

## Interoffice Memorandum

**DATE:** June 30, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department



**CONTACT:** Nicolas Thalmueller, AICP, DRC Chairman

**PHONE:** (407) 836-5523

**DIVISION:** Development Review Committee

**ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and approve the McKinney Road Land Use Plan / Planned Development (LUP / PD) received May 15, 2025, subject to the conditions listed under the Planning and Zoning Commission (PZC) Recommendation in the Staff Report. District 1. (Planning Division)

**PROJECT:** McKinney Road LUP/PD (LUP-24-08-198)

**PURPOSE:** The subject property is located north of New Independence Parkway and east of Avalon Road and consists of 6.83 gross acres. The property is designated Urban Residential District (UR-3b) on the Special Planning Area Land Use Map for Horizon West, within the Town Center Village and is zoned A-1(Citrus Rural District).

Through this request the applicant is seeking to rezone the 6.83-acre subject property 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, consistent with Horizon West Code and policies. The project proposes a development program of 5.3 units per net developable acre for 34 single-family residential dwelling units, which is consistent with the Urban Residential District. The specific development program breaks down as 27 single-family detached units and seven (7) single-family attached units. No waivers are being requested. The property requires 1.24 acres of Adequate Public Facility (APF) land(s) and zero (0) acres are being provided, creating a deficit. This request is associated with an Adequate Public Facility (APF) and Road Network Mitigation Agreement (RAG-25-02-010) that was submitted parallel with this request. The agreement provides for the APF deficit to be satisfied by acquiring surplus credits or paying the fee in lieu totaling \$69,002.47 prior to

plat, and addresses transportation mitigation via Proportionate Share payment.

This proposal received a recommendation of approval from the Development Review Committee (DRC) on May 14, 2025.

This proposal received a recommendation of approval from the Planning and Zoning Commission (PZC) on June 19, 2025.

The associated Adequate Public Facility and Road Network Mitigation Agreement (RAG-25-02-010) was recommended for approval by the Roadway Agreement Committee (RAC) on February 26, 2025.

**BUDGET: N/A**