



Interoffice Memorandum

September 6, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development
Services Department

**CONTACT PERSON: John Smogor, Chairman
Development Review Committee
Planning Division
(407) 836-5616**

SUBJECT: September 19, 2017 – Public Hearing
Jim Hall, VHB, Inc.
Kurtyka Planned Development (PD)
Case # LUP-14-03-069 / District 3

The Kurtyka Planned Development (PD) is located at 2004 Gregory Road; or generally on the west side of Gregory Road, approximately 1,300 feet south of Berry Dease Road. With the original request, the applicant was seeking to rezone the subject parcel from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 45 single-family lots with detached dwelling units. In addition to four community meetings related to the pending Rural Residential Enclaves Small Area Study, there have been two (2) project-specific community meetings.

The original request received a recommendation of approval by the Development Review Committee (DRC) on December 2, 2015; however, the Planning and Zoning Commission (PZC) recommended denial on January 21, 2016, due to perceived compatibility issues with adjacent rural properties. To date, the Board of County Commissioners (BCC) has continued this item on four (4) occasions, including July 19, 2016; November 15, 2016; March 7, 2017; and June 20, 2017.

Due to the outstanding status of the pending Rural Residential Enclaves Small Area Study, the BCC continued the application to September 19, 2017 (the latest available public hearing date on the BCC Long Range Agenda), with the acknowledgement that it would be continued again. Therefore, and based on applicant input, staff is recommending that the application be continued to December 19, 2017.

ACTION REQUESTED: Continue the Kurtyka Planned Development / Land Use Plan (PD/LUP) - Case #LUP-14-03-069 to December 19, 2017. District 3