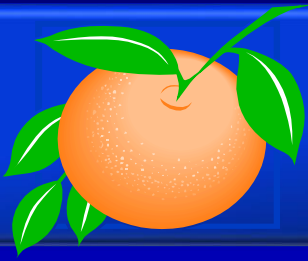


Board of County Commissioners

Public Hearings

August 5, 2025



McKinney Road Land Use Plan / Planned Development (LUP / PD)

Case: LUP-24-08-198

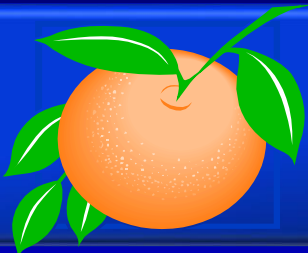
Applicant: Clifford Alejos, Burkett Engineering

District: 1

Location: North of New Independence Parkway / East of Avalon Road

Acreage: 6.83 gross acres

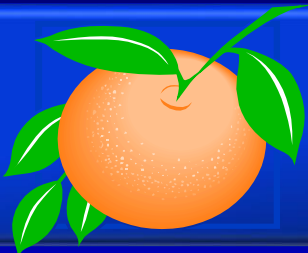
Request: To rezone 6.83 acres from A-1 (Citrus Rural District) to PD (Planned Development District) with a proposed development program of 34 single-family attached and detached residential dwelling units.



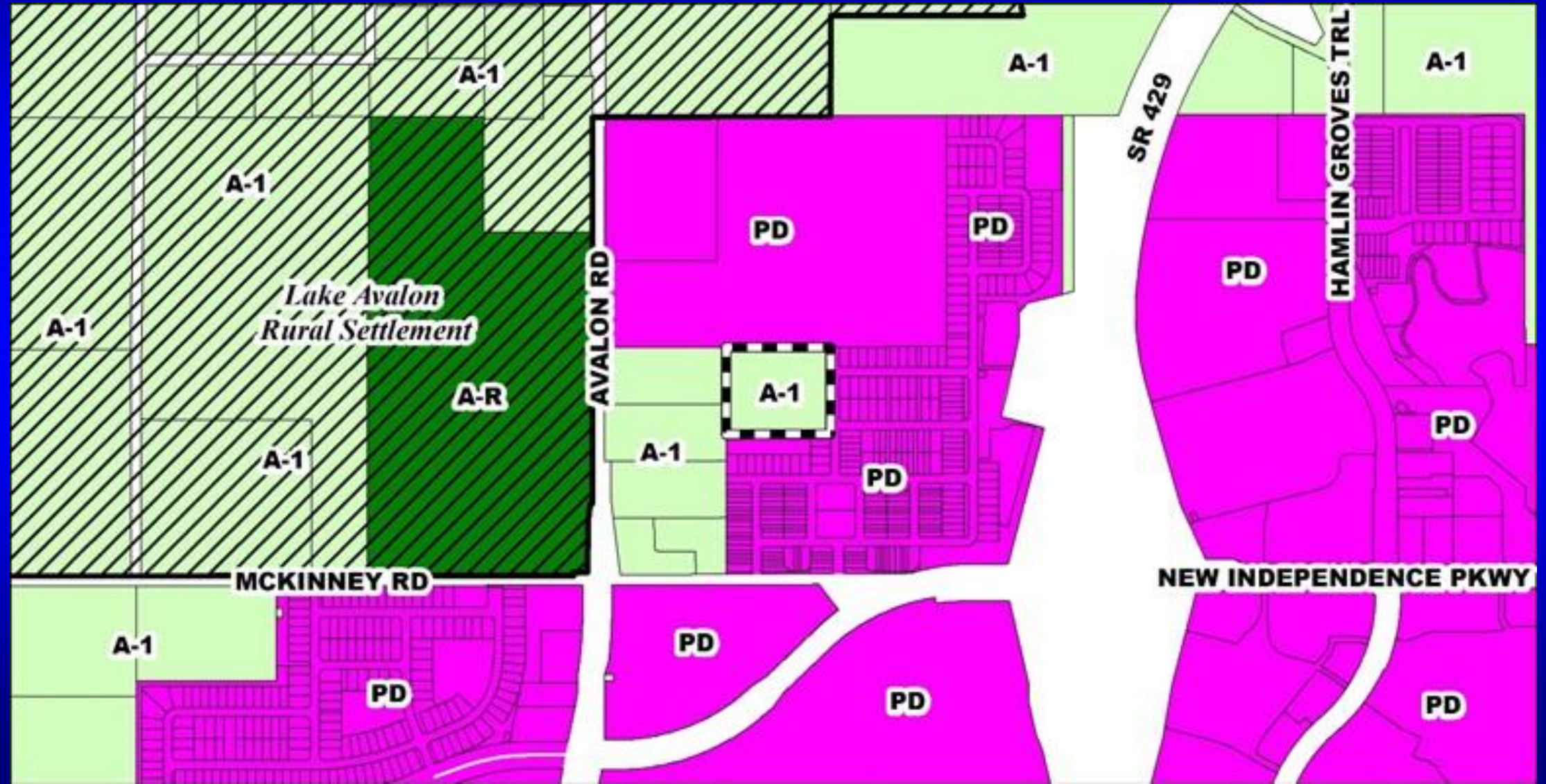
McKinney Road Land Use Plan / Planned Development (LUP / PD)

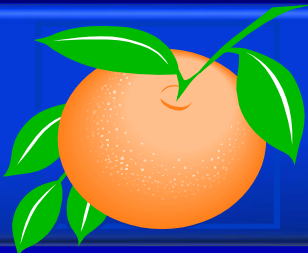
Horizon West Special Planning Area Land Use Map



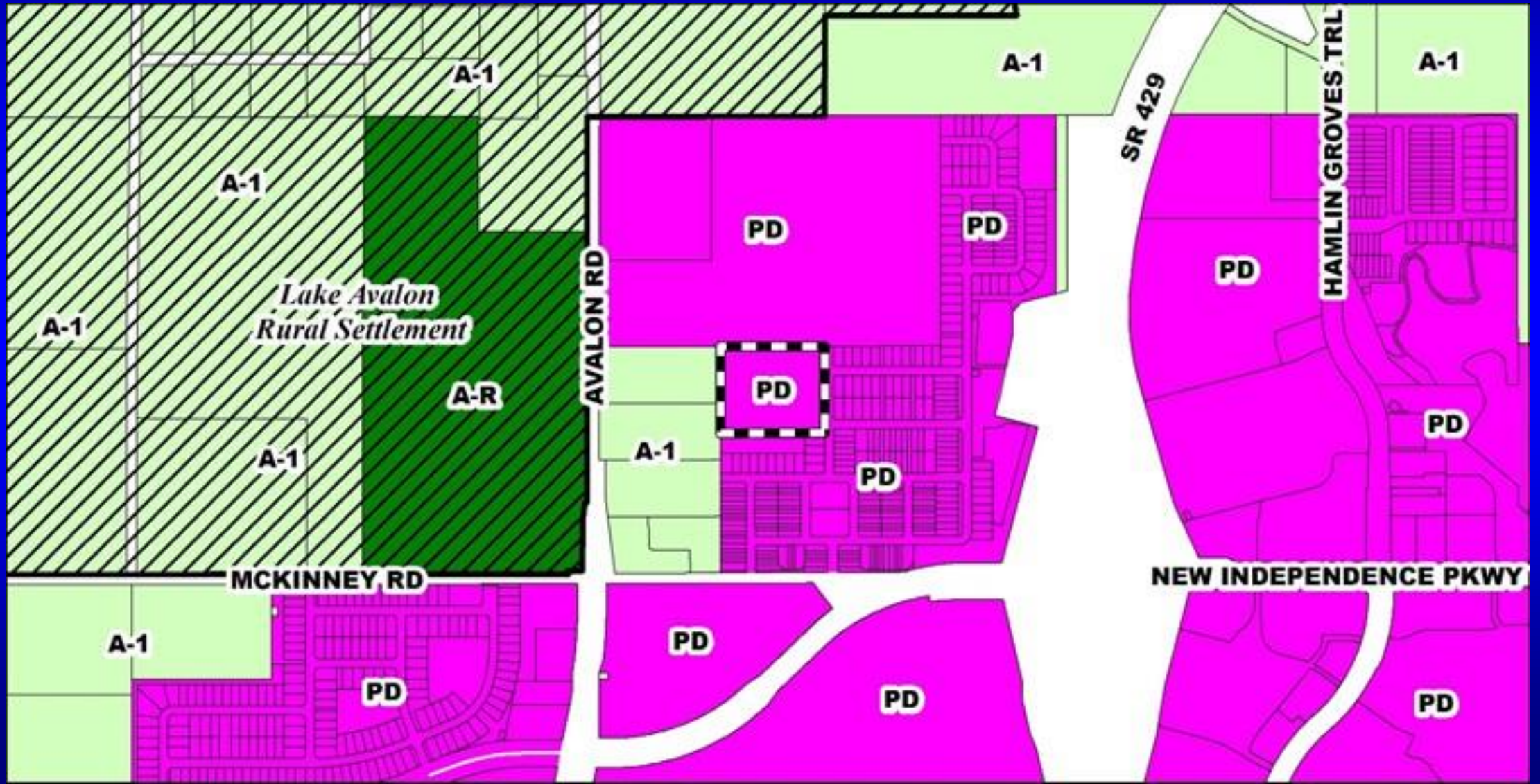


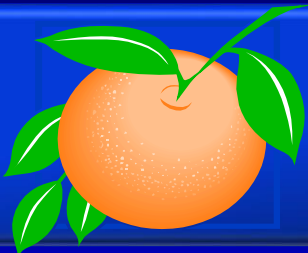
McKinney Road Land Use Plan / Planned Development (LUP / PD) Zoning Map



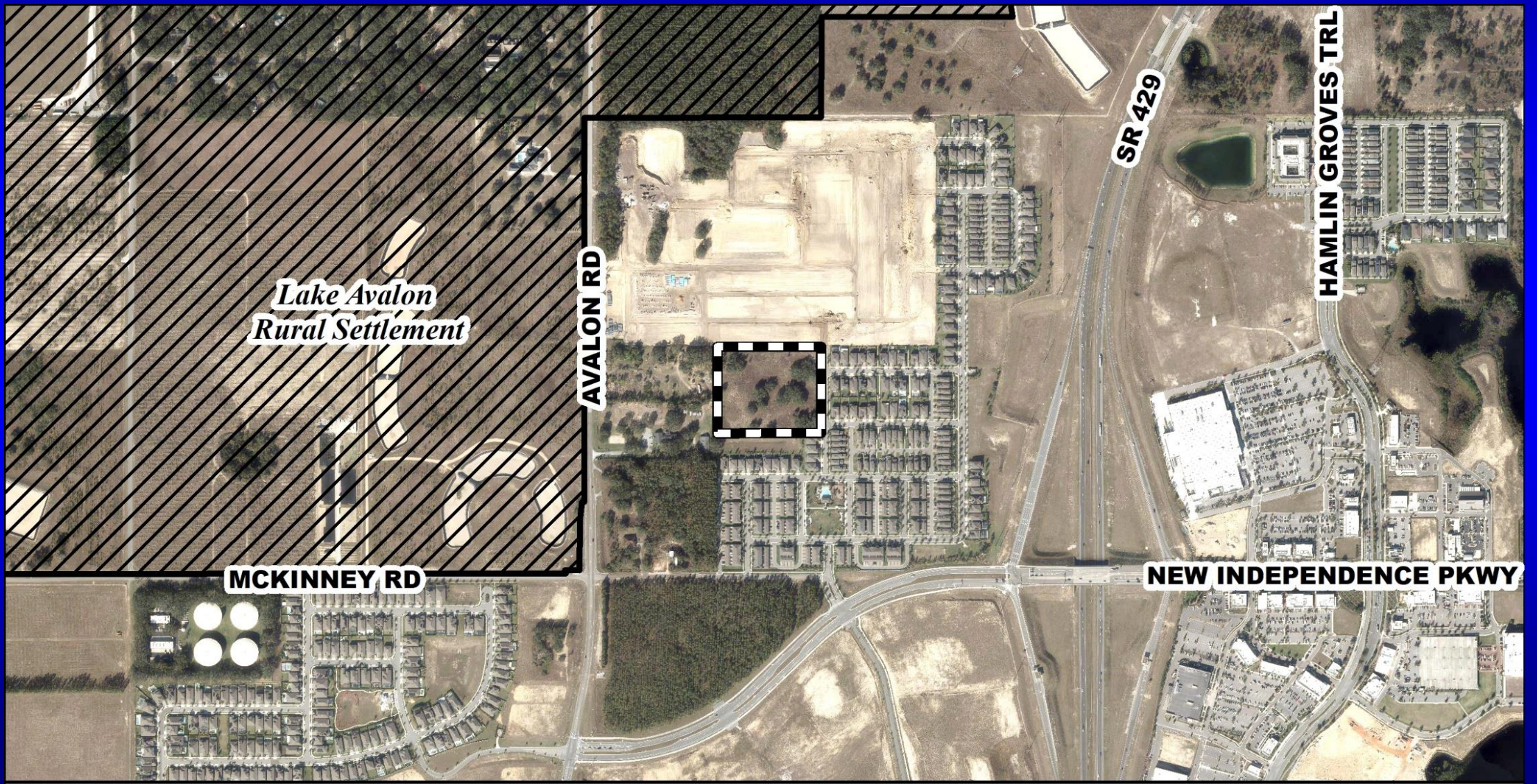


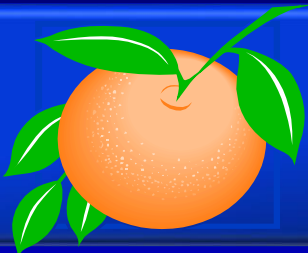
McKinney Road Land Use Plan / Planned Development (LUP / PD) Proposed Zoning Map





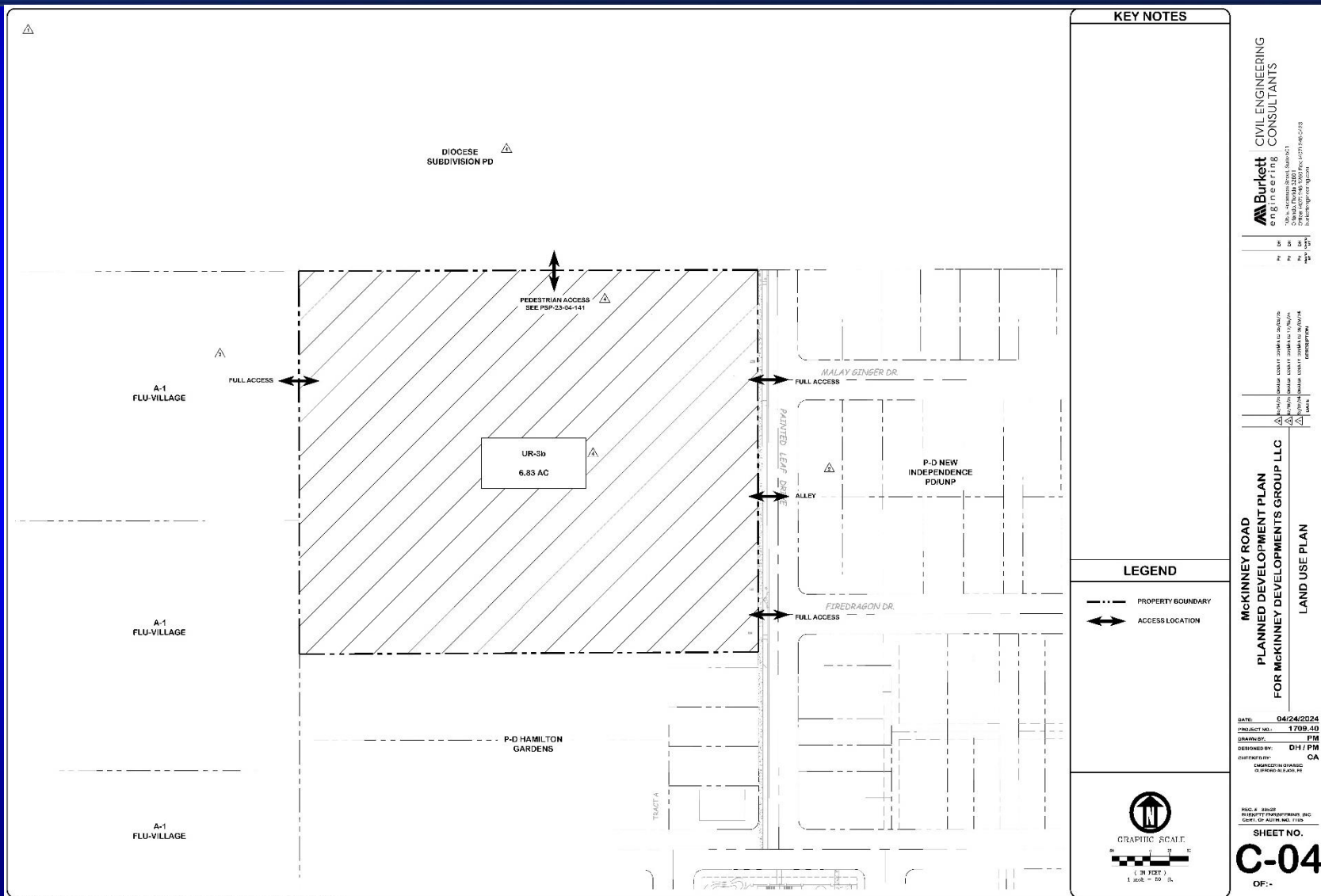
McKinney Road Land Use Plan / Planned Development (LUP / PD) Aerial Map





McKinney Road Land Use Plan / Planned Development (LUP / PD)

Overall Land Use Plan



KEY NOTES

Burkett CIVIL ENGINEERING CONSULTANTS
 engineering
 10000 McKinney Road, Suite 101
 Dallas, TX 75244
 Phone: (214) 343-1000
 Fax: (214) 343-1001
 www.burkett-engineering.com

NO.	DATE	DESCRIPTION
1	04/24/2024	ISSUED FOR PERMIT
2	04/24/2024	REVISED PER COMMENTS
3	04/24/2024	REVISED PER COMMENTS
4	04/24/2024	REVISED PER COMMENTS

McKINNEY ROAD
PLANNED DEVELOPMENT PLAN
FOR MCKINNEY DEVELOPMENTS GROUP LLC
 LAND USE PLAN

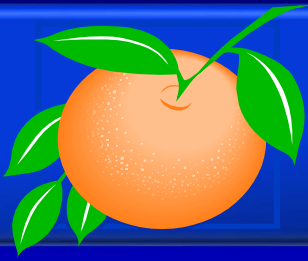
LEGEND

- PROPERTY BOUNDARY
- ↔ ACCESS LOCATION

DATE: 04/24/2024
 PROJECT NO.: 1709-40
 DRAWN BY: PM
 CHECKED BY: DH/PM
 CADD: CA
 ENGINEER IN CHARGE: [Signature]
 LICENSE NO. 12345



FIG. 4-2008
 PROPERTY INFORMATION, INC.
 10000 McKinney Road, Suite 101
 Dallas, TX 75244
 SHEET NO.
C-04
 OF:-



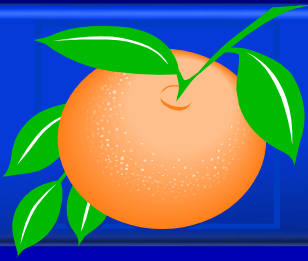
Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the McKinney Road Land Use Plan / Planned Development (LUP/PD) dated “Received May 15, 2025”, subject to the 20 conditions listed under the DRC Recommendation in the staff report.

AND

Approval and execution of Horizon West Town Center (McKinney Road PD/UNP) Adequate Public Facilities and Road Network Mitigation Agreement by and between McKinney Developments Group, LLC and Orange County.

District 1



Tupperware Heights Planned Development (PD)

Case: CDR-25-04-089

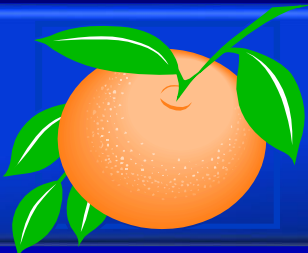
Applicant: Tyler Enright, Kimley-Horn & Associates

District: 4

Acreage: 26.14 gross acres (affected parcel only)

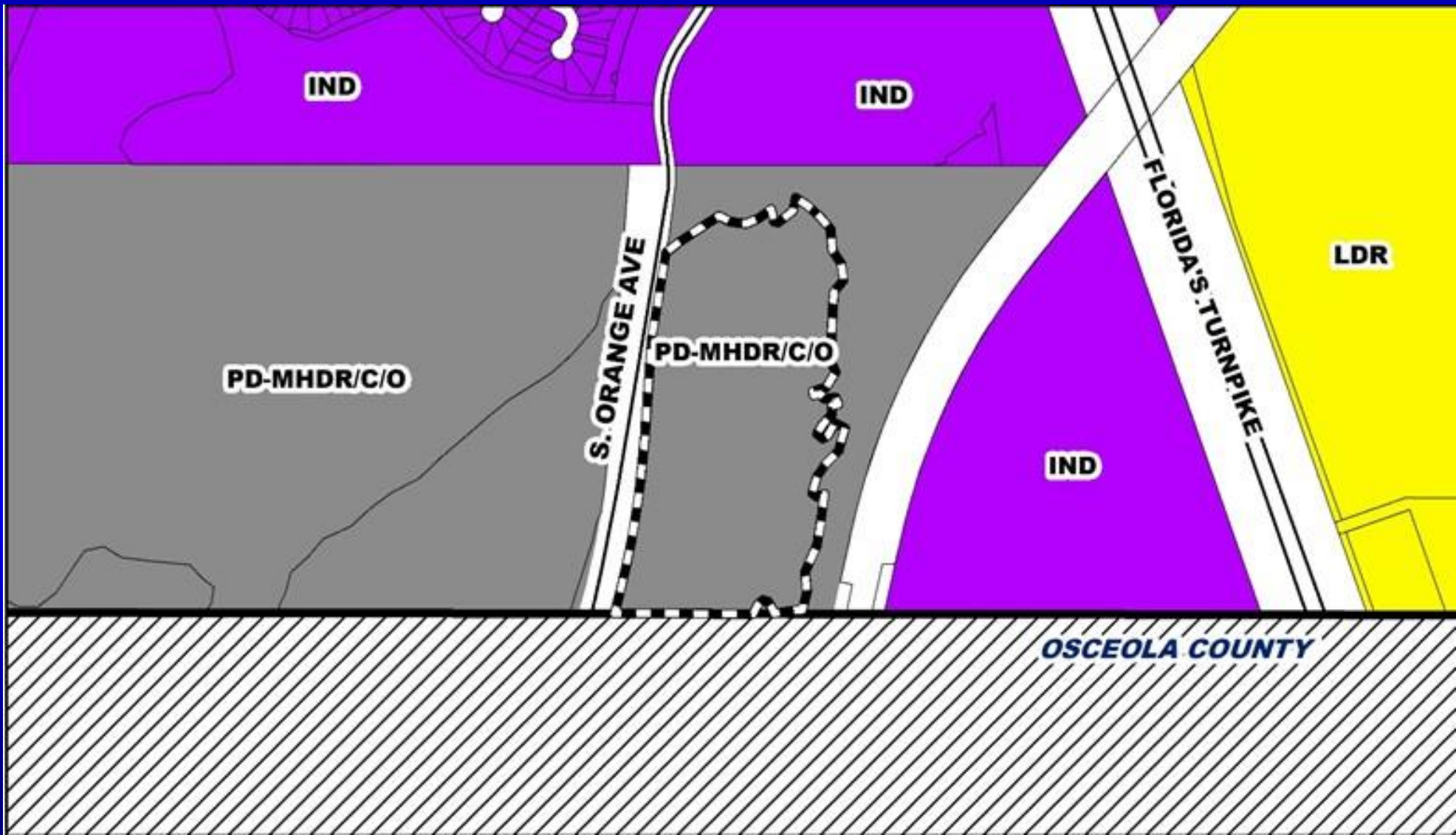
Location: East of S. Orange Blossom Trail / West of Florida's Turnpike, / North of the Orange County and Osceola County line

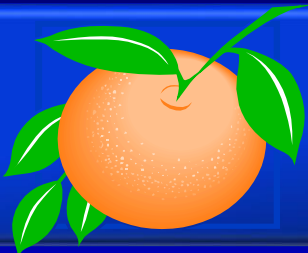
Request: One waiver from Orange County Code Section 38-1476 to allow 1.80 parking spaces per unit in lieu of one (1) parking space per one-bedroom unit and two (2) parking spaces per two-bedroom unit on Lot 3.



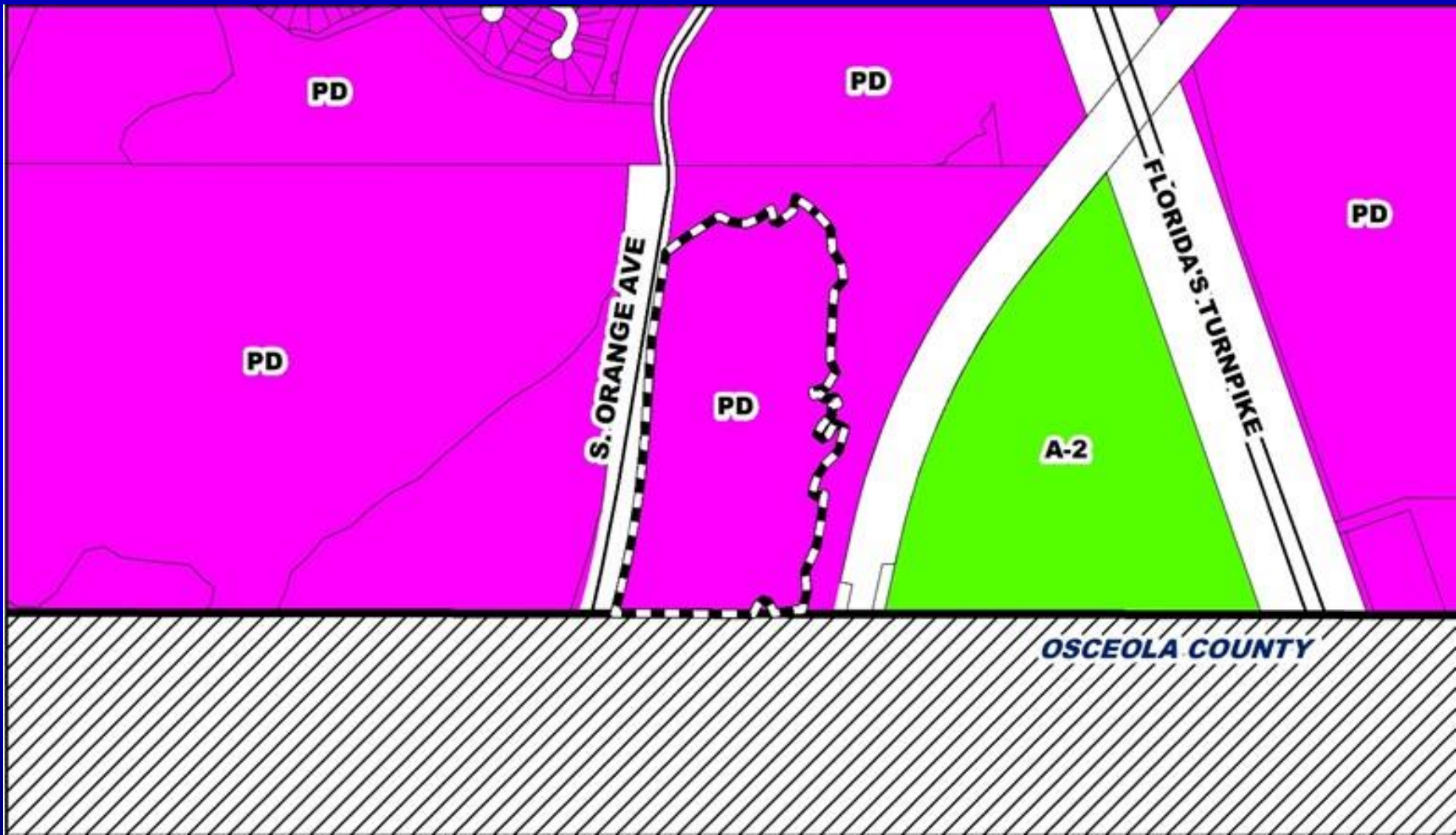
Tupperware Heights Planned Development (PD)

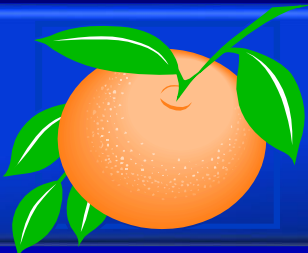
Future Land Use Map





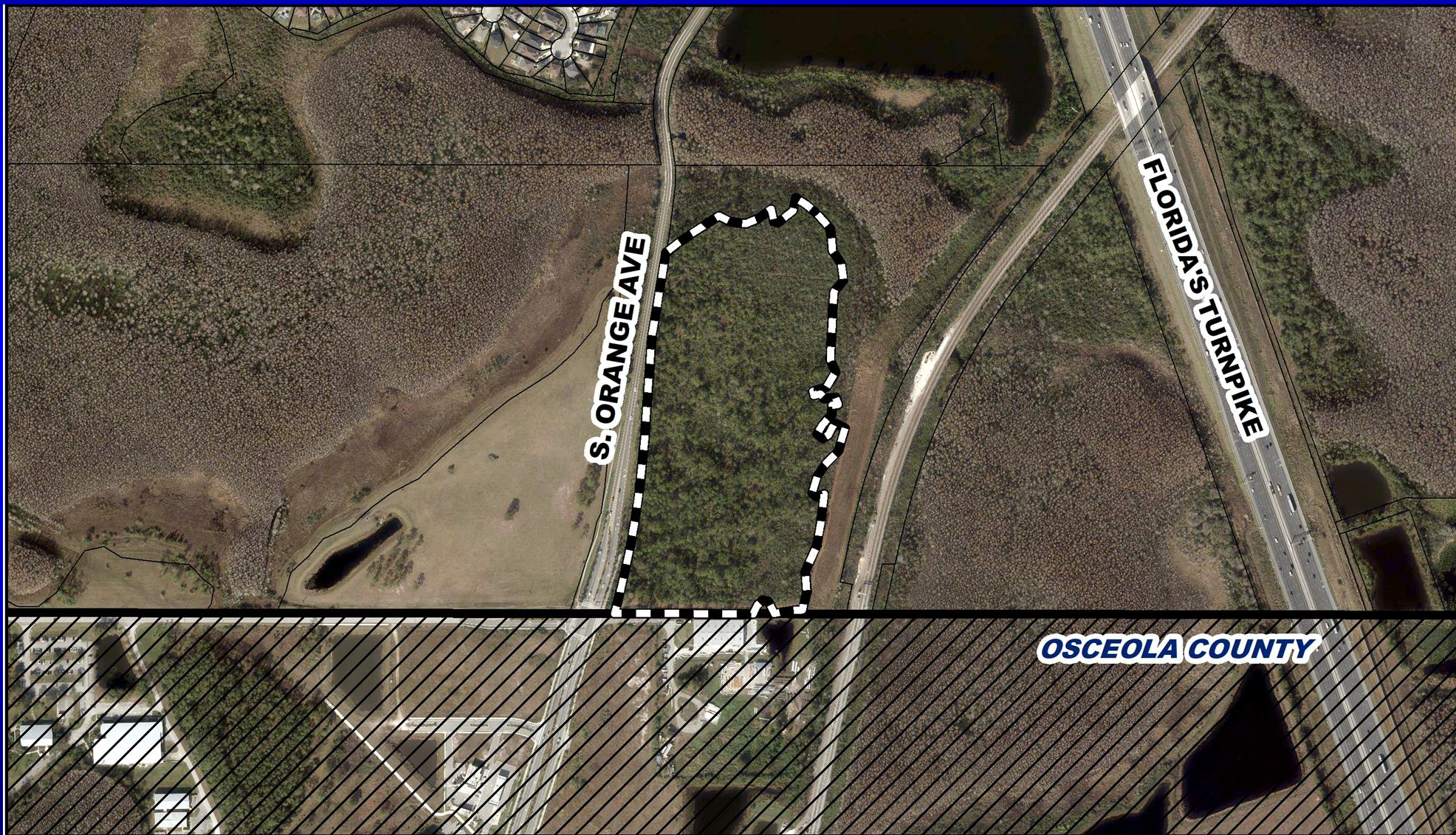
Tupperware Heights Planned Development (PD) Zoning Map

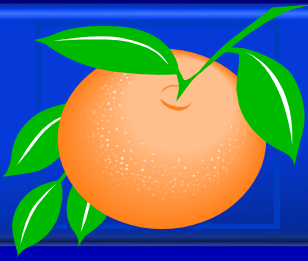




Tupperware Heights Planned Development (PD)

Aerial Map

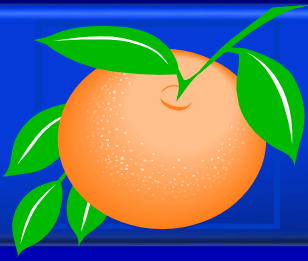




Action Requested

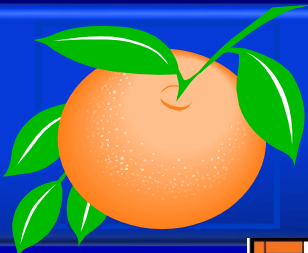
Make a finding of consistency with the Comprehensive Plan and APPROVE of the Tupperware Heights PD, dated “Received May 19th, 2025”, subject to the 14 conditions listed under the DRC Recommendation in the staff report.

District 4



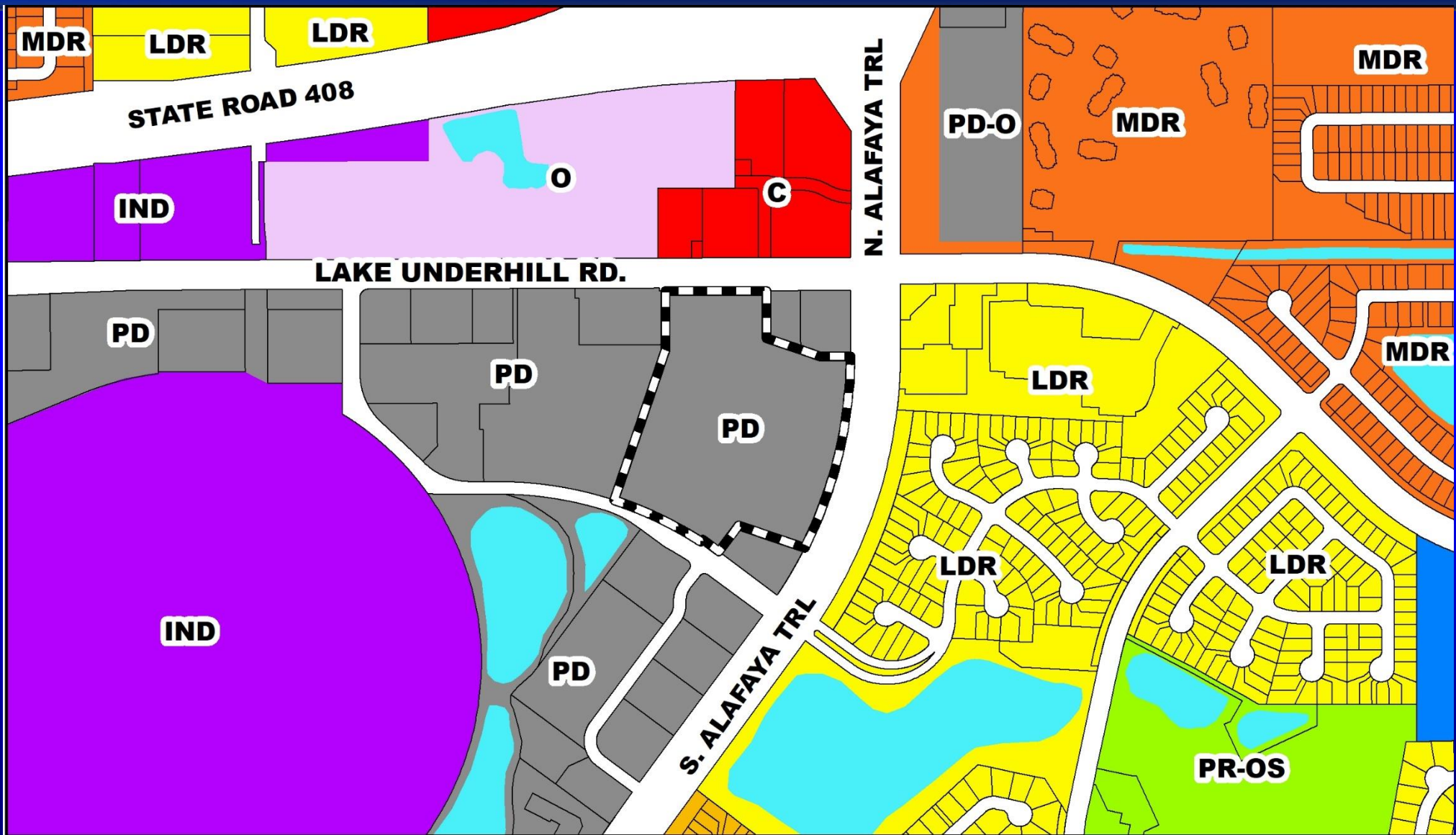
Woodland Lakes Planned Development (PD)

- Case:** CDR-24-10-250
- Applicant:** Santos Medina, Sloan Engineering Group
- District:** 4
- Acreage:** 15.71 acres (affected area)
- Location:** 12200 Lake Underhill Road; South of Lake Underhill / West of S. Alafaya Trail
- Request:** *(Continued from July 15, 2025)* To request two (2) waivers from Orange County Code, and to amend the Master Sign Plan to show a ground sign for a future outparcel.
1. A waiver from Orange County Code Sec. 38-1476 to allow the quantity of off-street parking required to be reduced from 5 spaces per 1,000 square feet to 2.38 spaces per 1,000 square feet for a shopping center over 50,000 square feet.
 2. A waiver from Orange County Code Section 34-152(c) to allow the creation of a lot without direct frontage on a public street.



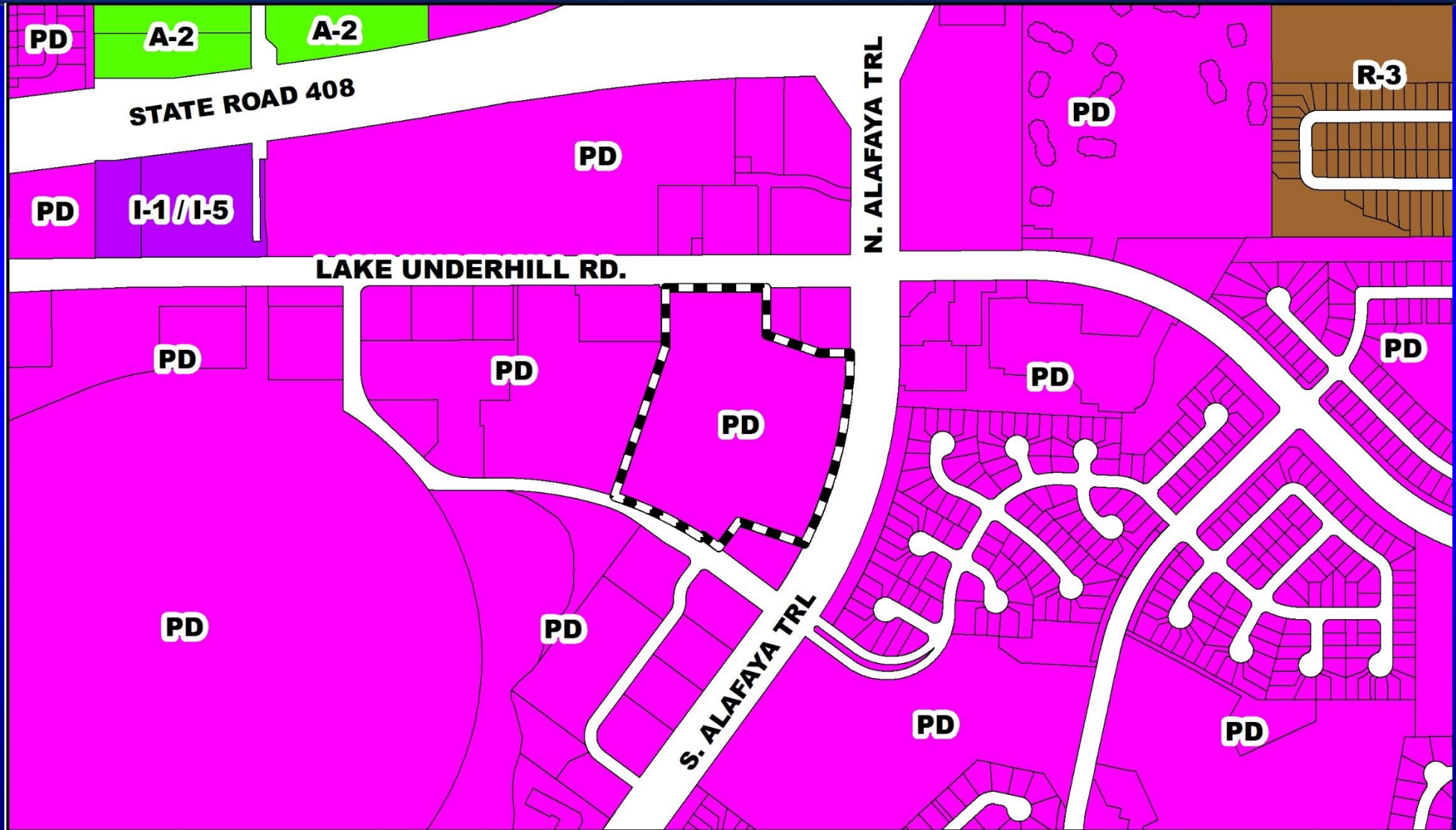
Woodland Lakes Planned Development (PD)

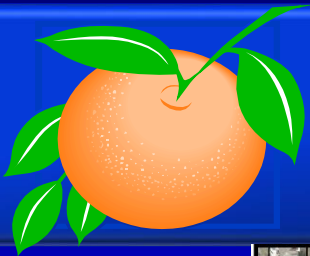
Future Land Use Map





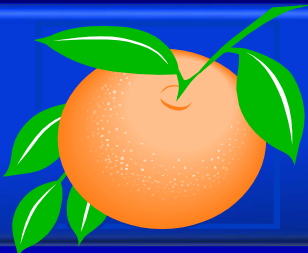
Woodland Lakes Planned Development (PD) Zoning Map





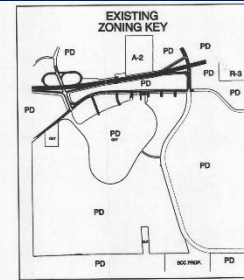
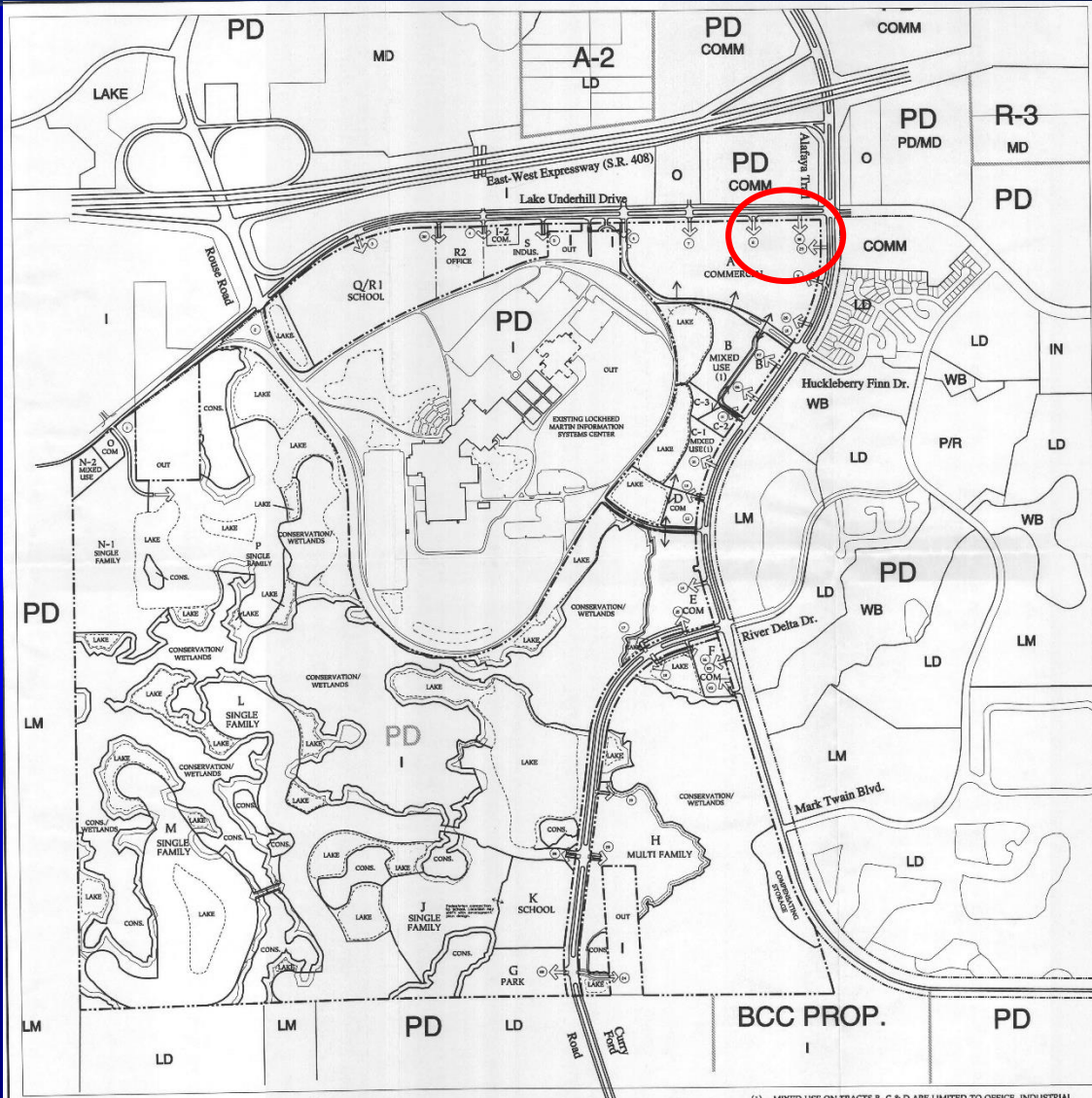
Woodland Lakes Planned Development (PD) Aerial Map





Woodland Lakes Planned Development (PD)

Overall Land Use Plan



LEGEND

→ CHOWD ACCESS

COMP. PLAN LAND USE

LD LOW DENSITY (UP TO 6 UNITS)

LM LOW MEDIUM DENSITY (UP TO 16 UNITS)

MD MEDIUM DENSITY (UP TO 20 UNITS)

COMM COMMERCIAL

O OFFICE

IN INSTITUTIONAL

PD PLANNED DEVELOPMENT

PR PARK/RECREATION

WB WATER BODY

ZONING

A-2 AGRICULTURAL DISTRICT

PD PLANNED DEVELOPMENT

PD-3 MULTI-FAMILY DWELLING DISTRICT

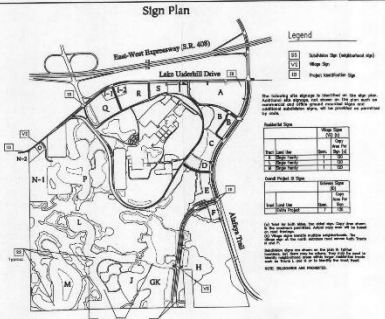
Access Table

Road	Key	Type
Lake Underhill Road	1	PULL
Lake Underhill Road	2	PULL
Lake Underhill Road	3	PULL
Lake Underhill Road	4	PULL
Lake Underhill Road	5	PULL
Lake Underhill Road	6	PULL
Lake Underhill Road	7	PULL
Lake Underhill Road	8	PULL
Lake Underhill Road	9	PULL
Lake Underhill Road	10	PULL
Lake Underhill Road	11	PULL
Lake Underhill Road	12	PULL
Lake Underhill Road	13	PULL
Lake Underhill Road	14	PULL
Lake Underhill Road	15	PULL
Lake Underhill Road	16	PULL
Lake Underhill Road	17	PULL
Lake Underhill Road	18	PULL
Lake Underhill Road	19	PULL
Lake Underhill Road	20	PULL
Lake Underhill Road	21	PULL
Lake Underhill Road	22	PULL
Lake Underhill Road	23	PULL
Lake Underhill Road	24	PULL
Lake Underhill Road	25	PULL
Lake Underhill Road	26	PULL
Lake Underhill Road	27	PULL
Lake Underhill Road	28	PULL
Lake Underhill Road	29	PULL
Lake Underhill Road	30	PULL
Lake Underhill Road	31	PULL
Lake Underhill Road	32	PULL
Lake Underhill Road	33	PULL
Lake Underhill Road	34	PULL
Lake Underhill Road	35	PULL
Lake Underhill Road	36	PULL
Lake Underhill Road	37	PULL
Lake Underhill Road	38	PULL
Lake Underhill Road	39	PULL
Lake Underhill Road	40	PULL
Lake Underhill Road	41	PULL
Lake Underhill Road	42	PULL
Lake Underhill Road	43	PULL
Lake Underhill Road	44	PULL
Lake Underhill Road	45	PULL
Lake Underhill Road	46	PULL
Lake Underhill Road	47	PULL
Lake Underhill Road	48	PULL
Lake Underhill Road	49	PULL
Lake Underhill Road	50	PULL

LEGEND

⊙ ACCESS NUMBER

↑ ACCESS LOCATION



DAVIS & ASSOCIATES
 Master Planning, Development Consulting,
 270 West Collier
 Orlando, FL 32818-8534



CONSULTANT TEAM
 DAVIS & ASSOCIATES
 PLANNER
 DONALD W. MONTGOMERY ASSOCIATES, INC.
 CIVIL ENGINEER
 HERRING DENNIS & ASSOC. INC.
 ENVIRONMENTAL CONSULTANTS
 JAMES HANSEN, DENTON & EBBSON PA
 LEGAL COUNSEL
 LIKE TRANSPORTATION INC. CONS.
 TRANSPORTATION CONSULTANTS
 JONES WOOD & GENTRY, INC.
 SURVEYOR

RECEIVED

MAY 04 2006
 PUBLIC WORKS
 DRC OFFICE
 PD LAND USE
 PLAN

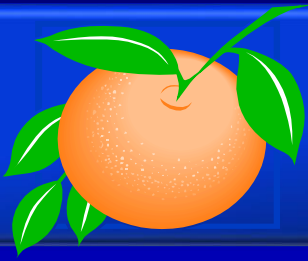
PD LAND USE
 PLAN

REVISED APRIL, 2006
 REVISED APRIL, 2005
 REVISED NOVEMBER, 2004
 REVISED JUNE, 2004
 REVISED JANUARY, 2004
 REVISED APRIL, 2003
 REVISED APRIL, 2001
 REVISED NOVEMBER 16, 2001
 SCALE: 1" = 500'



SHEET
 6 OF 6

(1) MIXED USE ON TRACTS B, C & D ARE LIMITED TO OFFICE, INDUSTRIAL AND COMMERCIAL. SEE PAGE 1 OF 6 FOR DETAILS.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Woodland Lakes Planned Development (PD) “Received May 2, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. .

District 4

Board of County Commissioners

Public Hearings

August 5, 2025