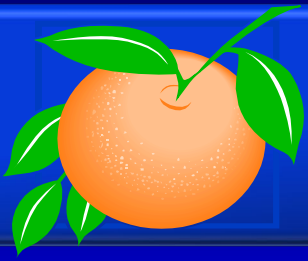


*Board of County Commissioners*

# Public Hearings

**July 15, 2025**



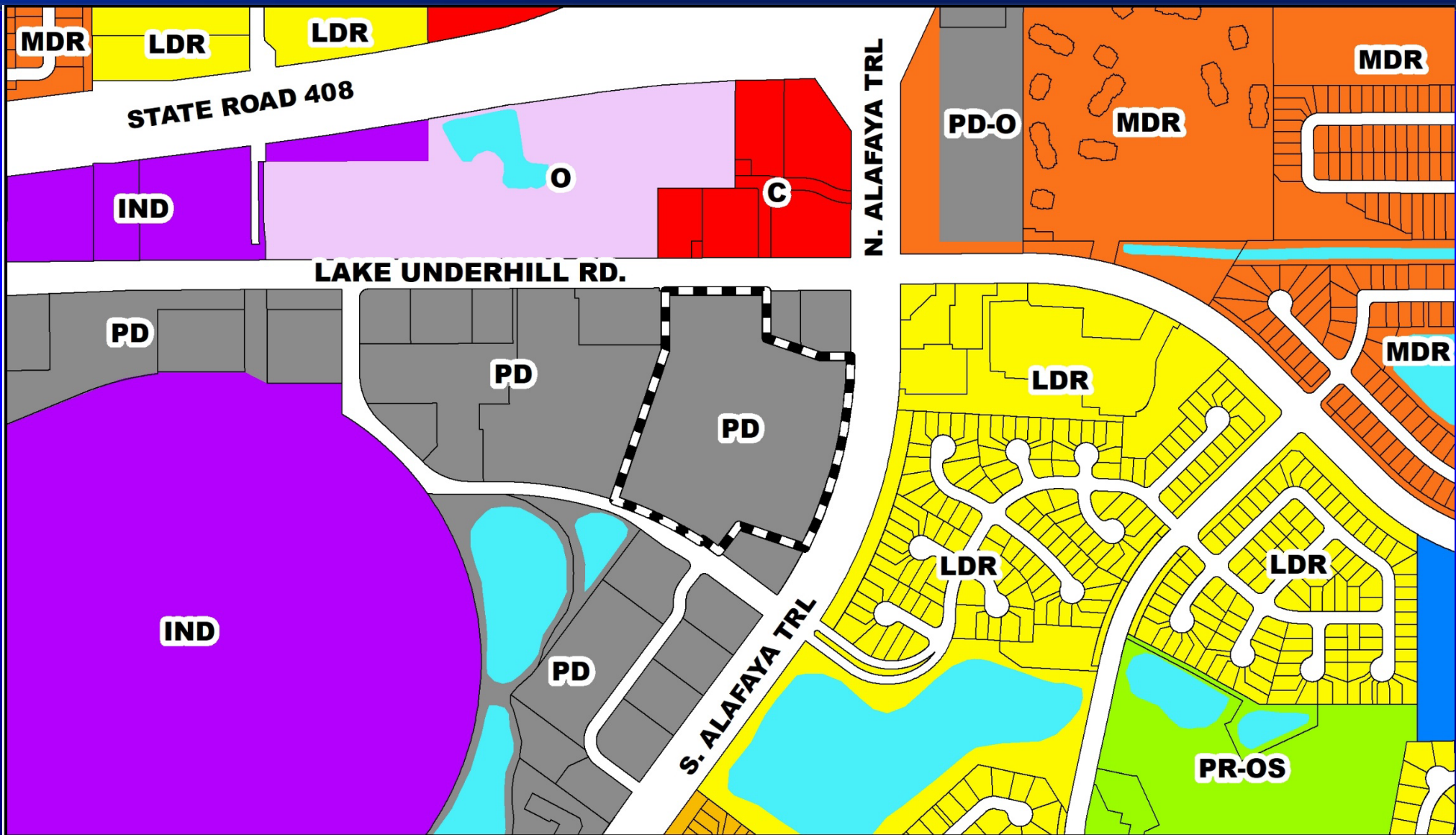
## Woodland Lakes Planned Development (PD)

- Case:** CDR-24-10-250
- Applicant:** Kendra McBee, 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:** To amend the Master Sign Plan to allow for a ground sign for a future outparcel. In addition, two (2) waivers from Orange County Code are being requested:
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.



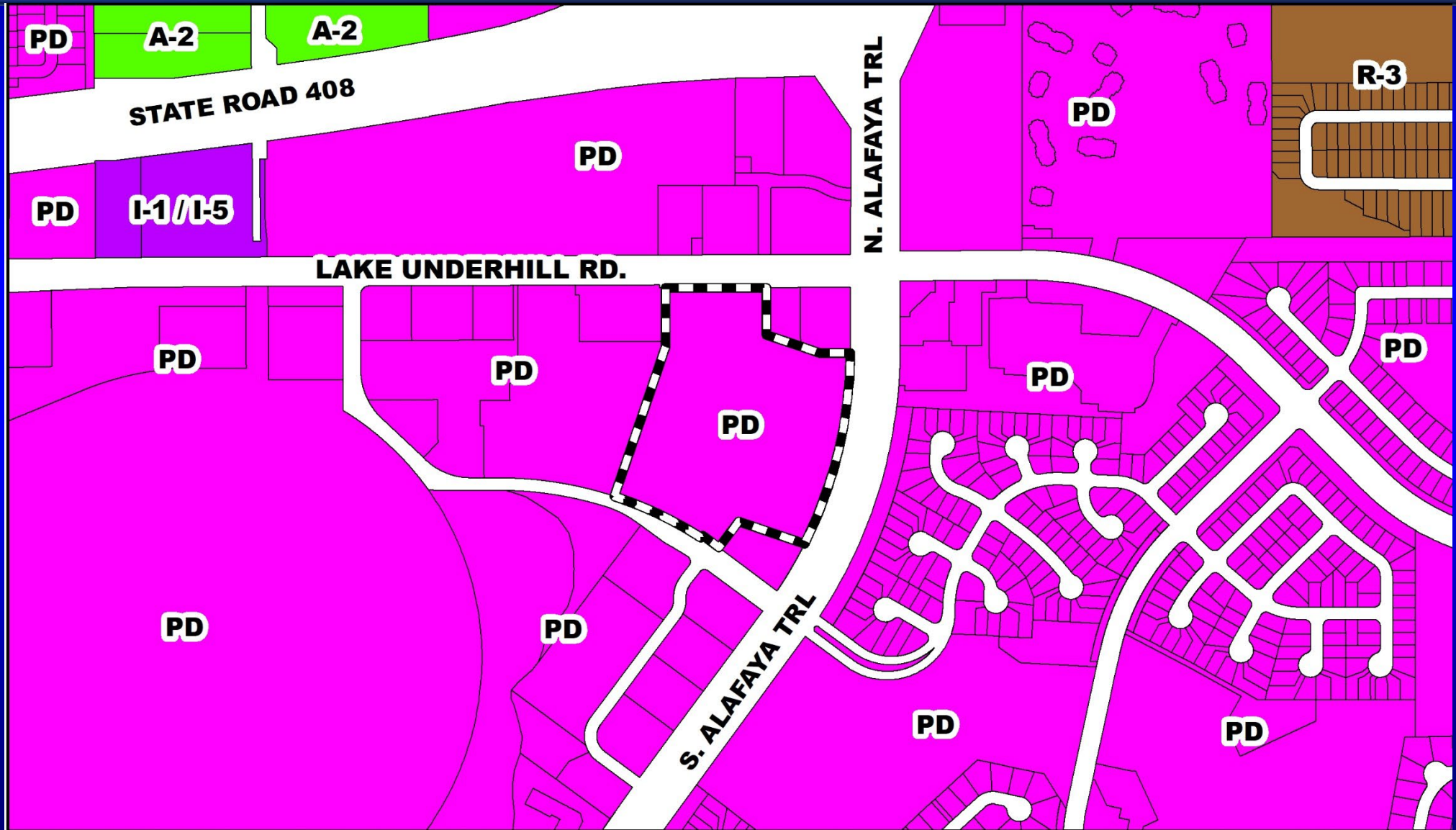
# Woodland Lakes Planned Development (PD)

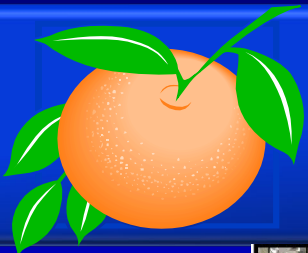
## Future Land Use Map





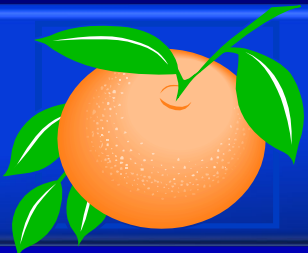
# Woodland Lakes Planned Development (PD) Zoning Map





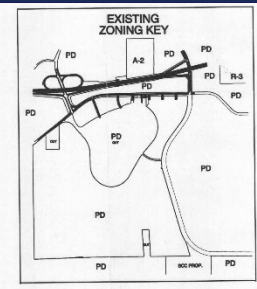
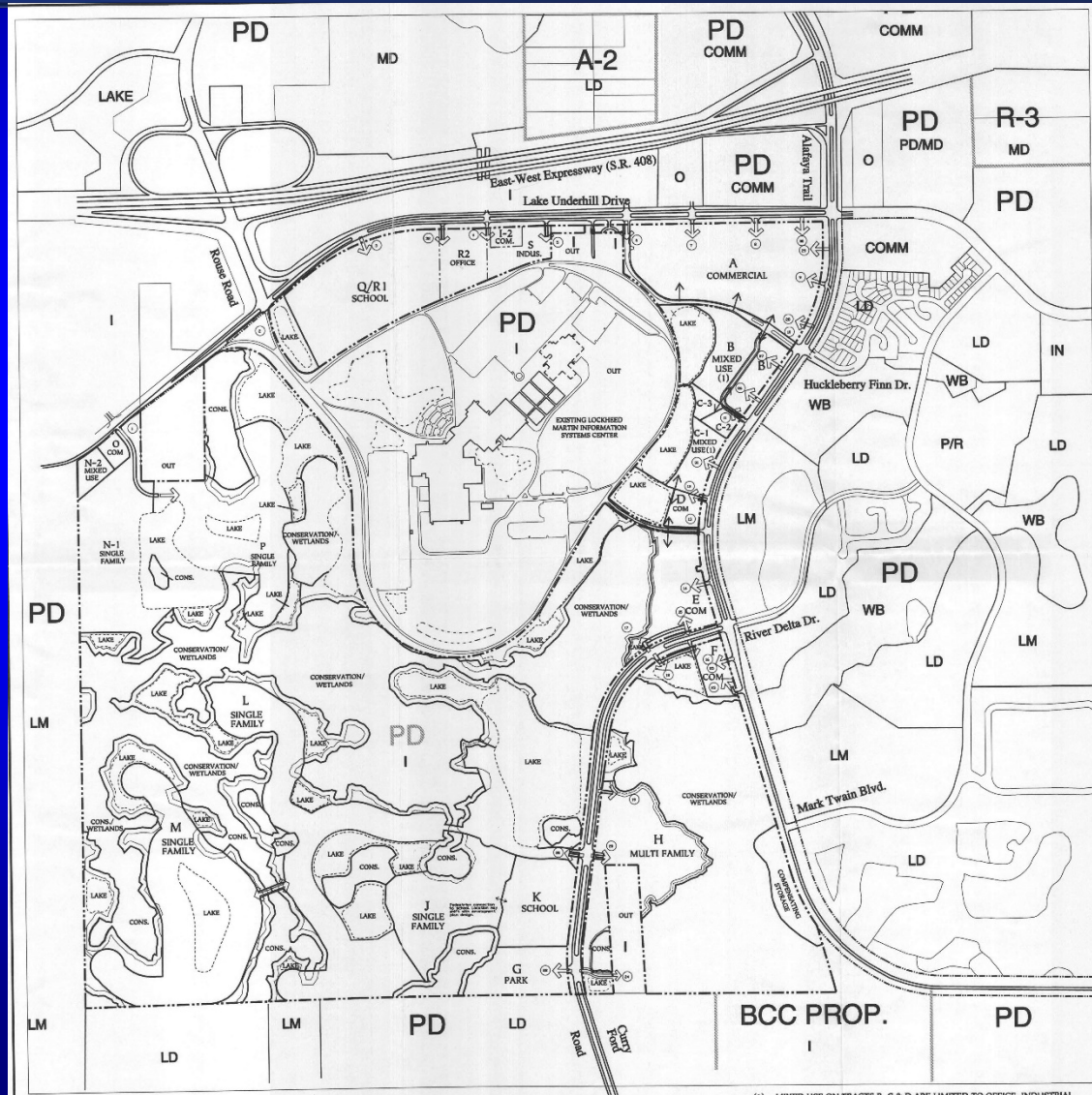
# Woodland Lakes Planned Development (PD) Aerial Map





# Woodland Lakes Planned Development (PD)

## Overall Land Use Plan

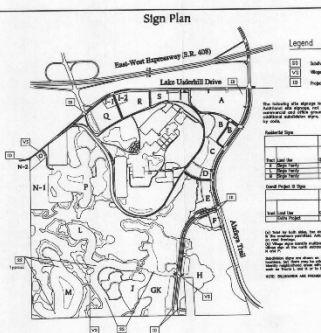


**LEGEND**

←→	CRUISE ACCESS
—	COMP. PLAN LAND USE
LD	LOW DENSITY (UP TO 4 DWG)
LD	LOW MEDIUM DENSITY (UP TO 16 DWG)
LD	LOW DENSITY (UP TO 20 DWG)
COMM	COMMERCIAL
Q	OFFICE
IN	INSTITUTIONAL
PD	PLANNED DEVELOPMENT
PD	PLANNED DEVELOPMENT
WB	WATER BODY
<b>ZONING</b>	
A-2	RESIDENTIAL DISTRICT
PD	PLANNED DEVELOPMENT
PD	MULTI-FAMILY DWELLING DISTRICT

**Access Table**

Road	Key	Type
Lake Underhill Road	1	FULL
Lake Underhill Road	2	FULL
Lake Underhill Road	3	FULL
Lake Underhill Road	4	FULL
Lake Underhill Road	5	BRK
Lake Underhill Road	6	FULL
Lake Underhill Road	7	FULL
Lake Underhill Road	8	BRK
Lake Underhill Road	9	BRK
Alphons Tr	10	BRK
Alphons Tr	11	FULL
Alphons Tr	12	BRK
Alphons Tr	13	FULL
Alphons Tr	14	BRK
Alphons Tr	15	BRK
Alphons Tr	16	BRK
Alphons Tr	17	BRK
Alphons Tr	18	BRK
Alphons Tr	19	BRK
Alphons Tr	20	BRK
Alphons Tr	21	BRK
Alphons Tr	22	BRK
Alphons Tr	23	BRK
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Alphons Tr	30	BRK
Alphons Tr	31	BRK
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Alphons Tr	93	BRK
Alphons Tr	94	BRK
Alphons Tr	95	BRK
Alphons Tr	96	BRK
Alphons Tr	97	BRK
Alphons Tr	98	BRK
Alphons Tr	99	BRK
Alphons Tr	100	BRK



**DAVIS & ASSOCIATES**  
 Major Planning, Development Consulting,  
 Traffic Engineering,  
 Ohio, St. 33554-8635

**Woodland Lakes**

**CONSULTANT TEAM**  
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 Civil Engineer  
 MERRILENE DENNIS & ASSOC. INC.  
 Environmental Consultants  
 ABERNATHY BROTHERS & EDISON PA  
 Night Counselor  
 LUKE TRANSPORTATION ENG. CONS.  
 Transportation Consultant  
 JONES WOOD & GENTRY, INC.  
 Surveyor

**RECEIVED**  
 MAY 04 2006  
 PUBLIC WORKS  
 DRC OFFICE  
**PD LAND USE PLAN**  
**PD LAND USE PLAN**

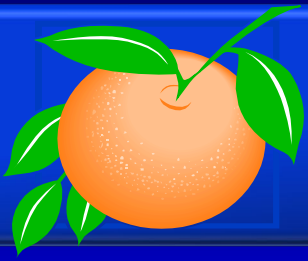
**REVISIONS**

REVISED	APRIL, 2006
REVISED	APRIL, 2005
REVISED	NOVEMBER, 2004
REVISED	APRIL, 2004
REVISED	JANUARY, 2004
REVISED	APRIL, 2003
REVISED	DECEMBER 15, 2001
REVISED	NOVEMBER 16, 2001

SCALE: 1" = 300'

**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

**July 15, 2025**