



**MEETING AGENDA  
SESSION OF THE PLANNING ADVISORY BOARD  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
WEDNESDAY, JULY 15, 2026 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - 5.A Public Hearing - Proposed Ordinance #26-16 - Amending the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD): Fortune Rd. Zoning Map Amendment - PUD-26-0003  
  
AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

## **ITEM 5.A**

### **Public Hearing - Proposed Ordinance #26-16 - Amending the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD): Fortune Rd. Zoning Map Amendment - PUD-26-0003**

#### **AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.**

#### **Request**

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD) on approximately 52.59 acres of land on Parcel ID: 19-25-30-00U0-0050-0000

#### **Explanation**

Currently, this parcel has one existing agricultural building on it that is proposed to be demolished with the construction of the proposed residential PUD. In 2006, the parcel was rezoned from Agricultural (AC) to Mixed-Use Planned Unit Development (MUPUD). Later in 2022, the MUPUD was rezoned to Multiple Family Medium Density Residential, RC-1, to bring it back into the City's Land Development Code (LDC) regulations. In 2025, the parcel was rezoned to Multiple Family Medium Density Residential, RC-2, to ensure more flexibility that can facilitate reduced building coverage, which provides additional space for recreational amenities and stormwater management by allowing a greater height allowance.

This Residential Planned Unit Development does not change the density or the number of residential units, that would be allowed on this parcel. Instead, this RPUD gives more flexibility to the developer in terms of development standards. The PUD standards proposed that deviate from the LDC are intended to preserve the Bass Slough corridor along the western boundary and to create different regulations for open space requirements. Those different regulations are to allow sidewalks within open space tracts, change the minimum open space width, allow amenities on waterways, stormwater and dry retention features, as well as alternatives for the required width of trails. The PUD specifically establishes primary uses as multifamily residential, town homes, condos, assisted and independent living facilities.

#### **FINDINGS AND REASONS:**

1. Compliance with Land Development Code Section 14-4-8(B) Residential Planned Unit Development (RPUD) which purpose is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.
2. Compliance with Land Development Code Section 14-3-28, Zoning map amendment to planned unit development, in regard to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.2.1.3, Medium Density Residential Multiple Family Medium Density Residential (MF-MDR): This designation is intended to accommodate multiple family structures with a density of 10–20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.



4. Compliance with Comprehensive Plan Policy 3.1.1.5, which aims to provide regulations that promote a variety of housing types.

## **Recommendation**

### **REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve

The Development Review Committee (DRC) recommended approval on June 2, 2026.

### **Attachment(s):**

1. PUD-26-0003 Aerial Map
2. PUD-26-0003 Vicinity Map
3. PUD-26-0003 Site Data Table
4. PUD-26-0003 Fortune Proposed Ord 26-16
5. PUD-26-0003 PAB Ad
6. PUD-26-0003 DRC Comments
7. PUD-26-0003 Supporting Documents

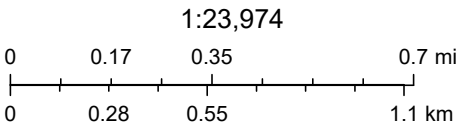




June 23, 2026

- Road Centerlines
- City Limits
- CITY
- COUNTY
- World Imagery

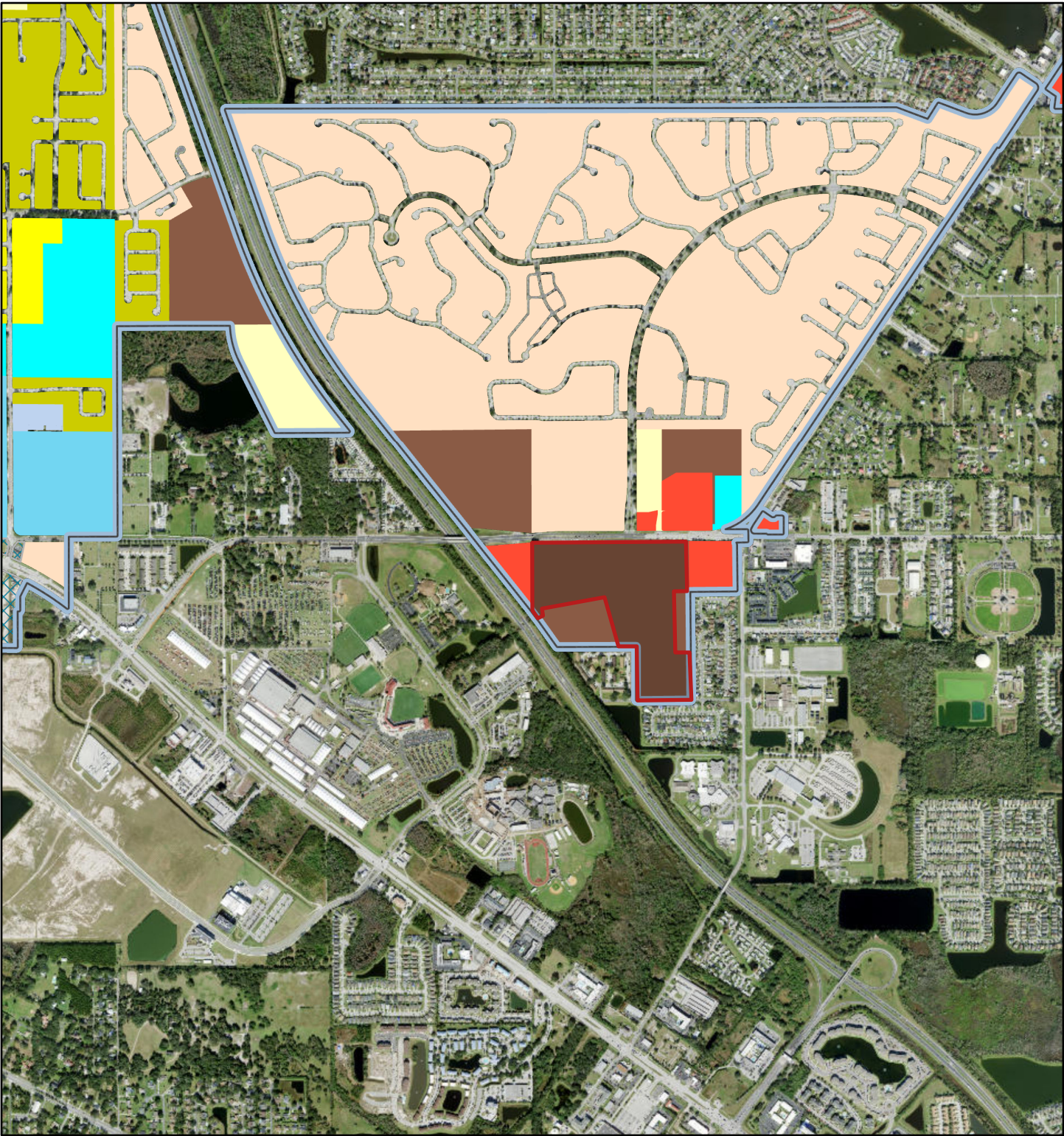
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Citations  
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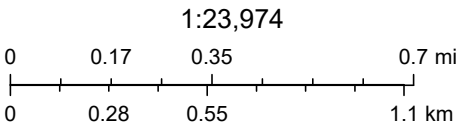
State of Florida, Earthstar Geographics



PUD-26-0003  
2220 Fortune Road PUD Rezoning  
Parcel ID: 19-25-30-00U0-0050-0000



June 23, 2026



| Legend                         |                                                   |                                                    |
|--------------------------------|---------------------------------------------------|----------------------------------------------------|
| City Limits                    | IB (Industrial Business)                          | RE (Residential Estate)                            |
| <b>Zoning District</b>         | MH (Mobile Home 6,000 sqft)                       | RPS (Residential Professional Business)            |
| AC (Agricultural Conservation) | MHP (Mobile Home Park)                            | RPUD (Residential Planned Unit Development)        |
| AI (Airport Industrial)        | MUPUD (Mixed Use Planned Unit Development)        | SRPUD (Short Term Rental Planned Unit Development) |
| AO (Airport Operations)        | OS (Open Space)                                   | UT (Utilities)                                     |
| B-2 (Neighborhood Commercial)  | RA-1 (Single Family Residential)                  | SD (Special District)                              |
| B-3 (General Commercial)       | RA-2 (Single Family Residential)                  | T1 (Natural)                                       |
| B-5 (Office Commercial)        | RA-3 (Single Family Residential)                  | T3 (Edge)                                          |
| BP (Business Park)             | RA-4 (Single Family Residential)                  | T4-O (Neighborhood Open)                           |
| CF (Community Facility)        | RB-1 (Medium Density Residential)                 | T4-R (Neighborhood Restricted)                     |
| HC (Highway Commercial)        | RB-2 (Medium Density Residential - Office)        | T5-M (Mixed-Use Center)                            |
| HF (Hospital Facility)         | RC-1 (Multiple Family Medium Density Residential) | T5-U (Mixed-Use Urban Core)                        |
|                                | RC-2 (Multiple Family High Density Residential)   | T6 (Waterfront)                                    |

State of Florida, Earthstar Geographics

Fortune Road RPUD Zoning Map Amendment, PUD-26-0003  
Parcel ID #19-25-30-00U0-0050-0000;  
Site Data Tables

| <b>Site Data</b>                     |                                                                                                                                                                                                  |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size                                 | +/- 52.59 acres                                                                                                                                                                                  |
| Future Land Use Designation          | Multiple Family Medium Density Residential (MF-MDR)                                                                                                                                              |
| Proposed Future Land Use Designation | N/A                                                                                                                                                                                              |
| Zoning District Designation          | Multiple Family Medium Density Residential (RC-2) – City                                                                                                                                         |
| Proposed Zoning District Designation | Residential Planned Unit Development (RPUD) - City                                                                                                                                               |
| Existing Overlay District            | N/A                                                                                                                                                                                              |
| Existing Use(s)                      | One agricultural building                                                                                                                                                                        |
| Proposed Use(s)                      | Multi-family Residential and Townhomes                                                                                                                                                           |
| <b>Adjacent Land Use</b>             |                                                                                                                                                                                                  |
| North                                | General Commercial (CG), Multi-Family Medium Density Residential (MF-MDR) - City                                                                                                                 |
| South                                | Medium Density Residential - County                                                                                                                                                              |
| East                                 | Medium Density Residential, Community Center - County                                                                                                                                            |
| West                                 | General Commercial (GC) - City                                                                                                                                                                   |
| <b>Adjacent Zoning</b>               |                                                                                                                                                                                                  |
| North                                | Mixed Use Planned Unit Development – Lakeside Estates (MUPUD), Residential Planned Unit Development – Kissimmee Condos (RPUD), General Commercial (B-3) - City                                   |
| South                                | Medium Density Residential (RM-1 and RM-2) - County                                                                                                                                              |
| East                                 | Medium Density Residential (RM-1), Neighborhood Commercial (CR) and Planned Development (PD) - County                                                                                            |
| West                                 | General Commercial (B-3) - City                                                                                                                                                                  |
| Zoning History                       | In 2006 this parcel was rezoned from Agricultural (AC) to a Mixed-Use Planned Unit Development – Ivey Creek (MUPUD). In 2022, the parcel was rezoned to RC-1 and in 2025 it was rezoned to RC-2. |
| Past/Current Project Tracking        | N/A                                                                                                                                                                                              |

| <b>Comprehensive Plan Summary</b>                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 1.2.1.3: Medium Density Residential (MDR): New development in areas delineated on the Future Land Use Map for medium density residential uses shall be developed and/or maintained as residential neighborhoods. The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of |

existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR and/or watershed protection areas.

Multiple Family Medium Density Residential (MF-MDR): This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

|                            |                     |
|----------------------------|---------------------|
| Potential Zoning Districts | RC-1 and RC-2       |
|                            | RPUD, PUD and MUPUD |

#### ***Zoning District Standards District Summary***

Land Development Code Section 14-4-8(B), Residential Planned Unit Development (RPUD), The purpose of this district is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.

#### ***Comprehensive Plan Future Land Use & Zoning Comparisons***

|      | <i>Existing Future Land Use &amp; Zoning</i>             | <i>Requested Future Land Use &amp; Zoning</i>       |
|------|----------------------------------------------------------|-----------------------------------------------------|
| Uses | Multiple Family Medium Density Residential (MF-MDR)      | Multiple Family Medium Density Residential (MF-MDR) |
|      | Multiple Family Medium Density Residential (RC-2) – City | Residential Planned Unit Development (RPUD) - City  |
|      | One agricultural building                                | Multi-family Residential and Townhomes              |

#### ***Public Facilities Analysis***

|                                                         |                  |
|---------------------------------------------------------|------------------|
| Transportation                                          |                  |
| Adjacent street                                         | Fortune Road     |
| Street Quality of Service (QOS)                         | N/A – Compliance |
| Sanitary Sewer                                          |                  |
| Is volume less than 98% capacity?                       | N/A – Compliance |
| Potable Water                                           |                  |
| Is volume less than 98% capacity?                       | N/A – Compliance |
| Is water pressure at least 40lbs per square inch?       | N/A – Compliance |
| Solid Waste                                             |                  |
| Is volume less than 5.1lbs per person per calendar day? | N/A – Compliance |
| Recreation                                              |                  |

|                                                                                                                       |                  |
|-----------------------------------------------------------------------------------------------------------------------|------------------|
| Is active recreation area at least 2 acres per 1,000 population?                                                      | N/A – Compliance |
| Is urban open space area at least 2 acres per 1,000 population?                                                       | N/A – Compliance |
| Is total recreation area at least 4 acres per 1,000 population?                                                       | N/A – Compliance |
| Drainage                                                                                                              |                  |
| Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met? | N/A- Compliance  |



**PROPOSED ORDINANCE NO. 26-16**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 3129  
KNOWN AS THE CITY OF KISSIMMEE LAND  
DEVELOPMENT CODE, REZONING THE PROPERTY  
HEREINAFTER DESCRIBED, REPEALING ALL  
ORDINANCES IN CONFLICT HERewith AND PROVIDING  
AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

**WHEREAS**, the subject proposal incorporates one (1) parcel generally located at or near, 2220 Fortune Road. within the City of Kissimmee, Florida, containing approximately 52.59 acres of land; and

**WHEREAS**, the subject property, is presently designated as Multiple Family Medium Density Residential (RC-2) – City with a Future Land Use of Multiple Family Medium Density Residential (MF-MDR); and

**WHEREAS**, the proposed zoning map amendment (rezoning) is in compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3; and

**WHEREAS**, the proposed rezoning is consistent with the City's Comprehensive Land Development Plan, and is generally consistent with the purpose and intent of the Land Development Code; and

**WHEREAS**, the proposed rezoning amendment is compatible with adjacent zoning districts and promotes the public health, safety and welfare as required by the City Code 14-3-27.C; and

**WHEREAS**, the Planning Advisory Board, sitting as the Local Planning Agency as required by Fla. Stat. § 163.3147, reviewed the application at its July 15, 2026, after proper notice and hearing.

SECTION 1. Ordinance No. 3129, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: Multiple Family Medium Density Residential (RC-2) – City

TO: Residential Planned Unit Development (RPUD) - City

The subject property is located at: Parcel ID: 19-25-30-00U0-0050-0000

Legal Description:

N 1/2 OF NW 1/4 & NW 1/4 OF SE 1/4 OF NW 1/4 LESS SE 1/4 OF NE 1/4 OF NW 1/4 & LESS RD R/W & LESS R/W SUNSHINE ST PKWY & LESS RD R/W & LESS COM AT N 1/4 COR, S 669.97 FT, W 65 FT TO PT ON N/L COUNTRY CROSSING UNIT 3 PB 7 PG 32-33 & POB; CONT W 587.34 FT TO NW COR COUNTRY CROSSING UNIT 3, N 619.95 FT TO S R/W BOGGY CREEK RD, E 42.42 FT, S 10 FT, E 494.73 FT TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG 89 DEG, SELY ALONG CURVE 78.05 FT, S 555.25 FT TO POB & LESS BEG AT SW COR OF LOT 2, OWEN REPLAT PB 17 PG 173, N00-17-02W 615.52 FT TO PT ON S/L OF PARCEL 103 ADDL R/W TAKING PER OR 5910/941, N89-45-58W 30 FT, S00-16-51E 614.18 FT, S89-43-09W 154 FT, S00-16-51E 754 FT, N89-43-09E 183.99 FT TO PT ON W/L OF COUNTRY CROSSING UNIT 3 PB 7 PGS 32-33, N00-16-40W 752.39 FT TO POB LESS COM AT NW COR OF NW 1/4 OF 19-25-30, S00-02-46E 900.18 FT TO POC, CONC SWLY, (CH BEARING S37-15-49E 124.48 FT), SELY ALONG CURVE 124.48 FT TO POB; N53-25-26E 60.99 FT, N05-46-00E 16.31 FT, N00-51-30E 64.07 FT, N80-13-10E 797.42 FT S13-56-02E 606.15 FT, S89-41-58W 738.41 FT, N35-38-11W 312.97 FT TO POC, CONC SWLY, RAD 5929.58 FT, CENT ANG 01 DEG, (CH BEARING N36-08-57W 106.17 FT), NWLY ALONG CURVE 106.17 FT TO POB

A map of the area is included with this ordinance.

SECTION 2. Upon the effective date of this ordinance, the City Manager shall promptly cause the rezoning as provided in Section 1 herein to be entered onto the official zoning map of the City of Kissimmee.

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3129 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

**BE IT ORDAINED**, by the City Commission of the City of Kissimmee, this XXX day of XXXX, 2026.

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Mayor - Commissioner

ATTEST:

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City Clerk

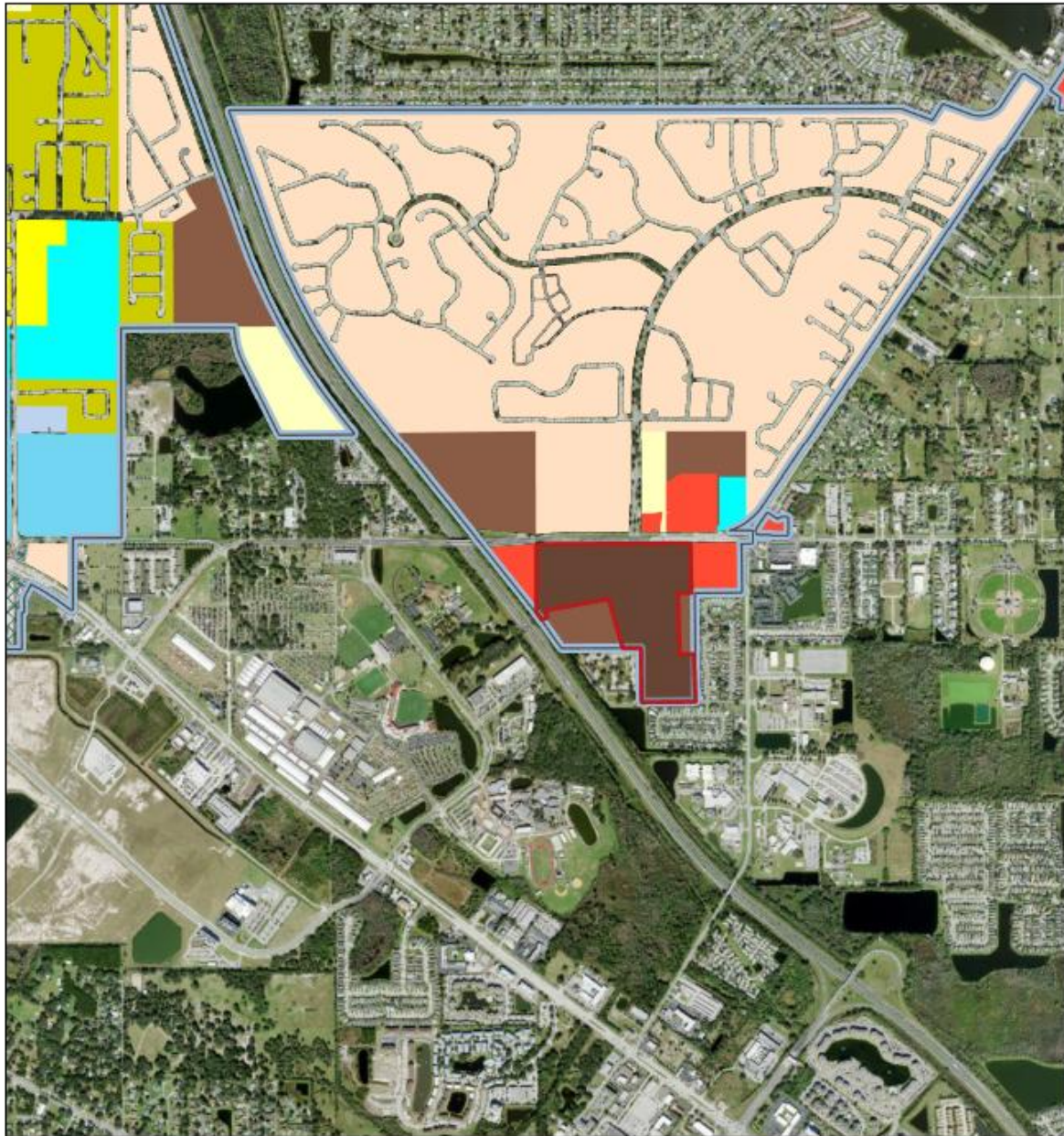
Approved as to form and legality:



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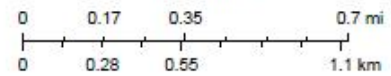
City Attorney

**PUD-26-0003**  
**2220 Fortune Road PUD Rezoning**  
**Parcel ID: 19-25-30-00U0-0050-0000**



June 23, 2026

1:23,974



**Legend**

|                                |                                                   |                                                    |
|--------------------------------|---------------------------------------------------|----------------------------------------------------|
| City Limits                    | IB (Industrial Business)                          | RE (Residential Estate)                            |
| <b>Zoning District</b>         | MH (Mobile Home 4,000 sqft)                       | RPB (Residential Professional Business)            |
| AC (Agricultural Conservation) | MHP (Mobile Home Park)                            | RPUD (Residential Planned Unit Development)        |
| AI (Airport Industrial)        | MUPUD (Mixed Use Planned Unit Development)        | SRPUD (Short Term Rental Planned Unit Development) |
| AO (Airport Operations)        | OS (Open Space)                                   | UT (Utilities)                                     |
| B-2 (Neighborhood Commercial)  | RA-1 (Single Family Residential)                  | SD (Special District)                              |
| B-3 (General Commercial)       | RA-2 (Single Family Residential)                  | T1 (Natural)                                       |
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| HC (Highway Commercial)        | RB-2 (Medium Density Residential - Office)        | T5-M (Mixed-Use Center)                            |
| HF (Hospital Facility)         | RC-1 (Multiple Family Medium Density Residential) | T5-U (Mixed-Use Urban Core)                        |
|                                | RC-2 (Multiple Family High Density Residential)   | T6 (Waterfront)                                    |

State of Florida, Earthstar Geographics

# CITY OF KISSIMMEE PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3130 for the property described herein:

FROM: **Multiple Family Medium Density Residential District (RC-1) – City**

TO: **Planned Unit Development (PUD) – City**

The subject properties are located at **Parcel ID: 19-25-30-00U0-0050-0000**

Legal Description:

N 1/2 OF NW 1/4 & NW 1/4 OF SE 1/4 OF NW 1/4 LESS SE 1/4 OF NE 1/4 OF NW 1/4 & LESS RD R/W & LESS R/W SUNSHINE ST PKWY & LESS RD R/W & LESS COM AT N 1/4 COR, S 669.97 FT, W 65 FT TO PT ON N/L COUNTRY CROSSING UNIT 3 PB 7 PG 32-33 & POB; CONT W 587.34 FT TO NW COR COUNTRY CROSSING UNIT 3, N 619.95 FT TO S R/W BOGGY CREEK RD, E 42.42 FT, S 10 FT, E 494.73 FT TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG 89 DEG, SELY ALONG CURVE 78.05 FT, S 555.25 FT TO POB & LESS BEG AT SW COR OF LOT 2, OWEN REPLAT PB 17 PG 173, N00-17-02W 615.52 FT TO PT ON S/L OF PARCEL 103 ADDL R/W TAKING PER OR 5910/941, N89-45-58W 30 FT, S00-16-51E 614.18 FT, S89-43-09W 154 FT, S00-16-51E 754 FT, N89-43-09E 183.99 FT TO PT ON W/L OF COUNTRY CROSSING UNIT 3 PB 7 PGS 32-33, N00-16-40W 752.39 FT TO POB LESS COM AT NW COR OF NW 1/4 OF 19-25-30, S00-02-46E 900.18 FT TO POC, CONC SWLY, (CH BEARING S37-15-49E 124.48 FT), SELY ALONG CURVE 124.48 FT TO POB; N53-25-26E 60.99 FT, N05-46-00E 16.31 FT, N00-51-30E 64.07 FT, N80-13-10E 797.42 FT S13-56-02E 606.15 FT, S89-41-58W 738.41 FT, N35-38-11W 312.97 FT TO POC, CONC SWLY, RAD 5929.58 FT, CENT ANG 01 DEG, (CH BEARING N36-08-57W 106.17 FT), NWLY ALONG CURVE 106.17 FT TO POB

PROPOSED ORDINANCE #26-16: AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, July 15, 2026** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL 34741.

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to [CityClerkEmail@kissimmee.gov](mailto:CityClerkEmail@kissimmee.gov) prior to the start of the meeting or may be heard by participating in person. Any questions may be directed to the Development Services Department at (407) 518-2140 or [planning@kissimmee.gov](mailto:planning@kissimmee.gov).

Reference # PUD-26-0003  
19-25-30-00U0-0050-0000  
FLORIDA

PLANNING ADVISORY BOARD  
KISSIMMEE,



In accordance with Florida Statutes 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statutes 286.0105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

**City of Kissimmee**  
**Development Services Department**

Development Services Center  
101 Church Street  
Kissimmee, Florida 34741



**Review Comment/Condition Report**

**Application No. PUD-26-0003**

**Reviewer Contact Information**

| Reviewer Name        | Reviewer Email                   | Reviewer Phone No. |
|----------------------|----------------------------------|--------------------|
| Ryan Altizer         | ryan.altizer@kissimmee.gov       | 407-518-2140 x2107 |
| Junellyx Cartagena   | junellyx.cartagena@kissimmee.gov | 407-518-2140 x2256 |
| Toho Water Authority | permitting@tohowater.com         | 407-944-5097       |
| Erika Allen          | erika.allen@kissimmee.gov        | 407-518-2168       |

| COMMENTS LEGEND |         |
|-----------------|---------|
|                 | NOTE    |
|                 | TEXT    |
|                 | CALLOUT |

**Disapproval Comments**

***Corrections in the following table need to be provided before a permit/plan can be issued.***

| Reviewer : Department   | Annotation Type | Review Comments                                                                                                                                                                       | Applicant Response Comments |
|-------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Ryan Altizer : Planning | Note            | If you are proposing townhomes, please give the site standards they will need to meet. ie min. lot width, min. yard size, min. residential area, etc.                                 |                             |
| Ryan Altizer : Planning | Note            | Consider placing setbacks for the multi-family buildings that will be adjacent to the residential districts. LDC Section 14-4-6.C explains the building height and setback standards. |                             |
| Ryan Altizer : Planning | Note            | Note that the townhomes would need to meet the TND standards found in LDC Section 14-10-13.                                                                                           |                             |
| Ryan Altizer : Planning | Callout         | Is the parking ratio for the townhomes supposed to be 4 spots for 1 unit?                                                                                                             |                             |
| Ryan Altizer : Planning | Note            | Please give some parking justification as to the slight deviation from the LDC for parking ratios. Consider adding reduction tools from the LDC such as bicycle lockers.              |                             |
| Ryan Altizer : Planning | Callout         | A 10 foot buffer will be required along Fortune Road per Land Development Code Section 14-8-17.A.b.                                                                                   |                             |
| Ryan Altizer : Planning | Note            | Ensure to place the townhomes on the parcels you are considering them for.                                                                                                            |                             |



**For Building Permits ONLY:**

Notice – FBC 105.3.1.3(4):

*In accordance with the Florida Building Code (FBC) 105.3.1.3(4), before a third request for additional information can be issued, the applicant must be given the opportunity to meet with the local government to try to resolve any remaining issues.*

*If you would like to schedule a meeting to review and discuss the outstanding comments, please contact the reviewer using the contact information listed above.*

**4th and Subsequent Submittals (Before Issuance):**

***For permit applications submitted on or after November 1, 2025, the full amount of the original plan review fee must be paid before plan review can begin for any fourth and each subsequent resubmittal. Please note that the application will not be routed to plan review until the required fee payment has been received.***

**Conditions of Approval (General Comments)**

| Reviewer : Department                       | Review Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Junellyx Cartagena : Planning               | 911 Comments-In compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Erika Allen : Public Works & Engineering    | <ul style="list-style-type: none"><li>• Please note: This request pertains solely to PUD zoning approval. Any future site improvements and development shall require separate review and approval through the applicable Site Development Plan, Construction Plan, and permitting processes.</li><li>• The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.</li><li>• All development located in the Special Flood Hazard Area and designated floodways shall also meet the regulatory floor minimums and clearance from floodways as required by FEMA and in Land Development Code §14-9-1.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Toho Water Authority : Toho Water Authority | <p>Additional comments at and during pre-construction review.</p> <p>Impact fees may be due.</p> <p>Toho Water Authority utilizes development workflows to assist clients through the development journey. Please visit <a href="http://www.tohowater.com/development">www.tohowater.com/development</a> for development process tools and resources.</p> <p>Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <a href="#">Link</a>.</p> <p>The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit your application, register or any other questions related to the portal, please contact Latoya Hanson at <a href="mailto:lhanson@tohowater.com">lhanson@tohowater.com</a> or 407-483- 3869.</p> <p>A Developer's Service Agreement (DSA), including Human Trafficking Affidavit (HTA) section 787.06(13) of the Florida statute must be fully executed prior to plan approval. The DSA will be sent separately by your assigned Development Project Manager (DPM) once it is ready for execution. Please take this time to review the DSA- HTA template and commonly missed DSA items. The DSA Agreement must be signed by the landowner. If the current owner is an entity, the entity must be licensed in the State of Florida and the signee must provide proof of signing authority.</p> <p>Commercial and Residential construction/projects are required to comply with the Toho Efficiency Program, also known as TEP. TEP focuses on landscape design, irrigation systems, appliances, and indoor fixtures. Please call Toho Water Conservation Coordinator at 407-944-5121, you can also email Rodney Tilley, Environmental Supervisor Water Conservation at <a href="mailto:rtilley@tohowater.com">rtilley@tohowater.com</a>, to obtain approval and compliance with the Toho Environmental Program (TEP).</p> <p>Commercial Projects that include reclaimed water meters 2 inches and above may be eligible for Toho's Commercial Allocation Rate. For more details or to confirm eligibility, please contact Environmental Supervisor Water Conservation at <a href="mailto:rtilley@tohowater.com">rtilley@tohowater.com</a></p> |

# Fortune Road RPUD

## Section 6 – Proposed Development Standards

### 6.1 Permitted Uses:

#### 6.1.1 Primary Uses

- Multi-Family Residential
- Townhomes
- Condominium (Condos)
- Assisted Living Facility (ALF)
- Independent Living Facility (ILF)

Other similar uses which are reasonably implied and are consistent with the intent of the district as determined by the Planning Official.

#### 6.1.2 Accessory and Ancillary Uses

Accessory and ancillary uses customarily incidental and subordinate to the primary permitted uses shall be permitted, and may include but not be limited to:

- Leasing, management, and sales offices (including model units).
- Clubhouse and community buildings.
- Indoor and outdoor recreation facilities and structures, including fitness rooms, pools, pool decks, sports courts, playgrounds, dog parks, pavilions, pergolas, shade structures, and similar recreational amenities.
- Passive recreation areas, trails, sidewalks within open space tracts, boardwalks, pedestrian bridges, and gathering areas (including gazebos and benches).
- Maintenance buildings, refuse/trash enclosures, mail/package kiosks, and other site support facilities.
- Utility and service structures necessary to serve the development (including lift stations, generators, and similar infrastructure), subject to screening and Kissimmee LDC compliance.
- Gates and access control features, if proposed.

All accessory and ancillary uses shall remain secondary to the principal permitted uses and shall be designed and sited to support compatibility and compliance with the adopted PUD standards.

### 6.2 Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the Planning Director shall determine whether a use would be permitted.

### 6.3 Development Standards:

|                                                                                    |         |
|------------------------------------------------------------------------------------|---------|
| Maximum Building Height- Parcel A                                                  | 5 Story |
| Maximum building Height Parcels B & C                                              | 4 Story |
| Minimum Building Height- All Parcels                                               | 2 Story |
| Maximum Impervious Area                                                            | 85%     |
| Minimum Building Setback from Fortune Road                                         | 0'      |
| Minimum Building Setback from Buffers                                              | 0'      |
| Minimum Distance between Buildings                                                 | 10      |
| Minimum Distance between Vehicular Use Areas and Buildings or Ancillary Structures | 0'      |

### 6.4 Building Restrictions:

The land will not be overdeveloped with buildings, structures, or paving. Existing trees will be conserved when practical to do so.

# Fortune Road RPUD

Is the parking ratio for the townhomes supposed to

## 6.5 Parking:

Parking shall be provided at a ratio of the following per use:

| Specific Uses                                  | Parking Ratio | Basis      |
|------------------------------------------------|---------------|------------|
| Multi-Family Residential- Studio or 1 Bedroom  | 1             | Per DU     |
| Multi-Family Residential- Two or More Bedrooms | 2             | Per DU     |
| Townhomes                                      | 4             | Per DU     |
| Condominiums (Condos)                          | 2             | Per DU     |
| Assisted Living Facility (ALF)                 | 1             | Per 4 Beds |
| Independent Living Facility (ILF)              | 1             | Per 2 Beds |

## 6.6 Buffers and Landscaping:



As depicted on the Preliminary Concept Plan provided in Section 2, landscape buffers shall be provided as follows:

### 6.6.1 Eastern Boundary:

- 10 feet along the northern segment adjacent to commercial uses.
- 10 feet along the middle segment adjacent to the Osceola County-owned pond property.
- 25 feet along the southern segment where the site abuts existing residential.

### 6.6.2 Country Lane Frontage:

- 10 feet along the southern boundary/frontage.

Detailed landscape plans, including plantings, screening, and buffer treatments, shall be submitted with the project's Site Development Plan and/or subsequent site plan submittals, as applicable.

Only the buffers expressly identified in this PUD shall be required as part of the project's development standards.

## 6.7 Signage

Project signage shall be designed, permitted, and installed in accordance with the applicable sign regulations of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC sign standards shall require approval through the applicable City review and approval process.

## 6.8 Architect Standards:

The Project shall be designed and developed in accordance with the applicable architectural design standards of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC Architect Standards shall require approval through the applicable City review and approval process.

## 6.9 Open Space (PUD Modifications to LDC 14-10-10)

As part of the PUD entitlement, the project requests adoption of the following alternative standards/clarifications to LDC Section 14-10-10, intended to promote a higher-quality, garden-style open space system integrated with on-site circulation and amenitized stormwater features:

### 6.9.1 Sidewalks within Open Space Tracts

Sidewalks and pedestrian pathways not located within public or private street rights-of-way or street tracts may be credited toward required Open Space and/or Passive Recreation, provided they:

- Traverse dedicated open space tracts
- Are integrated with landscape and amenities (e.g., bridges, gazebos, benches, shaded nodes, enhanced

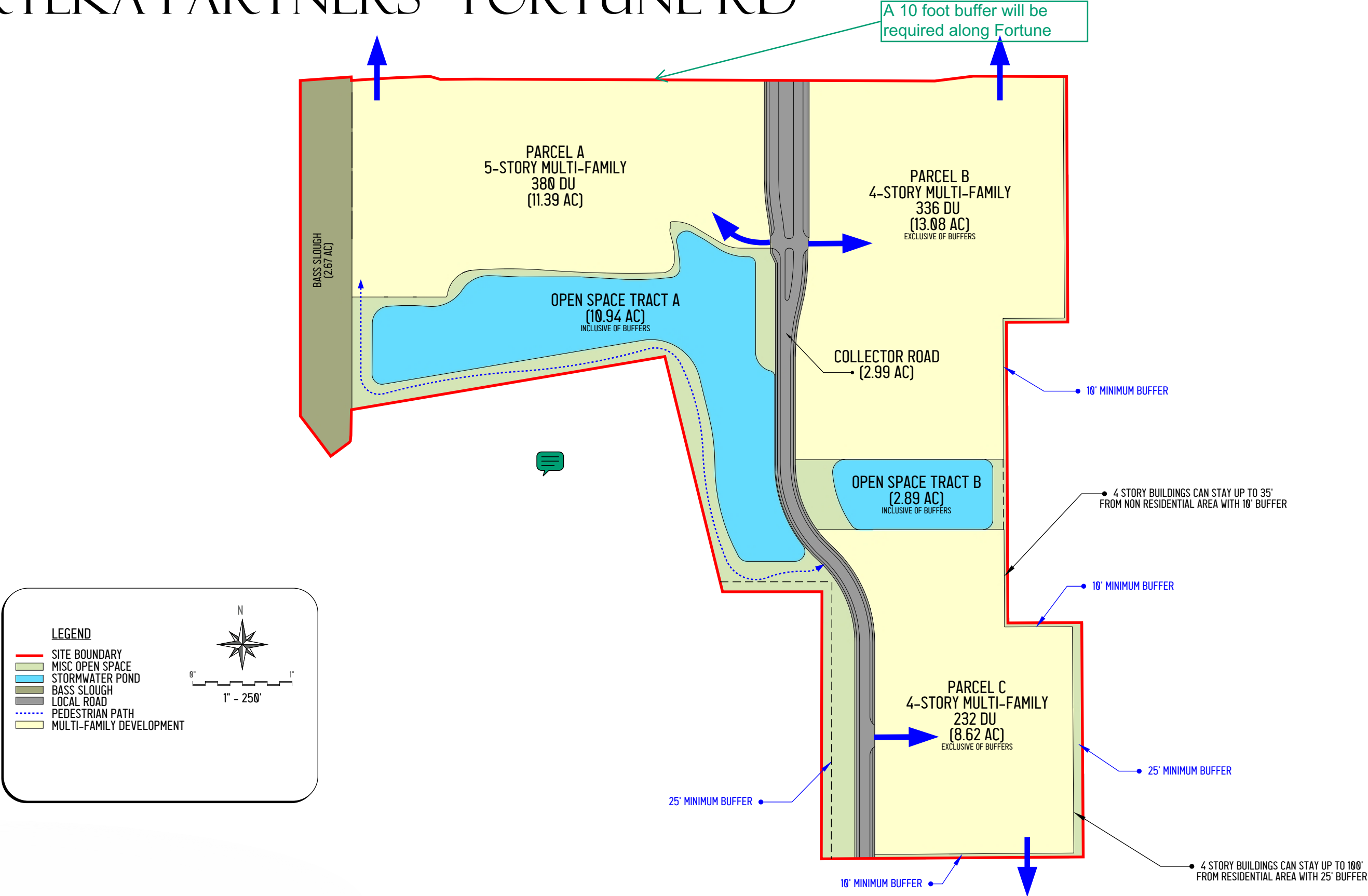
# ORTEKA PARTNERS - FORTUNE RD

MARCH 9, 2026

## ORTEKA PARTNERS - FORTUNE RD: PRELIMINARY CONCEPT PLAN

2.10 : PRELIMINARY CONCEPT PLAN

RPUD # TBD





LEGAL DESCRIPTION:

The North 1/2 of the Northwest 1/4 AND the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida,

LESS: The Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida.

LESS: The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida.

ALSO LESS: Lands conveyed to the State of Florida, for right-way for State Road S-530 (Boggy Creek Road), described in Quit-Claim Deed recorded in Deed Book 154, Page 183, Public Records of Osceola County, Florida.

ALSO LESS: Lands conveyed to the Florida State Turnpike Authority, for right-of-way for the Florida Turnpike, described in Order of Taking recorded in Circuit Court Minute Book "M", Page 178, Public Records of Osceola County, Florida.

ALSO LESS: Lands conveyed to Osceola County, for additional right-of-way for State Road S-530 (Boggy Creek Road), described in Warranty Deed recorded in Official Records Book 1011, Page 2548, Public Records of Osceola County, Florida.

LESS AND EXCEPT

FORTUNE ROAD ADDITIONAL RIGHT OF WAY PER O.R.B. 5910, PAGE 941

FLT PARCEL 103

A parcel of land being a portion of Northwest ¼ of Section 19, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner said Section 19; thence run S00°47'02"E along the West line of the Northwest ¼ of said Section 19, a distance of 56.22 feet to a point on the South Right of Way line of Fortune Road (formerly Boggy Creek Road) as recorded in Official Records Book 1011, Page 2548 of the Public Records of Osceola County, Florida; thence run N85°58'31"E, along said South Right of Way line a distance of 127.50 feet to a point on the East line of a Ditch Easement as recorded in Circuit Court Minute Book "M", Page 178 of the Public Records of Osceola County, Florida, said point being the Point of Beginning; thence continue along said South Right of Way line the following three (3) courses and distances; thence run N85°58'31"E, a distance of 31.66 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3,764.83 feet and a Central Angle of 04°16'00"; thence run Easterly, along the Arc of said curve, a distance of 280.33 feet (Chord Bearing = N88°06'31"E, Chord = 280.26 feet) to the Point of Tangency thereof; thence run S89°45'58"E, a distance of 1515.31 feet to the East line of property as described in Official Records Book 5299, Page 1001; thence departing said South Right of Way line, run S00°17'02"E, a distance of 4.50 feet; thence departing said East line, run N89°45'58"W, a distance of 267.09 feet; thence run S82°50'04"W, a distance of 97.06 feet; thence run N89°45'58"W, a distance of 1152.02 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3747.82 feet and a Central Angle of 01°21'11"; thence run Westerly along the Arc of said curve, a distance of 88.51 feet (Chord Bearing = S89°33'49"W, Chord = 88.51 feet) to a point; thence run N73°28'27"W, a distance of 26.13 feet to a point on a curve, concave to the South, having a Radius of 3755.83 feet and a Central Angle of 02°32'00"; thence run Westerly along the Arc of said curve, a distance of 166.06 feet (Chord Bearing = S87°14'26"W, Chord = 166.04 feet to the Point of Tangency thereof; thence run S85°58'31"W, a distance of 31.71 feet to a point on the aforesaid East line of Ditch Easement; thence run N03°44'03"W, a distance of 9.00 feet to the Point of Beginning.

LESS AND EXCEPT

SIMPSON ROAD POND TRACT PER O.R.B. 6084, PAGE 2308  
SR PARCEL 8016

A portion of the Northwest 1/4 of Section 19, Township 25 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Southwest corner of Lot 2, OWEN SUBDIVISION REPLAT, as recorded in Plat Book 17, Page 173 of the Public Records of Osceola County, Florida; thence run N00°17'02"W, along the West line of said Lot 2 and an extension thereof, a distance of 615.52 feet to a point on the South line of Parcel 103, an additional Right of Way parcel for Fortune Road; thence run N89°45'58"W, along said South line of Parcel 103, a distance of 30.00 feet; thence run S00°16'51"E, a distance of 614.18 feet; thence run S89°43'09"W, a distance of 154.00 feet; thence run S00°16'51"E, a distance of 754.00 feet; thence run N89°43'09"E, a distance of 183.99 feet to a point on the West line of COUNTRY CROSSING UNIT THREE, as recorded in Plat Book 7, Pages 32 through 33 of the Public Records of Osceola County, Florida; thence run N00°16'49"W, along said West line, a distance of 752.39 feet to the POINT OF BEGINNING.

SUBJECT TO:

NON-EXCLUSIVE TEMPORARY SIDEWALK, GRADING, DRAIANGE AND  
MAINTENANCE EASEMENT PER O.R.B. 5910, PAGE 931

FLT PARCEL 703

A parcel of land being a portion of Northwest ¼ of Section 19, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner said Section 19; thence run S00°47'02"E along the West line of the Northwest ¼ of said Section 19, a distance of 56.22 feet to a point on the South Right of Way line of Fortune Road (formerly Boggy Creek Road) as recorded in Official Records Book 1011, Page 2548 of the Public Records of Osceola County, Florida; thence along said South Right of Way line the following three (3) courses and distances; thence run N85°58'31"E, along said South Right of Way line a distance of 159.16 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3,764.83 feet and a Central Angle of 04°16'00"; thence run Easterly along the Arc of said curve, a distance of 280.33 feet (Chord Bearing = N88°06'31"E, Chord = 280.26 feet) to the Point of Tangency thereof; thence run S89°45'58"E, a distance of 1515.31 feet to the East line of property as described in Official Records Book 5299, Page 1001; thence run S00°17'02"E along said East line, a distance of 4.50 feet to the Point of Beginning; thence continue S00°17'02"E along said East line, a distance of 7.50 feet; thence departing said East line, run N89°45'58"W, a distance of 160.34 feet; thence run N00°03'03"E, a distance of 7.50 feet; thence run S89°45'58"E, a distance of 160.30 feet to the Point of Beginning.

Containing 1,202 square feet, more or less.

LESS AND EXCEPT

FLORIDA D.O.T. POND SITE

A portion of those lands as described in Official Records Book 5299, Page 1001, of the Public Records of Osceola County, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 19; thence South 00°02'46" East along the West line of the Northwest 1/4 of said Section 19 a distance of 900.18 feet to a point on the existing Easterly Limited Access Right of Way line of State Road 91(Florida's Turnpike), as shown on Right of Way Maps F.P. 436194-1, and a point on a curve concave to the Southwesterly and having a radius of 5929.58 feet; thence run Southeasterly 124.48 feet along the arc of said curve and said existing Easterly Limited Access right of way line through a central angle of 01°12'10", having a chord distance of 124.48 feet and a chord bearing of South 37°15'49" East to a point on said curve and the POINT OF BEGINNING; thence departing said existing Easterly Limited Access right of way line North 53°25'26" East a distance of 60.99 feet; thence North 05°46'00" East a distance of 16.31 feet; thence North 00°51'30" East a distance of 64.07 feet; thence North 80°13'10" East a distance of 797.42 feet; thence South 13°58'02" East a distance of 606.15 feet to a point on the South line of the North 1/2 of the Northwest 1/4 of Said Section 19; thence along said South line South 89°41'58" West a distance of 738.41 feet to a point on the said existing Easterly Limited Access right of way line; thence departing said South line along said existing Easterly Limited Access right of way line the following two courses North 35°38'11" West a distance of 312.97 feet to the point of curvature of a curve concave to the Southwesterly and having a radius of 5929.58 feet; thence run Northwesterly 106.17 feet along the arc of said curve through a central angle of 01°01'33", having a chord distance of 106.17 feet and a chord bearing of North 36°08'57" West to the POINT OF BEGINNING.

Containing 9.894 AC, more or less.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF S89°45'59"E ALONG THE NORTH LINE OF THE NW 1/4 OF SEC. 19-25-30.

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097 C00906, DATED 6/18/2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE PARIALLY WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONES "A" AND "X".

ADJACENT IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS BOUNDARY SURVEY.

ELEVATIONS ARE BASED ON N.G.V.D. 1929 DATUM.

REFERENCE BENCHMARK IS P-2A, AN ALUM. DISK IN A CONC. HEADWALL FOR CULVERT UNDER BOGGY CREEK BRIDGE. ELEV. = 78.46.

THIS SURVEY IS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER No. 7869432, DATED AUGUST 22, 2019.

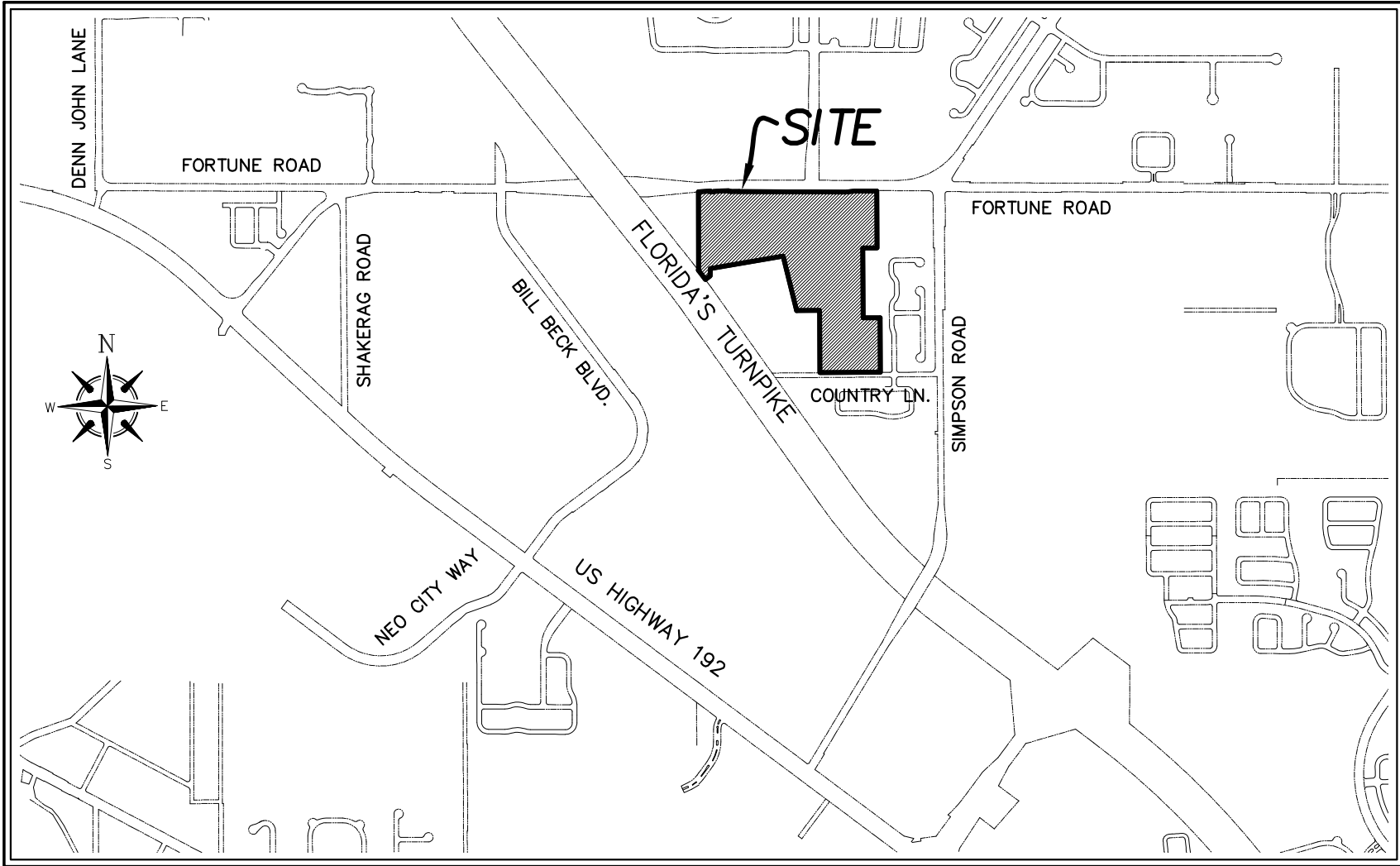
THIS PURPOSE OF THIS BOUNDARY UPDATE IS TO REFLECT THE NEW RIGHT OF WAY AND POND TRACT LESS OUTS PARCELS ONLY. NO CORNER WERE SET TO MONUMENT THE LESS OUT PARCELS AT THIS TIME.

COMMITMENT SCHEDULE:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER No. 7889432, DATED AUGUST 22, 2019.

SCHEDULE B-II ITEM #:

5. Rights of access to the Florida Turnpike along the abutting boundary as taken in Order of Taking recorded November 19, 1962, in Circuit Court Minutes Book "M", Page 178. (AS SHOWN)
6. Ditch Easement in favor of the Florida State Turnpike Authority as taken in Order of Taking recorded November 19, 1962, in Circuit Court Minutes Book "M", Page 178. (AS SHOWN)
7. Ordinance providing for Annexation recorded November 8, 2006, in Book 3326, Page 1895. (APPLIES TO SUBJECT PROPERTY; BLANKET IN NATURE)



VICINITY MAP  
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY TO:  
**Fidelity National Title Insurance Company**  
**Mas Development Corp., a Florida corporation**  
**Ortega Partners Group, LLC**  
**Matthew B. Weicatch, P.A.**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11, 13, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2019.

DATE OF PLAT OR MAP: SEPTEMBER 17, 2019.

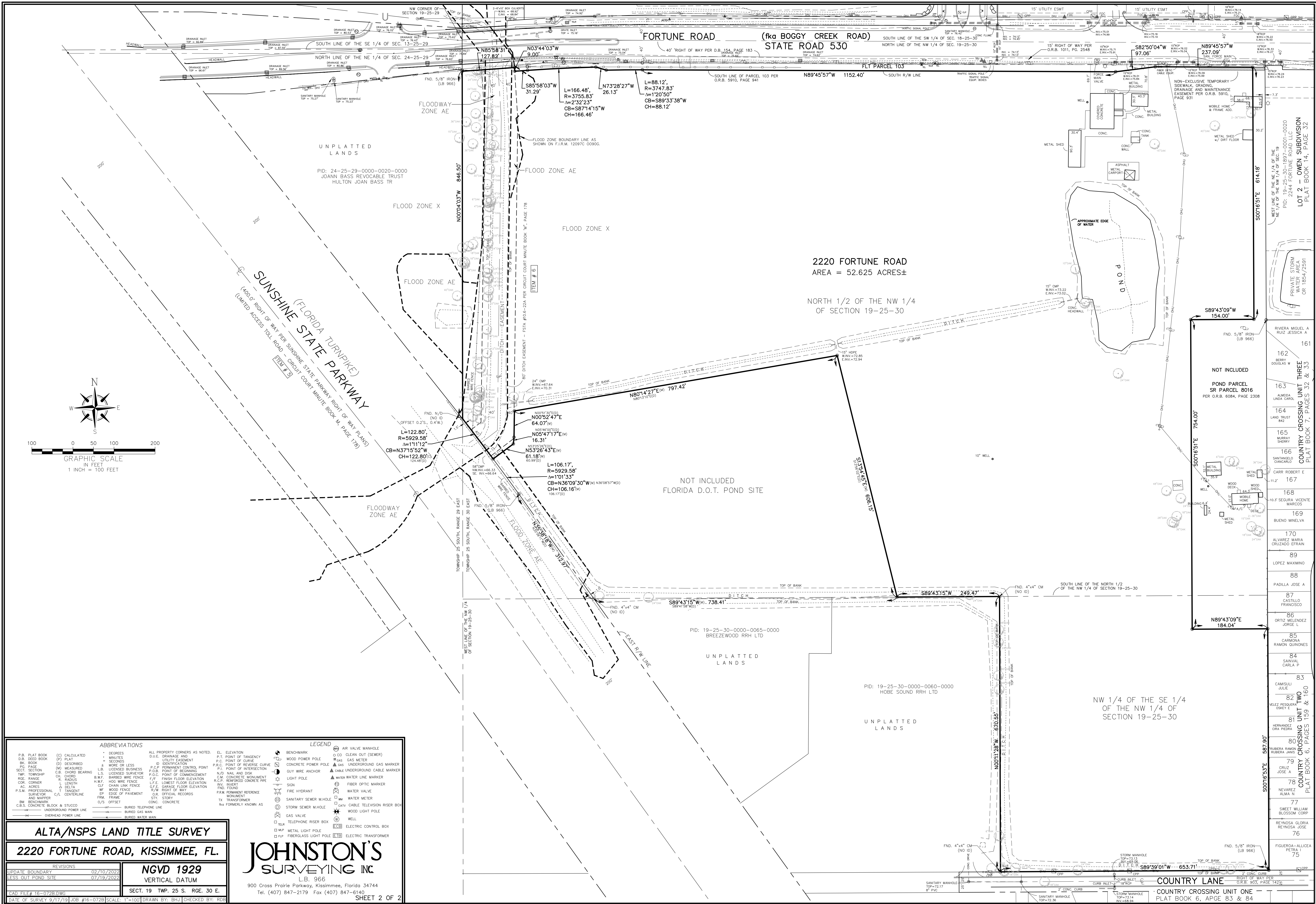
RICHARD D. BROWN, P.S.M.  
STATE OF FLORIDA  
REGISTRATION NO. 5700  
(NOT VALID WITHOUT EMBOSSED SEAL)

7/28/2022  
DATE

|                                                                                                                                                                                                                                     |  |                                                                                                                                              |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.B. PLAT BOOK<br>D.B. DEED BOOK<br>B.K. BOOK<br>P.S. PAGE<br>SECT. SECTION<br>TWP. TOWNSHIP<br>RGE. RANGE<br>COR. CORNER<br>AC. ACRES<br>P.S.M. PROFESSIONAL SURVEYOR AND MAPPER<br>BM BENCHMARK<br>C.B.S. CONCRETE BLOCK & STUCCO |  | (C) CALCULATED<br>(P) PLAT<br>(D) DESCRIBED<br>(M) MEASURED<br>CH. CHORD<br>R. RADIUS<br>L. LENGTH<br>Δ DELTA<br>T TANGENT<br>C/A CENTERLINE | * DEGREES<br>MINUTES<br>SECONDS<br>+ MORE OR LESS<br>L.B. LICENSED BUSINESS SURVEYOR<br>H.W.F. HOD WIRE FENCE<br>CLF CHAIN LINK FENCE<br>WF WOOD FENCE<br>EP EDGE OF PAVEMENT FRAME<br>O/S OFFSET | ALL PROPERTY CORNERS AS NOTED:<br>D.U.E. DRAINAGE AND UTILITY EASEMENT<br>ID IDENTIFICATION<br>P.C.P. PERMANENT CONTROL POINT<br>P.O.B. POINT OF BEGINNING<br>P.O.I. POINT OF INTERSECTION<br>N/D NAIL AND DISK<br>F/F FINISH FLOOR ELEVATION<br>L.F.E. LOWEST FLOOR ELEVATION<br>G.F.E. GARAGE FLOOR ELEVATION<br>R/W RIGHT OF WAY<br>R.C.P. REINFORCED CONCRETE PIPE<br>FND. FOUND<br>O.R. OFFICIAL RECORDS<br>CONC. CONCRETE | EL. ELEVATION<br>P.T. POINT OF TANGENCY<br>P.C. POINT OF CURVE<br>P.R.C. POINT OF REVERSE CURVE<br>N/D NAIL AND DISK<br>C.M. CONCRETE MONUMENT<br>R.C.P. REINFORCED CONCRETE PIPE<br>FND. FOUND<br>P.F.M. PERMANENT REFERENCE MONUMENT<br>STY. STORY<br>N/A FORMERLY KNOWN AS | LEGEND<br>BENCHMARK<br>WOOD POWER POLE<br>CONCRETE POWER POLE<br>GUY WIRE ANCHOR<br>LIGHT POLE<br>FIRE HYDRANT<br>SANITARY SEWER M.HOLE<br>STORM SEWER M.HOLE<br>GAS VALVE<br>TELEPHONE RISER BOX<br>METAL LIGHT POLE<br>FIBERGLASS LIGHT POLE<br>AIR VALVE MANHOLE<br>CLEAN OUT (SEWER)<br>GAS METER<br>UNDERGROUND GAS MARKER<br>UNDERGROUND CABLE MARKER<br>WATER LINE MARKER<br>FIBER OPTIC MARKER<br>WATER VALVE<br>WATER METER<br>CABLE TELEVISION RISER BOX<br>WOOD LIGHT POLE<br>WELL<br>ELECTRIC CONTROL BOX<br>ELECTRIC TRANSFORMER |
| ALTA/NSPS LAND TITLE SURVEY                                                                                                                                                                                                         |  |                                                                                                                                              |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2220 FORTUNE ROAD, KISSIMMEE, FL.                                                                                                                                                                                                   |  |                                                                                                                                              |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| REVISIONS<br>UPDATE BOUNDARY 02/19/2022<br>LESS OUT POND SITE 07/19/2022                                                                                                                                                            |  |                                                                                                                                              | NGVD 1929<br>VERTICAL DATUM                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CAD FILE# 16-0728.DWG<br>DATE OF SURVEY 9/17/19 JOB #16-0728 SCALE: 1"=100' DRAWN BY: BHJ CHECKED BY: ROE                                                                                                                           |  |                                                                                                                                              | SECT. 19 TWP. 25 S. RGE. 30 E.                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

SEE SHEET 2 OF 2 FOR BOUNDARY SURVEY.





# Fortune Road RPUD

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|                  | 6.1 Permitted Uses                                                   |
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|                  | 6.7 Signage                                                          |

# Fortune Road RPUD

- 6.8 Architect Standards
- 6.9 Open Space (PUD Modifications to LDC 14-10-10)
- 6.10 Recreation Standards (Urban Recreation Framework)

## **Section 7 Justification for Proposed Planned Development**

- 7.1 Purpose
- 7.2 Identification of Requested Deviations from Standard Zoning

## **Section 8 Anticipated Neighborhood Impacts**

- 8.1 Neighborhood Compatibility
- 8.2 Influence on Future Development Patterns
- 8.3 Influence on Neighboring Drainage
- 8.4 Alterations Proposed to Wetlands
- 8.5 Offsite Drainage Alterations Proposed
- 8.6 Impacts Anticipated to Topo and Vegetation
- 8.7 Impacts Anticipated to Wildlife
- 8.8 Impacts Anticipated on Population



# Fortune Road RPUD

## **Section 1- Development Consulting Team**

Applicant/Owner: Orteka Partners Group, LLC  
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Orlando, FL 32801

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# Fortune Road RPUD

## **Section 2- Maps and Plans**

- 2.1 General Location Map
- 2.2 Aerial Photograph
- 2.3 Future Land Use Map
- 2.4 Zoning Map
- 2.5 FEMA Flood Zones Map
- 2.6 Soils Classification Map
- 2.7 Wetlands Map
- 2.8 Topographic Map
- 2.9 Legal Description & Survey
- 2.10 Preliminary Concept Plan

# Fortune Road RPUD

## **Section 3 - Pre-Development Background and Site Inventory**

### **3.1 General Location:**

The subject property consists of approximately 52.59 acres located at 2220 Fortune Road, Kissimmee, Florida 34744, within the municipal limits of the City of Kissimmee, as depicted on the General Location Map provided in Section 2.

### **3.2 Section, Township and Range and Property Appraiser's ID Numbers:**

The project occupies a portion of Section 19 in Township 25 South, Range 30 East, Osceola County, Florida. Property Appraiser's parcel numbers are as follows: 19-25-30-00U0-0050-0000.

### **3.3 Access:**

Primary access to the site is provided from Fortune Road, with frontage along the north side of the property. The property also includes frontage on Country Lane along the southern boundary. Final access locations, spacing, and internal circulation will be illustrated on the Preliminary Concept Plan and refined during engineering and site plan development to meet City access management and connectivity requirements.

### **3.4 Vegetation and Wetlands:**

A small wetland area is present on-site and is anticipated to be mitigated through the SFWMD permitting and mitigation processes. All wetland impacts, if any, will be designed and permitted in compliance with SFWMD regulatory requirements. The Bass Slough corridor located along the western boundary will remain intact and is intended to be preserved as a protected natural feature and environmental edge.

### **3.5 Wildlife:**

A preliminary environmental review will be completed with Site Development Plan to identify any protected species considerations that may affect site design and permitting. Where required, the project will comply with applicable local, state, and federal wildlife protection requirements.

### **3.6 Land Use Summary:**

3.6.1 Future Land Use (City of Kissimmee): MF-MDR

3.6.2 Zoning (City of Kissimmee): RC-2

The proposed PUD will be structured to implement development consistent with the MF-MDR future land use framework while establishing a coordinated set of project-specific development standards under the PUD zoning

### **3.7 Soils:**

Soils on the site, as mapped by the USDA/NRCS Soil Survey, include the following classifications:

- Myakka fine sand (22), 0 to 2 percent slopes
- Placid variant fine sand (33)
- Pomello fine sand (34), 0 to 5 percent slopes
- Smyrna fine sand (42), 0 to 2 percent slopes
- Basinger fine sand (5), 0 to 2 percent slopes

These soil conditions will be considered during engineering design, including stormwater planning, grading, and foundation considerations, and will be managed through standard construction and geotechnical practices.

# Fortune Road RPUD

## **3.8 Drainage, Floodplains and Topography:**

The Bass Slough area along the western boundary includes FEMA Flood Zone AE / Floodway. No impacts to the Bass Slough floodway are proposed. Stormwater management and grading will be designed to avoid adverse impacts to offsite properties and to satisfy applicable permitting criteria, including all City and SFWMD review requirements associated with floodplain protection and stormwater performance.

## **3.9 Archaeological and Cultural Resources:**

There are no cultural or historical resources known to occur onsite; therefore, development of this property will not impact significant archaeological or historical resources. In the event that such resources are encountered during the course of construction, the developer will comply with state law and immediately notify the FDHR and cease construction activity until the area of resource can be identified and the appropriate cultural surveys conducted.

## **3.10 Affidavit or Statement Regarding Existing Structures:**

The site contains one existing agricultural building, which is to be demolished as part of project development. Demolition activities will be completed in accordance with applicable permitting and safety requirements.



# Fortune Road RPUD

## Section 4 – Proposed Planned Development

### 4.1 Project Description:

A Planned Unit Development (PUD) is proposed for the ±52.59-acre property located at 2220 Fortune Road, Kissimmee, Florida 34744. The PUD is structured to establish three coordinated development parcels under a unified entitlement framework, with project-specific standards governing permitted uses, building heights, parking, buffering, and conceptual site planning.

The development program allows a mix of residential and residential-care housing types, including Multifamily Residential, Condominiums (Condos), Townhomes, Assisted Living (AL), and Independent Living (IL). The PUD framework is intended to provide a cohesive development pattern while supporting compatibility with surrounding municipal and County-designated lands through parcel-based intensity controls and targeted buffer commitments, particularly along the eastern boundary where County residential zoning and existing residential uses are located.

The site's planning approach accounts for environmental constraints, including preservation of the Bass Slough corridor along the western boundary and compliance with applicable SFWMD wetland permitting and mitigation requirements. Subsequent site plan and engineering phases will refine access, circulation, stormwater, utilities, open space, and amenity design consistent with the adopted PUD standards and the City of Kissimmee Land Development Code.

### 4.2 Proposed Development Program:

The project is organized into three development parcels and may be implemented in phases consistent with market conditions and infrastructure sequencing.

#### 4.2.1 Parcel Summary

- Parcel A: 11.39 acres | 380 DU max | 5 stories max
- Parcel B: 13.07 acres | 336 DU max | 4 stories max
- Parcel C: 8.62 acres | 232 DU max | 4 stories max

#### 4.2.2 Maximum Residential Intensity

Total Maximum Units: 948 dwelling units

#### 4.2.3 Anticipated Development Sequencing

The following table reflects the proposed development program by parcel:

| Description | Parcel A<br>Phase 1 | Parcel B<br>Phase 2 | Parcel 3<br>Phase 3 | Total |
|-------------|---------------------|---------------------|---------------------|-------|
| Residential | 380du               | 336du               | 232du               | 948du |

# Fortune Road RPUD

## **Section 5 – Provision of Community Services and Facilities**

### **5.1 Open Space Required**

Open space shall be provided in accordance with City of Kissimmee Land Development Code (LDC) Section 14-10-10, which requires a minimum of 25 percent of the buildable acreage (excluding wetlands) to be devoted to open space as defined in Chapter 14-2. Public and private street rights-of-way and private street tracts or easements do not qualify as open space and receive no credit toward the open space requirement.

5.1.1 In addition, Section 14-10-10 requires:

- Active Recreation: At least 3 percent of buildable acreage or 15 square feet per dwelling unit, whichever is greater.
- Passive Recreation: At least 15 percent of buildable acreage (with the potential for a portion to be located on unbuildable acreage if determined appropriate by the City).
- Central Open Space: A minimum of 51 percent of the required open space shall be centrally located and shall front nor have direct access to a public or private street.
- Design Standards: Open space must satisfy the design and amenity standards in Section 14-10-10, including connectivity, tree density, and limitations on impervious recreation areas.

Numeric open space calculations will be finalized at Site Development Plan with confirmation of wetland acreage and resulting buildable acreage.

### **5.2 Open Space Provided**

Open space will be provided to meet the minimum requirements of LDC Section 14-10-10, and will be designed as a cohesive network of active and passive amenities connected by pedestrian facilities. Open space areas are intended to be distributed and programmed to serve as meaningful resident amenities while maintaining compatibility with the site's environmental constraints and perimeter buffering framework.

#### **5.2.1 PUD Modifications**

Open space shall be provided in accordance with Section 14-10-10, as modified by the PUD Open Space in Section 6.9.

### **5.3 Wastewater Collection:**

Wastewater will be provided by Toho Water Authority.

### **5.4 Water Distribution:**

Water will be provided by Toho Water Authority.

### **5.5 Solid Waste:**

Solid waste disposal for the project will be provided by City of Kissimmee.

### **5.6 Police and Fire Protection:**

The City of Kissimmee's Police Department will provide police protection. Kissimmee Fire Station 12 at 1403 Denn John Lane, Kissimmee, FL 34744 will be first responder to this location.

### **5.7 Stormwater Management:**

Stormwater for Fortune Road and the development area will be collected in inlets and piped to a water management pond located at the lower elevation of the subject site. This wet detention pond shall extend from

# Fortune Road RPUD

the top of bank elevation to three feet below the control elevation with a maximum slope not greater than 4:1 (horz). A 2:1 (horz) slope shall be maintained from that point to the proposed bottom of the wet pond. Control structure(s) shall be utilized to provide the required water quality volume and to pre-post the discharge rate for the development.

The proposed system shall be designed to meet all dimensions and technical criteria as set forth by the SFWMD and City of Kissimmee; and pre-post the discharge rate generated by the 25yr-24hr storm event.

## **5.8 Utility Installation:**

With the exception of primary facilities providing service to the project, all utility lines, including telephone, cable and electric lines, shall be installed underground.

## **5.9 Transportation/Roads:**

The project will be served by frontage and access opportunities along Fortune Road on the north and Country Lane on the south. Primary site access is anticipated from Fortune Road, with additional access and internal circulation refined through the Preliminary Concept Plan and subsequent engineering.

### **5.9.1 Internal Circulation**

Internal circulation will be designed to support safe and efficient vehicular operations, emergency access, and multimodal connectivity within the development, including pedestrian connections between buildings, parking areas, open space amenities, and perimeter sidewalks where applicable. Final access locations, spacing, and any required improvements (including turn lanes, driveway geometry, and frontage-related enhancements) will be coordinated with the City of Kissimmee and designed consistent with applicable access management standards and transportation review requirements.

# Fortune Road RPUD

## Section 6 – Proposed Development Standards

### 6.1 Permitted Uses:

#### 6.1.1 Primary Uses

- Multi-Family Residential
- Townhomes
- Condominiums (Condos)
- Assisted Living Facility (ALF)
- Independent Living Facility (ILF)

Other similar uses which are reasonably implied and are consistent with the intent of the district as determined by the Planning Official.

#### 6.1.2 Accessory and Ancillary Uses

Accessory and ancillary uses customarily incidental and subordinate to the primary permitted uses shall be permitted, and may include but not be limited to:

- Leasing, management, and sales offices (including model units).
- Clubhouse and community buildings.
- Indoor and outdoor recreation facilities and structures, including fitness rooms, pools, pool decks, sports courts, playgrounds, dog parks, pavilions, pergolas, shade structures, and similar recreational amenities.
- Passive recreation areas, trails, sidewalks within open space tracts, boardwalks, pedestrian bridges, and gathering areas (including gazebos and benches).
- Maintenance buildings, refuse/trash enclosures, mail/package kiosks, and other site support facilities.
- Utility and service structures necessary to serve the development (including lift stations, generators, and similar infrastructure), subject to screening and Kissimmee LDC compliance.
- Gates and access control features, if proposed.

All accessory and ancillary uses shall remain secondary to the principal permitted uses and shall be designed and sited to support compatibility and compliance with the adopted PUD standards.

### 6.2 Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the Planning Director shall determine whether a use would be permitted.

### 6.3 Development Standards:

|                                                                                    |         |
|------------------------------------------------------------------------------------|---------|
| Maximum Building Height- Parcel A                                                  | 5 Story |
| Maximum building Height Parcels B & C                                              | 4 Story |
| Minimum Building Height- All Parcels                                               | 2 Story |
| Maximum Impervious Area                                                            | 85%     |
| Minimum Building Setback from Fortune Road                                         | 0'      |
| Minimum Building Setback from Buffers                                              | 0'      |
| Minimum Distance between Buildings                                                 | 10      |
| Minimum Distance between Vehicular Use Areas and Buildings or Ancillary Structures | 0'      |

### 6.4 Building Restrictions:

The land will not be overdeveloped with buildings, structures, or paving. Existing trees will be conserved when practical to do so.

# Fortune Road RPUD

## 6.5 Parking:

Parking shall be provided at a ratio of the following per use:

| Specific Uses                                  | Parking Ratio | Basis      |
|------------------------------------------------|---------------|------------|
| Multi-Family Residential- Studio or 1 Bedroom  | 1             | Per DU     |
| Multi-Family Residential- Two or More Bedrooms | 2             | Per DU     |
| Townhomes                                      | 4             | Per DU     |
| Condominiums (Condos)                          | 2             | Per DU     |
| Assisted Living Facility (ALF)                 | 1             | Per 4 Beds |
| Independent Living Facility (ILF)              | 1             | Per 2 Beds |

## 6.6 Buffers and Landscaping:

As depicted on the Preliminary Concept Plan provided in Section 2, landscape buffers shall be provided as follows:

### 6.6.1 Eastern Boundary:

- 10 feet along the northern segment adjacent to commercial uses.
- 10 feet along the middle segment adjacent to the Osceola County-owned pond property.
- 25 feet along the southern segment where the site abuts existing residential.

### 6.6.2 Country Lane Frontage:

- 10 feet along the southern boundary/frontage.

Detailed landscape plans, including plantings, screening, and buffer treatments, shall be submitted with the project's Site Development Plan and/or subsequent site plan submittals, as applicable.

Only the buffers expressly identified in this PUD shall be required as part of the project's development standards.

## 6.7 Signage

Project signage shall be designed, permitted, and installed in accordance with the applicable sign regulations of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC sign standards shall require approval through the applicable City review and approval process.

## 6.8 Architect Standards:

The Project shall be designed and developed in accordance with the applicable architectural design standards of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC Architect Standards shall require approval through the applicable City review and approval process.

## 6.9 Open Space (PUD Modifications to LDC 14-10-10)

As part of the PUD entitlement, the project requests adoption of the following alternative standards/clarifications to LDC Section 14-10-10, intended to promote a higher-quality, garden-style open space system integrated with on-site circulation and amenitized stormwater features:

### 6.9.1 Sidewalks within Open Space Tracts

Sidewalks and pedestrian pathways not located within public or private street rights-of-way or street tracts may be credited toward required Open Space and/or Passive Recreation, provided they:

- Traverse dedicated open space tracts
- Are integrated with landscape and amenities (e.g., bridges, gazebos, benches, shaded nodes, enhanced



# Fortune Road RPUD

planting, and similar features), even where such paths also functionally connect buildings and/or parking areas. This standard is intended to create a lush, garden-style pedestrian environment throughout the project.

## 6.9.2 Recreation Areas Adjacent to Buildings or Lots

Active and passive recreation areas and amenities (including pool decks, courtyards, structured gathering areas, and similar features) may be located adjacent to a building or lot provided a minimum 10-foot landscaped separation is maintained.

- The required landscaped separation may be included in open space/recreation calculations.
- Landscaped areas are encouraged to be organic in design with a minimum 10-foot width.

## 6.9.3 Amenitized Waterways and Stormwater Features

Lakes and waterways may be credited as open space when designed as amenities consistent with LDC intent. In addition, detention ponds, streams, and similar stormwater/waterway features may be credited up to 100 percent of their area toward Open Space and/or Passive/Active Recreation when designed as an integrated garden-style amenity, incorporating elements such as:

- sidewalks and/or elevated walkways,
- pedestrian bridges/overlooks,
- gazebos/gathering nodes,
- littoral plantings and enhanced landscaping, and
- nature trails/heart paths and similar features.

## 6.9.4 Minimum Open Space Width

The minimum required open space width is requested to be 25 feet (in lieu of the baseline 50 feet), provided the open space area is properly landscaped and programmed with amenities to function as usable recreational or amenity space.

## 6.9.5 Open Space Within Required Buffers

Required open space amenities shall not be located within required buffers unless the amenity area is contiguous to and functionally part of a larger open space tract, and is designed as an extension of that tract (with appropriate landscaping and usability).

## 6.9.6 Trail Width Standard

Where bike paths, pedestrian trails, nature trails, or similar pathways are provided, such paths shall be a minimum of 8 feet in width and shall form a continuous loop or connect to the right-of-way sidewalk system. The path shall be constructed of paved asphalt or concrete.

## 6.9.7 Amenities in Dry Retention Areas

Active and passive amenities may be located within dry retention areas when designed as usable amenity space through integrated sidewalks/elevated walkways, pedestrian bridges, gazebos/gathering nodes, and enhanced landscaping (including littoral plantings where applicable), consistent with a garden-style amenity concept.

## 6.9.8 Applicability

All other open space standards of Section 14-10-10 not modified above remain applicable

## 6.10 Recreation Standards (Urban Recreation Framework)

### 6.10.1 Purpose and Intent

Recreation and amenity facilities within the PUD shall be provided in a manner that supports an urban, walkable development pattern, emphasizes usable and programmed recreation over undeveloped “raw land,” and incentivizes vertical and structured recreation appropriate for higher-density residential forms. These standards are intended to satisfy the intent of City of Kissimmee LDC Section 14-10-11 while establishing PUD-specific recreation criteria aligned with modern multi-family and mixed housing formats.

# Fortune Road RPUD

## 6.10.2 Minimum Recreation Requirement

Community recreation facilities shall be provided on-site at a minimum ratio of one (1.0) acre of usable recreation per fifty (50) dwelling units.

Recreation areas shall be located on clearly designated common tracts and/or common areas and shall be maintained by the applicable association, ownership entity, or other mechanism acceptable to the City.

Required recreation acreage may be satisfied through a combination of the master shared passive recreation system and phase-specific private recreation amenities, provided each phase includes sufficient recreation to serve its residents.

## 6.10.3 Recreation Program and Eligible Facilities

The required recreation may be provided through a combination of active and passive amenities, including but not limited to: greens, plazas, courtyards, neighborhood squares, pocket parks, tot lots, playgrounds, dog parks, sports courts, fitness zones, pools, clubhouses, community rooms, rooftop amenity decks, structured gathering areas, and similar recreation features customarily accessory to residential development.

## 6.10.4 Location, Accessibility, and Connectivity

A continuous pedestrian circulation system shall be provided throughout the development to:

- Link all residential buildings/units to all recreation areas and amenities, parking areas, and open space tracts
- Connect to existing or planned perimeter sidewalks or right-of-way pedestrian facilities where available.

At least one primary recreational focal area (e.g., neighborhood park, clubhouse, community center, or neighborhood square) shall be located within approximately 1,000 feet of the geographic center of the development, unless an alternative configuration is approved by the City due to site constraints or the incorporation of a preserved natural feature designed as a functional recreation focal point.

## 6.10.5 Phasing

Recreation facilities shall be constructed in coordination with development phasing. Recreation intended to serve a phase shall be completed prior to occupancy of units in the subsequent phase. If the project is developed as a single phase, the primary recreational focal area and a proportional share of required recreation facilities shall be completed prior to issuance of certificates of occupancy for more than 50 percent of the dwelling units, unless an alternative schedule is approved at the time of rezoning.

## 6.10.6 Amenitized Stormwater Features

Retention/detention facilities may be integrated into the recreation system where designed as usable amenities incorporating features such as meandering banks, reduced slopes where practicable, trails, overlooks, docks, seating nodes, shade structures, enhanced landscaping, and similar elements. Where designed and programmed as legitimate recreational amenities, such features may be credited toward the required recreation acreage in accordance with Section 6.10, herein, and City approval.

## 6.10.7 Urban Recreation Credit for Vertical and Structured Amenities

To incentivize construction of vertical and high-quality programmed recreation, the following credit framework shall apply for recreation compliance only:

- Area Credit (Base Credit)  
Outdoor functional recreation areas shall be credited at a 1:1 ratio toward the required recreation acreage.
- Facility-Based Credit (Vertical/Structured Recreation)  
In addition to any area credit, functional recreational improvements may receive facility-based credit as follows:
  - 1.0 acre credit per 5,000 square feet of recreational building structures (e.g., clubhouse, fitness

# Fortune Road RPUD

facility, indoor recreation space, covered recreation pavilion, structured gathering building, pool and pool-deck), and

- 1.0 acre credit per 25,000 square feet of non-building recreational facilities (e.g., sports courts, programmed hardscape plazas, dog park, tot-lot, rooftop amenity decks, or portion thereof).

Facility-based credit applies only to functional recreation elements and does not include infrastructure improvements such as grading, stormwater functions, parking, drive aisles, or general circulation pavement.

## ▪ City Determination

The City shall determine whether a proposed amenity qualifies as functional recreation for credit purposes and whether the overall recreation system is proportionate to the scale and intensity of the development.

## 6.10.8 Maintenance and Ownership

All recreation areas, amenities, and associated improvements shall be maintained by a homeowners' association, condominium association, master association, Community Development District, or other entity acceptable to the City.

## 6.10.9 Master Recreation System vs. Private Community Amenities

### 6.10.9.1 Master Recreation System (Shared)

A master stormwater management system and associated pedestrian trail network may be developed as a site-wide amenity. Where provided, the trail system may serve as a shared passive recreation feature accessible to residents across all phases and parcels. The master trail network may include paved trails, boardwalks, overlooks, seating nodes, bridges, and similar passive recreation elements, subject to permitting and final site plan approval.

### 6.10.9.2 Private Phase Amenities (Controlled Access)

Each community developed within Parcel A, Parcel B, and Parcel C shall provide its own private amenity package intended to serve that community's residents. Private amenities may include, but are not limited to, clubhouses, pools and pool decks, fitness facilities, indoor amenity rooms, dog parks, courtyards, and similar facilities.

Private amenities shall be designed and operated as controlled-access facilities and are intended for use by residents of the associated community only, together with their accompanied guests.

### 6.10.9.3 No Cross-Use Requirement

Nothing in this PUD shall be interpreted to require that private amenities provided for one community be made available for general use by residents of another community. Any shared use of private amenities between phases/parcels shall occur only if expressly established through a recorded agreement between the affected ownership/management entities.

### 6.10.9.4 Owner/Operator Control

The owner/operator of each community shall retain full authority to establish and enforce reasonable rules governing access to and use of its private amenities, including guest policies, hours of operation, access credentialing, and related operational standards consistent with typical multifamily management practices.

### 6.10.9.5 Implementation

Private amenity locations and access control measures (e.g., controlled building access, gates, key fob systems, or similar methods) shall be shown on the site plan for each phase as applicable.

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## **Section 7 – Justification for Proposed Planned Development**

### **7.1 Purpose:**

In accordance with the City of Kissimmee Land Development Code (LDC) provisions governing Planned Unit Developments (PUDs), it is in the interest of this proposal to implement flexible design guidelines that may depart from conventional base zoning standards in order to provide a cohesive, fully integrated, quality development. Implementation of these guidelines will allow for more efficient utilization of the land, coordinated internal circulation and site design, and an enhanced level of amenities as further described within this Planned Development framework.

### **7.2 Identification of Requested Deviations from Standard Zoning:**

As permitted under the City of Kissimmee LDC for Planned Unit Developments (PUDs), the Project requests the following deviations from standard zoning requirements:

- Parking
- Recreation
- Open Space

# Fortune Road RPUD

## Section 8 – Anticipated Neighborhood Impacts

### 8.1 Neighborhood Compatibility

The subject property is located within an area characterized by a mix of municipal and County land use designations and zoning districts. Surrounding land use designations adjacent to and within approximately 300 feet of the site are summarized below.

#### Surrounding Land Use Designations

| Direction from Project | Jurisdiction                       | Land Use Designation  |
|------------------------|------------------------------------|-----------------------|
| North                  | City of Kissimmee                  | CG                    |
| East                   | Osceola County                     | Community Center      |
| South                  | Osceola County                     | Community Center      |
| West                   | Osceola County / City of Kissimmee | Community Center / CG |

The proposed PUD, including parcel-based height limits and targeted buffer standards along the eastern boundary, is intended to support compatibility with nearby commercial and community center designations, while providing enhanced separation where the project transitions toward existing residential patterns.

### 8.2 Neighborhood Zoning

Surrounding zoning districts are summarized below.

#### Surrounding Zoning

| Direction from Project | Jurisdiction                       | Zoning District                   |
|------------------------|------------------------------------|-----------------------------------|
| North                  | City of Kissimmee                  | MUPUD                             |
| East                   | Osceola County                     | RM-1 (Pre-existing District)      |
| South                  | Osceola County                     | RM-1 (Pre-existing District)      |
| West                   | Osceola County / City of Kissimmee | RM-2 (Pre-existing District / B-3 |

The PUD establishes clear development parameters (uses, height, parking, and buffering) intended to provide a predictable development pattern adjacent to both municipal and County zoning districts, including County residential zoning to the east and south.

### 8.3 Influence on Neighboring Drainage

No extraordinary influences on neighboring drainage are anticipated. Stormwater management will be engineered and permitted to meet applicable City and SFWMD requirements, and the project will be designed so that post-development conditions do not result in adverse offsite drainage impacts.



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The Bass Slough corridor along the western boundary includes areas mapped as FEMA Flood Zone AE / Floodway. No impacts to the Bass Slough floodway are proposed, and the slough corridor is intended to remain preserved as a protected environmental feature.

## **8.4 Alterations Proposed to Wetlands**

A small wetland area is present on-site. Any wetland impacts, if required, will be permitted and mitigated through the SFWMD regulatory process. The Bass Slough corridor on the western boundary will remain and is not proposed to be impacted.

## **8.5 Offsite Drainage Alterations Proposed**

No offsite drainage alterations are anticipated as necessary for construction of the project. If offsite improvements are identified during engineering design (e.g., conveyance or outfall coordination), such improvements will be addressed through the appropriate review and permitting processes.

## **8.6 Impacts Anticipated to Topography and Vegetation**

Site grading and improvements will be designed to minimize unnecessary impacts and to protect the Bass Slough corridor. Landscaping and buffering will be incorporated consistent with the PUD standards and City requirements. No unusual impacts to topography or vegetation are anticipated beyond those typical of development and associated infrastructure installation.

## **8.7 Impacts Anticipated to Wildlife**

A preliminary environmental review and any required agency coordination will be completed during the permitting process. Where protected species considerations are identified, the development will comply with applicable local, state, and federal requirements. No extraordinary wildlife impacts are anticipated based on the current site framework and planned preservation of the Bass Slough corridor.

## **8.8 Impacts Anticipated on Population**

The proposed PUD includes residential development and will contribute additional population consistent with the site's MF-MDR future land use designation. Maximum development intensity is regulated through the PUD's parcel-based caps and standards, including an overall program maximum of 948 dwelling units across Parcels A–C, subject to final site plan approval and compliance with adopted PUD standards.

# Fortune Road RPUD

## Proposed Uses

### **Permitted Uses:**

#### Primary Uses

- Multi-Family Residential
- Townhomes
- Condominiums (Condos)
- Assisted Living Facility (ALF)
- Independent Living Facility (ILF)

Other similar uses which are reasonably implied and are consistent with the intent of the district as determined by the Planning Official.

#### Accessory and Ancillary Uses

Accessory and ancillary uses customarily incidental and subordinate to the primary permitted uses shall be permitted, and may include but not be limited to:

- Leasing, management, and sales offices (including model units).
- Clubhouse and community buildings.
- Indoor and outdoor recreation facilities and structures, including fitness rooms, pools, pool decks, sports courts, playgrounds, dog parks, pavilions, pergolas, shade structures, and similar recreational amenities.
- Passive recreation areas, trails, sidewalks within open space tracts, boardwalks, pedestrian bridges, and gathering areas (including gazebos and benches).
- Maintenance buildings, refuse/trash enclosures, mail/package kiosks, and other site support facilities.
- Utility and service structures necessary to serve the development (including lift stations, generators, and similar infrastructure), subject to screening and Kissimmee LDC compliance.
- Gates and access control features, if proposed.

All accessory and ancillary uses shall remain secondary to the principal permitted uses and shall be designed and sited to support compatibility and compliance with the adopted PUD standards.

# Fortune Road RPUD

## Section 6 – Proposed Development Standards

### 6.1 Permitted Uses:

#### 6.1.1 Primary Uses

- Multi-Family Residential
- Townhomes
- Condominium (Condos)
- Assisted Living Facility (ALF)
- Independent Living Facility (ILF)

Other similar uses which are reasonably implied and are consistent with the intent of the district as determined by the Planning Official.

#### 6.1.2 Accessory and Ancillary Uses

Accessory and ancillary uses customarily incidental and subordinate to the primary permitted uses shall be permitted, and may include but not be limited to:

- Leasing, management, and sales offices (including model units).
- Clubhouse and community buildings.
- Indoor and outdoor recreation facilities and structures, including fitness rooms, pools, pool decks, sports courts, playgrounds, dog parks, pavilions, pergolas, shade structures, and similar recreational amenities.
- Passive recreation areas, trails, sidewalks within open space tracts, boardwalks, pedestrian bridges, and gathering areas (including gazebos and benches).
- Maintenance buildings, refuse/trash enclosures, mail/package kiosks, and other site support facilities.
- Utility and service structures necessary to serve the development (including lift stations, generators, and similar infrastructure), subject to screening and Kissimmee LDC compliance.
- Gates and access control features, if proposed.

All accessory and ancillary uses shall remain secondary to the principal permitted uses and shall be designed and sited to support compatibility and compliance with the adopted PUD standards.

### 6.2 Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the Planning Director shall determine whether a use would be permitted.

### 6.3 Development Standards:

|                                                                                    |         |
|------------------------------------------------------------------------------------|---------|
| Maximum Building Height- Parcel A                                                  | 5 Story |
| Maximum building Height Parcels B & C                                              | 4 Story |
| Minimum Building Height- All Parcels                                               | 2 Story |
| Maximum Impervious Area                                                            | 85%     |
| Minimum Building Setback from Fortune Road                                         | 0'      |
| Minimum Building Setback from Buffers                                              | 0'      |
| Minimum Distance between Buildings                                                 | 10      |
| Minimum Distance between Vehicular Use Areas and Buildings or Ancillary Structures | 0'      |

### 6.4 Building Restrictions:

The land will not be overdeveloped with buildings, structures, or paving. Existing trees will be conserved when practical to do so.

# Fortune Road RPUD

Is the parking ratio for the townhomes supposed to

## 6.5 Parking:

Parking shall be provided at a ratio of the following per use:

| Specific Uses                                  | Parking Ratio | Basis      |
|------------------------------------------------|---------------|------------|
| Multi-Family Residential- Studio or 1 Bedroom  | 1             | Per DU     |
| Multi-Family Residential- Two or More Bedrooms | 2             | Per DU     |
| Townhomes                                      | 4             | Per DU     |
| Condominiums (Condos)                          | 2             | Per DU     |
| Assisted Living Facility (ALF)                 | 1             | Per 4 Beds |
| Independent Living Facility (ILF)              | 1             | Per 2 Beds |

## 6.6 Buffers and Landscaping:



As depicted on the Preliminary Concept Plan provided in Section 2, landscape buffers shall be provided as follows:

### 6.6.1 Eastern Boundary:

- 10 feet along the northern segment adjacent to commercial uses.
- 10 feet along the middle segment adjacent to the Osceola County-owned pond property.
- 25 feet along the southern segment where the site abuts existing residential.

### 6.6.2 Country Lane Frontage:

- 10 feet along the southern boundary/frontage.

Detailed landscape plans, including plantings, screening, and buffer treatments, shall be submitted with the project's Site Development Plan and/or subsequent site plan submittals, as applicable.

Only the buffers expressly identified in this PUD shall be required as part of the project's development standards.

## 6.7 Signage

Project signage shall be designed, permitted, and installed in accordance with the applicable sign regulations of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC sign standards shall require approval through the applicable City review and approval process.

## 6.8 Architect Standards:

The Project shall be designed and developed in accordance with the applicable architectural design standards of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC Architect Standards shall require approval through the applicable City review and approval process.

## 6.9 Open Space (PUD Modifications to LDC 14-10-10)

As part of the PUD entitlement, the project requests adoption of the following alternative standards/clarifications to LDC Section 14-10-10, intended to promote a higher-quality, garden-style open space system integrated with on-site circulation and amenitized stormwater features:

### 6.9.1 Sidewalks within Open Space Tracts

Sidewalks and pedestrian pathways not located within public or private street rights-of-way or street tracts may be credited toward required Open Space and/or Passive Recreation, provided they:

- Traverse dedicated open space tracts
- Are integrated with landscape and amenities (e.g., bridges, gazebos, benches, shaded nodes, enhanced

# Fortune Road RPUD

planting, and similar features), even where such paths also functionally connect buildings and/or parking areas. This standard is intended to create a lush, garden-style pedestrian environment throughout the project.

## 6.9.2 Recreation Areas Adjacent to Buildings or Lots

Active and passive recreation areas and amenities (including pool decks, courtyards, structured gathering areas, and similar features) may be located adjacent to a building or lot provided a minimum 10-foot landscaped separation is maintained.

- The required landscaped separation may be included in open space/recreation calculations.
- Landscaped areas are encouraged to be organic in design with a minimum 10-foot width.

## 6.9.3 Amenitized Waterways and Stormwater Features

Lakes and waterways may be credited as open space when designed as amenities consistent with LDC intent. In addition, detention ponds, streams, and similar stormwater/waterway features may be credited up to 100 percent of their area toward Open Space and/or Passive/Active Recreation when designed as an integrated garden-style amenity, incorporating elements such as:

- sidewalks and/or elevated walkways,
- pedestrian bridges/overlooks,
- gazebos/gathering nodes,
- littoral plantings and enhanced landscaping, and
- nature trails/heart paths and similar features.

## 6.9.4 Minimum Open Space Width

The minimum required open space width is requested to be 25 feet (in lieu of the baseline 50 feet), provided the open space area is properly landscaped and programmed with amenities to function as usable recreational or amenity space.

## 6.9.5 Open Space Within Required Buffers

Required open space amenities shall not be located within required buffers unless the amenity area is contiguous to and functionally part of a larger open space tract, and is designed as an extension of that tract (with appropriate landscaping and usability).

## 6.9.6 Trail Width Standard

Where bike paths, pedestrian trails, nature trails, or similar pathways are provided, such paths shall be a minimum of 8 feet in width and shall form a continuous loop or connect to the right-of-way sidewalk system. The path shall be constructed of paved asphalt or concrete.

## 6.9.7 Amenities in Dry Retention Areas

Active and passive amenities may be located within dry retention areas when designed as usable amenity space through integrated sidewalks/elevated walkways, pedestrian bridges, gazebos/gathering nodes, and enhanced landscaping (including littoral plantings where applicable), consistent with a garden-style amenity concept.

## 6.9.8 Applicability

All other open space standards of Section 14-10-10 not modified above remain applicable

## 6.10 Recreation Standards (Urban Recreation Framework)

### 6.10.1 Purpose and Intent

Recreation and amenity facilities within the PUD shall be provided in a manner that supports an urban, walkable development pattern, emphasizes usable and programmed recreation over undeveloped “raw land,” and incentivizes vertical and structured recreation appropriate for higher-density residential forms. These standards are intended to satisfy the intent of City of Kissimmee LDC Section 14-10-11 while establishing PUD-specific recreation criteria aligned with modern multi-family and mixed housing formats.

# Fortune Road RPUD

## 6.10.2 Minimum Recreation Requirement

Community recreation facilities shall be provided on-site at a minimum ratio of one (1.0) acre of usable recreation per fifty (50) dwelling units.

Recreation areas shall be located on clearly designated common tracts and/or common areas and shall be maintained by the applicable association, ownership entity, or other mechanism acceptable to the City.

Required recreation acreage may be satisfied through a combination of the master shared passive recreation system and phase-specific private recreation amenities, provided each phase includes sufficient recreation to serve its residents.

## 6.10.3 Recreation Program and Eligible Facilities

The required recreation may be provided through a combination of active and passive amenities, including but not limited to: greens, plazas, courtyards, neighborhood squares, pocket parks, tot lots, playgrounds, dog parks, sports courts, fitness zones, pools, clubhouses, community rooms, rooftop amenity decks, structured gathering areas, and similar recreation features customarily accessory to residential development.

## 6.10.4 Location, Accessibility, and Connectivity

A continuous pedestrian circulation system shall be provided throughout the development to:

- Link all residential buildings/units to all recreation areas and amenities, parking areas, and open space tracts
- Connect to existing or planned perimeter sidewalks or right-of-way pedestrian facilities where available.

At least one primary recreational focal area (e.g., neighborhood park, clubhouse, community center, or neighborhood square) shall be located within approximately 1,000 feet of the geographic center of the development, unless an alternative configuration is approved by the City due to site constraints or the incorporation of a preserved natural feature designed as a functional recreation focal point.

## 6.10.5 Phasing

Recreation facilities shall be constructed in coordination with development phasing. Recreation intended to serve a phase shall be completed prior to occupancy of units in the subsequent phase. If the project is developed as a single phase, the primary recreational focal area and a proportional share of required recreation facilities shall be completed prior to issuance of certificates of occupancy for more than 50 percent of the dwelling units, unless an alternative schedule is approved at the time of rezoning.

## 6.10.6 Amenitized Stormwater Features

Retention/detention facilities may be integrated into the recreation system where designed as usable amenities incorporating features such as meandering banks, reduced slopes where practicable, trails, overlooks, docks, seating nodes, shade structures, enhanced landscaping, and similar elements. Where designed and programmed as legitimate recreational amenities, such features may be credited toward the required recreation acreage in accordance with Section 6.10, herein, and City approval.

## 6.10.7 Urban Recreation Credit for Vertical and Structured Amenities

To incentivize construction of vertical and high-quality programmed recreation, the following credit framework shall apply for recreation compliance only:

- Area Credit (Base Credit)  
Outdoor functional recreation areas shall be credited at a 1:1 ratio toward the required recreation acreage.
- Facility-Based Credit (Vertical/Structured Recreation)  
In addition to any area credit, functional recreational improvements may receive facility-based credit as follows:
  - 1.0 acre credit per 5,000 square feet of recreational building structures (e.g., clubhouse, fitness



# Fortune Road RPUD

facility, indoor recreation space, covered recreation pavilion, structured gathering building, pool and pool-deck), and

- 1.0 acre credit per 25,000 square feet of non-building recreational facilities (e.g., sports courts, programmed hardscape plazas, dog park, tot-lot, rooftop amenity decks, or portion thereof).

Facility-based credit applies only to functional recreation elements and does not include infrastructure improvements such as grading, stormwater functions, parking, drive aisles, or general circulation pavement.

## ▪ City Determination

The City shall determine whether a proposed amenity qualifies as functional recreation for credit purposes and whether the overall recreation system is proportionate to the scale and intensity of the development.

## 6.10.8 Maintenance and Ownership

All recreation areas, amenities, and associated improvements shall be maintained by a homeowners' association, condominium association, master association, Community Development District, or other entity acceptable to the City.

## 6.10.9 Master Recreation System vs. Private Community Amenities

### 6.10.9.1 Master Recreation System (Shared)

A master stormwater management system and associated pedestrian trail network may be developed as a site-wide amenity. Where provided, the trail system may serve as a shared passive recreation feature accessible to residents across all phases and parcels. The master trail network may include paved trails, boardwalks, overlooks, seating nodes, bridges, and similar passive recreation elements, subject to permitting and final site plan approval.

### 6.10.9.2 Private Phase Amenities (Controlled Access)

Each community developed within Parcel A, Parcel B, and Parcel C shall provide its own private amenity package intended to serve that community's residents. Private amenities may include, but are not limited to, clubhouses, pools and pool decks, fitness facilities, indoor amenity rooms, dog parks, courtyards, and similar facilities.

Private amenities shall be designed and operated as controlled-access facilities and are intended for use by residents of the associated community only, together with their accompanied guests.

### 6.10.9.3 No Cross-Use Requirement

Nothing in this PUD shall be interpreted to require that private amenities provided for one community be made available for general use by residents of another community. Any shared use of private amenities between phases/parcels shall occur only if expressly established through a recorded agreement between the affected ownership/management entities.

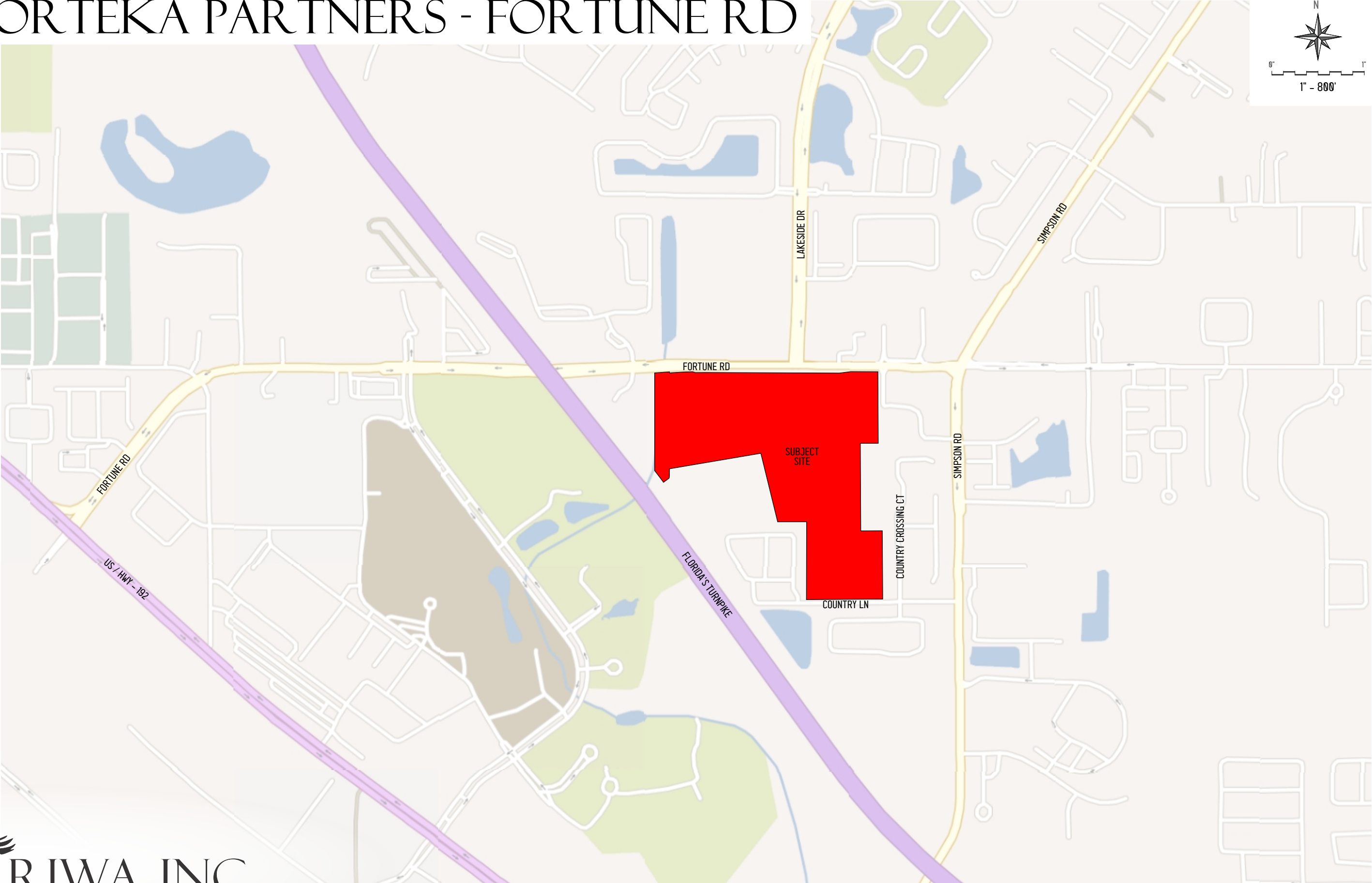
### 6.10.9.4 Owner/Operator Control

The owner/operator of each community shall retain full authority to establish and enforce reasonable rules governing access to and use of its private amenities, including guest policies, hours of operation, access credentialing, and related operational standards consistent with typical multifamily management practices.

### 6.10.9.5 Implementation

Private amenity locations and access control measures (e.g., controlled building access, gates, key fob systems, or similar methods) shall be shown on the site plan for each phase as applicable.

# ORTEKA PARTNERS - FORTUNE RD



## ORTEKA PARTNERS - FORTUNE RD: GENERAL LOCATION

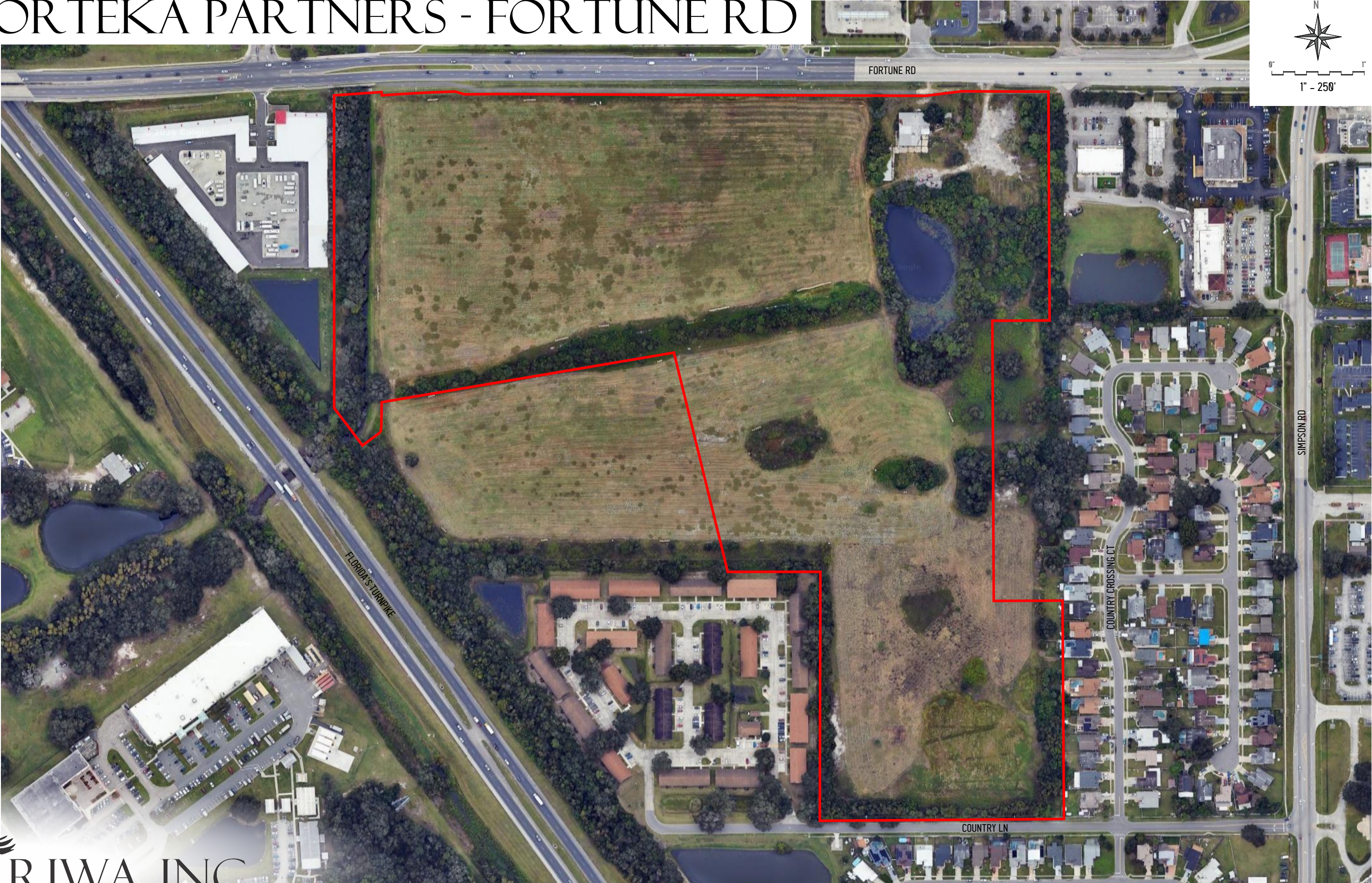
MARCH 9, 2026

2.1 : GENERAL LOCATION

RPUD # TBD



# ORTEKA PARTNERS - FORTUNE RD



ORTEKA PARTNERS - FORTUNE RD: AERIAL PHOTOGRAPH

MARCH 9, 2026

2.2 : AERIAL PHOTOGRAPH

RPUD # TBD



# ORTEKA PARTNERS - FORTUNE RD



## ORTEKA PARTNERS - FORTUNE RD: FUTURE LAND USE MAP

MARCH 9, 2026

2.3 : FUTURE LAND USE MAP

RPUD # TBD



# ORTEKA PARTNERS - FORTUNE RD



ORTEKA PARTNERS - FORTUNE RD: ZONING MAP

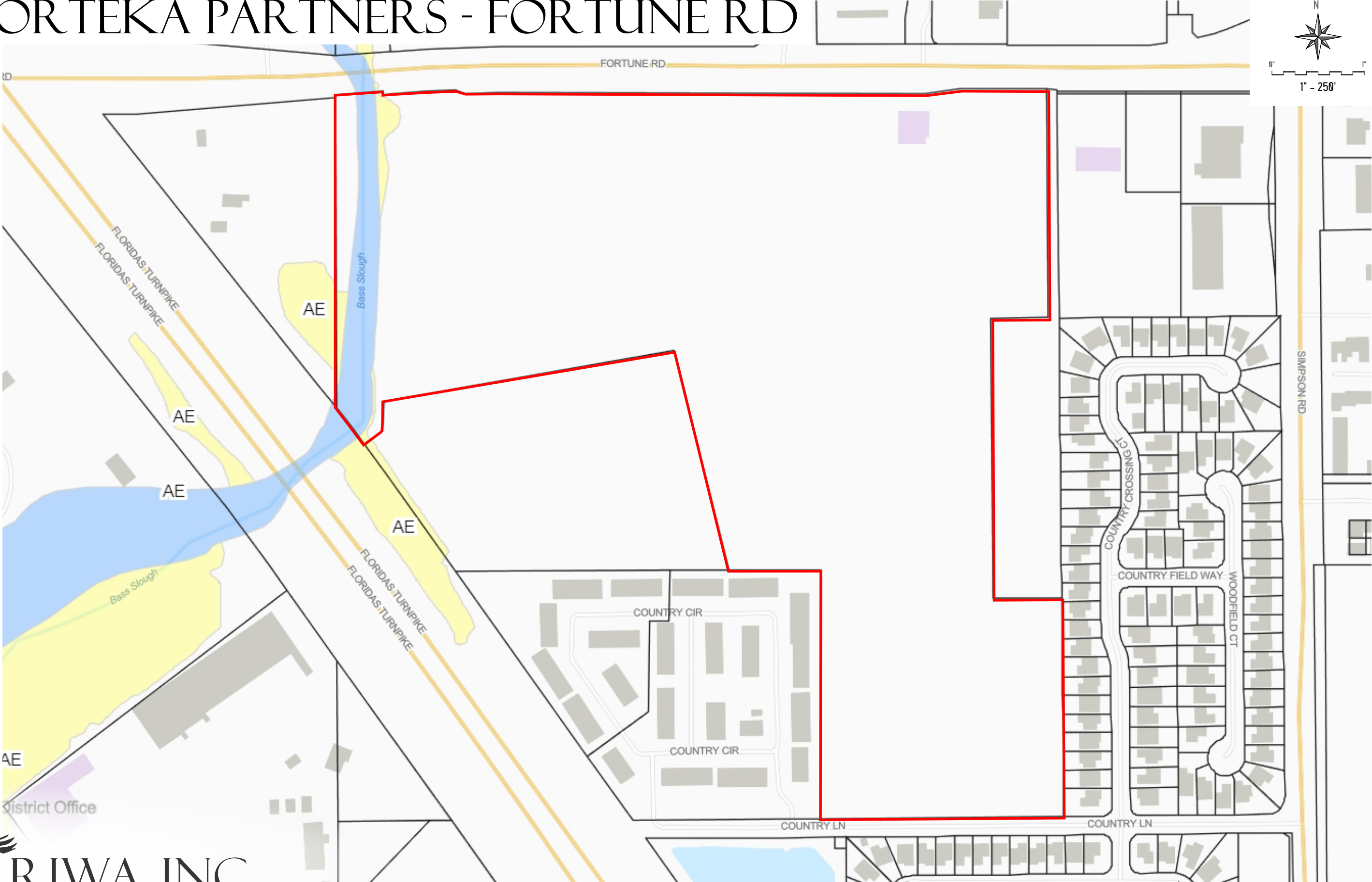
MARCH 9, 2026

2.4 : ZONING MAP

RPUD # TBD



# ORTEKA PARTNERS - FORTUNE RD



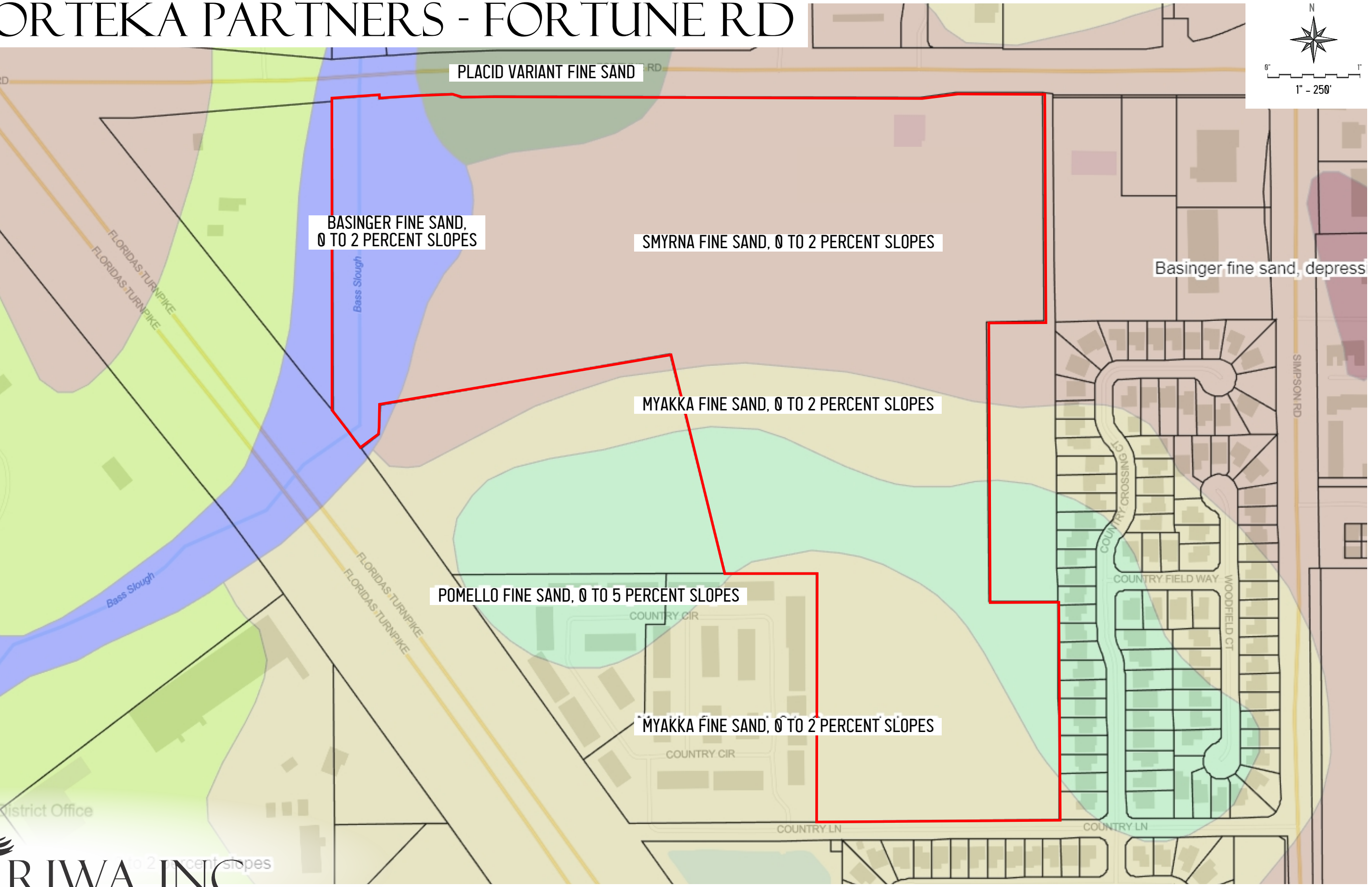
## ORTEKA PARTNERS - FORTUNE RD: FEMA FLOOD ZONES MAP

MARCH 9, 2026

2.5 : FEMA FLOOD ZONES MAP

RPUD # TBD

# ORTEKA PARTNERS - FORTUNE RD



ORTEKA PARTNERS - FORTUNE RD: SOILS CLASSIFICATION MAP

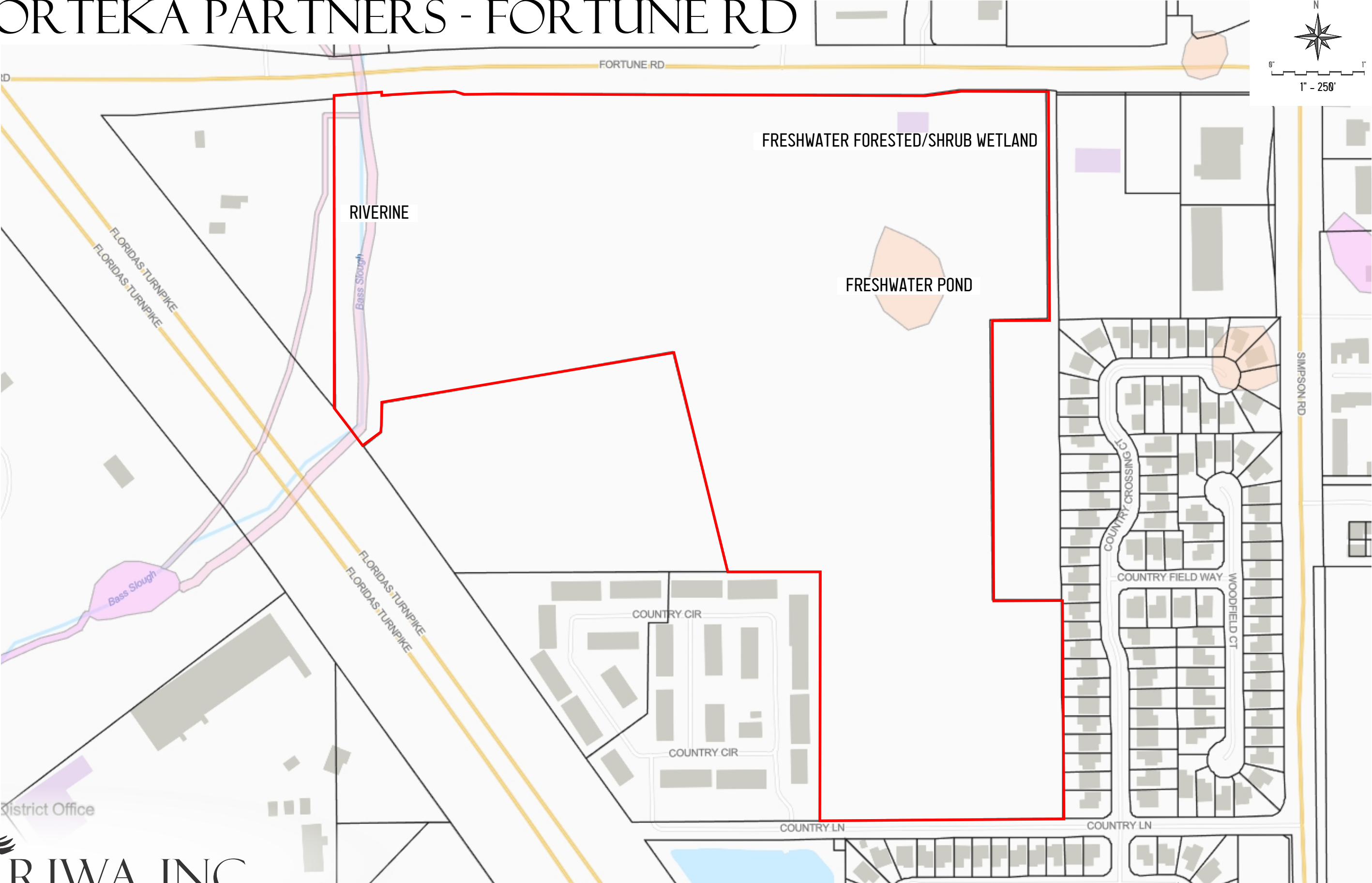
MARCH 9, 2026

2.6 : SOILS CLASSIFICATION MAP

RPUD # TBD



# ORTEKA PARTNERS - FORTUNE RD



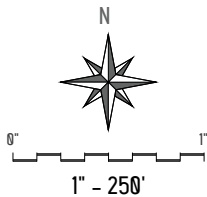
## ORTEKA PARTNERS - FORTUNE RD: WETLANDS MAP

MARCH 9, 2026

2.7 : WETLANDS MAP

RPUD # TBD

# ORTEKA PARTNERS - FORTUNE RD

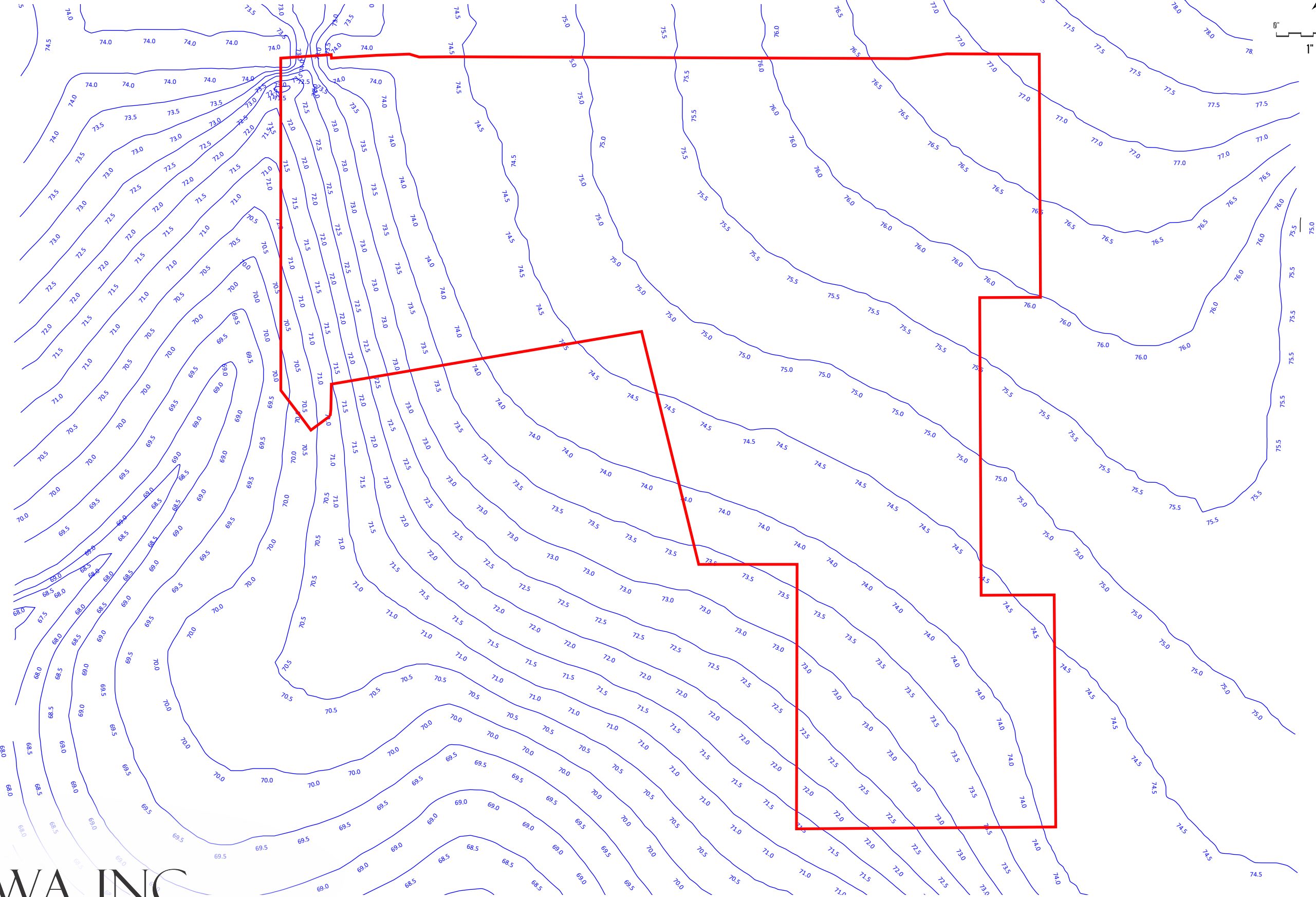


MARCH 9, 2026

## ORTEKA PARTNERS - FORTUNE RD: TOPOGRAPHIC MAP

2.8 : TOPOGRAPHIC MAP

RPUD # TBD



THIS PLAN IS A PRELIMINARY CONCEPT ONLY AND NOT INTENDED TO BE AN ENGINEERED PLAN. AS SUCH IT IS SUBJECT TO MODIFICATION PENDING ENVIRONMENTAL, ENGINEERING, DESIGN, AGENCY REVIEW AND PERMIT CONSIDERATIONS. THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF RJWA, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF RJWA, INC. IS PROHIBITED.



LEGAL DESCRIPTION:

The North 1/2 of the Northwest 1/4 AND the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida,

LESS: The Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida.

LESS: The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4, of Section 19, Township 25 South, Range 30 East, Osceola County, Florida.

ALSO LESS: Lands conveyed to the State of Florida, for right-way for State Road S-530 (Boggy Creek Road), described in Quit-Claim Deed recorded in Deed Book 154, Page 183, Public Records of Osceola County, Florida.

ALSO LESS: Lands conveyed to the Florida State Turnpike Authority, for right-of-way for the Florida Turnpike, described in Order of Taking recorded in Circuit Court Minute Book "M", Page 178, Public Records of Osceola County, Florida.

ALSO LESS: Lands conveyed to Osceola County, for additional right-of-way for State Road S-530 (Boggy Creek Road), described in Warranty Deed recorded in Official Records Book 1011, Page 2548, Public Records of Osceola County, Florida.

LESS AND EXCEPT

FORTUNE ROAD ADDITIONAL RIGHT OF WAY PER O.R.B. 5910, PAGE 941

FLT PARCEL 103

A parcel of land being a portion of Northwest ¼ of Section 19, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner said Section 19; thence run S00°47'02"E along the West line of the Northwest ¼ of said Section 19, a distance of 56.22 feet to a point on the South Right of Way line of Fortune Road (formerly Boggy Creek Road) as recorded in Official Records Book 1011, Page 2548 of the Public Records of Osceola County, Florida; thence run N85°58'31"E, along said South Right of Way line a distance of 127.50 feet to a point on the East line of a Ditch Easement as recorded in Circuit Court Minute Book "M", Page 178 of the Public Records of Osceola County, Florida, said point being the Point of Beginning; thence continue along said South Right of Way line the following three (3) courses and distances; thence run N85°58'31"E, a distance of 31.66 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3,764.83 feet and a Central Angle of 04°16'00"; thence run Easterly, along the Arc of said curve, a distance of 280.33 feet (Chord Bearing = N88°06'31"E, Chord = 280.26 feet) to the Point of Tangency thereof; thence run S89°45'58"E, a distance of 1515.31 feet to the East line of property as described in Official Records Book 5299, Page 1001; thence departing said South Right of Way line, run S00°17'02"E, a distance of 4.50 feet; thence departing said East line, run N89°45'58"W, a distance of 267.09 feet; thence run S82°50'04"W, a distance of 97.06 feet; thence run N89°45'58"W, a distance of 1152.02 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3747.82 feet and a Central Angle of 01°21'11"; thence run Westerly along the Arc of said curve, a distance of 88.51 feet (Chord Bearing = S89°33'49"W, Chord = 88.51 feet) to a point; thence run N73°28'27"W, a distance of 26.13 feet to a point on a curve, concave to the South, having a Radius of 3755.83 feet and a Central Angle of 02°32'00"; thence run Westerly along the Arc of said curve, a distance of 166.06 feet (Chord Bearing = S87°14'26"W, Chord = 166.04 feet to the Point of Tangency thereof; thence run S85°58'31"W, a distance of 31.71 feet to a point on the aforesaid East line of Ditch Easement; thence run N03°44'03"W, a distance of 9.00 feet to the Point of Beginning.

LESS AND EXCEPT

SIMPSON ROAD POND TRACT PER O.R.B. 6084, PAGE 2308  
SR PARCEL 8016

A portion of the Northwest 1/4 of Section 19, Township 25 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Southwest corner of Lot 2, OWEN SUBDIVISION REPLAT, as recorded in Plat Book 17, Page 173 of the Public Records of Osceola County, Florida; thence run N00°17'02"W, along the West line of said Lot 2 and an extension thereof, a distance of 615.52 feet to a point on the South line of Parcel 103, an additional Right of Way parcel for Fortune Road; thence run N89°45'58"W, along said South line of Parcel 103, a distance of 30.00 feet; thence run S00°16'51"E, a distance of 614.18 feet; thence run S89°43'09"W, a distance of 154.00 feet; thence run S00°16'51"E, a distance of 754.00 feet; thence run N89°43'09"E, a distance of 183.99 feet to a point on the West line of COUNTRY CROSSING UNIT THREE, as recorded in Plat Book 7, Pages 32 through 33 of the Public Records of Osceola County, Florida; thence run N00°16'49"W, along said West line, a distance of 752.39 feet to the POINT OF BEGINNING.

SUBJECT TO:

NON-EXCLUSIVE TEMPORARY SIDEWALK, GRADING, DRAIANGE AND  
MAINTENANCE EASEMENT PER O.R.B. 5910, PAGE 931

FLT PARCEL 703

A parcel of land being a portion of Northwest ¼ of Section 19, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner said Section 19; thence run S00°47'02"E along the West line of the Northwest ¼ of said Section 19, a distance of 56.22 feet to a point on the South Right of Way line of Fortune Road (formerly Boggy Creek Road) as recorded in Official Records Book 1011, Page 2548 of the Public Records of Osceola County, Florida; thence along said South Right of Way line the following three (3) courses and distances; thence run N85°58'31"E, along said South Right of Way line a distance of 159.16 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 3,764.83 feet and a Central Angle of 04°16'00"; thence run Easterly along the Arc of said curve, a distance of 280.33 feet (Chord Bearing = N88°06'31"E, Chord = 280.26 feet) to the Point of Tangency thereof; thence run S89°45'58"E, a distance of 1515.31 feet to the East line of property as described in Official Records Book 5299, Page 1001; thence run S00°17'02"E along said East line, a distance of 4.50 feet to the Point of Beginning; thence continue S00°17'02"E along said East line, a distance of 7.50 feet; thence departing said East line, run N89°45'58"W, a distance of 160.34 feet; thence run N00°03'03"E, a distance of 7.50 feet; thence run S89°45'58"E, a distance of 160.30 feet to the Point of Beginning.

Containing 1,202 square feet, more or less.

LESS AND EXCEPT

FLORIDA D.O.T. POND SITE

A portion of those lands as described in Official Records Book 5299, Page 1001, of the Public Records of Osceola County, Florida, lying in Section 19, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 19; thence South 00°02'46" East along the West line of the Northwest 1/4 of said Section 19 a distance of 900.18 feet to a point on the existing Easterly Limited Access Right of Way line of State Road 91(Florida's Turnpike), as shown on Right of Way Maps F.P. 436194-1, and a point on a curve concave to the Southwesterly and having a radius of 5929.58 feet; thence run Southeasterly 124.48 feet along the arc of said curve and said existing Easterly Limited Access right of way line through a central angle of 01°12'10", having a chord distance of 124.48 feet and a chord bearing of South 37°15'49" East to a point on said curve and the POINT OF BEGINNING; thence departing said existing Easterly Limited Access right of way line North 53°25'26" East a distance of 60.99 feet; thence North 05°46'00" East a distance of 16.31 feet; thence North 00°51'30" East a distance of 64.07 feet; thence North 80°13'10" East a distance of 797.42 feet; thence South 13°58'02" East a distance of 606.15 feet to a point on the South line of the North 1/2 of the Northwest 1/4 of Said Section 19; thence along said South line South 89°41'58" West a distance of 738.41 feet to a point on the said existing Easterly Limited Access right of way line; thence departing said South line along said existing Easterly Limited Access right of way line the following two courses North 35°38'11" West a distance of 312.97 feet to the point of curvature of a curve concave to the Southwesterly and having a radius of 5929.58 feet; thence run Northwesterly 106.17 feet along the arc of said curve through a central angle of 01°01'33", having a chord distance of 106.17 feet and a chord bearing of North 36°08'57" West to the POINT OF BEGINNING.

Containing 9.894 AC, more or less.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF S89°45'59"E ALONG THE NORTH LINE OF THE NW 1/4 OF SEC. 19-25-30.

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097 C0090G, DATED 6/18/2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONES "A" AND "X".

ADJACENT IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS BOUNDARY SURVEY.

ELEVATIONS ARE BASED ON N.G.V.D. 1929 DATUM.

REFERENCE BENCHMARK IS P-2A, AN ALUM. DISK IN A CONC. HEADWALL FOR CULVERT UNDER BOGGY CREEK BRIDGE. ELEV. = 78.46.

THIS SURVEY IS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER No. 7869432, DATED AUGUST 22, 2019.

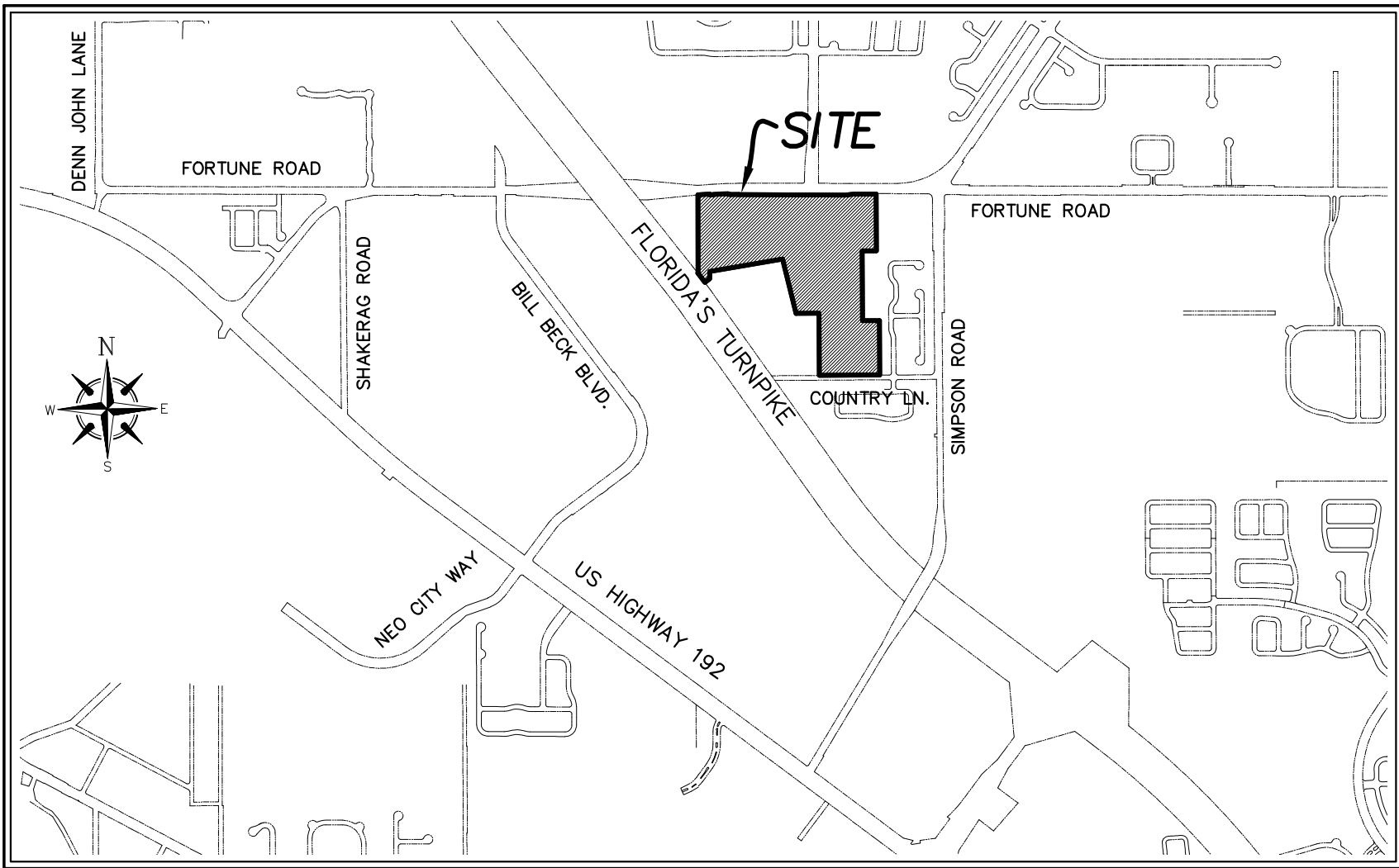
THIS PURPOSE OF THIS BOUNDARY UPDATE IS TO REFLECT THE NEW RIGHT OF WAY AND POND TRACT LESS OUTS PARCELS ONLY. NO CORNER WERE SET TO MONUMENT THE LESS OUT PARCELS AT THIS TIME.

COMMITMENT SCHEDULE:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER No. 7889432, DATED AUGUST 22, 2019.

SCHEDULE B-II ITEM #:

5. Rights of access to the Florida Turnpike along the abutting boundary as taken in Order of Taking recorded November 19, 1962, in Circuit Court Minutes Book "M", Page 178. (AS SHOWN)
6. Ditch Easement in favor of the Florida State Turnpike Authority as taken in Order of Taking recorded November 19, 1962, in Circuit Court Minutes Book "M", Page 178. (AS SHOWN)
7. Ordinance providing for Annexation recorded November 8, 2006, in Book 3326, Page 1895. (APPLIES TO SUBJECT PROPERTY; BLANKET IN NATURE)



VICINITY MAP  
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY TO:  
**Fidelity National Title Insurance Company**  
**Mas Development Corp., a Florida corporation**  
**Ortega Partners Group, LLC**  
**Matthew B. Weicatch, P.A.**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11, 13, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2019.

DATE OF PLAT OR MAP: SEPTEMBER 17, 2019.

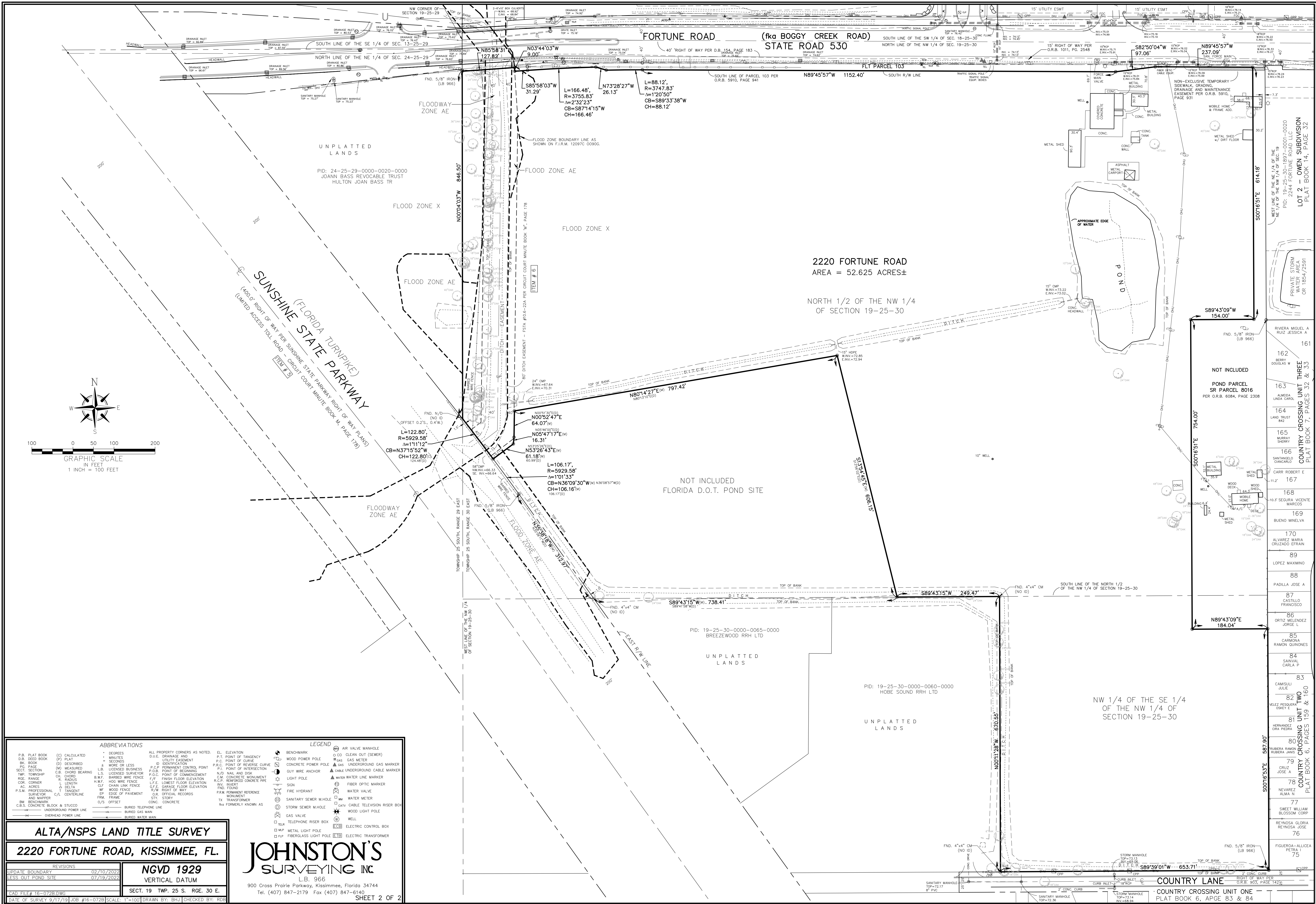
RICHARD D. BROWN, P.S.M.  
STATE OF FLORIDA  
REGISTRATION NO. 5700  
(NOT VALID WITHOUT EMBOSSED SEAL)

7/28/2022  
DATE

|                                                                                                                                                                                                                                    |                                                                                                                                                                                  |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ABBREVIATIONS</b>                                                                                                                                                                                                               |                                                                                                                                                                                  | <b>LEGEND</b>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |
| P.B. PLAT BOOK<br>D.B. DEED BOOK<br>BK. BOOK<br>P.S. PAGE<br>SECT. SECTION<br>TWP. TOWNSHIP<br>RGE. RANGE<br>COR. CORNER<br>AC. ACRES<br>P.S.M. PROFESSIONAL SURVEYOR AND MAPPER<br>BM BENCHMARK<br>C.B.S. CONCRETE BLOCK & STUCCO | (C) CALCULATED<br>(P) PLAT<br>(D) DESCRIBED<br>(M) MEASURED<br>C.B. CHORD BEARING<br>CH. CHORD<br>R. RADIUS<br>L. LENGTH<br>Δ DELTA<br>T TANGENT<br>C/A CENTERLINE<br>O/S OFFSET | * DEGREES<br>MINUTES<br>SECONDS<br>+ MORE OR LESS<br>L.S. LICENSED SURVEYOR<br>B.W.F. BARBED WIRE FENCE<br>H.W.F. HOG WIRE FENCE<br>CLF CHAIN LINK FENCE<br>WF WOOD FENCE<br>EP EDGE OF PAVEMENT FRAME<br>O/S OFFSET | ALL PROPERTY CORNERS AS NOTED:<br>D.U.E. DRAINAGE AND UTILITY EASEMENT<br>ID IDENTIFICATION<br>P.C.P. PERMANENT CONTROL POINT<br>P.O.B. POINT OF BEGINNING<br>N/D NAIL AND DISK<br>P.O.S. POINT OF COMMENCEMENT<br>F.F. FINISH FLOOR ELEVATION<br>L.F.E. LOWEST FLOOR ELEVATION<br>G.F.E. GARAGE FLOOR ELEVATION<br>R.W. RIGHT OF WAY<br>O.R. OFFICIAL RECORDS<br>CONC. CONCRETE | EL. ELEVATION<br>P.T. POINT OF TANGENCY<br>P.C. POINT OF CURVE<br>P.R.C. POINT OF REVERSE CURVE<br>N/D NAIL AND DISK<br>C.M. CONCRETE MONUMENT<br>R.C.P. REINFORCED CONCRETE PIPE<br>FND. FOUND<br>P.F.M. PERMANENT REFERENCE MONUMENT<br>N/A FORMERLY KNOWN AS | BENCHMARK<br>WOOD POWER POLE<br>CONCRETE POWER POLE<br>GUY WIRE ANCHOR<br>LIGHT POLE<br>FIRE HYDRANT<br>SANITARY SEWER M.HOLE<br>STORM SEWER M.HOLE<br>GAS VALVE<br>TELEPHONE RISER BOX<br>METAL LIGHT POLE<br>FIBERGLASS LIGHT POLE | ⊙ CLEAN OUT (SEWER)<br># GAS METER<br>▲ UNDERGROUND GAS MARKER<br>▲ UNDERGROUND CABLE MARKER<br>⊙ WATER LINE MARKER<br>⊙ FIBER OPTIC MARKER<br>⊙ WATER VALVE<br>⊙ WATER METER<br>⊙ CABLE TELEVISION RISER BOX<br>⊙ WOOD LIGHT POLE<br>⊙ WELL<br>⊙ ELECTRIC CONTROL BOX<br>⊙ CATV CABLE TELEVISION RISER BOX |
| <b>ALTA/NSPS LAND TITLE SURVEY</b>                                                                                                                                                                                                 |                                                                                                                                                                                  |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |
| <b>2220 FORTUNE ROAD, KISSIMMEE, FL.</b>                                                                                                                                                                                           |                                                                                                                                                                                  |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |
| REVISIONS<br>UPDATE BOUNDARY 02/19/2022<br>LESS OUT POND SITE 07/19/2022                                                                                                                                                           |                                                                                                                                                                                  | NGVD 1929<br>VERTICAL DATUM                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |
| CAD FILE# 16-0728.DWG<br>DATE OF SURVEY 9/17/19 JOB #16-0728 SCALE: 1"=100' DRAWN BY: BHJ CHECKED BY: RBE                                                                                                                          |                                                                                                                                                                                  | SECT. 19 TWP. 25 S. RGE. 30 E.                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |

SEE SHEET 2 OF 2 FOR BOUNDARY SURVEY.







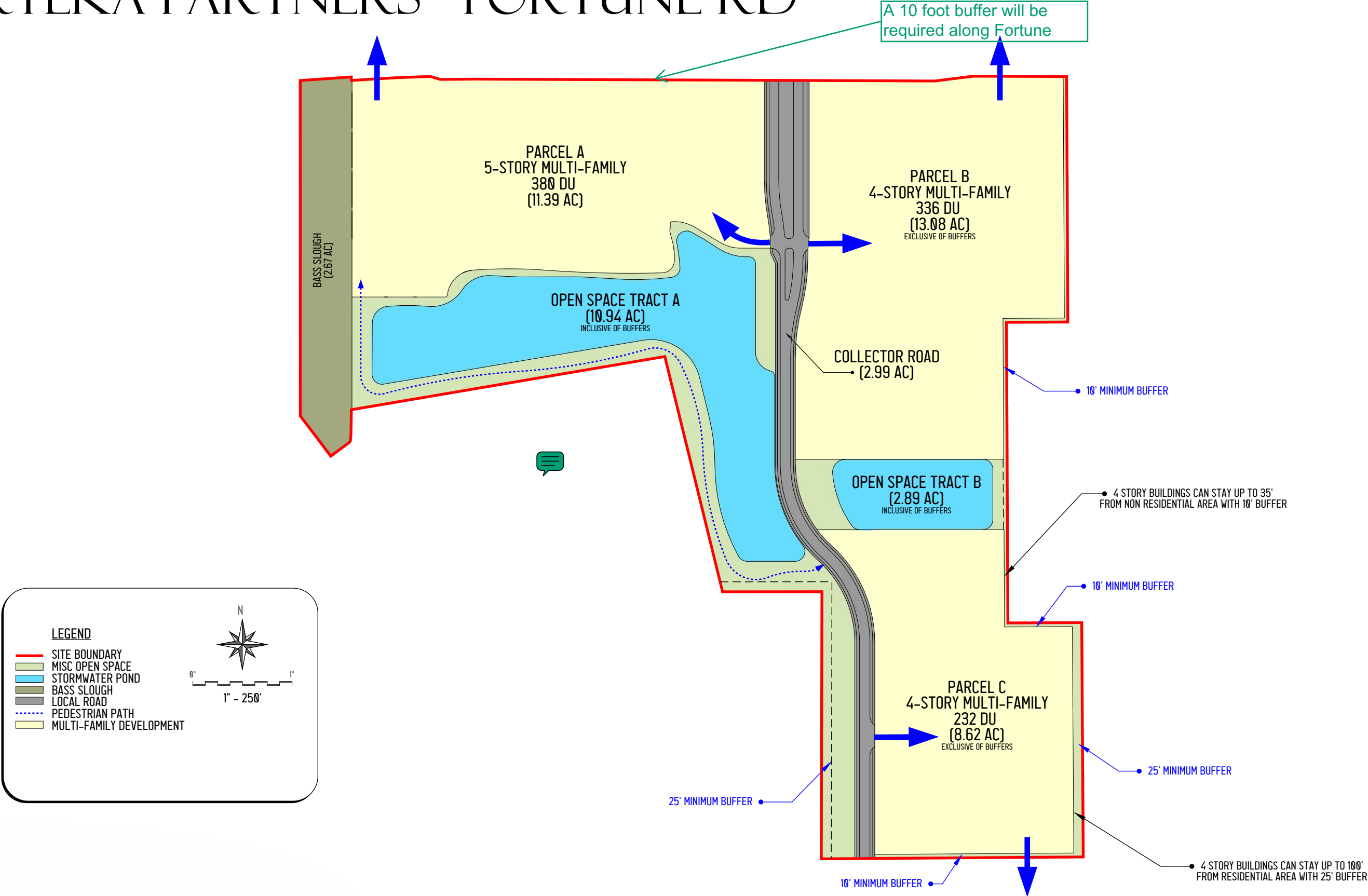
# ORTEKA PARTNERS - FORTUNE RD

MARCH 9, 2026

## ORTEKA PARTNERS - FORTUNE RD: PRELIMINARY CONCEPT PLAN

2.10 : PRELIMINARY CONCEPT PLAN

RPUD # TBD





## DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ Business Tax Receipts (BTRs)
- ❖ State Permits and/or Licenses
- ❖ Development Service Agreements (Toho Water Authority)
- ❖ Florida Department of Environmental Protection (FDEP) Permits
- ❖ NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

**Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.**

Project Name: Fortune Road RPUD \_\_\_\_\_ DRC# \_\_\_\_\_

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature: John Ryan Adams \_\_\_\_\_ Date: February 23, 2026 .

Agent Name (Print): John Adams -RJWA, Inc. \_\_\_\_\_

Property Owner Signature: [Signature] \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Name (Print): TAE SHIN \_\_\_\_\_

# Fortune Road RPUD

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## **Section 1- Development Consulting Team**

Applicant/Owner: Orteka Partners Group, LLC  
Tae Shin  
189 S. Orange Avenue, Suite 1650  
Orlando, FL 32801

Planner/Agent: RJWA, Inc.  
John R. Adams  
8 Broadway, Suite 104  
Kissimmee, FL 34741  
John-Ryan.Adams@rjwa.net

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- 2.4 Zoning Map
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## **Section 3 - Pre-Development Background and Site Inventory**

### **3.1 General Location:**

The subject property consists of approximately 52.59 acres located at 2220 Fortune Road, Kissimmee, Florida 34744, within the municipal limits of the City of Kissimmee, as depicted on the General Location Map provided in Section 2.

### **3.2 Section, Township and Range and Property Appraiser's ID Numbers:**

The project occupies a portion of Section 19 in Township 25 South, Range 30 East, Osceola County, Florida. Property Appraiser's parcel numbers are as follows: 19-25-30-00U0-0050-0000.

### **3.3 Access:**

Primary access to the site is provided from Fortune Road, with frontage along the north side of the property. The property also includes frontage on Country Lane along the southern boundary. Final access locations, spacing, and internal circulation will be illustrated on the Preliminary Concept Plan and refined during engineering and site plan development to meet City access management and connectivity requirements.

### **3.4 Vegetation and Wetlands:**

A small wetland area is present on-site and is anticipated to be mitigated through the SFWMD permitting and mitigation processes. All wetland impacts, if any, will be designed and permitted in compliance with SFWMD regulatory requirements. The Bass Slough corridor located along the western boundary will remain intact and is intended to be preserved as a protected natural feature and environmental edge.

### **3.5 Wildlife:**

A preliminary environmental review will be completed with Site Development Plan to identify any protected species considerations that may affect site design and permitting. Where required, the project will comply with applicable local, state, and federal wildlife protection requirements.

### **3.6 Land Use Summary:**

3.6.1 Future Land Use (City of Kissimmee): MF-MDR

3.6.2 Zoning (City of Kissimmee): RC-2

The proposed PUD will be structured to implement development consistent with the MF-MDR future land use framework while establishing a coordinated set of project-specific development standards under the PUD zoning

### **3.7 Soils:**

Soils on the site, as mapped by the USDA/NRCS Soil Survey, include the following classifications:

- Myakka fine sand (22), 0 to 2 percent slopes
- Placid variant fine sand (33)
- Pomello fine sand (34), 0 to 5 percent slopes
- Smyrna fine sand (42), 0 to 2 percent slopes
- Basinger fine sand (5), 0 to 2 percent slopes

These soil conditions will be considered during engineering design, including stormwater planning, grading, and foundation considerations, and will be managed through standard construction and geotechnical practices.

# Fortune Road RPUD

## **3.8 Drainage, Floodplains and Topography:**

The Bass Slough area along the western boundary includes FEMA Flood Zone AE / Floodway. No impacts to the Bass Slough floodway are proposed. Stormwater management and grading will be designed to avoid adverse impacts to offsite properties and to satisfy applicable permitting criteria, including all City and SFWMD review requirements associated with floodplain protection and stormwater performance.

## **3.9 Archaeological and Cultural Resources:**

There are no cultural or historical resources known to occur onsite; therefore, development of this property will not impact significant archaeological or historical resources. In the event that such resources are encountered during the course of construction, the developer will comply with state law and immediately notify the FDHR and cease construction activity until the area of resource can be identified and the appropriate cultural surveys conducted.

## **3.10 Affidavit or Statement Regarding Existing Structures:**

The site contains one existing agricultural building, which is to be demolished as part of project development. Demolition activities will be completed in accordance with applicable permitting and safety requirements.



# Fortune Road RPUD

## **Section 4 – Proposed Planned Development**

### **4.1 Project Description:**

A Planned Unit Development (PUD) is proposed for the ±52.59-acre property located at 2220 Fortune Road, Kissimmee, Florida 34744. The PUD is structured to establish three coordinated development parcels under a unified entitlement framework, with project-specific standards governing permitted uses, building heights, parking, buffering, and conceptual site planning.

The development program allows a mix of residential and residential-care housing types, including Multifamily Residential, Condominiums (Condos), Townhomes, Assisted Living (AL), and Independent Living (IL). The PUD framework is intended to provide a cohesive development pattern while supporting compatibility with surrounding municipal and County-designated lands through parcel-based intensity controls and targeted buffer commitments, particularly along the eastern boundary where County residential zoning and existing residential uses are located.

The site's planning approach accounts for environmental constraints, including preservation of the Bass Slough corridor along the western boundary and compliance with applicable SFWMD wetland permitting and mitigation requirements. Subsequent site plan and engineering phases will refine access, circulation, stormwater, utilities, open space, and amenity design consistent with the adopted PUD standards and the City of Kissimmee Land Development Code.

### **4.2 Proposed Development Program:**

The project is organized into three development parcels and may be implemented in phases consistent with market conditions and infrastructure sequencing.

#### **4.2.1 Parcel Summary**

- Parcel A: 11.39 acres | 380 DU max | 5 stories max
- Parcel B: 13.07 acres | 336 DU max | 4 stories max
- Parcel C: 8.62 acres | 232 DU max | 4 stories max

#### **4.2.2 Maximum Residential Intensity**

Total Maximum Units: 948 dwelling units

#### **4.2.3 Anticipated Development Sequencing**

The following table reflects the proposed development program by parcel:

| <b>Description</b> | <b>Parcel A<br/>Phase 1</b> | <b>Parcel B<br/>Phase 2</b> | <b>Parcel 3<br/>Phase 3</b> | <b>Total</b> |
|--------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| Residential        | 380du                       | 336du                       | 232du                       | 948du        |

# Fortune Road RPUD

## **Section 5 – Provision of Community Services and Facilities**

### **5.1 Open Space Required**

Open space shall be provided in accordance with City of Kissimmee Land Development Code (LDC) Section 14-10-10, which requires a minimum of 25 percent of the buildable acreage (excluding wetlands) to be devoted to open space as defined in Chapter 14-2. Public and private street rights-of-way and private street tracts or easements do not qualify as open space and receive no credit toward the open space requirement.

5.1.1 In addition, Section 14-10-10 requires:

- Active Recreation: At least 3 percent of buildable acreage or 15 square feet per dwelling unit, whichever is greater.
- Passive Recreation: At least 15 percent of buildable acreage (with the potential for a portion to be located on unbuildable acreage if determined appropriate by the City).
- Central Open Space: A minimum of 51 percent of the required open space shall be centrally located and shall front nor have direct access to a public or private street.
- Design Standards: Open space must satisfy the design and amenity standards in Section 14-10-10, including connectivity, tree density, and limitations on impervious recreation areas.

Numeric open space calculations will be finalized at Site Development Plan with confirmation of wetland acreage and resulting buildable acreage.

### **5.2 Open Space Provided**

Open space will be provided to meet the minimum requirements of LDC Section 14-10-10, and will be designed as a cohesive network of active and passive amenities connected by pedestrian facilities. Open space areas are intended to be distributed and programmed to serve as meaningful resident amenities while maintaining compatibility with the site's environmental constraints and perimeter buffering framework.

#### **5.2.1 PUD Modifications**

Open space shall be provided in accordance with Section 14-10-10, as modified by the PUD Open Space in Section 6.9.

### **5.3 Wastewater Collection:**

Wastewater will be provided by Toho Water Authority.

### **5.4 Water Distribution:**

Water will be provided by Toho Water Authority.

### **5.5 Solid Waste:**

Solid waste disposal for the project will be provided by City of Kissimmee.

### **5.6 Police and Fire Protection:**

The City of Kissimmee's Police Department will provide police protection. Kissimmee Fire Station 12 at 1403 Denn John Lane, Kissimmee, FL 34744 will be first responder to this location.

### **5.7 Stormwater Management:**

Stormwater for Fortune Road and the development area will be collected in inlets and piped to a water management pond located at the lower elevation of the subject site. This wet detention pond shall extend from

# Fortune Road RPUD

the top of bank elevation to three feet below the control elevation with a maximum slope not greater than 4:1 (horz). A 2:1 (horz) slope shall be maintained from that point to the proposed bottom of the wet pond. Control structure(s) shall be utilized to provide the required water quality volume and to pre-post the discharge rate for the development.

The proposed system shall be designed to meet all dimensions and technical criteria as set forth by the SFWMD and City of Kissimmee; and pre-post the discharge rate generated by the 25yr-24hr storm event.

## **5.8 Utility Installation:**

With the exception of primary facilities providing service to the project, all utility lines, including telephone, cable and electric lines, shall be installed underground.

## **5.9 Transportation/Roads:**

The project will be served by frontage and access opportunities along Fortune Road on the north and Country Lane on the south. Primary site access is anticipated from Fortune Road, with additional access and internal circulation refined through the Preliminary Concept Plan and subsequent engineering.

### **5.9.1 Internal Circulation**

Internal circulation will be designed to support safe and efficient vehicular operations, emergency access, and multimodal connectivity within the development, including pedestrian connections between buildings, parking areas, open space amenities, and perimeter sidewalks where applicable. Final access locations, spacing, and any required improvements (including turn lanes, driveway geometry, and frontage-related enhancements) will be coordinated with the City of Kissimmee and designed consistent with applicable access management standards and transportation review requirements.

# Fortune Road RPUD

## Section 6 – Proposed Development Standards

### 6.1 Permitted Uses:

#### 6.1.1 Primary Uses

- Multi-Family Residential
- Townhomes
- Condominiums (Condos)
- Assisted Living Facility (ALF)
- Independent Living Facility (ILF)

Other similar uses which are reasonably implied and are consistent with the intent of the district as determined by the Planning Official.

#### 6.1.2 Accessory and Ancillary Uses

Accessory and ancillary uses customarily incidental and subordinate to the primary permitted uses shall be permitted, and may include but not be limited to:

- Leasing, management, and sales offices (including model units).
- Clubhouse and community buildings.
- Indoor and outdoor recreation facilities and structures, including fitness rooms, pools, pool decks, sports courts, playgrounds, dog parks, pavilions, pergolas, shade structures, and similar recreational amenities.
- Passive recreation areas, trails, sidewalks within open space tracts, boardwalks, pedestrian bridges, and gathering areas (including gazebos and benches).
- Maintenance buildings, refuse/trash enclosures, mail/package kiosks, and other site support facilities.
- Utility and service structures necessary to serve the development (including lift stations, generators, and similar infrastructure), subject to screening and Kissimmee LDC compliance.
- Gates and access control features, if proposed.

All accessory and ancillary uses shall remain secondary to the principal permitted uses and shall be designed and sited to support compatibility and compliance with the adopted PUD standards.

### 6.2 Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the Planning Director shall determine whether a use would be permitted.

### 6.3 Development Standards:

|                                                                                                         |         |
|---------------------------------------------------------------------------------------------------------|---------|
| Maximum Building Height- Parcel A                                                                       | 5 Story |
| Maximum building Height Parcels B & C                                                                   | 4 Story |
| Minimum Building Height- All Parcels                                                                    | 2 Story |
| Maximum Impervious Area                                                                                 | 85%     |
| Minimum Building Setback from Fortune Road                                                              | 0'      |
| Minimum Building Setback from Buffers                                                                   | 0'      |
| Minimum Distance between Buildings                                                                      | 10      |
| Minimum Distance between Vehicular Use Areas and Buildings or Ancillary Structures                      | 0'      |
| Minimum Building Setback Adjacent to Existing Residential Districts (Eastern and Southern Boundaries) * | 1:1     |

\* Minimum Building Setback Adjacent to Existing Residential Districts: Where multifamily buildings containing more than four (4) dwelling units abut the existing residentially zoned and developed properties along the eastern and southern boundaries, a building setback of one (1) foot shall be provided from the abutting residential property line for each one (1) foot of building height, in accordance with LDC Section 14-4-6.C, and



# Fortune Road RPUD

shall control over the minimum building setback from buffers along those boundaries. The required setback may be applied as a step back above the second story, across the entire facade, or to all stories above the second floor. The landscaping, buffer, and screening required under LDC Chapter 14-8, Part III shall be provided along these boundaries. The first fifty (50) feet of any rooftop nearest the abutting residential property shall not be occupied by active uses that produce noise affecting the adjacent residential units.

## **Townhome Development Standards (Parcel C):**

Townhomes are permitted only within Parcel C. Townhome development shall comply with the Traditional Neighborhood Design (TND) standards of LDC Section 14-10-13. As provided in LDC Section 14-4-8.B.4.b.i, the lot area, width, depth, and yard standards for townhome lots are established on an individual development basis under this PUD, as set forth in the table below. The reduced townhome lot dimensions established herein are authorized by the project's compliance with the Traditional Neighborhood Design standards of LDC Section 14-10-13. The minimum living area for each townhome dwelling shall comply with LDC Section 14-4-6.A.8.

| <b>Townhome Standard</b>                     | <b>Minimum / Requirement</b>                                                                                           |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Width                            | 20 ft.                                                                                                                 |
| Minimum Lot Depth                            | 100 ft.                                                                                                                |
| Minimum Lot Area                             | 2,000 sq. ft.                                                                                                          |
| Minimum Front Yard                           | 5 ft. (maximum 20 ft. per LDC 14-10-13.D.1)                                                                            |
| Minimum Side Yard (Interior, Attached Units) | 0 ft.                                                                                                                  |
| Minimum Side Yard (End Units)                | 5 ft.                                                                                                                  |
| Minimum Rear Yard                            | 10 ft.                                                                                                                 |
| Minimum Living Area (per LDC 14-4-6.A.8)     | 500 sq. ft. (1 bedroom); 750 sq. ft. (2 bedrooms); 1,000 sq. ft. (3 bedrooms); plus 100 sq. ft. per additional bedroom |
| Maximum Building Height                      | 4 stories                                                                                                              |
| Minimum Off-Street Parking                   | 2 spaces per unit (LDC Table 7-2 and Section 14-7-24)                                                                  |

Townhome off-street parking shall be provided in accordance with LDC Section 14-7-24. All other applicable Traditional Neighborhood Design standards of LDC Section 14-10-13 shall apply to townhome development within Parcel C.

## **6.4 Building Restrictions:**

The land will not be overdeveloped with buildings, structures, or paving. Existing trees will be conserved when practical to do so.

## **6.5 Parking:**

Parking shall be provided at a ratio of the following per use:

| <b>Specific Uses</b>                           | <b>Parking Ratio</b> | <b>Basis</b> |
|------------------------------------------------|----------------------|--------------|
| Multi-Family Residential- Studio or 1 Bedroom  | 1 + 0.5 guest        | Per DU       |
| Multi-Family Residential- Two or More Bedrooms | 1.5 + 0.5 guest      | Per DU       |
| Townhomes                                      | 4                    | Per DU       |
| Condominiums (Condos)                          | 2                    | Per DU       |
| Assisted Living Facility (ALF)                 | 1                    | Per 4 Beds   |
| Independent Living Facility (ILF)              | 1                    | Per 2 Beds   |

Guest parking spaces shall be provided as unassigned spaces. The multi-family parking ratios above reflect developments containing more than eight (8) dwelling units; any multi-family building containing four (4) to

# Fortune Road RPUD

eight (8) dwelling units shall be parked in accordance with LDC Table 7-2. Townhome off-street parking shall be provided in accordance with LDC Section 14-7-24.

As a parking reduction measure authorized under LDC Section 14-7-22.E.1, the total number of required vehicular parking spaces may be reduced by two (2) spaces for each on-site bicycle locker or shower facility provided, not to exceed the greater of ten (10) percent of the required spaces or ten (10) spaces. Secure bicycle parking shall be provided for multi-family uses in accordance with LDC Section 14-7-27, at a minimum of ten (10) percent of the total required automobile parking spaces, not to exceed fifty (50) bicycle spaces.

**Parking Justification.** The multi-family residential parking ratios have been revised to conform to LDC Table 7-2 (Section 14-7-22), including the required unassigned guest parking. The project further incorporates the parking reduction tools authorized by the LDC, including a reduction of two (2) required vehicular spaces for each on-site bicycle locker or shower facility under Section 14-7-22.E.1, not to exceed the greater of ten (10) percent of the required spaces or ten (10) spaces, together with the secure bicycle parking required under Section 14-7-27. The remaining requested parking deviation applies to the Assisted Living Facility use, proposed at one (1) space per four (4) beds in lieu of the institutional care facility standard of one (1) space per two (2) beds under Table 7-2. This reduction is supported by the substantially lower private-vehicle ownership and trip generation associated with assisted-living residents, the presence of on-site staffing and shared resident transportation, and the parking reduction measures incorporated herein.

## 6.6 Buffers and Landscaping:

As depicted on the Preliminary Concept Plan provided in Section 2, landscape buffers shall be provided as follows:

### 6.6.1 Eastern Boundary:

- 10 feet along the northern segment adjacent to commercial uses.
- 10 feet along the middle segment adjacent to the Osceola County-owned pond property.
- 25 feet along the southern segment where the site abuts existing residential.

### 6.6.2 Country Lane Frontage:

- 10 feet along the southern boundary/frontage.

### 6.6.3 Fortune Road Frontage:

- No Buffer Required. Fortune Road improved to urban standards with multi-use trail along frontage by Osceola County.

Detailed landscape plans, including plantings, screening, and buffer treatments, shall be submitted with the project's Site Development Plan and/or subsequent site plan submittals, as applicable.

Only the buffers expressly identified in this PUD shall be required as part of the project's development standards.

## 6.7 Signage

Project signage shall be designed, permitted, and installed in accordance with the applicable sign regulations of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC sign standards shall require approval through the applicable City review and approval process.

## 6.8 Architect Standards:

The Project shall be designed and developed in accordance with the applicable architectural design standards of the City of Kissimmee Land Development Code (LDC), as amended. Any requested deviations from the LDC

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Architect Standards shall require approval through the applicable City review and approval process.

## 6.9 Open Space (PUD Modifications to LDC 14-10-10)

As part of the PUD entitlement, the project requests adoption of the following alternative standards/clarifications to LDC Section 14-10-10, intended to promote a higher-quality, garden-style open space system integrated with on-site circulation and amenitized stormwater features:

### 6.9.1 Sidewalks within Open Space Tracts

Sidewalks and pedestrian pathways not located within public or private street rights-of-way or street tracts may be credited toward required Open Space and/or Passive Recreation, provided they:

- Traverse dedicated open space tracts
- Are integrated with landscape and amenities (e.g., bridges, gazebos, benches, shaded nodes, enhanced planting, and similar features), even where such paths also functionally connect buildings and/or parking areas. This standard is intended to create a lush, garden-style pedestrian environment throughout the project.

### 6.9.2 Recreation Areas Adjacent to Buildings or Lots

Active and passive recreation areas and amenities (including pool decks, courtyards, structured gathering areas, and similar features) may be located adjacent to a building or lot provided a minimum 10-foot landscaped separation is maintained.

- The required landscaped separation may be included in open space/recreation calculations.
- Landscaped areas are encouraged to be organic in design with a minimum 10-foot width.

### 6.9.3 Amenitized Waterways and Stormwater Features

Lakes and waterways may be credited as open space when designed as amenities consistent with LDC intent. In addition, detention ponds, streams, and similar stormwater/waterway features may be credited up to 100 percent of their area toward Open Space and/or Passive/Active Recreation when designed as an integrated garden-style amenity, incorporating elements such as:

- sidewalks and/or elevated walkways,
- pedestrian bridges/overlooks,
- gazebos/gathering nodes,
- littoral plantings and enhanced landscaping, and
- nature trails/heart paths and similar features.

### 6.9.4 Minimum Open Space Width

The minimum required open space width is requested to be 25 feet (in lieu of the baseline 50 feet), provided the open space area is properly landscaped and programmed with amenities to function as usable recreational or amenity space.

### 6.9.5 Open Space Within Required Buffers

Required open space amenities shall not be located within required buffers unless the amenity area is contiguous to and functionally part of a larger open space tract, and is designed as an extension of that tract (with appropriate landscaping and usability).

### 6.9.6 Trail Width Standard

Where bike paths, pedestrian trails, nature trails, or similar pathways are provided, such paths shall be a minimum of 8 feet in width and shall form a continuous loop or connect to the right-of-way sidewalk system. The path shall be constructed of paved asphalt or concrete.

### 6.9.7 Amenities in Dry Retention Areas

Active and passive amenities may be located within dry retention areas when designed as usable amenity space

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through integrated sidewalks/elevated walkways, pedestrian bridges, gazebos/gathering nodes, and enhanced landscaping (including littoral plantings where applicable), consistent with a garden-style amenity concept.

## 6.9.8 Applicability

All other open space standards of Section 14-10-10 not modified above remain applicable

## 6.10 Recreation Standards (Urban Recreation Framework)

### 6.10.1 Purpose and Intent

Recreation and amenity facilities within the PUD shall be provided in a manner that supports an urban, walkable development pattern, emphasizes usable and programmed recreation over undeveloped “raw land,” and incentivizes vertical and structured recreation appropriate for higher-density residential forms. These standards are intended to satisfy the intent of City of Kissimmee LDC Section 14-10-11 while establishing PUD-specific recreation criteria aligned with modern multi-family and mixed housing formats.

### 6.10.2 Minimum Recreation Requirement

Community recreation facilities shall be provided on-site at a minimum ratio of one (1.0) acre of usable recreation per fifty (50) dwelling units.

Recreation areas shall be located on clearly designated common tracts and/or common areas and shall be maintained by the applicable association, ownership entity, or other mechanism acceptable to the City.

Required recreation acreage may be satisfied through a combination of the master shared passive recreation system and phase-specific private recreation amenities, provided each phase includes sufficient recreation to serve its residents.

### 6.10.3 Recreation Program and Eligible Facilities

The required recreation may be provided through a combination of active and passive amenities, including but not limited to: greens, plazas, courtyards, neighborhood squares, pocket parks, tot lots, playgrounds, dog parks, sports courts, fitness zones, pools, clubhouses, community rooms, rooftop amenity decks, structured gathering areas, and similar recreation features customarily accessory to residential development.

### 6.10.4 Location, Accessibility, and Connectivity

A continuous pedestrian circulation system shall be provided throughout the development to:

- Link all residential buildings/units to all recreation areas and amenities, parking areas, and open space tracts
- Connect to existing or planned perimeter sidewalks or right-of-way pedestrian facilities where available.

At least one primary recreational focal area (e.g., neighborhood park, clubhouse, community center, or neighborhood square) shall be located within approximately 1,000 feet of the geographic center of the development, unless an alternative configuration is approved by the City due to site constraints or the incorporation of a preserved natural feature designed as a functional recreation focal point.

### 6.10.5 Phasing

Recreation facilities shall be constructed in coordination with development phasing. Recreation intended to serve a phase shall be completed prior to occupancy of units in the subsequent phase. If the project is developed as a single phase, the primary recreational focal area and a proportional share of required recreation facilities shall be completed prior to issuance of certificates of occupancy for more than 50 percent of the dwelling units, unless an alternative schedule is approved at the time of rezoning.

### 6.10.6 Amenitized Stormwater Features

Retention/detention facilities may be integrated into the recreation system where designed as usable amenities incorporating features such as meandering banks, reduced slopes where practicable, trails, overlooks, docks, seating nodes, shade structures, enhanced landscaping, and similar elements. Where designed and programmed



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as legitimate recreational amenities, such features may be credited toward the required recreation acreage in accordance with Section 6.10, herein, and City approval.

## 6.10.7 Urban Recreation Credit for Vertical and Structured Amenities

To incentivize construction of vertical and high-quality programmed recreation, the following credit framework shall apply for recreation compliance only:

- **Area Credit (Base Credit)**  
Outdoor functional recreation areas shall be credited at a 1:1 ratio toward the required recreation acreage.
- **Facility-Based Credit (Vertical/Structured Recreation)**  
In addition to any area credit, functional recreational improvements may receive facility-based credit as follows:
  - 1.0 acre credit per 5,000 square feet of recreational building structures (e.g., clubhouse, fitness facility, indoor recreation space, covered recreation pavilion, structured gathering building, pool and pool-deck), and
  - 1.0 acre credit per 25,000 square feet of non-building recreational facilities (e.g., sports courts, programmed hardscape plazas, dog park, tot-lot, rooftop amenity decks, or portion thereof).

Facility-based credit applies only to functional recreation elements and does not include infrastructure improvements such as grading, stormwater functions, parking, drive aisles, or general circulation pavement.

- **City Determination**  
The City shall determine whether a proposed amenity qualifies as functional recreation for credit purposes and whether the overall recreation system is proportionate to the scale and intensity of the development.

## 6.10.8 Maintenance and Ownership

All recreation areas, amenities, and associated improvements shall be maintained by a homeowners' association, condominium association, master association, Community Development District, or other entity acceptable to the City.

## 6.10.9 Master Recreation System vs. Private Community Amenities

### 6.10.9.1 Master Recreation System (Shared)

A master stormwater management system and associated pedestrian trail network may be developed as a site-wide amenity. Where provided, the trail system may serve as a shared passive recreation feature accessible to residents across all phases and parcels. The master trail network may include paved trails, boardwalks, overlooks, seating nodes, bridges, and similar passive recreation elements, subject to permitting and final site plan approval.

### 6.10.9.2 Private Phase Amenities (Controlled Access)

Each community developed within Parcel A, Parcel B, and Parcel C shall provide its own private amenity package intended to serve that community's residents. Private amenities may include, but are not limited to, clubhouses, pools and pool decks, fitness facilities, indoor amenity rooms, dog parks, courtyards, and similar facilities.

Private amenities shall be designed and operated as controlled-access facilities and are intended for use by residents of the associated community only, together with their accompanied guests.

### 6.10.9.3 No Cross-Use Requirement

Nothing in this PUD shall be interpreted to require that private amenities provided for one community be made available for general use by residents of another community. Any shared use of private amenities between

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phases/parcels shall occur only if expressly established through a recorded agreement between the affected ownership/management entities.

## 6.10.9.4 Owner/Operator Control

The owner/operator of each community shall retain full authority to establish and enforce reasonable rules governing access to and use of its private amenities, including guest policies, hours of operation, access credentialing, and related operational standards consistent with typical multifamily management practices.

## 6.10.9.5 Implementation

Private amenity locations and access control measures (e.g., controlled building access, gates, key fob systems, or similar methods) shall be shown on the site plan for each phase as applicable.

## **Section 7 – Justification for Proposed Planned Development**

### **7.1 Purpose:**

In accordance with the City of Kissimmee Land Development Code (LDC) provisions governing Planned Unit Developments (PUDs), it is in the interest of this proposal to implement flexible design guidelines that may depart from conventional base zoning standards in order to provide a cohesive, fully integrated, quality development. Implementation of these guidelines will allow for more efficient utilization of the land, coordinated internal circulation and site design, and an enhanced level of amenities as further described within this Planned Development framework.

### **7.2 Identification of Requested Deviations from Standard Zoning:**

As permitted under the City of Kissimmee LDC for Planned Unit Developments (PUDs), the Project requests the following deviations from standard zoning requirements:

- Parking
- Recreation
- Open Space

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## Section 8 – Anticipated Neighborhood Impacts

### 8.1 Neighborhood Compatibility

The subject property is located within an area characterized by a mix of municipal and County land use designations and zoning districts. Surrounding land use designations adjacent to and within approximately 300 feet of the site are summarized below.

#### Surrounding Land Use Designations

| Direction from Project | Jurisdiction                       | Land Use Designation  |
|------------------------|------------------------------------|-----------------------|
| North                  | City of Kissimmee                  | CG                    |
| East                   | Osceola County                     | Community Center      |
| South                  | Osceola County                     | Community Center      |
| West                   | Osceola County / City of Kissimmee | Community Center / CG |

The proposed PUD, including parcel-based height limits and targeted buffer standards along the eastern boundary, is intended to support compatibility with nearby commercial and community center designations, while providing enhanced separation where the project transitions toward existing residential patterns.

### 8.2 Neighborhood Zoning

Surrounding zoning districts are summarized below.

#### Surrounding Zoning

| Direction from Project | Jurisdiction                       | Zoning District                   |
|------------------------|------------------------------------|-----------------------------------|
| North                  | City of Kissimmee                  | MUPUD                             |
| East                   | Osceola County                     | RM-1 (Pre-existing District)      |
| South                  | Osceola County                     | RM-1 (Pre-existing District)      |
| West                   | Osceola County / City of Kissimmee | RM-2 (Pre-existing District / B-3 |

The PUD establishes clear development parameters (uses, height, parking, and buffering) intended to provide a predictable development pattern adjacent to both municipal and County zoning districts, including County residential zoning to the east and south.

### 8.3 Influence on Neighboring Drainage

No extraordinary influences on neighboring drainage are anticipated. Stormwater management will be engineered and permitted to meet applicable City and SFWMD requirements, and the project will be designed so that post-development conditions do not result in adverse offsite drainage impacts.

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The Bass Slough corridor along the western boundary includes areas mapped as FEMA Flood Zone AE / Floodway. No impacts to the Bass Slough floodway are proposed, and the slough corridor is intended to remain preserved as a protected environmental feature.

## **8.4 Alterations Proposed to Wetlands**

A small wetland area is present on-site. Any wetland impacts, if required, will be permitted and mitigated through the SFWMD regulatory process. The Bass Slough corridor on the western boundary will remain and is not proposed to be impacted.

## **8.5 Offsite Drainage Alterations Proposed**

No offsite drainage alterations are anticipated as necessary for construction of the project. If offsite improvements are identified during engineering design (e.g., conveyance or outfall coordination), such improvements will be addressed through the appropriate review and permitting processes.

## **8.6 Impacts Anticipated to Topography and Vegetation**

Site grading and improvements will be designed to minimize unnecessary impacts and to protect the Bass Slough corridor. Landscaping and buffering will be incorporated consistent with the PUD standards and City requirements. No unusual impacts to topography or vegetation are anticipated beyond those typical of development and associated infrastructure installation.

## **8.7 Impacts Anticipated to Wildlife**

A preliminary environmental review and any required agency coordination will be completed during the permitting process. Where protected species considerations are identified, the development will comply with applicable local, state, and federal requirements. No extraordinary wildlife impacts are anticipated based on the current site framework and planned preservation of the Bass Slough corridor.

## **8.8 Impacts Anticipated on Population**

The proposed PUD includes residential development and will contribute additional population consistent with the site's MF-MDR future land use designation. Maximum development intensity is regulated through the PUD's parcel-based caps and standards, including an overall program maximum of 948 dwelling units across Parcels A–C, subject to final site plan approval and compliance with adopted PUD standards.