



**PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 15, 2020
6:00 PM**

1. MEETING CALLED TO ORDER

“As a courtesy to others, please silence all electronic devices during the meeting.”

“Citizens desiring to speak under Hear Audience shall submit a request form for the City Clerk prior to the meeting. Forms are available at the door or from the City Clerk.”

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A. PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the November 20, 2019 Planning Advisory Board minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A. MILL CREEK MURAL PROJECT, DRC#19-163: AUTHORIZATION OF A TRUE WORK OF ART

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a wall located at 1312 E. Vine Street with a HC (Highway Commercial) zoning district.

5.B. PUBLIC HEARING - DRC#19-164 AWAKENED AURAS CO CRYSTAL SHOP AND WELLNESS CENTER: CONDITIONAL USE (*SPECIALTY RETAIL SALES AND PERSONAL SERVICES*)

Planning Advisory Board approval of a specialty retail and personal service establishment as a conditional use located at 113 Broadway Street.

5.C. FORMER HANSELL PLANT BROWNFIELD SITE REHABILITATION AGREEMENT UPDATE

An update on the Brownfield Site Rehabilitation Agreement (BSRA) for the former Hansell Plant site. The Planning Advisory Board is the advisory committee for the BSRA.

5.D. FORM BASED CODE UPDATE

Staff would like to update the Planning Advisory Board on the proposed Form Based Code standards and next steps.

6. DISCUSSION

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 CITY COMMISSION 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 STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 3.A.

PLANNING ADVISORY BOARD MINUTES APPROVAL

Request

Approval of the November 20, 2019 Planning Advisory Board minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab112019.minutes

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, November 20, 2019
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, Vice Chairman, (Absent)
Debra Buxton
Linda McCoy, (Absent)
Tom Kapp
Robert Spalding
Jackie Espinosa
Nakeisha Lyon, (School District)

STAFF

Douglas Etheredge, Assistant Director
Brenda Ryan, Planning Manager
Yolanda Hazley, Planning Technician

Chairman Bussiere called the meeting to order at 6:00 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Kapp made a motion to approve the minutes of the November 6, 2019. Planning Advisory Board meeting. Seconded by Member Spalding.

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

III OLD BUSINESS

IV NEW BUSINESS

A. Walmart #2881 Online Grocery Pickup, PUD Amendment, DRC#19-150, request approval of a PUD Amendment.

Assistant Director Etheredge stated that this is a PUD Amendment to recommend approval of a PUD Amendment updating the design standards for the Gateway Commons project.

Assistant Director Etheredge stated that the Code allows properties that are zoned Mixed Use PUD to create their own design and sign standards.

Assistant Director Etheredge stated that the applicant is requesting to update their design standards to allow 2 updates: one is to the maximum number to differentiate the size of an establishment to have a larger sign, at 150,000 square feet you can have one wall sign and 4 ancillary signs, and for those that are anything less than the 150,000 square feet are limited to just one sign.

Assistant Director Etheredge also stated that the second update to this request is to have the maximum amount of height of the sign identifying the height of the sign.

Staff recommends approval for the following reasons:

1. Compliance with the MUPUD zoning district standards as outlined in Section 14-2-52 of the Land Development Code.
2. Compliance with the Sign Chapter standards as outlined in Section 14-2-155(I) of the Land Development Code as PUD developments can create their own master sign design standards.
3. Compliance with Sign Chapter standards as outlined in Section 14-2-155(I)(3)(a)-(e) of the Land Development Code as the proposed standards are keeping with the overall architecture and character of the building development; the proposed signage for the project is designed to meet the directional needs of the project for communication, identification, wayfinding, regulatory and informational purposes in keeping with the overall architectural theme of the development; the sign standards are legible, conspicuous and easily readable; the visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs does not adversely impact adjoining properties; and the proposed signage is consistent and not in conflict with the intent and requirements of this chapter.

Staff recommends approval subject to the following 2 conditions:

1. Subject to DRC Comments.
2. This amendment does not affect any other design or use standards. Those standards not identified in the sign package shall be governed by the Land Development Code.

Member Kapp asked for clarification of the existing sign that is there now.

Assistant Director Etheredge stated that as of now there should only be a Wal-Mart & Wendy's sign that should be visible from the street.

Sunday Bougher, SGA Design Group, 1437 S. Boulder Ave. Tulsa, OK representing the applicant stated that she was available for any questions.

Vice Chairman Wolff made a motion for approval subject to 2 conditions. Seconded by Member Spalding.

- 1. Subject to DRC Comments.**
- 2. This amendment does not affect any other design or use standards. Those standards not identified in the sign package shall be governed by the Land Development Code.**

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

VI Discussion

No Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS

No Discussion

VIII ADJOURN

The Board adjourned the meeting at 6:05 p.m.

Chairman Bussiere, Chairman
Planning Advisory Board

Douglas Etheredge, Assistant Director
Development Services Dept.

In accordance with Florida Statute 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 includes the testimony and evidence upon which the appeal is made.
In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A.

MILL CREEK MURAL PROJECT, DRC#19-163: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a wall located at 1312 E. Vine Street with a HC (Highway Commercial) zoning district.

Explanation

The proposed, steamboat mural is approximately 60 ft. wide by 20 ft. high and will be painted on the west building façade adjacent to E. Oak Street.

FINDINGS AND REASONS:

1) Compliance with Section 14-2-74.5 of the Land Development Code as the mural is a true work of art and not a sign as defined by Section 14-2-240, and that the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

REQUESTED PLANNING ADVISORY BOARD ACTION: Approve w/Conditions

The Development Review Committee (DRC) recommended approval of this request on November 26, 2019 subject to comments.

CONDITIONS:

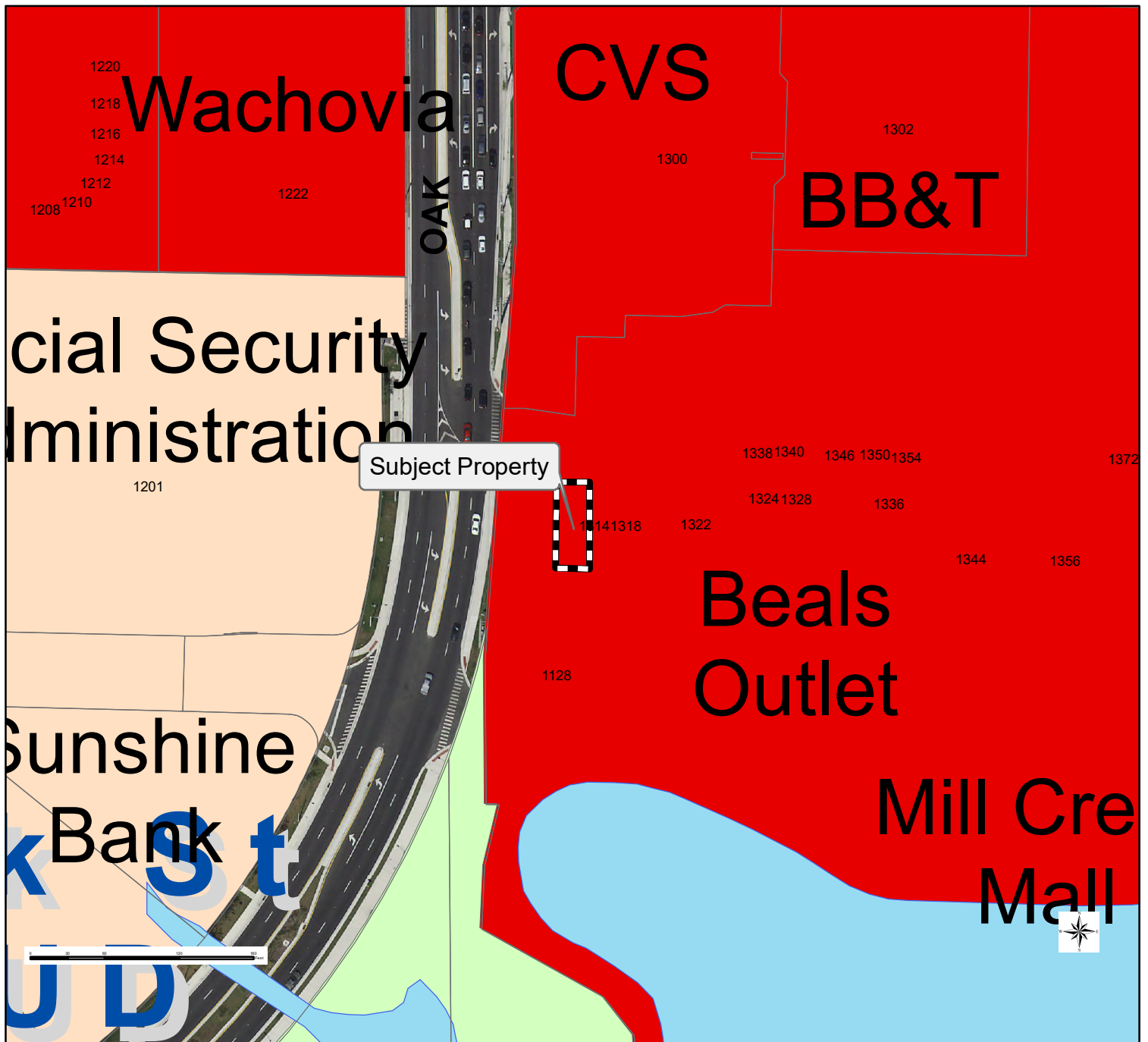
1. The mural and subject building wall shall be conducted in accordance with the attachments.
2. No signage or direct association of the establishment(s) shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural. All signage will be reviewed and permitted through a separate building permit.

Attachment(s):

1. 19-163 Vicinity Map
2. 19-163 Aerial Map
3. 19-163 Mural

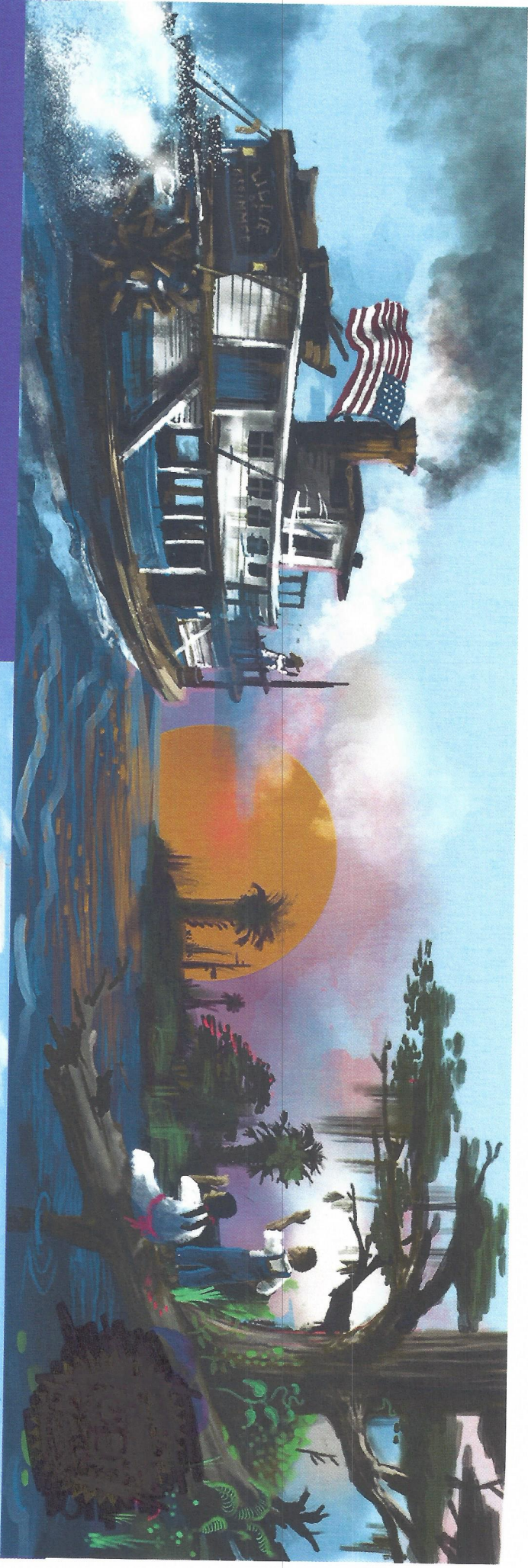
City of Kissimmee

4. 19-163 Mill Creek Mural DRC Comments 11.26.19
5. 19-163 Mill Creek Mall DRC Application



- | | | |
|--|---|--|
| Subject Property | RA-4 (Single Family Residential 6,000 sqft) | HC (Highway Commercial) |
| CRA District Boundary | RB-1 (Medium Density Residential) | B-5 (Office Commercial) |
| Railroad | RB-2 (Medium Density Residential - Office) | BP (Business Park) |
| City Limit Boundary | RC-1 (Multiple Family Medium Density Residential) | IB (Industrial Business) |
| Kissimmee Gateway Airport | RC-2 (Multiple Family High Density Residential) | AO (Airport Operations) |
| Lake Surfaces | MH-1 (Mobile Home 9,000 sqft) | AI (Airport Industrial) |
| Zoning Districts | MH-2 (Mobile Home 6,000 sqft) | CF (Community Facility) |
| Zoning District Designations | MHP (Mobile Home Park) | HF (Hospital Facility) |
| AC (Agricultural Conservation) | RPB (Residential Professional Business) | UT (Utilities) |
| RE (Residential Estate) | B-1 (Downtown Commercial) | OS (Open Space) |
| RA-1 (Single Family Residential 12,000 sqft) | B-2 (Neighborhood Commercial) | RPUD (Residential Planned Unit Development) |
| RA-2 (Single Family Residential 9,000 sqft) | B-3 (General Commercial) | SRPUD (Short Term Rental Planned Unit Development) |
| RA-3 (Single Family Residential 7,000 sqft) | B-4 (Main Street Commercial) | MUPUD (Mixed Use Planned Unit Development) |

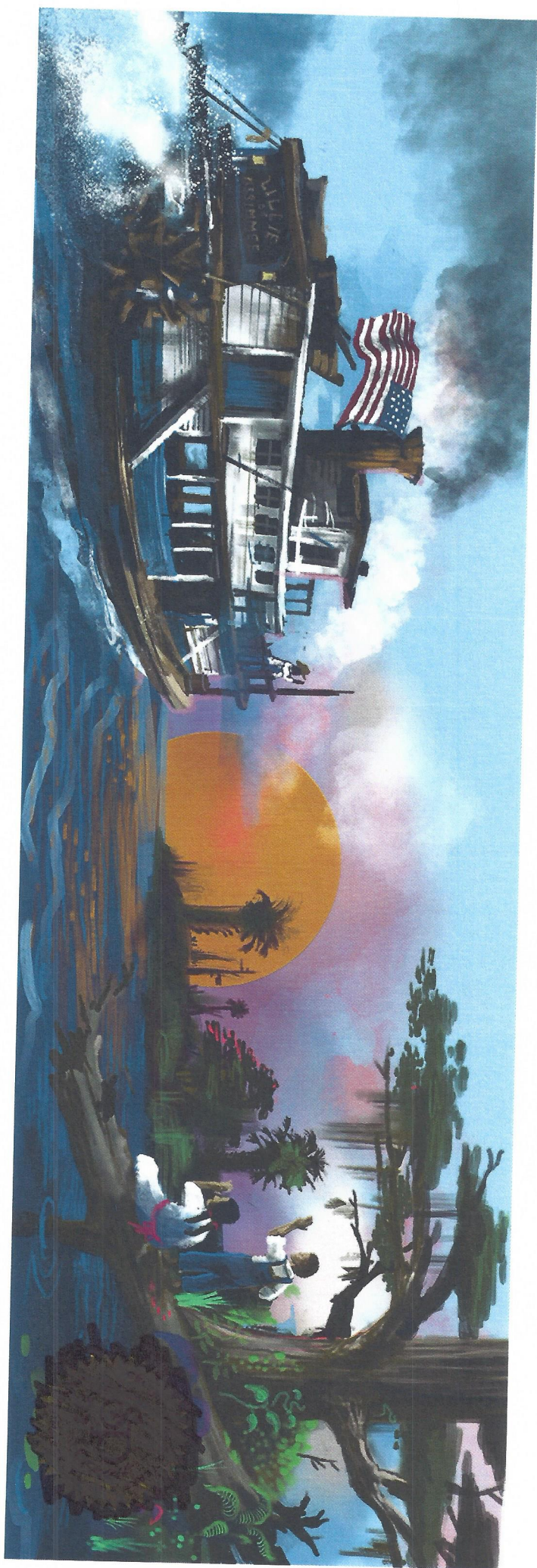




C. STANLEY CREATIVE



Oak and Vine Concept Four





DEVELOPMENT REVIEW COMMITTEE–November 26, 2019

DEPARTMENT REPRESENTATIVES:

AVIATION: 407-518-2516
Ramon Senoras

POLICE: 407-518-3227
Erika Castellucci
Jack Flanary

BUILDING DIVISION: 407-518-2120
Juan F. Hernandez
Juan C. Hernandez
Elisabeth Richter-Belote

PLANNING DIVISION: 407-518-2140
Douglas Etheredge
Brenda Ryan
Erika Allen
David Bridle

FIRE: 407-518-2202
Chris Allesandri
Mary Creason

PUBLIC WORKS & ENGINEERING: 407-518-2170
Ryan Birks-Kilman
Azim Hosein
Jody Kirkendall (Sanitation) - 407-518-2651

PARKS & RECREATION: 407-518-2501
Steve Lackey
Kaia Greene

ADDITIONAL AGENCY REPRESENTATIVES:

**FLORIDA DEPARTMENT OF
TRANSPORTATION (FDOT):**
407-858-5900

OSCEOLA COUNTY SCHOOLS:
Rhonda Blake – 407-518-2964
Jason Lindsey – 407-518-2964

**KISSIMMEE UTILITY AUTHORITY
(KUA):**
Matt Maassen – 407-933-7777

PUBLIC SAFETY, 911 ADMINISTRATION:
Ines Padilla – 407-742-5911

OSCEOLA COUNTY HEALTH:
Jeffrey Smith – 407-742-8606

TOHO WATER AUTHORITY:
Kevin Anthony – 407-944-5000
Elizabeth George - 407-944-5000
Lauren Shields – 407-944-5000

OSCEOLA COUNTY PLANNING:
407-742-0200

**SOUTH FLORIDA WATER MANAGEMENT
DISTRICT (SFWMD):**
Mark Daron – 407-858-6100

DEVELOPMENT REVIEW COMMITTEE COMMENTS

To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

AVIATION

No Comments Received-Comments may be forthcoming

BUILDING DIVISION

Compliance-No Comments

FIRE

Compliance-No Comments

KISSIMMEE UTILITY AUTHORITY

No Comments Received-Comments may be forthcoming

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance–No Comments

OSCEOLA COUNTY SCHOOL BOARD

No Comments Received-Comments may be forthcoming

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Compliance with Conditions-Comments

1. Remove the seal from the rendering. The seal includes a logo that does not meet the True Work of Art criteria in Section 14-2-74.5 of the Code of Ordinances.
2. Subject to Planning Advisory Board approval.
3. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance – No Comments

PUBLIC WORKS & ENGINEERING

Compliance-No Comments

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

No Comments Received-Comments may be forthcoming



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: Mill Creek Mural DRC# 19-163

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

Agent Signature: [Signature] Date: 10/29/19

Agent Name (Print): Alicia Kelly

Property Owner Signature: Wayne Schoolfield Date: 10/29/19

Property Owner Name (Print): Wayne Schoolfield



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Project Name: Mill Creek Mural DRC# 19-163

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

Agent Signature: [Signature] Date: 10/29/19

Agent Name (Print): Alicia Kelly

Property Owner Signature: Wayne Schoolfield Date: 10/29/19

Property Owner Name (Print): Wayne Schoolfield



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: Mill Creek Mural
Location (Address if possible): 1312 E. Vine St. Kissimmee 34744
Parcel ID#: 232529170900010040

APPLICANT

Name: Mill Creek LLP
Firm: _____
Address: 101 Park Place Blvd. Suite 3 Kissimmee FL 34741
Phone: (407) 847 - 3099 E-Mail: N/A

AGENT (Contact Person)

Name: Alicia Kelly
Firm: Schoolfield Properties
Address: 101 Park Place Blvd. Suite 3 Kissimmee 34741
Phone: (407) 414 - 2566 E-Mail: alicia@schoolfieldproperties.com

OWNER

Name: Same as applicant
Firm: _____
Address: _____
Phone: (_____) _____ - _____ E-Mail: _____

LEGAL DESCRIPTION/LOCATION

Mill Creek Mall PB 11 PG 104-105 Lot 4

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are Friday at 4:00 p.m. on the above listed dates. **No late or incomplete submittal will be accepted.**

FOR OFFICE USE ONLY			
REQUEST	<u>PAVE WORK ON AVE</u>		FEE COLLECTED
DATE	REC'D BY	DRC #	DRC DATE
<u>10/30/19</u>	<u>S.D.</u>	<u>19-1003</u>	<u>11/26/19</u>
SUFFICIENCY REVIEW (Y/N)	PROJECT MANAGER		
<u>y</u>	<u>B. Ryan</u>		

RECEIVED
OCT 30 2019
DEVELOPMENT SERVICES



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: Mill Creek Mural
Location (Address if possible): 1312 E. Vine St. Kissimmee 34744
Parcel ID#: 232529170900010040

APPLICANT

Name: Mill Creek LLP
Firm: _____
Address: 101 Park Place Blvd. Suite 3 Kissimmee FL 34741
Phone: (407) 847 - 3099 E-Mail: N/A

AGENT (Contact Person)

Name: Alicia Kelly
Firm: Schoolfield Properties
Address: 101 Park Place Blvd. Suite 3 Kissimmee 34741
Phone: (407) 414 - 2566 E-Mail: alicia@schoolfieldproperties.com

OWNER

Name: Same as applicant
Firm: _____
Address: _____
Phone: (_____) _____ - _____ E-Mail: _____

LEGAL DESCRIPTION/LOCATION

Mill Creek Mall PB 11 PG 104-105 Lot 4

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DATE	<u>10/30/19</u>	REC'D BY	<u>S.D.</u>
		DRC #	<u>19-1163</u>
		DRC DATE	<u>11/26/19</u>
SUFFICIENCY REVIEW (Y/N)	<u>y</u>	PROJECT MANAGER	<u>B. Ryan</u>

RECEIVED
OCT 30 2019
DEVELOPMENT SERVICES



CITY OF KISSIMMEE
TRUE WORK OF ART APPLICATION

Project Name: Mill Creek
Address where the Work of Art is proposed: 1312 E Vine St Kissimmee 34744
Business name of where the Work of Art is proposed: Mill Creek Mall
Specific location of the proposed Work of Art: Side of 1312 facing OAK St.
Size of the proposed True Work of Art: Approx 60'x20'
Nature of the proposed Work of Art (Check One):
☒ Mural ☐ Statuary ☐ OTHER _____

Provide a description of the proposed Work of Art, including the colors and materials to be used and the general appearance:

See EXHIBIT

Provide reasoning for why the proposed request should be authorized as a True Work of Art:

Proposed mural intended to be visually attractive
and reflect a portion of the city's history.

All applications shall be accompanied by a 15 copies of a drawing or photograph of the proposed Work of Art item, an elevation of the proposed location in relation to any adjacent structures or features, a sketch plan indicating the specific location of the proposed item on the proposed site, and/or any other necessary information.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am

- ☒ Owner of the property described herein
☐ Party to an agreement for purchase of this property*
☐ An agent for the owner or purchase of this property
☐ Other _____

*Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

WAYNE Schoolfield
Wayne Schoolfield
Printed Name

Wayne Schoolfield
Signature

10/29/19
Date

ITEM 5.B.

PUBLIC HEARING - DRC#19-164 AWAKENED AURAS CO CRYSTAL SHOP AND WELLNESS CENTER: CONDITIONAL USE (*Specialty Retail Sales and Personal Services*)

Request

Planning Advisory Board approval of a specialty retail and personal service establishment as a conditional use located at 113 Broadway Street.

Explanation

The applicant is requesting conditional use approval to establish a specialty retail store and wellness center that will provide crystal therapy that incorporate meditation, reiki, halotherapy (salt room), and other services that promote holistic relaxation and healing. The specialty retail store will offer semi-precious stones, crystals, and other products and gifts. The wellness center may include classes in the meditation area in the future.

FINDINGS AND REASONS:

1. Compliance with the intent of the B-1(Downtown Commercial) zoning district as outlined in Section 14-2-30(A) of the Land Development Code.
2. Compliance with Section 14-2-30(C)(9) as retail sales or personal services not specifically listed as permitted uses as a potential conditional use allowance.
3. Compliance with Section 14-2-206(C)(1)-(2) conditional use site plan waiver as construction is limited to the interior of an existing building and the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
4. Compliance with Section 14-2-206(H)(1)-(5) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
5. Compliance with the intent of Section 14-2-45(B) Community Redevelopment Area Overlay District (CRAO) criteria that promote and encourage economic investments, redevelopment activities, and historic preservation and improvements consistent with the CRAO Design Manual.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

REQUESTED PLANNING ADVISORY BOARD ACTION:

The Development Review Committee (DRC) recommended approval of this request on November 26, 2019 subject to comments.

CONDITIONS:

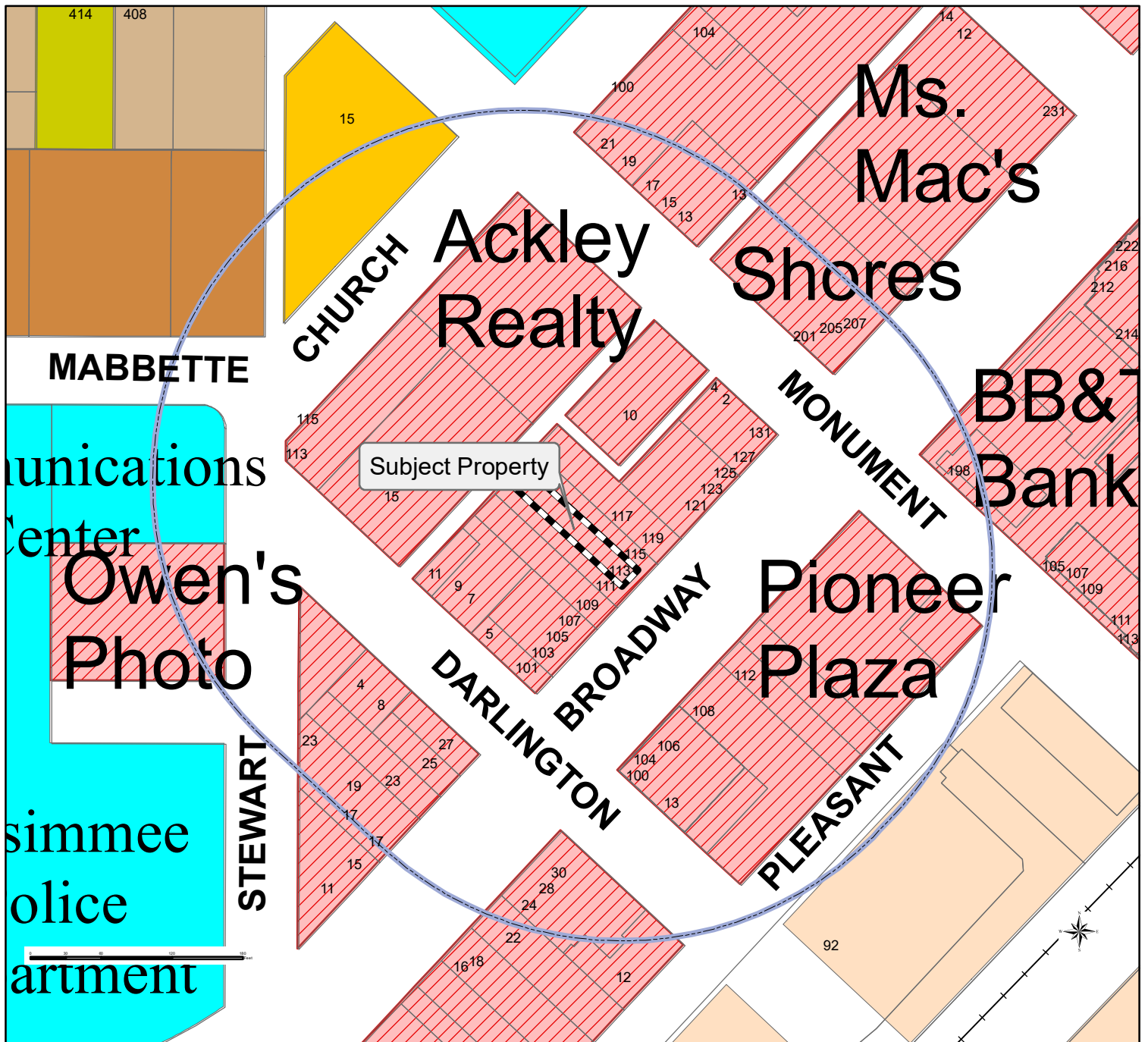
City of Kissimmee

1. Conditional Use (CU) approval is limited to specialty retail sales and personal service uses only. The wellness center shall not include doctor's offices or medical clinic uses or activities.
2. The interior layout is subject to building permit review and approval.
3. Any exterior façade alterations or improvements must adhere to the Community Redevelopment Area Overlay Design Manual (CRAO) standards and is subject to Architectural Review Committee (ARC) and building permit review and approval.
4. All signage will be reviewed and permitted through a separate building permit.
5. All guests will enter and exit through the Broadway entrance (front). Rear ally entrance will be exclusively for employees and deliveries.
6. Classes must be ancillary to specialty retail and personal service uses and must occur behind the retail floor layout area in the meditation area. If classes becomes the primary use, all class activities shall be prohibited.
7. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Attachment(s):

1. 19-164 Aerial Map
2. 19-164 Vicinity Map
3. 19-164 Awakened Auras CO Crystal Shop & Wellness Shop Ad
4. 19-164 Awakened Auras CO Crystal & Wellness Shop DRC Comments 11.26.19
5. 19-164 DRC Application 10.30.19





- | | | |
|--|---|--|
| Subject Property | RA-4 (Single Family Residential 6,000 sqft) | HC (Highway Commercial) |
| CRA District Boundary | RB-1 (Medium Density Residential) | B-5 (Office Commercial) |
| Railroad | RB-2 (Medium Density Residential - Office) | BP (Business Park) |
| City Limit Boundary | RC-1 (Multiple Family Medium Density Residential) | IB (Industrial Business) |
| Kissimmee Gateway Airport | RC-2 (Multiple Family High Density Residential) | AO (Airport Operations) |
| Lake Surfaces | MH-1 (Mobile Home 9,000 sqft) | AI (Airport Industrial) |
| Zoning Districts | MH-2 (Mobile Home 6,000 sqft) | CF (Community Facility) |
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| RE (Residential Estate) | B-1 (Downtown Commercial) | OS (Open Space) |
| RA-1 (Single Family Residential 12,000 sqft) | B-2 (Neighborhood Commercial) | RPUD (Residential Planned Unit Development) |
| RA-2 (Single Family Residential 9,000 sqft) | B-3 (General Commercial) | SRPUD (Short Term Rental Planned Unit Development) |
| RA-3 (Single Family Residential 7,000 sqft) | B-4 (Main Street Commercial) | MUPUD (Mixed Use Planned Unit Development) |

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, January 15, 2020 at 6:00 p.m.** in the City Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida 34741 to hear a Conditional Use request to allow for a personal service establishment.

The subject property is located at **113 Broadway. Parcel ID# 22-25-29-2170-0011-0065**

All interested parties may appear and be heard on the above date. Written opinion will be received until 5:00 p.m. **Wednesday, January 15, 2020.** Any questions may be directed to the Development Services Department at (407) 518-2146.

Reference # DRC **19-00164**
Awakened Auras CO Crystal Shop and
Wellness Center

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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 847-2821 #2309 prior to the meeting. (FS 286.26)

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.



DRC#19-00164
Conditional Use-First Review
Awakened Auras Co Crystal Shop & Wellness Center
Project Rep: Edwin Escobar

DEVELOPMENT REVIEW COMMITTEE–November 26, 2019

DEPARTMENT REPRESENTATIVES:

AVIATION: 407-518-2516
Ramon Senoras

POLICE: 407-518-3227
Erika Castellucci
Jack Flanary

BUILDING DIVISION: 407-518-2120
Juan F. Hernandez
Juan C. Hernandez
Elisabeth Richter-Belote

PLANNING DIVISION: 407-518-2140
Douglas Etheredge
Brenda Ryan
Erika Allen
David Bridle

FIRE: 407-518-2202
Chris Allesandri
Mary Creason

PUBLIC WORKS & ENGINEERING: 407-518-2170
Ryan Birks-Kilman
Azim Hosein
Jody Kirkendall (Sanitation) - 407-518-2651

PARKS & RECREATION: 407-518-2501
Steve Lackey
Kaia Greene

ADDITIONAL AGENCY REPRESENTATIVES:

**FLORIDA DEPARTMENT OF
TRANSPORTATION (FDOT):**
407-858-5900

OSCEOLA COUNTY SCHOOLS:
Rhonda Blake – 407-518-2964
Jason Lindsey – 407-518-2964

**KISSIMMEE UTILITY AUTHORITY
(KUA):**
Matt Maassen – 407-933-7777

PUBLIC SAFETY, 911 ADMINISTRATION:
Ines Padilla – 407-742-5911

OSCEOLA COUNTY HEALTH:
Jeffrey Smith – 407-742-8606

TOHO WATER AUTHORITY:
Kevin Anthony – 407-944-5000
Elizabeth George - 407-944-5000
Lauren Shields – 407-944-5000

OSCEOLA COUNTY PLANNING:
407-742-0200

**SOUTH FLORIDA WATER MANAGEMENT
DISTRICT (SFWMD):**
Mark Daron – 407-858-6100

DEVELOPMENT REVIEW COMMITTEE COMMENTS

To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

AVIATION

Compliance-No Comments

BUILDING DIVISION

Compliance-No Comments

FIRE

Compliance with Conditions-Comments

1. Plans for information only not a plan review. Support only the use of the condition, building permit will still need to be done ref other fire codes.

KISSIMMEE UTILITY AUTHORITY

No Comments Received-Comments may be forthcoming

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance–No Comments

OSCEOLA COUNTY SCHOOL BOARD

No Impact on Public Schools

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Compliance with Conditions-Comments

1. Conditional Use (CU) approval is limited to retail sales and personal service uses only. The wellness center shall not include doctor's offices or medical clinic uses or activities.
2. The interior layout is subject to building permit review and approval.
3. Any exterior façade alterations or improvements is subject to Architectural Review Committee (ARC) and building permit review and approval.
4. All signage will be reviewed and permitted through a separate building permit.
5. All guests will enter and exit through the Broadway entrance (front). Rear ally entrance will be exclusively for employees and deliveries.

6. Classes must be ancillary to retail and personal service uses and must occur behind the retail floor layout area. If classes becomes the primary use, all class activities shall be prohibited.
7. Additional comments may be forthcoming.
8. Subject to Planning Advisory Board approval.
9. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance – No Comments

PUBLIC WORKS & ENGINEERING

Compliance-No Comments

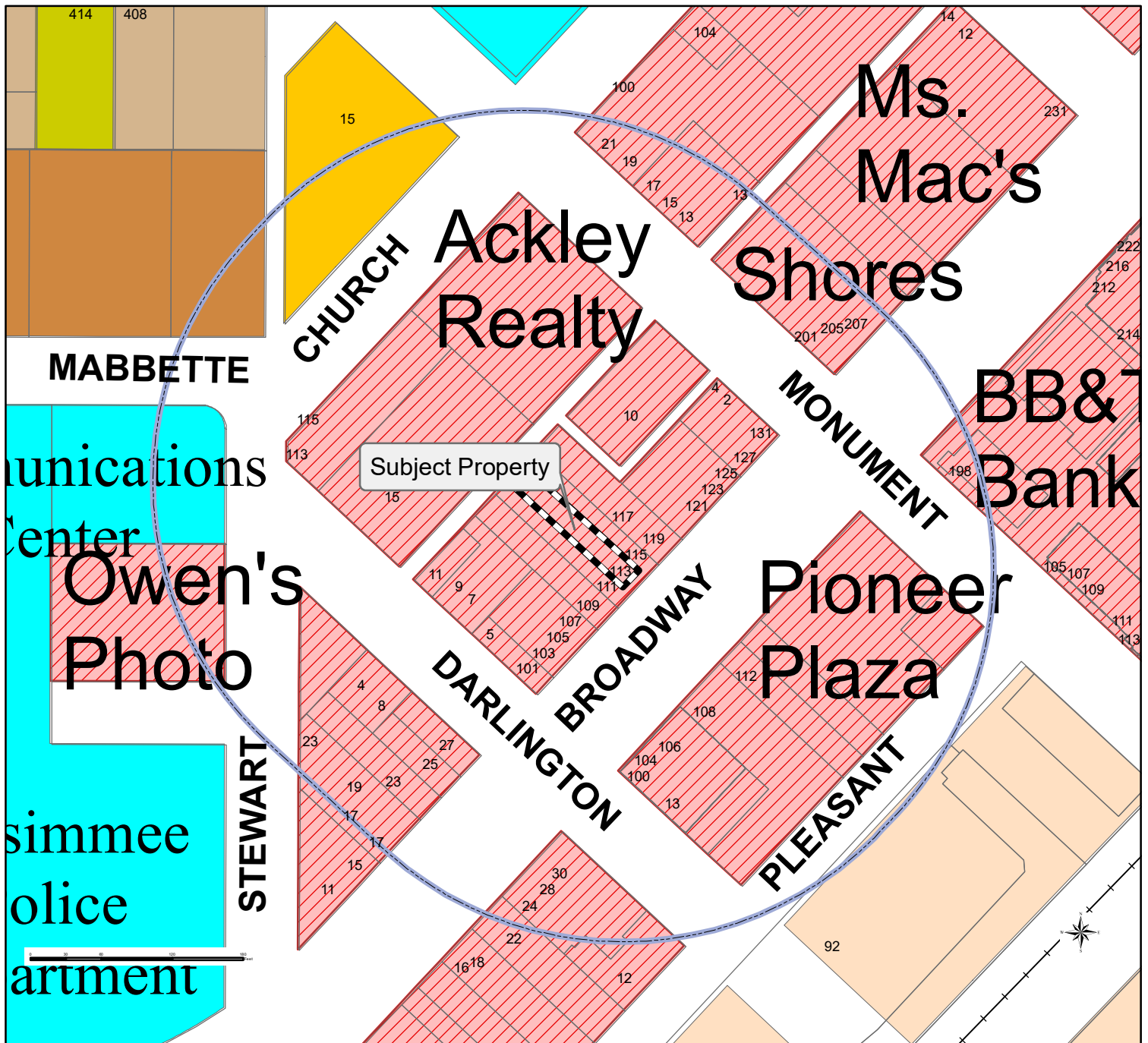
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

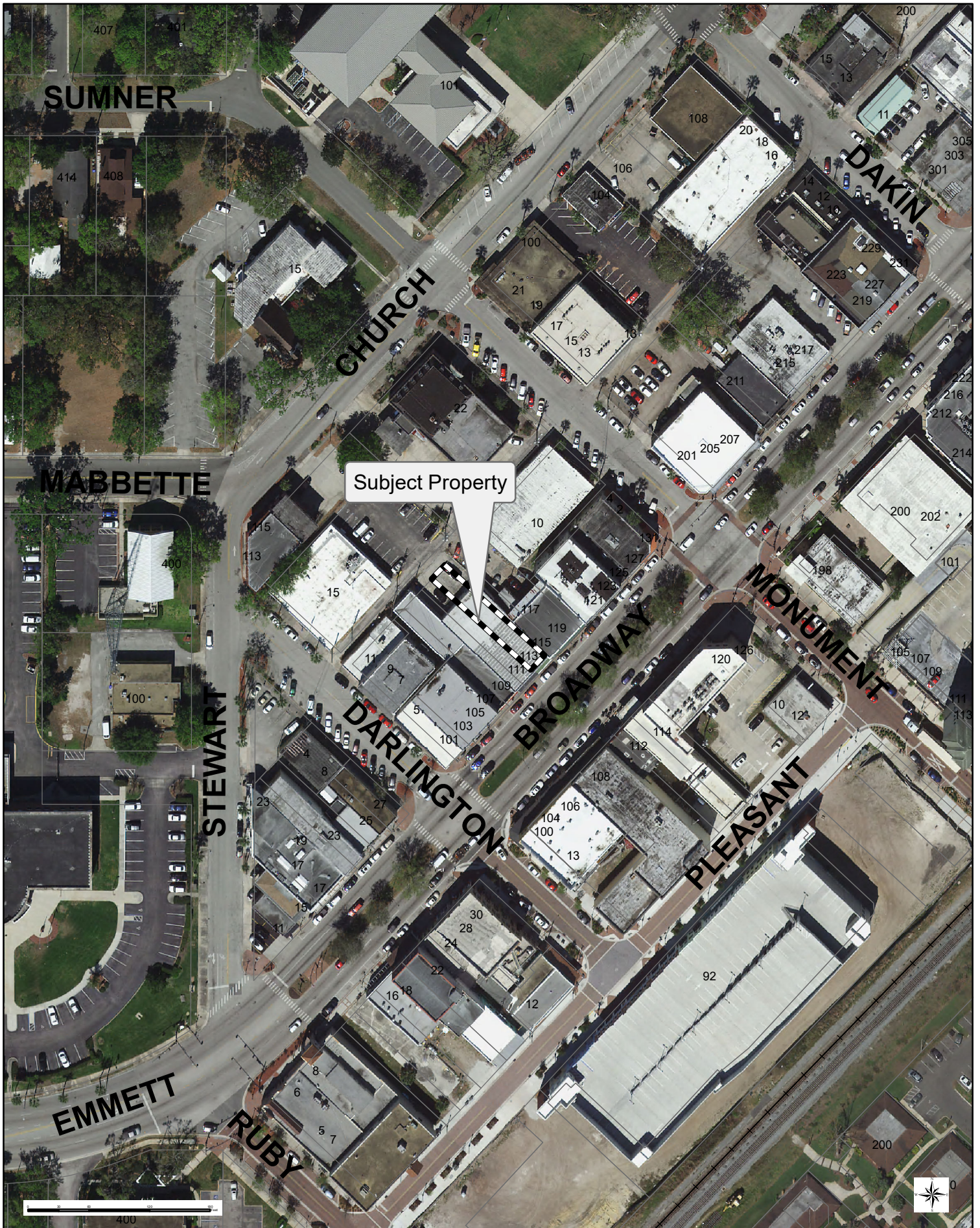
TOHO WATER AUTHORITY

Compliance with Conditions-Comments

1. System Development Assessment is required. Please contact Cashiers at 407-944-5151 or cashiers@tohowater.com for assistance.



- | | | |
|--|---|--|
| Subject Property | RA-4 (Single Family Residential 6,000 sqft) | HC (Highway Commercial) |
| CRA District Boundary | RB-1 (Medium Density Residential) | B-5 (Office Commercial) |
| Railroad | RB-2 (Medium Density Residential - Office) | BP (Business Park) |
| City Limit Boundary | RC-1 (Multiple Family Medium Density Residential) | IB (Industrial Business) |
| Kissimmee Gateway Airport | RC-2 (Multiple Family High Density Residential) | AO (Airport Operations) |
| Lake Surfaces | MH-1 (Mobile Home 9,000 sqft) | AI (Airport Industrial) |
| Zoning Districts | MH-2 (Mobile Home 6,000 sqft) | CF (Community Facility) |
| Zoning District Designations | MHP (Mobile Home Park) | HF (Hospital Facility) |
| AC (Agricultural Conservation) | RPB (Residential Professional Business) | UT (Utilities) |
| RE (Residential Estate) | B-1 (Downtown Commercial) | OS (Open Space) |
| RA-1 (Single Family Residential 12,000 sqft) | B-2 (Neighborhood Commercial) | RPUD (Residential Planned Unit Development) |
| RA-2 (Single Family Residential 9,000 sqft) | B-3 (General Commercial) | SRPUD (Short Term Rental Planned Unit Development) |
| RA-3 (Single Family Residential 7,000 sqft) | B-4 (Main Street Commercial) | MUPUD (Mixed Use Planned Unit Development) |





CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: Awakened Auras Co Crystal Shop and Wellness Center
Location (Address if possible): 113 Broadway Kissimmee, FL 34741
Parcel ID#: 22-25-29-2170-0011-0065

APPLICANT

Name: Michelle Morales
Firm: Awakened Auras Co LLC
Address: 3000 Serenity Sky Lane
Phone: (407) 952-0650 E-Mail: mmorales0113@gmail.com

AGENT (Contact Person)

Name: Edwin Escobar - General Contractor
Firm: Quality Plus Reconstruction LLC
Address: 11224 Satellite Blvd
Phone: (407) X-10/25/2018 E-Mail: eescobar@qualityplusllc.com

OWNER

Name: Daniel Y Ng
Firm: Golden China Trading Corporation
Address: PO BOX 422302
Phone: (646) 220-2075 E-Mail: danielyng@aol.com

LEGAL DESCRIPTION/LOCATION

113 Broadway. 2300 sq ft of open space with an existing wall dividing the space.

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

REQUEST <u>CONDITIONAL USE</u>	FOR OFFICE USE ONLY		FEE COLLECTED ☒
DATE <u>10-30-19</u>	REC'D BY <u>S.D.</u>	DRC # <u>19-164</u>	DRC DATE <u>11/26/19</u>
SUFFICIENCY REVIEW (Y/N) <u>y</u>	PROJECT MANAGER <u>BRENDA RYAN</u>		

RECEIVED

OCT 30 2019

DEVELOPMENT SERVICES



CITY OF KISSIMMEE
CONDITIONAL USE APPLICATION

Project Name: Awakened Aura Crystal shop and Wellness Center

Zoning District for subject property: _____ Acreage: _____

The Applicant is requesting a Conditional Use of (type of request): _____

a portion of the space will be used for relaxation purposes, reiki treatments, private mediation sessions, group mediation, sound therapy sessions,

a salt room where we can provide an ambiance for a deeper relaxation mediation session or you can just read a book and relax.

The purpose to have guest slow down and enjoy the energy of the crystals and reconnect their mind, body and souls back with nature's beautiful treasure.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

☐

Owner of the property described herein

☐

Party to an agreement for purchase of this property

☐

An agent for the owner or purchase of this property

☒

Other Tenant

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Applications will not be accepted unless accompanied by the following:

- Completed applications for development review and conditional use,
- Completed conditional use submittal checklist,
- All items required for site plan submittal (if applicable)**,
- Completed site plan checklist (if applicable)**,
- Other items required when a site plan waiver is granted,
- A CD containing PDFs of all documentation submitted,
- Fee

**Conditional use requests that require site plan review. The conditional use/site plan review can be submitted as one request, thus reducing the time of the review process.

Date: 10/25/2018

Printed Name: Michelle Morales

Signature: _____

See next page for approximate timing of the review process



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: Awakened Auras cocrystal shop & Wellness Center DRC# _____

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

Agent Signature: Cynthia Ewald Zellner Date: 10/29/19

Agent Name (Print): CYNTHIA EWALD ZELLNER

Property Owner Signature: [Signature] Date: 10/29/19

Property Owner Name (Print): DANIEL NG



CITY OF KISSIMMEE
CONDITIONAL USE CHECKLIST

Project Name: Awakened Aura Crystal shop and Wellness Center

Subject Property Address: 113 Broadway Kissimmee, FL 34741

Subject Property Parcel #: 22-25-29-2170-0011-0065

Site Plan: All conditional use requests shall be accompanied by 15 folded copies of a site plan meeting the requirements of Section 14-2-191 of the Land Development Code, along with the site plan checklist and the conditional use application and checklist.

Site Plan Waiver: A site plan waiver may be granted by the Community Development Department provided the project meets one of the following criteria:

- ☒ 1. Any Construction is limited to the interior of an existing building.
- ☐ 2. The existing parking, loading, lighting, traffic and other site characteristics are not being altered in any manner by the conditional use request.
- ☐ 3. No special buffers are required.

If a site plan waiver is granted, the following shall be submitted with the conditional use application:

- ☒ **Sketch Plan:** The applicant shall submit 15 copies of a sketch plan drawn at an appropriate scale, containing the following information:
- ☒ **Building Location:** Location of all buildings on the site showing the proposed conditional use and any existing uses to remain.
- ☒ **Traffic Circulation:** Location and dimensions of the internal traffic circulation system, ingress/egress driveways, parking areas, number of existing parking spaces, and the number and location of the parking spaces to be utilized by the use.
- ☐ **Landscaping:** Location and configuration of existing and proposed landscaping, dimensions of all buffer areas, including location and height of all walls or fences.
- ☒ **Building Elevations:** Elevation drawings or photographs of the existing buildings and building heights.
- ☒ **Description of Proposed Use:** A written description of the conditional use to be located on site.
- ☒ **Hours of Operation:** Proposed days and hours of operation of the conditional use.
- ☐ **Additional Items:** Any additional information necessary to demonstrate compliance with the conditional use review criteria in Section 14-2-206 of the Land Development Code.
- ☐ **Justification:** A set of findings or reasons why the conditional use should be granted.

I certify that all of the information listed above has been provided if applicable on the preliminary plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed: Michelle M. Donald

Date: 10/25/2018

Please Note: This list is provided to ensure that all conditional use applications submitted are uniform and contain the minimum information required for review under Section 14-2-206 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning conditional use review to the City of Kissimmee Community Development Department at (407) 518-2140.

Approximate Review Time for a Conditional Use Request:

<i>Review Type</i>	<i>Progressive Review Time</i>
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant * - 2 weeks	2 Weeks
- 14 day notification period for advertisement - 2 weeks	4 Weeks
- Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)	
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks review period	7 Weeks
- Resubmittal of Site Development Plans *	
- Final Site Development Review (Construction Plans) *** - 3 weeks	10 Weeks
- Development Order Issued	
Approximate Time of Review Total	10 - 12 Weeks *

* Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and required advertisement dates.

** Process does not include building construction plan. See Building Division for submittal requirements.

*** Dependent upon if all preliminary site development comments have been addressed and revised.

NOTE: Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.

My name is, Michelle Morales. I am a Reiki Practitioner, certified crystal healer and certified in mediation. I began this journey of self-healing when I was diagnosed with fibromyalgia in 2010. I went through years of searching for anything and everything that would help me. After many unsuccessful results, I took it upon myself to try things that for others may have seemed a little out of the box. I dove headfirst into holistic healing. I started with just a few different strategies including: manual manipulations, weekly massages, weekly vitamin infusions, acupuncture, Reiki treatments, meditations daily, crystal healing, detox bathes nightly, halotherapy, visits with my life coach, EFT – Emotional freedom technique, etc.

After some time, all my holistic healing efforts finally began to work. I started to feel better and the more I practiced my self-care, the stronger I became. I truly believe that trapped emotions and lack of rest will cause physical havoc. I speak about this practice given I have had extreme experience.

I've become passionate on helping people that suffer with invisible illnesses because I understand how it feels to be in pain and the world cannot see it. I am aware that this community exists, therefore I'm continuing my education on many modalities in the spiritual holistic world to bring healing to those that are part of the "invisible illness community". We all need healing and need to practice selfcare to live healthy lifestyles.

Along with the above listed healing strategies, I plan on providing the following services via a membership or one offs:

(LIST YOUR SERVICES)

My business model consists of multiple interlocking elements that, taken together, create and deliver its ultimate value. Element one, the customer value proposition. Most of the customers I intend on servicing are either a part of the invisible illness community or a part of the community seeking a new method of self-care. Either way, both these customers seek a unique way to heal. My wellness center will provide healing to all my guests whom may seek help due to immune and fibromyalgia illness, allergies or any invisible illness. I intend to help through holistic means - not utilizing drugs, but utilizing crystal therapy, halotherapy (salt room), mediation with crystals, a guided mediation class, and possible sound therapy. Some may find it helpful to get a membership to the center, walk into the waiting room and just enjoy the crystals around while reading a book provided by Awakened Auroras.

Element two, my profit formula. The services my center will provide will bring profits to the company while simultaneously providing value to my customer. Given my past success with my online presence I discovered there is a high-demand within the new group of customers I intend to attract, such as millennials. These services mentioned above are sought out by many people in the area. My business will bring a new group of clients and increase traffic to the downtown area and other nearby business. Increased traffic will benefit all in the area.

Element three – key processes. Awakened Auras will provide a new customer base, a new form of healing, and a unique facility to the neighborhood. I've been loyal to my online based customers. My new unique services at my wellness center will have customers discover a new way of healing. I've already created value through my social media – allow me to leverage my expertise and give the neighborhood a product that matches the need for this service.

Retail Space - Space will be used for sales of products. (1130 sq ft)

Office Space- Space is for office. Website order processing (176 sq ft)

Suites- Reiki healing (a healing technique based on the principle that the therapist can channel energy into the patient by means of touch, to activate the natural healing processes of the patient's body and restore physical and emotional well-being) **and crystal healing** (a pseudoscientific alternative medicine technique that uses semiprecious stones and **crystals** such as quartz, amethyst or opals. Adherents of the technique claim that these have healing powers). (220 sq ft)

Salt Room- Space will be used as a relaxation room surrounded by Himalayan Salt products. (Salt Wall, Salt lamps, Salt Generator, Salt on section of floor). Provide a dim lit space with comfortable seating with the benefits of a salt surroundings. (175 sq ft)

Meditation Space- Space will be used as a meditation area. Zen space with Zen décor (perhaps yoga /stretching/breathing classes in future.) (220 sq ft)

Common Space- Space will be used as a waiting area. Will have a small kitchenette area. Kitchenette area will provide drinks and snacks. (coffee, tea, water and fruits). Restroom and wash area. (345 sq ft)

Notes: All guest will enter and exit through the Broadway entrance (front). Rear ally entrance will be exclusively used for employee parking area and deliveries.

Hours of operation: Tuesday-Saturday. 10am-7pm



Exterior Paint

Product Details

LOXON XP MASONRY COATING

OVERALL RATING



Loxon XP Masonry Coating is a direct-to-concrete and masonry high-build coating. Offers maximum performance in one less coat compared to conventional and there is no need for priming. The jobs go fast and the great look lasts a long time.

Product Details

- High-build exterior masonry coating that can be applied directly to fresh concrete (at least 7 days old)
- Covers in one less coat
- No primer needed; may be applied to a surface with a pH from 6 to 13
- Outstanding resistance to wind-driven rain in just two coats
- Highly resistant to alkali and efflorescence
- Recommended for tilt-up, precast or poured-in-place concrete, CMU and stucco
- Mildew resistant



Product Literature

Product Specifications

Data Sheets are available in multiple languages. To view in a language other than USA - English, please select the appropriate country and language from the drop down menus.

Country **United States** Language **English**

* Not all products listed below are available online. Please contact your store or rep for more information.

Digital Color Wall

Exterior Base Color



SEARCH COLOR

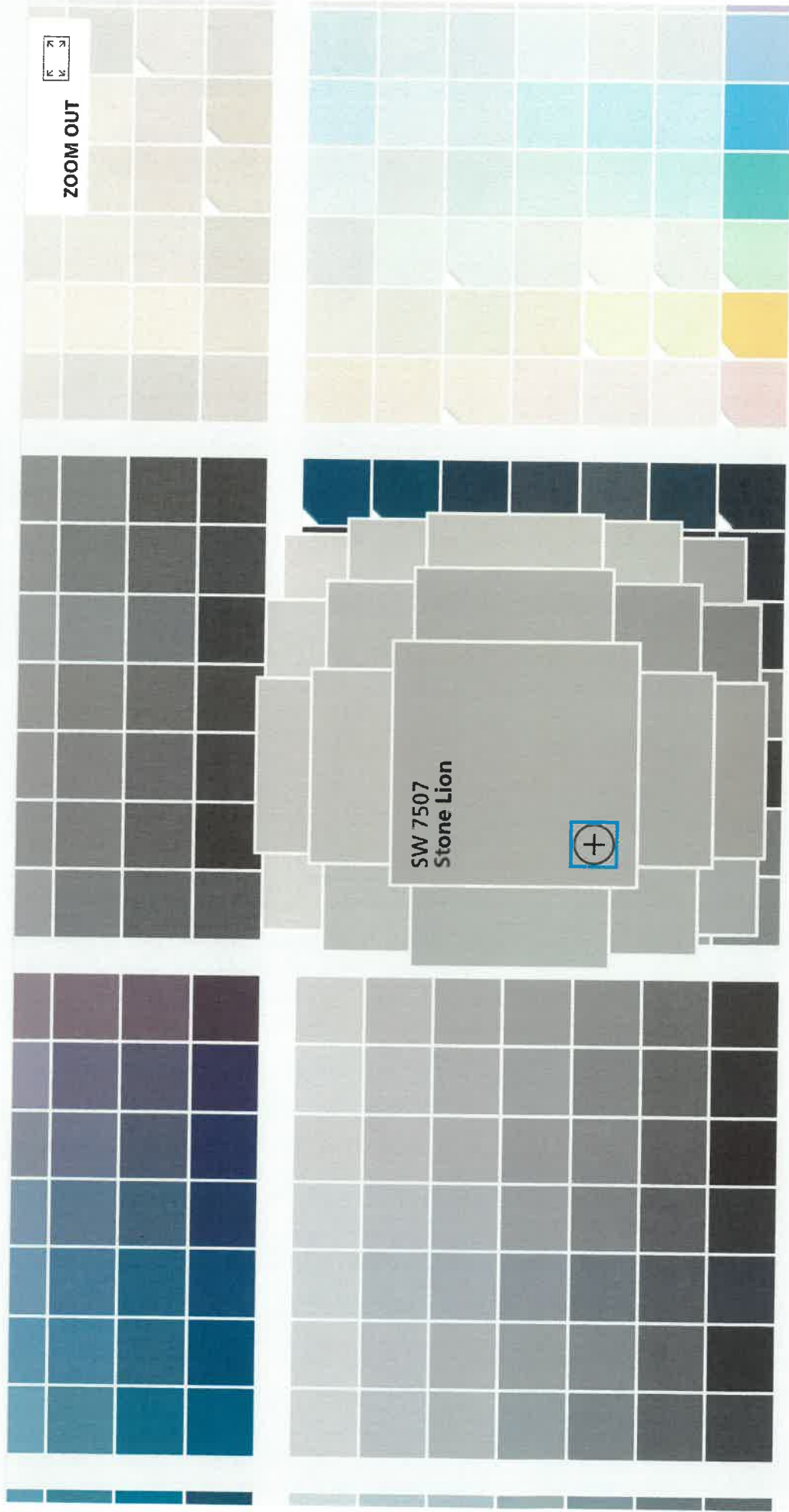


COLOR FAMILIES

HISTORIC COLORS

SHERWIN-WILLIAMS COLORS

TIMELESS COLORS



Actual color may vary from on-screen representation. Confirm your color choice prior to purchase by viewing a painted sample, or by visiting your neighborhood Sherwin-Williams store and viewing an in-store color card or purchasing a Color To Go® sample.

Digital Color Wall

Exterior
Trim



SEARCH COLOR



COLOR FAMILIES

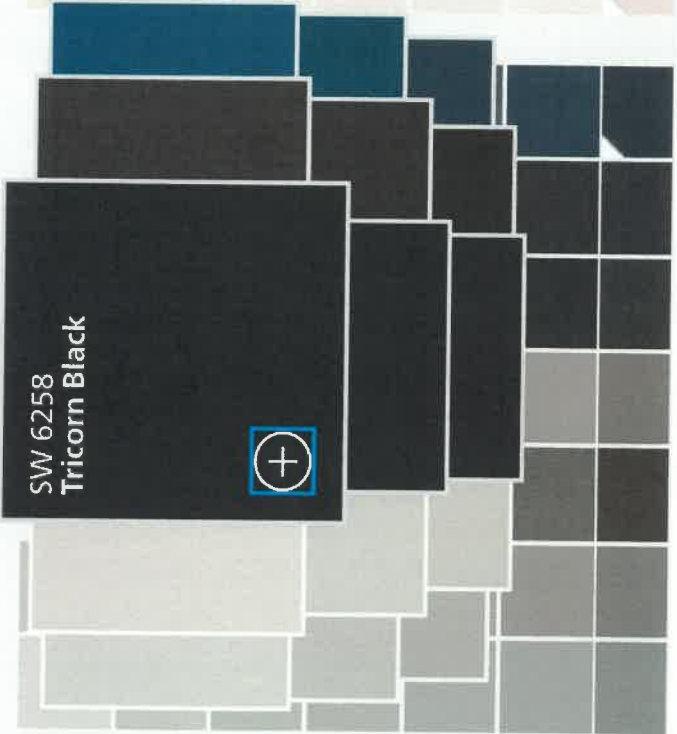
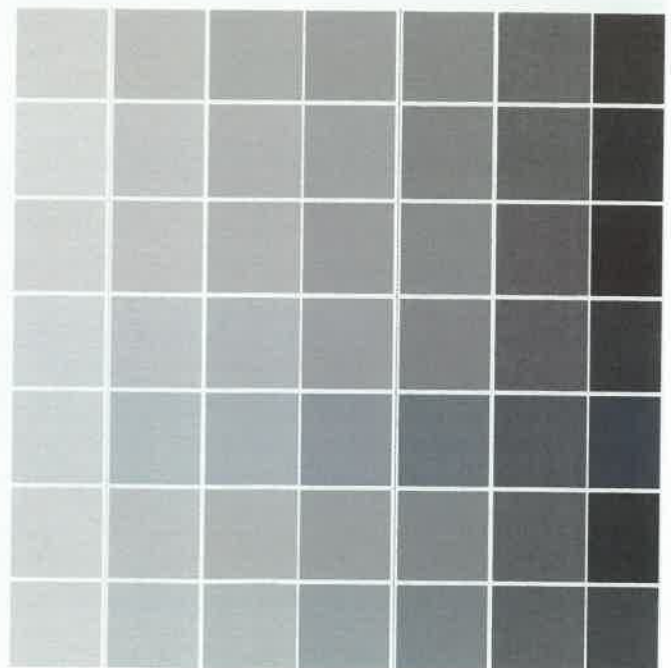
HISTORIC COLORS

SHERWIN-WILLIAMS COLORS

TIMELESS COLORS



ZOOM OUT



SW 6258
Tricorn Black



113 Co Rd 532
Kissimmee, Florida
Google
Street View · Apr 2019

Petit Carrousel

Commercial Real Estate
407 973-3055
407 973-3055

W Summer St
Kissimmee, Florida

111 Co Rd 532
Kissimmee, Florida
Google
Street View - Apr 2019

NILERIS BRIDAL

Awakened Auras Co
Crystal shop &
Wellness
Center
↓

Petit Carrousel

FOR RENT
907-913-3005



113 Broad
ssim mee

113 Co Rd 532
Kissimmee, Florida
Google
Street View - Apr 2019

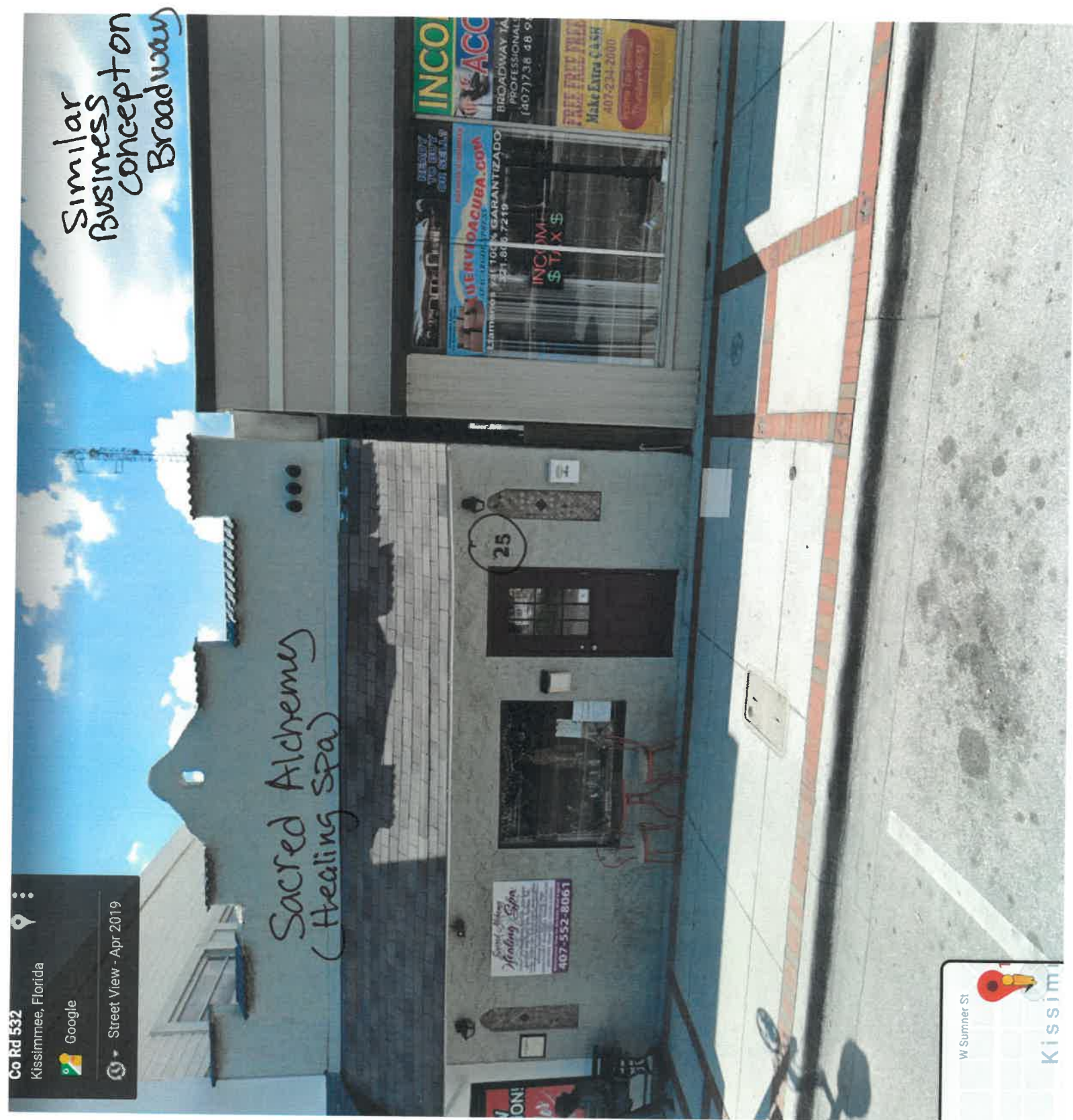


Google

W Summer St
Police Department
Kissimmee
Osceola County
Clark of the Police

2 Parking at the rear of the Building.





Similar
Business
Concept on
Broadway

Sacred Alchemy
(Healing Spa)

25

Sacred Alchemy
Healing Spa
407-552-8061

INCO
ACC
BROADWAY TA
PROFESSIONAL
(407) 736 48 9
FREE FREE FREE
Make Extra Cash
407-234-2000
Kissimmee
Thursday 2:00pm
SERVICIOS DE LIMPIEZA
LIMPIEZA DE CARPANTERIA
Llamamos al 100% GARANTIZADO
321.860.7219
INCOM
\$ T X \$

Co Rd 532
Kissimmee, Florida
Google
Street View - Apr 2019

W Summer St
Kissimmee

GENERAL NOTES:

- 1. DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO WHICH SHALL HAVE PRECEDENCE OVER THE DOOR SCHEDULES ON PLAN.
- 2. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
- 3. G.C. TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE.
- 4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON THE SITE PRIOR TO COMMENCING WORK. ALL INQUIRIES & DISCREPANCIES SHOULD BE DIRECTED TO THE ENGINEER.
- 5. ALL APPLIANCE & EQUIPMENT SHOWN ON THE DRAWINGS ARE BY THE OWNER UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
- 7. SEE LIFE SAFETY PLAN ON SHEET 02 FOR EXIT LIGHTS AND FIRE EXTINGUISHERS.
- 8. ALL MILLWORK TO BE FIELD MEASURED/VERIFIED BEFORE FABRICATION.
- 9. DOOR OPENINGS WHICH OCCUR CLOSE TO INSIDE CORNERS SHALL BE 6" FROM CORNERS.

LEGEND

- INDICATES EXISTING WALL TO REMAIN
- HATCH INDICATED NEW WALL
- EXISTING 1HR FIRE SEPARATION TO REMAIN

SCOPE OF WORK

- INTERIOR REMODEL:
 - ADD WALLS AND DOORS PER PLAN.

SQ.FT. CALC'S

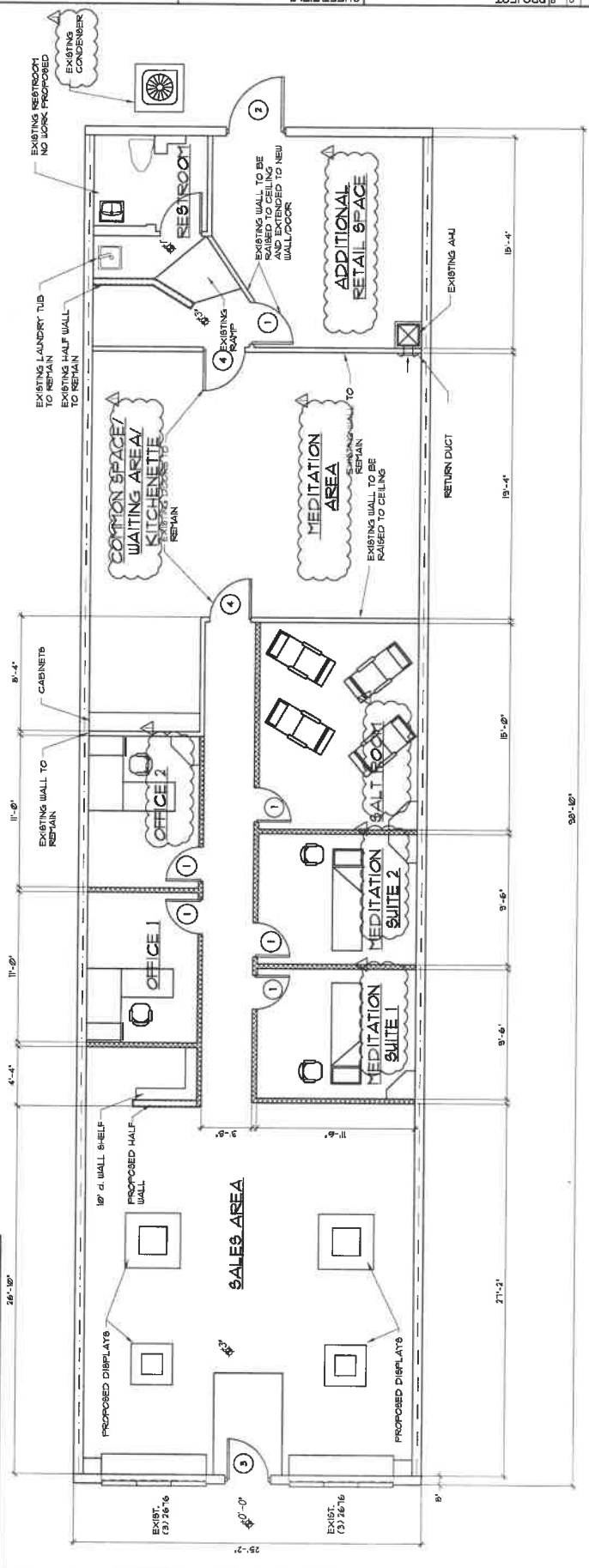
STORE	2487 SQ. FT.
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NOTE:
G.C. TO FIELD VERIFY DOOR SIZES PRIOR TO DOOR PURCHASE.

DOOR SCHEDULE

MARK	TYPE	MATERIAL	FRAME	ROUGH OPENING	DOOR HD. HGT.	REMARKS
①	3068	WOOD	WD.	SEE MFG.	68"	1
②	4068	EXST.	EXST.		68"	3
③	3068	EXST.	EXST.		68"	2
④	3068	EXST.	EXST.		68"	3

REMARKS LEGEND:
1. PROVIDE ADA COMPLIANT LEVER HARDWARE
2. EXISTING ADA COMPLIANT PUSHBAR
3. EXISTING ADA COMPLIANT LEVER



PROJECT
113 BROADWAY
KISSIMMEE, FL 34741
CA#27371
PHONE: 321.251.8006
3682 AVALON BLVD
SUITE 207
ORLANDO, FL 32828
Engineering and Design Services
DBSS INC.

SHEET TITLE
FLOOR PLAN

REV.	DESCRIPTION	DATE
	BUILDING DEPARTMENT COMMENTS	10/15/19

DESIGN
CHECKED
DATE
09.13.2019

LIFE SAFTEY PLAN LEGEND

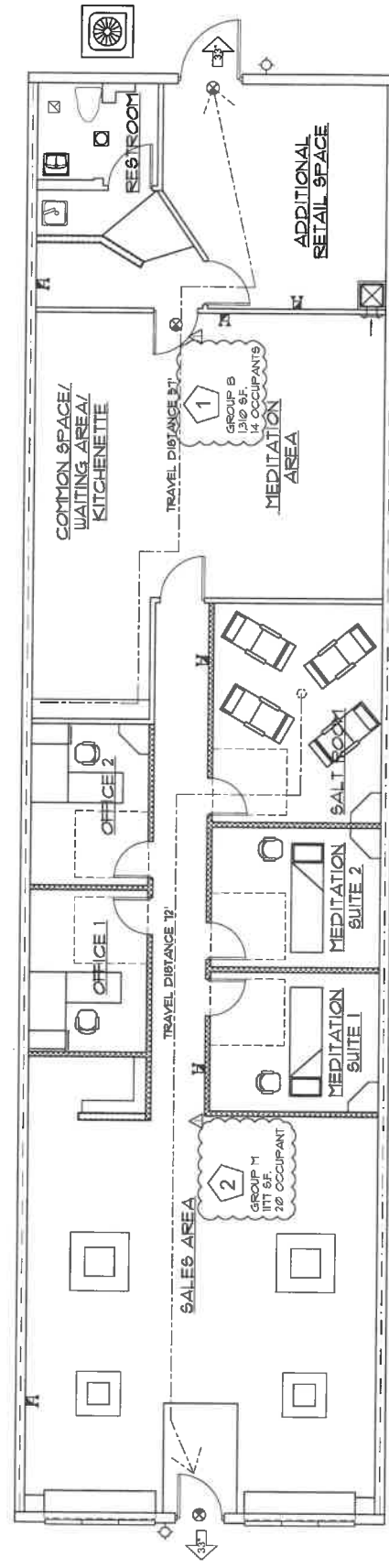
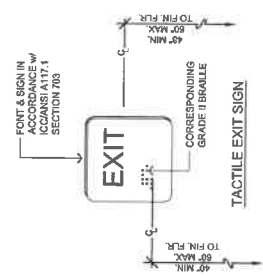
- EXISTING WALL TO REMAIN
- NEW WALL PER FLOOR PLAN
- EXISTING 1HR FIRE SEPARATION TO REMAIN
- FIRE EXTINGUISHER
- CLEAR WIDTH OF EGRESS DOOR (IN INCHES)
- TRAVEL DISTANCE TO EXIT DOOR
- EXIT LIGHT
- DIRECTIONAL EXIT LIGHT
- EMERGENCY LIGHT FIXTURE

GENERAL NOTES:

- THE LIFE SAFETY PLANS ARE "DIAGRAMMATIC ONLY". THEIR PURPOSE IS SOLELY TO REPRESENT THE LIFE SAFETY COMPONENTS FOR THE PROJECT. THE GENERAL CONTRACTOR SHALL USE THE CONSTRUCTION DOCUMENTS (NOT THE LIFE SAFETY PLANS) FOR THE IMPLEMENTATION OF THE REQUIRED LIFE SAFETY COMPONENTS INTO THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THAT THE REQUIRED VISIBILITY FOR EACH INDIVIDUALLY INSTALLED EXIST LIGHT IS NOT IN ANY WAY DIMINISHED DUE TO VISIBLE INTERFERENCE CAUSED BY ANY OTHER LIGHT FIXTURE, DEVICE, SIGN, ETC.
- EMERGENCY LIGHTING TO BE CONNECTED TO A LOCAL LIGHTING CIRCUIT.
- FIRE EXTINGUISHER TO BE CLASS "A" MINIMUM FIRE EXTINGUISHER. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FT. ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR. PROVIDE CLASS, RATING AND DISTRIBUTION IN ACCORDANCE WITH NFPA 10.

CALCULATIONS FOR OCCUPANT LOADS

AREA DESIGNATION	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	CLASSIFICATION
1	1310	100 GROSS	14	BUSINESS
2	1177	60 GROSS	20	MERCANTILE
TOTAL	2,487 SF	N/A	34	



LIFE SAFTEY PLAN

1/8"=1'-0"

02

REV	DESCRIPTION	DATE
1	SCOTT A. SANTOMAURO, M.S.P.E.	10/15/19
2	FLORIDA REG. #65513	
3	BUILDING DEPARTMENT COMMENTS	

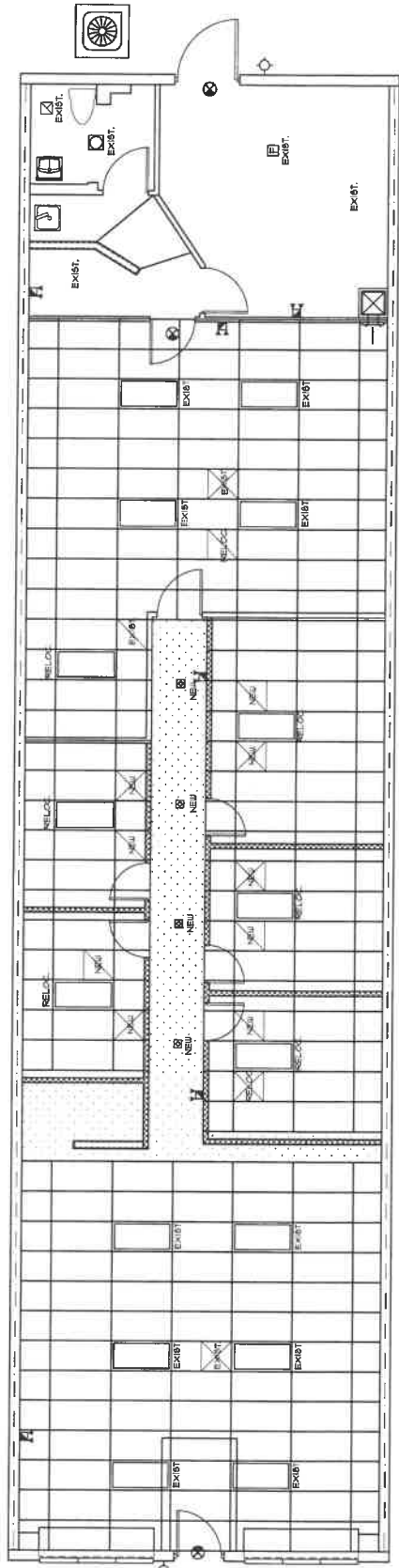
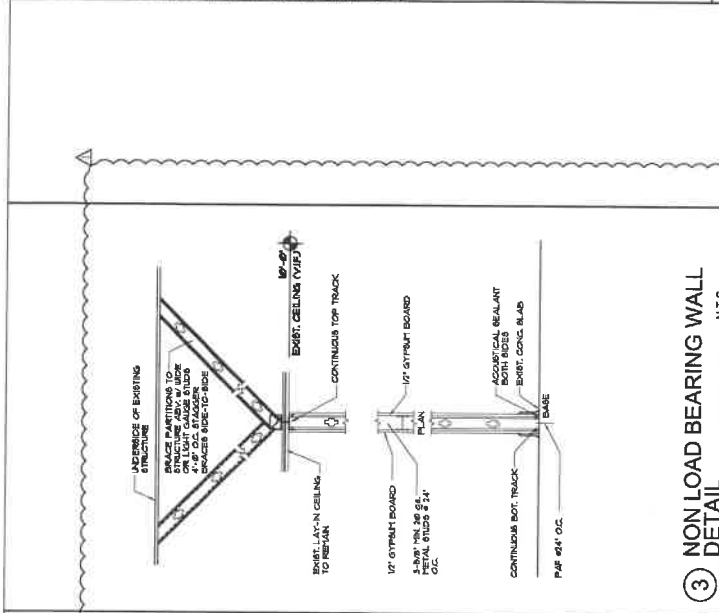
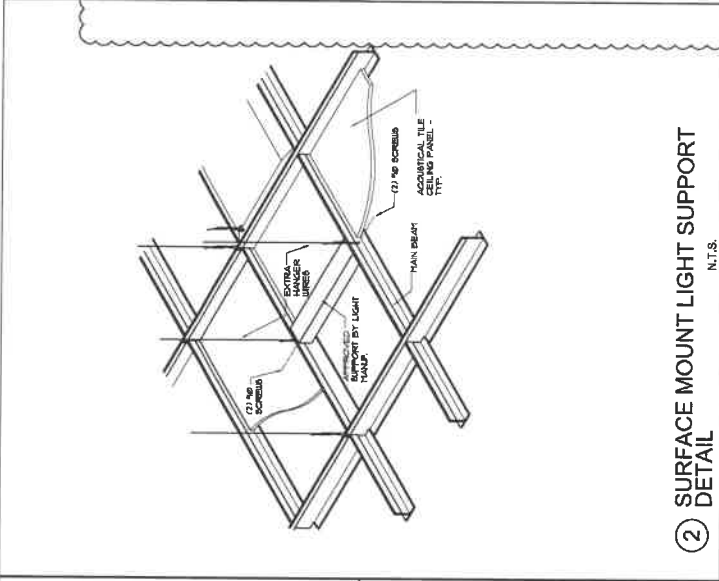
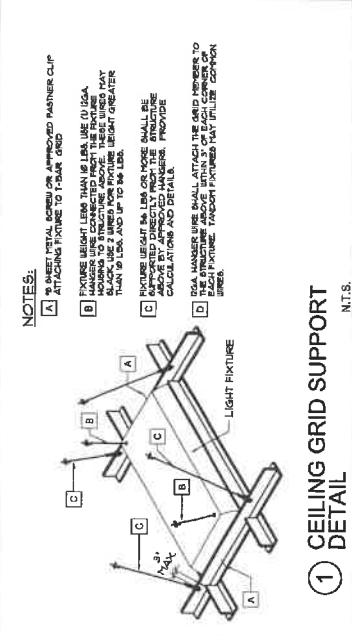
SCOTT A. SANTOMAURO, M.S.P.E.
FLORIDA REG. #65513

Engineering and Design Services
DBSS INC.
3862 AVALON PARK EAST BLVD.
ORLANDO, FL 32828
CA#27371
PHONE: 321.251.5005
CEILING PLAN
REFLECTED

SHEET TITLE
PROJECT
113 BROADWAY
KISSIMMEE, FL 34741

PROJECT	113 BROADWAY
LOCATION	KISSIMMEE, FL 34741
DATE	09.13.2019
AS NOTED	DBSS-BROADWAY

03
SHEET 4 OF 7



MECHANICAL NOTES

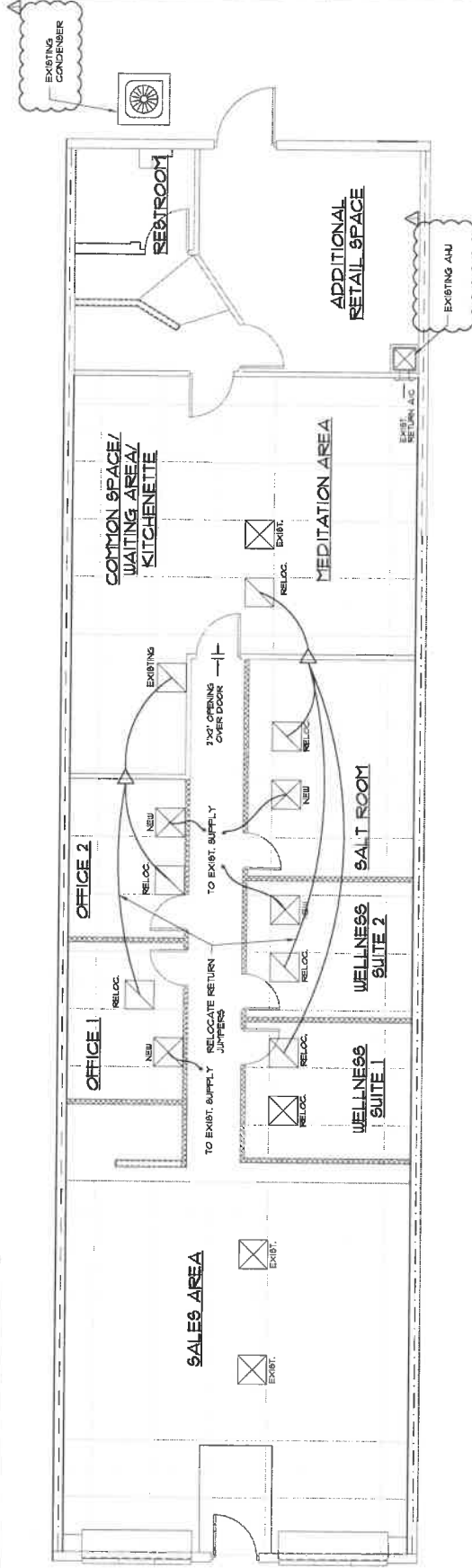
1. THESE NOTES APPLY TO THE MECHANICAL SYSTEMS, UNLESS NOTED OTHERWISE
2. ALL FABRICATION, MOUNTING AND INSTALLATION SYSTEMS AND SYSTEM COMPONENTS SHALL BE ACCORDING TO DETAILS CONTAINED IN THIS SET OF DRAWINGS
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE (FBC), REVISIONS THEREAFTER, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
4. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH NFPA 90A AND 90B AND SMACNA STANDARDS MOST CURRENT EDITION.
5. DUCT SIZES SHOWN ARE MINIMUM INSIDE DIMENSION
6. ALL DUCTS, JOINTS, SEAMS AND CONNECTIONS SHALL BE CONSTRUCTED, SUPPORTED AND SEALED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - MECHANICAL SECTION 903, AND THE FLORIDA ENERGY CONSERVATION CODE 2017, 6TH EDITION.
7. FLEXIBLE DUCTWORK SHALL BE ACOUSTICAL, LOW PRESSURE TYPE WITH INTERIOR LINER, METAL HELIX, FIBERGLASS AND COPOLYMER SEAMLESS OUTSIDE SLEEVE. THE ENTIRE FLEXIBLE DUCT ASSEMBLY SHALL BE LISTED IN ACCORDANCE WITH UL 181. EXHAUST FAN OUTLET MATERIAL. THE MAXIMUM LENGTH OF ANY FLEX DUCT SHALL BE 30'-0".
8. EXHAUST DUCTWORK SHALL BE UN-INSULATED 28ga. GALVANIZED STEEL ROUND OR RECTANGULAR AS SHOWN UNLESS NOTED OTHERWISE. EXHAUST FAN OUTLETS SHALL BE INSTALLED A MINIMUM OF 10'-0" FROM FRESH INTAKES
9. DUCT MATERIAL SHALL COMPLY WITH THE FLORIDA ENERGY CODE R-VALUE REQUIREMENT

MECHANICAL SCOPE

- RELOCATE SUPPLY AND RETURN DIFFUSERS PER PLAN
- ADD 8" SUPPLY DUCTS FROM EXISTING BRACH TO RELOCATED SUPPLY DIFFUSERS
- REPLACE RETURN DUCTS TO MATCH SIZE OF SUPPLY DUCTS

HVAC SYMBOL LEGEND

SYMBOL	DESCRIPTION
☒	CLG. SUPPLY DIFFUSER TYPE
☒	CLG. RETURN GRILL
- -	RETURN / TRANSFER GRILLE



MECHANICAL PLAN

1/8"=1'-0"

M1

SHT. 5 OF 7

REV.	DESCRIPTION	DATE
1	BUILDING DEPARTMENT COMMENTS	10/15/19

SCOTT A. SANTOMAURO, M.S., P.E.
FLORIDA REG. #065913

CA#27371
PHONE: 321.251.6006
3682 WALTON PARK EAST BLVD.
SUITE 2073
ORLANDO, FL 32828

MECHANICAL
PLANS

Engineering and Design Services
INC.
DBSS

PROJECT
113 BROADWAY
KISSIMMEE, FL 34741

DESIGN	DATE
DESIGNED	08/13/2019
CHECKED	08/13/2019
DATE	08/13/2019

ELECTRICAL SCOPE OF WORK

- ADD NEW LIGHTS PER PLAN
- RELOCATE LIGHTS PER PLAN
- RE-WIRE PANEL AS REQD. FOR NEW COOLER, LIGHTS AND FANS

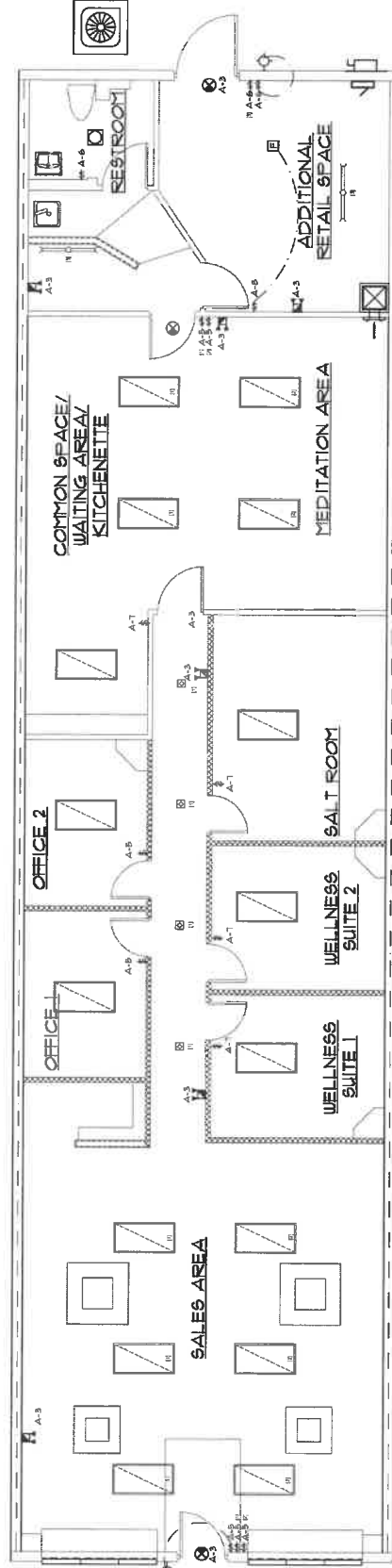
LIGHTING FIXTURE SCHEDULE

SYMBOL	LAMP	NO.	TYPE	DESCRIPTION	MANUF.	VA	NOTES
	16	32W/8	EXIST.	RECESSED FLUORESCENT	EXIST.	65	1
	5	LED	6"	LED MODULE LIGHT	LITHONIA	12	1
	4	LED	EXIST.	EXT. LIGHT	EXIST.	6	1
	4	LED	EXIST.	EMERGENCY LIGHT	EXIST.	1.5	1
	2	32W/8	EXIST.	FLUORESCENT HIGH BAY	EXIST.	65	1
	1	LED	EXIST.	RECESSED LIGHT	EXIST.	19	1

- NOTES:
1. FIXTURE IS CONSIDERED GENERIC. EQUAL ARE PRIOR APPROVED.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK AND APPLIANCES SHALL CONFORM TO NEC 2014.
2. ALL CONDUCTORS SHALL CONFORM TO THE CURRENT ISSUE OF THE NEC AND SHALL MEET ASTM SPECIFICATIONS.
3. INSTALL ALL MATERIALS AND FIXTURES PER MANUFACTURER RECOMMENDATIONS.
4. ELECTRICAL CONTRACTOR TO COORDINATE ALL POWER REQUIREMENTS WITH EQUIPMENT'S SUPPLIER FOR INSTALLATION. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. MINIMUM WIRE SIZE SHALL BE NO. 12 AND SHALL BE SOFT DRAWN COPPER, SOLID WITH THINWALL INSULATION IN SIZES THROUGH NO. 10 AND STRANDED WITH THINWALL INSULATION FOR NO. 8 AND LARGER. PRIOR TO INSTALLATION.
6. ELECTRICAL CONTRACTOR TO VERIFY ALL BREAKER AND WIRE SIZES WITH EQUIPMENT TO BE ATTACHED PRIOR TO INSTALLATION.
7. ALL DUPLEX RECEPTACLES AND TOGGLE SWITCHES TO BE 20 AMP 120V.
8. FEEDER AND BRANCH CIRCUIT CONDUCTORS HAVE BEEN SIZED IN ACCORDANCE WITH FPD ENERGY CONSERVATION, SECTION C165.7.3.
9. ALL UNDERGROUND ELECTRICAL CONDUIT TO BE SCHEDULE 40 PVC, ABOVE GROUND ELECTRICAL CONDUIT TO BE SCHEDULE 40 PVC FOR SHORT RUNS (LESS THAN FIVE FEET) AT SERVICE EQUIPMENT. SCHEDULE 80 FOR ALL OTHERS. ALL CONDUIT SHALL BE ALKYLENE POLYESTER (PVC) UNLESS OTHERWISE SPECIFIED. ALL CONDUIT TO BE EMT UNLESS OTHERWISE SPECIFIED. ALL CONDUIT TO BE INSTALLED IN ACCORDANCE WITH THE NEC MOST CURRENT EDITION.
10. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH PULL STRINGS IN THEM.
11. ALL CONDUIT TO BE CONCEALED UNLESS IMPOSSIBLE DUE TO EXISTING CONDITIONS (I.E. EXPOSED STRUCTURAL CEILINGS, BUILDING EXTERIOR WALLS). CONCEAL ALL CONDUITS ABOVE CEILINGS OR WITHIN WALLS AND COUNTERS.
12. LIFE SAFETY LIGHTING AND SIGNS SHALL BE PROVIDED WITH UNIT BATTERY EQUIPMENT AND CONNECTED TO THE ROOM OR AREA LIGHTING CIRCUIT AHEAD OF ALL SWITCHING / TIMECLOCKS.
13. ALL EXTERIOR LIGHTING TO BE PROVIDED WITH AUTOMATIC CONTROLS IN COMPLIANCE WITH: FPEC-405.2.4
14. PROVIDE OCCUPANCY SENSORS PER PLAN FOR INTERIOR LIGHTING.



ELECTRICAL LIGHTING PLAN

1/8"=1'-0"

PROJECT
113 BROADWAY
KISSIMMEE, FL 34741

DBSS
Engineering and Design Services
INC.
3862 AVOLON PARK EAST BLVD.
SUITE 202
ORLANDO, FL 32828
PHONE: 321.251.6006
CA#27371

SHEET TITLE
ELECTRICAL
LIGHTING PLAN

DATE
06/13/2015

AS NOTED
DBSS BROADWAY

DATE
06/13/2015

DATE
10/15/19

DESCRIPTION
BUILDING DEPARTMENT COMMENTS

REV.
SCOTT A. SANTOMAURO, M.S., P.E.
FLORIDA REG. #053810

E1

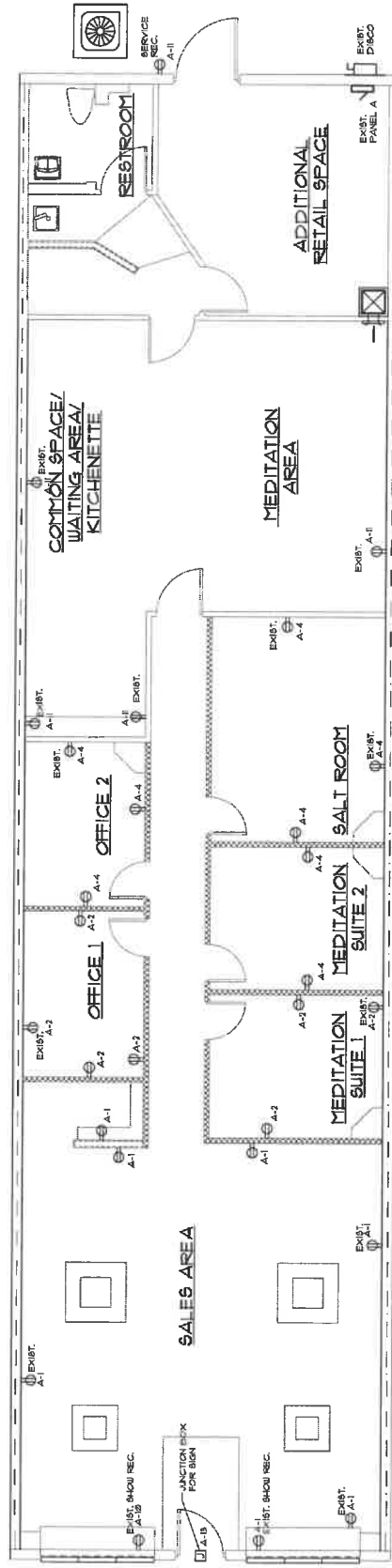
SHT 6 OF 7

ELECTRICAL LEGEND

OUTLET 110-115
ELECTRICAL PANEL
DISCONNECT

Existing Panel Schedule A

AIC Rating: 10000									
Service: 120/240 V.									
DESCRIPTION	RVA	BKR	CKT	A	B	C	CKT	BKR	DESCRIPTION
REC. SHOW WINDOW	0.18	20	1				2	20	REC. OFFICE/SITE 2
LGT. EMERGENCY LIGHTS	0.30	20	3				4	20	REC. SITE 10/STE 3/SITE 4
LGT. SALES/SITE 1/STE 2	0.78	20	5				6	20	LGT. SHIPPING/BATHROOM
LGT. SITE 3/SITE 4	0.26	20	7				8	20	SHIPPING ROOM FAN
REC. SALES AREA	1.08	20	8				10	20	REC. SHOW WINDOW
REC. STOREROOM	0.9	20	11				12	20	EQ. APC AHU
SPACE	1.2	20	13				14	20	
SPACE			15				16	20	
SPACE			17				18	20	EQ. COMPRESSOR
SPACE			19				20	20	
SPACE			21				22	20	SPACE
SPACE			23				24	20	SPACE
SERVES									
COUNT LOAD FACTOR									
A PH = 3.15 B PH = 8.5 C PH = 1.35									
LIGHTING	0.90	x	1.25	=	0.00				
RECEPT	10.00	x	1.00	=	10.00				
RECEPT (REMAINDER)	17.24	x	0.50	=	8.62				
EQUIPMENT	15.10	x	1.00	=	15.10				
SIGN	1.20	x	1.25	=	1.50				
TOTALS									
				35.22 KVA		TOTAL AMPS = 80			



ELECTRICAL POWER PLAN

1/8"=1'-0"

DATE	10/15/19
DESCRIPTION	BUILDING DEPARTMENT COMMENTS
REV.	

SCOTT A. SANTOMAURO, M.S., P.E.
FLORIDA REG. #89313

SHEET TITLE
ELECTRICAL
POWER PLAN

PROJECT
113 BROADWAY
KISSIMMEE, FL 34741

CA#27371
PHONE: 321.251.8006
3662 AVULON PARK EAST BLVD
SUITE 2072
ORLANDO, FL 32828

DBSS
Engineering and Design Services
INC.

SHR 7 OF 7

E2

ITEM 5.C.

FORMER HANSELL PLANT BROWNFIELD SITE REHABILITATION AGREEMENT UPDATE

Request

An update on the Brownfield Site Rehabilitation Agreement (BSRA) for the former Hansell Plant site. The Planning Advisory Board is the advisory committee for the BSRA.

Explanation

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

No Action

Attachment(s):

None

ITEM 5.D.

FORM BASED CODE UPDATE

Request

Staff would like to update the Planning Advisory Board on the proposed Form Based Code standards and next steps.

Explanation

The City began the process to develop a Form-Based Code in late 2017 and has worked with the City's consultant, S&ME, to provide a new Land Development Code chapter that will replace the current Vine Street Overlay and Downtown Community Redevelopment Area (CRA) standards. In general terms, a Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A Form-Based Code is a regulation, not a mere guideline, adopted into city code and offers a powerful alternative to conventional zoning regulation.

Form-Based Codes address the relationship between building facades and public spaces, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-Based Codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

Staff is hopeful that the Form-Based Code will be adopted by March 2020 with staff training following adoption. The latest draft of the Form-Based Code is attached.

A draft of the PowerPoint Presentation from the consultant is attached.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

No Action

Attachment(s):

1. PAB FBC Workshop_v4
2. Kissimmee Ch 5_FBC_v25_DRAFT



Land Development Code/
Form-Based Code

City Commission Workshop

December 10, 2019

DOVER, KOHL & PARTNERS
town planning





Agenda

1. Scope/Purpose of Workshop
2. Form-Based Codes
3. Proposed Form-Based Code
4. Next Steps
5. Questions/Discussion

1. SCOPE/ PURPOSE OF WORKSHOP



1. Scope/Purpose

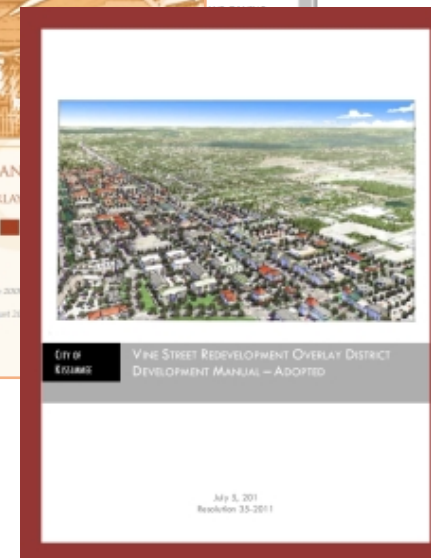
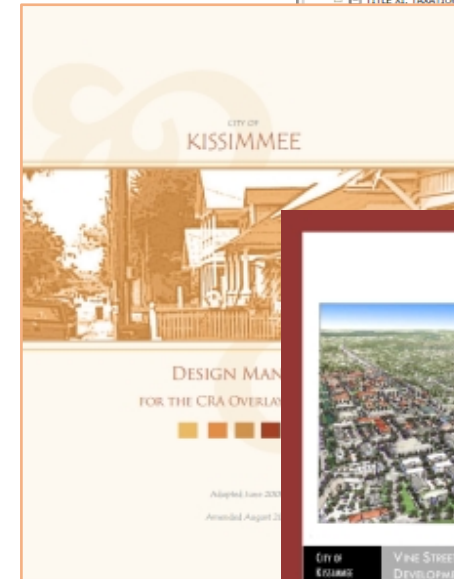
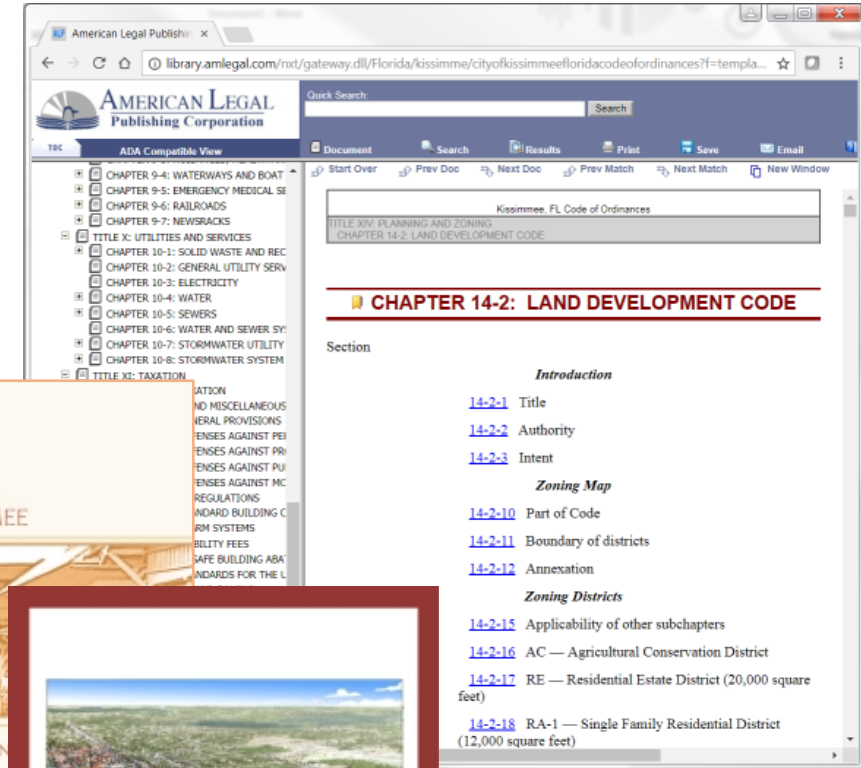


Improvements to the City's regulatory framework:

- Land Development Code (LDC)
- Form-Based Code (FBC) for Downtown & Vine Street

In order to...

- *Enable better development patterns*
- *Improve the quality of the built environment*
- *Foster pedestrian-friendly development and redevelopment*





2. FORM-BASED CODES

2. Form-Based Codes



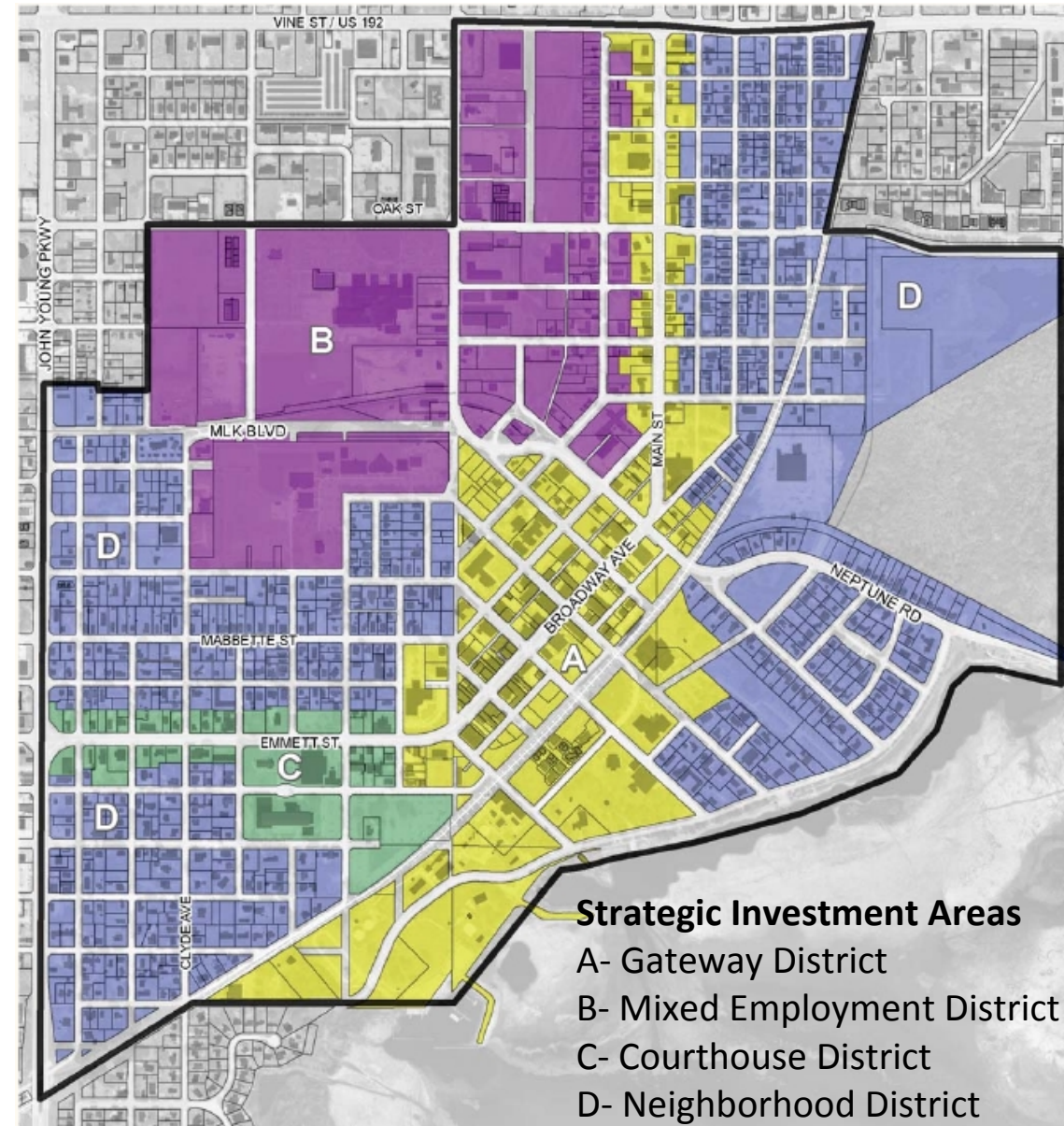
The 2012 Redevelopment Plan is intended to serve as a comprehensive resource for community leaders and stakeholders that are engaged in improving the social, economic and physical conditions of Downtown Kissimmee. The Plan is intended to serve as a guideline for promoting the sound development and redevelopment of properties within the boundaries of the Downtown CRA.



2. Form-Based Codes



The purpose is to bring together a comprehensive set of design guidelines and standards for new development in the CRA in order to ensure compatibility with the urban design and built character of the surrounding community.



Strategic Investment Areas

- A- Gateway District
- B- Mixed Employment District
- C- Courthouse District
- D- Neighborhood District

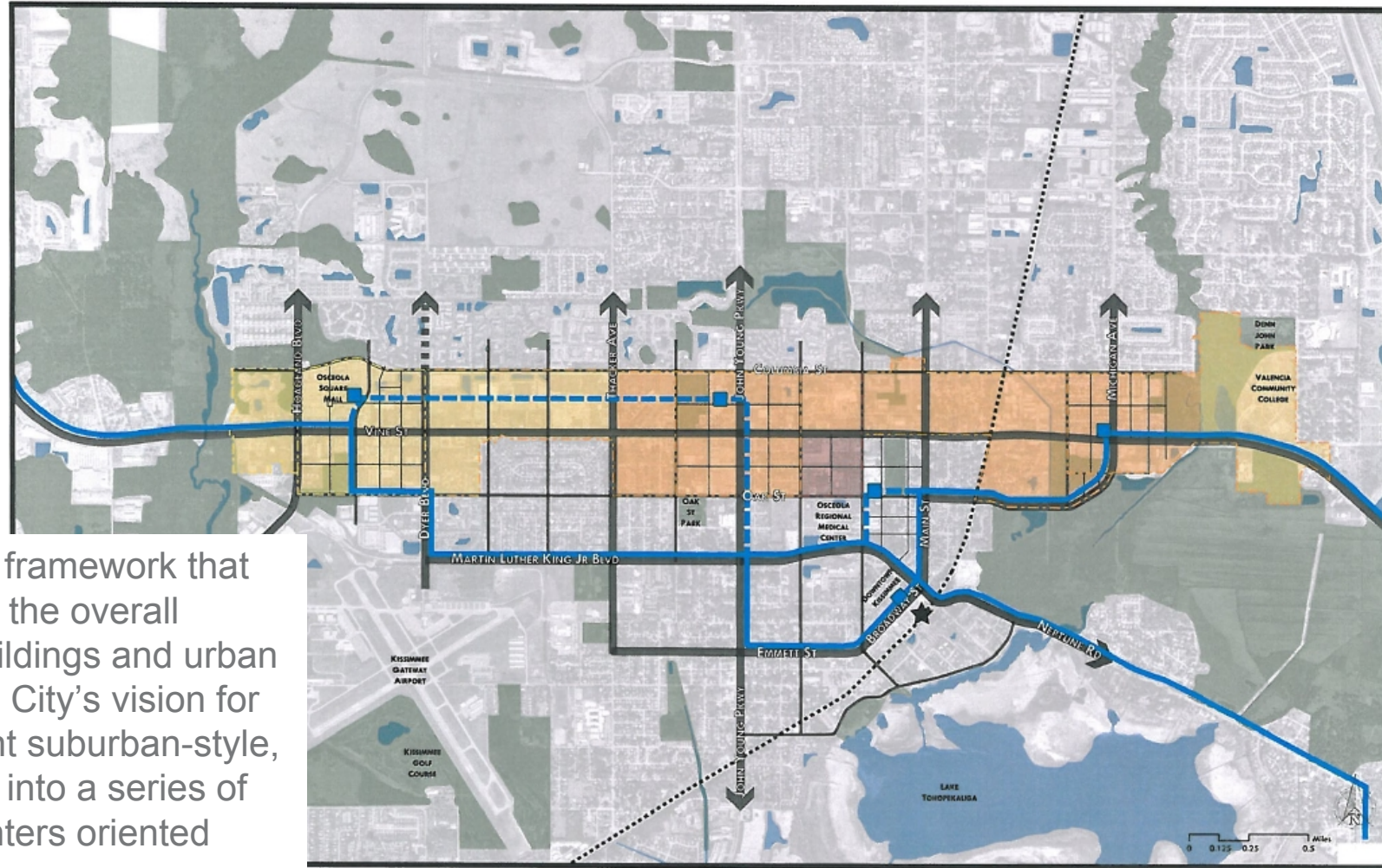
2. Form-Based Codes



CITY OF
KISSIMMEE

VINE STREET REDEVELOPMENT OVERLAY DISTRICT
DEVELOPMENT MANUAL – ADOPTED

The primary intent is to provide a policy framework that will foster redevelopment and transform the overall physical character of the streets, the buildings and urban open spaces over time. Specifically, the City's vision for this area is to transition it from its current suburban-style, highway-oriented commercial character into a series of mixed use, higher density, walkable centers oriented around future transit station areas.



2. Form-Based Codes



*From Lansing
Master Plan*



2. Form-Based Codes



Form-Based Code

Source: Galina Tahchieva, Urban Sprawl Repair Kit: Repairing the Urban Fabric

2. Form-Based Codes



Form-Based Code

Source: Galina Tahchieva, Urban Sprawl Repair Kit: Repairing the Urban Fabric

2. Form-Based Codes



2. Form-Based Codes

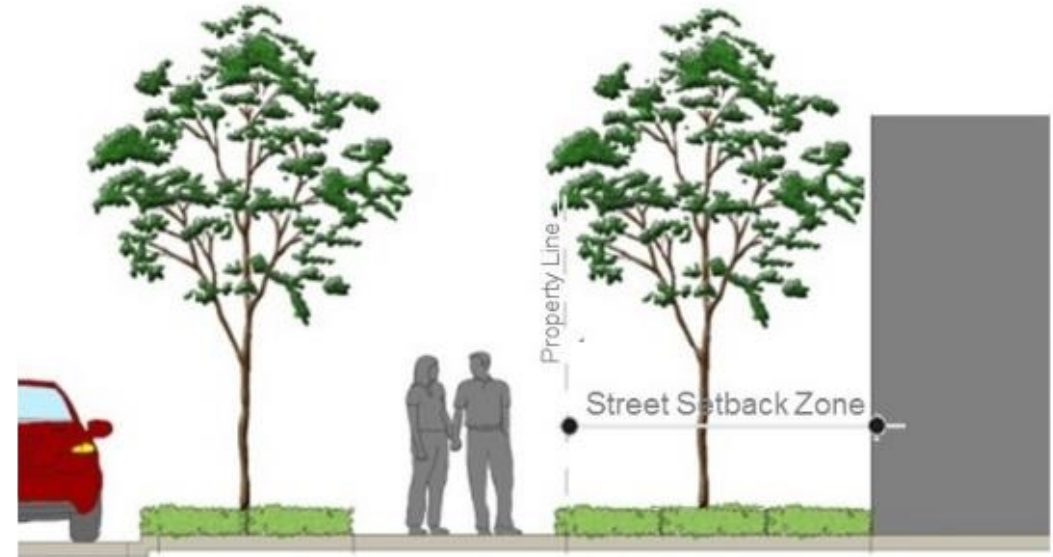




2. Form-Based Codes



2. Form-Based Codes









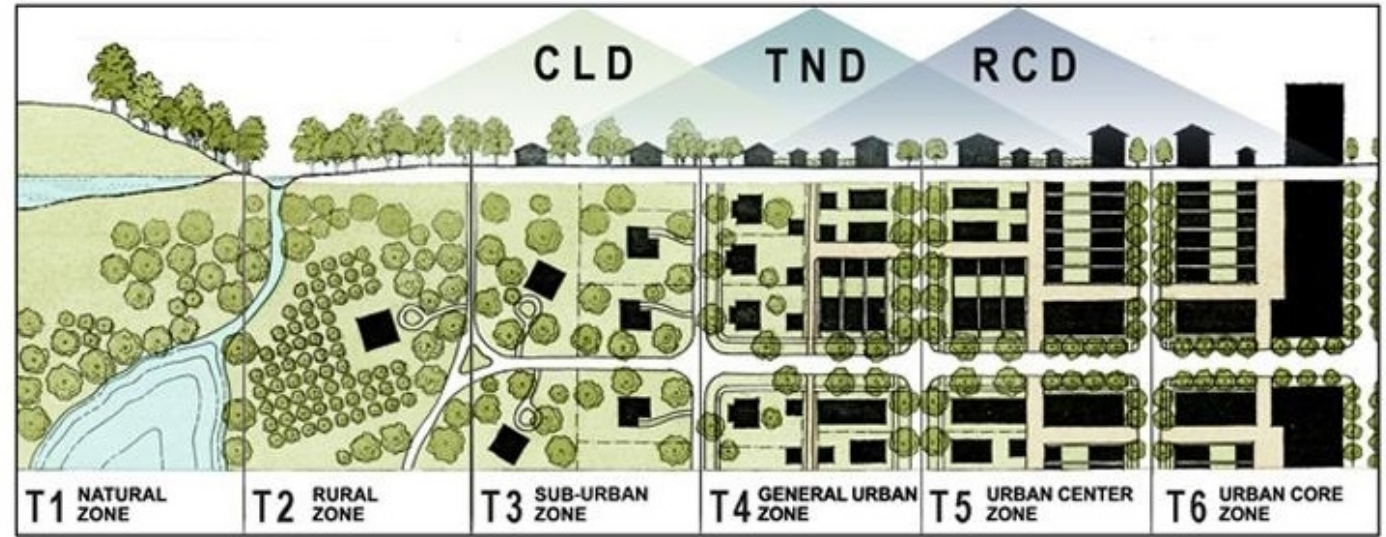


2. Form-Based Codes



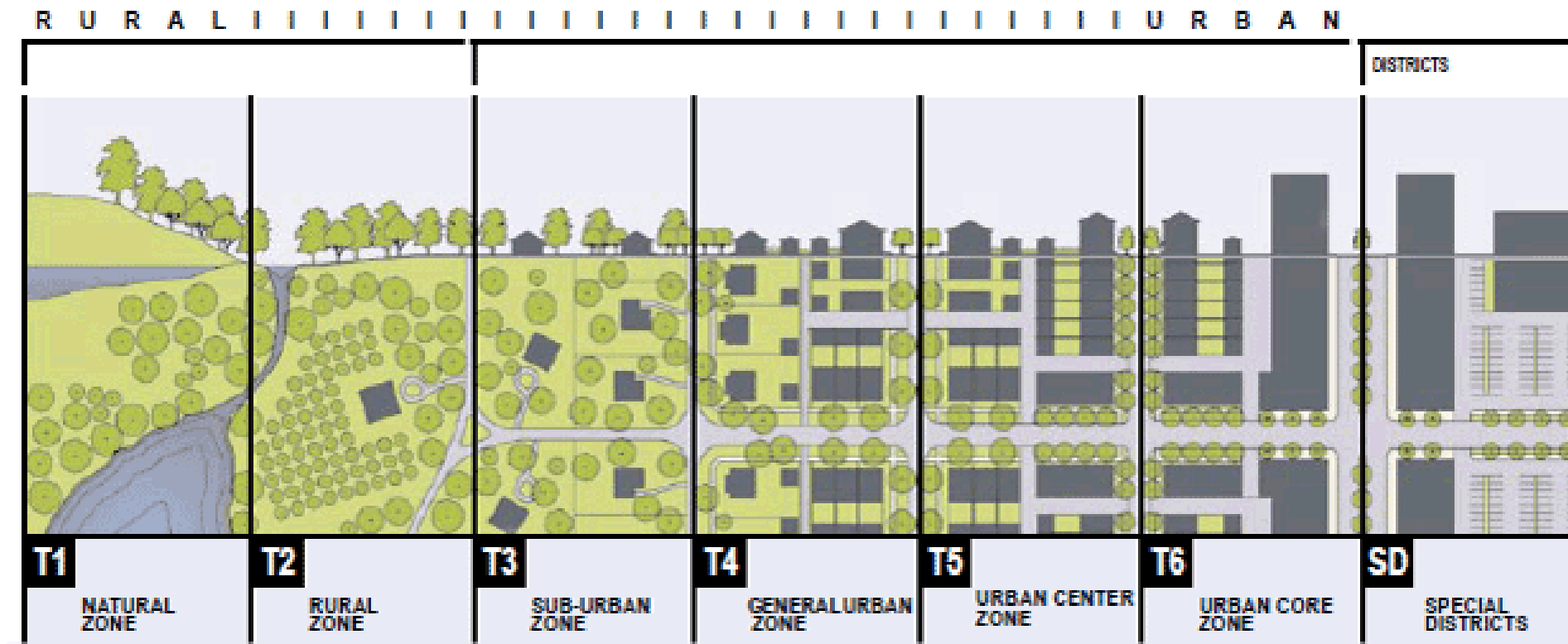
Form-based codes are:

1. An alternative to conventional zoning
2. Regulations, not guidelines



- Use **physical form** (rather than separation of uses) as the organizing principle for the code.
- Foster **predictable built results** and a high-quality public realm.
- Allow for **flexibility** and change of uses **over time**.

2. Form-Based Codes



- Character Districts are typically identified as “T-Zones” or by Name
- Regulating **places**, not uses

Form-Based Code (Smart Code)

Form-Based Code (tailored)

(Ord. 2038, passed 12-20-94; Am. Ord. 2678, passed 5-13-08; Am. Ord. 2692, passed 6-24-08)

Layer Layer Layer

20 0

SC45

3. PROPOSED FORM BASED CODE

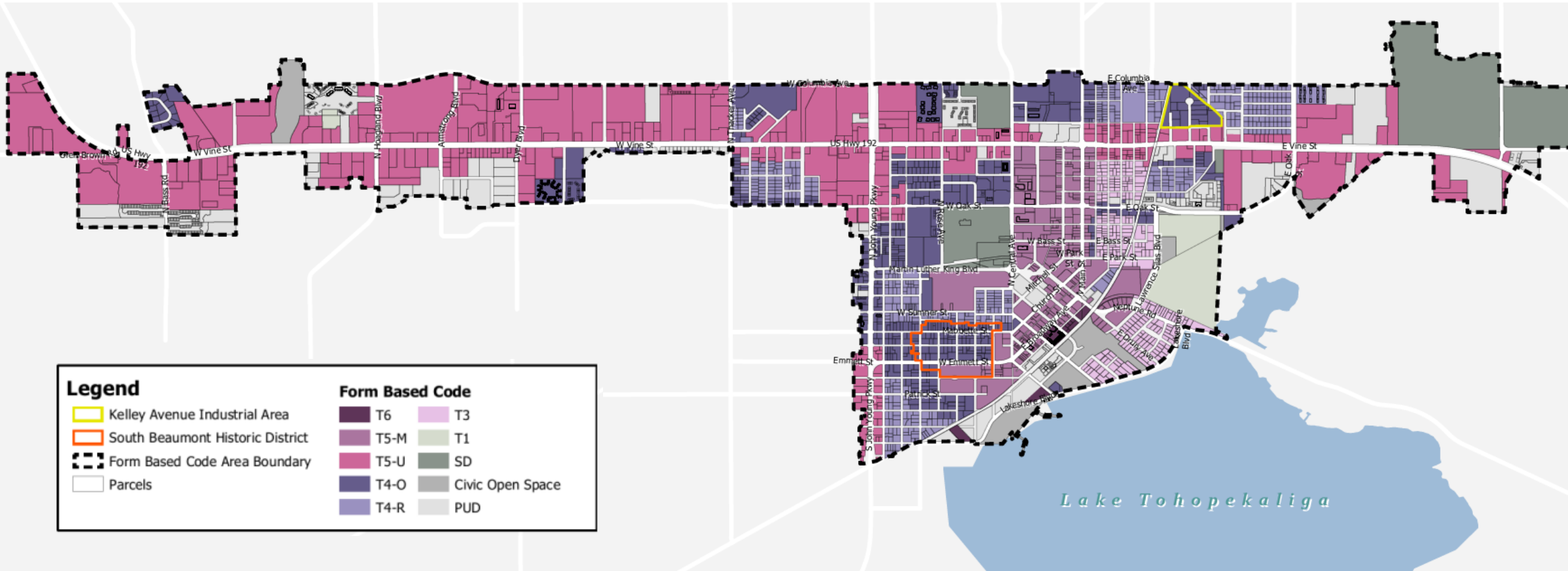
**Downtown CRA and Vine
Street Overlays**



3. Proposed Form-Based Code



Downtown CRA and Vine Street Transect Zones

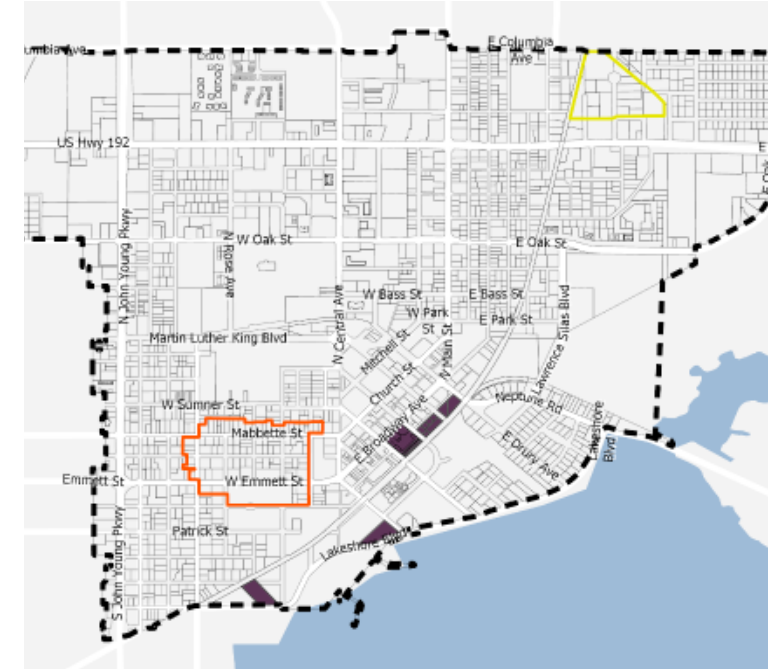


3. Proposed Form-Based Code

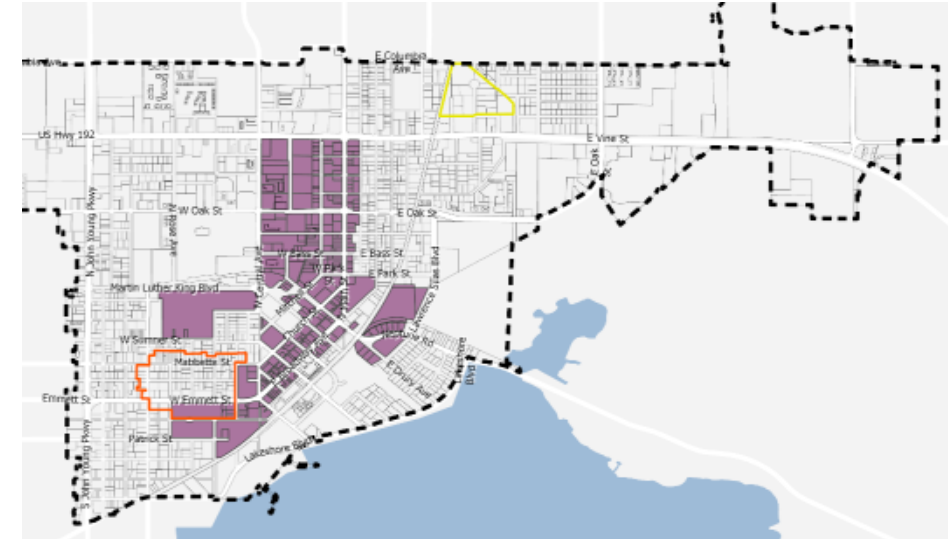


T-6: Waterfront

Goal: Optimize the built environment to maximize the benefits of Lakefront Park through enhanced walkability, intensity and mix of uses, and landmark



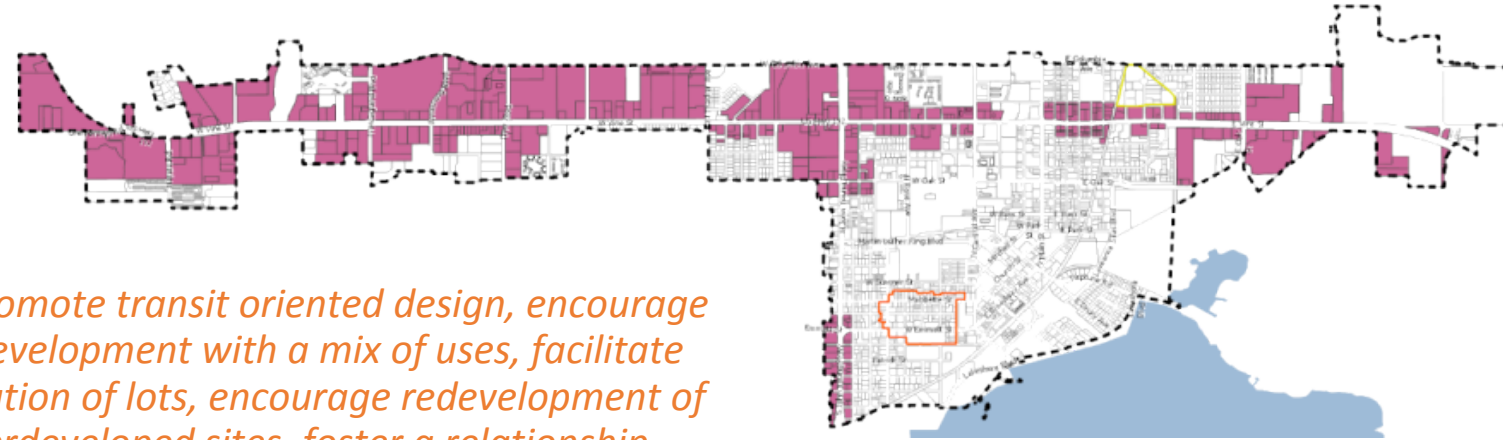
Goal: Optimize the built environment to create a vibrant atmosphere and embrace the historic character of Main Street through enhanced walkability and intensity and mix of uses.



3. Proposed Form-Based Code



T5-U: Mixed-Use Urban Corridor



Goal: Promote transit oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stops, and implement the Vine Street CRA Master Plan.



3. Proposed Form-Based Code



T4-O: Neighborhood Open



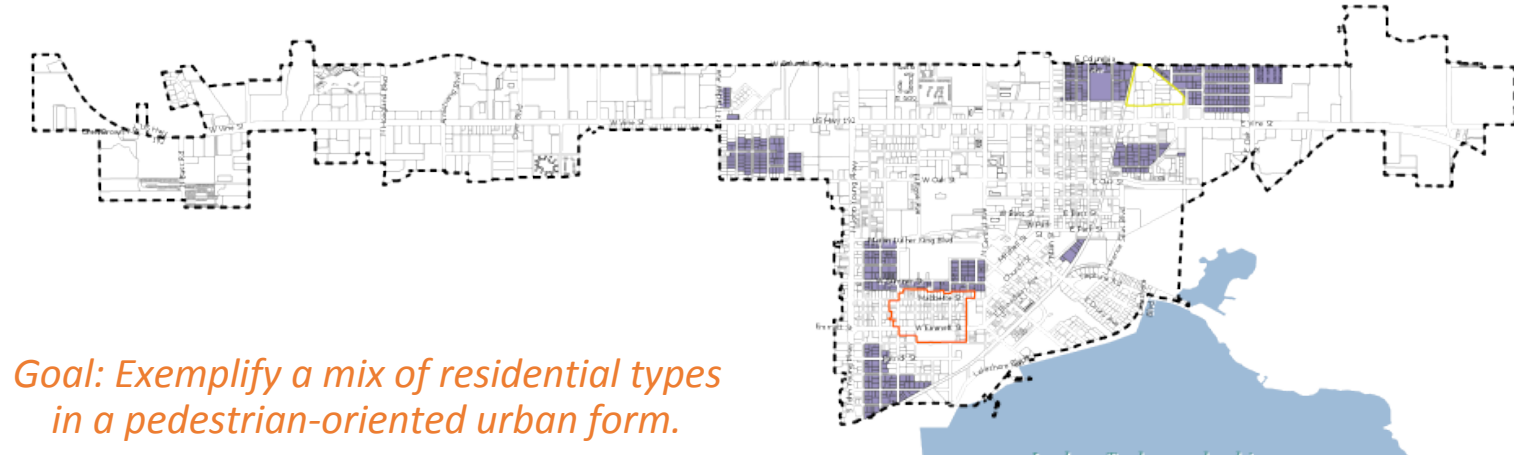
Goal: Provide a transition zone from commercial to residential uses within Kissimmee's historic neighborhoods through commercial conversions.



3. Proposed Form-Based Code



T4-R: Neighborhood Restricted



*Goal: Exemplify a mix of residential types
in a pedestrian-oriented urban form.*

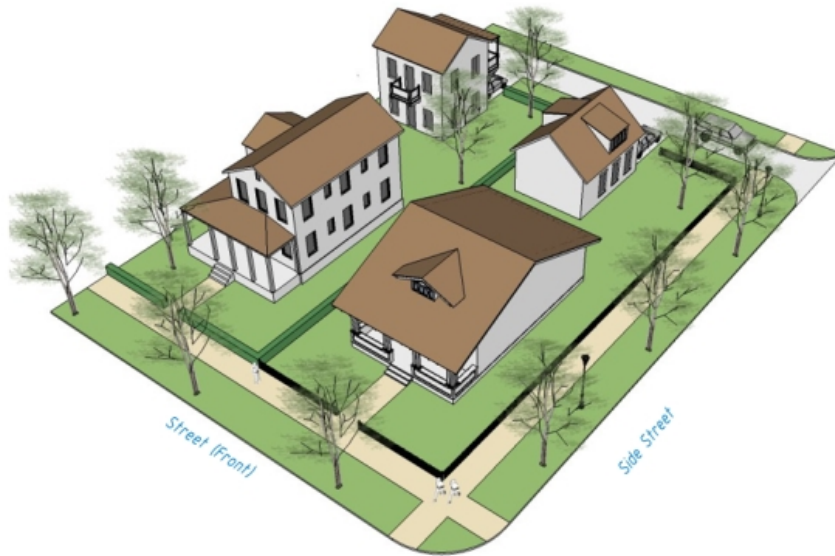


3. Proposed Form-Based Code



T3: Edge

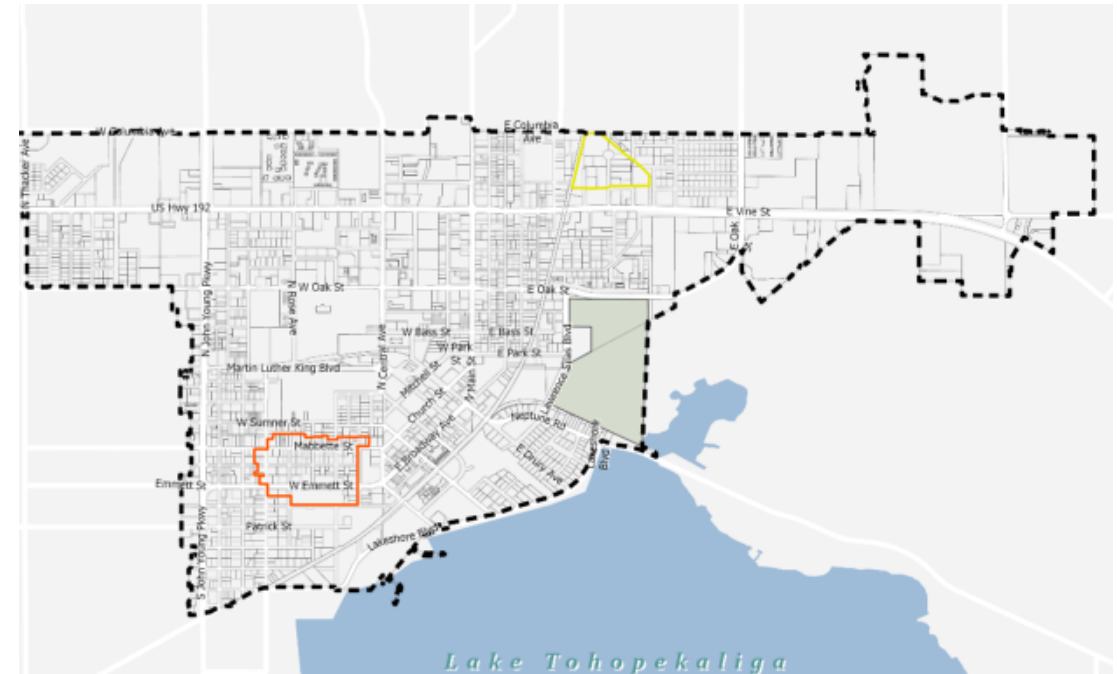
Goal: Maintain the stability of older neighborhoods on the edge of downtown by retaining walkability through shallow setbacks and front porches.



3. Proposed Form-Based Code



T1: Natural



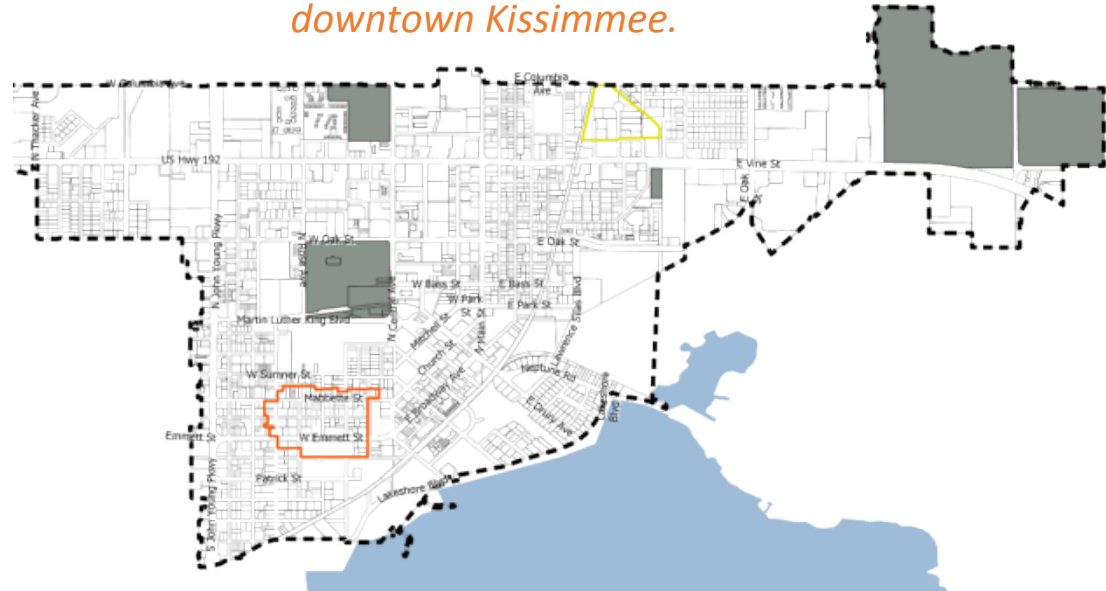
Goal: Limit the development in order to preserve the native habitats and wetlands in this area; boardwalks and trails may be provided for recreational use.

3. Proposed Form-Based Code



SD: Special District

Goal: accommodate these large scale uses while contributing to the urban setting of downtown Kissimmee.



3. Proposed Form-Based Code



Uses

	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
MISCELLANEOUS USES									
Heliports, medical and law enforcement	14-6-6	N	N	N	N	N	N	N	C
RECREATION USES									
Recreation areas, passive		P	P	P	P	P	P	P	P
Recreation, indoor		N	N	N	P	P	P	P	P
Recreation, outdoor		N	N	N	N	N	C	N	N
RESIDENTIAL USES									
Accessory dwelling units	14-6-2	N	P	P	P	N	N	N	N
Community residential homes	14-6-38	N	N	P	P	N	N	N	N
Duplex dwellings	14-6-42	N	P	P	P	N	N	N	N
Multiple family residential	14-6-42	N	N	C	C	P	P	P	P
Single family dwellings (detached)	14-6-42	N	P	P	P	N	N	N	N
Townhome	14-6-42	N	N	C	C	P	P	P	P
Triplex	14-6-42	N	N	C	C	P	P	P	N
SERVICE USES									
Communication service establishments	14-6-37	N	N	N	N	N	N	N	N
Day care centers		N	N	N	N	C	C	N	N
Equipment sales and leasing, light.		N	N	N	N	N	C	N	N
Financial institutions		N	N	N	N	P	P	P	N
Gasoline service stations.	14-5-8.A	N	N	N	N	N	C	N	N
Medical clinics		N	N	N	N	C	C	C	C

* Industrial uses only allowed in the Kelley Avenue Industrial Area shown in the Special Requirements Map.

** *Public and private schools within the Vine Street CRA. Public and private schools shall not be permitted within the Vine Street CRA unless there are 2,000 residential dwelling units that have received a certificate of occupancy to support a student population creating the demand for new facilities. This provision shall be evaluated with each review of the CRA Districts as required by the Comprehensive Plan.*

Table 5 - 2: Transect Zone Dimensional Standards

		T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Building Placement									
Front and Street Side Setbacks	A B	20' min.	12' min.	5' min. to 20' max.	5' min. to 20' max.	5' min. to 15' max. ²	10' min. to 20' max. ¹ +10' above 4 th floor	5' min. to 15' max. ¹	10' min. to 40' max.
Side Setback	C	30' min.	8' min.	0' min. (attached) 5' min. (detached)	0' min. (attached) 5' min. (detached)	0' min.	5' min.	0' min. to 24' max.	10' min.
Rear Setback (lot or Alley)	D	30' min.	10' min.	5' min.	5' min.	5' min.	5' min.	5' min.	10' min.
Frontage Buildout (Primary Street) (see Fig. 5-25)		n/a	40% min.	60% min.	60% min.	70% min.	60% min.	80% min.	40% min.
Frontage Buildout (All Other Streets)		n/a	30% min.	30% min.	30% min.	30% min.	30% min.	30% min.	30% min.
Lot and Block Standards									
Maximum Block Perimeter		n/a	2,400 linear ft.	2,000 linear ft.	2,000 linear ft.	2,400 linear ft.	2,000 linear ft.	3,000 linear ft.	4,000 linear ft.
Lot Width		n/a	48' min.	18' min., 200' max.	18' min., 200' max.	18' min., 180' max.	18' min., no max.	18' min., no max.	n/a
Lot Depth		n/a	80' min.	60' min., 200' max.	60' min., 200' max.	no min., 180' max.	no min., no max.	no min., no max.	n/a
Lot Coverage (%)		n/a	60% max.	70% max.	70% max.	no max.	80% max.	90% max.	70% max.
Building Height									
Minimum Building Height	F	n/a	14'	16'	16'	22'	22'	22'	16'
Maximum Building Height		1 story	3 stories	3 stories	3 stories ³	5 stories ⁴	5 stories (+3 bonus)	8 stories	10 stories
Ground Floor Elevation ⁵ (above sidewalk or finished grade)	G	n/a	24" min.	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)
Ground Floor Ceiling Height ⁶	H	n/a	9' min	9' min.	12' min.	12' min.	12' min.	12' min.	12' min.
Upper Floor(s) Ceiling Height ⁶	I	n/a	9' min	9' min	9' min	9' min.	9' min.	9' min	9' min
Allowed Encroachments									
Allowed Frontage Types		n/a	Porch, Stoop	Forecourt, Porch, Stoop	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	n/a

Notes: See Section 14-5-8 for supplemental standards for gas stations, drive-through facilities, auto-related uses, and large footprint buildings.

1. Street façades must be built to the min. setback for the first 30' on a corner. **E**

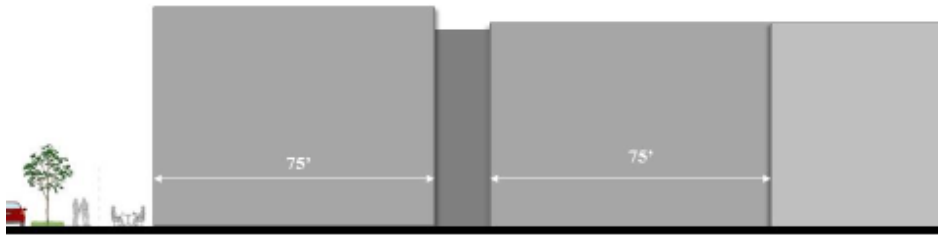
2. 0' minimum along Broadway

3. 4 stories allowed along Emmett Street and Bryan Street for civic uses

4. 3 stories maximum for buildings fronting on Broadway (Special Requirements Plan)

5. See LDC Chapter 14-9-1 for properties in a special flood area.

6. Measured from finished floor to finished ceiling.



Building Standards



Building Standards



Building Standards

3. Proposed Form-Based Code



Block and Lot Standards



Vehicular Connection



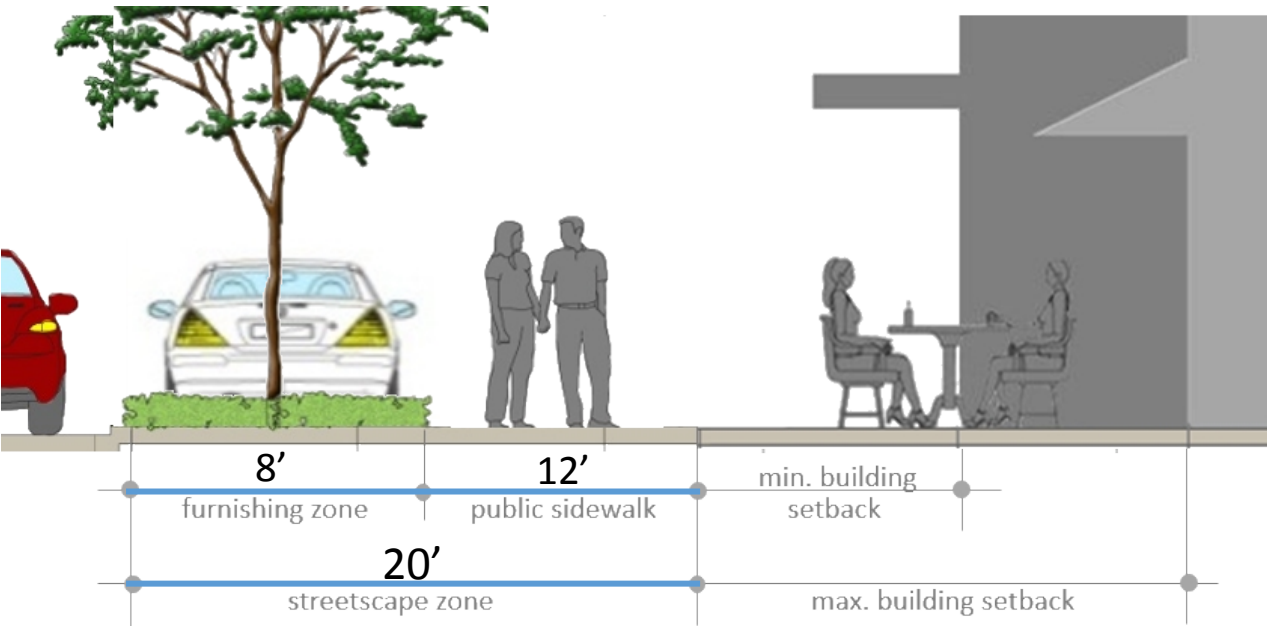
Pedestrian Passage

	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Lot and Block Standards								
Maximum Block Perimeter	n/a	2,400 linear ft.	2,000 linear ft.	2,000 linear ft.	2,400 linear ft.	2,000 linear ft.	3,000 linear ft.	4,000 linear ft.
Lot Width	n/a	48' min.	18' min., 200' max.	18' min., 200' max.	18' min., 180' max.	18' min., no max.	18' min., no max.	n/a
Lot Depth	n/a	80' min.	60' min., 200' max.	60' min., 200' max.	no min., 180' max.	no min., no max.	no min., no max.	n/a
Lot Coverage (%)	n/a	60% max.	70% max.	70% max.	no max.	80% max.	90% max.	70% max.

3. Proposed Form-Based Code



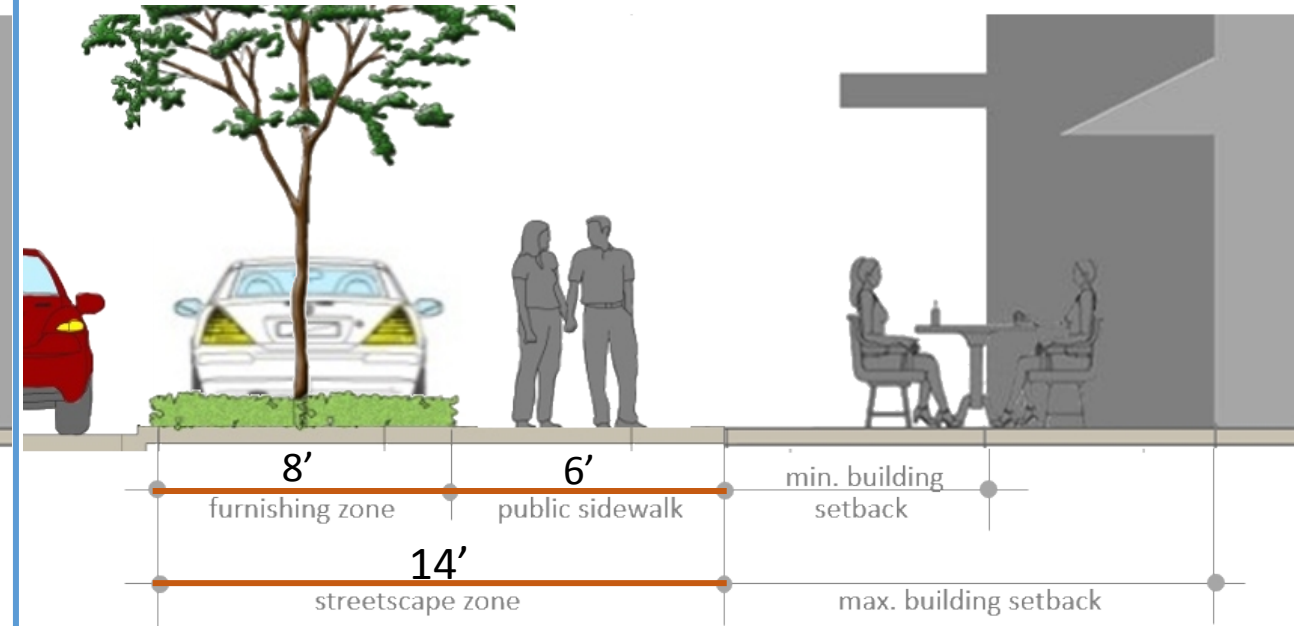
Streetscape Zone



Vine Street
Hoagland Boulevard
Martin Luther King, Jr. Blvd
Dyer Boulevard

Thacker Avenue
John Young Parkway
Main Street
Broadway Street

Neptune Road
Michigan Avenue
Emmett Street



All other streets

3. Proposed Form-Based Code

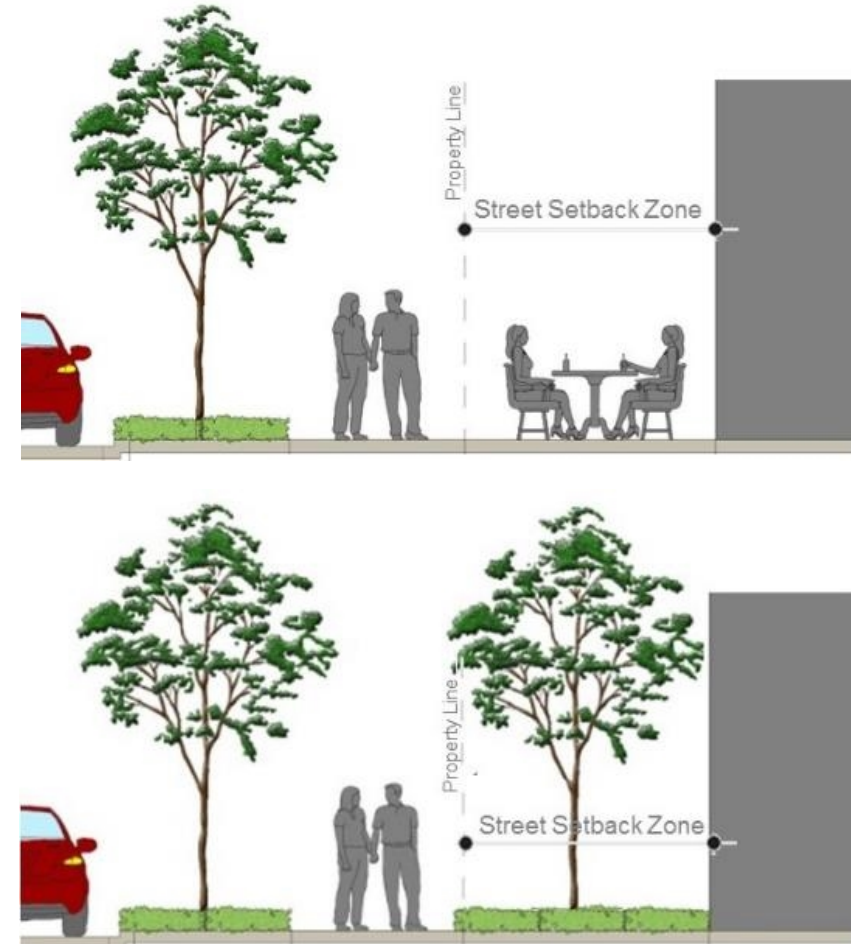


Streetscape Zone

- ❑ Due to the lack of ROW, some developments will be required to dedicate an easement to the City to accommodate such zone.
- ❑ The reconstruction of the Streetscape Zone shall be the responsibility of the development applicant, if located along a City road. For County and State roads, the developer is only required to provide the easement.



Setback Zone



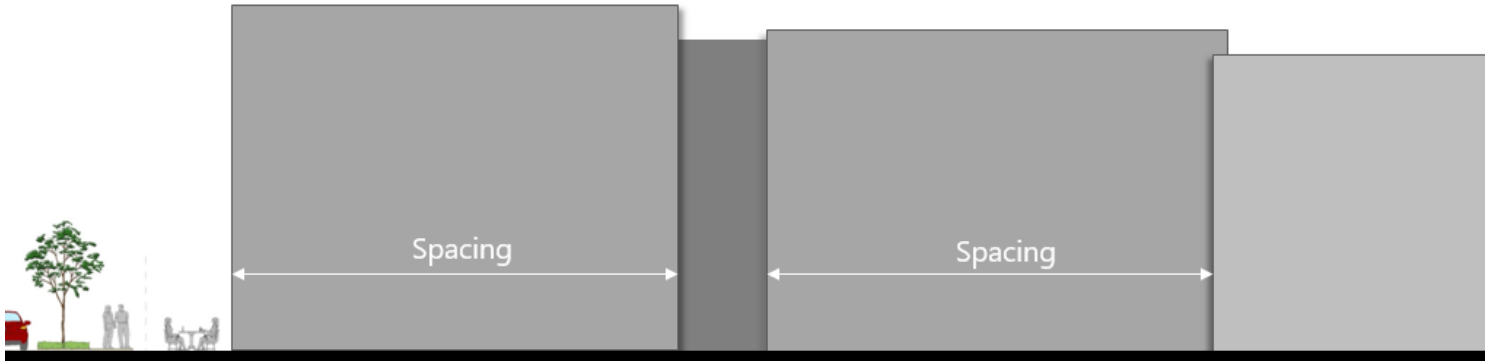
3. Proposed Form-Based Code



Building Massing

	T-3	T-4 (O & R)	T-5 (U & M)	T-6
Building Length	75' max.	NA	NA	NA
Articulation Spacing	Every 30'	Every 50'	Every 75'	Every 75'
Projection/Recess Depth	2' min.	3' min.	3' min.	3' min.

~~A wall surface shall be no longer than 50 feet without a recess or offset measuring at least 20 feet in depth and one-quarter of the building in length or a series of recesses or offsets, at intervals not more than 40 feet, that vary the depth of the building wall by a minimum of four feet. Not less than 25% of the building wall shall be varied this way.~~

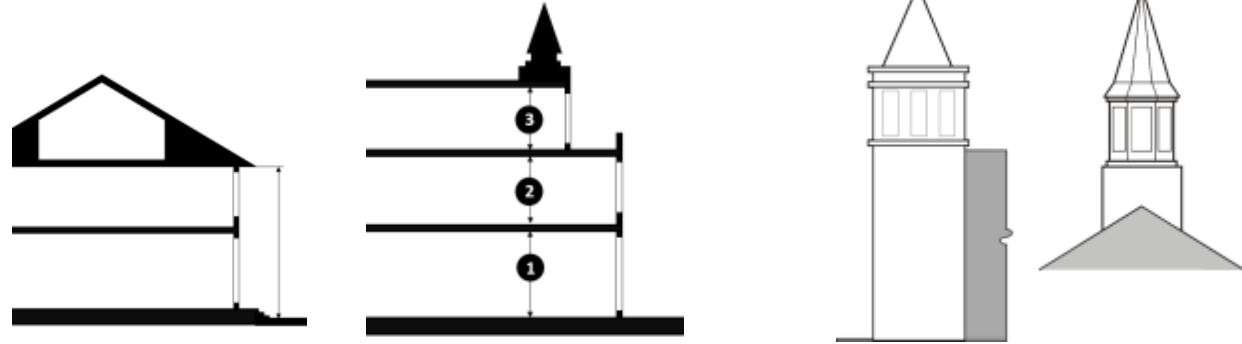


3. Proposed Form-Based Code



Building and Floor Height

- Building >4 stories shall step back a minimum of 10' after the 4th story or provide façade articulation to differentiate the base 4 stories of the building from the top



		T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Building Height									
Minimum Building Height	F	n/a	14'	16'	16'	22'	22'	22'	16'
Maximum Building Height		1 stories	3 stories	3 stories	3 stories ³	5 stories ⁴	5 stories (+3 bonus)	8 stories	10 stories
Ground Floor Elevation ⁶ (above sidewalk or finished grade)	G	n/a	24" min.	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)
Ground Floor Ceiling Height ⁵	H	n/a	9' min	9' min.	12' min.	12' min.	12' min.	12' min.	12' min.
Upper Floor(s) Ceiling Height ⁵	I	n/a	9' min	9' min	9' min	9' min.	9' min.	9' min	9' min

3. Proposed Form-Based Code



Building Frontage Design



(i) Description		
The front façade of the building is located between the minimum and maximum setback lines, inclusive, and shall include a canopy or awning element along most of the frontage. Appurtenances may not encroach into the public right-of-way, except along Broadway where frontage elements may encroach into the public right-of-way barring any additional restrictions by the public entity that has control over the public right-of-way.		
(ii) Size		
Distance between Glazing	2' max.	A
Door Recess	5' max.	B
(iii) Canopy or Awning		
Depth	6' min.	C
Width, Cumulative	70% of façade width min.	
Setback from Curb	2' min.	D
Height, Clear	8' min.	E
(iv) Miscellaneous		
Doors may be recessed if the façade is at the minimum setback line.		
Open ended awnings are encouraged.		
Rounded and hooped awnings are discouraged.		

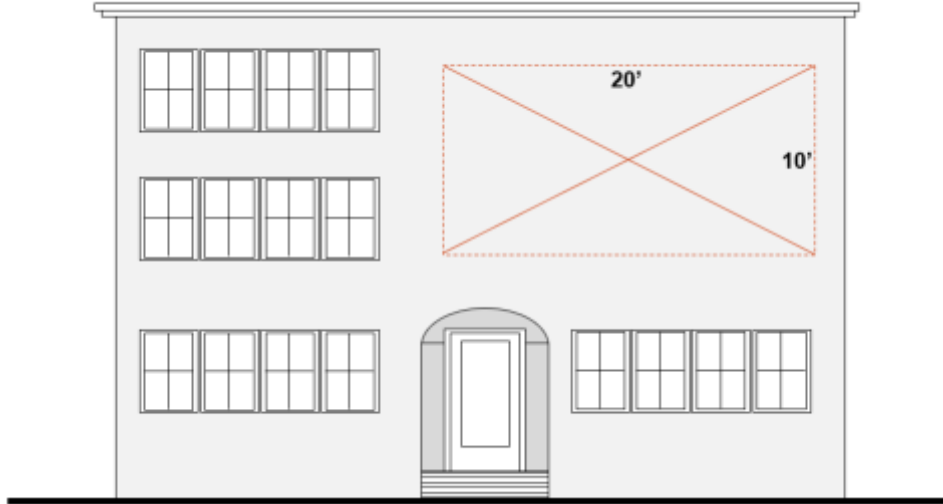


	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Allowed Encroachments								
Allowed Frontage Types	n/a	Porch, Stoop	Forecourt, Porch, Stoop	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	n/a

3. Proposed Form-Based Code



Façade Articulation



Facades facing a street or public space shall not exceed 20 horizontal feet and 10 vertical feet without including at least 1 of the elements listed below:

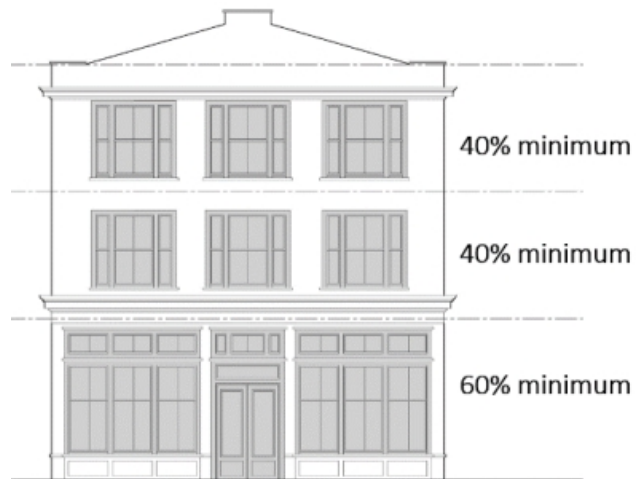
- Storefront awnings/marquees, galleries, arcades, forecourts, stoops, or porches
- Overhangs of no less than three feet in depth
- Raised cornice/parapets over a door
- Expression line between floors
- An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches
- Peaked roof forms
- Clock or bell towers
- Balconies
- Windows or doors
- Any other treatment that meets the intent of this section and is approved during the review of the development plan



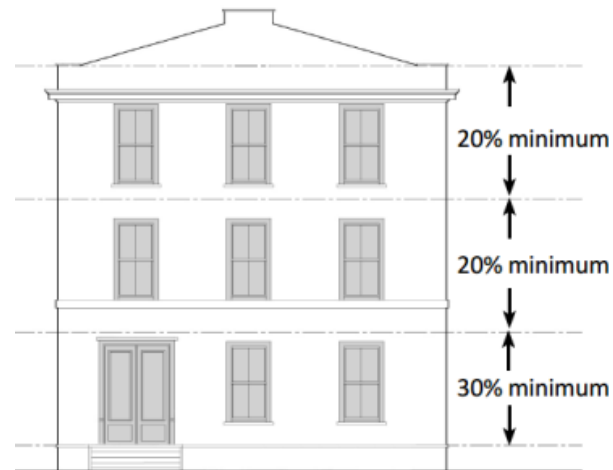
3. Proposed Form-Based Code



Doors and Windows



Broadway and Primary Streets



All Other Streets



3. Proposed Form-Based Code



Service Areas and Mechanical Equipment



3. Proposed Form-Based Code



Service Areas and Mechanical Equipment



3. Proposed Form-Based Code



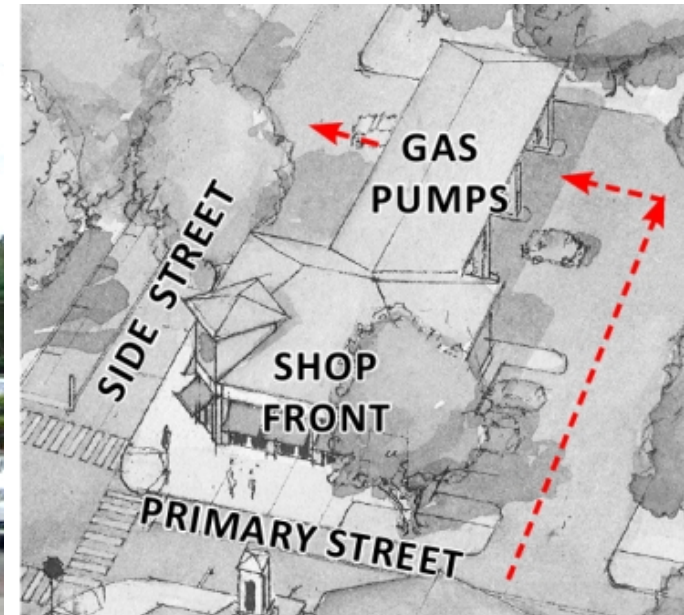
Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses



3. Proposed Form-Based Code



Specific Uses

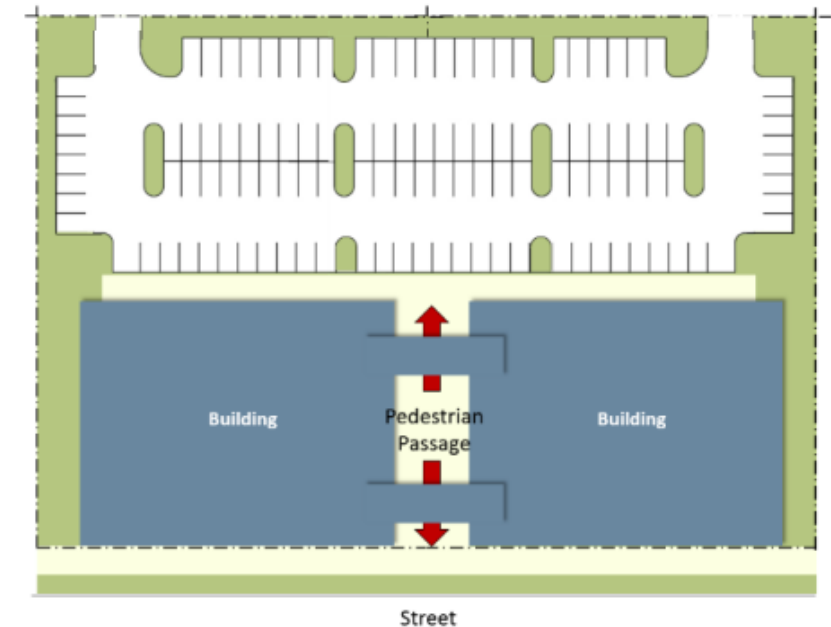


3. Proposed Form-Based Code



Access & Circulation

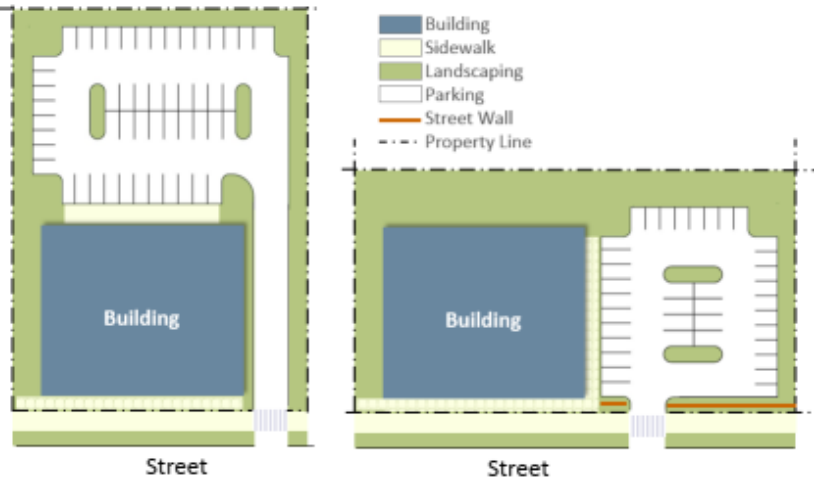
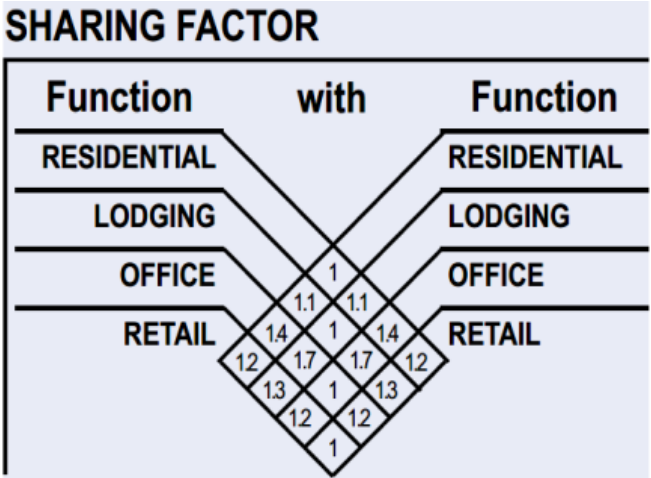
- ❑ Minimize curb cuts – require cross-access easements
- ❑ Direct access from public sidewalk and from rear parking
- ❑ Different surface material for pedestrian walkways
- ❑ Developments of 50,000 gross square feet or more may be required to provide access for on-site public transit



3. Proposed Form-Based Code



Parking Requirements

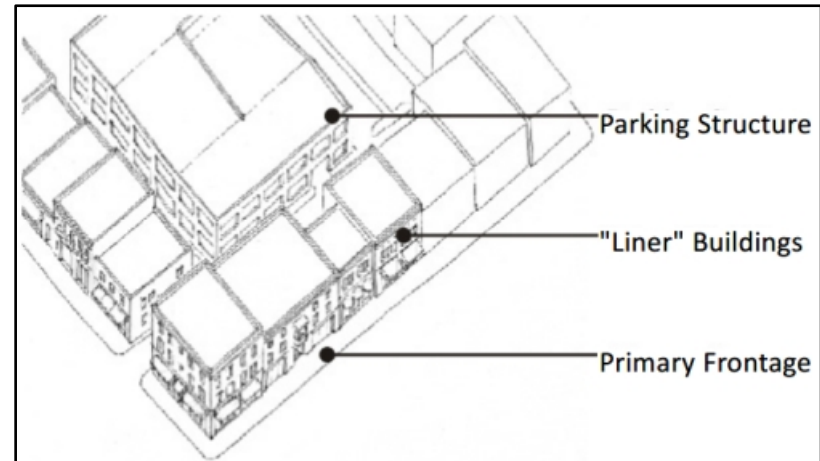


Parking lots shall be masked from the frontage by a liner building or street wall

3. Proposed Form-Based Code



Parking Requirements



Liner buildings help hide parking structures and maintain an urban streetscape.

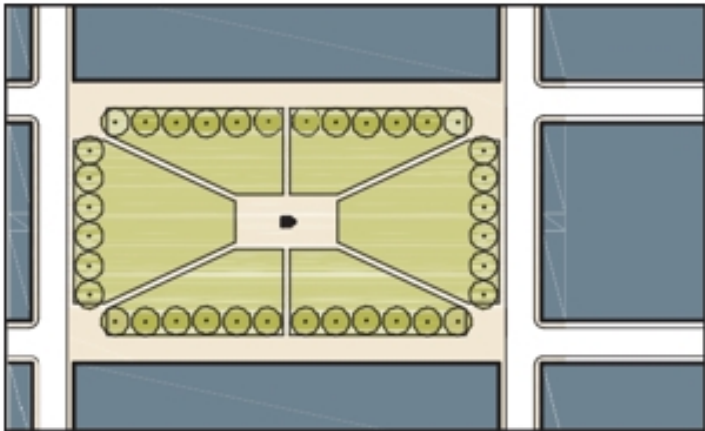
3. Proposed Form-Based Code



Civic Buildings and Open Space

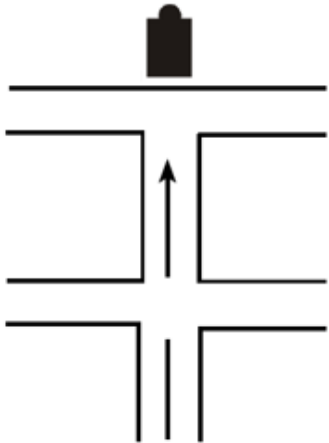


Green

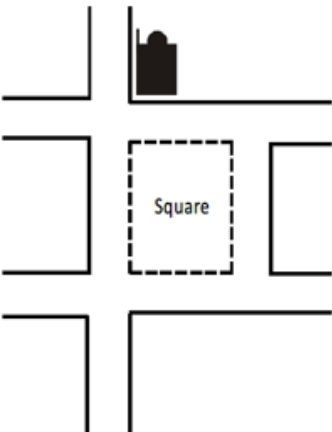
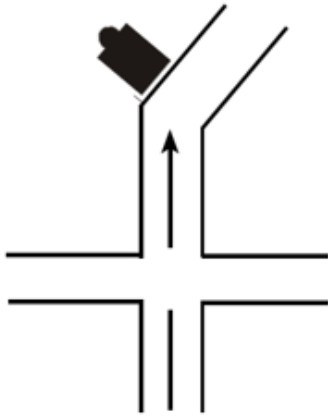


Square

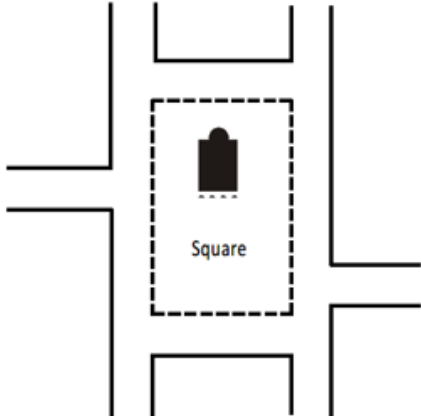
Type	Typical Size	T1	T3	T4-R T4-O	T5-M T5-U	T6	SD
Park	min. 2 acres	X	X				
Green	0.25 to 2 acres		X	X	X	X	
Square	1,000 sf to 2 acres			X	X	X	X
Plaza	1,000 sf to 2 acres				X	X	X
Playground	1,000 sf to 1 acre	X	X	X	X	X	X



The Civic Building terminates the view of a street.



The Civic Building anchors the square at a prominent corner.



The Civic Building anchors the space from within the square.

3. Proposed Form-Based Code



Civic Buildings and Open Space



3. Proposed Form-Based Code



Landscape Standards



3. Proposed Form-Based Code



Stormwater Management



3. Proposed Form-Based Code



Bonuses

- ❑ Mixed-Use
- ❑ Affordable Housing
- ❑ Public Open Space
- ❑ Parking Garages



4. NEXT STEPS



4. Next Steps



PAB Workshop

City Commission Briefings

Adoption Hearings

Training





QUESTIONS?

TITLE XIV: LAND DEVELOPMENT CODE

CHAPTER 14-1: INTRODUCTION	v
CHAPTER 14-2: TERMS DEFINED.....	v
CHAPTER 14-3: DEVELOPMENT REVIEW BOARDS AND PROCEDURES.....	v
CHAPTER 14-4: ZONING.....	v
CHAPTER 14-5: DOWNTOWN AND VINE STREET FORM-BASED CODE	6
14-5-1. Purpose.	6
14-5-2. The Regulating Plan.....	6
14-5-3. Special Requirements Plan	9
14-5-4. Transect Zones Established.....	11
A. T1, Natural	11
A. T3, Edge.....	12
A. T4-R, Neighborhood Restricted	14
A. T4-O, Neighborhood Open	16
A. T5-U, Mixed-Use Urban Corridor.....	18
A. T5-M, Mixed-Use Center	20
B. T6, Waterfront	1
C. SD, Special District.....	3
14-5-5. Block Standards.....	5
14-5-6. Site Standards	6
A. Permitted Uses.....	6
B. Accessory and Temporary Uses and Structures.....	8
C. Site Dimensional Standards	9
D. Building Setbacks.....	12
E. Streetscape Zone	12
F. Front and Street Side Building Setback Zone Design	13
14-5-7. Building Standards.....	16
A. Building Massing	16
B. Building and Floor Height.	17
C. Building Frontage Buildout.....	21
D. Building Frontage Design.	22
E. Façade Articulation.....	30
F. Doors and Windows	30
G. Building Materials.	31
H. Foundation Screening.	32
I. Service Areas & Mechanical Equipment.....	32

14-5-8.	Supplemental Site and Building Standards	34
A.	Gas Stations.....	34
B.	Drive-through Facilities.....	35
C.	Auto Sale, Lease or Repair, Carwash.....	36
D.	Large Footprint Buildings.....	37
E.	Civic Buildings	37
14-5-9.	Access, Circulation and Parking Requirements.....	40
A.	Access and Circulation.	41
B.	Parking Requirements	43
C.	Parking Garages	45
D.	Parking Lot and Pedestrian Area Lighting.....	46
14-5-10.	Civic Open Space Requirements	47
A.	General.	47
B.	Types of Civic Open Space.	47
C.	Guidelines.	48
14-5-11.	Landscape, Buffers and Screening Standards	49
A.	Front Yard Landscaping	49
B.	Landscape Materials	49
C.	Parking Lot Landscaping	49
D.	Street Trees [FROM MANUAL, PG 44-45]	50
E.	Buffers.....	51
F.	Street Walls/Fences	51
14-5-12.	Stormwater Management.....	52
A.	General Standards	52
B.	Design Criteria.....	52
14-5-13.	Development Bonuses	53
A.	Improvements Eligible for Bonuses	53
B.	Building Height Next to Residential.....	55
C.	Review and Approval.....	55
14-5-14.	Flexibility.....	55
A.	Project of Significance to the City	55
B.	Small Lots	55

ADD DESCRIPTIONS TO ALL GRAPHICS

List of Figures

Figure 5 - 1: Regulating Plan	7
Figure 5 - 2: Special Requirements Plan	10
Figure 5 - 3: Image of the T1 Natural zone.....	11
Figure 5 - 4: Example of Development in T3.....	12
Figure 5 - 5: Examples of appropriate building types within the T3 Edge zone	13
Figure 5 - 6: Example of Development in T4-R.....	14
Figure 5 - 7: Examples of appropriate building types within the T4-R Neighborhood - Restricted zone	15
Figure 5 - 8: Example of Development in T4-O	16
Figure 5 - 9: Examples of appropriate building types within the T4-O Neighborhood Open zone.....	17
Figure 5 - 10: Example of Development in the T5-U zone	18
Figure 5 - 11: Examples of appropriate building types within the T5-U Mixed-Use Urban Corridor zone	19
Figure 5 - 12: Example of Development in T5-M.....	20
Figure 5 - 13: Examples of appropriate building types within the T5-M Mixed-Use Center zone	21
Figure 5 - 14: Example of Development in T6.....	1
Figure 5 - 15: Examples of appropriate building types within T6	2
Figure 5 - 16: Examples of a Hospital Development in SD.....	3
Figure 5 - 17: Examples of appropriate building types within the SD Special District zone.....	4
Figure 5 - 18: Improving Connectivity with Site Driveways	5
Figure 5 - 19: Examples of Vehicular and Pedestrian Passages.....	6
Figure 5 - 20: Building Setbacks and Building/Floor Height.....	9
Figure 5 - 21: Parking Setbacks	Error! Bookmark not defined.
Figure 5 - 22: Building Setbacks	12
Figure 5 - 23: Sidewalk Zone and Setback Zone.....	13
Figure 5 - 24: Connecting Existing and New Sidewalks	13
Figure 5 - 25: Examples of Street Setback Zone Activity	14
Figure 5 - 26: Street Hierarchy	15
Figure 5 - 27: Massing	16
Figure 5 - 28: Example of Building and Roof Articulation.....	17
Figure 5 - 29: Small Footprint Tower (top) and Cupola (bottom)	17
Figure 5 - 30: Height Step-Back.....	17
Figure 5 - 31: Setback Options Abutting Single-Family Residential Zoning.....	19
Figure 5 - 32: Examples of Small Footprint Towers / Cupolas	20
Figure 5 - 33: Building Frontage.....	21
Figure 5 - 34: Exceptions to the Building Frontage	21
Figure 5 - 35: Gateway Feature.....	22
Figure 5 - 36: Shopfronts.....	23
Figure 5 - 37: Anatomy of a Shopfront	24
Figure 5 - 38: Examples Shopfronts	25
Figure 5 - 39: Galleries/Arcades.....	26
Figure 5 - 40: Forecourts	27
Figure 5 - 41: Stoops.....	28
Figure 5 - 42: Porches.....	29
Figure 5 - 43: Color Bands	30
Figure 5 - 44: Façade fenestration.....	31
Figure 5 - 45: Material or Color Changes.....	32

Figure 5 - 46: Service Area Screening	32
Figure 5 - 47: Mechanical Equipment Screening	33
Figure 5 - 48: Rooftop Units Screening	34
Figure 5 - 49: Gas station with ground-floor shopfront that defines the frontage of the lot.	34
Figure 5 - 50: Service Station Examples	35
Figure 5 - 51: An appropriately-sited drive-throughs	35
Figure 5 - 52: Exterior Drive-Through Facilities	36
Figure 5 - 53: Interior Drive-Through Facilities	36
Figure 5 - 54: Auto Repair Facility	37
Figure 5 - 55: Auto Sales Facilities	37
Figure 5 - 56: Placement of Civic Buildings	38
Figure 5 - 57: Examples of Civic Buildings	38
Figure 5 - 58: Vehicular Site Access	41
Figure 5 - 59: Joint Use Driveways/Cross-Access.	42
Figure 5 - 60. Pedestrian Linkages	43
Figure 5 - 61: Parking Location	44
Figure 5 - 62: Parking Overhang	44
Figure 5 - 63: Sharing Factor	45
Figure 5 - 64: Parking Garages and Liner Buildings	45
Figure 5 - 65: Liner Building Placement	46
Figure 5 - 66: Examples of Civic Spaces	47
Figure 5 - 67: Examples of Civic Open Spaces	48
Figure 5 - 68: Planters Adjacent to Buildings	49
Figure 5 - 69. Street Wall Examples	51
Figure 5 - 70. Street Wall Landscaping Examples	52
Figure 5 - 70. Examples of Public Open Space	54

List of Tables

Table 5 - 1: Permitted Uses	6
Table 5 - 2: Transect Zone Dimensional Standards	10
Table 5 - 3: Building Massing	16
Table 5 - 4: Civic Open Spaces	48

CHAPTER 14-1: INTRODUCTION

[* * *]

CHAPTER 14-2: TERMS DEFINED.

[* * *]

CHAPTER 14-3: DEVELOPMENT REVIEW BOARDS AND PROCEDURES

[* * *]

CHAPTER 14-4: ZONING

[* * *]

DRAFT

CHAPTER 14-5: DOWNTOWN AND VINE STREET FORM-BASED CODE

14-5-1. Purpose.

The purpose of the form-based regulations is to:

- A. Promote transit-oriented design;
- B. Encourage infill development;
- C. Facilitate the aggregation of lots;
- D. Encourage and promote redevelopment on underdeveloped sites;
- E. Foster a relationship between new development and existing and proposed transit stop locations and their proximity to the SunRail Facilities in Kissimmee and Osceola County.
- F. Implement the Downtown Community Redevelopment Area (CRA) and Vine Street CRA Master Development Plans.

[ALREADY ADDRESSED IN 14-7-31.H. SUBSECTIONS (F) AND (G) MOVED TO 14-5-6]

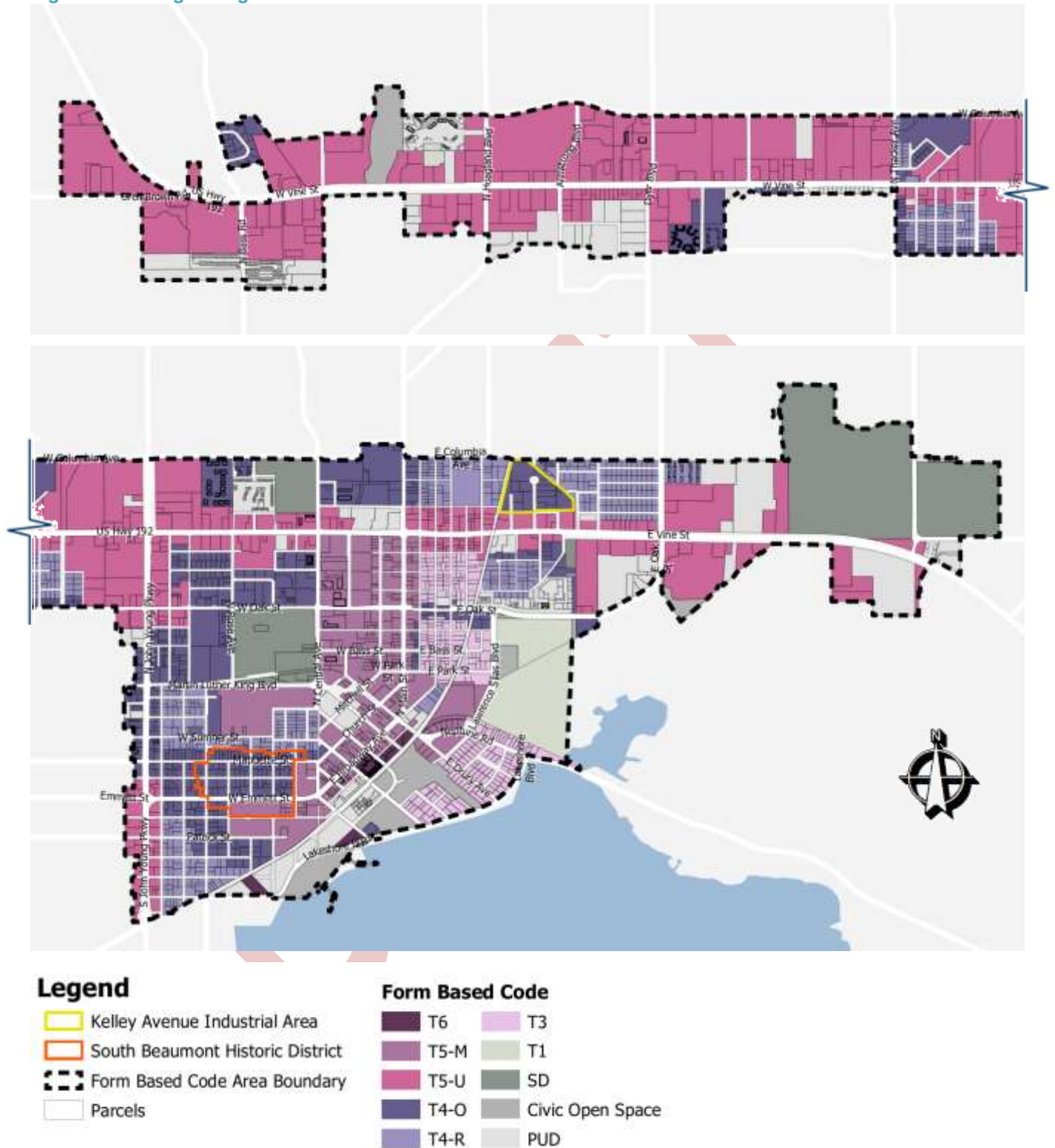
14-5-2. The Regulating Plan

Great cities feature a variety of building types and street scenes that differ from center to edge. The center of a city is usually developed in a more intense, mixed-use manner with formal public gathering spaces; the edge areas are usually less intense, less formal and more private in nature. This delicate gradient from center to edge provides a variety of destinations and places to live and work.

The Form-Based Code uses the Regulating Plan (incorporated into the City's zoning map and shown in **Figure 5-1**) to designate Transect Zones (T-zones) and one Special District, each with varying urban characteristics, calibrated to fit with the envisioned future context. The following sections show the intent of each T-zone. The Regulating Plan also depicts areas currently used for public parks (Civic/Open Space) and sites currently approved for Planned Unit Development.

- A. Areas shown as OS (Open Space) in the Transect Plan are **subject to the use and dimensional standards of the Open Space zoning district (see Chapter 14-4) and Section 14-5-10.**
- B. New Planned Unit Development zoning districts shall not be allowed within the Form-Based Code area. Owners of existing PUDs may voluntarily rezone their properties to a transect zone.

Figure 5 - 1: Regulating Plan



NOTE: Map provided for illustrative purposes. Please refer to the City's Official Zoning Map for the most current transect zone designations.

DRAFT

14-5-3. Special Requirements Plan

The Regulating Plan (**Figure 5-1**) works hand in hand with the Special Requirements Plan (see **Figure 5-2**). These two documents depict areas subject to the following requirements:

- A. Required Retail Frontage** (depicted in the Special Requirements Plan): A ground floor retail (or restaurant) shopfront with marquee, awning, canopy, gallery, or arcade is required along the lot frontages shown on the map (Broadway and nearby streets). See requirements for shopfronts in **Section 14-5-7.D.1** (Shopfront).
- B. Required Awning, Canopy, Marquee, Gallery or Arcade** (depicted in the Special Requirements Plan): A marquee, awning, canopy, gallery or arcade is required along this lot frontage. See requirements for these elements in **Section 14-5-7.D** (Building Frontage Design).
- C. Historic District** (depicted in both): The provisions of this chapter shall apply to properties within the South Beaumont Historic Overlay District unless they are in conflict with the Overlay District Design Standards. In such cases, the Overlay standards shall apply.
- D. Parking Exemption Area** (depicted in the Special Requirements Plan): Off-street parking requirements shall not apply to this area.
- E. Terminated Vista** (depicted in the Special Requirements Plan): A building marked as a terminated vista on the Special Requirements Plan may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices. See cupola/tower requirements in **Section 14-5-7.B.1.a**.
- F. Kelley Avenue Industrial Area** (depicted in the Regulating Plan). This area contains a cluster of industrial uses. Even though the area is designated T4-O, the uses allowed in the IB zoning district will continue to be allowed in this area. Any new development or redevelopment in this area, however, shall meet the site and building standards contained in this Chapter.



Scene along Broadway

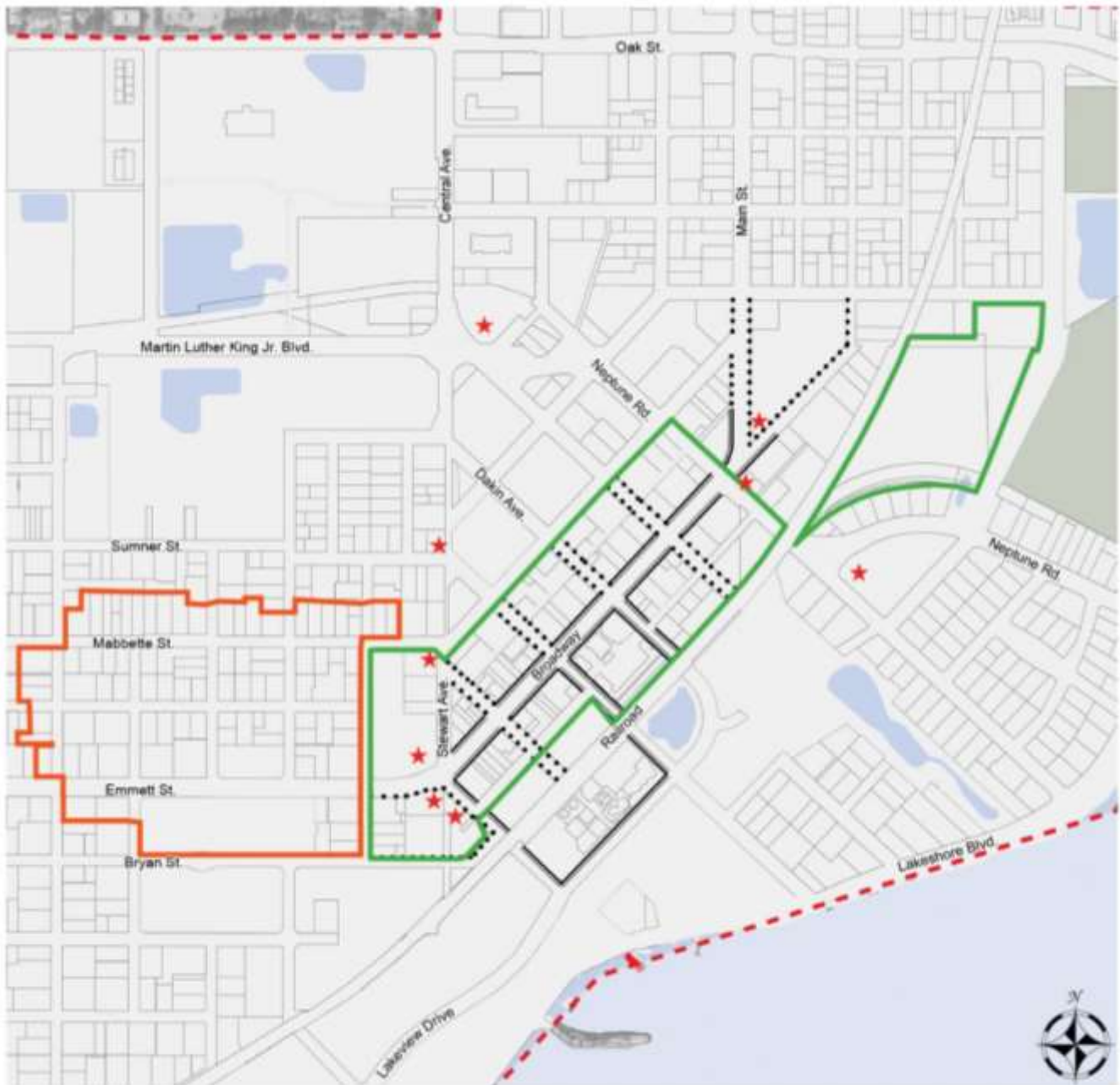


Awnings, canopies and marquees



Historic property

Figure 5 - 2: Special Requirements Plan



LEGEND

- | | |
|---|---|
|  Required Retail Frontage |  Downtown Form-Based Code Boundary |
|  Required Awning, Marquee, Gallery or Arcade |  South Beaumont Historic District |
|  Terminated Vista |  Parking Exemption Area |

14-5-4. Transect Zones Established

This section establishes the transect zones.

T1

NATURAL

A. T1, Natural

This zone consists of property that is primarily open space, native habitat and wetlands. Development within this area is limited to preserve the natural character. Limited boardwalk and other trails as well as trailheads may be provided in order to access the area for recreational purposes.

Figure 5 - 3: Image of the T1 Natural zone



T3

EDGE

A. T3, Edge

This zone encompasses the predominately residential older neighborhoods with detached single-family homes on the edge of downtown. The zone intends to maintain the stability of these neighborhoods and to retain key features of walkability with shallow setbacks and front porches within conversation distance of the sidewalk.

Figure 5 - 4: Example of Development in T3



T3

EDGE

Figure 5 - 5: Examples of appropriate building types within the T3 Edge zone



A cottage with front porch and a shallow setback. Plantings along the sidewalk maintain the spatial definition of the street



A modest single family home with front porch



A single-family house with a picket fence and plantings marking the front lot boundary



A single family detached house with a porch within conversation distance of the sidewalk



A picket fence marks the front property boundary



A two-story single family detached home with front porch

A. T4-R, Neighborhood Restricted

Located within a short walk of the commercial area, this zone encompasses Kissimmee's historic and older residential neighborhoods. The zone exemplifies a mix of residential types in a pedestrian-oriented urban form.

Figure 5 - 6: Example of Development in T4-R



T4-R

NEIGHBORHOOD RESTRICTED

Figure 5 - 7: Examples of appropriate building types within the T4-R Neighborhood - Restricted zone



Closely spaced detached single family homes. A shallow front setback and strong cornice line create a more urbane streetscape



Differing lot widths support a mix of housing types and sizes along the same street, providing a diversity of housing price points



Townhouses with two-story balconies. A modest front yard setback allows for additional landscaping



Single family homes on small lots are part of the housing mix in this zone



A small apartment building, designed to look like a large house, is a good neighbor to single family homes

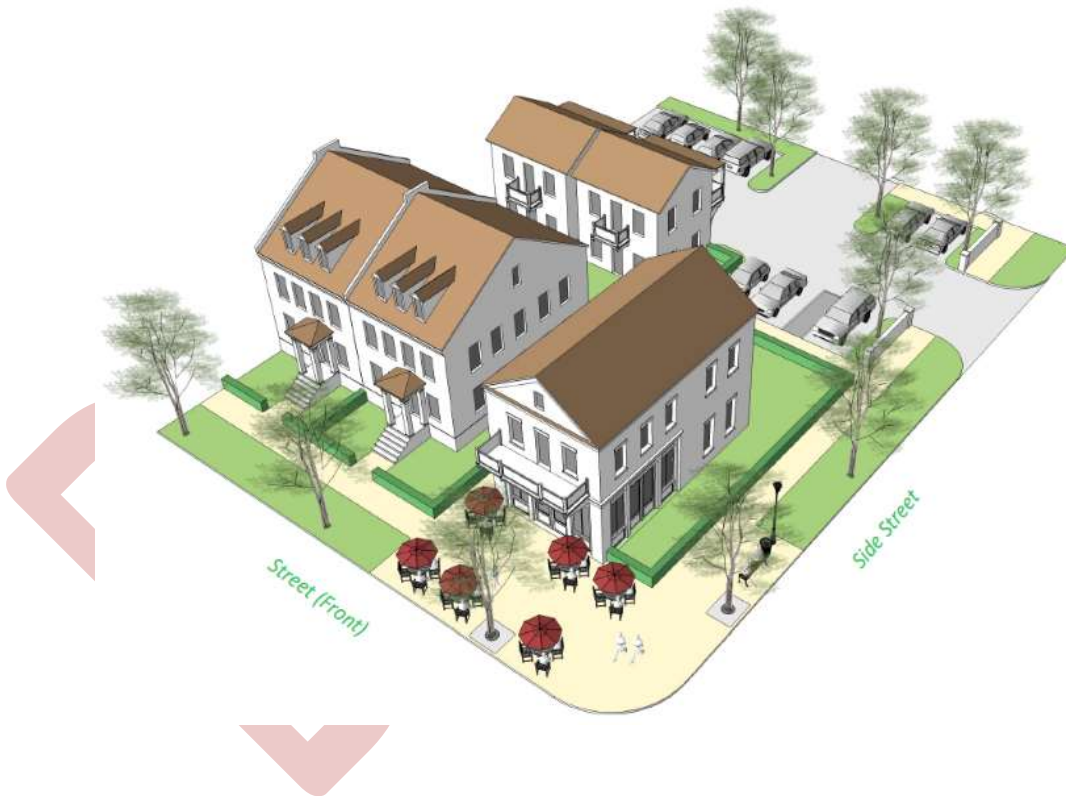


Townhouses forming a well-defined street edge and adding to the housing mix in this Transect Zone

A. T4-O, Neighborhood Open

Located within a short walk of the main street, this zone encompasses Kissimmee's historic and older neighborhoods where some residential uses have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and the lower intensity residential areas behind those corridors. The zone consists of a mix of uses in a pedestrian-oriented urban form. Buildings may be attached or detached with front façades located close to the sidewalk.

Figure 5 - 8: Example of Development in T4-O



T4-O

NEIGHBORHOOD OPEN

Figure 5 - 9: Examples of appropriate building types within the T4-O Neighborhood Open zone



A single-family house repurposed to a commercial use



Front Façades and porches close to the street



A repurposed residential front yard



Live/Work units with commercial uses on the ground floor and residential above



A converted residential home with rear parking



Storefronts with shallow front setbacks allow for additional landscaping and create a transition from the urban core to residential neighborhoods

A. T5-U, Mixed-Use Urban Corridor

This zone is primarily located along Vine Street. The purpose of this zone is to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street CRA Master Plan.

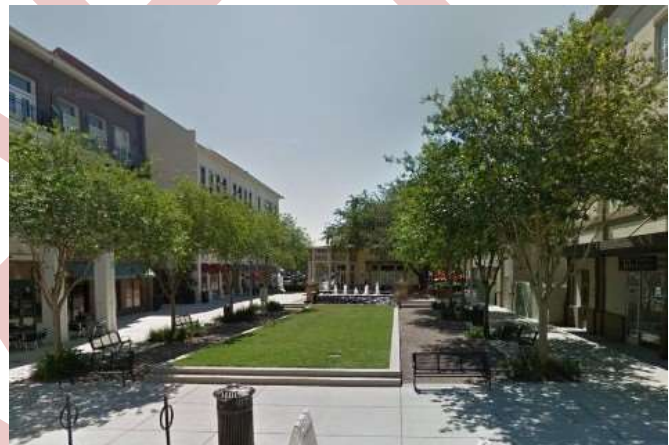
Figure 5 - 10: Example of Development in the T5-U zone



T5-U

MIXED-USE URBAN CORRIDOR

Figure 5 - 11: Examples of appropriate building types within the T5-U Mixed-Use Urban Corridor zone



A. T5-M, Mixed-Use Center

This zone encompasses the center of downtown Kissimmee. Priority is placed on optimizing the built environment for increased walkability and creating a vibrant atmosphere that embraces the historic character of Kissimmee's main street.

To maximize vibrancy and walkability, this zone permits greater development intensity and a mix of uses, with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from public view.

Figure 5 - 12: Example of Development in T5-M



T5-M

MIXED-USE CENTER

Figure 5 - 13: Examples of appropriate building types within the T5-M Mixed-Use Center zone



Mixed-use buildings with simple basic massing, well-designed shopfronts, and architecturally rich details



A single-story commercial building with a generous ceiling height



Taller ground to ceiling heights on the first floor provide flexibility for commercial use and a comfortable adjacent space for pedestrians



A shopfront building with pedestrian protection from sun and rain provided by a two-story gallery.



Large shopfront windows provide interesting views for pedestrians, allow retail shops to display their wares, and let in natural light



Mixed-use building with well-defined street edge. Horizontal articulation breaks the building into several distinct sections.

B. T6, Waterfront

This zone is primarily located along Lakefront Park. Priority is placed here on optimizing the physical characteristics of the built environment to maximize the benefits afforded by the park.

To maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park.

Figure 5 - 14: Example of Development in T6



Figure 5 - 15: Examples of appropriate building types within T6



Office building with ground floor retail.



Rendering of the Mosaic at Lake Toho development in Kissimmee



Taller floor-to-ceiling heights on the ground floor are more supportive of commercial uses



Horizontal and vertical facade articulation divides the large, single building mass into more human-scaled modules



Larger building sizes allow for full-sized grocery stores to be located in the ground floor retail space of mixed-use buildings



Aerial of mixed-use development. Buildings lining the street. Parking in the rear.

C. SD, Special District

Due to the unique use and large scale nature of campus-type facilities such as schools and hospitals, more design flexibility is allowed within the SD zone than in other districts. The goal of the SD zone standards is to accommodate these large-scale uses while contributing to the urban setting of downtown Kissimmee.

Where possible, based on the nature of the facility, buildings will define the edges of streets and public spaces to create pedestrian and bike-friendly spaces. However, greater flexibility and variety in urban form is given to accommodate the diverse needs of the users. Taller buildings are permitted in these zones to maintain a proper proportional relationship with larger-scale public open spaces and thoroughfares and to accommodate the needs of the uses. Designs must ensure that connections to the pedestrian system are safe.

Figure 5 - 16: Examples of a Hospital Development in SD



Figure 5 - 17: Examples of appropriate building types within the SD Special District zone



Larger setbacks are permitted in this Transect Zone although the Primary Entrance is still required on the Front Façade



The building is brought to the street while still accommodating vehicular drop-off access at the front door



A portion of this building reaches the sidewalk while another portion is set behind a plaza



A modest setback and transparent facade enables this building to have some engagement with the street



A public school designed to contribute to the urban form.



This school building fits its urban context by defining the street edge and providing an engaging pedestrian experience.

14-5-5. Block Standards

The regulation of block size is a fundamental component of a code to achieve good urban form and transportation connectivity. Shorter blocks improve the pedestrian experience as well as foster a street network grid that supports the efficient distribution of automobile traffic. The urban core of the City generally displays a gridded network, which shall be maintained and improved. If existing streets are vacated to allow the aggregation of smaller blocks into mega-blocks, alternative vehicular connections shall be provided. Furthermore, proposed developments shall be required to increase connectivity in the area by meeting the maximum block size provisions listed in Table 5-2 and the following:

- A. Culs-de-sac and dead-end streets are not allowed, unless physical conditions provide no practical alternative.
- B. Proposed development sites that do not encompass an entire block but are within a block that exceeds the maximum block perimeter allowed, shall incorporate vehicular passages connecting streets, or connecting a street to adjacent sites (for future connection if not feasible at the time) to ensure a 660-foot maximum block length is not exceeded (see Figures 5-18 and 5-19). The vehicular passage may be a public street or private drive but shall be open for public passage to another street/drive, or to the adjacent site, which will be required to continue that street/drive. The purpose of this requirement is to improve vehicular and pedestrian connectivity within blocks that are longer than the standard noted above.
- C. Pedestrian passages to rear parking areas or streets, or to adjacent sites (for future connection) shall be provided every 300 feet, where applicable (see Figure 5-18). Where there is not a functional connection, a public plaza with a minimum width and depth of twenty (20) feet shall be created to break down the continuity of the block. The width of a pedestrian passage shall be no less than 20 feet.

Figure 5 - 18: Improving Connectivity with Site Driveways



Figure 5 - 19: Examples of Vehicular and Pedestrian Passages



Vehicular Connection



Pedestrian Passage

14-5-6. Site Standards

A. Permitted Uses

Table 5-1 lists the various types of uses allowed in the Form-Based Code area and identifies whether a use is Permitted (P), Conditional (C), or Not Permitted (N) within the noted Transect Zone. Uses not listed in Table 5-1 are prohibited.

Mixed-use developments are allowed in all zones, provided that the individual uses are all allowed in the zone. If one of the uses requires Conditional Use, the entire development shall undergo Conditional Use review.

All developments, regardless of the use classification, shall comply with the standards of this chapter and all other applicable chapters of the land development code.

Table 5 - 1: Permitted Uses [STAFF, THE TABLE SHOWS THE ENTIRE LIST OF USES, BUT WE WOULD PROPOSE TO DELETE ALL ROWS OF USES NOT ALLOWED IN THE FBC AREA]

	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
AGRICULTURAL USES									
Agricultural uses.		N	N	N	N	N	N	N	N
AIRPORT USES									
Airport-dependent uses		N	N	N	N	N	N	N	N
Airport-related uses		N	N	N	N	N	N	N	N
COMMERCIAL/RETAIL USES									
Consignment stores [COMBINE W/RETAIL?]		N	N	N	N	N	P	N	N
Drive through facilities with an allowed use	14-6-39 14-5-8.B	N	N	N	N	N	C	C	N
Nurseries and greenhouses.		N	N	N	N	N	N	N	N
Pawn Shop	5-7	N	N	N	N	N	C	N	N
Restaurants	14-6-9	N	N	N	C	P	P	P	C
Retail sales establishments		N	N	N	C	P	P	P	C
INDUSTRIAL USES									
Manufacturing, light*		N	N	N	N	N	C	N	N
Manufacturing, medium		N	N	N	N	N	N	N	N
Manufacturing, heavy		N	N	N	N	N	N	N	N

	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Wholesale trade establishments		N	N	N	N	N	N	N	N
CIVIC/INSTITUTIONAL USES									
Cemeteries		N	N	N	N	N	N	N	N
Churches		N	N	N	N	N	C	N	N
Civic, social clubs		N	N	N	N	C	C	N	N
Colleges and universities		N	N	N	N	C	C	C	P
Community centers.		N	N	N	N	C	C	C	N
Educational service establishments.		N	N	N	N	C	C	C	C
Hospitals		N	N	N	N	N	N	N	P
Institutional care facilities.		N	N	N	N	C	C	C	C
Libraries, museums and art galleries		N	N	N	N	P	P	P	P
Public uses		N	N	N	N	P	P	P	P
Schools, elementary and middle**		N	N	N	N	C	C	C	P
Schools, high.**		N	N	N	N	N	N	N	P
LODGING									
Bed and breakfast establishments.	14-6-35	N	N	N	C	C	N	N	N
Hotels and motels		N	N	N	N	C	P	P	N
MISCELLANEOUS USES									
Adult entertainment establishments		N	N	N	N	N	N	N	N
Environmental research/educational facilities		N	N	N	N	N	N	N	N
Heliports		N	N	N	N	N	N	N	N
Heliports, medical and law enforcement	14-6-6	N	N	N	N	N	N	N	C
Outdoor advertising signs		N	N	N	N	N	N	N	N
Rooming houses		N	N	N	N	N	N	N	N
Shelters/halfway houses		N	N	N	N	N	N	N	N
Water dependent uses not allowed as a permitted use		N	N	N	N	N	N	N	N
Water dependent uses in Lake Tohopekaliga		N	N	N	N	N	N	N	N
RECREATION USES									
Recreation areas, passive		P	P	P	P	P	P	P	P
Recreation, indoor		N	N	N	P	P	P	P	P
Recreation, outdoor		N	N	N	N	N	C	N	N
Recreation: Golf courses.		N	N	N	N	N	N	N	N
Recreation: Shooting ranges, Indoor		N	N	N	N	N	N	N	N
Recreation: Shooting ranges, Outdoor		N	N	N	N	N	N	N	N
RESIDENTIAL USES									
Accessory dwelling units	14-6-2	N	P	P	P	N	N	N	N
Community residential homes	14-6-38	N	N	P	P	N	N	N	N
Duplex dwellings	14-6-42	N	P	P	P	N	N	N	N
Mobile homes	14-6-40	N	N	N	N	N	N	N	N
Multiple family residential	14-6-42	N	N	C	C	P	P	P	P
Single family dwellings (detached)	14-6-42	N	P	P	P	N	N	N	N
Townhome	14-6-42	N	N	C	C	P	P	P	P
Triplex	14-6-42	N	N	C	C	P	P	P	N
SERVICE USES									
Car wash establishments		N	N	N	N	N	N	N	N
Communication service establishments	14-6-37	N	N	N	N	N	N	N	N
Day care centers		N	N	N	N	C	C	N	N
Equipment sales and leasing, heavy.		N	N	N	N	N	N	N	N
Equipment sales and leasing, light.		N	N	N	N	N	C	N	N

	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Financial institutions		N	N	N	N	P	P	P	N
Gasoline service stations.	14-5-8.A	N	N	N	N	N	C	N	N
Gasoline stations for fleet vehicles only.		N	N	N	N	N	N	N	N
Medical clinics		N	N	N	N	C	C	C	C
Mobile home & RV sale, rental, leasing		N	N	N	N	N	N	N	N
Motion picture production studio		N	N	N	N	N	N	N	N
Motor vehicle repair, heavy ⁽⁶⁾		N	N	N	N	N	N	N	N
Motor vehicle repair, light	14-5-8.C	N	N	N	N	N	C	N	N
Motor vehicle sales, rental and leasing of heavy commercial vehicles		N	N	N	N	N	N	N	N
Motor vehicle sales, rental and leasing of mopeds, scooters, and/or neighborhood electric vehicles (NEVs).	14-5-8.C	N	N	N	N	N	C	N	N
Motor vehicle sales, rental and leasing.	14-6-10 14-5-8.C	N	N	N	N	N	C	N	N
Occult science establishment		N	N	N	N	N	C	N	N
Office establishments		N	N	N	C	P	P	P	N
Parking garages, principal use		N	N	N	N	C	C	C	N
Parking lots (surface), principal use.		N	N	N	N	N	N	N	N
Repair service establishment, heavy		N	N	N	N	N	N	N	N
Repair service establishments, light		N	N	N	N	C	P	C	N
Research & development establishments		N	N	N	N	P	P	P	C
Service establishment, business		N	N	N	C	P	P	P	N
Service establishment, personal		N	N	N	C	P	P	P	N
Service establishments, Intensive.		N	N	N	N	N	N	N	N
Storage facilities, self-service.		N	N	N	N	N	C	N	N
Storage yards		N	N	N	N	N	N	N	N
Temporary Labor Service Establishments	14-6-44	N	N	N	N	N	N	N	N
Veterinary clinics		N	N	N	N	P	P	N	N
Warehouse		N	N	N	N	N	N	N	N
UTILITY USES									
Communication towers and facilities	1-6-37	N	N	N	N	N	C	N	N
Recycling collection centers.	14-6-41	N	N	N	N	N	N	N	N
Utility Facilities, Minor	14-6-46	N	N	N	C	C	C	C	C
TRANSPORTATION USES									
Bus depots		N	N	N	N	N	C	N	N
Rail, bus and taxi stations with no onsite vehicle storage and/or repair.		N	N	N	N	N	C	C	N
Rail Stations		N	N	N	N	N	N	P	N
Taxi Stations		N	N	N	N	N	N	N	N

* Industrial uses only allowed in the Kelley Avenue Industrial Area shown in the Special Requirements Map.

** Public and private schools within the Vine Street CRA. Public and private schools shall not be permitted within the Vine Street CRA unless there are 2,000 residential dwelling units that have received a certificate of occupancy to support a student population creating the demand for new facilities. This provision shall be evaluated with each review of the CRA Districts as required by the Comprehensive Plan.

B. Accessory and Temporary Uses and Structures

Accessory and temporary uses and structures shall meet the requirements of Chapter 14-6, Part I (Accessory Uses and Structures) and Part II (Temporary Uses), unless otherwise specifically

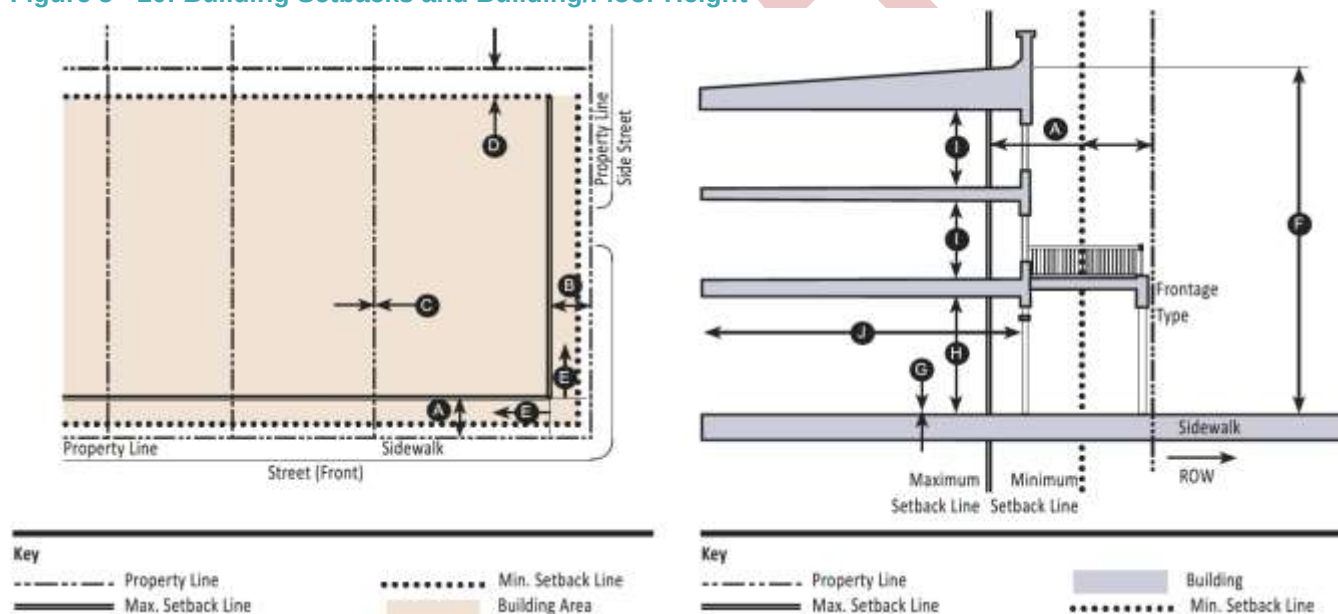
addressed in this chapter. Accessory structures visible from the right-of-way shall meet the site and building design standards of this chapter.

C. Site Dimensional Standards

The general intent of the transect zones is to ensure that the scale of the built form, formality of public spaces, and intensity of uses will vary throughout the community, and shall reduce in scale, formality and intensity further away from the core of the city.

Each transect zone has a different set of characteristics that correspond with building placement, building form, and frontage standards, all of which influence the level of walkability and vibrancy in a particular place. The standards for each transect zone are shown in Table 5-2 and explained in detail in the following sections. The following figures (5-19 and 5-20) depict the setback and height measurements.

Figure 5 - 20: Building Setbacks and Building/Floor Height



The figure on the left shows the location of setbacks on a typical site. The graphic on the right depicts building and floor height measurements on a typical building elevation. The letters represent the standards listed in Table 5-2.

Table 5 - 2: Transect Zone Dimensional Standards

	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Building Placement								
Front and Street Side Setbacks A	20' min.	12' min.	5' min. to 20' max.	5' min. to 20' max.	5' min. to 15' max. ²	10' min. to 20' max. ¹ +10' above 4 th floor	5' min. to 15' max. ¹	10' min. to 40' max.
Side Setback B	30' min.	8' min.	0' min. (attached) 5' min. (detached)	0' min. (attached) 5' min. (detached)	0' min.	5' min.	0' min. to 24' max.	10' min.
Rear Setback (lot or Alley) C	30' min.	10' min.	5' min.	5' min.	5' min.	5' min.	5' min.	10' min.
Frontage Buildout (Primary Street) (see Fig. 5-25)	n/a	40% min.	60% min.	60% min.	70% min.	60% min.	80% min.	40% min.
Frontage Buildout (All Other Streets)	n/a	30% min.	30% min.	30% min.	30% min.	30% min.	30% min.	30% min.
Lot and Block Standards								
Maximum Block Perimeter	n/a	2,400 linear ft.	2,000 linear ft.	2,000 linear ft.	2,400 linear ft.	2,000 linear ft.	3,000 linear ft.	4,000 linear ft.
Lot Width	n/a	48' min.	18' min., 200' max.	18' min., 200' max.	18' min., 180' max.	18' min., no max.	18' min., no max.	n/a
Lot Depth	n/a	80' min.	60' min., 200' max.	60' min., 200' max.	no min., 180' max.	no min., no max.	no min., no max.	n/a
Lot Coverage (%)	n/a	60% max.	70% max.	70% max.	no max.	80% max.	90% max.	70% max.
Building Height								
Minimum Building Height F	n/a	14'	16'	16'	22'	22'	22'	16'
Maximum Building Height	1 story	3 stories	3 stories	3 stories ³	5 stories ⁴	5 stories (+3 bonus)	8 stories	10 stories
Ground Floor Elevation ⁵ (above sidewalk or finished grade)	n/a	24" min.	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)	6" max. (Non-Resid.) 24" min. (Resid.)
Ground Floor Ceiling Height ⁶ H	n/a	9' min	9' min.	12' min.	12' min.	12' min.	12' min.	12' min.
Upper Floor(s) Ceiling Height ⁶ I	n/a	9' min	9' min	9' min	9' min.	9' min.	9' min	9' min
Allowed Encroachments								
Allowed Frontage Types	n/a	Porch, Stoop	Forecourt, Porch, Stoop	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	Shopfront, Forecourt, Stoop, Gallery/Arcade	n/a

Notes: See Section 14-5-8 for supplemental standards for gas stations, drive-through facilities, auto-related uses, and large footprint buildings.

1. Street façades must be built to the min. setback for the first 30' on a corner. **E**
2. 0' minimum along Broadway
3. 4 stories allowed along Emmett Street and Bryan Street for civic uses
4. 3 stories maximum for buildings fronting on Broadway (Special Requirements Plan)
5. See LDC Chapter 14-9-1 for properties in a special flood area.
6. Measured from finished floor to finished ceiling.

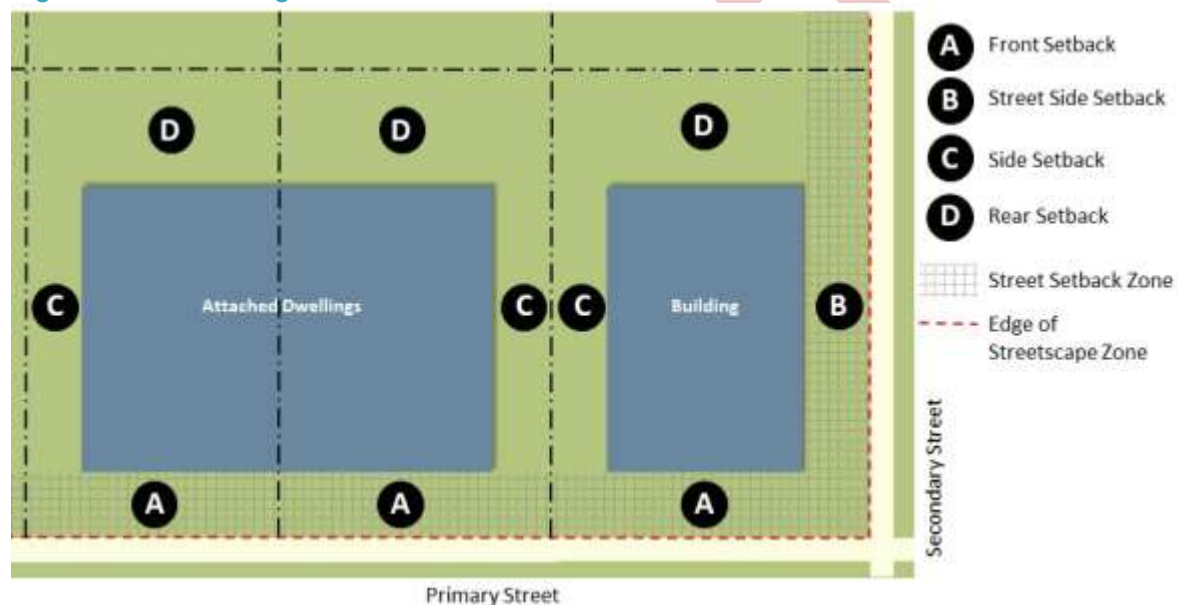
[NOT A GOOD IDEA TO HAVE DIFFERENT STANDARDS FOR EACH USE.]

D. Building Setbacks

The placement of a building on a site is critical to creating a coherent public realm. Urban development forms seek to support and foster pedestrian trips. Therefore, buildings need to be constructed in closer proximity to streets and sidewalks but not so close that the public realm is diminished. **Table 5-2** contains the required setbacks by transect zone and **Figure 5-22** shows the location of each of the required building setbacks. See **Section 14-5-7.C** and **Table 5-2** for building frontage buildout requirements, which are closely tied to the side setback requirements.

The front and street side setbacks shall be measured from the property line if there is enough room within the right-of-way to accommodate a Streetscape Zone as specified in **Subsection E** below. Otherwise, the building setbacks shall be measured from the edge of the Streetscape Zone.

Figure 5 - 21: Building Setbacks



E. Streetscape Zone

The space between the back of the curb and the back of the sidewalk is known as the Streetscape Zone and is intended to accommodate a public sidewalk and the furnishing zone (see **Figure 5-22**). Due to the lack of right-of-way to accommodate adequate Streetscape Zones along all streets, some development applicants will be required to dedicate an easement to the City to accommodate such zone. The reconstruction of the Streetscape Zone shall be the responsibility of the development applicant, if located along a City road. For County and State roads, the developer is only required to provide the setback. The design of the Streetscape Zone shall be as follows:

1. Sites located along Vine Street, Hoagland Boulevard, Martin Luther King, Jr. Boulevard, Dyer Boulevard, Thacker Avenue, John Young Parkway, **Main Street**, Broadway, Neptune Road, Michigan Avenue, and Emmett Street shall provide a 20-foot wide minimum streetscape zone, where there shall be a 12-foot sidewalk and an eight-foot furnishing zone. If on-street parking is provided, it may be interspersed with the furnishing zone.
2. Sites located along all other streets shall provide a 14-foot wide Streetscape Zone, consisting of a six-foot wide sidewalk and an eight-foot wide furnishing zone.

[COMBINED WITH PREVIOUS BECAUSE ANYTHING LESS THAN 13 WOULDN'T BE ADVISABLE. NEED AT LEAST A 5 OR 6-FOOT SIDEWALK AND AN 8-FOOT LANDSCAPING STRIP.]

3. The design of the Streetscape Zone shall be coordinated with City staff. Provisions shall be made to connect existing and new sidewalks that have different alignments (see Figure 5-23).

Figure 5 - 22: Sidewalk Zone and Setback Zone

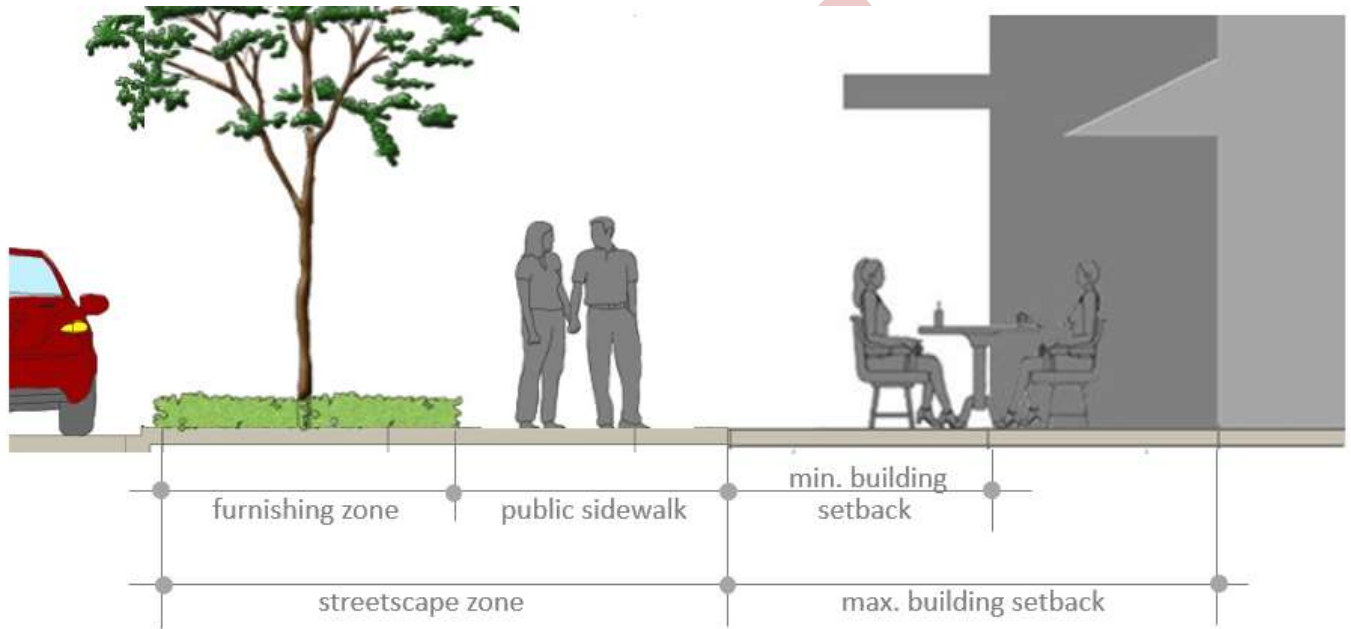


Figure 5 - 23: Connecting Existing and New Sidewalks



F. Front and Street Side Building Setback Zone Design

The intent of the front and street side building setbacks (the area between the back of the sidewalk and the building) is to provide a transition, both physical and visual, from the street to the building.

The zone created by the setback should vary in design depending on the level of privacy desired along the building façade. Commercial buildings usually have a setback zone designed to attract customers into the building, while residential, hotel and office buildings often have a setback zone designed to provide privacy to the ground floor spaces, as shown on [Figure 5-24](#). Accessibility (ADA) laws shall be observed.

1. Elements such as balconies, bay windows, awnings, canopies and similar elements may encroach into the front setback but shall not extend into the public right-of-way except along Broadway where these elements are allowed to encroach into the public right-of-way. The property owner is required to enter into a right-of-way agreement establishing the property owner's responsibility for repairing any damage that may result from public maintenance or improvements. Appurtenances along a public right-of-way shall have a minimum underside clearance of eight feet.

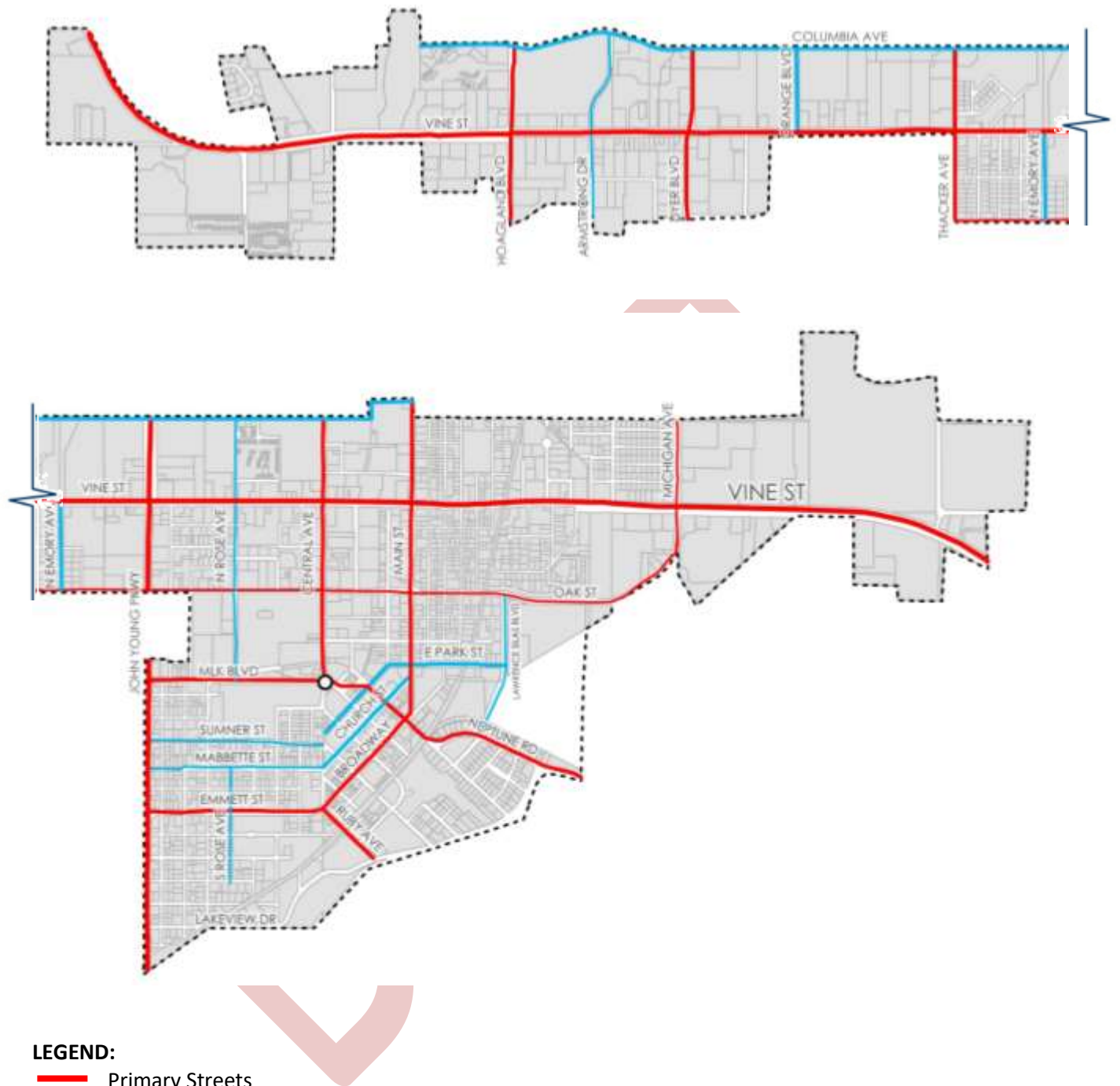
Figure 5 - 24: Examples of Street Setback Zone Activity



Examples of Street Setback Zone design: outdoor seating (left) and buffer for residential uses (right).

2. Street setback zones in front of uses that benefit from pedestrian interaction along the front façade shall include urban landscaping such as containers and/or planter boxes that complement the building mass and architecture.
3. Street setback zones in front of uses that do not require pedestrian interaction along the façade (e.g. offices, hotels, multifamily) may be landscaped with a combination of intermediate (understory) trees, palms, shrubs, vines and/or ground covers.
4. Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the street setback zone.
5. Outdoor dining is permitted within street setback zones as long as restaurants are a permitted use in the transect zone (See [Section 14-6-10](#), Outdoor Dining).
6. Retail uses in T5 and T6 may use the street setback zone for outdoor display of merchandise, as defined in Chapter 14-2, subject to the restrictions of [Section 14-6-12](#), Outdoor Display of Merchandise.
7. Outdoor dining and display of merchandise may be located within a public sidewalk if the business is located along Broadway where the buildings are placed at the right-of-way line. No display shall block a building entrance or obstruct a the sidewalk in such a manner that there is less than a five-foot wide pedestrian path;
8. Elements within the street setback zone (landscaping and architectural features) shall comply with the sight triangle requirements.

Figure 5 - 25. Street Hierarchy



LEGEND:

- Primary Streets
- Secondary Streets

14-5-7. Building Standards

This section establishes standards for building design. The standards apply to all Transect Zones.

A. Building Massing

1. Buildings shall be articulated as shown in **Table 5-3**. The purpose of this requirement is to break down large volumes into smaller volumes grouped together. In no event shall buildings exceed a height to width ratio of 1:3 or the length noted in the table, whichever is less, without providing a substantial volume break, which may consist of a projection or recess, a tower or bay, and/or an architecturally prominent entrance (see **Figures 5-26 and 5-27**). Vertical and horizontal projections and recesses shall have a minimum depth as noted in **Table 5-3**.

Table 5 - 3: Building Massing

	T2 & T3	T4 (O & R)	T5 (U & M)	T6	SD
Building Length	75' max.	NA	NA	NA	NA
Articulation Spacing	Every 30'	Every 50'	Every 75'	Every 75'	Every 75'
Projection/Recess Depth	2' min.	3' min.	3' min.	3' min.	3' min.

2. Roofs or assemblies of roofs shall also be articulated to reduce building mass. Roof heights shall vary using the parameters listed in **subsection 1**, above.
3. Buildings on corner lots and buildings that terminate vistas shall incorporate distinctive architectural treatments to emphasize their prominent location.

Figure 5 - 26: Massing

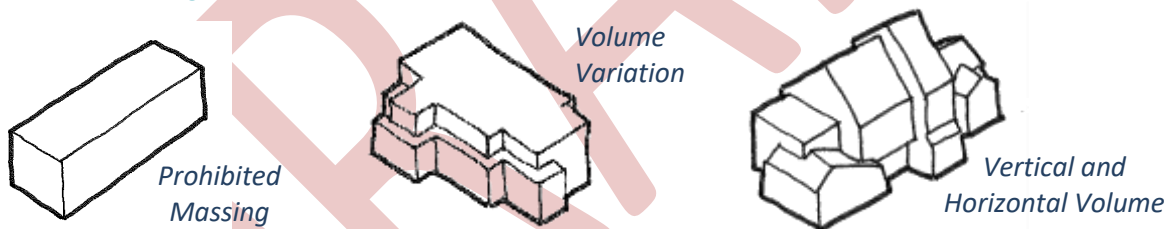
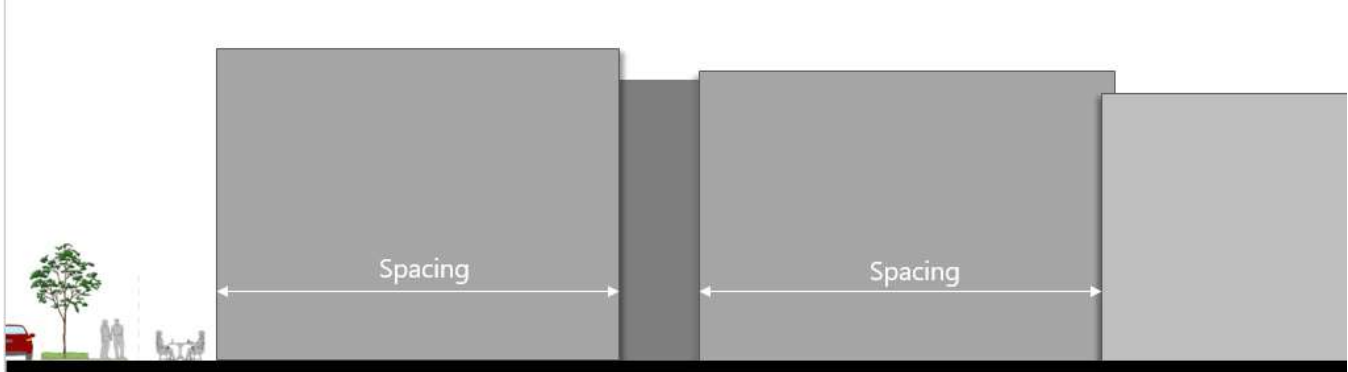


Figure 5 - 27: Example of Building and Roof Articulation



B. Building and Floor Height.

Table 5-2 establishes the minimum and maximum building and floor heights for each transect zone. The following standards shall also apply:

1. Towers and cupolas are designed to extend above the roofline and are generally intended to be visual landmarks. They are commonly used to terminate vistas. See **Figures 5-28 and 5-31**.
 - a. In those locations where a Terminated Vista is indicated on the Special Requirements Plan, towers/cupolas shall be provided as follows:
 - i. Towers/cupolas with a footprint smaller than 30 feet by 30 feet may extend up to 30 feet above the designated height limit.
 - ii. Towers/cupolas with a footprint smaller than 20 feet by 20 feet may extend up to 40 feet above the designated height limit.
 - b. Towers/cupolas are also permitted in all other locations. However, in locations not indicated as a Terminated Vista on the Special Requirements Plan, towers/cupolas shall not exceed 30 feet by 30 feet in footprint and shall not exceed 20 feet above the height limit.
2. Any building over four stories in height shall step back a minimum of ten feet after the fourth story or provide articulation in the facade to differentiate the base four stories of the building from the top (**Figure 5-29**).
3. In the T4 and T5 zones, an additional building setback of one foot over the minimum required building setback for each foot of building height above two stories shall apply to buildings adjacent to a single family residentially-zoned or T3 property. Developers may elect to apply the setback to:

Figure 5 - 28: Small Footprint Tower (top) and Cupola (bottom)



- a. Each floor above the second story (step back approach, see **Figure 5-30** - Option A), or
- b. To the entire façade (Option B), or
- c. A combination of the two (Option C).

The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height. The first 50 feet of the rooftop closest to the single family zoned lot shall not be occupied by active uses that may produce noise and affect the adjacent residential units (open air restaurant, bar, etc.). **[THIS PROVISION MAY NOT BE NECESSARY IN THIS CHAPTER IF ADOPTED IN CHAPTER 4 – CROSS-REFERENCE HERE]**

- 4. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a ground floor non- residential function, which shall not exceed 25 feet. A single story exceeding 14 feet, or 25 feet for ground floor non-residential, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.

Figure 5 - 30. Setback Options Abutting Single-Family Residential Zoning



Figure 5 - 31: Examples of Small Footprint Towers / Cupolas



A



B



E



C



D



G



H



I

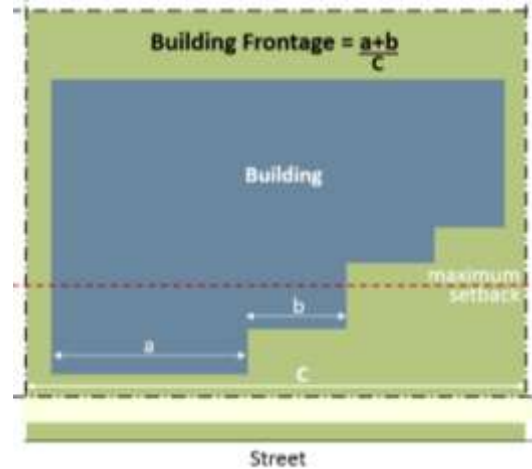
- A. Pedimented cupola
- B. Tall domed lantern cupola
- C. Octagonal Corner Tower with stepped-back top
- D. Cylindrical Corner Tower with domed roof

- E. Corner steeple with square base and octagonal roof
- F. Stepped square-top lantern
- G. Square Tower with corbelled top
- H. Pedimented Tower with balustraded mansard roof

C. Building Frontage Buildout.

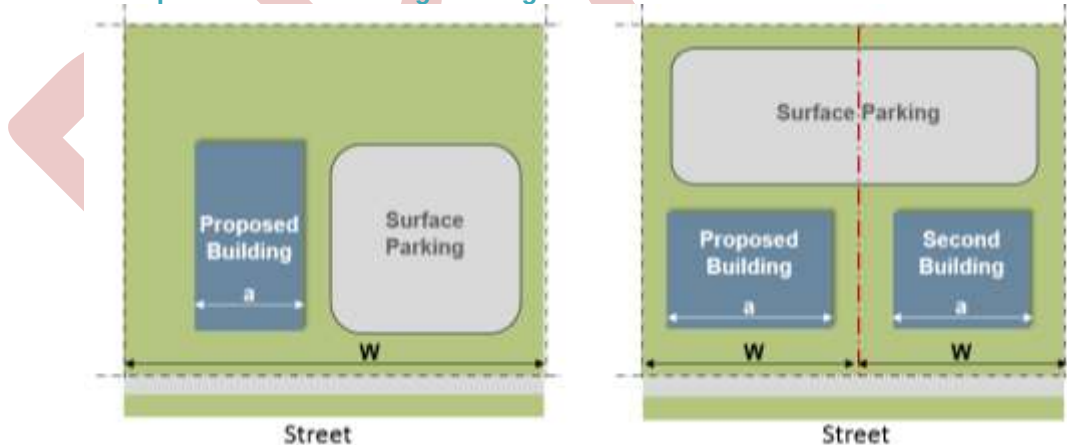
The purpose of the following building frontage buildout requirements is to ensure façade continuity and activity along the street, in addition to avoiding large expanses of blocks that are not framed by buildings. The building frontage buildout standards are stated in [Table 5-2](#) as a proportion of the building width (within the required building setback) relative to the width of the development site. Portions of the building façade outside the required building setbacks do not count as building frontage (see [Figure 5-32](#)).

Figure 5 - 32. Building Frontage



1. For parcels with two street frontages (e.g. corner lots), [Table 5-2](#) specifies the requirements for each street frontage, Primary vs. Other Streets (see [Figure 5-26](#)). If both street frontages have the same priority, the requirement shall apply along both streets. Lots with more than two frontages shall meet the standards along two streets, giving priority to the Primary frontages. Any frontages that do not meet the standard shall have a street wall for the length of the frontage (excluding access points).
2. In the event the proposed building width is too narrow to meet the minimum frontage requirement, the applicant shall have the option of dividing the lot into smaller, narrower lots to meet the dimension requirements, as shown on [Figure 5-33](#). No platting will be required, but the concept plan shall show the new lots as available for future development and may not include any improvements other than an optional street wall delineating the site.

Figure 5 - 33. Exceptions to the Building Frontage



Left diagram: Building width (a) is too narrow to meet the minimum building frontage.

Right diagram: Divide (no platting required) the lot to decrease its width (W) to meet the minimum building frontage.

3. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the street, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, as shown on [Figure 5-34](#).

Figure 5 - 34. Gateway Feature



Gateway feature designed to meet minimum building frontage.

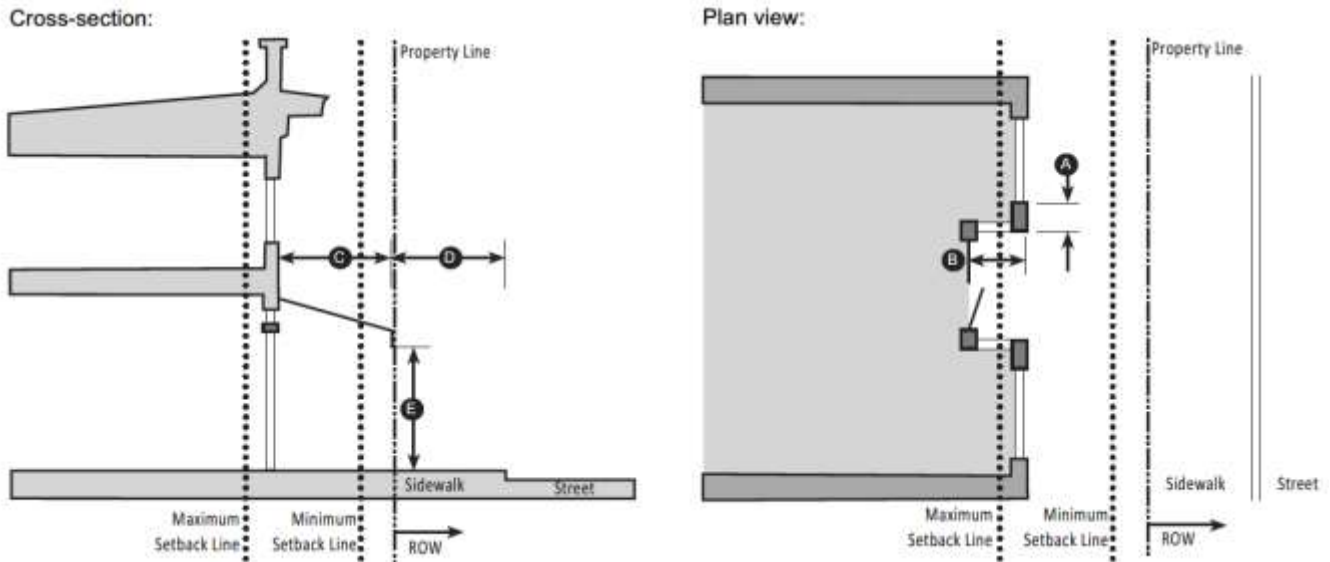
4. Single family, duplex, townhomes, live-work units, libraries, places of religious assembly, public utility buildings, and schools (elementary, middle and high) are not subject to the minimum frontage requirements.
5. Drive-through facilities proposed as part of a development subject to the requirements of this section must be designed to comply with the building frontage requirements.
6. No maximum lot width is prescribed for development within some of the transect zones. However, the width of a lot shall not be justification for not meeting the building frontage requirements.

D. Building Frontage Design.

Building frontages, where used, shall conform to the standards contained in this section and the American with Disabilities Act (ADA). The illustrations and photographs provided are for illustrative purposes and need not be interpreted literally with regard to architectural styles.

Adjustments to the dimensions may be approved by staff to incorporate these building frontages into existing developments.

1. Shopfront
a. General Standards for Shopfronts



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

(i) Description

The front façade of the building is located between the minimum and maximum setback lines, inclusive, and shall include a canopy or awning element along most of the frontage. Appurtenances may not encroach into the public right-of-way, except along Broadway where frontage elements may encroach into the public right-of-way barring any additional restrictions by the public entity that has control over the public right-of-way.

(ii) Size

Distance between glass panels	2' max. (horizontal)	A
Door Recess	5' max.	B

(iii) Canopy or Awning

Depth	6' min.	C
Width, Cumulative	70% min. of proposed façade width within setback	
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

(iv) Miscellaneous

Doors may be recessed if the façade is at the minimum setback line.

Open ended awnings are encouraged.

Domed, bubble, and hoop style awnings are prohibited.

Shopfronts are required along Broadway and nearby streets (see Figure 5-2) and optional along other streets as shown in Table 5-2.

Figure 5 - 35: Shopfronts



A shopfront with a recessed doorway



A shopfront with a chamfered corner entry

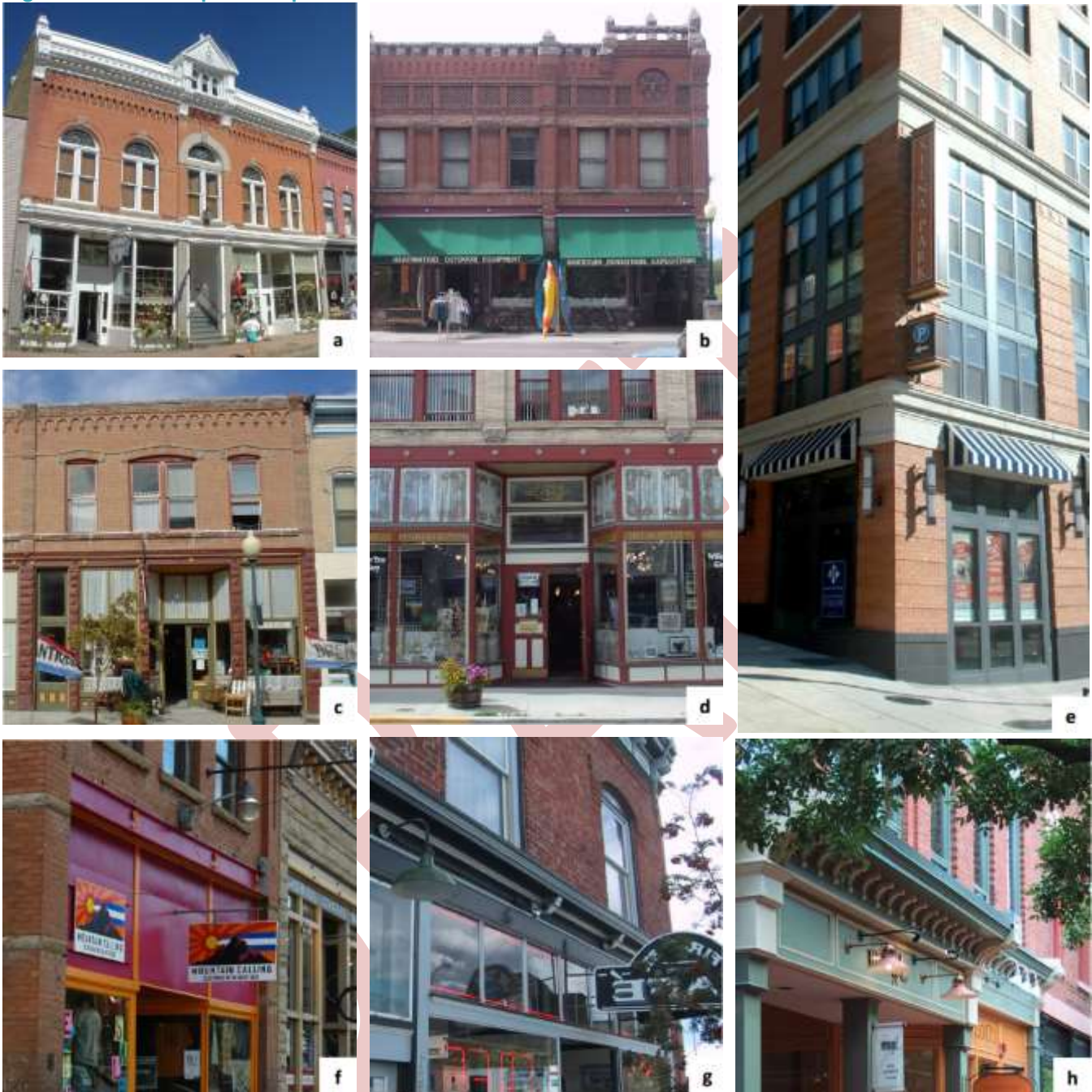
b. Additional Standards for Shopfront Design

- i. The top of all shopfront window sills shall be between 1 and 3 feet above the adjacent sidewalk.
- ii. Shopfront windows shall extend up from the sill at least 8 feet above the adjacent sidewalk.
- iii. Shopfronts shall have an expression line above, between the first and second story.
- iv. Shopfront windows may not be made opaque by window treatments (except operable sunscreen devices within the interior space). Zero percent transparent glass, such as reflective and frosted glass, is prohibited on shopfronts.
- v. Doors or entrances for public access shall be provided at intervals no greater than 50 feet, unless otherwise approved by the City. The intent is to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.
- vi. Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.
- vii. The minimum depth of the retail space behind each shopfront on the primary façade shall be 35 feet. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.

Figure 5 - 36: Anatomy of a Shopfront

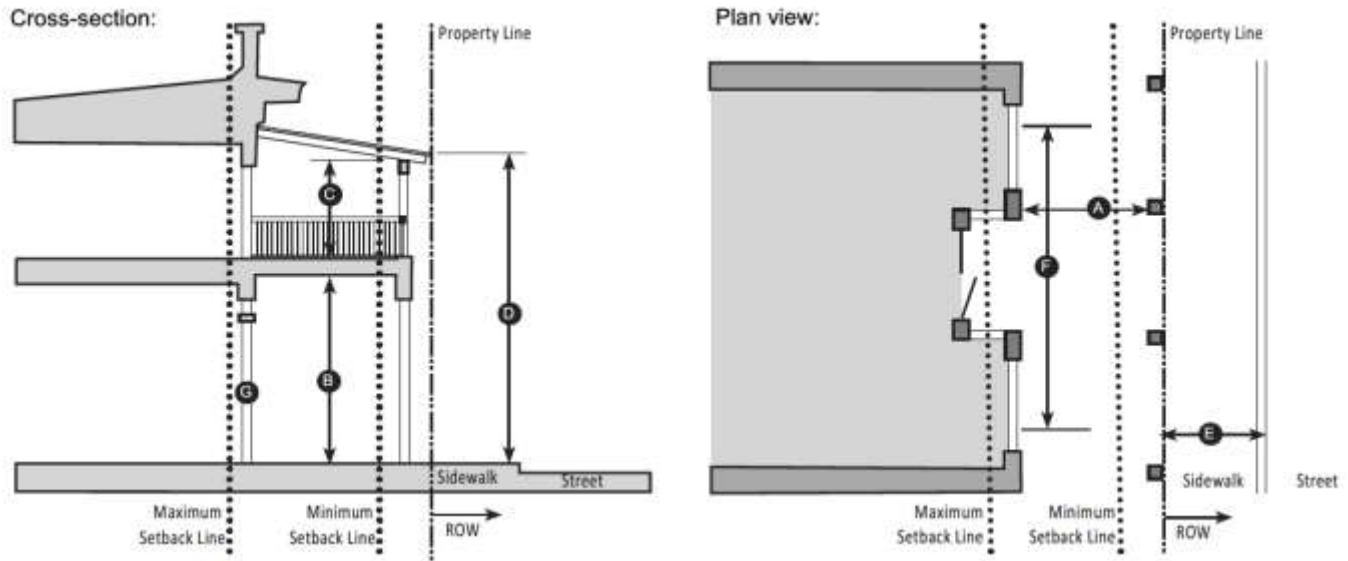


Figure 5 - 37: Examples Shopfronts



a-e Examples of façades with appropriate transparency
f-h. Examples of expression lines

2. Gallery/Arcade



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

(a) Description

The front façade of the building is located between the minimum and maximum setback lines, inclusive, and the gallery/arcade element overlaps a walkway, eliminating the need for an awning, canopy, or marquee. The gallery/arcade may not encroach into the public right-of-way, except along Broadway where the gallery/arcade may encroach into the public right-of-way barring any additional restrictions by the public entity that has control over the public right-of-way. This frontage type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

(b) Size

Depth, Clear	8' min.	A
Ground Floor Height, Clear	10' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb*	2' min.	E
Width	75% of façade width min.	F

* Along Broadway only. Minimum distance may be greater based on restrictions by the public entity that has control over the public Right-of-Way.

(c) Miscellaneous

Galleries/Arcades must also follow all the rules of the Shopfront Frontage Type in Section 14-5-7.D

Figure 5 - 38: Galleries/Arcades

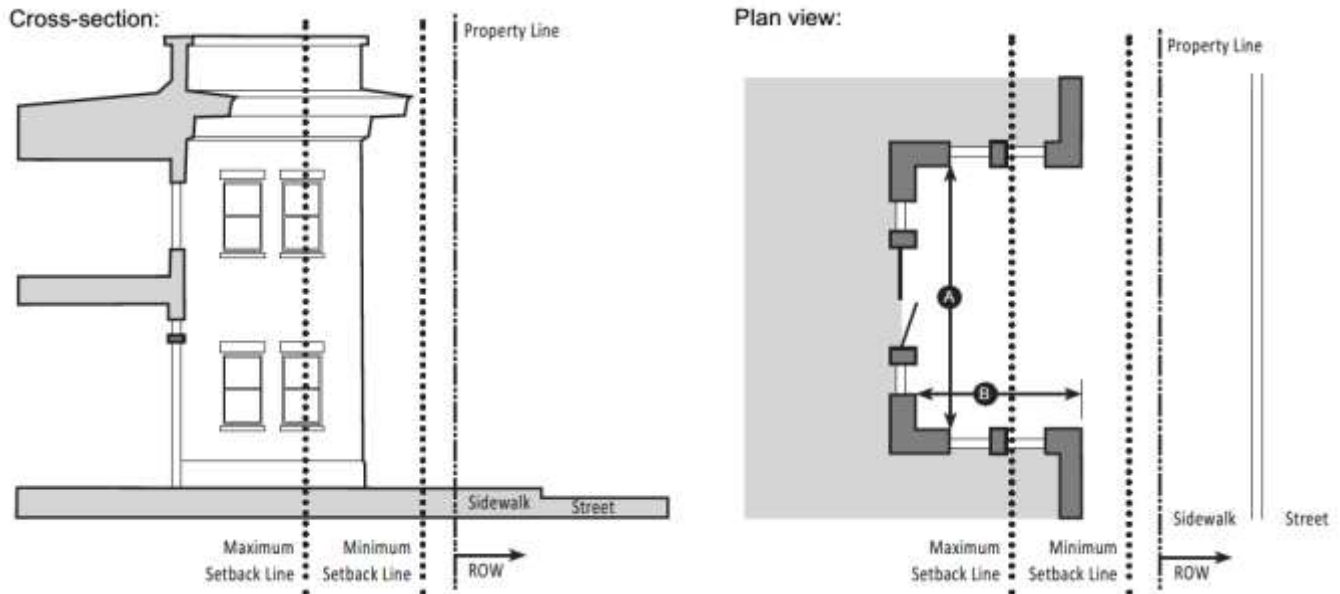


A two story wood framed gallery



A gallery with slender metal columns (left) and masonry (right)

3. Forecourt



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

a. Description

The primary portion of the building's front façade is between the minimum and maximum setback lines, inclusive, while a small percentage is set back, creating a courtyard space. This space can be used as an apartment or office entry court, garden space, or for outdoor seating or dining.

b. Size

Width, Clear	12' min., 50% of front façade or 50' (whichever is less) max.	A
Depth, Clear	12' min., 40' max.	B

c. Miscellaneous

Forecourts are especially useful along larger, more auto-dominant thoroughfares in order to provide well-shaped, intimately sized public outdoor spaces.

Figure 5 - 39: Forecourts

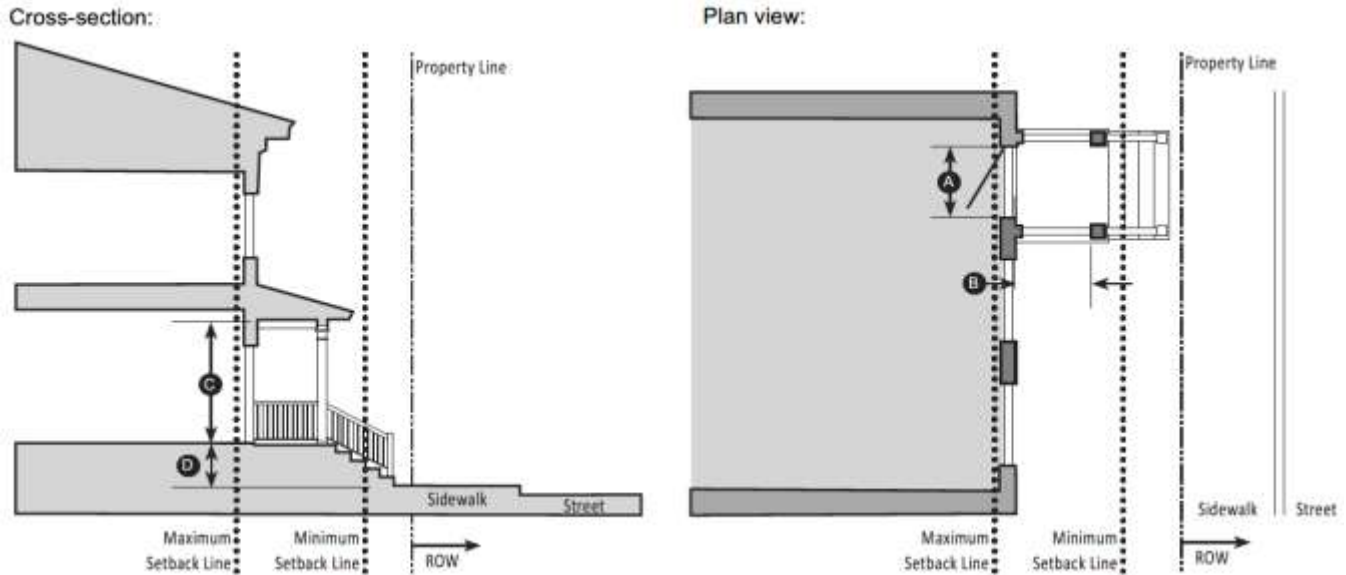


Elevated Forecourt



A forecourt functioning as an entry court

4. Stoop



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

(a) Description

The front façade of the building is between the minimum and maximum setback lines, inclusive, and the elevated stoop projects forward. Stoops are typically used in conjunction with residential and lodging uses, but may also be used in conjunction with office uses. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may descend forward or to the side. Stoops may extend forward of the minimum setback line, but shall not extend into the public right-of-way.

(b) Size

Width, Clear	5' min., 8' max.	(A)
Depth, Clear	5' min., 8' max.	(B)
Height, Clear	8' min.	(C)
Height	1 Story max.	
Finish Level Above Sidewalk	24" min.	(D)

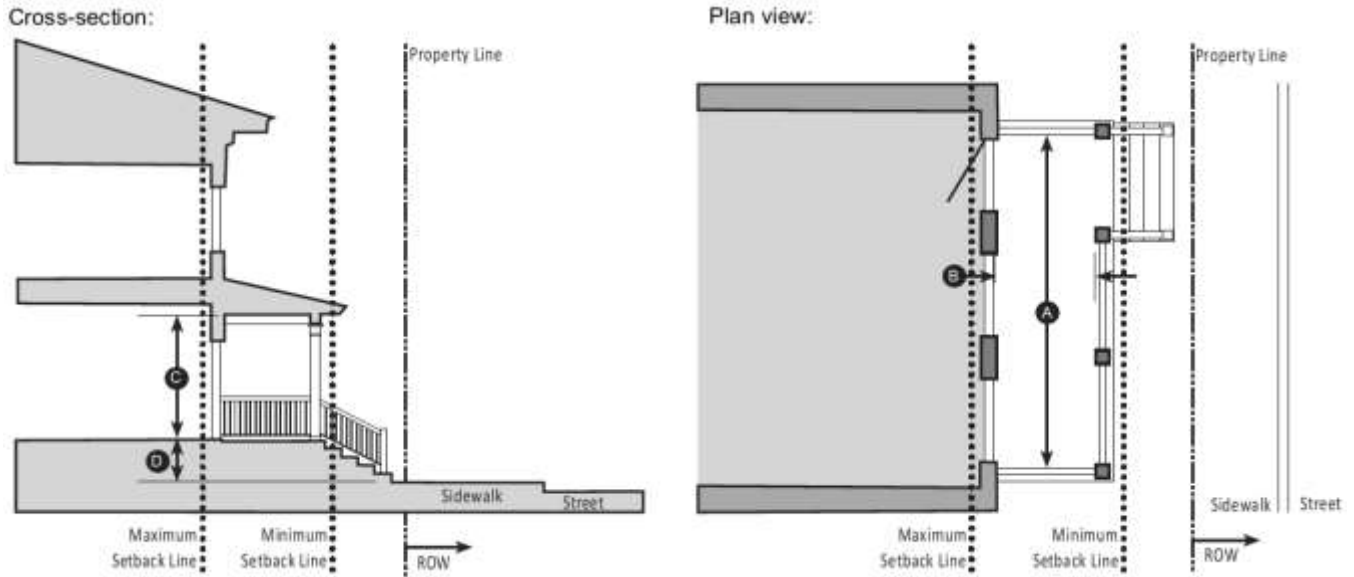
(c) Miscellaneous

Stairs may be perpendicular or parallel to the building façade.

Figure 5 - 40: Stoops



5. Porch



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

a. Description

The front façade of the building is between the minimum and maximum setback lines, inclusive, and the porch projects forward. The porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space. Stairs from the porch may descend forward or to the side. Porches and stairs from the porch may extend forward of the minimum setback line but shall not extend into the public right-of-way.

b. Size

Length, Clear	10' min.	(A)
Depth, Clear	8' min.	(B)
Height, Clear	8' min.	(C)
Height	2 stories max.	
Finish Level Above Sidewalk	24" min.	(D)

Figure 5 - 41: Porches



A 2-story porch on a single-family home



A wraparound porch located close to the sidewalk

E. Façade Articulation

1. Facades facing a street or public space shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the elements listed below:
 - a. Storefront awnings, marquees, galleries/arcades, forecourts, stoops, or porches
 - b. Overhangs of no less than three feet in depth
 - c. Raised cornice/parapets over a door
 - d. Expression line between floors
 - e. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches
 - f. Peaked roof forms
 - g. Clock or bell towers
 - h. Balconies
 - i. Windows or doors
 - j. Any other treatment that meets the intent of this section and is approved during the review of the development plan
2. Columns and posts shall not be spaced further apart than they are tall.
3. A solid band of colors or group of strips, without a change in plane or material, shall not be used for architectural detail (Figure 5-43).

Figure 5 - 42: Color Bands



Left: Color bands without change in plane or materials. Right: Color bands using different planes.

F. Doors and Windows

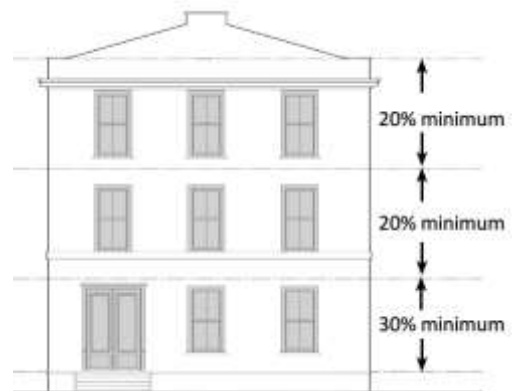
1. The primary entrance of every building must directly face a street or a forecourt (see Section 14-5-7.D.3). Additional building entrances are permitted. Corner lots shall orient the primary entrance to the Primary Street or may provide a corner entrance. If they have frontage on more than one Primary Street, the Director shall determine which street the main entrance must face.
2. Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the sidewalk abuts the building.
3. Door and window openings shall include a structural lintel above to express the conveyance of building weight.

4. Windows and doors shall be vertically proportioned or subdivided to appear vertical.
5. In order to provide clear views of merchandise in stores and enhance the pedestrian shopping experience, the first-floor windows of all buildings with frontage on a primary street, as defined in this chapter, shall remain unblocked for at least 60% of the surface of the window (this does not include any signs that may be permitted by Chapter 14-11).
6. Interior shelves or furniture shall not fully or partially block windows used to meet the transparency and fenestration requirements.
7. Windows and doors shall be glazed in clear glass with no more than ten percent daylight reduction (transmittance) for retail establishments, and 50 percent for office and residential uses. Glass block is not considered transparent and shall not count toward the minimum fenestration requirement.
8. All building façades fronting on a street or public space shall meet the minimum fenestration requirements outlined herein. Fenestration refers to the arrangement of windows and doors along a facade. The percentage of fenestration per story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the façade.
 - a. *Buildings with Shopfront* (Figure 5-42)
 - i. Minimum building façade fenestration for ground story: 60% and shall allow a view of at least five 5 feet of interior space.
 - ii. Minimum building façade fenestration for upper stories: 40%.
 - b. *Buildings without Shopfront* (Fig. 5-42)
 - i. Minimum building façade fenestration for ground story: 30%.
 - ii. Minimum building façade fenestration for upper stories: 20%.

Figure 5 - 43: Façade fenestration



With Shopfront



Without Shopfront

G. Building Materials.

Façade materials visible from the street shall be selected on compatibility with the building style and neighborhood character.

1. Permitted Façade Materials: Stucco, brick, "hardie-plank" siding, wood lap board siding, and stone.
2. Prohibited Façade Materials: Cedar shakes, wood shingles, or shakes; metal/steel walls; corrugated or reflective metal panels (not intended to prohibit metal roofs or architectural accents); unfinished block, textured plywood, mirrored glass, plastic siding, tile (except as an architectural accent), chain link fencing, and polyurethane and polystyrene foam products (except as an architectural accent).
3. Material Changes

- a. When materials are combined on a building façade horizontally, heavier materials shall occur below lighter materials.
- b. Changes from one material or color to another along the horizontal direction shall occur at “inside corner” transitions (Figure 5-44).
- c. Changes in material or color along the vertical direction shall occur at a hard-edge “bump- out” transition which gives materials a surface to terminate against.

Figure 5 - 44: Material or Color Changes



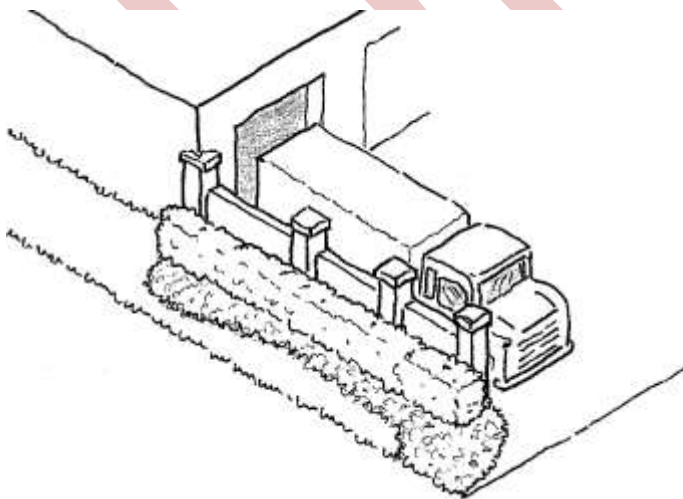
H. Foundation Screening.

Foundations lifted several inches above ground level are typical in Florida. These spaces between the ground and the base of the building shall be screened with durable materials including painted lattice or brick, wood paneling, stucco or stone. Additionally, shrubs shall be planted along this foundation line to soften the architectural edge. [FROM DESIGN MANUAL PAGE III-20]

I. Service Areas & Mechanical Equipment

1. Service areas, including waste disposal containers, mechanical equipment, loading docks/spaces, satellite dishes, air conditioning equipment and similar, shall be located in the rear or to the side of buildings and screened from view from adjacent public rights-of-way and pedestrian walkways (not including Rear Alleys). Where possible, they shall be incorporated into the primary building design (Figure 5-45).
2. Service areas shall not be located within 50 feet of single family residentially zoned lots.
3. Loading docks, overhead doors, and other service features shall not be located across from T-5 or T-6 Primary Façades or across from Civic Spaces.
4. Non-residential See Section 14-10-8 for dumpster standards. [ASHLEY CHECKING CITY CENTRE]

Figure 5 - 45: Service Area Screening



5. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be inset into the building façade and screened with doors, or screened by a fence or street wall (see **Figure 5-46**). For the purposes of these standards, mechanical equipment shall include any heating, ventilation, and air conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, geothermal wells, and similar elements. Electric vehicle (EV) chargers are not deemed mechanical equipment.

Figure 5 - 46: Mechanical Equipment Screening



Not Allowed (utilities facing street)



Not Allowed (not facing the street, but still visible)



Allowed (utilities screened by fence)



Preferred (utilities inset into the building and behind doors)



6. Rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features (see **Figure 5-46**).
7. Rooftop equipment shall be set back from the edge of the roof by a distance at least equal to the height of the screening in order to minimize visibility from surrounding streets.

Figure 5 - 47: Rooftop Units Screening



Allowed



Not Allowed

8. Shopping cart storage shall be located inside the building or shall be screened by a four-foot wall consistent with the building architecture and materials.
9. Shopping cart corrals in the parking lot shall meet the requirements of **Section 14-4-6.D.5**.
10. Electrical transformers and other utility equipment shall be screened from public view on all sides.

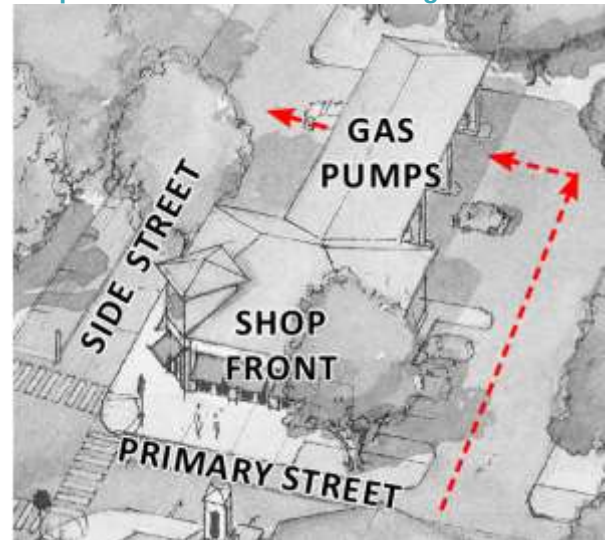
14-5-8. Supplemental Site and Building Standards

A. Gasoline Service Stations

Service stations are auto-oriented uses and may be permitted as shown in **Table 5-2**. However, all gas stations shall meet the standards of this document and the following provisions:

1. A ground-floor shopfront (convenience store or service building) shall be located in the front of the site (see **Figure 5-47**) meeting the required setback of the transect zone. All pumps, parking and service bays shall be located to the side (interior only) or rear of the main building.
2. A street wall meeting the standards of **Section 14-5-11.E** shall be provided to screen vehicular use areas. Landscaping (up to three feet in height) shall be provided in front of the wall to soften the treatment.
3. Accessory car wash openings, service and storage areas, and refuse enclosures shall be oriented away from public view.
4. Gas station canopy clearance shall not exceed 18 feet.

Figure 5 - 48: Gas station with ground-floor shopfront that defines the frontage of the lot.



5. Accessory car wash structures shall not exceed 20 feet in height, unless they have a hip or gable roof.
6. Lighted bands or tubes or applied bands of color (other than permitted as signage) are prohibited.
7. Site lighting shall minimize direct and reflected glare and excess brightness. Therefore, only cut-off fixtures shall be allowed

Figure 5 - 49: Service Station Examples



Gas Station Shopfronts with pumps to the side of the building

B. Drive-through Facilities

Drive-through facilities are auto-oriented and therefore may only be allowed within the Form-Based Code area if they meet the standards of this chapter. Drive-through lanes may be allowed if the use is listed in **Table 5-1** and subject to the following standards:

1. Drive-through lanes and windows shall be located along the side or rear of buildings, away from street frontages (see Figures 5-49 and 5-50). If the use is located within a building that has a parking garage, the drive through windows/bays shall be located within the garage (see **Figure 5-52**).
2. Drive-through sites in the Downtown Community Redevelopment Area (CRA) shall not be directly accessed from a Primary Street, as identified in **Figure 5-25**.
3. Drive-through facilities on a separate site than the principal use shall not be allowed.
4. Stacking lanes shall meet the requirements of **Section 14-6-39** (Drive-Through Facility).

Figure 5 - 50: An appropriately-sited drive-throughs



Figure 5 - 51: Exterior Drive-Through Facilities



Examples of appropriate design for drive-through facilities (building up to the street; drive-through window in the rear)

Figure 5 - 52: Interior Drive-Through Facilities



C. Automobile Sale, Lease or Service

All principal and accessory structures used for automobile sale, lease, or service shall meet the setback and frontage requirements of this chapter, and shall be located and constructed in accordance with the following requirements:

1. Vehicle repair facilities are not permitted as accessory to any permitted use, unless vehicle repair is allowed as a permitted use in the transect zone.
2. Bay openings shall be located to the side or rear of the building (see **Figure 5-53**) and oriented away from adjacent single family residential districts.
3. There shall be no storage or display of vehicles outdoors (see **Figure 5-54**).

Figure 5 - 53: Auto Repair Facility



Figure 5 - 54: Auto Sales Facilities



D. Large Footprint Buildings

Large footprint buildings are those with footprints greater than 30,000 sq. ft. Examples may include a grocery store, large-format retailer, or theater. Lots may exceed the dimensions set in the transect zone standards provided such buildings comply with the following provisions:

1. Facades facing civic spaces shall provide active uses (as part of the building or a separate liner building) with doors and windows facing the public space.
2. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, large-footprint buildings must reinforce the urban character of the neighborhood and shall therefore continue a connected system of walkable blocks / street frontages (including sidewalks and street trees) through the site as part of the design of parking and drive aisles.

E. Civic Buildings

1. *General.* Civic Buildings may include, but are not limited to, municipal buildings, religious facilities, libraries, schools, recreation facilities, and places of assembly. They shall meet the following provisions:

- a. The design and construction of Civic Buildings shall be of the highest quality to reflect the importance of these buildings within the community and with their function as landmarks in mind.
 - b. The scale of Civic Buildings should typically be larger than surrounding buildings in order to be more prominent and visible across greater distances.
 - c. Floor-to-floor heights and architectural details shall be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.
 - d. Prominent roof forms and additive elements such as cupolas can visually extend the height of the building and shall be permitted by variance (see Chapter 3: Modification of Standards). These features shall not exceed 30 feet by 30 feet in footprint and shall not exceed 20 feet above the height limit.
2. *Building Placement.* Civic Buildings shall be sited in locations of particular geometric importance, such as anchoring a major Public Space or terminating a street vista. Flexibility in building placement allows Civic Buildings to be distinguished from surrounding residential and commercial buildings and to be a prominent landmark in the community.

Figure 5 - 55: Placement of Civic Buildings

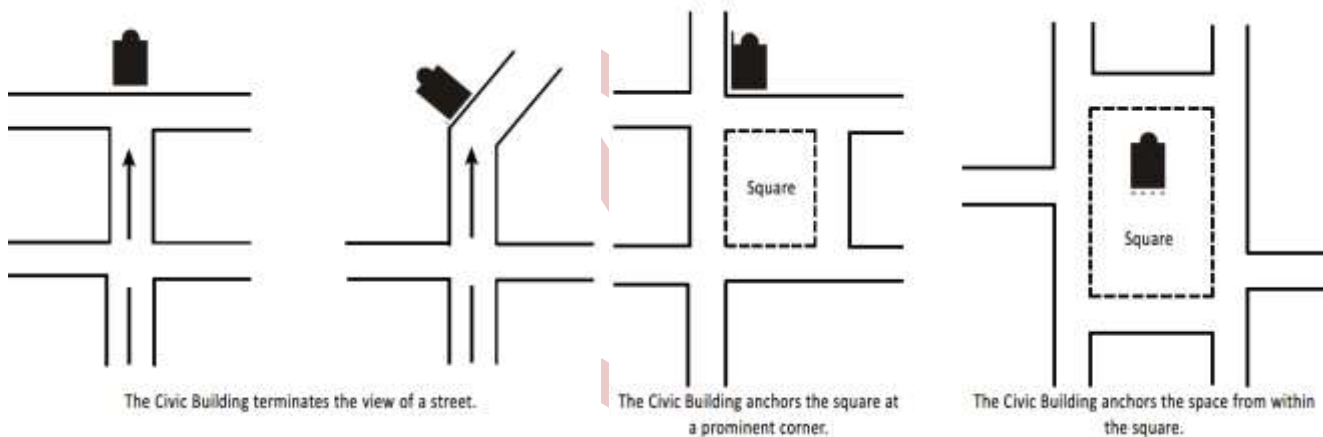


Figure 5 - 56: Examples of Civic Buildings



The Hart Memorial Central Library is an example of a Civic Building in Downtown Kissimmee



nearby commercial buildings and identify it as a Civic space



This small Civic Building, while modest in size, has grand proportions and terminates the commercial street's wide landscaped median



A school that students can walk to - Located within walking distance of neighborhoods and sited close to the street and sidewalk

F. Industrial Buildings

Certain transect zones allow industrial use interspersed with commercial and residential uses. The following standards are intended to ensure compatibility between these typically incompatible uses (see **Figure 5-58**).

1. Industrial buildings are allowed more flexible building frontage and fenestration standards than mixed-use and commercial uses, but are still required to provide quality design and respect the pedestrian scale of the district along the public street. Therefore, industrial development shall meet the standards of this chapter.
2. The office portion of the industrial site shall be located along the site frontage, and the more intensive industrial operations shall be located in the rear.
3. Buffering and screening per LDC Chapter 14-8, Part 2E shall be provided when industrial uses are proposed.

Figure 5 - 57: Industrial Building Examples





G. Self-Storage Facilities

Self-storage facilities are allowed as noted in Table 5-1. However, they shall be designed to meet the intent of the Form-Based Code to create a pedestrian-friendly urban environment. Self-storage facilities shall be designed and constructed in accordance with the following requirements (Figure 5-58):

1. Self-storage facilities are only allowed as part of a mixed-use development, as defined in Chapter 14-2, and must include retail, restaurants or office uses on the ground floor.
4. Access to the storage units shall not be visible from the street and may only be provided from interior spaces.
5. There shall be no outdoor storage allowed.
6. Loading docks shall be located inside the building.
7. Privacy fences or walls are not allowed around the property unless they are required by this Code.

Figure 5 - 58: Urban Self-Storage Facilities



14-5-9. Access, Circulation and Parking Requirements

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed.

A. Access and Circulation.

Access shall be provided in accordance with Chapter 14-7 and the following provisions:

1. It is the intent of the City to minimize the number of curb cuts and driveways along Primary Streets (depicted in Figure 5-25). Therefore, new access driveways shall not be allowed along Primary Streets. Sites shall be accessed from rear alleys where they exist (see Figure 5-58) and/or from secondary streets if the lot is located on a corner (see Figure 5-58). If no rear alley or secondary street exists, access shall be provided across neighboring properties utilizing cross-access easements (see Figure 5-59). The Director may approve access from a Primary Street if none of the allowed access options listed are feasible (see Figure 5-58). If the property has frontage on two or more Primary Streets, the Director shall make a determination on which street may have the driveway..
2. When connecting to adjacent properties through cross-access easements is not feasible, the proposed development shall still design the site to allow for future connections.
3. When vehicular access to the site must be directly from a Primary Street, the access driveways shall be designed in a way that pedestrians crossing on the sidewalk are safe. This may be achieved by using a different color or material for the sidewalk.

Figure 5 - 59: Vehicular Site Access

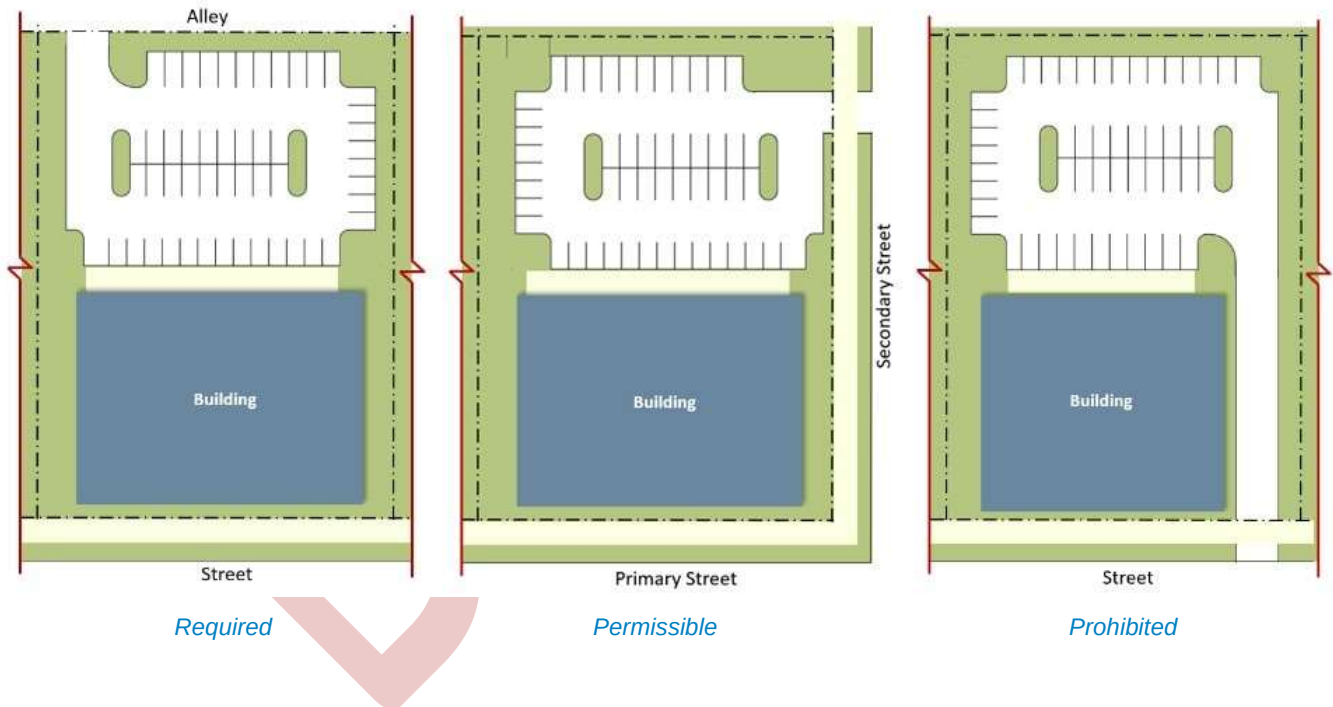
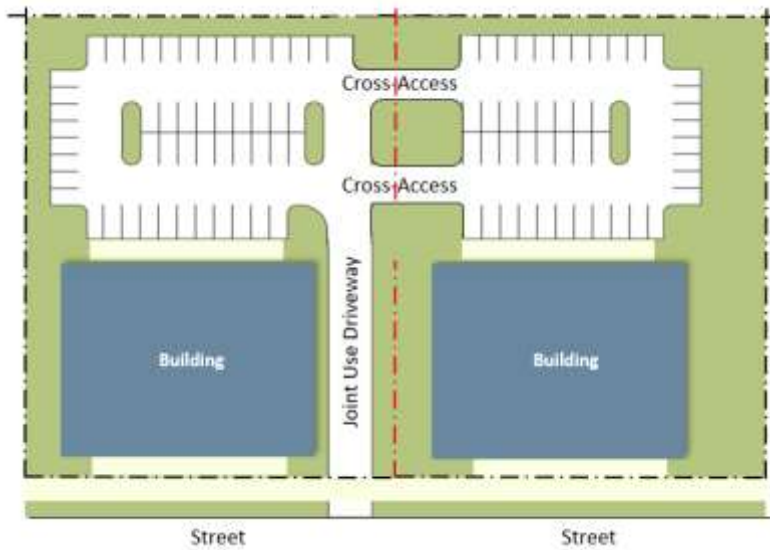
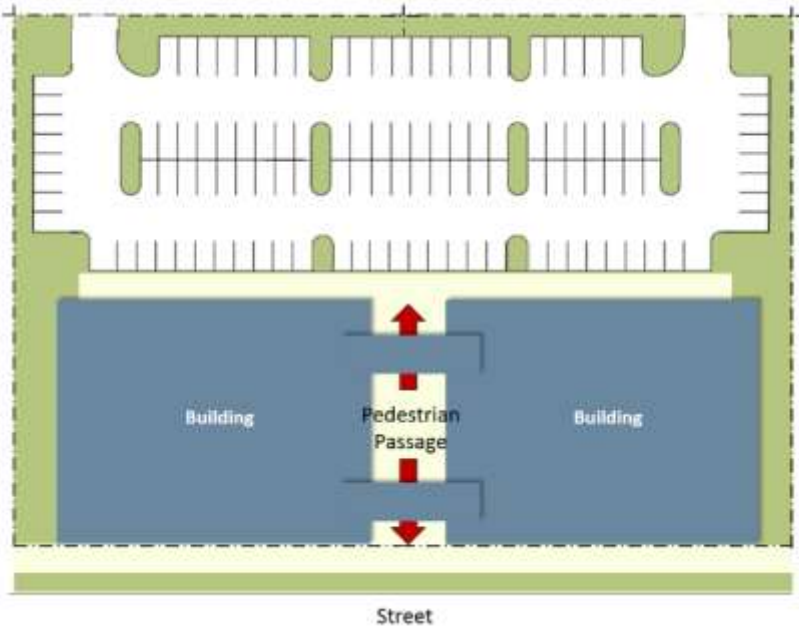


Figure 5 - 60: Joint Use Driveways/Cross-Access.



4. Vehicular access to non-residential or mixed-use developments from/through single family residential neighborhoods shall not be allowed.
5. Circular drives are prohibited except for Civic Buildings and sites in the SD Transect Zone.
6. Direct pedestrian access from the public sidewalk to the building shall be required for all development.
7. Pedestrian connections between parking areas and the main building entrance shall also be provided. This may be achieved through pedestrian passageways (see [Figure 5-60](#)) or sidewalks around the building. The pedestrian walkways shall be a minimum of five feet wide.
8. Safe pedestrian connections shall be provided not only along the perimeter of the blocks but also throughout the interior of development sites.
9. Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials and/or grade elevation.
10. Developments of 50,000 gross square feet or more may be required to provide access for on-site public transit.

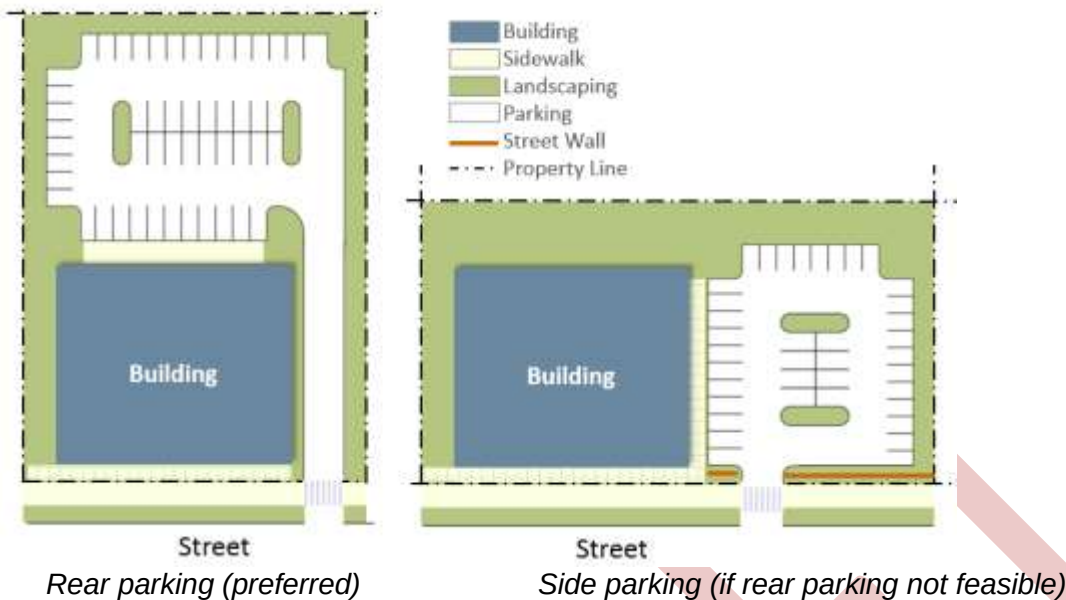
Figure 5 - 61. Pedestrian Linkages



B. Parking Requirements

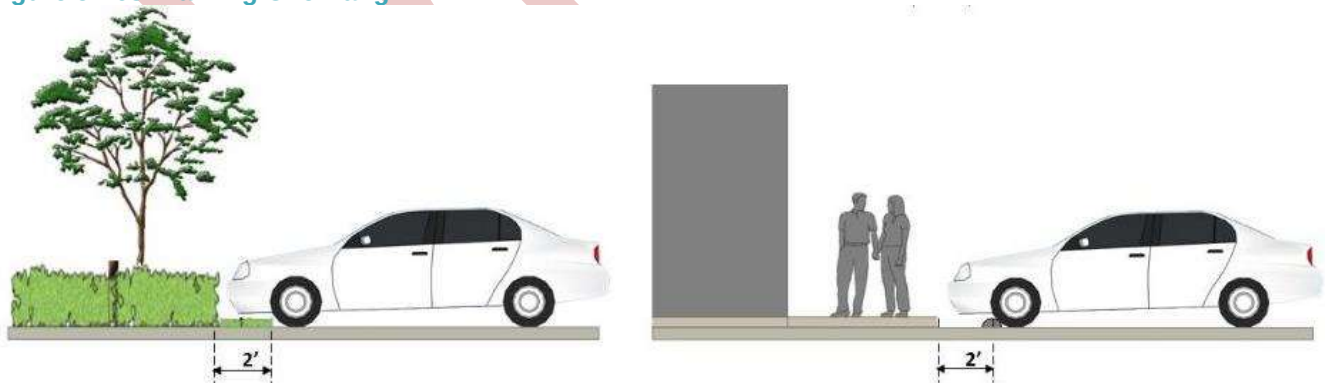
1. Parking shall be provided for each use in accordance with the minimum requirements outlined by use in [Chapter 14-7](#), except that developments within the Parking Exemption Area depicted in the Special Requirements Plan (see [Figure 5-2](#)) is exempt from the provision of off-street parking spaces.
2. Parking shall be located on the same lot as the use it serves. However, on-street parking may also be counted towards the parking space requirement if the full length of the space is located directly adjacent to the site. Satellite parking may also be allowed if located within 1/4 mile of the building's primary entrance. See [Section 14-7-26](#) for other requirements applicable to satellite parking.
3. Parking shall be located behind the primary building or, if rear parking is not feasible, to the side of the building. The location of parking to the side of the building, however, does not exempt the development from meeting the building frontage requirements of [Section 14-5-7.C](#) (Building Frontage Buildout). Parking lots located on the side shall be masked from the street by a street wall (see [Section 14-5-11.E](#)).

Figure 5 - 62: Parking Location



4. Surface parking areas adjacent to a street shall have at least the same setback as the building façade facing the same street. See [Section 14-5-11.E](#) for street wall/fence requirements.
5. Surface parking areas abutting other sites shall be setback the distance necessary to allow for the required perimeter landscaping required in [Section 14-5-11.C](#).
6. Street facing garages for single family, duplex, triplex or townhouse units shall be setback at least 5 feet from the building's front façade.
7. Parking spaces adjacent to an internal sidewalk or walkway shall not reduce the width of the sidewalk or walkway below five feet. Wheel stops placed two feet from the sidewalk may be used or the sidewalk must be widened by two feet (see [Figure 5-63](#)).

Figure 5 - 63: Parking Overhang



8. Shared and reduced parking is permitted and encouraged in all Transect Zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the Parking Requirement Chart and dividing by the appropriate factor from the Sharing Factor matrix (Figure 5-55). However, the required number of handicap spaces cannot be reduced. (For example, the residential function requires ten spaces while the office portion requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces). When more than two uses share parking, the lowest number shall be used.

Figure 5 - 64: Sharing Factor

Function		with		Function	
RESIDENTIAL				RESIDENTIAL	
LODGING				LODGING	
OFFICE				OFFICE	
RETAIL				RETAIL	

		1			
	1.1		1.1		
	1.4	1	1.4		
1.2	1.7		1.7	1.2	
1.3	1		1	1.3	
1.2					
		1			

9. Bicycle parking shall be provided in all Transect Zones per Chapter 14-7.
10. For conversions from residential to office use in the Downtown CRA, decorative pavers shall be provided instead of asphalt or concrete for the extent of the entire parking lot, including drive aisles. All other uses shall use decorative pavers or stamped concrete pavers.

C. Parking Garages

1. Parking garages shall be set back as noted in the Transect Zone Dimensional Standards (Table 5-2).
2. The first floor of parking garages that front on a street shall be used for active uses (e.g. commercial, office, residential). The commercial uses may be located within a liner building, or as an integral part of the parking garage building (see Figure 5-61). Additionally, liner buildings may be attached or detached from parking garage (see Figures 5-61).
3. Parking garages and liner buildings shall meet the building design standards of Section 14-5-7.
4. Direct access for parking garages shall not be provided from Broadway, Emmett Street or Main Street.

Figure 5 - 65: Parking Garages and Liner Buildings

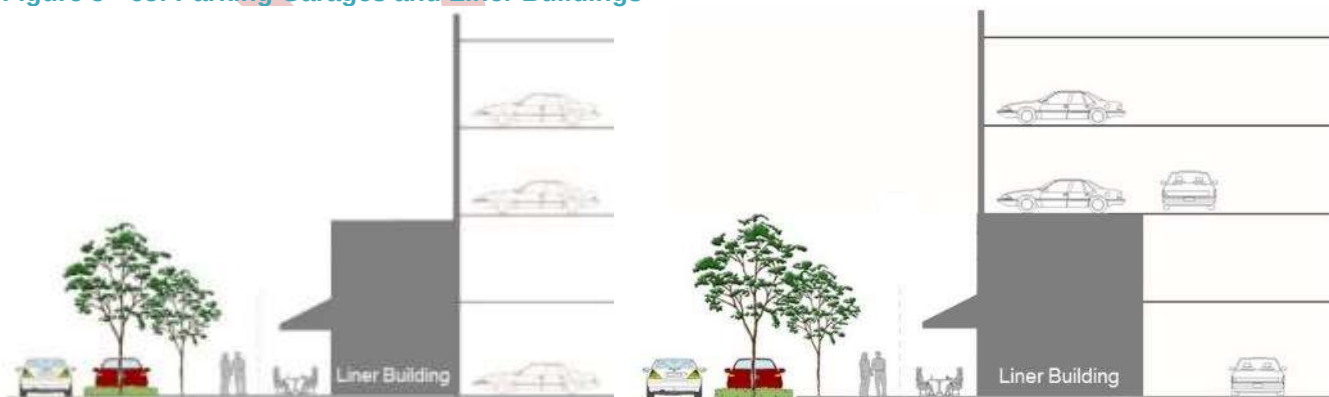
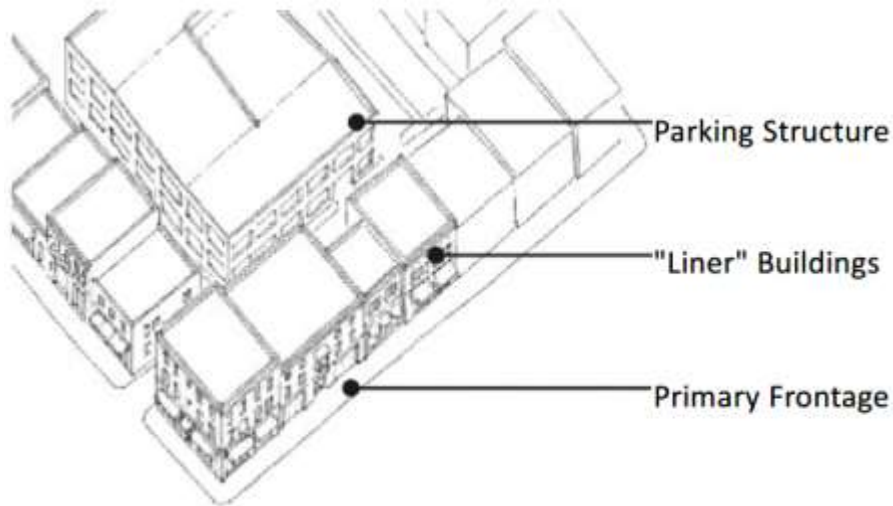




Figure 5 - 66: Liner Building Placement



D. Parking Lot and Pedestrian Area Lighting

1. The maximum height of any parking lot lighting pole shall be 15'. Light fixture cutoffs shall block no less than 85% of light projecting upward.
2. The design, color, shape, style, and materials of the fixtures shall match or complement the style and materials of the buildings served.
3. Parking lot light fixtures shall be designed so that light is directed onto the parking area and away from neighboring residential lots (e.g. house side shields). For residential conversions in the Downtown Community Redevelopment Area (CRA), no additional lighting shall be added that would change the character of the area.
4. Lighting for parking garages shall be shielded to the outside of the structure; top level lighting shall be placed at the interior of the floor, not to the edge of the structure.

14-5-10. Civic Open Space Requirements

Parks, playgrounds, squares, plazas and green space on public or private property, but open to the public, may be located in a Transect Zone (per [Table 5-2](#)) or be rezoned to Open Space. Such uses shall meet the standards of Chapter 14-4 and the following provisions.

A. General.

Civic Open Spaces may contain features such as manicured green spaces, naturalistic green spaces, hardscaped plazas, pavilions, and playgrounds.

B. Types of Civic Open Space.

The appropriate arrangements for Civic Open Spaces are described below and are permissible type within the designated Transect Zones as indicated in [Table 5-4](#).

1. *Park*: A Natural preserve available for unstructured recreation. A park does not need to be fronted to buildings. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland, recreational fields, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.
2. *Green*: Available for unstructured recreation. A Green may be spatially defined by landscaping rather than buildings fronting it along the edges. Its landscape shall consist of lawn and trees, naturalistically disposed.
3. *Square*: Available for unstructured recreation and public gatherings. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be densely shaded and provide seating. Trees and shrubs shall be of sufficient quantity and located so as to define a specific geometry of open space and shall promote security by allowing visibility through all areas.
4. *Plaza*: Available for public gatherings and outdoor markets. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Plazas should use pervious pavers, where feasible. Trees are optional.
5. *Playground*: Designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds may be interspersed within residential areas and may be place within a Block. Playgrounds may be included within parks, greens

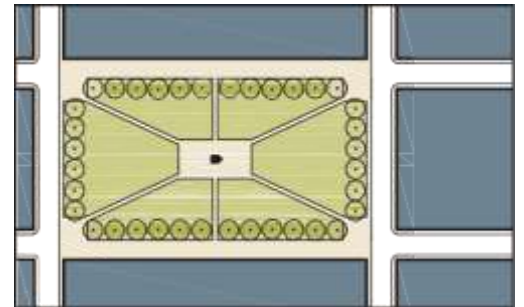
Figure 5 - 67: Examples of Civic Spaces



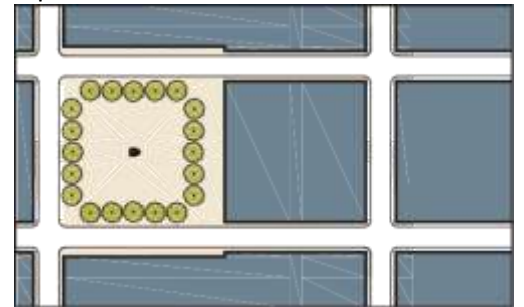
Park



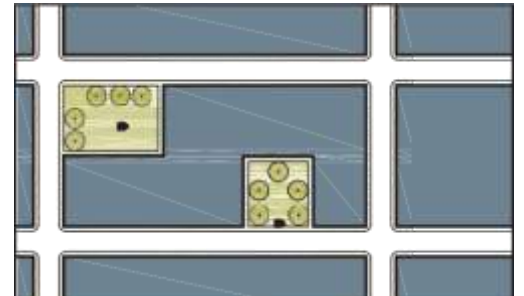
Green



Square



Plaza



and squares.

Table 5 - 4: Civic Open Spaces

Type	Typical Size	T1	T3	T4-R T4-O	T5-M T5-U	T6	SD
Park	min. 2 acres	X	X				
Green	0.25 to 2 acres		X	X	X	X	
Square	1,000 sf to 2 acres			X	X	X	X
Plaza	1,000 sf to 2 acres				X	X	X
Playground	1,000 sf to 1 acre	X	X	X	X	X	X

C. Guidelines.

Heightened attention shall be paid to the quality of landscape design and function according to the following principles:

1. The landscape design shall support and express environmental, cultural, and historical attributes unique to Kissimmee. It shall integrate with surrounding development to encourage the public experience of the Civic Space.
2. The landscape design shall promote connection with nature, social interaction, and mental restoration.
3. Views of natural features and historic structures shall be preserved or maximized.
4. The landscape design shall promote connection to surrounding neighborhood resources, amenities and services, and provide for optimum accessibility, safety and way-finding.
5. Stormwater management improvements shall be integrated with the final landscape design as aesthetically and visually pleasing design elements.
6. Whenever appropriate, landscape design shall promote sustainability awareness and education through interpretive signs, demonstrations and other forms of interpretation.

Figure 5 - 68: Examples of Civic Open Spaces



Parks and open space provide both ecosystem services and recreational and social opportunities



Civic Open Spaces along urban waterfronts can be unique destinations with recreational paths

14-5-11. Landscape, Buffers and Screening Standards

Landscaping, buffering and screening shall be provided in accordance with the following:

Figure 5 - 69: Planters Adjacent to Buildings

A. Front Yard Landscaping

Contrary to the rest of the city, the buildings in the Form-Based Code area are intended to be actively engaged with the street. Therefore, any provisions in Chapter 14-8 requiring landscaping or buffering in the front yard, in front of the building, or adjacent to the building (foundation landscaping) are not applicable to sites in the Form-Based Code area.

B. Landscape Materials

1. At the time of planting, trees within rights-of-way and public parking areas shall meet the standards of [Section 14-8-23](#).
2. Tree and site lighting locations shall not be in conflict. They shall be spaced in a manner that the canopy of the trees block the light intended to illuminate the site.

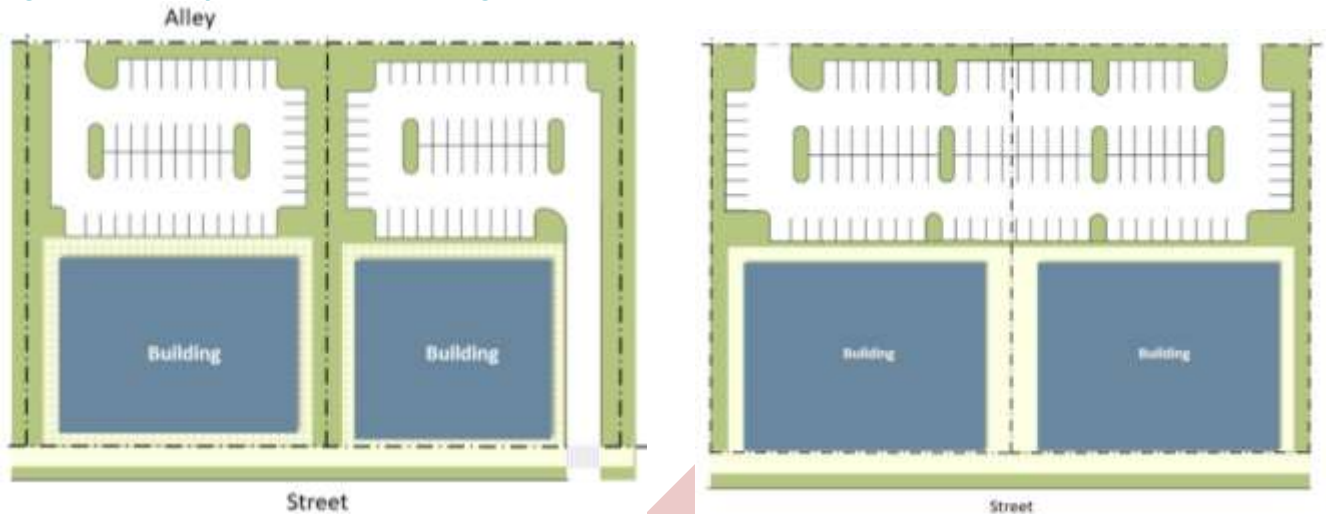


C. Parking Lot Landscaping

Developments in the Form-Based Code area shall be subject to the vehicular use landscaping requirements of [Section 14-8-18](#) and the following.

1. Parking lot layout, landscaping, buffering, and screening shall minimize direct views of parked vehicles from streets and sidewalks; prevent spill-over light, glare, noise, and exhaust fumes from infringing on adjacent properties; and provide the required tree canopy shade.
2. Any landscaping adjacent to the front of a parking space that does not have a wheel stop shall include a two (2) foot wide strip of gravel, grass or mulch so that the front of the parked vehicle can overhang without interfering with taller plantings and irrigation systems (see [Figure 5-63](#)).
3. A minimum five-foot landscape strip shall be provided between vehicular use areas and side and rear property lines, unless there is a surface parking lot on the adjacent site and the two lots are combined into a single, shared parking lot (joint use and cross-access easements will be required). See [Figure 5-69](#).

Figure 5 - 70: Adjacent Surface Parking Lots



4. The use of grass shall be minimized and shall not be planted in strips less than 5 feet wide. Lawn seed mixes shall be drought resistant. To achieve a high level of drought tolerance, lawn mixes may include, but shall not be limited to, a predominance of fine fescues.
5. Design of landscape shall maximize use of green infrastructure stormwater best management practices such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits.
6. For residential conversions in the Downtown Community Redevelopment Area (CRA), the overall landscaping requirements for surface parking lots shall be reduced to 5% of the vehicular use area. When feasible, these 5% requirements can also be met by increasing the landscaping buffers above and beyond the minimum standards. [FROM MANUAL]

D. Street Trees [FROM MANUAL, PG 44-45]

Street trees shall be provided as required in Chapter 14-8 and the following provisions.

1. Planting strips shall be used strategically to allow for adequate space to plant street trees. Planting pits and tree grates are typically used in mixed-use, urban areas with medium to high pedestrian traffic, and shall be at least 4' wide by 3.5' deep. Tree grates may be integrated within planting pits to protect root balls and prevent soil compaction. Grates shall be expandable for tree growth. In order for grates to be safe for pedestrians to walk on, they must have no more than 1/4" space between slots.
2. Coordination will be required to integrate the placement of street trees, signage, and lighting to ensure that each element complements the other.
3. An eight-foot vertical clear zone between the tree canopy and the sidewalk shall be maintained to provide clear visibility and security for pedestrians and motorists.
4. In areas where landscaping cannot be located in the public right-of-way, it shall be located within the street setback zone. This landscaping shall take the form of canopy trees followed by understory trees and then low-level shrubs.
5. When street trees are planned for thoroughfares with frequent transit service, the trees shall be placed to be compatible with passenger loading areas and allow maintenance so branches do not interfere with transit vehicle movements.

6. Tree species with tap roots shall be selected to prevent sidewalk breakage.

E. Buffers

1. No buffers (or fences) are required between uses in the T4-O, T5-U, T5-M or T6 zones, unless specifically required as part of a Conditional Use approval.
2. Proposed developments in the T5-U, T5-M or T6 zones adjacent to single family residential uses in the T2, T4 and T4R zones shall provide a seven-foot landscape buffer and a six-foot high solid fence along the shared property line. The buffer shall contain one understory tree for each 25 linear feet of the buffer and one shrub with a minimum height of 24 inches, spaced a minimum of 30 inches on center. The Director may waive the buffer and/or fence requirement if the sites are designed to integrate the uses, or they share a parking area, or have a cross-access easement between the two sites.
3. Proposed developments in the T5-U, T5-M or T6 transect zones abutting single-family residential zoning districts outside the Form-Based Code area shall provide buffers, landscaping and screening as required in **Section 14-8-16.C**.

F. Street Walls/Fences

A freestanding street wall/fence meeting the requirements of this section and intended to mask parking areas from the street and to strengthen the spatial definition of the Public Realm, is the only type of wall or fence permitted within the required front and street side yard setbacks.

1. Street walls/fences shall have a minimum height of 2.5 feet and a maximum height of five feet (measured from the elevation of the public sidewalk) in all Transect Zones. The portion of the street wall/fence above 2.5 feet shall be transparent (e.g. wrought iron or similar). Transparent fences shall have columns (one foot by one foot minimum) spaced every 24 feet (see **Figure 5-69**).

Figure 5 - 71. Street Wall Examples



2. Street Walls shall have openings no larger than necessary to allow automobile and pedestrian access.
3. Street Walls shall be placed in line with the building façade facing the same street
4. Street Walls shall not be permitted in the right-of-way.
5. Street Walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.

6. The area in front of a street wall shall include a three-foot wide landscaped strip (with ground cover, hedges, or shrubs). The landscape strip may be waived by the Director if the area in front of the wall is needed to expand the public sidewalk (see **Figure 5-70**).
7. The area between the street wall and on-site parking shall also include a three-foot wide landscape strip.
8. Understory trees shall be planted in front or behind the street wall at a rate of one tree per 25 feet of wall length. The trees may be waived by the Director if they conflict with the required or existing street trees.

Figure 5 - 72. Street Wall Landscaping Examples



14-5-12. Stormwater Management

A. General Standards

In order to reduce water quality impacts at receiving waters and enhance community character in support of compact development, the standards of this section intend to:

1. Manage rainfall as close to where it falls as possible, approximating the natural pre-development hydrology (water quality and water quantity) using natural, decentralized stormwater management practices.
2. Celebrate stormwater as an integral part of the built environment.
3. Establish watershed sensitive planning and design criteria at the neighborhood scale of development to support shared flood control solutions.
4. Encourage incorporation of Low Impact Development (LID) best management practices at the block, street, and site level, appropriate to land use context and site conditions.

B. Design Criteria

Development in the Form-Based Code area shall meet the requirements of **Section 14-10-3**, except that

1. Pervious paving shall be permitted and is encouraged to reduce stormwater runoff volume. Pervious paving approaches may be technically infeasible where underlying soils are contaminated or other site constraints exist.
2. Green roofs shall be permitted for all building types.

3. Irrigation systems are encouraged to first make use of all available surface stormwater runoff or other retained or detained stormwater as a water supply.
4. Bioretention systems, bioswales, tree filters, and other vegetated stormwater BMPs are encouraged for treatment of stormwater runoff from streets, parking lots, plazas, and other impervious surfaces. These vegetated BMPs can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.
5. For new construction, retention must be placed in the rear or side yard, not facing the public right-of-way, unless it is integrated into the design and featured as a site amenity.
6. In the Downtown Community Redevelopment Area (CRA), the retention may be at any depth. **[ADDED FROM CRA DESIGN MANUAL]**
7. Vehicular use areas in the Downtown CRA area with less than 2,000 square feet of durable all-weather surface, as defined in this code, may be relieved of the city requirements for providing stormwater detention/retention, but shall still be required to meet SFWMD water quality standards. **[ADDED FROM CRA DESIGN MANUAL]**
8. The maintenance berm around ponds may be reduced to a minimum width of ten feet.
9. Special Detention Areas such as parking lots, rooftops ("blue roofs"), parks, plazas, and fields are areas primarily designated for other uses but that may be used for temporary infiltration and/or peak rate mitigation during storm events if the requirements herein are satisfied. Special Detention Areas shall be designed sensitive to land use context and public use requirements and the following conditions:
 - a. Temporary ponding storage areas must be located so that ponding will not significantly disrupt typical traffic (pedestrian/bicycle/ vehicle) flow, and areas shall be adequately sloped towards outlets to ensure complete drainage after storm events.
 - b. Special Detention Areas shall be clearly identified as such and their primary use shall be restricted during storms.
 - c. Emergency overflows shall be incorporated and designed to prevent excessive depths from occurring during extreme storm events or if the primary flow control structure/ structures are clogged. In most cases, ponding depth shall not exceed 12 inches.
 - d. Rooftop storage must consider structural support, HVAC requirements, waterproofing, emergency overflows, and all other building design considerations.
 - e. Landscaping materials used for high-intensity public uses (community parks, athletic fields, greens, etc.) shall be located in areas of well-draining soils to guarantee public use is not compromised by excessively wet ground between rain events.

14-5-13. Development Bonuses

The bonus program is established to encourage the location of higher density/intensity development at places where they will not have a negative impact on low density residential neighborhoods, and to encourage the provision of amenities that would benefit the community as a whole. Development sites may receive more than one bonus. However, the density/intensity and building height shall not exceed the maximum noted in the corresponding future land use category and Table 5-2, respectively.

A. Improvements Eligible for Bonuses

Development projects within the Form-Based Code area that meet the standards of this code may be eligible to achieve the additional building height noted in Table 5-2 for sites in T5-U or to obtain a reduction in the number of required parking spaces, as follows:

1. *Mixed-Use.* Developments that include a vertical mix of residential and commercial or office are entitled to the maximum building height allowed with the bonus. The residential portion shall include at least five residential units to qualify for the bonus.
2. *Affordable Housing.* Developments with at least 25% of its residential units certified as “Affordable Housing” by the City are entitled to the maximum height allowed with the bonus. Such units will be subject to an agreement with the City to ensure the units remain affordable for a period of time of no less than 30 years.
3. *Public Open Space & Amenities.* Developments that include a public open space (urban plaza or park) are entitled to one additional floor above the permitted base height for each every 3,000 square feet of continuous public open space, not to exceed the maximum height allowed with a bonus. The urban plaza or park shall not be enclosed, shall be easily accessible by the public, include amenities (landscaping, hardscaping, and furnishing), and be privately-owned and maintained, but open to the public. The public open space shall not be located within required buffers.

Figure 5 - 73. Examples of Public Open Space



4. *Parking Spaces.* A reduction of parking requirements by up to 50% may be approved if the applicant proposes a public space area occupying a minimum of 50% of the parking area waived. However, there shall be no reduction in the number of required accessible parking spaces. The public open space shall not be located within required buffers.
5. *Parking Garages.* If located below or above the residential, commercial or office space, the development is entitled to one additional floor for each floor of parking garage, not to exceed

the maximum allowed with the bonus. The parking garage shall not occupy the ground floor frontage along any Primary Street (as depicted on **Figure 5-25**). This frontage will require an active use.

B. Building Height Next to Residential

Developments utilizing the bonus system are subject to the development compatibility standards of **Section 14-5-7.B.3**.

C. Review and Approval

Requests for bonuses do not require a separate application. They shall be noted on the site plan and shall be reviewed concurrently with the site plan to ensure all other requirements of the Code, including the requirements of this Chapter, are met. Applicants requesting approval of bonuses are still eligible to apply for variances and modification of standards, but under separate application (see Chapter 3, **Part VII**, Modification of Standards and Variances).

14-5-14. Flexibility

A. Project of Significance to the City

A project of significance to the city shall be defined as any development or redevelopment project with special site characteristics of such a size, especially very small or very large, determined by the City Manager to be of such economic or social importance to the city that it warrants greater flexibility in the interpretation of this Chapter. A developer's agreement will outline specific design considerations, and schedule and phasing plans consistent with the overall design intent of the Form-Based Code Area.

B. Small Lots

There remain several small-scale parcels (less than one acre) throughout the Form-Based Code area that may not lend themselves to aggregation with adjacent lots or there may be other restrictions that limit redevelopment potential. It is the city's intent to ensure that these small parcels can redevelop, rehabilitate and/or otherwise improve the overall condition of the property and its buildings. As such, the city will provide significant flexibility in the application of the Form-Based Code standards for small parcel sites in order to meet broader vision principles while accommodating physical site restrictions and shorter-term economic development goals.

[SEE 14-2-232(H) NONCONFORMITY SECTION]