



**MEETING AGENDA
SESSION OF THE HISTORIC PRESERVATION BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, SEPTEMBER 14, 2026 AT 5:15 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A May 13, 2024 Historic Preservation Board meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A COA-26-0005 - 210 North Vernon Avenue (new construction)
- 6. DISCUSSION**
 - 6.A Historic preservation goals
- 7. HEAR CHAIRMAN AND BOARD MEMBERS**
- 8. ADJOURNMENT**

In accordance with Florida Statutes §286.105, any person wishing to appeal any decision made by the Historic Preservation 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 Statutes §286.26, any person needing assistance to participate in any of these proceedings should contact the Office of the City Clerk in writing at least 48 hours prior to the meeting at cityclerkemail@kissimmee.gov or by telephone at (407) 518-2308.

ITEM 3.A**May 13, 2024 Historic Preservation Board meeting minutes.****Request**

Approval of the May 13, 2024 Historic Preservation Board meeting minutes.

Explanation

This is a request to approve the May 13, 2024 Historic Preservation Board meeting minutes.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve

Approval.

Attachment(s):

1. HPB Minutes - 05.13.2026



**MEETING MINUTES
SESSION OF THE HISTORIC PRESERVATION BOARD MEETING
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, MAY 13, 2024 AT 5:15 PM**

1. MEETING CALLED TO ORDER

Members Present: Vice-Chairman Scott Grenald, Member Maria Lebron, Member Adriana Serrano, Member Kimberly Murray

Staff Present: Senior Planner Ashley Cornelison, Board Secretary Cathy Finneran

Members Absent: Chairman Scott Brooks, Member Debra Rosado, Member Edgar Silva

Vice- Chairman Grenald called the meeting to order at 05:15 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A January 8, 2024 Historic Preservation Board Meeting Minutes

Member Lebron made a motion to approve the Historic Preservation Board minutes of January 8, 2024. Member Murray seconded the motion.

AYE: Vice-Chairman Grenald, Member Lebron, Member Serrano, Member Murray

NAY: None

Motion to approve passed 4 - 0.

4. OLD BUSINESS

4.A 605 Mabbette

Staff is requesting approval of alterations to the existing structure and new construction for the property at 605 Mabbette Street.

Planner Cornelison stated that this request was reviewed and denied at the January 8, 2024 HPB Meeting. The applicant acknowledged Staff's suggestions and has since revised the plan. Planner Cornelison summarized the revisions to the Board

Staff recommends approval of this request with the following condition:

1. The siding on the structure shall match the width and orientation of the current siding on the structure.

Vice-Chairman Grenald made a motion for approval, subject to Staff's condition. Member Serrano seconded the motion.

AYE: Vice-Chairman Grenald, Member Lebron, Member Serrano, Member Murray

NAY: None

Motion to Approve with 1 condition passed 4 - 0.

Member Murray thanked the applicant for making the changes to this request.

5. NEW BUSINESS

5.A Small Matching Grant for Historic Survey

Planner Cornelison stated that the Board had previously approved Staff to apply for a small matching grant to conduct a survey of historic properties. The City was awarded the grant and should receive the grant in July 2024. Staff is requesting Board approval to accept the Small Matching Grant through the Florida Division of Historical Resources.

Planner Cornelison added that Staff has one-year to complete the project once started.

Vice-Chairman Grenald made a motion for approval. Member Murray seconded the motion.

AYE: Vice-Chairman Grenald, Member Lebron, Member Serrano, Member Murray

NAY: None

Motion to Approve Passed 4-0.

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

Member Serrano questioned the benefits to the City once the Small Matching Grant project is completed. Planner Cornelison stated that some of the benefits could possibly be the opportunity to apply for additional grants for renovations, grants to help identify additional locations of other historic districts and the chance to review the land development code guidelines for renovations and demolitions of structures within the historical district.

8. ADJOURNMENT

There being no further business to come before the (name) Board, Vice-Chairman Grenald adjourned the meeting at 05:24 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

COA-26-0005 - 210 North Vernon Avenue (new construction)

Request

Explanation

This is a request for a new, 1,239-square foot two-story residential structure on the vacant property at 210 North Vernon Avenue. The proposed structure has a modern design, a stucco finish with a vertical design feature on the second floor, a stucco band between the two floors (on the outside of the structure), a 55-square foot porch that extends approximately six feet from the main wall. It also has a garage with a decorative trellis over the garage door.

When considering requests for infill development within the South Beaumont Historic District, staff and the Historic Preservation Board (HPB) are tasked with ensuring that any new development does not detract from the character of the neighborhood and that new structures are compatible with the surrounding contributing buildings in scale, massing, and architecture. Below is staff's review, following the criteria for infill/noncontributing structures:

I. HEIGHT/SIZE/MASSING/SETBACKS: Width, height and size shall be visually compatible to surrounding contributing structures with particular attention paid to adjacent buildings; setbacks (front and sides) shall also be compatible.

While the exact height of this structure is not known (the applicant did not provide the dimension between the top of the second story and the top of the roof), it is a two story structure, which is seen throughout the district. This property is also within the T4-O transect zone, which allows for a two-story structure. The setbacks are compatible with the transect zone and surrounding structures, but those are further clarified in Section IV. Orientation.

II. WINDOWS/DOORS/ENTRANCE FEATURES: Main entrance shall be compatible to surrounding contributing structures (front door on façade, not side entrance); window, door, porch and balcony size, proportion, materials, and architectural features shall remain compatible with the surrounding contributing structures and shall also coordinate with the materials, texture and architectural design of the surrounding contributing structures.

The proposed structure has a modern design, while surrounding buildings are contributing structures of varying historic architectural types, though a majority are frame vernacular. Below are recommended modifications to the plans to assist in creating a design more compatible with the historic district guidelines:

- Change the windows on the front elevation to those of similar size and symmetrical to the building.
- Add more windows on all sides to provide balance. This is particularly needed on the rear, left, and right elevations.
- Provide the 4" banding on all windows.
- Provide symmetrical windows (where possible). Symmetrical windows should be around the same size.
- Remove the garage.
- Maintain the elevated porch, but make it a prominent feature at the front of the structure.

- See samples of surrounding structures for examples of windows that are balanced and symmetrical.

III. ROOF: The size, height and shape of the roof shall remain consistent with the surrounding contributing structures.

The proposed structure is a hip roof (the exact height of the roof is not indicated on the plans) with asphalt shingles. There is a variety of roofing types within the historic district, so the proposal is not necessarily inconsistent, however, it is recommended that the roof on the front of the structure be modified to provide more interest to the front of the structure and be more compatible. Suggested edits that could be implemented:

- Provide an open gable roof.
- Add a dormer.

IV. ORIENTATION: Infill development shall follow the same setbacks, orientation to the street and location on the lot as surrounding contributing structures and/or current setbacks for the zoning category.

The proposed structure is within the T4-O transect zone and meets all the setbacks and building frontage buildout requirements. The building is oriented with the front of the structure facing the street and is 18.1-feet from the front property boundary. As most of the surrounding structures within the historic district are between ten to 15-feet from the property boundary, the proposal is consistent with the transect zone regulations and surrounding properties.

V. MATERIALS/TEXTURES: Materials and textures shall be compatible with the surrounding contributing structures; siding shall be installed in a similar pattern as surrounding contributing structures (i.e. vertical or horizontal siding); artificial siding may be used if it is shown to be similar in quality, shape and scale with surrounding contributing structures; intricacy of design and decorative features shall be in keeping with adjacent contributing buildings. The proposed structure has a modern design with a stucco finish. The ground floor is not adorned but there is a vertical wood molding detail on the second story of the structure with a stucco band separating the two floors. When reviewing this property against surrounding structures and with the historic district standards, it is incompatible.

- Replace the stucco design with a horizontal siding.
- Remove the stucco banding around the middle of the structure.

VI. STYLE/ARCHITECTURE: Architectural style of the proposed infill development shall be found existing in the historic district (i.e. Mediterranean Revival, Craftsman, etc.); all architectural and decorative features shall be considered as an accepted application of that style.

The proposed structure has a modern design with a stucco finish. The ground floor is not adorned but there is a vertical wood molding detail on the second story of the structure with a stucco band separating the two floors. Additionally, there is a decorative trellis over the garage door, but that is addressed under section VIII. Garages/Car Ports. The structure has a prominent garage door and small porch that extends six feet from the main wall.

Most of the surrounding structures (within the historic district) are frame vernacular structures with horizontal siding and very few structures within the district have an attached garage and/or a garage

fronting the street. After reviewing the proposed design against those structures within the district and the design guidelines, staff determined that the elevations are not compatible and this design should not be approved. It is recommended that the applicant review the photos of surrounding structures included with this report and make modifications accordingly. Suggested changes:

- Replace the stucco design with a horizontal siding.
- Remove the garage.
- Maintain the elevated porch, but make it a more prominent feature at the front of the structure.
- Since the lot is so narrow, making the structure long and narrow, it is recommended that some articulation be provided to break up the façade, particularly on the side elevations. This will provide some visual relief and can be used in conjunction with windows to provide visual relief.

VII. AWNINGS/SHUTTERS: Size and placement of the awnings/shutters shall be consistent with surrounding contributing structures.

The proposed structure does not include any awnings or shutters. However, there is a decorative trellis over the garage door, which will be addressed in Section VIII. Garages/Car Ports.

VIII. GARAGES/CAR PORTS: Size of the garage/car port is subordinate to the principal structure; texture and architectural style of exterior materials shall match the principal structure. Placement of the garage or carport shall be such that it does not obstruct or dominate the primary façade of the principal structure.

While the proposed garage is subordinate in floor area, it does dominate the primary façade of the structure and takes up approximately 56% of the frontage. The porch, which extends six feet from the main structure and whose opening is three feet smaller than the garage door, does not provide relief from the garage.

Additionally, the decorative trellis over the garage door (materials unknown) extends three feet from the front wall and brings more attention to the placement of the garage. While this may have been an effort to alleviate the prominence of the garage, it appears awkward on the frontage.

Staff reviewed the architectural styles of structures surrounding this property and found that none of the surrounding structures on Mabbette and those along the length of Vernon Avenue (both within and outside of the South Beaumont Historic District) has an attached garage. It is recommended that this be removed entirely.

- Remove the garage.
- Remove the decorative trellis over the garage.

IX. FENCING: Materials used shall be consistent with the principal structure and surrounding contributing structures. Fences constructed of rebar or other non-traditional materials are not permitted.

The proposal does not include a fence. Should a fence be proposed at a later time, it will be reviewed through a separate Certificate of Appropriateness (COA) process.

X. SHEDS AND OTHER ACCESSORY STRUCTURES: Size of sheds and other accessory structures shall be subordinate to the principal structure and follow current Land Development Code standards. Exterior materials shall match or be consistent with the principal structure. Placement of the garage or carport shall be such that it does not obstruct or dominate the primary façade of the principal structure.

The proposal does not include a shed or other accessory structure. Should a shed or other accessory structure be proposed at a later time, it will be reviewed through a separate Certificate of Appropriateness (COA) process.

SUMMARY

In summary, staff is requesting denial of the application, as the proposed structure is not compatible with the South Beaumont Historic District Design Guidelines and is not compatible with the surrounding structures. Throughout the report, staff made several suggestions for modifications that could be made to the plans in order to provide a design that could be compatible, which was compiled and is listed below:

- Remove the garage.
- Remove the decorative trellis over the garage.
- Replace the stucco design with a horizontal siding.
- Maintain the elevated porch, but make it a more prominent feature at the front of the structure.
- Since the lot is so narrow, making the structure long and narrow, it is recommended that some articulation be provided to break up the façade, particularly on the side elevations. This will provide some visual relief and can be used in conjunction with windows to provide visual relief.
- Remove the stucco banding around the middle of the structure.
- Change the windows on the front elevation to those of similar size and symmetrical to the building.
- Add more windows on all sides to provide balance. This is particularly needed on the rear, left, and right elevations.
- Provide the 4" banding on all windows.
- Provide symmetrical windows (where possible). Symmetrical windows should be around the same size.
- See samples of surrounding structures for examples of windows that are balanced and symmetrical.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

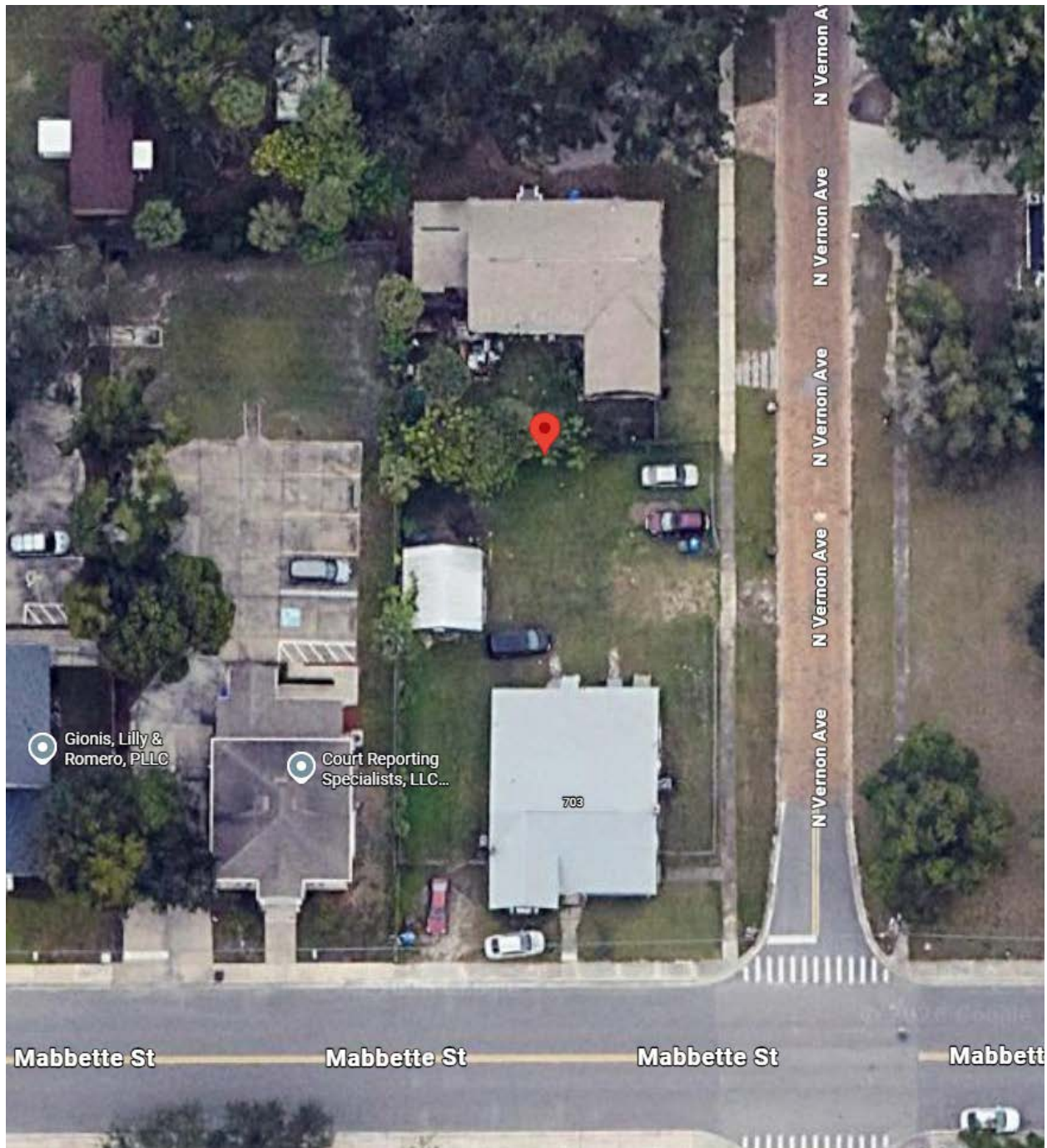
Deny

Due to the changes that would be needed to bring the proposed structure into compliance with the historic district standards for infill development, staff is recommending denial of the request as-is. However, in addition to the recommendations within the report, staff requests that the Historic Preservation Board provide suggestions to the applicant on features/modifications to the plans. This is to ensure the applicant is aware of any changes needed and to ensure they have direction when moving forward with the project.

Attachment(s):

1. Vicinity Map
2. Floor Plan/Elevations
3. Site Plan
4. Surrounding Properties
5. Existing Conditions
6. Authorization Letter

Vicinity Map



ANCHOR BOLT
ABV ABOVE
AFF ABOVE FINISHED FLOOR
ADJ ADJACENT
AHU AIR HANDLER UNIT
ALUM ALUMINUM
BRG BEARING
BLK BLOCK
BOTT BOTTOM
BLDG BUILDING
B.O. BOTTOM OF
CLG CEILING
CLR CLEARANCE
COL COLUMN
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CU CONDENSER UNIT
CONST CONSTRUCTION
CONT CONTINUOUS
CJ CONTROL JOINT
DIAG DIAGONAL
DIA DIAMETER
DIM DIMENSION
DN DOWN
DS DOWNSPOUT
DWG DRAWING
DW DISHWASHER
EA EACH
EW EACH WAY
ELEC ELECTRIC
EWC ELECTRIC WATER COOLER
ELEV ELEVATION (VERTICAL HEIGHT)
EQ EQUAL
EXH EXHAUST
EXPJ EXPANSION JOINT
EXT EXTERIOR
FA FIRE ALARM
FE FIRE EXTINGUISHER
FIXT FIXTURE
FD FLOOR DRAIN
FTG FOOTING
FUR FURRED
FT FOOT
GA GAGE, GAUGE
SL SLAB
GALV GALVANIZED
GFI GROUND FAULT INTERRUPTER
GPY BD GYPSUM WALLBOARD

DPR	HEADER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HORZ	HORIZONTAL
HB	HOSE BIBB
HM	HOLLOW METAL
INCL	INCLUDE, (ED), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATE, (ED), (ING)
INT	INTERIOR
IN	INCH
JT	JOINT
LAV	LAVATORY
LT	LIGHT
LW	LIGHTWEIGHT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAX	MAXIMUM
MET	METAL
MW	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
N/A	NOT APPLICABLE
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OD	OUTSIDE DIAMETER
OHD	OVERHEAD
OPP	OPPOSITE
PLWD	PLYWOOD
PT	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PREFAB	PREFABRICATE, (ED)
FT	PREFINISHED
QN	QUARRY TILE
RAD	RADIUS
REC	RECESS, (ED)
REF	REFRIGERATOR
REINF	REINFORCE, (ED), (ING)
REQ'D	REQUIRED
RA	RETURN AIR
R/S	ROD AND SHELF
RO	ROOF DRAIN
RO	ROUGH OPENING
SCH	SCHEDULE
SECT	SECTION
SHT	SHEET
SH	SINGLE HUNG
SIM	SIMILAR
SC	SOLID CORE
SGD	SLIDING GLASS DOOR
SPK	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STO	STORAGE
STR	STRUCTURAL
STS	SYSTEM
TEL	TELEPHONE
TEMP	TEMPERED
TV	TELEVISION
THK	THICK, (NESS)
T&G	TONGUE AND GROOVE
TYP	TYPICAL
T.O.	TOP OF
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VP	VAPOR PROOF
VTR	VENT THROUGH ROOF
WH	WATER HEATER
WC	WATER CLOSET
WP	WATERPROOFING
WR	WATER RESISTANT
WUF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WOOD	WOOD

The diagram illustrates various symbols and their meanings in architectural drawings, organized into two columns with labels and arrows pointing to the symbols.

Left Column:

- ROOM NAME XXX**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- CLG. HEIGHT**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- ELEVATION NUMBER**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SHEET NUMBER (LOCATION OF ELEVATION)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- ELEVATION NUMBER (TYPICAL)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SHEET NUMBER (LOCATION OF ELEVATIONS)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SECTION NUMBER**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SHEET NUMBER (LOCATION OF SECTION)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- ELEVATION ABOVE REFERENCE 0'-0" ELEVATION**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- ITEM BEING REFERENCED (I.E., T/O STEEL)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- REVISION NUMBER**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- AREA BEING REVISED**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.

Right Column:

- DETAIL NUMBER**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- DRAWING TITLE**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SCALE: DWG. SCALE**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.
- SHEET NUMBER (LOCATION OF DETAIL)**: Points to a circle with 'X' in the upper half and 'Y' in the lower half.

1. THE CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES. IN THE EVENT OF A CONFLICT BETWEEN LOCAL, STATE, AND FEDERAL CODES, THE MORE STRONGEST SHALL GOVERN.
2. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COORDINATION WITH AGENCIES SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, AND TECHNIQUES, SAFETY PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
4. DO NOT SCALE THE DRAWINGS, USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. IN THE EVENT THAT A DIMENSION IS MISSING, OR THERE IS A CONFLICT BETWEEN DIMENSIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ENGINEER'S ATTENTION AND NECESSARY ADJUSTMENTS MADE PER HIS INSTRUCTIONS.

NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

MECHANICAL PLAN
PLUMBING RISER DIAGRAMS[illegible]

**NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741**

DRAWN
CARLOS

CHECKED
J.O.

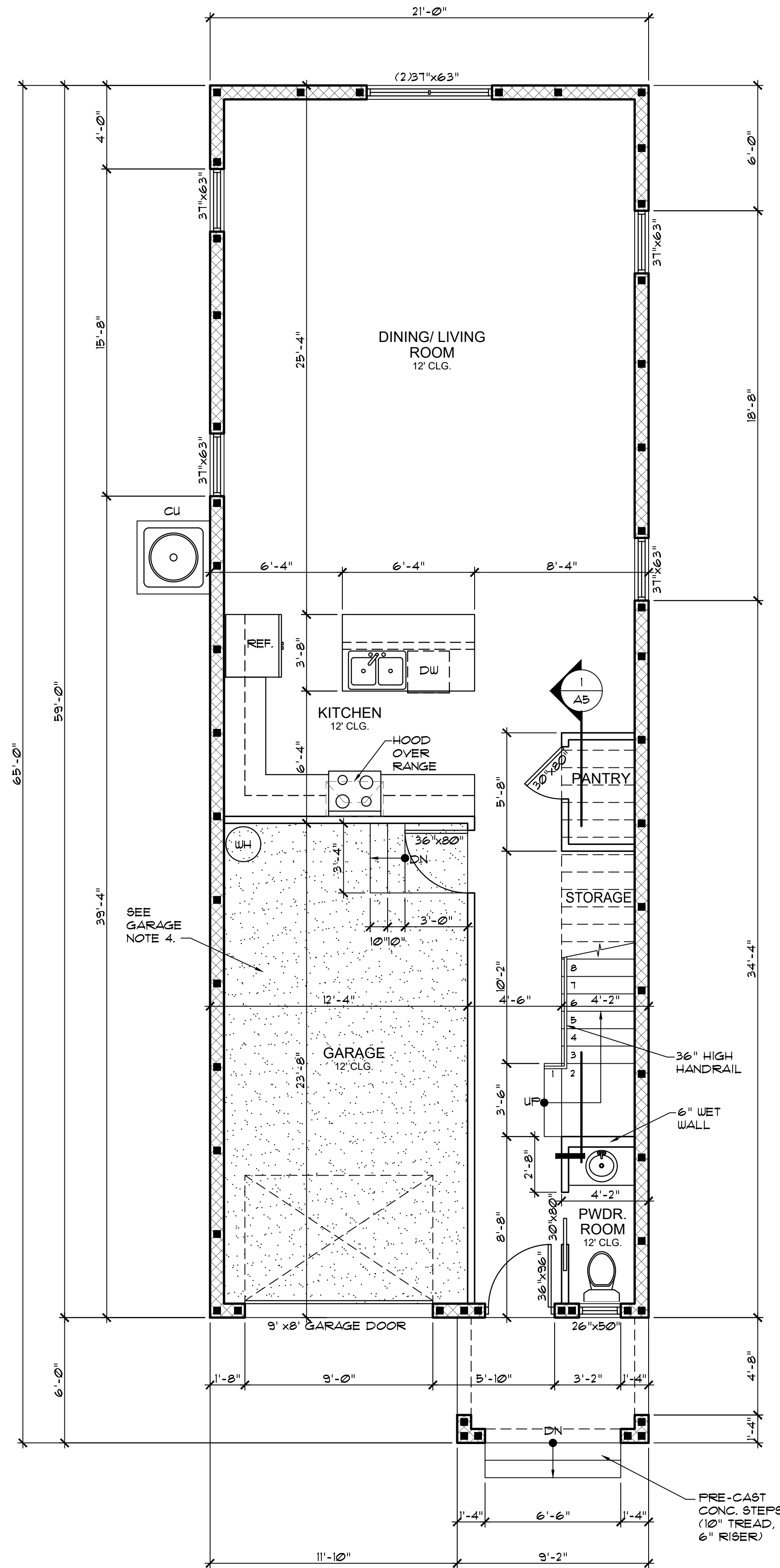
DATE
05-15-26

SCALE
AS SHOWN

JOB No
N/A

SHEET

CS



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	8" CMU WALL WITH 1/2" GYP BD. ON 1xPT. FURRING #24" O.C. AT INTERIOR & 1/2" STUCCO FINISH AT EXTERIOR (NO INTERIOR FINISH IN GARAGE)
	2x4 WOOD STUDS (UNO.) #24" O.C. WITH 1/2" GYP BD. EACH SIDE (INT. PARTITION)
	2x6 WOOD STUDS #16" O.C. (UNO.) WITH 1/2" GYP BD. INT. FINISH & STUCCO OUTSIDE (SECOND FLOOR EXT. WALL)

BUILDING AREA	
FIRST FLOOR	947 SF.
SECOND FLOOR	1239 SF.
TOTAL AIR COND. AREA	2,186 SF.
GARAGE	292 SF.
PORCH	55 SF.
TOTAL UNDER ROOF	2,533 SF.

GARAGE NOTES:

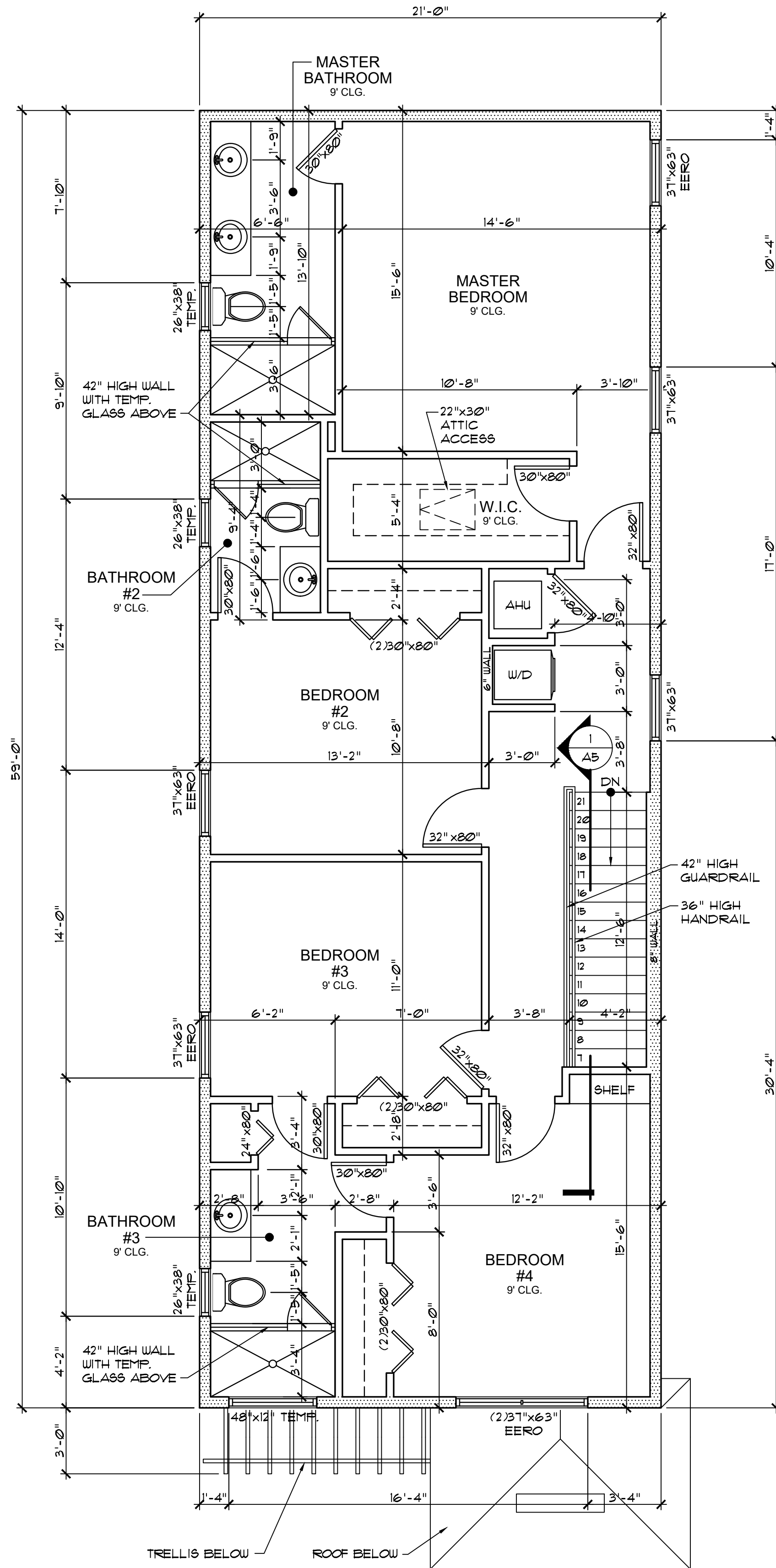
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM OF 26 GA. SHEET STEEL, 1 INCH MIN. RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- SEPARATION BETWEEN GARAGE AND RESIDENCE (AND ATTIC) SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
- WALL SEPARATING GARAGE FROM LIVING AREA SHALL HAVE R-13 INSULATION.
- PROVIDE A MIN. OF 5/8" TYPE "X" GYPSUM BOARD WITH R-13 INSULATION TO THE GARAGE CEILING UNDER SECOND FLOOR LIVING AREA.

EMERGENCY ESCAPE AND RESCUE OPENINGS (EERO):

- EERO SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE MINIMUM NET CLEAR OPENING FOR GRADING FLOOR EERO SHALL BE 5 SF.
- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION FOR A EERO SHALL BE 24". THE MINIMUM CLEAR WIDTH OPENING DIMENSION SHALL BE 20". THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- EERO SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR.
- FALL PROTECTION AT OPERABLE WINDOWS SHALL BE REQUIRED WHEN THE TOP OF THE SILL IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

PLUMBING FIXTURES NOTES:

- A TOILET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY.
- A TOILET SHALL NOT BE SET CLOSER THAN 30" CENTER TO CENTER FROM ADJACENT FIXTURE.
- CLEARANCE IN FRONT OF A TOILET SHALL NOT BE LESS THAN 21" TO ANY WALL, FIXTURE OR DOOR.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

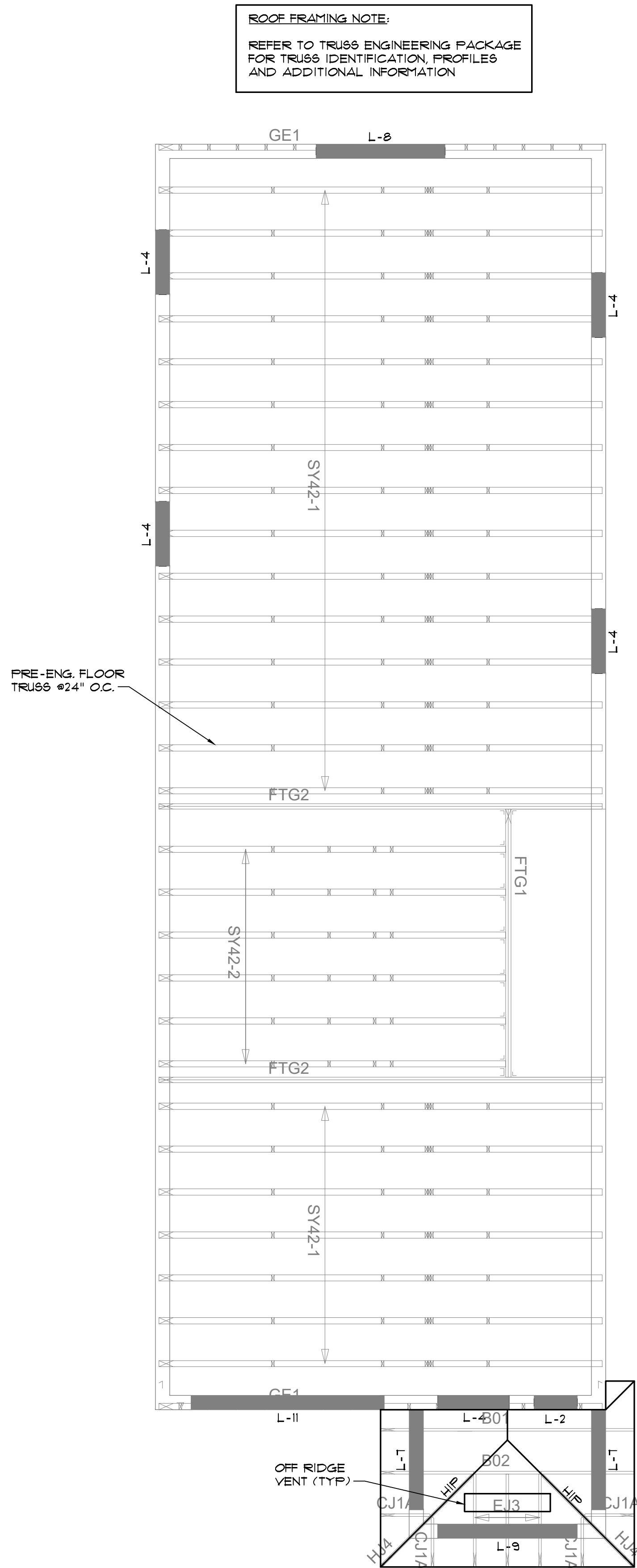
REVISIONS		
NO	DATE	DESCRIPTION

NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

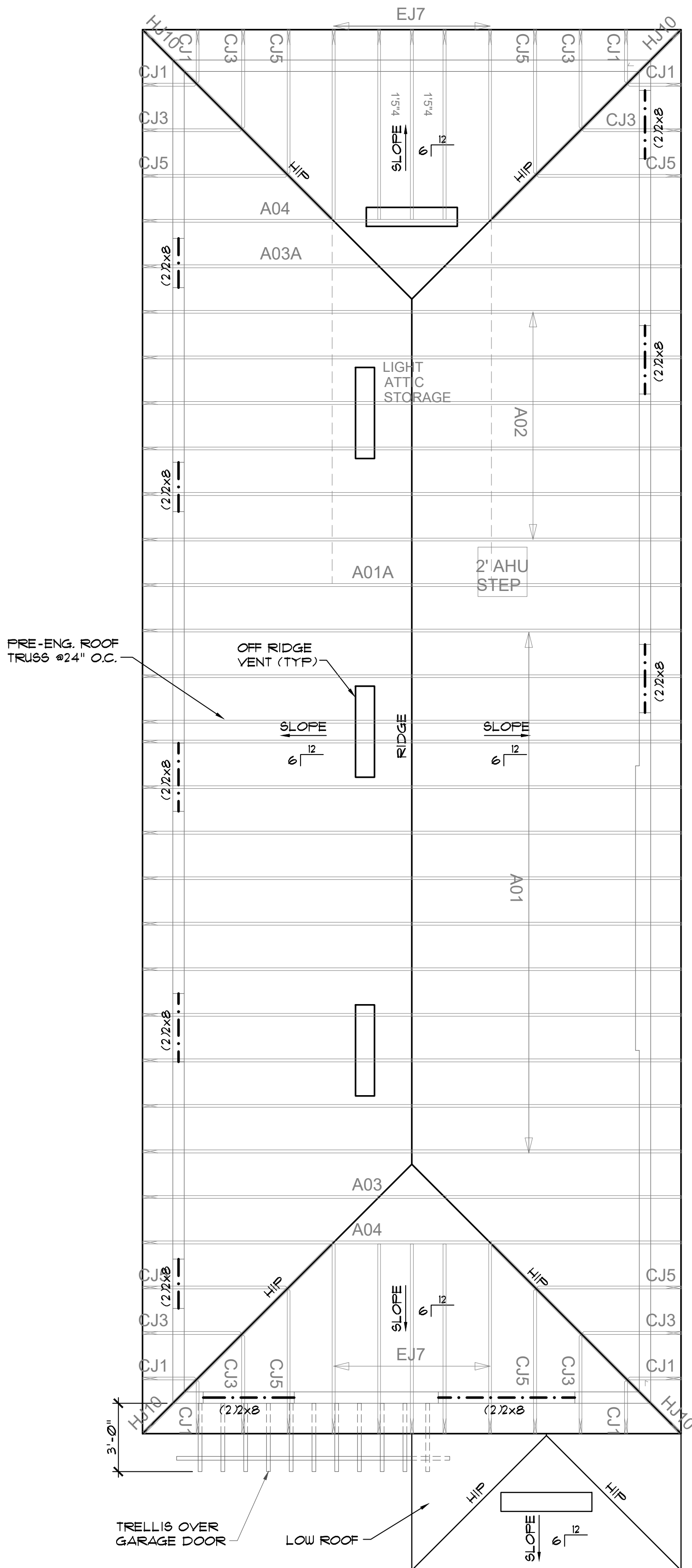
DRAWN
CARLOS
CHECKED
J.O.
DATE
09-19-26
SCALE
AS SHOWN
JOB NO
N/A
SHEET

A2

This item has been electronically signed and sealed by Julio Ortegoso P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



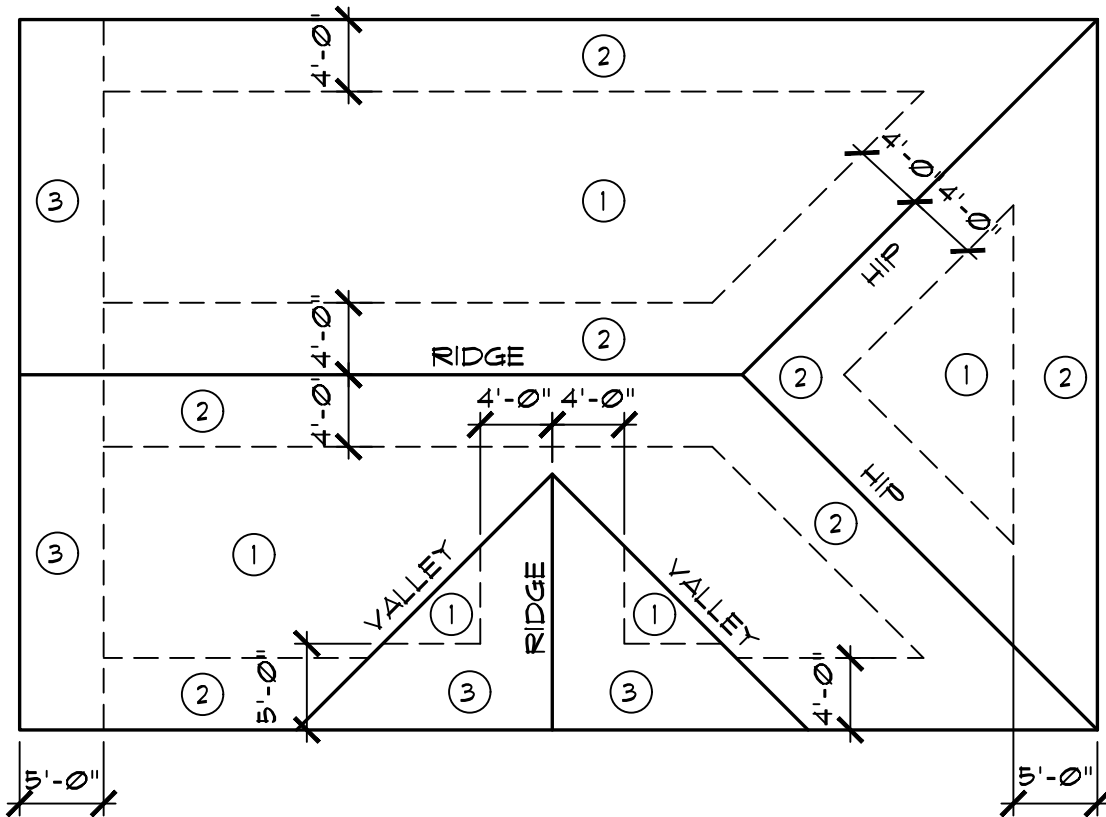
SECOND FLOOR & LOW ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

ROOF NOTES:

1. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.
2. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GA. (Ø105 INCH.) SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, COMPLYING WITH ASTM F1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.
3. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE.

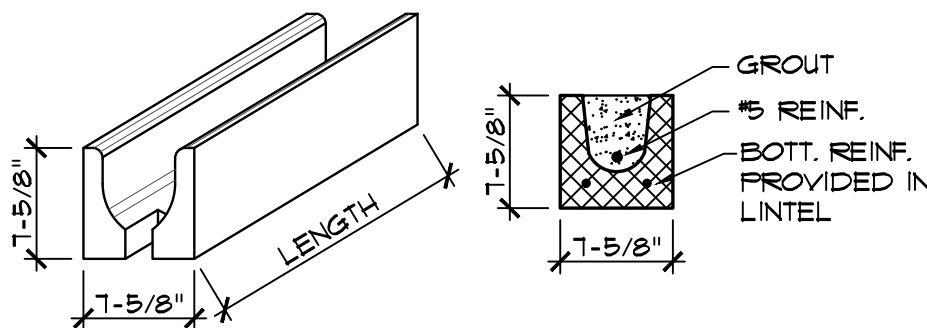


ZONE 1: USE 8d RING SHANK NAILS #6" O.C. EDGES 4 6" FIELD.
ZONE 2: USE 8d RING SHANK NAILS #4" O.C. EDGES 4 6" FIELD.

ROOF SHEATHING NAILING PATTERN

SCALE: N.T.S.

LINTEL SCHEDULE		
TYPE	CLEAR SPAN	LENGTH
L-1	1'-6"	2'-10"
L-2	2'-2"	3'-6"
L-3	2'-8"	4'-0"
L-4	3'-2"	4'-6"
L-5	4'-0"	5'-4"
L-6	4'-6"	5'-10"
L-7	5'-2"	6'-6"
L-8	6'-2"	7'-6"
L-9	7'-0"	8'-4"
L-10	8'-0"	9'-4"
L-11	9'-2"	10'-6"
L-12	10'-0"	11'-4"
L-13	11'-2"	12'-6"
L-14	12'-0"	13'-4"
L-15	12'-8"	14'-0"
L-16	13'-4"	14'-8"
L-17	14'-0"	15'-4"
L-18	16'-0"	17'-4"
L-19	18'-0"	19'-4"



PRE-CAST LINTEL DETAIL

SCALE: N.T.S.

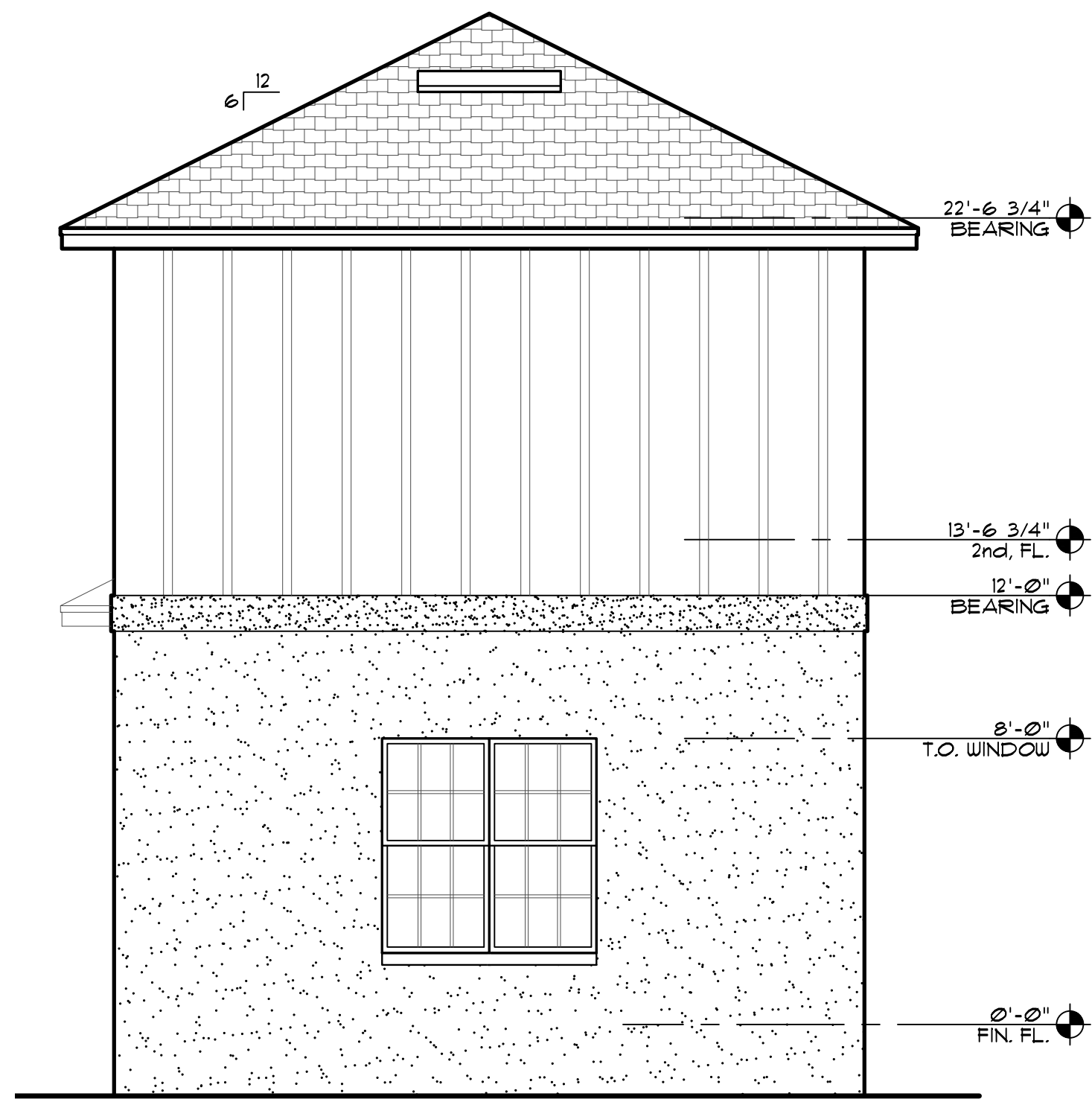
ROOF CONNECTOR SCHEDULE		
TRUSS TO MASONRY	PROD. No	HETA20
	UPLIFT	1810 LB.
TRUSS TO MASONRY	FASTENERS	16-10dx1-1/2" TO TRUSS
	PROD. No	MTSM16
TRUSS TO MASONRY	UPLIFT	860 LB.
	FASTENERS	(7)10d TO TRUSS (4)1/4"x2-1/4" TITEN TO CMU
TRUSS TO FRAME	PROD. No	H10A
	UPLIFT	1140 LB.
TRUSS TO FRAME	FASTENERS	(9)10dx1 1/2" TO TRUSS (9)10dx1-1/2" TO PLATES
TRUSS TO FRAME	PROD. No	MTS12
	UPLIFT	1000 LB.
TRUSS TO FRAME	FASTENERS	(14)10d TO TRUSS (14)10dx1-1/2" TO FRAME
TRUSS TO FRAME	PROD. No	H25A
	UPLIFT	600 LB.
TRUSS TO FRAME	FASTENERS	(5)8d NAILS TO TRUSS (5)8d NAILS TO PLATES

ROOF VENT CALCULATION (PER FBC-R 806.3)	
MIN. VENT AREA = ATTIC AREA / 150	
HIGH ROOF ATTIC AREA	1239 SF.
MINIMUM VENT AREA	8.3 SF.
- 50% EXHAUST VENTS (NEAR RIDGE)	4.1 SF.
- 50% INTAKE VENTS (ON SOFFITS)	4.1 SF.
LOW ROOF ATTIC AREA	55 SF.
MINIMUM VENT AREA	0.4 SF.
- 50% EXHAUST VENTS (NEAR RIDGE)	0.2 SF.
- 50% INTAKE VENTS (ON SOFFITS)	0.2 SF.

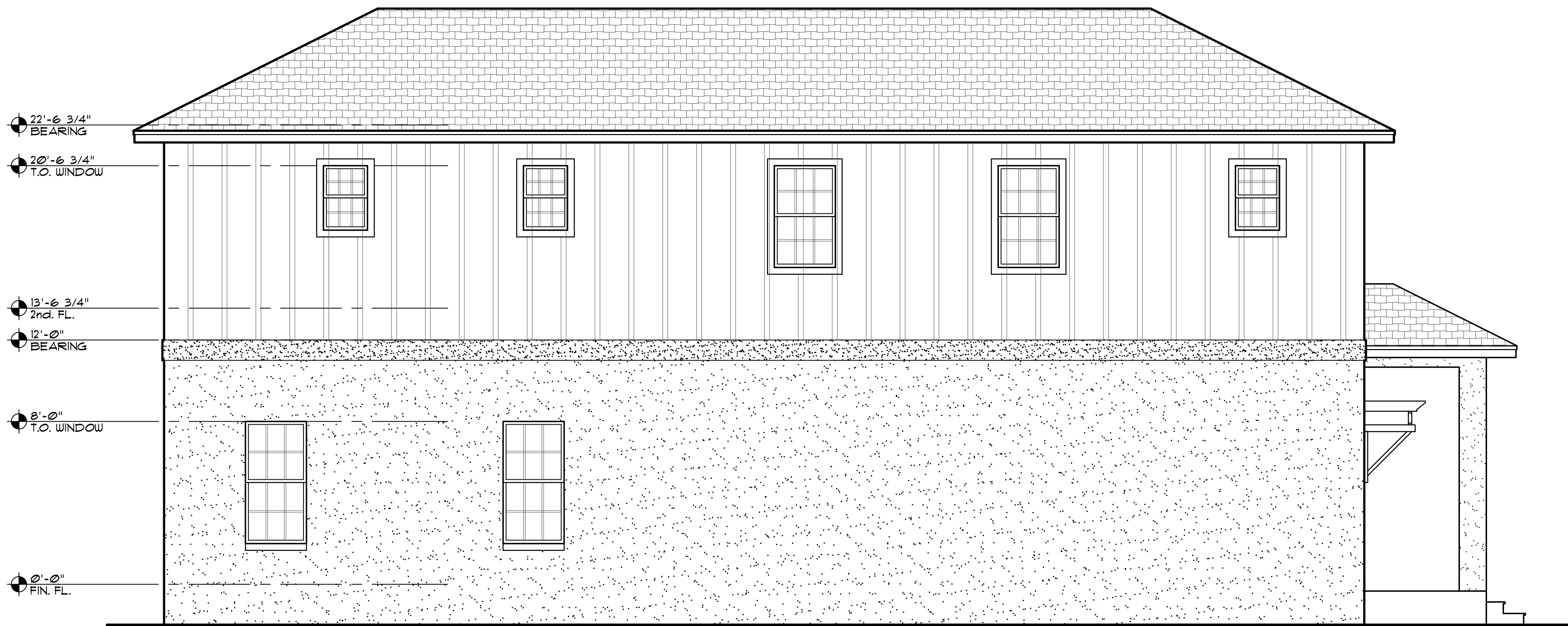
NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

DRAWN
CARLOS
CHECKED
J.O.
DATE
09-19-26
SCALE
AS SHOWN
JOB No
N/A
SHEET

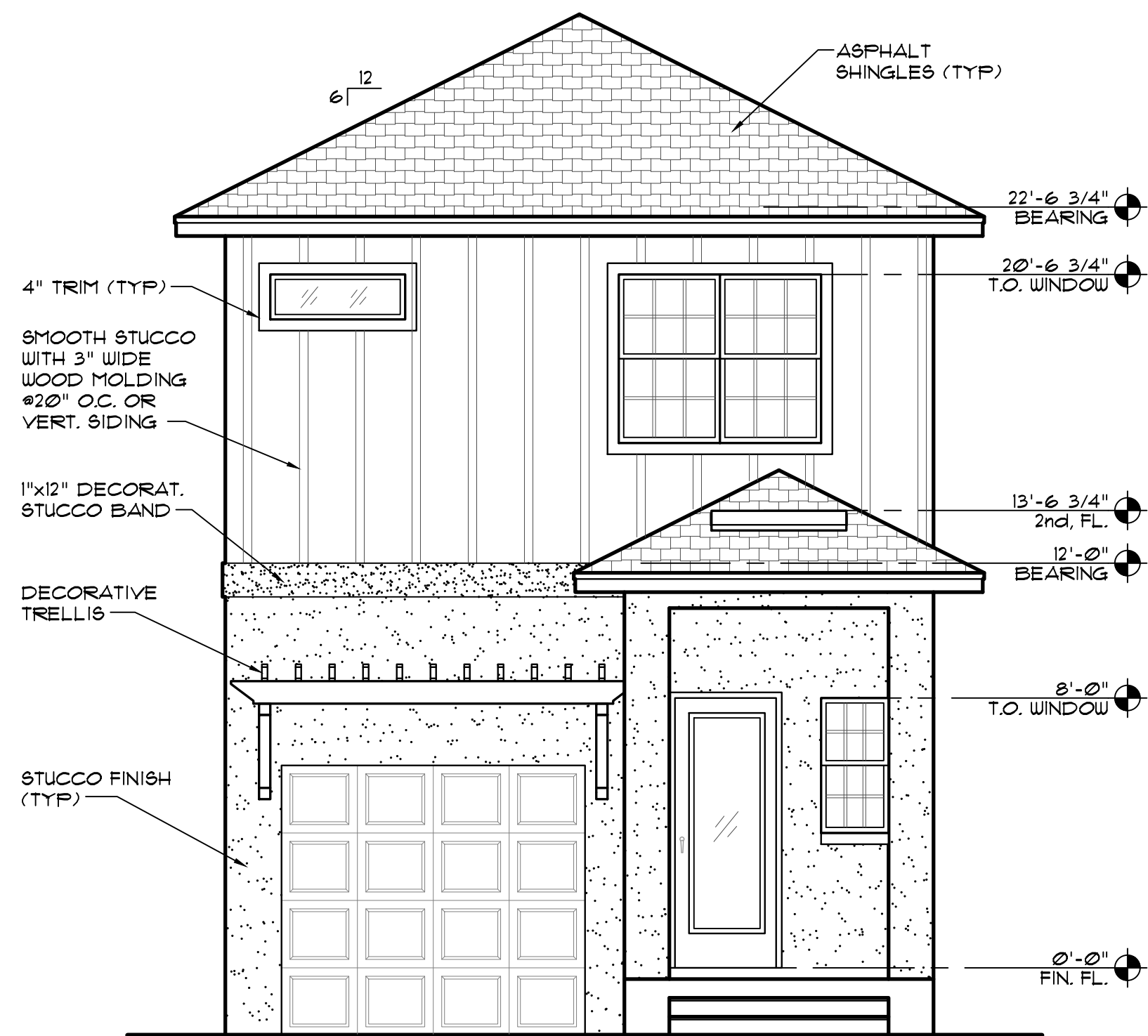
A3



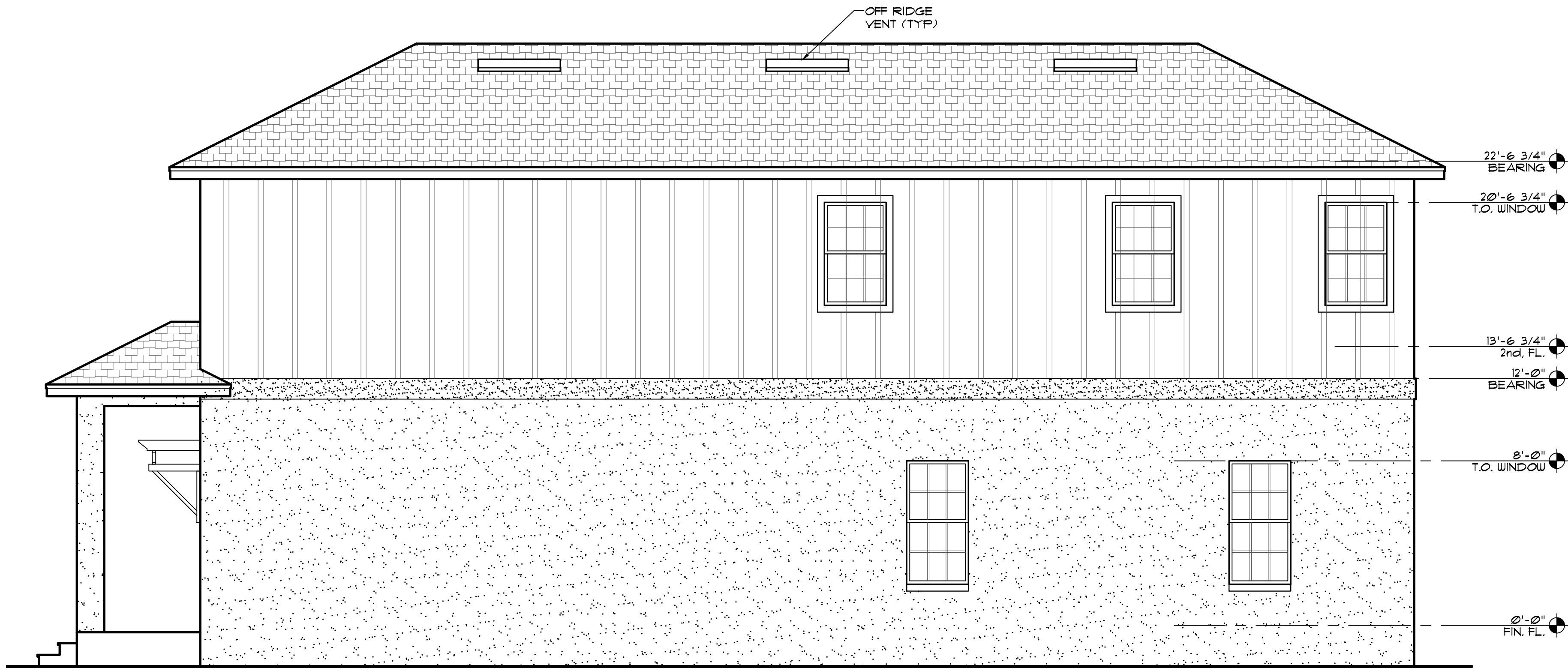
REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

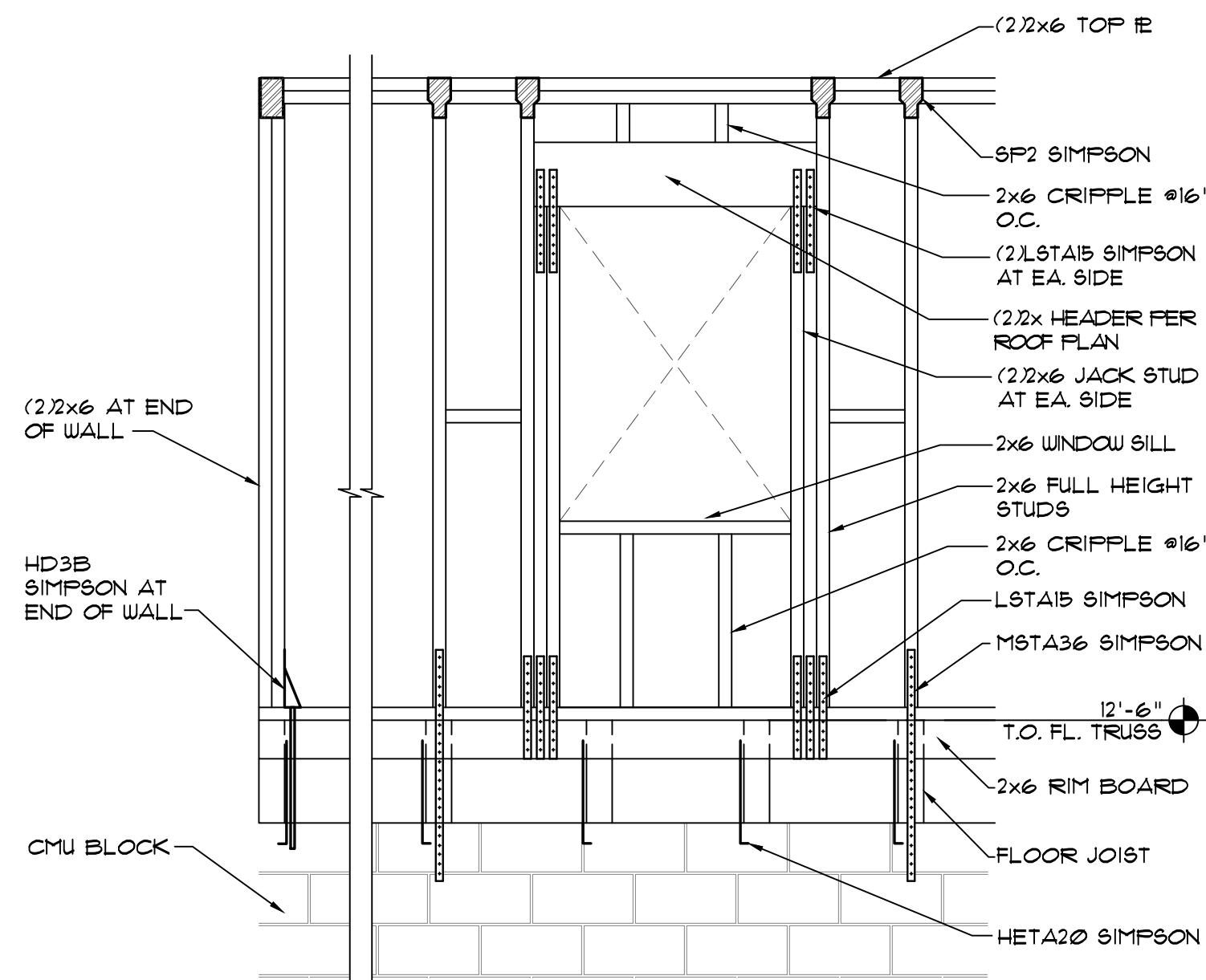
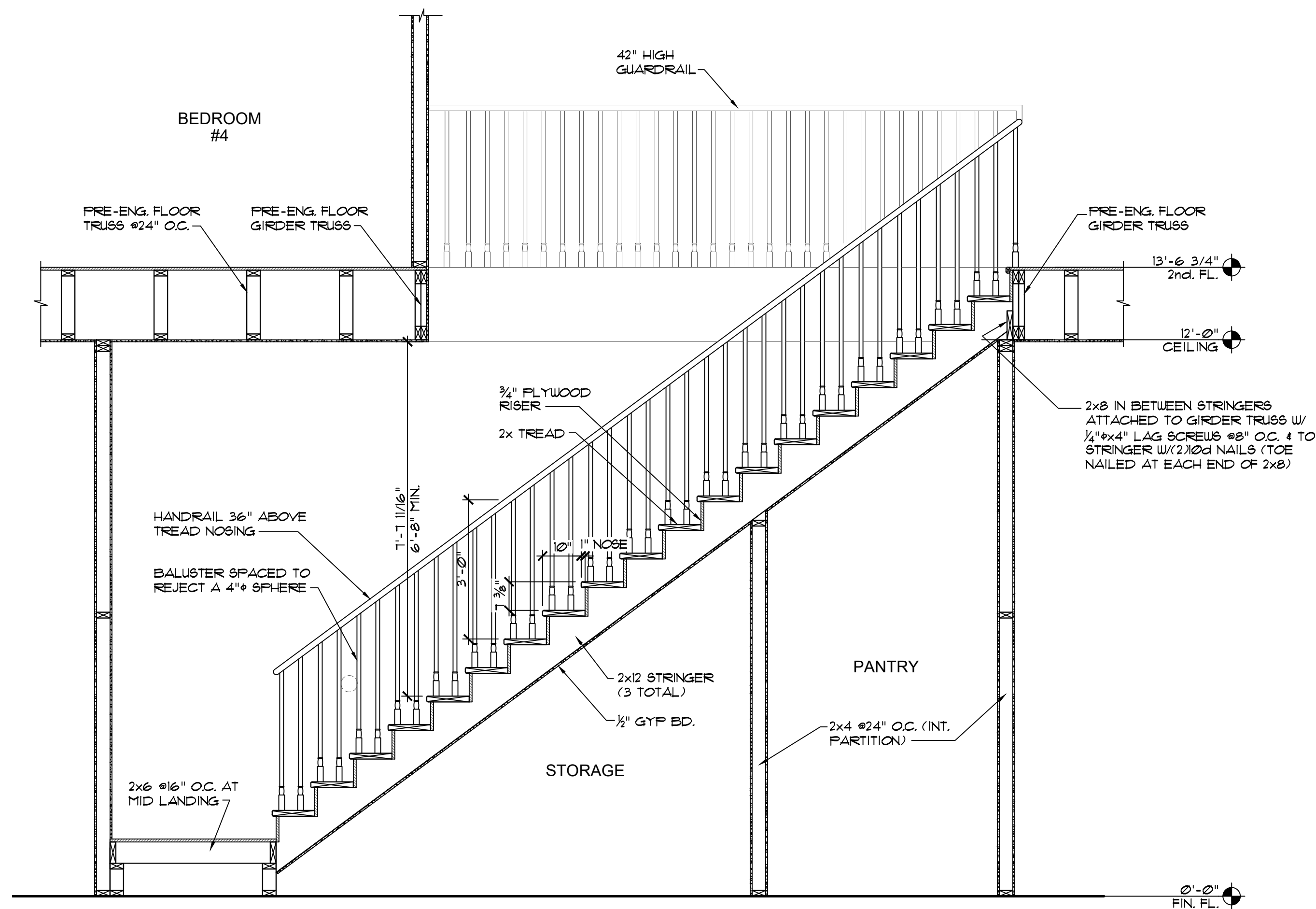
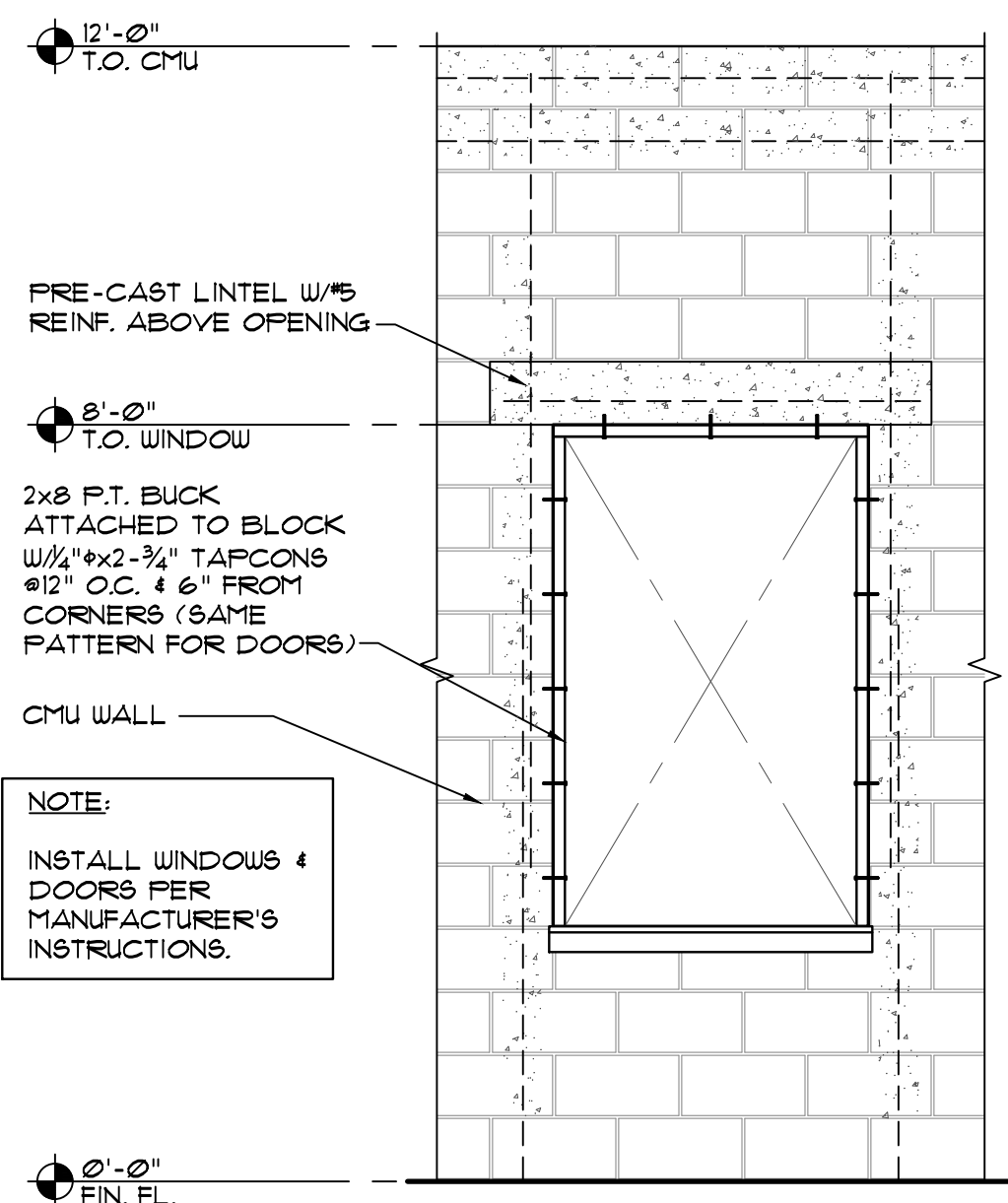
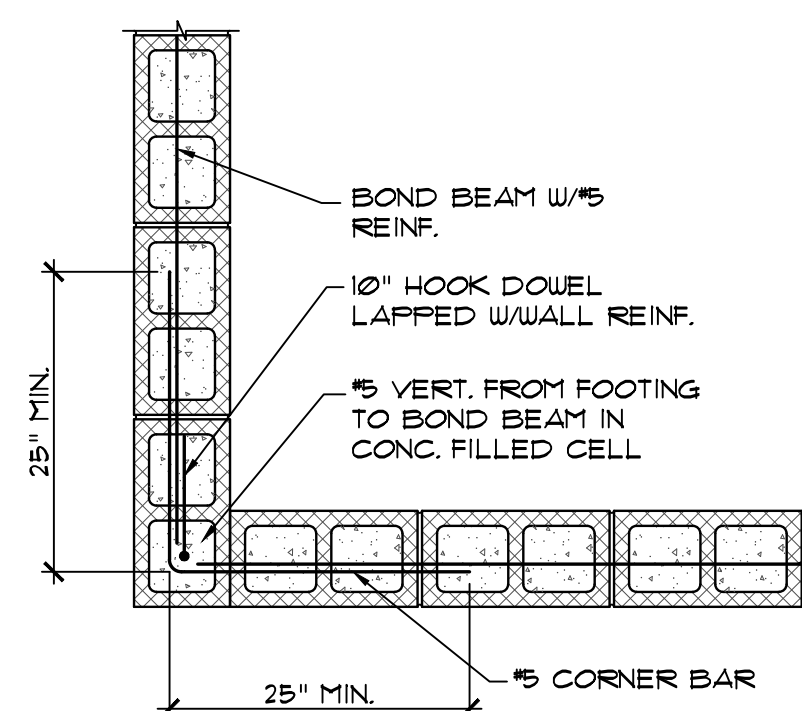
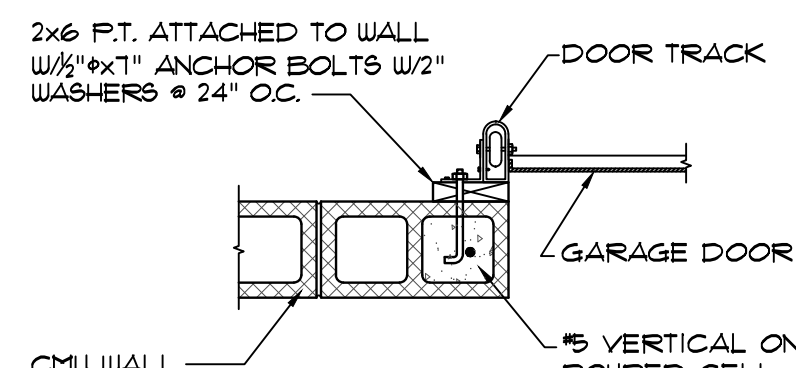
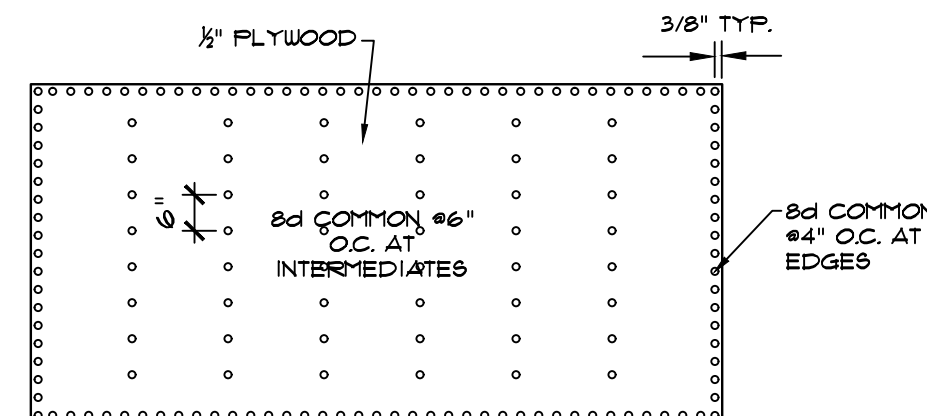
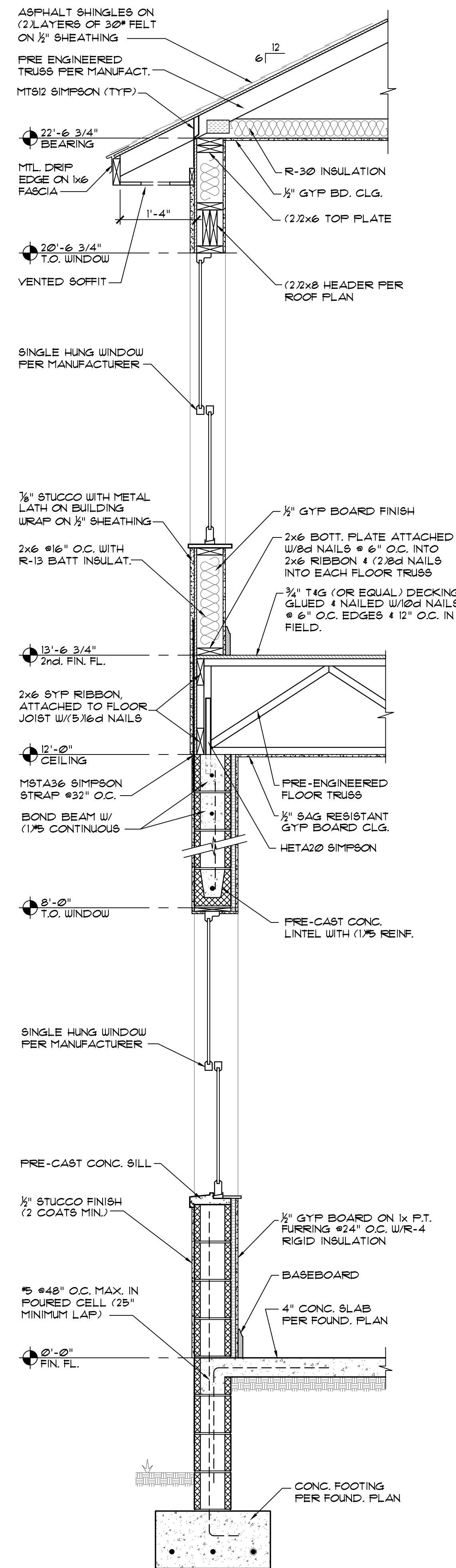
REVISIONS		
NO	DATE	DESCRIPTION

NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

DRAWN CARLOS
CHECKED J.O.
DATE 09-19-26
SCALE AS SHOWN
JOB No N/A
SHEET

A4

This item has been electronically signed and sealed by Julio Ortegoso P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

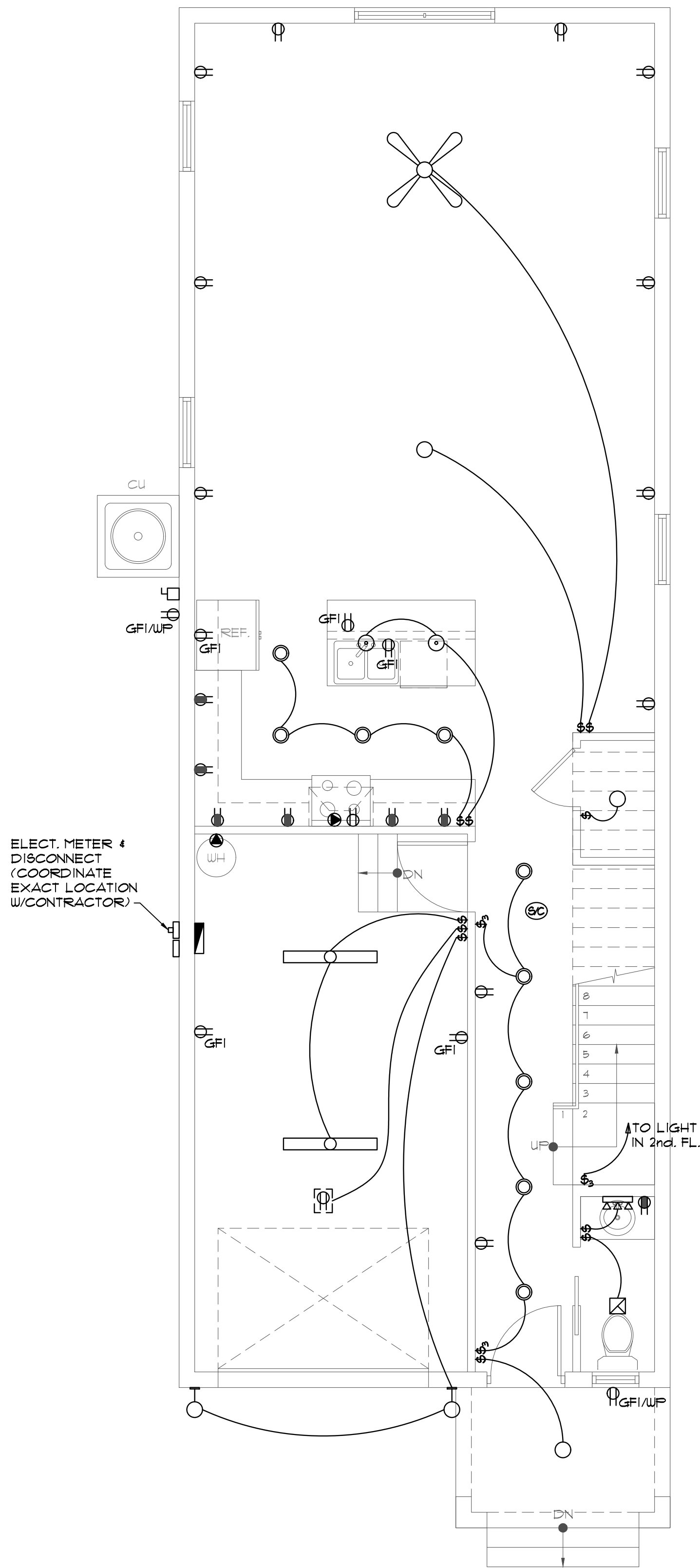
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NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

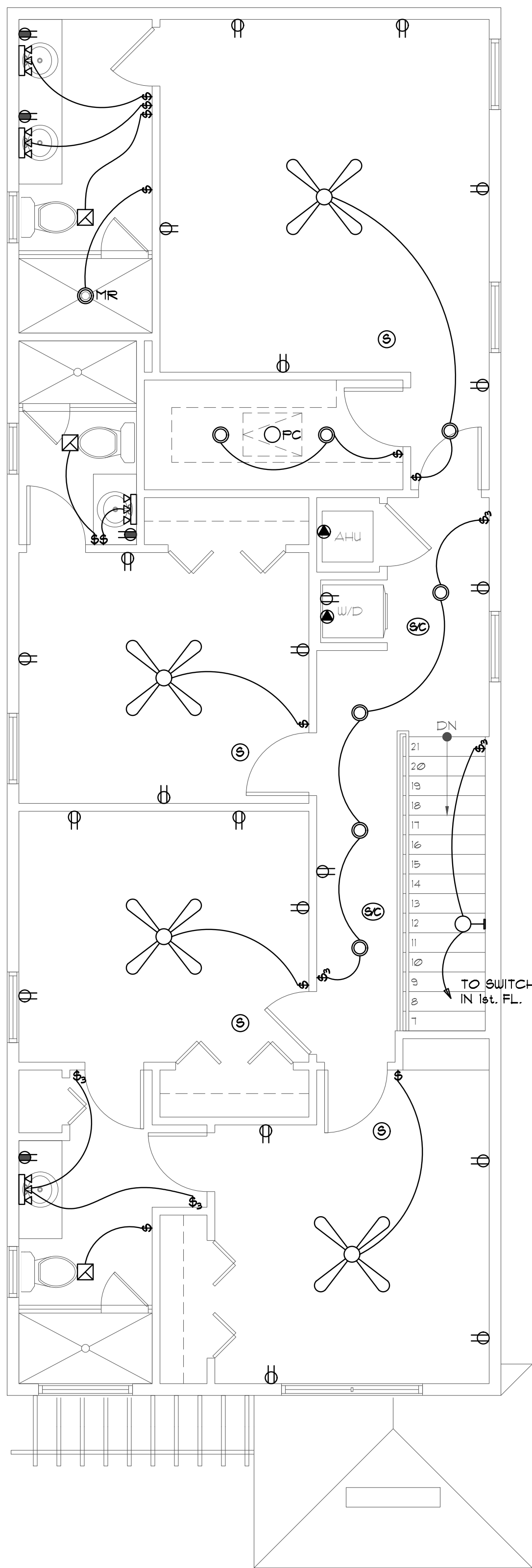
DRAIN
CARLOS
CHECKED
J.O.
DATE
05-15-26
SCALE
AS SHOWN
JOB NO
N/A
SHEET

A5

+ This item has been electronically signed and sealed by Julio Orbegoso P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



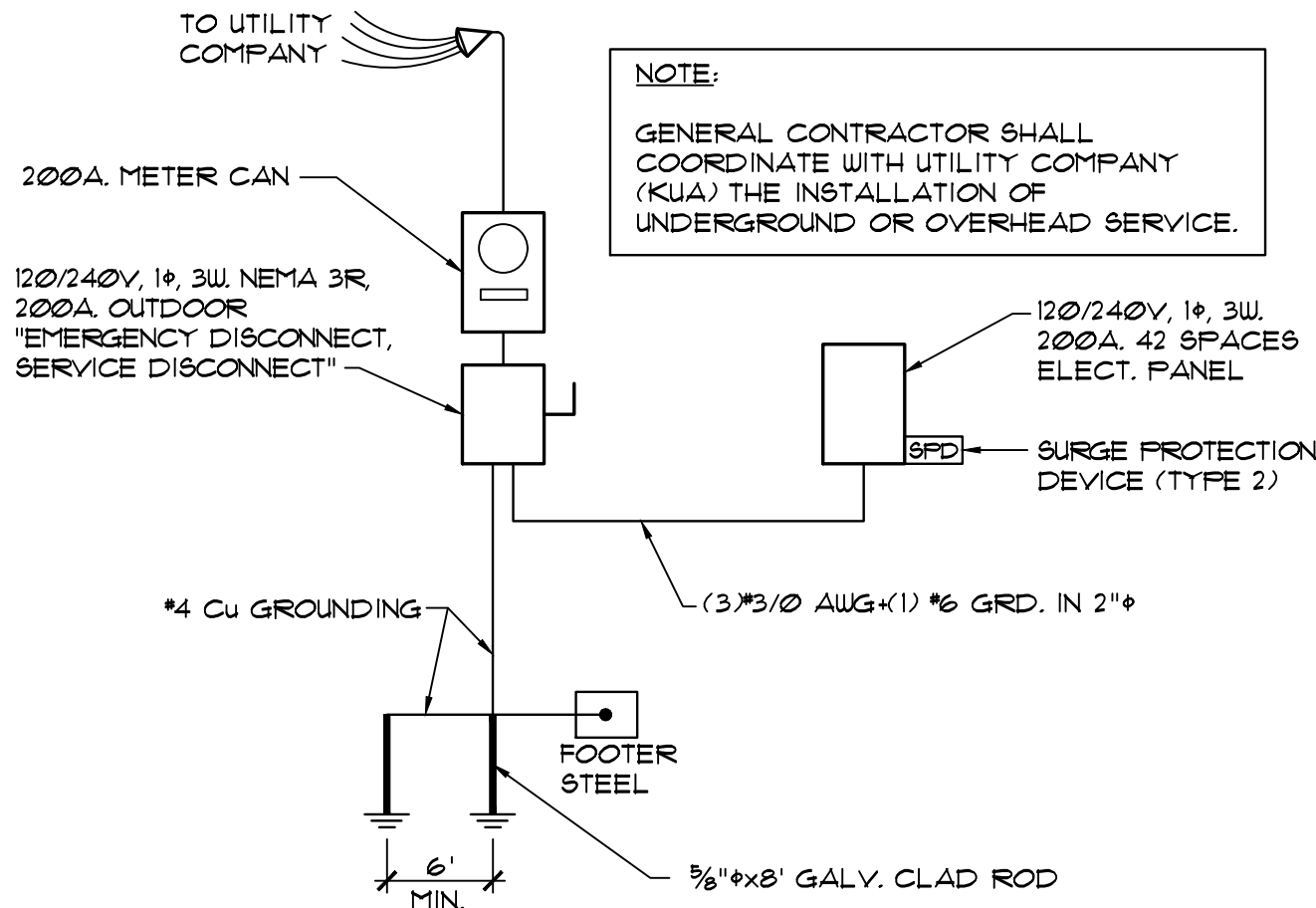
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

- ELECTRICAL NOTES:**
1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2020.
 2. ELECTRICAL PLAN ILLUSTRATES DESIGN INTENT ONLY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
 3. ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DUELLING UNIT FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 4. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS (I.E. HARDWIRED WITH BATTERY BACKUP). ALL DETECTORS SHALL BE LOCATED AND INSTALLED PER APPLICABLE CODE AND PER MANUFACTURER'S INSTRUCTIONS. LOCATIONS SHALL INCLUDE, BUT NOT LIMITED TO ALL SLEEPING AREAS AND IMMEDIATE VICINITY OF BEDROOMS.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FAN/LIGHT
	LIGHTING FIXTURE
	PULL CHAIN LIGHT
	RECESS CAN LIGHT
	PENDANT LIGHT
	WALL SCONCE
	VANITY LIGHT
	48" FLUORESCENT LIGHT
	SINGLE POLE SWITCH #48" AFF.
	3 WAY SWITCH #48" AFF.
	120V. RECEPT. #15" AFF. (UNQ.)
	120V. GFI RECEPT. #42" AFF.
	120V. GFI RECEPTACLE # CEILING
	220V. RECEPTACLE
	EXHAUST FAN
	220V. DISCONNECT
	ELECTRICAL PANEL
	SMOKE DETECTOR
	SMOKE /CARBON MONOXIDE DETECTOR COMBO
	GROUND FAULT INTERRUPTER
	WEATHER PROOF
	MOISTURE RESISTANT



ELECTRICAL RISER
SCALE: N.T.S.

REVISIONS		
NO	DATE	DESCRIPTION

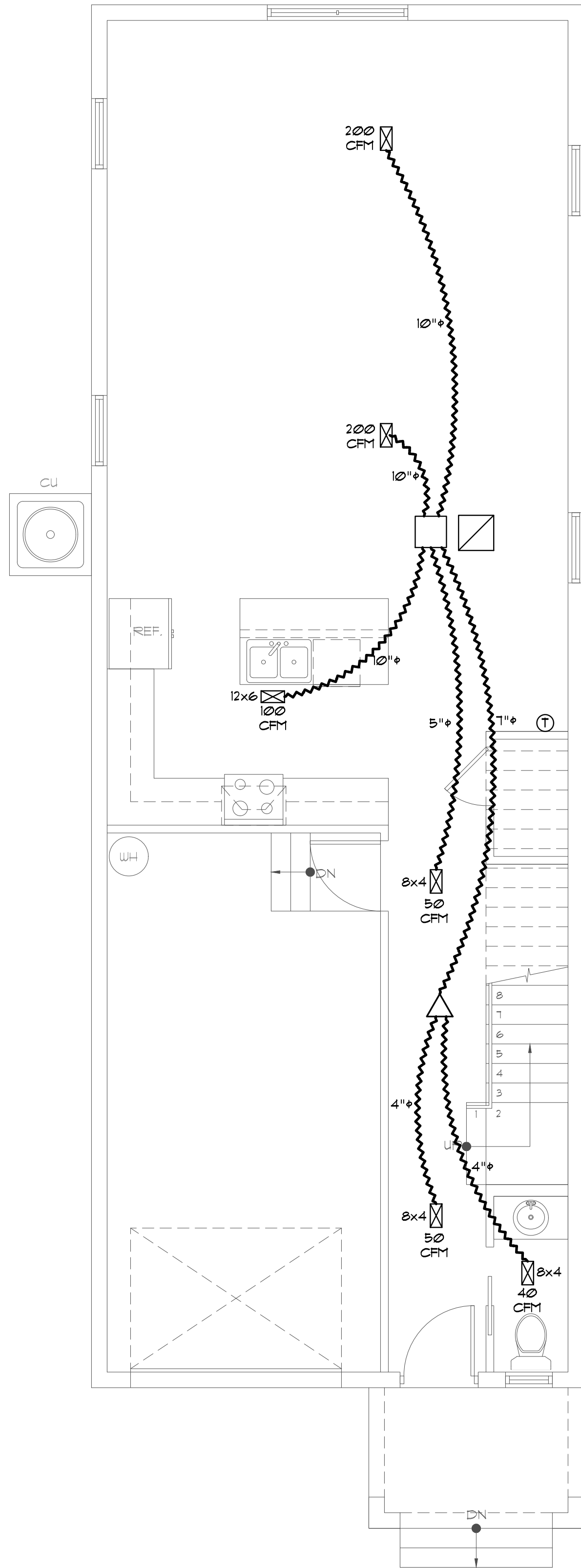
NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

DRAWN CARLOS
CHECKED J.O.
DATE 09-19-26
SCALE AS SHOWN
JOB NO N/A
SHEET

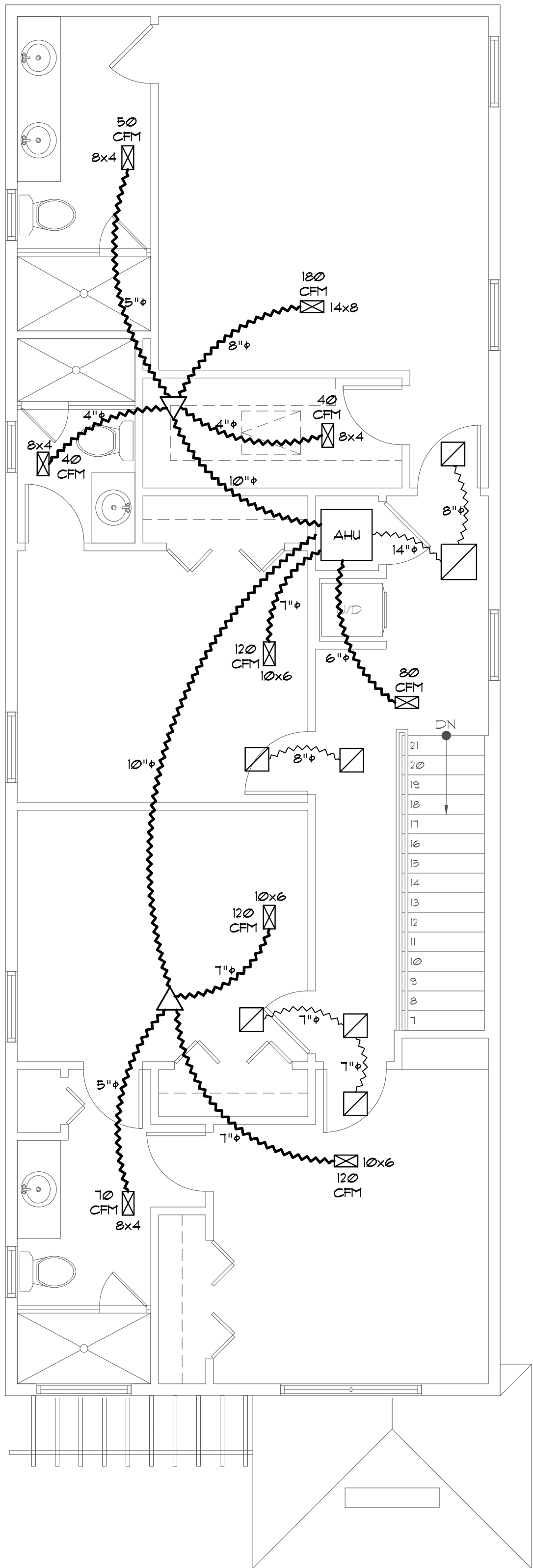
E1

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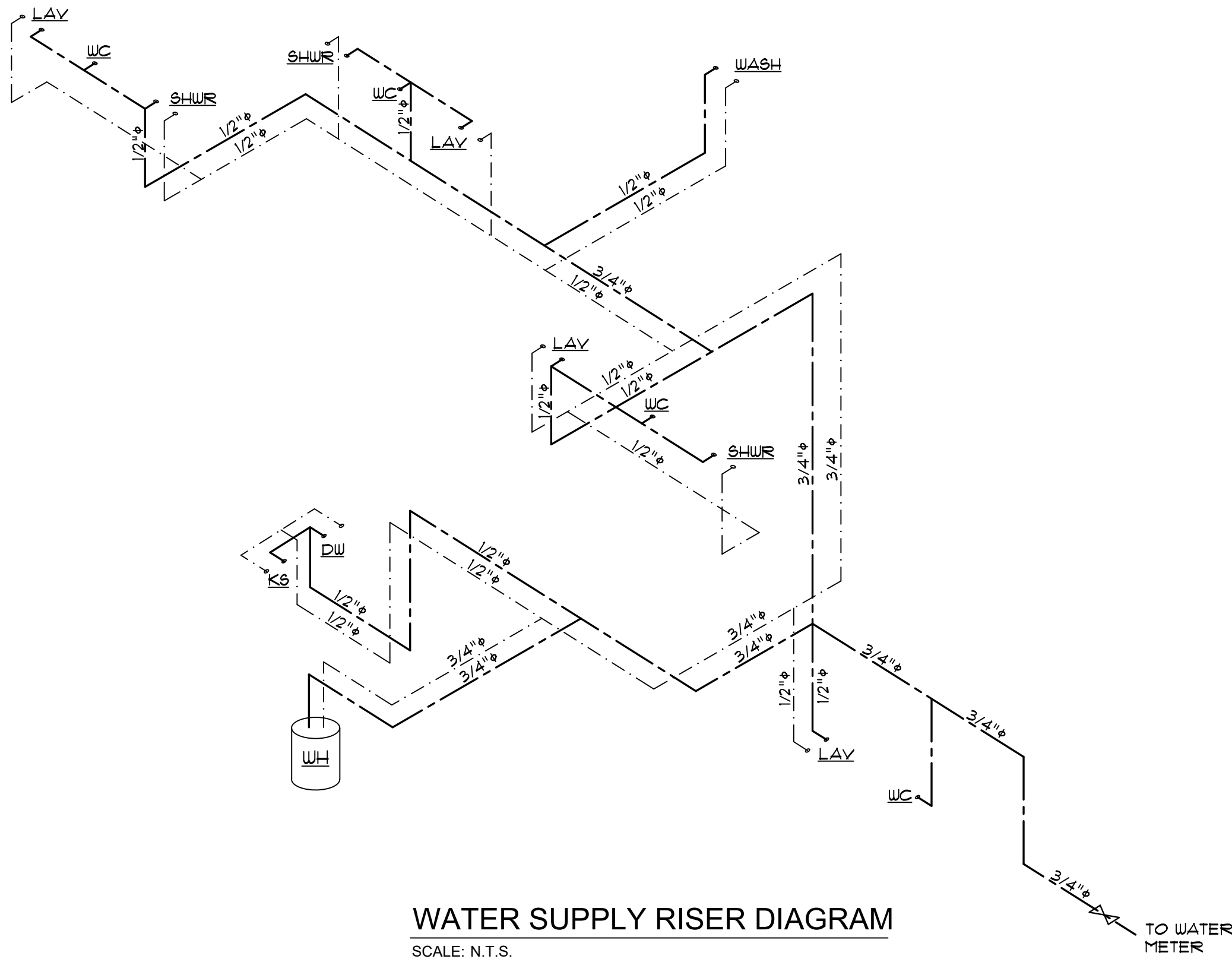
MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	AIR SUPPLY GRILL
	RETURN GRILL AT CLG.
	FLEXIBLE DUCT (R-6)
	THERMOSTAT



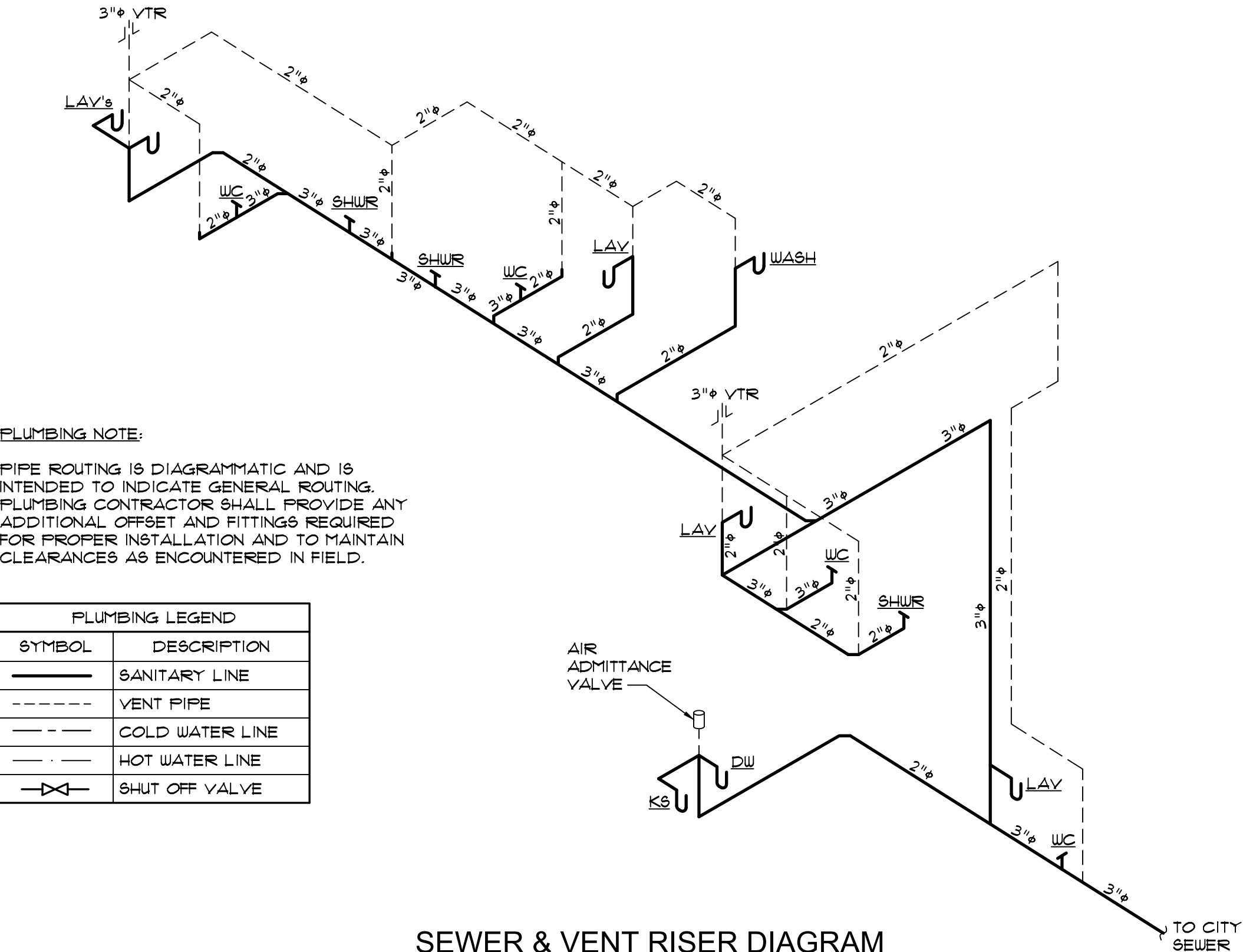
FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"



WATER SUPPLY RISER DIAGRAM
SCALE: N.T.S.



SEWER & VENT RISER DIAGRAM
SCALE: N.T.S.

PLUMBING NOTE:
PIPE ROUTING IS DIAGRAMMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSET AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN FIELD.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SANITARY LINE
	VENT PIPE
	COLD WATER LINE
	HOT WATER LINE
	SHUT OFF VALVE

REVISIONS		
NO	DATE	DESCRIPTION

NEW RESIDENCE AT
210 N. VERNON AVE.
KISSIMMEE, FL. 34741

DRAWN CARLOS
CHECKED J.O.
DATE 09-19-26
SCALE AS SHOWN
JOB NO N/A
SHEET

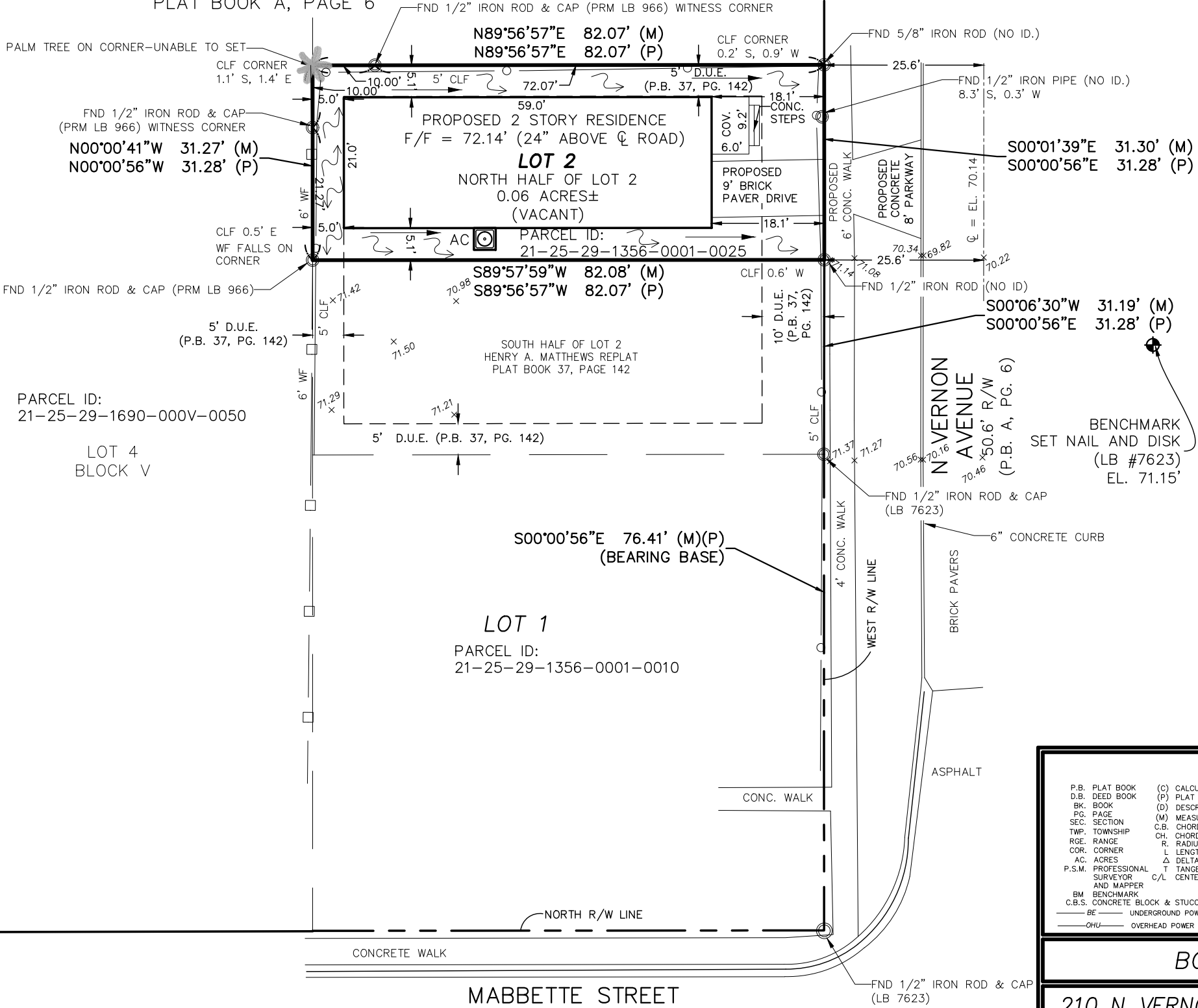
MP1

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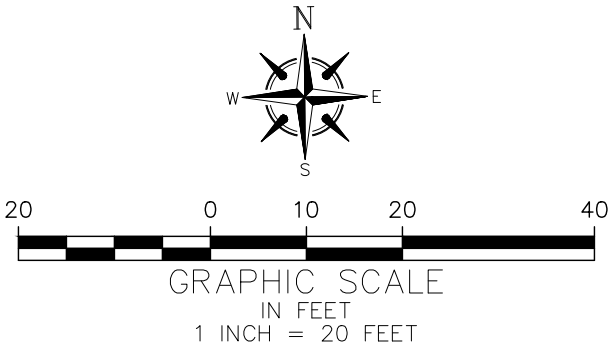
HENRY A. MATTHEWS' ADDITION TO THE TOWN OF KISSIMMEE CITY

LOT 4 BLOCK V
PARCEL ID:
21-25-29-1690-000V-0070

PLAT BOOK A, PAGE 6



EXISTING DRAINAGE ARROW
PROPOSED DRAINAGE ARROW



LEGAL DESCRIPTION:

THE NORTH HALF OF LOT 2 OF HENRY A. MATTHEWS REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37 PAGE 142, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON LENGEMAN NETWORK N.A.V.D. 1988 DATUM.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). BASIS OF BEARING IS WEST RIGHT OF WAY LINE OF N VERNON AVENUE.

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.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0066G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

NEW WATER, SEWER, AND/OR DRIVEWAY CONNECTIONS WITHIN THE ADJACENT RIGHT(S)-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONNECTION PERMIT.

NO NEW FILL OR LOT GRADING PROPOSED WITHIN THIS DEVELOPMENT.

NEW CONSTRUCTION TO BE DONE SO AS NOT TO IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.

CERTIFICATION:

I HEREBY CERTIFY TO:
REMR PROPERTIES, LLC



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

07-27-2026
DATE

ON LOT CALCULATIONS

LOT = 2567.62 SQ FT ±
RESIDENCE = 1239.00 SQ FT ±
CONC/DRIVE/WALK/AC = 240.67 SQ FT ±
IMPERVIOUS AREA = 1479.67 SQ FT ±
% IMPERVIOUS = 57.63%
PERVIOUS AREA = 1087.95 SQ FT ±
% PERVIOUS = 42.37% ±

ABBREVIATIONS				LEGEND			
P.B. PLAT BOOK	(C) CALCULATED	° DEGREES	ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION	○ CO	CLEAN OUT	
D.B. DEED BOOK	(P) PLAT	' MINUTES	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY	○ CO	SANITARY SEWER M.HOLE	
BK. BOOK	(D) DESCRIBED	" SECONDS	ID IDENTIFICATION	P.C. POINT OF CURVE	○ CO	STORM SEWER M.HOLE	
PG. PAGE	(M) MEASURED	± MORE OR LESS	P.C.P. PERMANENT CONTROL POINT	P.I. POINT OF INTERSECTION	○ CO	GAS VALVE	
SEC. SECTION	C.B. CHORD BEARING	L.B. LICENSED BUSINESS	P.O.B. POINT OF BEGINNING	N.&T. NAIL AND TAB	○ CO	CABLE TELEVISION RISER	
TWP. TOWNSHIP	R. RADIUS	L.S. LICENSED SURVEYOR	P.O.C. POINT OF COMMENCEMENT	C.M.P. CORRUGATED METAL PIPE	○ CO	TELEPHONE RISER	
RGE. RANGE	L. LENGTH	B.W.F. BARBED WIRE FENCE	F.F. FINISH FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE	○ CO	TELEPHONE CONTROL BOX	
COR. CORNER	Δ DELTA	H.W.F. HOG WIRE FENCE	L.F.E. LOWEST FLOOR ELEVATION	INV. INVERT	○ CO	ELECTRIC TRANSFORMER	
AC. ACRES	T TANGENT	CLF CHAIN LINK FENCE	G.F.E. GARAGE FLOOR ELEVATION	P.R.M. PERMANENT REFERENCE MONUMENT	○ CO	ELECTRIC SERVICE METER	
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	C/L CENTERLINE	WF WOOD FENCE	R/W RIGHT OF WAY	TX TRANSFORMER	○ CO	TRAF. SIGNAL CONTROL BOX	
BM BENCHMARK	O/S OFFSET	EP EDGE OF PAVEMENT	O.R. OFFICIAL RECORDS		○ CO	BOLLARD	
C.B.S. CONCRETE BLOCK & STUCCO		FRM. FRAME	STY. STORY		○ CO	SIGN	
BE UNDERGROUND POWER LINE	BT BURIED TELEPHONE LINE	O/S OFFSET	CONC. CONCRETE		○ CO	FIBER OPTIC MARKER	
OHU OVERHEAD POWER LINE	GAS BURIED GAS MAIN				○ CO	TELEPHONE MARKER	
					○ CO	GAS MARKER	

BOUNDARY SURVEY

210 N VERNON AVE, KISSIMMEE, FL 34741

REVISIONS

6/22/26	COMMENTS
7/8/2026	ADD 6' STREETSCAPE ZONE ESMT
7/14/2026	REV SIDEWALK
7/27/2026	COMMENTS
CAD FILE#	26-296 BOUNDARY.DWG
DATE OF SURVEY:	6/8/26
JOB #	26-296

NAVD 1988
VERTICAL DATUM

SEC. 21 TWP. 25 S. RGE. 29 E.

SCALE: 1"=20'

DRAWN BY: CLW

CHECKED BY: RDB

JOHNSTON'S SURVEYING, LLC

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 1 OF 1

703 Mabbette

Directly south of subject property



214 North Vernon

Directly north of subject property



215 North Vernon

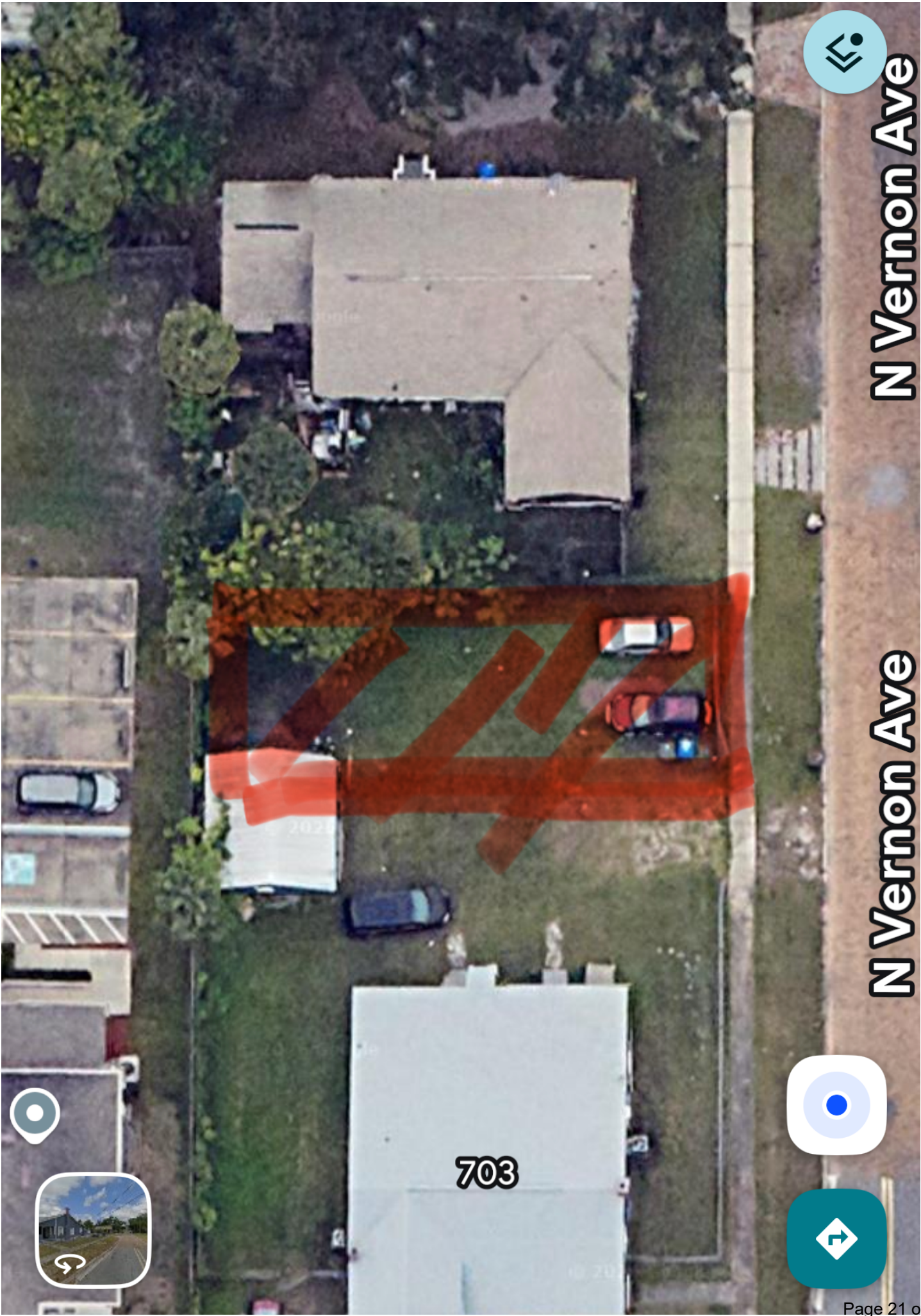
North of subject property, opposite side of Vernon Avenue



222 North Vernon

North of subject property, same side of street on Vernon Avenue





N Vernon Ave

N Vernon Ave

703





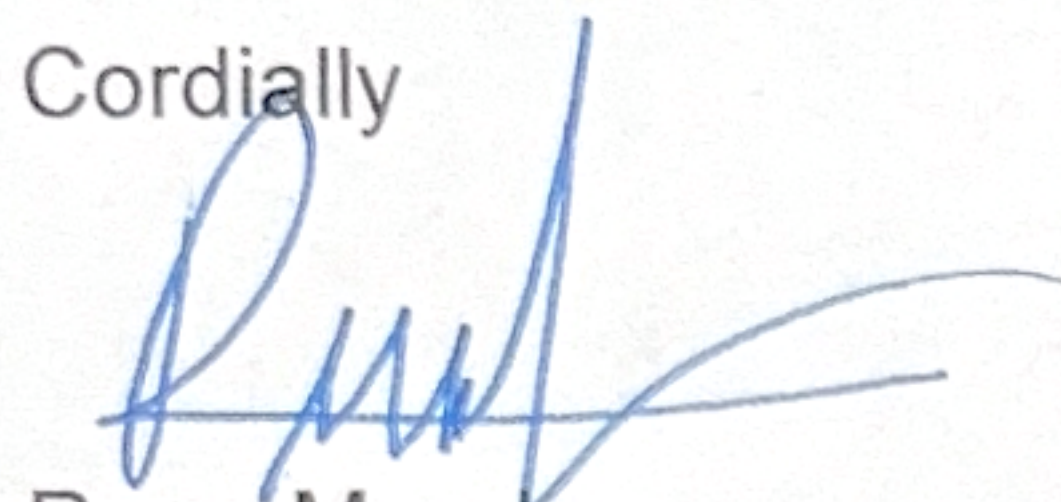
August 3, 2026

To Whom It May Concern,

I, Rene Morales owner of REMR Properties LLC, give authorization to Ricardo Arroyo from Terravista Construction to apply for the Certificate of Appropriateness for 210 North Vernon Avenue, Kissimmee 34741.

This authorization has been requested by the City of Kissimmee Development Services Department for the Construction Permit approval process number BR-26-0890.

Cordially

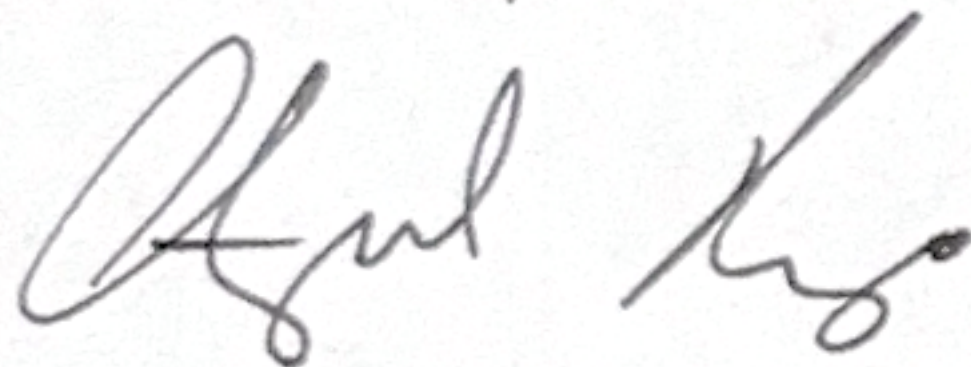


Rene Morales

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
3rd day of August, 2026, by Rene Morales.

FLNL M241064122000



ANGEL RAZO
Notary Public
State of Florida
Comm# HH620904
Expires 1/5/2029

ITEM 6.A

Historic preservation goals

Request

Discuss potential goals historic preservation in 2027.

Explanation

Discussion about three goals for historic preservation in 2027.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

No Action

Attachment(s):

None