



## Interoffice Memorandum

DATE: January 18, 2018

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: February 6, 2018 – 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 2014 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 a 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 address compatibility concerns, on June 26, 2017, the applicant submitted a revised plan for the Board's consideration that reflected 26 units with minimum ½-acre lot sizes and minimum 170-foot lot widths. This plan has not been reviewed by the DRC or PZC, but reflects a reduction of nineteen (19) units from the original request.

To date, the Board of County Commissioners (BCC) has continued this item on six (6) occasions, including July 19, 2016; November 15, 2016; March 7, 2017; June 20, 2017; September 19, 2017; and December 19, 2017.

The most recent continuance was granted by the BCC to allow the applicant time to update their Capacity Enhancement Agreement (CEA) with Orange County Public Schools, which recently expired. Per the applicant, this CEA has not yet been re-established, so the BCC cannot take action on this item at this time. Staff recommends cancelling this public hearing to allow the applicant time to work with OCPS to update the CEA. Additionally, the cancellation will require a new advertisement and notice to surrounding property owners for increased transparency in the process.

**ACTION REQUESTED:**

**Cancel the public hearing for the Kurtyka Planned Development / Land Use Plan (PD/LUP) - Case #LUP-14-03-069. District 3**