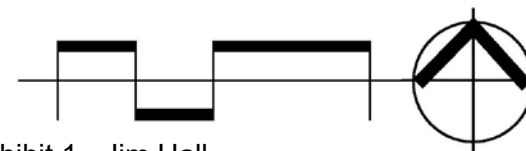


Barry Deese RRE

Kurtyka

Orange County, Florida

2018-07-10 Public Hearing G17 Amendment 2018-2-C-FLUE-1 Exhibit 1 - Jim Hall



July 10, 2018

Hall Development Services Inc.







Now Completed storage  
facility on Curry Ford



Townhomes on entry road

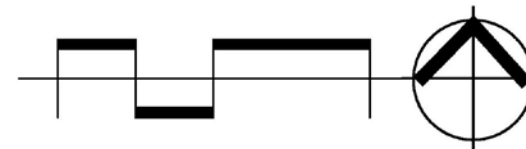


Townhomes from  
the SR 417

Barry Deese RRE

Kurtyka

Orange County, Florida



July 10, 2018

Hall Development Services Inc.

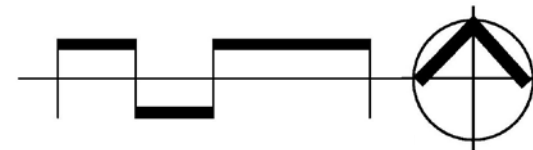




Barry Deese RRE

Kurtyka

Orange County, Florida



July 10, 2018

Hall Development Services Inc.





Kurtyka on left



Kurtyka on left

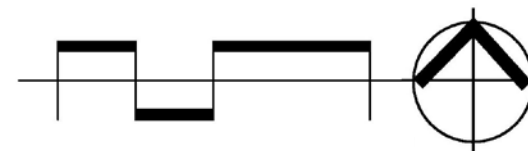


Kurtyka on left and townhomes in background

Barry Deese RRE

Kurtyka

Orange County, Florida



July 10, 2018

Hall Development Services Inc.





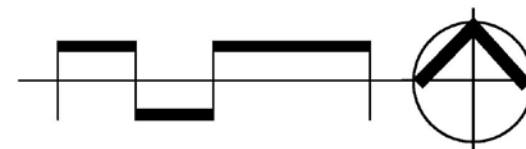
The PD application limits access from the townhomes to the south and 100' buffer on the east and north provide compatibility with the Barry Deese RRE.

The request is to remove the Kurtyka parcel from the RRE.

Barry Deese RRE

Kurtyka

Orange County, Florida



July 10, 2018

Hall Development Services Inc.

SITE DATUM

### GENERAL INFORMATION

Location:	East of SR 417, west of Gregory Road in unincorporated Orange County
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Proposed Phasing:	One
Current/Future Land Use:	Low Density Residential (LDR)
Existing Zoning:	A-2
Proposed Zoning:	PD

**ACREAGE**

Developable Acreage:	17.59
Wetland Impacts:	1.33 (All acreages regarding wetlands and buffers are considered approximate until finalized by a CAD and Conservation Area Impact Permits)
Open Space Required:	10% (1.76 acres)
Open Space Provided:	1.76 acres

### PROPOSED LAND USES

Proposed Max. Residential Units:	43 detached single family
Residential Acreage:	17.59
Residential Density:	2.4 du/ac

### DEVELOPMENT STANDARDS

	Single Family Detached	Single Family Detached
MAX. BUILDING HEIGHT	2 STORIES/25'0"	2 STORIES/25'0"
MIN. LOT/LOT AREA	1,200	1,200
MIN. LOT FRONT	100 x 120 (s.d.)	100 x 120 (s.d.)
STREETS		
FRONT	20'	20'
REAR	20'	20'
SIDE	5'	5'
SIDE STREET	15'	15'
PO UNDEVELOPED		
# of Boundary	25'	25'
DEVELOP	25'	25'

**AVERAGE DAILY TRIPS**

Land Use District	Units	ITE Code	Trip Rate	Daily Trips	PM Peak Trips		
					Total	In	Out
Low Density Residential	43	210	9.52	483	49	31	18

### STUDENT GENERATION

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Total Students: 19

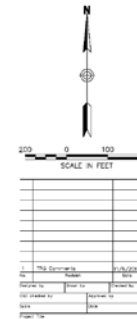
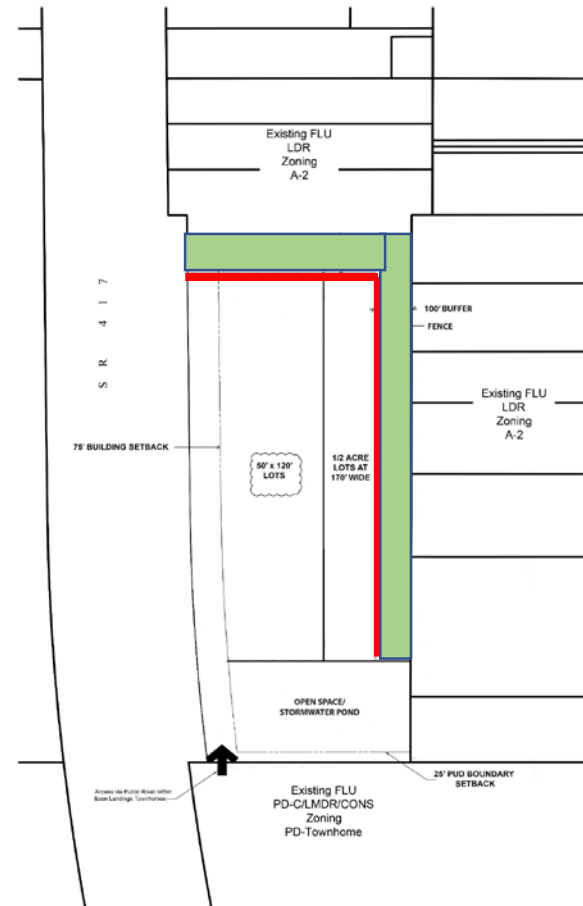
	Elementary	Middle	High
Students Generated	9	4	6

## UTILITIES

Water:	Orange County
Sanitary Sewer:	Orange County
Reclaimed Water:	Orange County

### GENERAL NOTES

1. The project will be designed central stormwater management facilities under criteria in accordance with Orange County and SWMD standards.
2. Based upon FEMA Map #120905C0290, the site is within Flood Zone X.
3. Fire protection shall be provided by Orange County Fire and Rescue.
4. Police protection shall be provided by Orange County Sheriff's Department.
5. Access to the site shall be via public road under Lane Endings PD.
6. A tree survey/mitigation plan shall be required with a PSP/DP submittal. No tree clearing shall be permitted until approved by Orange County.
7. The ownership and maintenance for all stormwater ponds will be determined at the time of PSP/DP review.
8. Park and community recreation facilities will be private and for the residents of this community only and will be owned and maintained by the HOA. Recreation types and location will be determined at the review of the PSP/DP plan. Recreational area shall comply with Section 38-1253 of the Orange County LDC.
9. This plan indicates the maximum number of units anticipated for this development. Actual units may be reduced once further detailed engineering studies are performed during the PSP/DP review process.
10. As Orange County Conservancy review and determination (ACD) must be completed with a certified survey of the conservation area boundary approved by EPD prior to PSP/DP submittal.
11. The proposed wetland impacts shown on this plan are mandated and subject to county review and approval. Approval of this plan does not constitute approval of a permit to impact conservation areas as identified by Orange County or the SWMD.
12. Gregory Road is a private, non-county maintained drive. No access is proposed from the Kuryika PO to Gregory Road.
13. Multiple water and sanitary sewer easements through infrastructure developed for Lane Endings PD.
14. In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.



Kurtyka  
PD

Land Use  
Plan

C-3

May 31, 2016

Barry Deese RRE

# Kurtyka

Orange County, Florida

July 10, 2018

**Hall Development Services Inc.**