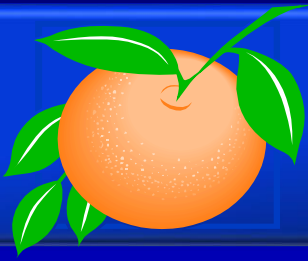


Board of County Commissioners

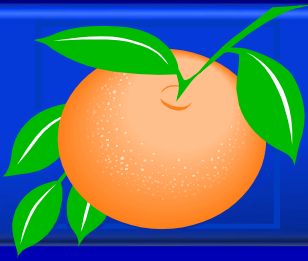
Public Hearings

August 5, 2025



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

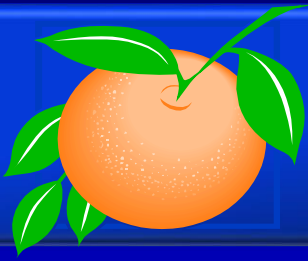
Case:	LUP-24-08-198
Applicant:	Clifford Alejos, Burkett Engineering
District:	1
Location:	North of New Independence Parkway / East of Avalon Road
Acreage:	6.83 gross acres
Request:	To rezone 6.83 acres from A-1 (Citrus Rural District) to PD (Planned Development District) with a proposed development program of 34 single-family attached and detached residential dwelling units.



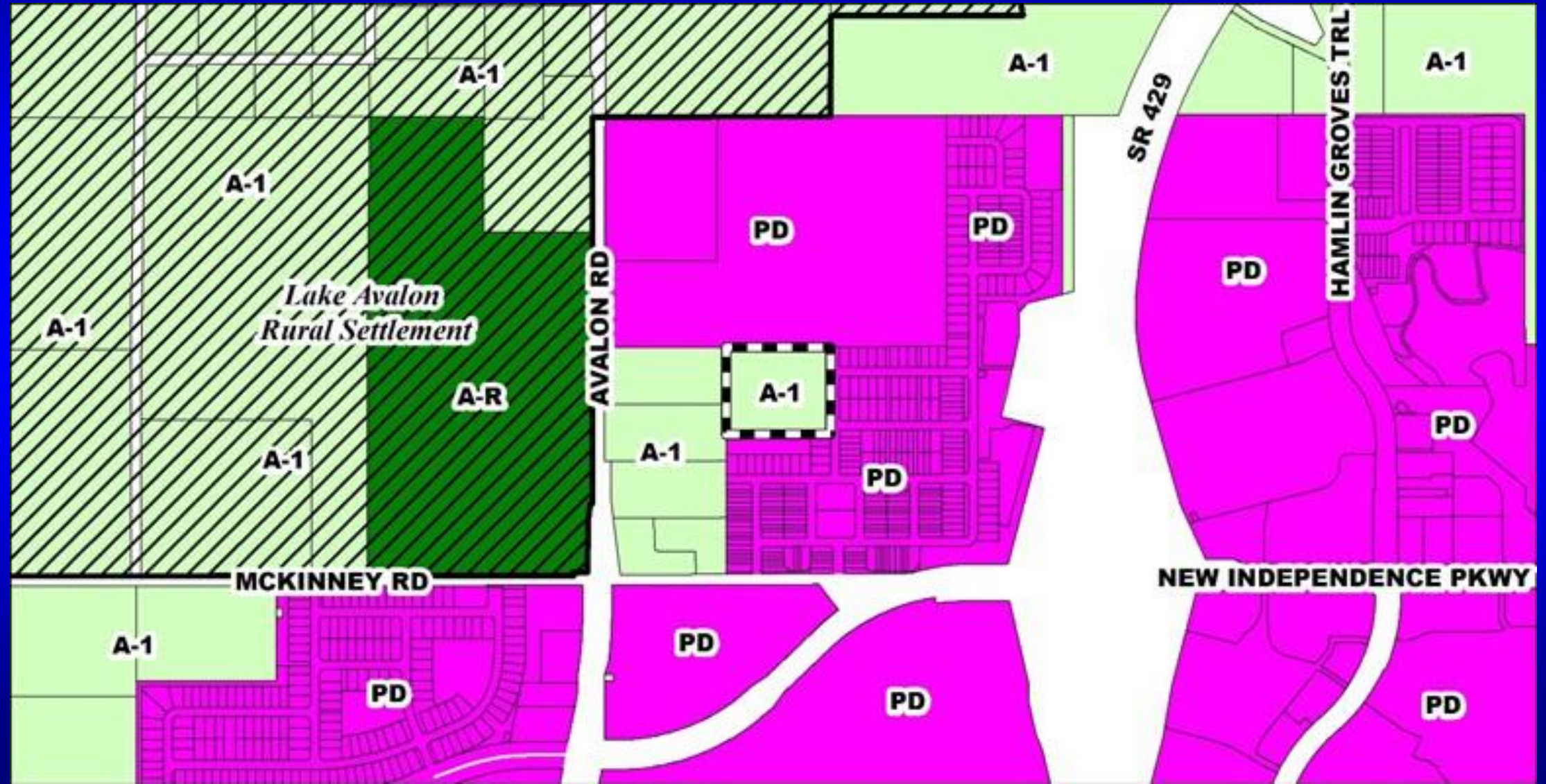
McKinney Road Land Use Plan / Planned Development (LUP / PD)

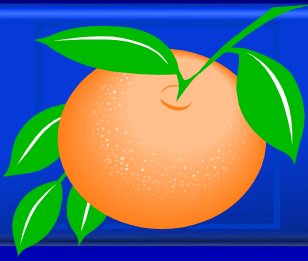
Horizon West Special Planning Area Land Use Map





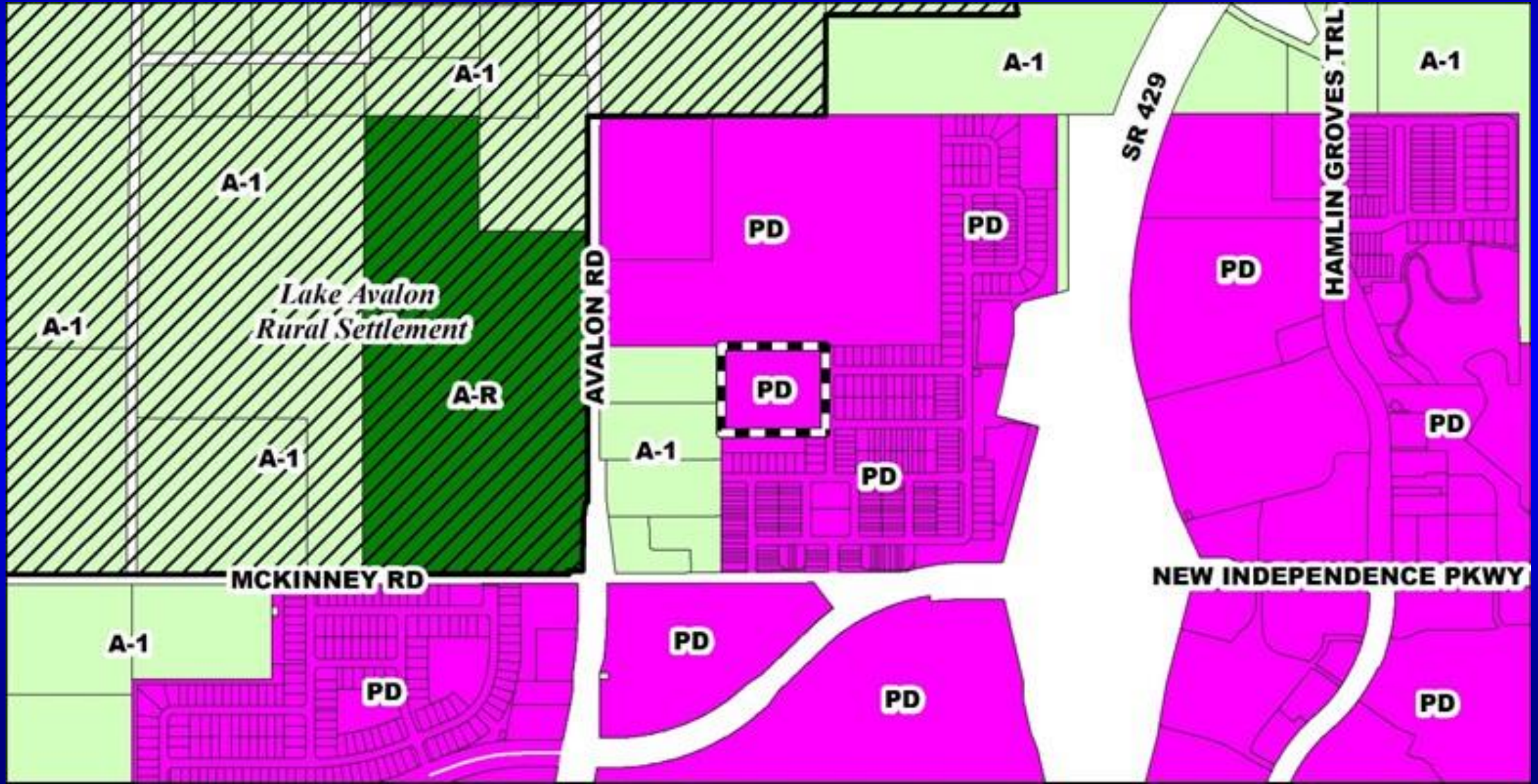
McKinney Road Land Use Plan / Planned Development (LUP / PD) Zoning Map

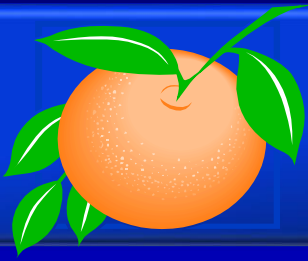




McKinney Road Land Use Plan / Planned Development (LUP / PD)

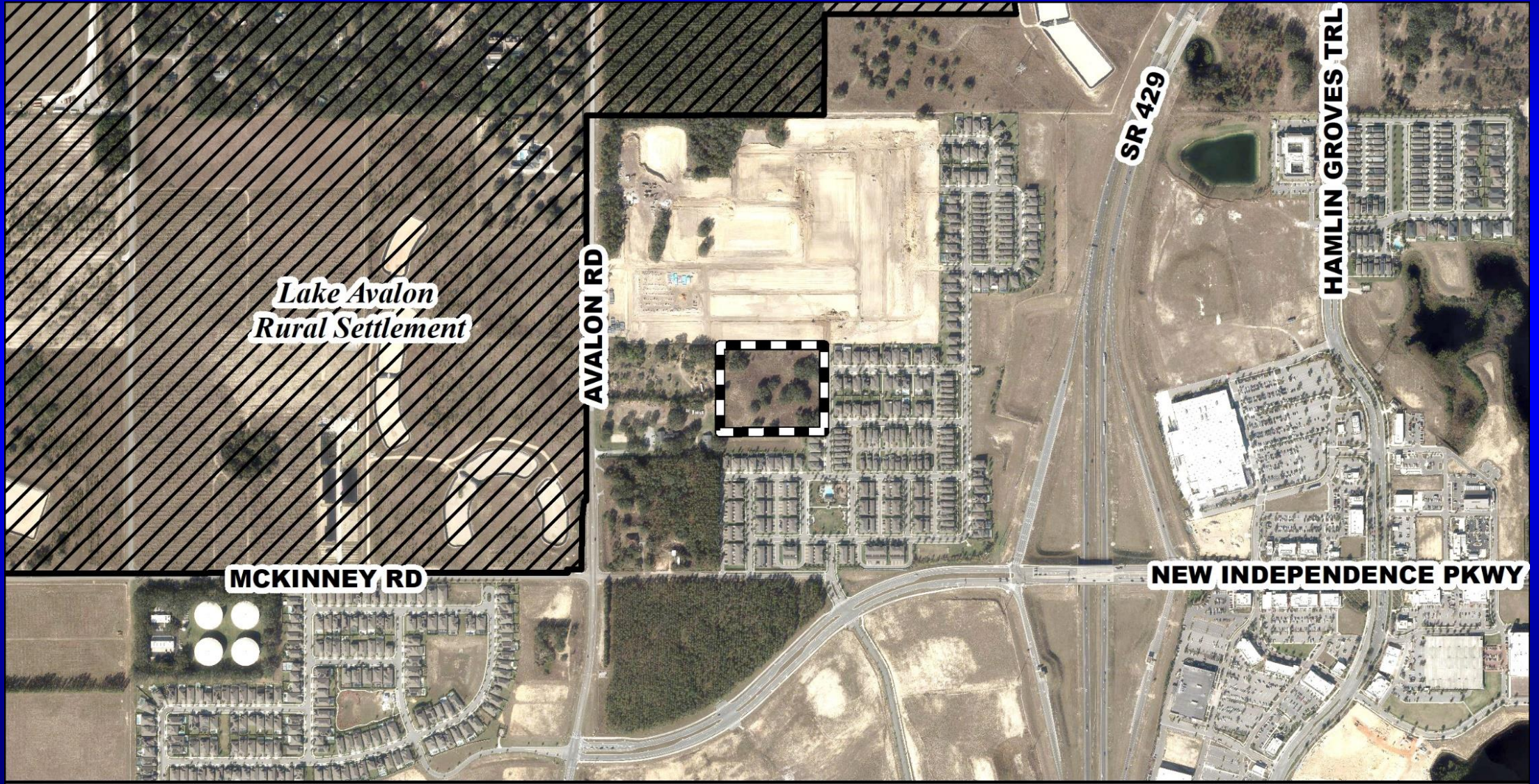
Proposed Zoning Map

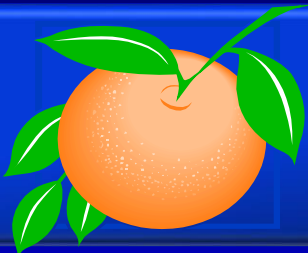




McKinney Road Land Use Plan / Planned Development (LUP / PD)

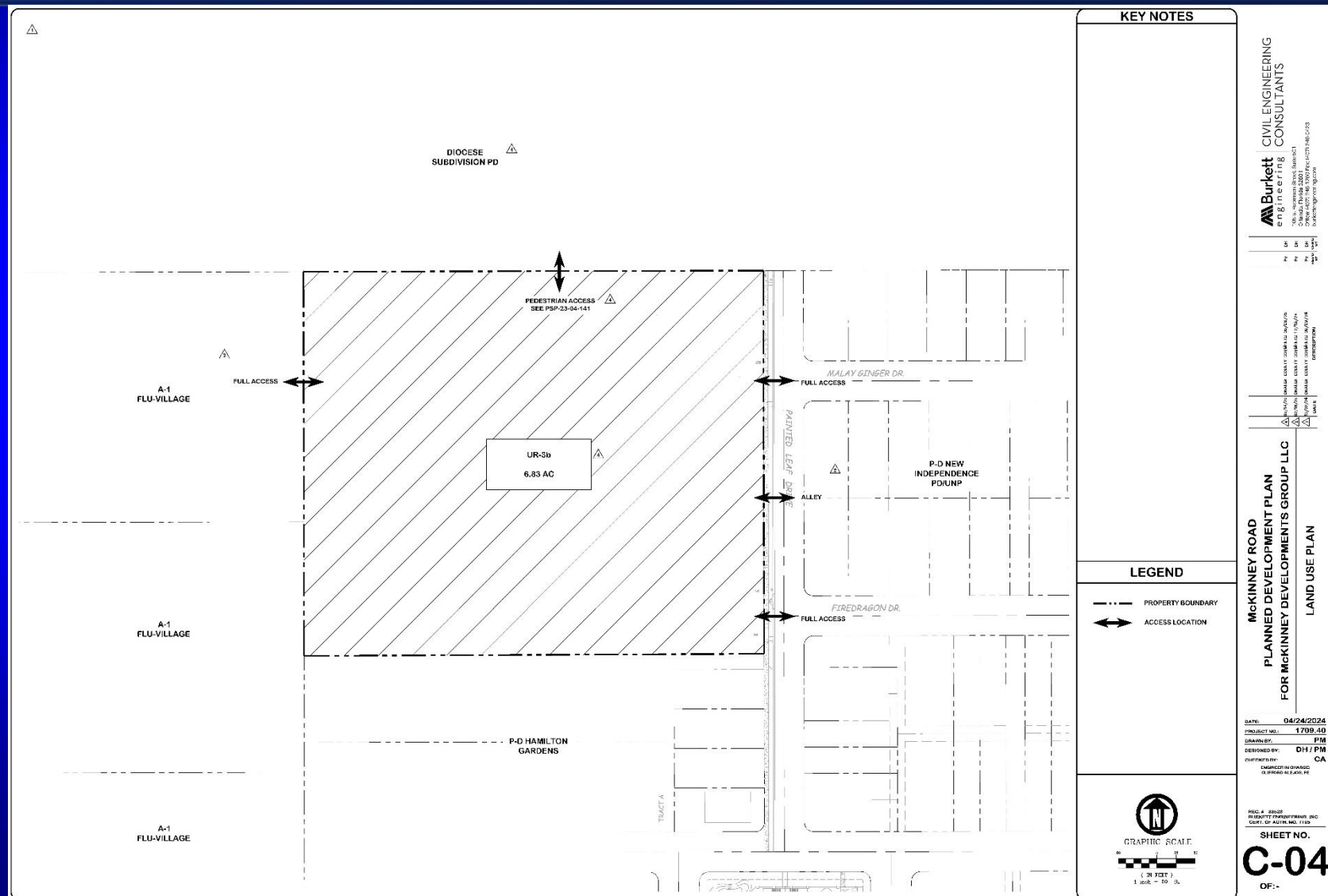
Aerial Map

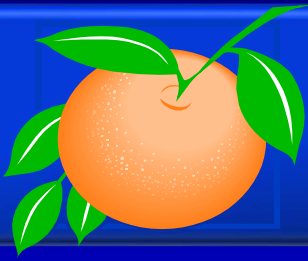




McKinney Road Land Use Plan / Planned Development (LUP / PD)

Overall Land Use Plan





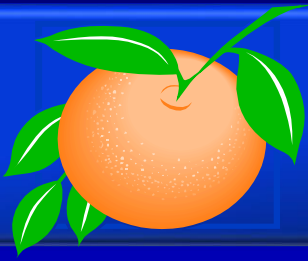
Action Requested

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

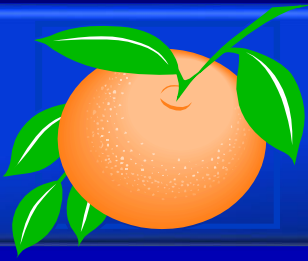
Approval and execution of Horizon West Town Center (McKinney Road PD/UNP) Adequate Public Facilities and Road Network Mitigation Agreement by and between McKinney Developments Group, LLC and Orange County.

District 1



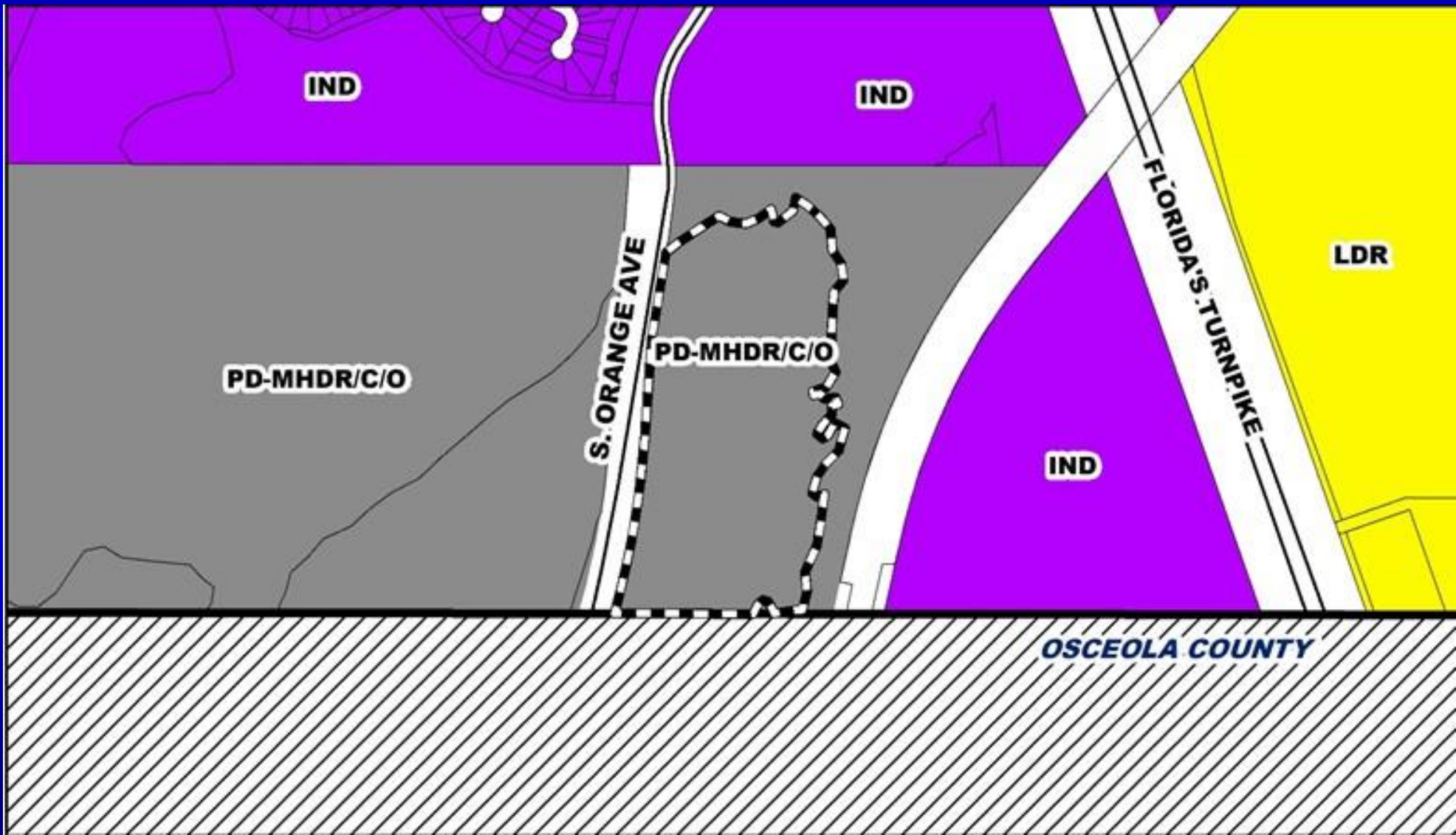
Tupperware Heights Planned Development (PD)

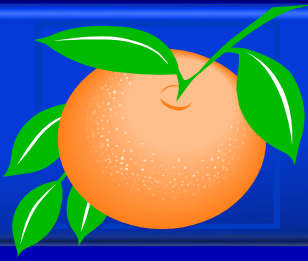
Case:	CDR-25-04-089
Applicant:	Tyler Enright, Kimley-Horn & Associates
District:	4
Acreage:	26.14 gross acres (affected parcel only)
Location:	East of S. Orange Blossom Trail / West of Florida's Turnpike, / North of the Orange County and Osceola County line
Request:	One waiver from Orange County Code 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)

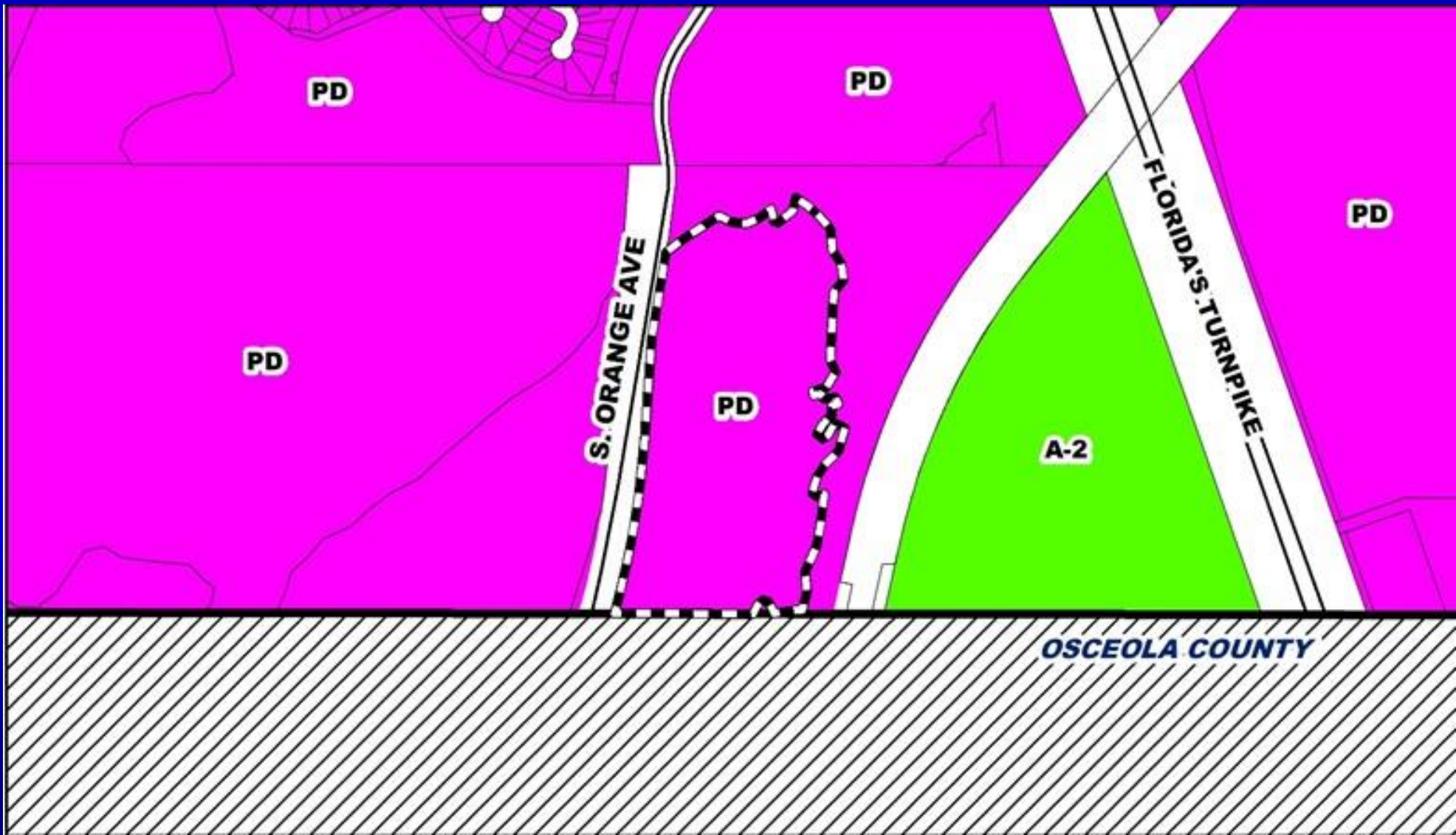
Future Land Use Map

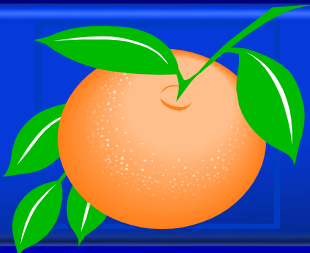




Tupperware Heights Planned Development (PD)

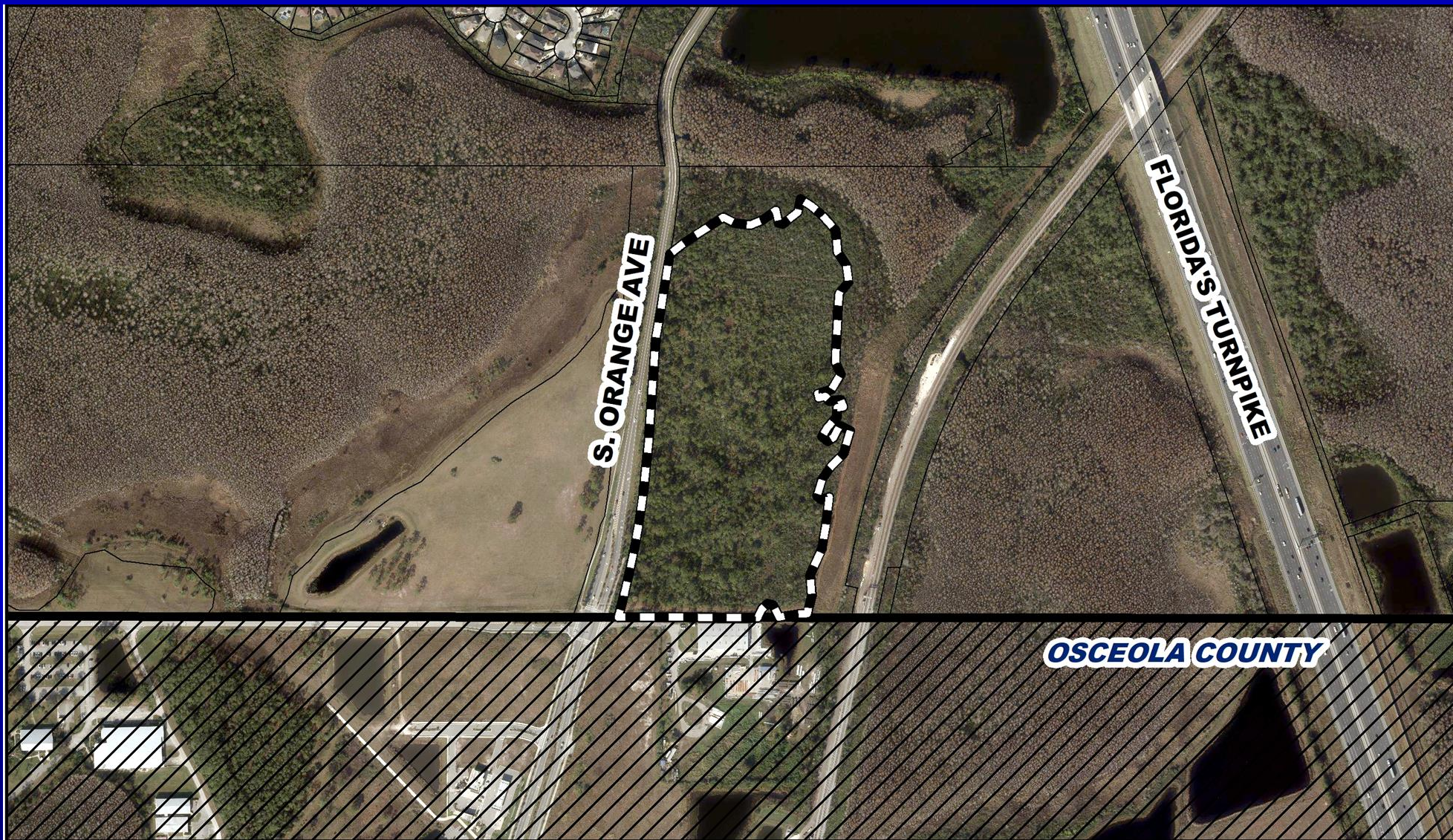
Zoning Map

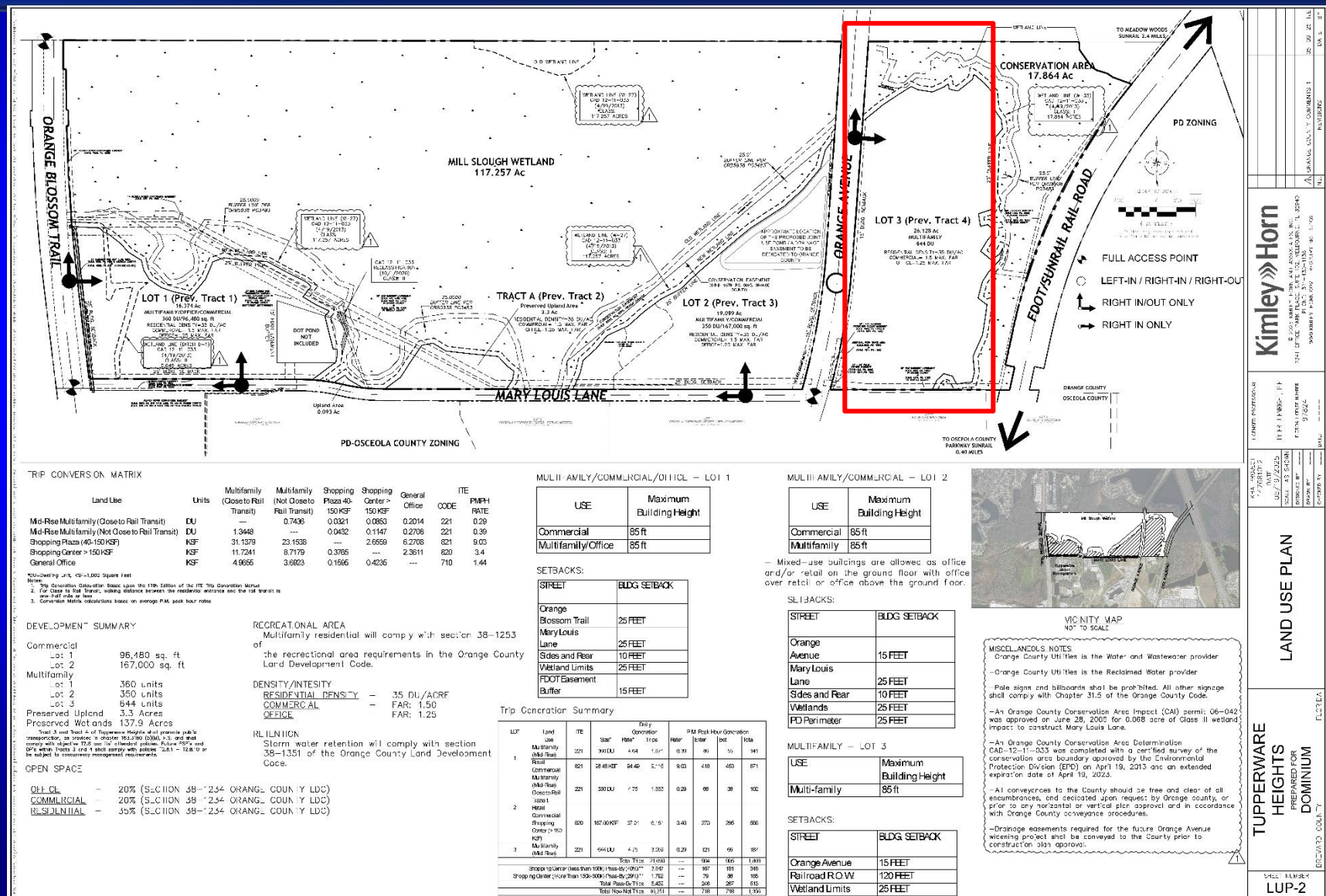


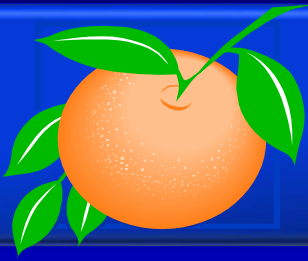


Tupperware Heights Planned Development (PD)

Aerial Map



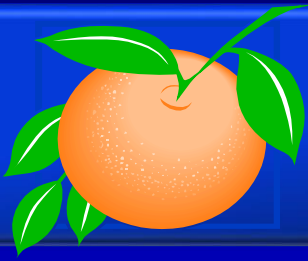




Action Requested

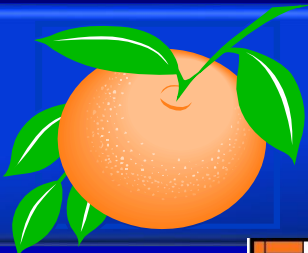
Make a finding of consistency with the Comprehensive Plan and APPROVE of the Tupperware Heights PD, dated “Received May 19th, 2025”, subject to the 14 conditions listed under the DRC Recommendation in the staff report.

District 4



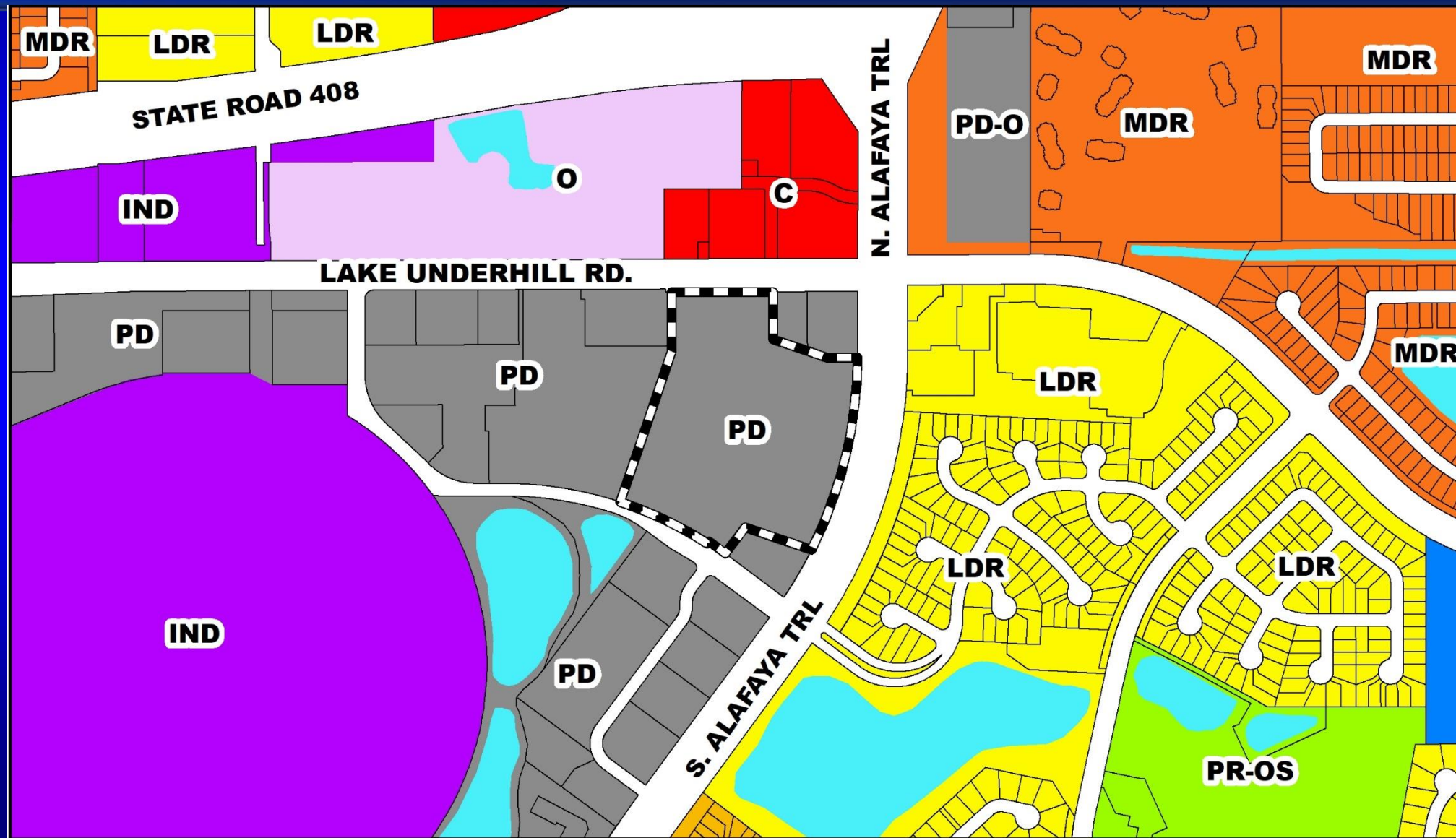
Woodland Lakes Planned Development (PD)

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:	<i>(Continued from July 15, 2025)</i> 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)

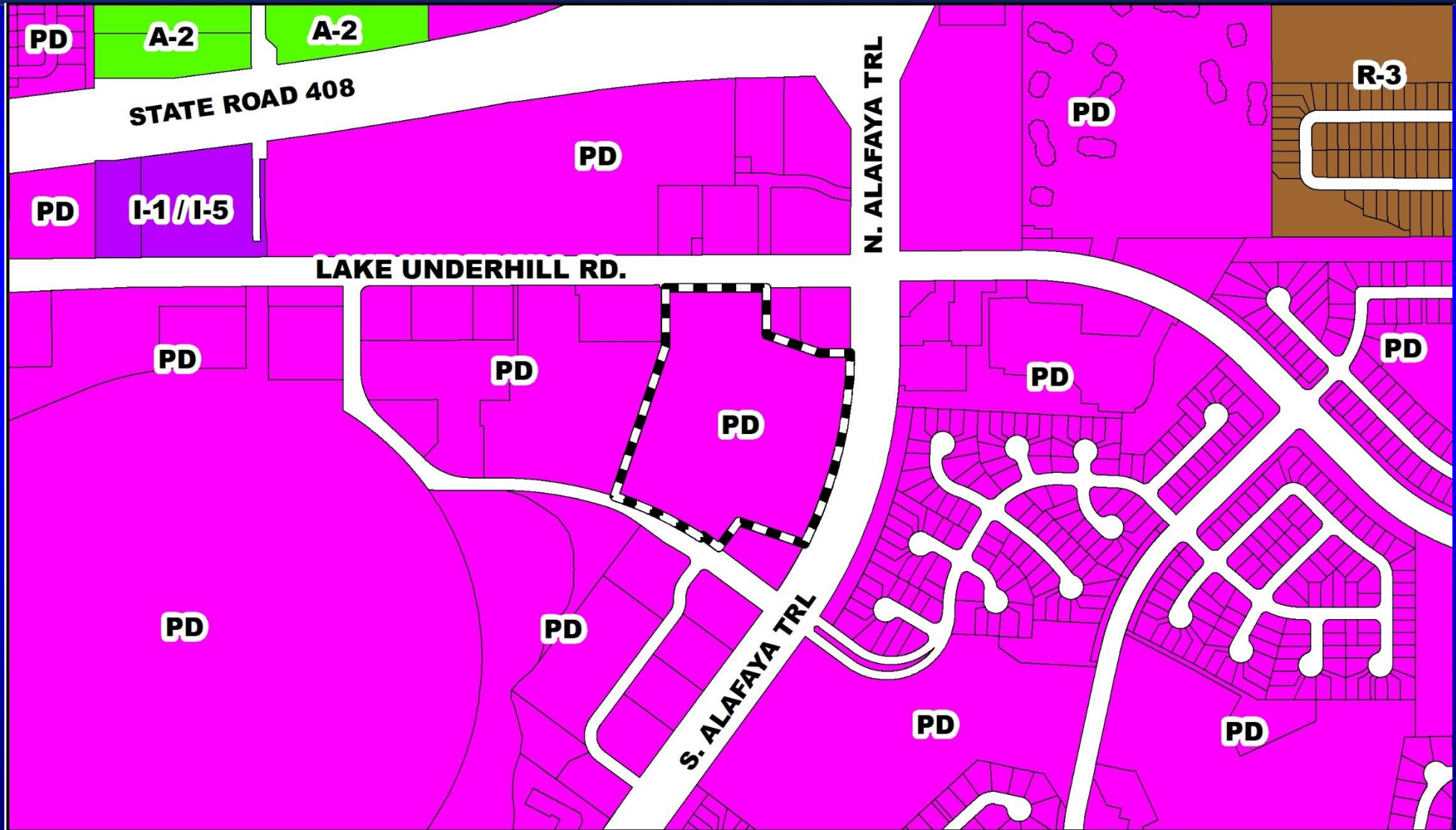
Future Land Use Map

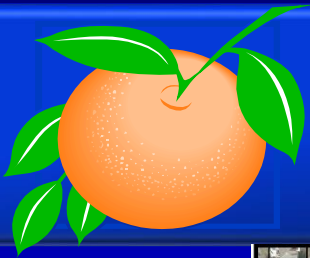




Woodland Lakes Planned Development (PD)

Zoning Map

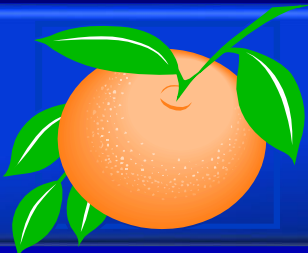




Woodland Lakes Planned Development (PD)

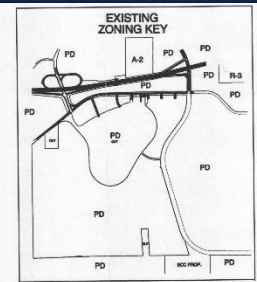
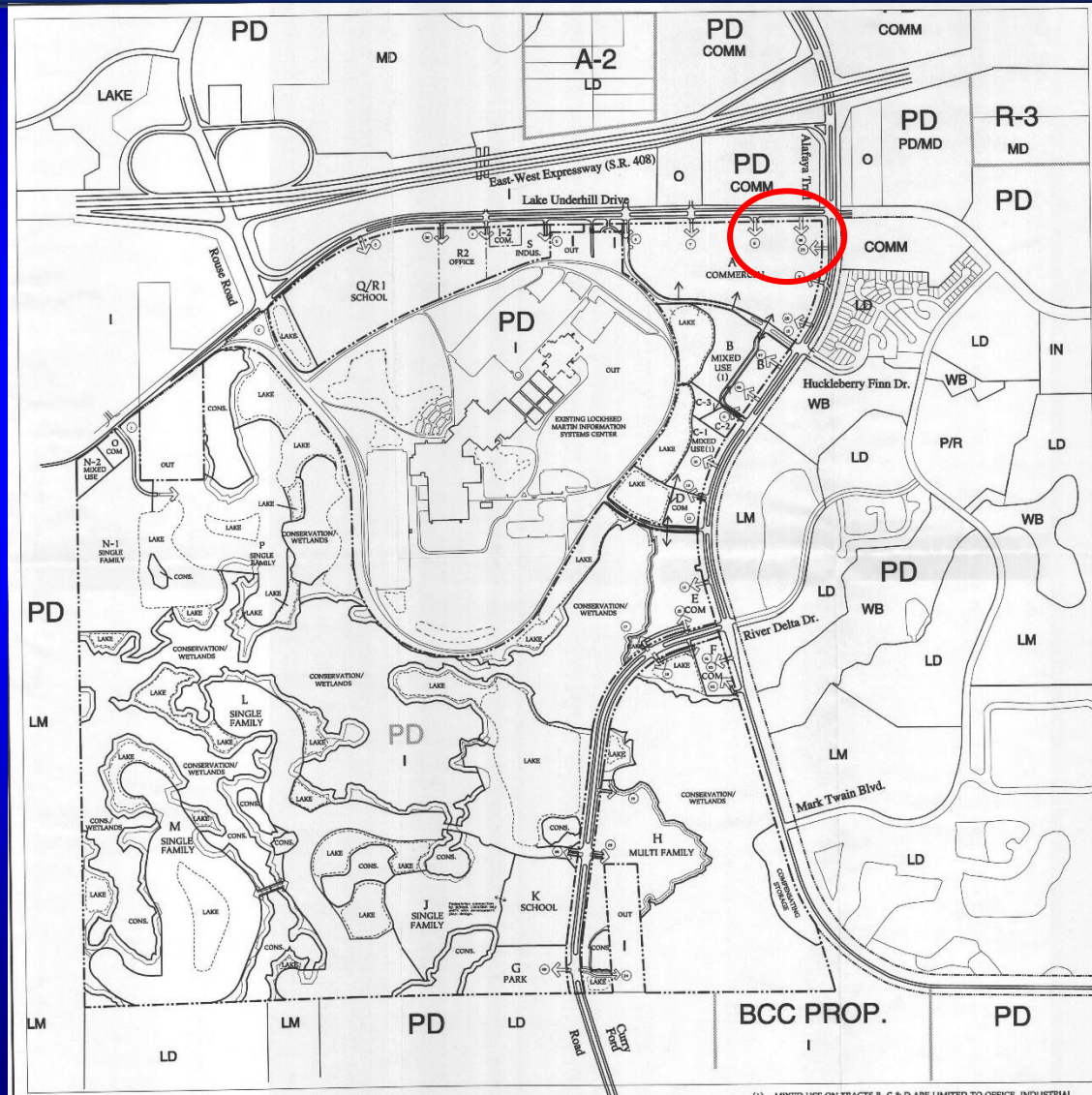
Aerial Map





Woodland Lakes Planned Development (PD)

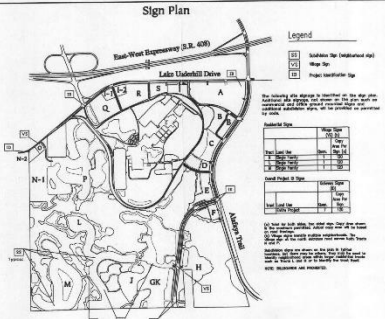
Overall Land Use Plan



- LEGEND**
- CHOW ACCESS
 - COMP. PLAN LAND USE
 - LD LOW DENSITY (UP TO 10 DWS)
 - LM LOW MEDIAN DENSITY (UP TO 10 DWS)
 - MD MEDIAN DENSITY (UP TO 20 DWS)
 - COMM COMMERCIAL
 - R-3 SINGLE-FAMILY
 - PD PLANNED DEVELOPMENT
 - WB WATER BODY
- ZONING**
- A-2 AGRICULTURAL DISTRICT
 - PD PLANNED DEVELOPMENT
 - MD 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
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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



DAVIS & ASSOCIATES
Master Planning, Development Consulting
770 N. W. 10th Avenue
Ocala, FL 32801-8001



CONSULTANT TEAM
DAVIS & ASSOCIATES
PLANNING
DONALD W. MONTGOMERY ASSOCIATES, INC.
Civil Engineer
RESOLUTION ENGINEERING & ASSOC., INC.
Environmental Consultants
JESSAMIN BENTLEY & SIBSON PA
Legal Counsel
LUKE TRANSPORTATION ENGINEERING, CONSTRUCTION CONSULTANTS
Transportation Consultants
JONES WOOD & CENTRY, INC.
Surveyor

RECEIVED

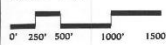
MAY 04 2006

PUBLIC WORKS
DRC OFFICE

PD LAND USE
PLAN

PD LAND USE
PLAN

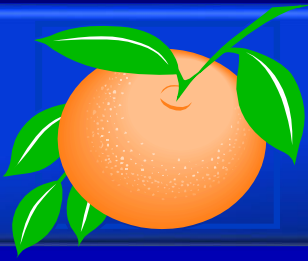
REVISED APRIL, 2006
REVISED APRIL, 2005
REVISED NOVEMBER, 2004
REVISED JUNE, 2004
REVISED JANUARY, 2004
REVISED APRIL, 2003
REVISED DECEMBER 15, 2001
REVISED NOVEMBER 16, 2001
SCALE: 1" = 500'



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