the net benefits of the improvements.

You are invited to participate in a community meeting for the McCulloch Road RCA study scheduled for **Monday, February 23, 2026, which will be held at University Carillon United Methodist Church, 1395 Campus View Court, Oviedo, FL 32765. The meeting will begin with an open house at 5:30 p.m., followed by a formal presentation and a question-and-answer forum at 6:00 p.m.** Maps and displays depicting project information will be available for public review and comment.

Project representatives will also be present to discuss the study and answer any questions. We encourage you to share your interests and concerns regarding potential improvements to McCulloch Road.

If you have questions regarding this community meeting, please contact: Ian E. Phylars, AICP | Project Manager
Orange County Transportation Planning Division | Phone: 407-836-8075 | Email: Ian.Phyllars@ocfl.net

For more information visit: <https://bit.ly/McCullochRoadRCA>

ORANGE COUNTY GOVERNMENT PUBLIC NOTICE
Public participation is solicited without regard to race, color, national origin, age, sex, religion, income, disability, or familial status. Persons who require language translation or interpretation services, which are provided at no cost, should contact Natalia Garcia, Orange County Title VI/Nondiscrimination Coordinator, at 407-836-7334 or via email at Natalia.Garcia@ocfl.net at least seven (7) days prior to the meeting. Persons requiring special accommodations under the Americans with Disabilities Act of 1990 (ADA) may request assistance with the County ADA Coordinator, Nicola Norton, by phone at 407-836-6568 or by email to Nicola.Norton@ocfl.net at least seven (7) days prior to the meeting.



Meeting Location:
University Carillon United Methodist Church
1395 Campus View Court
Oviedo, FL 32765

Public Engagement

- Public comment period
 - May 14, 2026 to June 2, 2026
- Public comment submission methods
 - Email or mail to the Orange County project manager
 - Verbally
- Comments received to be included in the updated public record



Public Engagement

Public Meeting Comments

- Extending McCulloch Rd east of Tanner Rd
- Flooding in the area
- Speeding along the project
- Considerations for wildlife
- Improvements needed for North Tanner and Lake Pickett Road
- Exiting eastern University Estates entrance

Responses

OC LRTP does not include eastern road extension

Project designed to mitigate flooding

Project designed to reduce speeds (tightening)

Signage and crossing locations to be further identified during design

NEOCATS study recommendations included into County CIP

Traffic report indicated signal not warranted at this time. Project access management will improve left turns. County will monitor.

Agenda

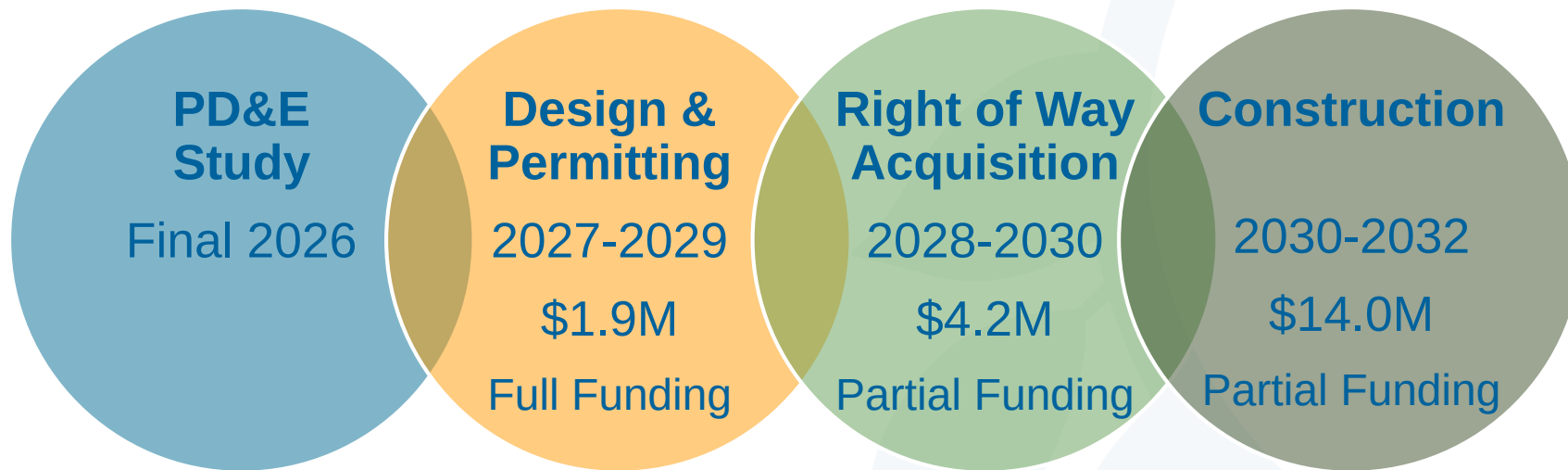
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Schedule

McCulloch Road

from Ken Dixon Way to Tanner Road



Total project cost: \$32.5M

* Schedule and funding subject to change

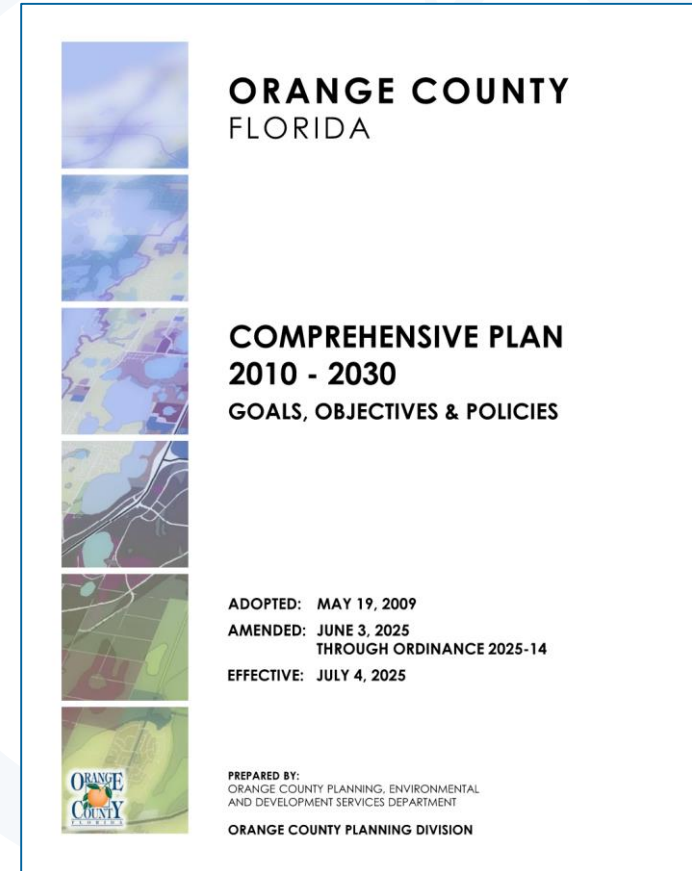
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Comprehensive Plan Consistency

- Implement Long Range Transportation Plan (Obj T1.1)
- Implement financially-feasible multimodal transportation system (Obj T1.3)
- Ensure LOS standards are met on County roads within unincorporated Orange County (T1.3.2)
- Support strategies which promote convenient & efficient mobility system for all modes (Obj T3.1)
- Build streets, pedestrian and bicycle networks that provide interconnectivity and access to activity centers and community services (Obj T3.2)



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Summary

- McCulloch Road is high volume corridor inside the Urban Service Areas
- PD&E Study used engineering criteria to evaluation both existing and future condition to recommend preferred alternative
- County has engaged the public through a variety of means
- McCulloch Road is proposed to be a 4-lane divided roadway to accommodate safety and future traffic volumes
- Project consistent with Comprehensive Plan
- 2-lane road cannot accommodate the traffic growth and does not support need to improve transportation safety and traffic efficiency

Summary

- Consequences of No-Build decision:
 - 2-lane road cannot accommodate the traffic growth and does not support need to improve transportation safety and traffic efficiency
 - Obtaining ROW will be costlier
 - Traffic will continue to increase
 - Road level of service will continue to degrade
 - Travel time delays will result in decreased personal productivity and have negative effects on the environment
 - Project may not be back on the priority list for a generation

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Actions Requested

1. Make a finding of consistency with the Comprehensive Plan and approve the McCulloch Road Project Development and Environment (PD&E) Study;
2. Authorize staff to proceed with design, right-of-way acquisition, and construction only upon and after execution of an updated road maintenance agreement with Seminole County;
3. Direct staff to negotiate with Seminole County to include terms clarifying that the project will not extend easterly beyond the established/approved project limits, and to return to the Board as appropriate for updates and any necessary actions.