



**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, NOVEMBER 3, 2021
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

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING - DRC#21-00061 - OSCEOLA VILLAGE CENTER EVEREST
REHABILITATION HOSPITAL: CONDITIONAL USE WITH SITE PLAN
(REHABILITATION HOSPITAL)**

Request for Planning Advisory Board approval of a Conditional Use for a rehabilitation hospital on approximately 4 acres located within the Osceola Village Center development.

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 5.A

PUBLIC HEARING - DRC#21-00061 - OSCEOLA VILLAGE CENTER EVEREST REHABILITATION HOSPITAL: CONDITIONAL USE WITH SITE PLAN (REHABILITATION HOSPITAL)

Request

Request for Planning Advisory Board approval of a Conditional Use for a rehabilitation hospital on approximately 4 acres located within the Osceola Village Center development.

Explanation

This request is to establish a rehabilitation hospital within the Osceola Village Center Mixed Use Planned Unit Development (MUPUD) project. The Osceola Village Center MUPUD (DRC#19-00054) was approved at the September 17, 2019 City Commission meeting as a mixed use development on approximately 161.8 acres consisting of 127 single family homes, 204 townhomes, 316 apartment units, and 14.9 acres of commercial with a variety of uses consistent with Highway Commercial (HC) Zoning uses.

The Planning Advisory Board (PAB) recommended approval to add rehabilitation hospital as a Conditional Use to the MUPUD at the September 15, 2021 meeting (DRC#21-00059). The PAB recommendation was subsequently approved at the October 5, 2021 City Commission meeting.

As described within the attached Memo, the 39,999 square foot rehabilitation hospital will consist of 36 beds/private rooms with the ability to add an additional 17 for a maximum capacity of 53 beds on a 4 acre outparcel fronting on S. John Young Parkway. Acute rehabilitation services will serve patients recovering from stroke, brain, spinal cord, and other neurological conditions, speech impediments, amputation, pulmonary disease, orthopedic injuries, COVID-19, and other medically complex conditions. The facility will also include physical therapy gyms, aqua therapy, an outdoor mobility courtyard, life skills training center, in-house dialysis and pharmacy, and outpatient physical therapy. The facility will not include emergency room (ER) services but provides 24-hour nursing care to patients. It also will not include any other institutional uses such as assisted living or long-term care community residential home.

FINDINGS AND REASONS:

1. Compliance with the intent of the MUPD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.
2. Compliance with Section 14-3-29(F)(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.
3. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed rehabilitation hospital is listed as a Conditional Use within the approved MUPUD.
4. Compliance with Policy 1.2.3., Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.

5. Compliance with the site design regulations such as density, lot area, setbacks, building separation, height, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-4-8(D)(4).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval subject to DRC Comments on August 3, 2021.

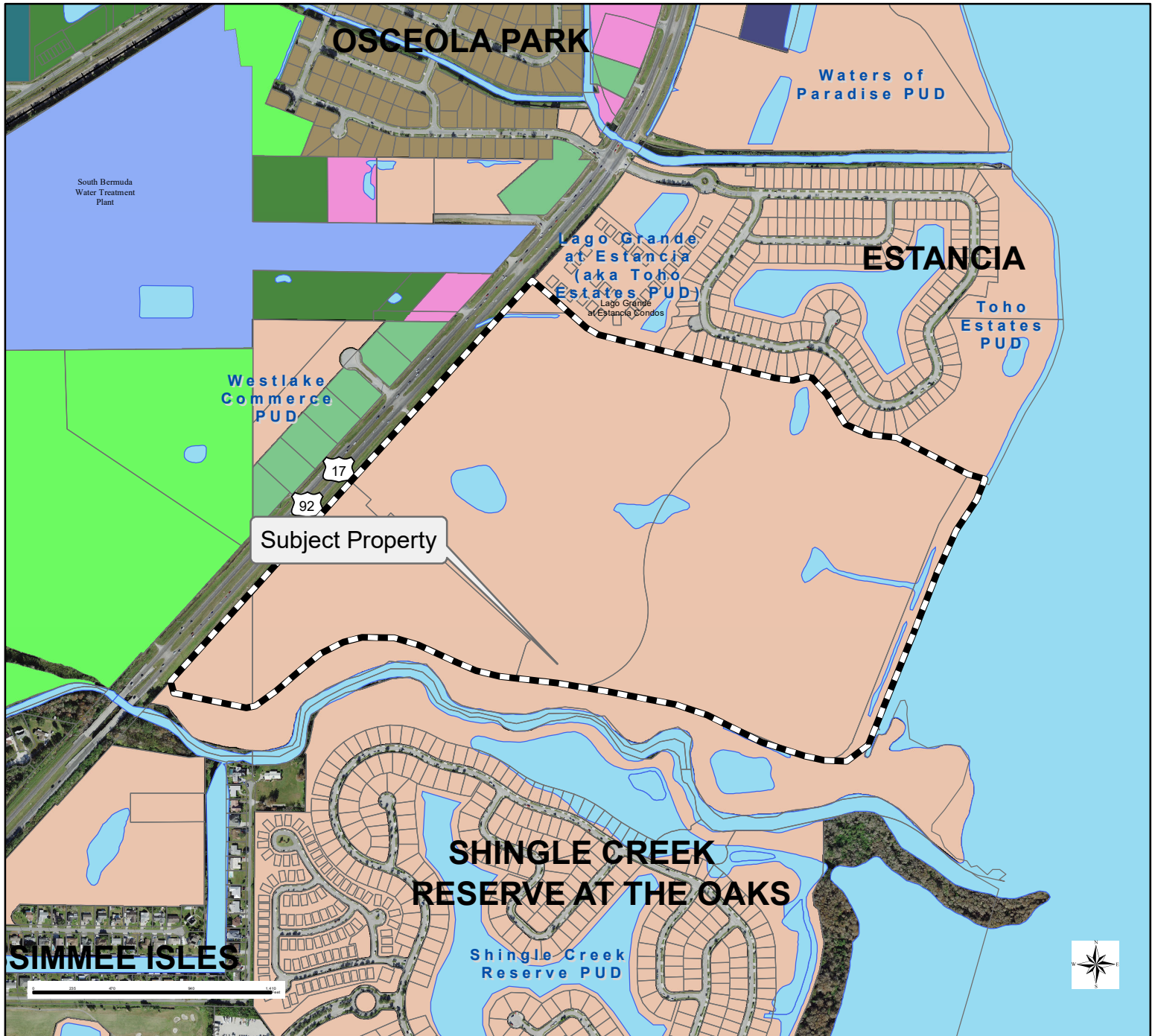
CONDITIONS:

1. Emergency Room (ER) services shall not be permitted with this Conditional Use approval.
2. No other institutional uses, such as assisted living or long-term care community residential homes, are permitted.
3. The southeast property boundary must be shifted to accommodate a full 24ft. wide drive aisle that is entirely on the rehabilitation hospital parcel with the construction plan submittal.

Attachment(s):

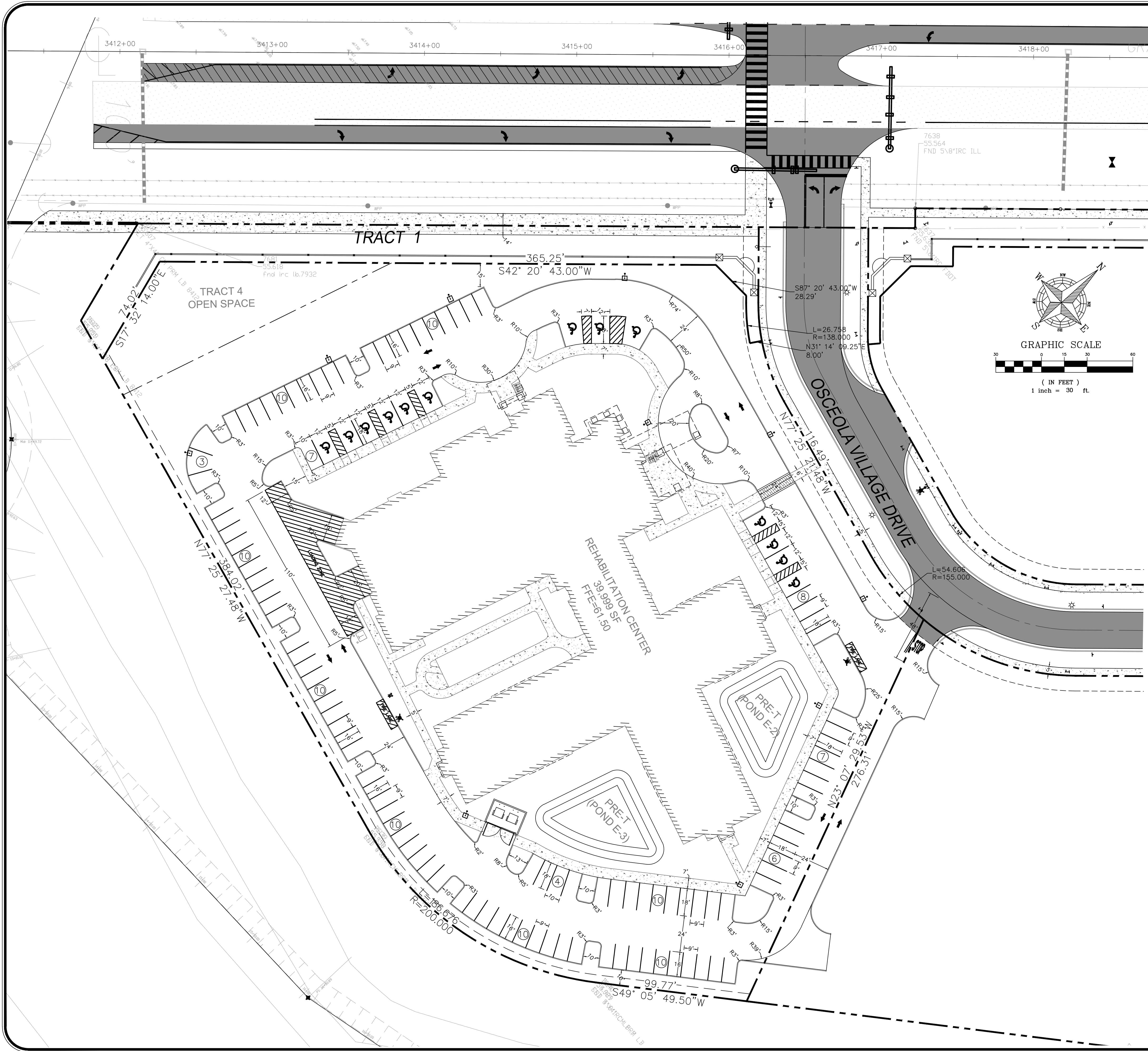
1. 21-00061 Vicinity Map
2. 21-00061 Aerial Map
3. 21-00061 Site Plan & Elevations
4. 21-00061 Rehabilitation Hospital Memo
5. 21-00061 PAB CU Ad
6. 21-00061 DRC Comments
7. 21-00061 DRC Application

Everest Rehabilitation Hospital
Conditional Use with Site Plan DRC#21-00061



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

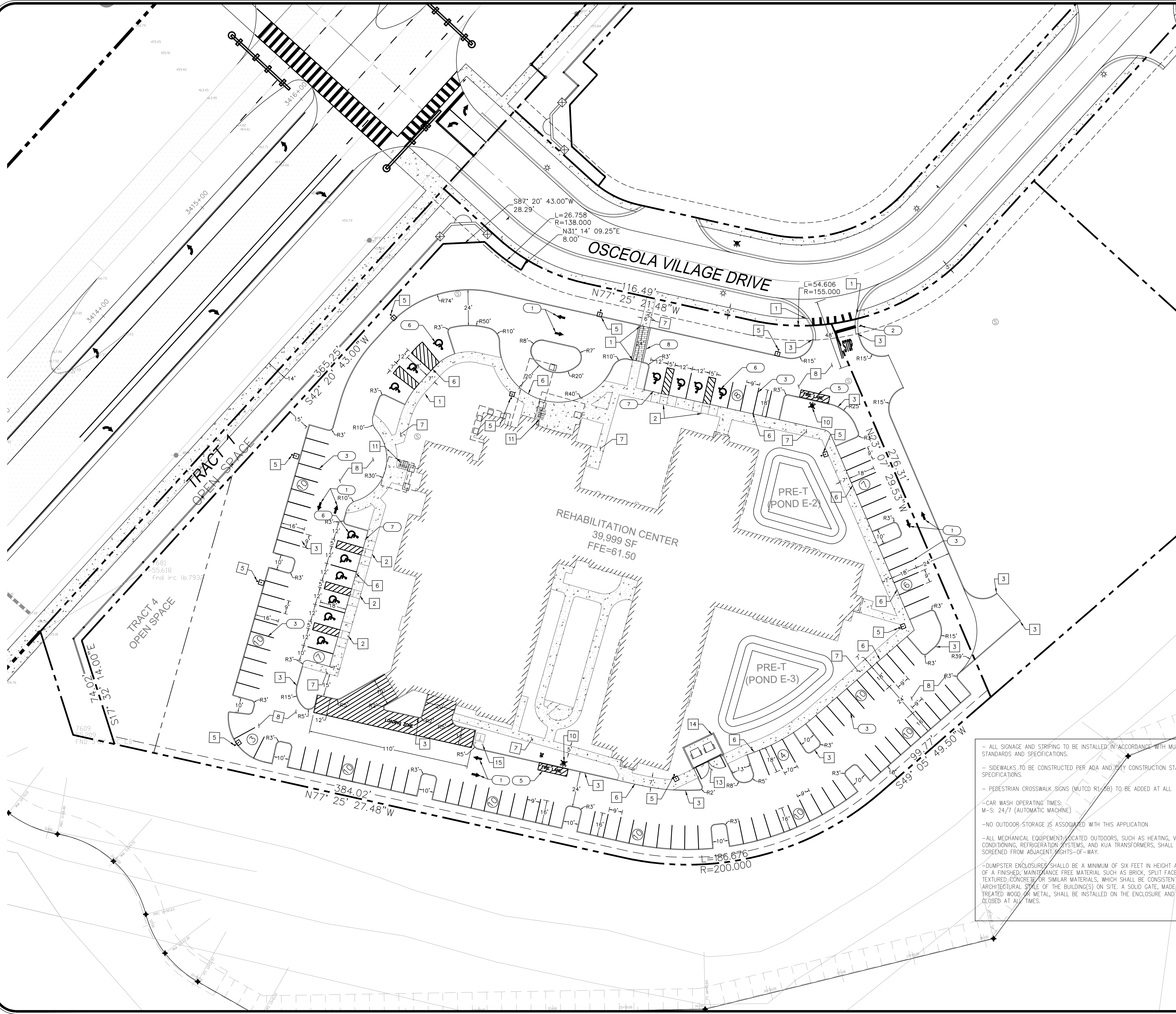




EVEREST REHABILITATION		
LAND USE NOTES		
PROPOSED DEVELOPMENT	COMMERCIAL	
PARCEL ID NO.	33-25-29-00U0-0012-0000	
PARCEL ADDRESS	S. JOHN YOUNG PARKWAY	
CURRENT LAND USE=	GENERAL COMMERCIAL	
CURRENT ZONING=	MUPUD	
TRACT SIZE	4.0000	AC.
FAR	0.23	
MAXIMUM BUILDING HEIGHT	2 STORY/35'	FT.
BUILDING SEPARATION	20	FT
PARKING SETBACKS	10	FT
BUILDING SETBACKS	15	FT
PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE		
REQUIRED PARKING SPACES		
HOSPITAL BED (53 BEDS @ 1 SPACE PER 0.5 BED)	106	SPACES
MEDICAL OFFICE/CLINIC (3,365 SF @ 1 SPACE PER 200SF)	INCLUDED ABOVE	SPACES
RESTAURANT (1,040 SF @ 1 SPACE PER 80 SF)	13	SPACES
TOTAL REQUIRED PARKING	119	SPACES
PROVIDED PARKING SPACES		
REGULAR PARKING SPACE	89	SPACES
HANDICAP PARKING SPACE	13	
TOTAL PROVIDED PARKING	119	SPACES
REQUIRED BICYCLE PARKING	12	SPACES

AREA CALCULATIONS		
EXISTING AREA CALCULATIONS		
IMPERVIOUS AREA (ACRES)	0.00	0%
PERVIOUS AREA (ACRES)	4.0	100%
PROPOSED AREA CALCULATIONS		
IMPERVIOUS AREA (ACRES)	2.43	61%
PERVIOUS AREA (ACRES)	1.57	39%

WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 246 N. WESTMONTE DRIVE ALTA MONTE SPRINGS, FL 32714 (407) 750-3123		EVEREST REHABILITATION HOSPITAL		OVERALL SITE PLAN		DATE	REV.	CITY COMMENTS		DESCRIPTION		BY	LP.
						05/03/21							
SCALE 1"=30'		PROJECT 2021-003		SHEET C-3.0		DRAWN: DM		DESIGNED: DM		CHECKED: RW		DATE: 05/03/21	
W GROUP LAND DEVELOPMENT & ENGINEERING SERVICES BUSINESS NO. 32108													



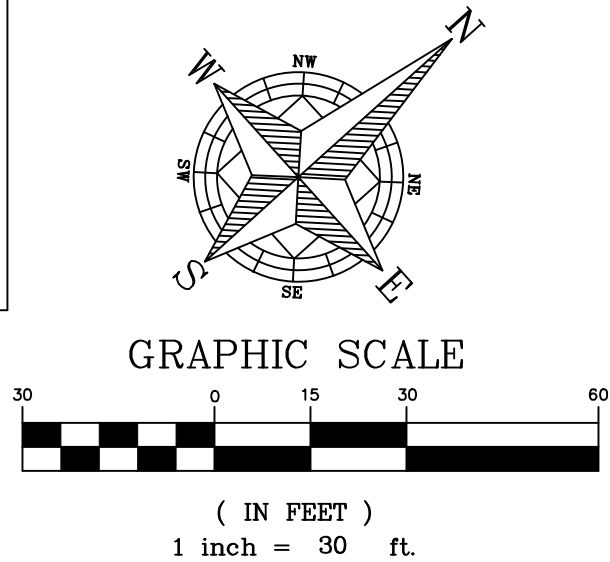
PAVEMENT MARKINGS & SIGNAGE

- | | | | | | |
|----|--|---|-------|----|-------|
| 1 | DIRECTIONAL ARROWS | 1 | C-7.0 | 2 | C-7.0 |
| 2 | 24" WIDE WHITE STOP BAR W/
24" STOP SIGN (R1-1) | 3 | C-7.0 | 4 | C-7.0 |
| 3 | PAVEMENT STRIPING (4" WHITE) | 5 | C-7.0 | 6 | C-7.0 |
| 4 | 24" WIDE WHITE STOP BAR W/
30" STOP SIGN (R1-1) | 7 | C-3.0 | 14 | C-7.0 |
| 5 | FIRE LANE STRIPING | 8 | C-7.0 | 19 | C-7.0 |
| 6 | HANDICAP PAVEMENT SYMBOLS | | | | |
| 7 | HANDICAP SIGN | | | | |
| 8 | PEDESTRIAN CROSSWALK | | | | |
| 9 | PEDESTRIAN SIGNAGE | | | | |
| 10 | EV STANDARD SIGNAGE | | | | |

SITE NOTES

- | | | | |
|----|---|----|-------|
| 1 | SIDEWALK RAMP | 16 | C-7.0 |
| 2 | SIDEWALK RAMP | 24 | C-7.1 |
| 3 | FDOT TYPE D CURB | 17 | C-7.0 |
| 4 | BOLLARDS (TYP.) | 26 | C-7.0 |
| 5 | LIGHT POLE | 1 | C-9.0 |
| 6 | MONOLITHIC CURB AND SIDEWALK | 25 | C-7.1 |
| 7 | CONCRETE SIDEWALK | 10 | C-7.0 |
| 8 | ASPHALT PAVEMENT | 12 | C-7.0 |
| 9 | EXISTING FIRE HYDRANT | 7 | C-7.0 |
| 10 | FIRE HYDRANT | 27 | C-7.1 |
| 11 | BIKE RACK (6/EACH) | 20 | C-7.1 |
| 12 | NOT USED | 21 | C-7.1 |
| 13 | CONCRETE PAVEMENT | 22 | C-7.1 |
| 14 | RETAIL DUMPSTER ENCLOSURE
SEE ARCH PLANS FOR DETAILS | 23 | C-7.1 |
| 15 | TRANSFORMER PAD | | |

- ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- PEDESTRIAN CROSSWALK SIGNS (MUTCD R1-5B) TO BE ADDED AT ALL INTERSECTIONS.
- CAR WASH OPERATING TIMES:
M-S: 24/7 (AUTOMATIC MACHINE)
- NO OUTDOOR STORAGE IS ASSOCIATED WITH THIS APPLICATION
- ALL MECHANICAL EQUIPMENT LOCATED OUTDOORS, SUCH AS HEATING, VENTILATION, AIR CONDITIONING, REFRIGERATION SYSTEMS, AND KVA TRANSFORMERS, SHALL BE VISUALLY SCREENED FROM ADJACENT RIGHTS-OF-WAY.
- DUMPSTER ENCLOSURES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE MADE OF A FINISHED, MAINTENANCE FREE MATERIAL SUCH AS BRICK, SPLIT FACE MASONRY BLOCK, TEXTURED CONCRETE OR SIMILAR MATERIALS, WHICH SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING(S) ON SITE. A SOLID GATE, MADE FROM PRESSURE TREATED WOOD OR METAL, SHALL BE INSTALLED ON THE ENCLOSURE AND SHALL REMAIN CLOSED AT ALL TIMES.



WOHLFARTH CONSULTING
GROUP LLC

ENGINEERS & PLANNERS

246 N. WESTMONTE DRIVE
ALTA MONTE SPRINGS, FL 32714
(407) 750-3123

EVEREST REHABILITATION
HOSPITAL

SITE PLAN

DRAWN:	DM
DESIGNED:	DM
CHECKED:	RW
DATE:	05/03/21
SCALE:	1"=30'
PROJECT:	2021-003
SHEET:	C-3.1



BUSINESS NO. 32108



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
© 2017 WALTON ALL RIGHTS RESERVED

Client: **EVEREST REHABILITATION**
Address: **955 S. MAIN STREET**
City/State: **KELLER, TX 76248**
Sales: **HOUSE** Designer: **RJB**
PM **SP**

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

- Revision:
- R1- REVISE PLAN VIEW SIGNAGE / ADD REVISED SIGNS - RJB
 - R2 - REVISE SITE PLANS AND REVISE SIGN TYPES - RJB
 - R3 - REVISE SIGN EXHIBIT PER CLIENT REDLINES - RJB
 - R4 - UPDATE SIGN EXHIBIT PER WALTON / CLIENT NOTES - RJB
 - R5 - UPDATE INSTALL NOTES AND QUANTITY - RJB
 - R6 - UPDATE INSTALL NOTES / LOCATIONS - RJB

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

R6 / 05/01/20

CID310553

Sheet: 4

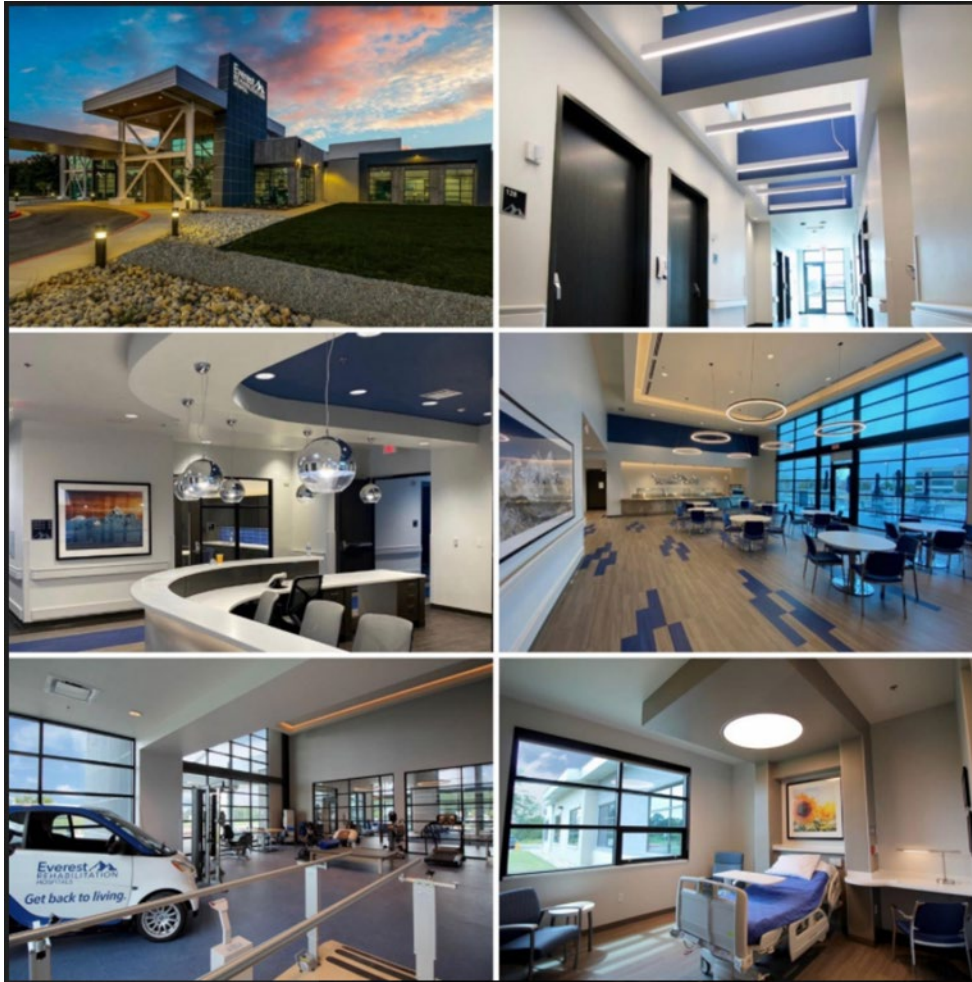


Figure 15 Architectural Design Standards

Memo

To: City of Kissimmee DRC Response 6/15/2021
From: Richard C Wohlfarth, P.E.
Date: August 3, 2021
Re: Osceola Village Center – Rehabilitation Hospital

Everest Rehabilitation Hospital

The proposed amendment to the MUPUD is to add a Use or a Conditional Use for a Hospital within the MUPUD. The proposed hospital requires the modification. While the proposed project is a hospital it is important to note that the request **is not** for a “typical” hospital. In fact, with the recent passing of HB 21 by the Florida Legislature the Rehabilitation Hospital does not require the securing of a CON (Certificate of Need). Everest Rehabilitation Hospital is known for its unmatched physical rehabilitation patient care and for developing identical, modern, 39,999 square feet, 36- bed, single story physical rehabilitation hospitals. With each of the 36 private rooms complete with contemporary art, 55” flat screen TVs and a private luxury bathroom, staying at Everest’s hospitals are more compared to a luxury hotel versus a typical hospital setting. Everest Rehabilitation Hospitals are predesigned with an option to add an additional 17 private rooms should the market dictate the need for expansion. The proposed project will be constructed on 4.0 acres of the Osceola Village Center.

Everest Rehabilitation Hospital will feature a comprehensive interdisciplinary physician-led experienced team of rehabilitation therapists focused on increasing patient strength and endurance and improving quality of life in a modern, state of the art setting.

To better serve the needs of patients, Everest hospitals include spacious, technologically advanced equipped inpatient and outpatient physical therapy gyms, a large outdoor mobility courtyard for therapeutic use, aqua therapy, a completely furnished life skills training apartment with a full kitchen and bathroom, in-house dialysis, and an in-house pharmacy. Everest understands the importance of the support system surrounding the patients as well. Included in the facility are several family gathering areas, an extra-large dining hall and an outdoor patio. The hospital will serve patients recovering from stroke, brain injury, neurological conditions, trauma, spinal cord injury, speech impediments, amputation, pulmonary disease, orthopedic injury, COVID-19, and other medically complex conditions.

The Hospital will provide one to one physical therapy, five to seven days a week, daily medical visits by rehabilitation physicians and a strong 24 hour a day nurse to patient ratio that contributes to optimal outcomes and the highest quality of care.” The level of care in our acute physical rehabilitation hospital setting cannot be provided at other levels of care such as skilled nursing facilities (SNF). The average length of stay at a comprehensive inpatient rehabilitation hospital is one-third of a typical stay at a skilled nursing facility with far better results.”

The proposed 53-Bed Physical Rehabilitation Hospital will cost \$24M dollars. This adds significant short-term jobs and adds over 100 permanent high paying jobs and provide for an \$8 million-dollar a year payroll to the City of Kissimmee.

About Everest Rehabilitation Hospitals, LLC

Everest Rehabilitation Hospitals LLC, based in Dallas, Texas, is a multispecialty acute care physical rehabilitation hospital company focused on providing high quality, physical rehabilitation care. Everest is passionate about patient care; striving to create healing and nurturing environments for all patients that not only meet their medical needs but address their emotional and social needs as well. Patients are guided through the necessary steps to reclaim daily life, recover function, and return to an optimal quality of life by combining the latest treatments, technologies, and research with a unique interdisciplinary team approach involving the patient and family from day one. Everest provides the highest level of care available to patients with disabilities caused by injuries or illnesses, or from traumatic accidents.

Slain police officer was shot in the face

Teen suspect told police he was trying to shoot himself with stolen gun

By Eileen Kelley, Lisa J. Huriash and Angie Dimichele
South Florida Sun Sentinel

The police officer who was shot in the face and killed Sunday night was trying to take a stolen gun out of the hands of an 18-year-old who told investigators he was trying to shoot himself.

Jason Banegas, 18, pulled a stolen 9 mm semi-automatic gun from his pocket during a violent fight with Officer Yandy Chirino.

“When he thought the officer was clear of the muzzle, he pulled the trigger,” says a warrant released Tuesday.

Banegas told detectives he did not know Chirino was shot, the warrant says.

Chirino died early Monday after responding to a call of a suspicious man riding a bicycle from house to house in the area of 4040 North 44th Ave. in Hollywood, according to court records.

Two minutes after Chirino stopped Banegas, another officer arrived and saw Chirino and Banegas on the ground in a grassy area, Banegas holding a pistol and Chirino attempting to take it away from him, the warrant says.

The second officer kicked Banegas, knocking the gun out of his hand. Banegas then started to fight the second officer, who was scraped and scratched.

After the officer handcuffed Banegas, he noticed Chirino was unresponsive and shot in the face, the warrant says. He began CPR. Other officers continued CPR in a police car headed to the hospital.

Chirino, 28, was pronounced dead at Memorial Regional Hospital shortly after 1 a.m. Monday.

Banegas was armed with a gun that had been stolen over a month ago in Miami-Dade County from a car, the warrant says. Banegas later told detectives he had the gun for about 24 hours.

At the crime scene, which surrounded a neighborhood park, detectives found a red bike with a white basket in the street, two sneakers and a pool of blood where Chirino was shot on the ground, the warrant says.

A man who said he was Banegas’ sister’s boyfriend had been across from the park where he said his Jeep broke down. He told detectives Banegas left for 30 minutes while he waited for a tow truck. Banegas, he said, came back riding a red bike, only to leave again.

This time he came back with a haul of AirPods, an iPhone, and iPod and cash, the warrant says. Banegas then wrapped them in a shirt and left the items on a bench in front of the coun-

try club, the man told police.

It was after Banegas left for the last time that the man said he heard two quick gunshots ring out, the warrant says.

Banegas told police that after he took the bike, he attempted to open the doors of eight cars, and three of them were unlocked. After he left the stolen items on the bench, Banegas told police he rode the bike out into the road when he was stopped by Chirino.

As he tried to peddal away, Chirino grabbed him and he “panicked,” knowing he had a gun and was recently released from Miami-Dade County jail, the warrant says.

Arrest history

Just 30 days ago, Banegas was freed from jail in Miami-Dade County on burglary, trespassing and cocaine charges. But when Banegas stood before a judge Tuesday morning, it was with the prospect of never being free again.

At the lectern in bond court, Banegas lowered his head as Judge Tabitha Blackmon read through a list of charges Banegas now faces.

In addition to a first-degree murder charge, Banegas, of Miami, faces charges of grand theft of a fire-arm; resisting arrest with violence; and burglary, among other possible charges.

Banegas will be represented by the public defender’s office. Blockmon ordered him to undergo a mental health evaluation at the request of his lawyer. He was denied bond.

At 18, Banegas had already been arrested six times before, records show, being detained for the first time by Miami-Dade Police at 14.

In January 2017, Miami-Dade police arrested Banegas on charges of burglary, criminal mischief and preventing or obstructing extinguishing a fire. Those charges came two weeks after he admitted to entering a school and destroying computers, technology equipment and filing cabinets by spraying fire extinguishers throughout the school and throwing paint on classroom walls and floors, according to a 2017 arrest report.

At the age of 15, he was arrested twice on burglary charges for breaking into cars, the arrest reports show. Prosecutors dismissed one of those two cases. And at 16, Miami-Dade police arrested Banegas for stealing a car, leading to two officers chasing him on foot and using K9s to find him.

At 17, Banegas was arrested again and accused of burglarizing someone’s car, the arrest report says.



Michelle Marda places flowers on the fence at Mara Berman Giulianti Park in Hollywood on Tuesday for Hollywood police Officer Yandy Chirino, who was shot and killed Sunday night. **JOE CAVARETTA/SOUTH FLORIDA SUN SENTINEL**

Later that same year, Miami Police detained him on suspicion of having cocaine with intent to sell or distribute near a school, a charge that wasn’t pursued by prosecutors. That charge came after Miami SWAT agents conducted a search of a Miami home and found bags of suspected cocaine, marijuana, thousands in cash and a silver bucket with “a large amount of suspected narcotics” that were set on fire to be destroyed, the report says.

‘An extremely sad day’ for Hollywood police

A makeshift memorial grew Tuesday outside of the Mara Berman Giulianti Park in the 4000 block of North Hills Drive in Hollywood. As neighbors passed by the park fence Monday on their evening walks, many stopped to read the homemade signs thanking Chirino for his service. A local synagogue has organized a community prayer vigil for 5:45 p.m. Thursday in the park.

Several officers met at the hospital after Chirino was admitted, said Rod Skirvin, president of Broward County Police Benevolent Association. “Everybody told a lot of stories about him, talking about him, praying, keeping their hopes up,” Skirvin said.

Nearly 12 hours after Chirino was pronounced dead, officers from the Hollywood Police Department helped carry the fallen officer’s flag-draped casket out of the hospital and into a Hollywood Fire & Rescue ambulance.

Mourners gathered outside the hospital’s emergency room exit, embracing each other in tears. Officers blocked roads as a motorcade of police officers flanked the sides of the ambulance as it made its way to the Medical Exam-

iner’s Office in Davie. Some first responders stood along the highway, their right hands over their hearts as the ambulance carrying his body drove by.

Another Hollywood police officer died early Monday from an apparent suicide, according to reports.

“It has been an extremely sad day for the Hollywood Police Department,” a spokesperson for the department said in a statement. “One of our officers who was off duty, unexpectedly passed away. Plantation Police is handling the death investigation. No other information will be given at this time.”

Chirino’s death is a harsh reminder to law enforcement officers and their families of the realities of the profession, when “what can appear to be a normal encounter with somebody can turn deadly in one second,” Skirvin said.

“The bad guy knows what he’s going to do. The officer does not. So you have to keep your guard up at all times when speaking with anybody because you never know when that person is going to attack you. And that’s what happened in this case,” Skirvin said.

Officer praised for keen police work

Chirino studied at Florida International University before joining the department four years ago. And in that short time, he received four commendations for stopping suspects while they were breaking into cars.

These letters, which were a permanent part of the young officer’s personnel file, reveal he had a keen eye for his surroundings, excellent response time and the wherewithal to capture a fleeing suspect.

■ On May 26, 2018, soon after midnight, a call came

in about a person trying to break into cars along State Road 7. Chirino responded with another officer and “as a result of their tactics and rapid response” they caught the suspect.

■ Just before 4 a.m. on May 15, 2019, two people were breaking into cars. Chirino captured them nearby, and some stolen items, which included credit cards, were returned to the victims. “Officer Chirino should be commended for his rapid response, excellent patrol techniques and observation skills,” a supervisor wrote. “As a result of Officer Chirino’s actions, two burglary suspects were arrested and taken off the streets.”

■ On July 11, 2019, after 4 a.m., Chirino was dispatched to a call about two suspects trying to open car doors in a parking lot. The suspects fled, and Chirino chased them. Two other officers came to help, and they captured the suspects hiding inside a laundry room with two sets of car keys and a woman’s wallet that didn’t belong to them.

■ Most recently, on June 2,

2020, he used Ring camera “police resources” to find a suspect trying to break into cars. He passed this information to two officers who found the suspect “actively attempting to break into a vehicle.” A foot chase through a residential neighborhood led to the suspect, who was found by a K9 sergeant. Chirino and the others were commended for their teamwork, police tactics and use of available police resources and dedication to duty.

Skirvin said the call Chirino responded to Sunday is one “that every officer goes on a thousand times during their career.”

“What I’ve been wanting to remind the public is that these are the types of calls that officers handle every day and every shift and what can seem very routine to the public ... This is a good example of how in one second it can go from just an interview to an officer fighting for his life,” Skirvin said.

Eileen Kelley can be reached at 772-925-9193 or ekelley@sunsentinel.com. Follow on Twitter @reporterkell.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for a rehabilitation hospital. The Planning Advisory Board will hold a meeting on **Wednesday, November 3, 2021** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **Parcel ID: 32-25-29-00U0-0040-0000 and a portion of 33-25-29-00U0-0012-0000**

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference #	PLANNING
DRC#21-00061	ADVISORY BOARD
Everest	KISSIMMEE,
Rehabilitation	FLORIDA
Hospital	

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 (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with [Florida Statute 286.0105](#): 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 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#21-00059
PUD Amendment-Second Review
Osceola Village Center-Everest Rehabilitation Hospital
Project Rep: Richard Wohlfarth

DEVELOPMENT REVIEW COMMITTEE–August 3, 2021

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
David Bridle
Patricia Prevost

FIRE: 407-518-2202
Chris Alessandri
Mary Creason

PUBLIC WORKS & ENGINEERING: 407-518-2170
Ryan Birks-Kilman
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:
Inez 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-Comments

1. Please review the instructions from the aeronautical studies that were provided beginning with 2019-ASO-23750-OE to verify if a separate study is required for construction equipment that will exceed the height of the structures. See excerpt below. Please contact Airfield Manager, ramon.senorans@kissimmee.gov or (407) 518-2537, at Kissimmee Gateway Airport 5 days prior to the use of tall construction cranes to coordinate a Notice to Airmen (NOTAM).

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

BUILDING DIVISION

Compliance-No Comments

FIRE

Comments may be forthcoming

Fire Department: Chris Alessandri

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

Revise/Resubmit-Comments

Planning Division: Brenda Ryan

General Comments

1. The proposed Everest Rehabilitation hospital will be located on a single parcel consisting of four (4) acres. The application and all supporting documents must only reflect the hospital site.
 - a) Revise the application to only reflect the hospital parcel (#32-25-29-00U0-0040-0000). Parcel #33-25-29-00U0-0012-0000 should not be included on the application. Because the parcels were subdivided via the Property Appraiser's Office and not through the formal platting process, it is imperative that correct parcel information is accurately reflected throughout the review and public hearing process and that the multiple applications and improvements are reviewed separately.
2. On the MUPUD Modification Checklist:
 - a) Not addressed: Revise to only address Everest Rehabilitation Hospital CU. The concurrent CU's, although related, need concise, separate descriptions.
 - b) Not addressed: Remove any and all references to other parcels other than the parent parcel for the rehabilitation hospital. Parcels that have not been recognized or approved via a final plat should not be included with this application and should not be referenced in this application.
 - i) The checklist includes reference to Parcel #33-25-29-00U0-0012-0000 which is not part of the hospital site or this PUD amendment.
 - ii) Remove any and all reference to Phase 4 and Lot E-1.
 - c) Revise to reflect that TND standards do not apply to this section of the MUPUD. TND standards were required for the residential portion of the MUPUD.
 - d) Is it 32 beds, 36 beds, or 53 beds? Checklist states 32 beds and 36 beds in 2 different sections but Memo states 36 with the option to add 17 additional rooms. State the **maximum** number of proposed rooms and maintain consistency within all PUD documents, calculations, and standards.

Uses

3. Partially addressed: Provide an underline/strikethrough and clean versions of the updated MUPUD document **in its entirety** and add rehabilitation center as CU under Section V. and make necessary changes under Public and Semi-Public uses in Section IV. in the current Osceola Village Center MUPUD (DRC#19-00054).
 - a) Include the Conceptual Master Development Plan that was included with the original MUPUD and make necessary changes/modifications to the development standards.
 - b) Revise Institutional/Hospital use listed under Conditional Uses to state just Hospital and clarify that this only includes an acute rehabilitation hospital and

does not include other institutional uses such as schools, assisted living, or community residential home.

4. Everest Rehabilitation Memo: Verify the total maximum number of beds as stated in the comment 2d.
 - a) Remove the 98,000 sq. ft. commercial square feet stated as the original MUPUD entitlement. There was no commercial entitlement approved in the original MUPUD. Clarify that the Future Land Use designation was approved with an FAR of up to 2.5.
 - b) Trips were based on an acreage of 11.4 acres. Revise accordingly.

Development Standards

5. Not addressed: Sheet C3.0 was not provided with the PUD Amendment resubmittal and there are still inconsistencies with the MUPUD narrative and Checklist: The MUPUD Development Table that includes the development standards for the Commercial section of the MUPUD is inconsistent with the development standards in Section III of the existing MUPUD narrative. Incorporate all development standards and notes in Section III and ensure it is consistent with the approved construction plans (DRC#19-00100) to avoid any nonconformities with what is being constructed.
 - a) Revise the subheading, "Land Use Data for Residential Units" to "Development Standards".
 - i) Revise the inconsistencies with the development standards in the MUPUD with the construction plans to prevent nonconformities and inconsistencies. Only include one (1) section in the MUPUD for development standards. Do not include multiple tables and sections that causes confusion and inconsistencies.

Parking & Roadways

6. Revise to include the total number of beds to the parking calculations. There are conflicting statements of 32 beds, 36 beds, and 53 beds.

Advisory Comments & Conditions

7. A final plat was submitted under DRC#20-00103. The October 13, 2020 DRC recommendation was to resubmit back to DRC. This final plat must be approved prior to construction plan approval of the rehabilitation hospital. No further subdividing is permitted without final plat submittal and approval.
8. A separate PUD site plan is required for improvements on Parcels #33-25-29-00U0-0012-0000 and 33-25-29-00U0-0018-0000.
9. Review and approval of signal warrant analysis and transportation improvements is required prior to construction plan approval to finalize all off-site improvements.
10. Additional PUD Amendment conditions may be forthcoming.

11. Subject to Planning Advisory Board and City Commission approvals.

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance with Conditions-Comments

1. Update street name to S. John Young Parkway

PUBLIC WORKS & ENGINEERING

Compliance with Conditions-Comments

Public Works: Erika Allen & Ryan Kilman

Conditions of Approval

- Please note: Any subdivision of lots will require a final plat review and approval.
- Additional comments will be provided with final plat and PUD site plan review.
- Please note: A FEMA LOMR-F may be required prior to final subdivision acceptance and Certificate of Occupancy (CO). Otherwise, a valid FEMA Elevation Certificate (Form 086-0-33) for any buildings within the subdivision will be required prior to CO. Please contact Nagel Altrui, Floodplain Manager, City of Kissimmee, for any questions relating to this requirement. Email: nagel.altrui@kissimmee.gov
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Compliance-No Comments

Reviewing Dept: Khari Edwards

August 3, 2021

Brenda Ryan
City of Kissimmee Planning
101 Church Street
Kissimmee, FL 32747

**RE: Everest Rehabilitation Hospital at Osceola Village Center
DRC #21-00061 - Submittal 3
CU Response to Comments**

Dear Brenda,

Included in this submittal are the following documents;

1. This comment response letter
2. Updated Conditional Use Application
3. CU Modification Checklist revised now includes a map showing the 4ac site
4. Declaration of Easements
5. Building Elevations
6. Construction Plans with landscape and irrigation plans included.

The Following are the responses to the DRC staff comments for August 3, 2021.

AVIATION

Compliance-Comments

1. Please review the instructions from the aeronautical studies that were provided beginning with 2019-ASO-23750-OE to verify if a separate study is required for construction equipment that will exceed the height of the structures. See excerpt below. Please contact Airfield Manager, ramon.senorans@kissimmee.gov or (407) 518-2537, at Kissimmee Gateway Airport 5 days prior to the use of tall construction cranes to coordinate a Notice to Airmen (NOTAM).

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

RESPONSE: Understood. A note will be added to the plan:

5 days prior to the use of tall construction cranes the Contractor shall contact the Airfield Manager, Ramon.Senrans@kissimme.gov or 407-518-2537. The Contractor shall verify that the Notice to Airmen (NOTAM) has been issued. The height of the crane is limited to 50' without having a separate notice to the FAA.

BUILDING DIVISION

Compliance with Conditions-Comments

1. Additional permits will be required for the following:
 - a. T-pole
2. Additional permits and plans will be required for the following:
 - a. Signage (1 permit per sign)
 - b. Fire sprinklers
 - c. Fire alarms
 - d. Dumpster enclosure
 - e. Fencing
 - f. Irrigation
 - g. Flag Pole

RESPONSE: Understood

3. These permit and plan requirements are as comprehensive as possible, given the current information provided. Please be aware that specific plans submitted to the Building Division for construction of structures may require additional or fewer permits, plans and reviews.

RESPONSE: Understood

FIRE

Chris Alessandri

Compliance with Conditions-Comments

1. In all existing and new buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (FFPC, NFPA 1, the National Fire Prevention Association 1, edition 2015, Section 11 sub-section 11.10.3

RESPONSE: Understood.

2. The hydrants shall be colored on its barrel – silver for public or red for private hydrants and the caps and bonnets to be painted the capacity color coded in accordance with the NFPA 291 code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).

RESPONSE: Understood

3. The color coding of the Hydrants bonnets and caps shall be classified in accordance with their rated capacities (at 20 PSI) residual pressure as follows: All paint shall be the reflective type.
 - (1) Class AA – Rated capacity of 1500 gpm or greater – Paint caps and bonnet – Light blue
 - (2) Class A – Rated capacity of 1000 – 1499 gpm – Paint caps and bonnet – Green
 - (3) Class B – Rated capacity of 500 – 999 gpm – Paint caps and bonnet – Orange
 - (4) Class C – Rated capacity of less than 500 gpm – Paint caps and bonnet – Red(NFPA 291- code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).

RESPONSE: Understood

4. The hydrants are to be marked with blue reflectors per the following standard: (NFPA 291 code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).
 - (1) Placement: The marker shall be installed in the center of the driving lane in front of the fire hydrant on the same side of the street as the fire hydrant.
 - (2) Model: The marker shall be Model 911A bidirectional.
 - (3) Size: Marker shall be four inches by four inches by three-fourths inch.
 - (4) Bonding: Marker shall be bonded to roadways by using a two-part epoxy adhesive or other approved material.
5. All automatic sprinkler system installed in any building must include an electronic supervision containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code (City of Kissimmee Code of Ordinance – Title 6 – 6-1-4-(A))
6. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))
7. The access box shall be a type approved by the Fire Chief or his designee and shall contain those necessary keys or other devices necessary to gain access to the building. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))
8. The owner, lessee, occupier or other person in charge of the building shall notify the Fire Chief or his designee of any change in the key or other access devices charged and insure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))

RESPONSE: Understood

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

Brenda Ryan

Revise/Resubmit-Comments

1. The proposed Everest Rehabilitation hospital will be located on a single parcel consisting of four (4) acres. The application and all supporting documents must only reflect the hospital site.

- a) Revise the application to only reflect the hospital parcel (#32-25-29-00U0-0040-0000). Parcel #33-25-29-00U0-0012-0000 should not be included on the application. Because the parcels were subdivided via the Property Appraiser's Office and not through the formal platting process, it is imperative that correct parcel information is accurately reflected throughout the review and public hearing process and that the multiple applications and improvements are reviewed separately.

RESPONSE: The 4.0-acre site is in two Parcels. These Parcels are identified as number #32-25-29-00U0-0012-0000 and #32-25-29-00U0- 0040-0000. The Property Appraisers maps for these two parcels is shown in the checklist and exhibit showing the two parcels and the 4-acre site. The amendment covers only the 4.0 acres. The final plat has been submitted and is under review and the Final Construction Plans cannot be approved until the DRC approved the Final Plat..

- b) Update the Parcel ID# in the Land Use Notes on Sheet C-3.0.

RESPONSE: The Parcel ID # on sheet C3.0 has been updated.

2. Subject to Planning Advisory Board approval.

RESPONSE: Understood

Uses

3. The Everest Rehabilitation Memo: Verify the total maximum number of beds. Memo states 36 with the option to add 17 additional rooms. PUD Amendment Checklist document refer to 32 beds.

RESPONSE: The PUD Checklist has been modified to “up to 53 beds” to match the memo. The plans have been updated to the same.

- a) Remove the 98,000 sq. ft. commercial square feet stated as the original MUPUD entitlement. There was no commercial entitlement approved in the original MUPUD. Clarify that the Future Land Use designation was approved with an FAR of up to 2.5.

RESPONSE: The Description of the Everest Rehabilitation Hospital has been revised and the reference to the 98,000 sq. ft. and the 11.4 acres has been deleted.

- b) Trips were based on an acreage of 11.4 acres. Revise accordingly.

RESPONSE: See above response for comment 3a.

Development Standards

4. Once the Development Table in the PUD Amendment has been updated to correct inconsistencies, ensure that the CU Site Plan and construction plans reflect consistent development standards.

RESPONSE: Understood. The Development Tables have been corrected to match/be consistent with the approved Construction Plans.

Parking & Roadways

5. Revise to include the total number of beds to the parking calculations on Sheet C-3.0. There are conflicting statements of 32 beds, 36 beds, and 53 beds.

RESPONSE: The number of beds used throughout the application is 53. The initial number of beds is 36 with the potential of adding 17 beds for a total of 53 beds.

Landscaping

6. Not addressed: The landscaping plans are incomplete and does not include a legend or plant specifications to determine whether plant materials are meeting City standards.

RESPONSE: The plan has been revised.

Construction Plan Review Comments

General Comments

7. Provide a full set of revised construction plans to replace the initial submittal in its entirety.

RESPONSE: The full set is attached.

8. Not addressed: Construction plans must be signed and sealed by a civil engineer. LDC 14-3-32A

RESPONSE: The revised plans are signed and sealed.

9. Partially addressed; a full revised set of construction plans with a cover sheet was not provided to confirm whether cover sheet data was updated: The cover sheet reflects 4 acres but the site data on Sheet C-3.0 reflects 6.34 acres.

RESPONSE: The correct acreage is 4.00. All documents have been updated to show the 4.0 acreage.

10. Not addressed: Relocate the dumpster. Dumpsters and enclosures shall not be located between any building façade and adjacent street. 14-10-8(D)

a) Dumpster details were not included with the construction plan submittal.

- i) Dumpster enclosures shall be a minimum of six (6) feet in height and shall be made of a finished, maintenance free material such as brick, split-faced masonry block, textured concrete or similar materials, which shall be consistent with the architectural style of the building(s) on site. Building elevations have not been provided to confirm whether enclosure finish is consistent with the building.

RESPONSE: Details for the Dumpster have been added to the plans meeting the LDC. The dumpster has been relocated.

- ii) Shrubs, a minimum of 24 inches in height and spaced a minimum of 30 inches on center shall be provided adjacent to three sides of dumpster enclosures. LDC 14-8-19B

RESPONSE: Shrubs around the dumpster have been added to the Landscape Plans.

11. Not addressed: Lighting plan must be prepared by a licensed design professional, who shall sign and seal the plans and certify that the plan complies with this part. LDC 14-10-9B

a) The plan must show initial horizontal illuminance values in footcandles.

RESPONSE: Horizontal illuminance values have been shown.

- b) These values must be calculated at grade and include contributions from all onsite fixtures. The light loss factor may not be less than 0.8.

RESPONSE: Understood.

- c) The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted. Each cut sheet must be legible and must identify the manufacturer's catalog number. A fixture schedule must be provided with this information and the plan cross-reference identification. Drawings of all typical fixtures must show the directional controls such as shields, reflectors, refractors, and lenses that will aim and limit the angle of illumination. Details must show the vertical angle of illumination that will determine shielding angle.

RESPONSE: Details have been included in the plans.

- d) Light poles adjacent to parking spaces must provide and maintain 2ft. vehicle overhang.

RESPONSE: Understood.

12. Not addressed: Provide elevations of the façades of the building that includes dimensions and descriptions of the façade materials and colors.

RESPONSE: Building elevations with dimensions and descriptions of the façade materials and colors have been included.

13. Sheet C-3.1 Notes: Remove car wash operating times. This project is for the hospital and not the car wash site.

RESPONSE: The note has been removed.

14. Any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.

RESPONSE: Mr. Hernandez will be contacted to discuss Mobility fees and Toho Water Authority will be contacted to discuss the Water and Sewer Impact Fees.

Development Standards

15. Not addressed: Provide open space calculations. Common open space provided shall at least equal to the amount of pervious area required or 10% of the gross area of the development, whichever is less, when the future land use designation assigned by the Comprehensive Plan is a nonresidential designation. 14-4-8D(4)g(i)

RESPONSE:

Parking & Roadways

16. Not addressed; 14ft. wide pathway not depicted: Include off-site improvements (i.e. sidewalk widths) on John Young Parkway. These improvements may change with the traffic study review.

RESPONSE: The 14' pathway is shown in JYP and Tract M. Since the requirement is for 6ft, It is hoped that the City would be paying for the difference between the 14' pathway and required 6' sidewalk.

17. Not addressed: Include the parking space setback from John Young Parkway and from all property lines. The setback established in the current MUPUD is 15ft. from John Young and 10ft. from north and south property setbacks.
- a) Parking spaces along the east property line does not have sufficient backing and will encroach over the proposed property line. Shift the parking so that backing is onsite and meets the minimum 7ft. parking space setback requirement. LDC 14-7-23B(2)

RESPONSE: We would like to propose a cross parking agreement between the two parcels.

18. Not addressed: Depict and dimension the width of the sidewalk on Osceola Village Drive. The sidewalk must be at least 6ft. wide. Revise sheet and cross sections. LDC 14-7-3A(2)

RESPONSE: The dimension of the sidewalk within OVD is shown. Based on the approved plans for that road, the sidewalk is 5'.

19. Not addressed for all sides: Depict and dimension the width of the sidewalk between the building and parking lot area on all sides.
- a) If there are no wheelstops within the parking spaces adjacent to the building, the sidewalk must be a min. of 7ft. If there are wheelstops, depict them on the plans and depict the 2ft. overhang from them. The sidewalk width may be reduced to 5ft. with a wheelstop and 2ft. of overhang.

RESPONSE: All sidewalks have been marked with dimensions. In areas where there is not a wheel stop and the depth of the parking is 16' the sidewalk is 7'.

20. Not addressed, 14ft. wide pathway not depicted: Provide the sidewalk improvements in the John Young Parkway ROW along the entire frontage of the lot. The minimum sidewalk width for all streets is 6 feet. LDC 14-7-3(A)(2)

RESPONSE: The 14' wide pathway is shown within JYP and partially in Tract M. Since the requirement is only for a 6ft sidewalk,

21. Partially addressed, width must increase to 15ft. in parking island: All developments shall have a concrete pedestrian connection from the adjacent public sidewalk to the main entrance of any building intended for pedestrian traffic. All developments shall also have a sidewalk connection from the parking area to the main entrance of any building intended for pedestrian traffic. Include a sidewalk, a minimum of 4ft in width, from the sidewalk on Osceola Village Drive to the main entrance of the building. If the sidewalk is contained within a landscaped island, that island must be at least 15ft. wide. LDC 14-7-3A(5) & 14-8-18(D)

RESPONSE: A pedestrian connection is shown on C-3.0. All islands are shown with a minimum of 10' of landscape area.

22. Revise to include the total number of beds to the parking calculations. There are conflicting statements of 32 beds, 36 beds, and 53 beds.

RESPONSE: The Parking Calculations have been modified to 53 beds. The plan has been modified to show the location of the 53 parking spaces.

23. Partially addressed, depict and label the 2 loading areas and parking: Is there a loading/unloading area at the back of the building?
a) If so, at least 2 loading spaces is required. LDC 14-7-12

RESPONSE: The loading areas have been shown in the rear of the building meeting the requirements.

- b) Minimum loading space width is 12ft., length is 55ft. with a vertical clearance of 14ft. LDC 14-7-13

RESPONSE: The dimensions are shown.

- c) All loading spaces shall be clearly marked by a sign or pavement marking.

RESPONSE: Understood. Loading spaces will be marked.

- d) Such spaces shall be located so that access and loading can occur without blocking the public right of way, internal circulation, parking spaces or fire lanes.

RESPONSE: Understood.

- e) Loading spaces shall not be used or counted as parking spaces. LDC 14-7-14

RESPONSE: Understood. Loading spaces were not used in calculating parking spaces.

24. Not addressed, intersecting drive is within 60 feet of Osceola Village Center Dr: Any parking lot serving 40,000 to 74,999 square feet of non-residential gross floor shall have an internal drive that has no parking spaces that back directly onto it within 60 feet of the street right-of-way line and no intersecting drives within 60 feet of the street right-of-way line. Verify the distance of the east/west intersecting drive is at least 60ft. from the Osceola Village Center Drive right-of-way and revise the parking layout so that there is 60ft. backing distance from the entrance off of Osceola Village Center Drive where vehicles will not back into approaching vehicles entering the site. LDC 14-7-23D(2)

RESPONSE: The 60' dimension is shown. There is no parking within the 60' as measured from the driving lane to the first parking stall. The rehabilitation hospital is 39,999sf. The _____ft dimension is shown.

25. Partially addressed, quantify bicycle parking after parking calculations have been updated: Multifamily and non-residential development shall provide secure bicycle parking spaces/lockers for a minimum of ten percent of the total required automotive parking spaces, not to exceed 50 bicycle spaces. LDC 14-7-27
- a) All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

RESPONSE: The 12 space bicycle parking is shown on the plan.

- b) Bicycle parking should be located in a secure area covered from weather (not applicable to bicycle lockers) and shall be located as close to a building entrance as the closest on-site automobile parking space.

RESPONSE: The bicycling parking has been shown on the plan. See sheet C-3.1.

26. Not addressed, Type D: Provide the type of curbing that will be used, there must be a raised Type F curb between any landscaped areas and parking areas.

RESPONSE: A combination of Type “D” curb and Type “F” curb and gutter has been shown on sheet C-3.1 and C-5.0.

Landscaping

27. Not addressed: Include the width of Tract M (Open Space) on Sheet C-3.0 and on the landscaping plans. A 25ft. landscape buffer is required along John Young Parkway per the PUD.
- a) Each open space tract provided to satisfy open space requirements within a development shall contain an average of at least 15 trees per acre with a minimum caliper of two and one-half inches at the time of planting. LDC 14-8-21

RESPONSE: Tract M is 25'. The tract has been labeled. The plans were part of the approval process for the PUD. The Construction plans, including landscaping are those plans. Tract M has a fence/wall/shrubs and trees.

28. Not addressed: A minimum five (5) landscape buffer is required along the southern and eastern property boundary consisting of shrubs at least 24” in height at the time of planting and spaced a minimum of 30” on center. LDC 14-8-16B

RESPONSE: The landscape plans have been modified to show the buffer width. The buffer includes a 24” high hedge planted on 30’ centers.

29. Not addressed: The landscaping plans are incomplete and does not include a legend or plant specifications to determine whether plant materials are meeting City standards. The landscaping plan should only reflect landscaping on the hospital property and on Osceola Village Drive and John Young Parkway. Remove all other landscaping improvements.

RESPONSE: A plant legend and plant specification are included. The only area shown is the Rehabilitation Hospital and JYP.

30. Not addressed: The landscape and irrigation plans shall be prepared by a registered landscape architect licensed in the State of Florida. LDC 14-3-32(A)

RESPONSE: The Final Construction plans will include landscape and irrigation plans signed and sealed by a registered landscape architect licensed in the State of Florida.

- 31.

32. Not addressed: All required trees shall be selected from the latest edition of the Florida-Friendly Plant List in "Florida Yards & Neighborhoods" edited by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS). At least 50% of all trees and plant materials shall be drought tolerant as specified on the Florida-Friendly Plant List. LDC 14-8-23A(1)a

a) A minimum of two different species of trees shall be used on non-residential development sites.

RESPONSE: Understood.

b) Palm and pine trees may be provided on a site; however, such trees cannot be utilized to satisfy tree canopy and street tree requirements. 14-8-23(A)1(d)

RESPONSE: Understood.

c) The minimum separation between canopy trees shall be 50 feet. Understory trees require a minimum separation of 25 feet. 14-8-23(A)5

RESPONSE:

33. Not addressed: No development requiring site plan approval shall use less than two species of shrubs. LDC 14-8-23(B)(1)

a) Required shrubs shall be provided at a minimum of one gallon and shall be placed so as to achieve a solid plant mass within 18 months. LDC 14-8-23(B)(2)

RESPONSE: Multiple Shrub types have been used. A material will use a minimum of one gallon in size.

34. Not addressed: At least 25 square feet of landscaped area shall be provided per parking space. 14-8-18A.

RESPONSE: The landscaping plan has been prepared to meet the above criteria.

35. Not addressed: Each required island within parking areas located between the building and the adjacent right(s)-of-way shall have a canopy tree with a minimum caliper of four inches in size, rather than two and one-half inches, at the time of planting. All other islands shall have a minimum of one canopy tree meeting the standards of Section 14-8-23. 14-8-18E

RESPONSE: All trees located between the building and adjacent R/W have a minimum caliper of four inches.

- 36.

37. Not addressed: There shall be no less than one tree for each ten parking spaces or fraction thereof and one shrub for each two spaces or fraction thereof. 14-8-18G

RESPONSE: The Landscaping Plan has been modified to have 1 tree per 10 spaces and 1 shrub for every 2 spaces.

38. Not addressed: A four (4) foot wide landscaped strip shall be provided adjacent to all building walls facing public and private streets. Shrubs, a minimum of 24 inches in height at the time of planting, shall be planted within the strip and cover a minimum of 60% of the total length of each building wall. LDC 14-8-19A

RESPONSE: A four-foot landscape area has been provided adjacent to each building wall with 24" shrub on 30" centers for 60% of the building or greater.

39. Not addressed: Include site triangles at the intersection of the entrance of the hospital and Osceola Village Drive (LDC 14-7-2B[1]) and at the intersection of John Young Parkway and Osceola Village Drive (LDC 14-7-2B[2]) on the landscaping plans.

RESPONSE: Site Triangles have been added to the plans at the entrance to the hospital and at JYP and OVD.

40. Not addressed: Canopy trees must be at least 10 feet from fire hydrants and shrubs must be at least 5 feet from fire hydrants. LDC 14-8-23(A)7 (Table 8-1)
a) Canopy trees must be at least 25ft. feet from light poles and understory trees must be at least 10ft. from light poles.

RESPONSE: The landscape plan has been updated. The fire hydrants, and light poles have been shown on the Landscape Plans to show that the above conditions have been met.

41. Not addressed: All pervious areas shall be entirely sodded, or plugged with one of the following types of ground cover in Table 8-2. Sprigged, weeded, or seeded ground covers shall be prohibited unless located within an AC (Agricultural Conservation) zoning district. LDC 14-8-23C

RESPONSE: All pervious areas are shown sodded or plugged with the type of ground cover in Table 8-2.

42. Not addressed: Provide a note on the geometry, irrigation plans, utility plans, demo, land clearing, and the grading sheets indicating that when any roots of existing trees are encountered during land clearing and/or grading of the site, the roots must be cut off evenly with clean sharp pruning tools. The contractor/developer shall minimize the damage to existing tree root systems.

RESPONSE: All existing trees on the site will be removed. A note has been added to the plan that roots from the adjacent property will be cut off evenly with a sharp pruning tool.

43. Not addressed: Provide the City of Kissimmee Tree Barricade Details on the plans.

RESPONSE: The only trees on the property are pines that will be removed as part of the clearing and filling of the site. Tree Barricade Detail is not needed.

44. Not addressed: Provide an irrigation plan consistent with City standards and requirements in Section 14-8-24.

RESPONSE: Irrigation Plans have been included in the resubmittal.

45. Will there be any monument signs? Will the sign be located off-site?
- a) Any signage should be consistent with the locations and standards included within the current MUPUD and the Land Development Code (LDC).
 - i) Shrubs or other durable landscaping a minimum of 18 inches in height shall be provided within a minimum two-foot area around the entire base of any pole or monument sign. Location of any pole or monument signage shall not take the place of or interfere with the required tree within any required landscape island.

RESPONSE: The 2' area around the sign will have landscaping of a minimum of 18" in height.

- ii) Indicate that any signage will require a separate building permit.

RESPONSE: A Note has been added to plans to indicate that a separate building permit is required for any signage.

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance with Conditions-Comments

1. Update street name to S. John Young Parkway NOTE: Prior to building permits, contact 911 Addressing to obtain an address

RESPONSE: The street name has been corrected.

PUBLIC WORKS & ENGINEERING

Erika Allen & Ryan Kilman

Revise/Resubmit-Comments

General Information

1. Was the entire site plan set included with the latest submittal, or just revised sheets?

RESPONSE: The Full set is attached to this response. The last submittal reflected only the modified plan sheets.

Landscaping

2. Landscaping plans were not found with this revision: Please provide horizontal sight distance triangles on the landscaping plans; 10-foot triangles for access points and 25-foot triangles at the intersection of any two streets. Please move any proposed trees within these areas. Ref. LDC §14-7-2(A,B), Figure 2-10

RESPONSE: Landscaping Plans have been attached to the full set of construction plans for resubmittal.

Grading/Drainage/Supporting Documentation

3. Include sheet C-5.0 (Grading and Drainage Plan) the next submittal showing the conceptual pre- and post-development drainage patterns. Ref. LDC §14-3-31(C)(2)(p)

RESPONSE: Sheets C-5.0 is attached.

Advisory Comments (No Responses Necessary)

- Please note: The roadway and master stormwater improvements shall be completed and accepted by the City Commission, prior to final acceptance and COs for any buildings in this development.

RESPONSE: Understood

- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.

RESPONSE: The cover sheet with the DRC reference number is included in

the plans.

- Please note: Landscaping trees shall remain clear of drainage conveyance systems and/or easements. Tree separation should also meet the minimums from features, as specified in Table 8-1.

RESPONSE: Understood.

- Provide the location and dimensions of all ground signage on the site plan. Ref. LDC §14-3-31(C)(2)(m)

RESPONSE: Understood.

- Please be advised that the final plat for this project shall be reviewed by City staff prior to final construction plan approval.

RESPONSE: Understood.

- Please note: Commercial and industrial zoned projects require an additional ½-inch dry retention/detention pretreatment as part of the required retention/detention. Ref. LDC §14-10-3(B)(2)

RESPONSE: The 1/2 -inch of pre-treatment is provided.

- Please note: It is the responsibility of the design engineer to verify and show the location of any existing encumbrances on the site plan that might affect the location of improvements (i.e. easements, utilities, rights-of-way, watercourses).

RESPONSE: All easement, utilities, rights-of-way and watercourses are shown on the Survey and the respective plan sheets.

- Please note: A FEMA LOMR-F may be required prior to final subdivision acceptance and Certificate of Occupancy (CO). Otherwise, a valid FEMA Elevation Certificate (Form 086-0-33) for any buildings within the subdivision will be required prior to CO. Please contact Nagel Altrui, Floodplain Manager, City of Kissimmee, for any questions relating to this requirement. Email: nagel.altrui@kissimmee.gov

RESPONSE: A CLOMAR will be applied for during the permitting phase. After the site has been filled a LOMR-F will be applied for. We will contact Nagel Alturi to discuss the CLOMAR and LOMAR process.

- Once construction of all required site improvements is complete, please email Public Works to arrange a Dropbox (or similar) location to submit all final closeout documents for review and approval. Email: engineering@kissimmee.gov

RESPONSE: The final closeout documents will be sent as noted above.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Khari Edwards

Compliance with Conditions-Comments

General Comments (if applicable)

The comments below were not previously captured/recorded on the agenda distributed 6/15/21:

1. Plans will need to be submitted to Toho for review and approval of connection. Toho project 200024 shall be fully accepted prior to services being provided for this project

RESPONSE: Understood

2. Additional comments at construction review

RESPONSE: Understood

3. Impact fees (SDC) may be due

RESPONSE: Understood.

Sincerely,



Richard C. Wohlfarth, P.E.
Manger
Wohlfarth Consulting Group
rwohlfarth@wcgroup.co



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:

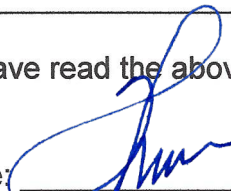
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ 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.

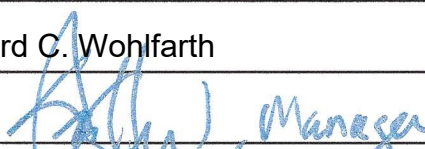
Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: Everest Rehabilitation Hospital at Osceola Village DRC# 21-00061

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

Agent Signature:  Date: May 3, 2021

Agent Name (Print): Richard C. Wohlfarth

Property Owner Signature:  Date: May 1, 2021

Property Owner Name (Print): Stephen Hoffman - Osceola-Kissimmee Development IV, LLC



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: Everest Rehabilitation Hospital at Osceola Village
Location (Address if possible): S. John Young Parkway
Parcel ID#: 32-25-29-00U0-0040-0000

APPLICANT

Name: Richard C. Wohlfarth
Firm: Wohlfarth Consulting Group, LLC
Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714
Phone: (407) 350 - 9090 E-Mail: RWohlfarth@wcgroup.co

AGENT (Contact Person)

Name: Richard C. Wohlfarth
Firm: Wohlfarth Consulting Group, LLC
Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714
Phone: (407) 350 - 9090 E-Mail: RWohlfarth@wcgroup.co

OWNER

Name: Stephen Hoffman, Manager
Firm: Osceola-Kissimmee Development IV, LLC
Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714
Phone: (954) 334 - 2250 E-Mail: SHoffman@olivejudd.com

LEGAL DESCRIPTION/LOCATION

See attached legal description and location map.

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 _____	FEE COLLECTED _____		
DATE _____	REC'D BY _____	DRC # _____	DRC DATE _____
SUFFICIENCY REVIEW (Y/N) _____		PROJECT MANAGER _____	



CITY OF KISSIMMEE CONDITIONAL USE APPLICATION

Project Name: Everest Rehabilitation Hospital at Osceola Village

Zoning District for subject property: MUPUD Acreage: 4.0

The Applicant is requesting a Conditional Use of (type of request): Requesting to allow for a physical rehabilitation hospital to be a conditional use. See Everest Rehab Hospital Announcement (included) for further explanation of proposed hospital.

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.

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: May 1, 2021

Printed Name: Stephen Hoffman

Signature: _____

See next page for approximate timing of the review process

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	<i>2 Weeks</i>
- 14 day notification period for advertisement - 2 weeks	<i>4 Weeks</i>
- 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	<i>7 Weeks</i>
- Resubmittal of Site Development Plans *	
- Final Site Development Review (Construction Plans) *** - 3 weeks	<i>10 Weeks</i>
- Development Order Issued	
Approximate Time of Review Total	<i>10 - 12 Weeks *</i>

* 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.



CITY OF KISSIMMEE CONDITIONAL USE CHECKLIST

Project Name: Everest Rehabilitation Hospital at Osceola Village

Subject Property Address: S. John Young Parkway

Subject Property Parcel #: 33-25-29-00U0-0012-0000 & 32-25-29-00U0-0040-0000

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: _____

[Signature], Manager

Date: _____

May 1, 2021

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.



CITY OF KISSIMMEE DEVELOPMENT REVIEW FEE SCHEDULE



Selection

☐	Annexation	\$0
☐	Land Use Map Amendment Review*	
☐	Land Use Plan Amendment (Small)	\$2,489.14
☐	Land Use Plan Amendment (Large)	\$4,157.42
☐	Land Use Plan Amendment (Text)	\$4,157.42
☐	Zoning Map Amendment*	\$2,579.52
☐	Plan Unit Development (PUD) Review	
☐	PUD Zoning/Preliminary Plan	\$4,185.07
☐	PUD Amendment (Minor)	\$852.75
☐	PUD Amendment (Major or Moderate)	\$3,877.78
☐	PUD Site Plan	\$4,187.20
☐	PUD Name Change	\$538.02
☐	Conditional Use Review	
☐	Conditional Use	\$1,892.64
☒	Conditional Use/Site Plan	\$3,014.40
☐	Conditional Use/Site Specific Redevelopment Plan (CRAO)	\$3,141.99
☐	Site Plan Review	
☐	Minor Site Plan	\$2,584.83
☐	Site Plan (Full)	\$2,087.22
☐	Site Specific Redevelopment Plan (CRAO)	\$2,159.52
☐	Site Plan Extension	\$804.90
☐	Site Development (Construction) Plan Review	
☐	Preliminary & Final Site Development (Construction) Plan	\$5,523.74
☐	Resubmittal of a Final Site Development (Construction) Plan	\$4,918.73
☐	Switch out pages (Developer Initiated)	\$360.45
☐	Final Site Development (Construction) Plan Amendment after issuance of Development Order	\$1,416.29
☐	Subdivision Review	
☐	Preliminary Plat	\$5,614.12
☐	Preliminary Plat Amendment	\$4,260.56
☐	Final Plat	\$1,316.34
☐	Lot Combination Agreement	\$1,149.41
☐	Development of Regional Impact (DRI) Review	
☐	Application for Development Approval	\$12,759.36 + \$5 per acre
☐	Non-Substantial DRI Amendment	\$2,605.04
☐	Substantial DRI Amendment	\$4,634.34
☐	Annual Report	\$961.20
☐	Rescission	\$2,084.03
☐	Special Event Review	
☐	Without Sales	\$1,033.51
☐	With Sales	\$1,056.90
☐	In Right-of-Way	\$749.61
☐	Renewal	\$559.29
☐	Late Submittal	\$1,204.70

Abandonment		
☐	Vacation of Right-of-Way/Easement	\$2,155.27
Right-of-Way Review		
☐	Temporary Sign in the Right-of-Way	\$146.73
☐	Outdoor Use Agreement in Right-of-Way	\$749.61
☐	Sidewalk Permit in B-1 District	\$475.29
☐	Street Name Change	Cost to be of advertisement and notifications to be paid for by the applicant
Variance/Waiver Review		
☐	City Commission Variance	\$2,160.58
☐	Buffer Waiver	\$1,705.50
☐	Board of Adjustments	\$2,946.35
☐	City Commission Extension of a public hearing item	\$1,110.06
☐	City Manager Extension of a public hearing item	\$480.60
☐	Administrative Waiver/Variance	\$292.40
Transportation		
☐	Request for Alternative Mobility Fee Analysis	Cost of consultant to be paid for by the applicant
☐	Request for Mobility Fee Estimate with Credits	\$846.37
☐	Request for Mobility Fee Estimate without Credits	\$0
☐	Transportation Studies/Reviews	Cost of consultant to be paid for by the applicant
Zoning & State Funding Letter		
☐	Standardized	\$48.91
☐	Customized	\$292.40
Tree Inspection		
☐	1-10 Trees	\$82.94
☐	11 Trees & Greater	\$970.77
Miscellaneous		
☐	Authorization of True Work of Art	\$1,252.54
☐	State Application for Alcoholic Beverage License	\$219.04
☐	Pain Medication License	\$1,892.64
☐	Developer's or Annexation Agreement	\$961.20
☐	Community Development District	\$591.18
☐	Folding Fee (Plans that are unfolded)	\$275.39
☐	Resubmittal (Upon 3 rd Submittal of any DRC Request)	Review fee of original request
☐	Applicant Requested Continuance of an Advertised Request	\$829.36
☐	Appeal of Staff, Planning Advisory Board and/or City Commission	\$1,632.13

**A fee waiver can be approved at the discretion of the City Manager (or designee) when a Small Scale Land Use Plan Amendment and Zoning Map Amendment request are submitted concurrently with the annexation request.*

NOTE: Fees shall increase annually on October 1, in accordance with the Consumer Price Index for All Urban Consumers (CPI-U), U.S. city average, percentage change from the previous year as determined by the U.S. Department of Bureau of Labor Statistics (BLS). Fees were amended by City Commission on December 15, 2015 by Resolution #34-2015. 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. DRC meets every other Tuesday at 8:30 a.m.

Checks must be made to the City of Kissimmee and cannot be dated more than 14 days prior to the date of submittal.



UPDATED 2020 CITY OF KISSIMMEE SCHEDULE
Development Review Committee (DRC)
Planning Advisory Board (PAB)
& City Commission (CC)



SUBMITTAL DEADLINE** (4:00 P.M.)	DRC MEETING (8:30 A.M.)	PAB PUBLIC HEARING (if applicable) (6:00 P.M.)	CC PUBLIC HEARING (if applicable) (6:00 P.M.)
July 29, 2020	August 25, 2020	October 7, 2020	November 3, 2020
August 12, 2020	September 8, 2020	October 21, 2020	November 17, 2020
August 26, 2020	September 22, 2020	November 4, 2020	December 1, 2020
September 9, 2020	October 13, 2020	November 18, 2020	December 15, 2020
September 16, 2020	October 13, 2020	November 18, 2020	December 15, 2020
September 30, 2020	October 27, 2020	December 2, 2020	January 5, 2021
October 14, 2020	November 10, 2020	December 16, 2020	January 19, 2021
October 28, 2020	November 24, 2020	January 6, 2021	February 2, 2021
November 11, 2020	December 8, 2020	January 20, 2021	February 16, 2021
November 25, 2020	December 12, 2020	February 3, 2021	March 2, 2021
December 9, 2020	January 12, 2021	February 17, 2021	March 16, 2021
December 23, 2020	January 26, 2021	March 3, 2021	April 6, 2021
January 6, 2021	January 26, 2021	March 3, 2021	April 6, 2021

* January 1, 2020 Planning Advisory Board (PAB) and December 31, 2020 submittal deadline are canceled due to holiday.

** Submittal deadline has been moved to Wednesday 4:00 PM.

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 submitted electronically and accompanied by a completed application, checklist, fee, folded plan(s), a PDF of any exhibits and/or plans and any other supporting materials. If there is a fee related to the project, please scan a copy of the check and upload it with the rest of the documents. This will show proof that you're ready to submit the fee. Then mail the check and once received, it will be processed. We will process the plan and start reviewing it, but we will not be able to move to the next step until payment is received. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Once you are ready to submit, please contact our offices at 407-518-2146 or planning@kissimmee.org to obtain a dropbox hyperlink. Unless specifically noted, deadlines for submittals are **WEDNESDAY at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

**Osceola Village Center
Everest Rehabilitation Hospital
Conditional Use
(Parcel 32-25-29-0040-0040-0000 & 33-25-29-00U0-0012-0000)
DRC# 21-0061
Engineer's Project 2021-040
May 2021, Revise July 2021**

A Vicinity Map showing the entire MUPUD is attached to the Application. See Figure 1

A map Showing the current Future Land Use and Zoning Designation. See Figures 2 and 3

The Size of the Project is 4 Acres.

The Subject property is a portion of lands owned by Osceola-Kissimmee Development IV, LLC, below is the specifics of the Ownership and Agent”:

14-3-28 (B) 1 (a) Developer and Owner of Property:

Osceola-Kissimmee Development IV, LLC
Attn: Stephen Hoffman, ESQ
246 N. Westmonte Drive
Altamonte Springs, Florida 32714
407-750-3123 Office
407 -350-9090 Cell
Email: Richard C Wohlfarth, P.E. Rwohlfarth@wcgroup.co
Stephen Hoffman SHoffman@olivejudd.com

Agent for the Project
Wohlfarth Consulting Group, LLC
Attn: Richard C. Wohlfarth, P.E.
246 N. Westmonte Drive; Altamonte Springs, Florida 32714
407-750-3123 Office
407 -350-9090 Cell
Email: Rwohlfarth@wcgroup.co

14-3-28 (B) 1(b) Evidence of Ownership:

The property was purchased on April 14, 2021. The site was purchased in multiple parcels. A copy of the Property Appraiser's Information is attached. The subject site on Parcel # 32-25-29-00U0-0040-0000 and 33-25-29-00U0-0012-0000. The rehabilitation hospital site is a total of 4 acres. These parcels include part of the Right-of-Way for Osceola Village Drive and other sites. See Figure 5 – Aerial of 4ac site and Figures 8-14 for the Property Appraiser's Parcel Record Cards.

A conceptual Boundary, Topographic and Tree Survey and Legal Description of the overall parcels (Lots A, B, C, D, E, and the Right-of Way is attached. A legal description and sketch of the parcel for the Rehabilitation Hospital is attached.

By submitting the application, the applicant agrees to the following:

- i. To proceed with the purpose of development according to the provisions of the City regulations, the conditions attached to the zoning map amendment request to PUD and the approved conceptual plan.
- ii. To provide agreements, contracts, covenants, deed restrictions, or sureties acceptable to the City for completion of the development according to the plans approved at the time of zoning map amendment to PUD and for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be operated or maintained at public expense or through a property owner's association.
- iii. To bind their successors in title to any commitments made under the above. All agreements and evidence of united control shall be examined by the City staff and , no Zoning Map amendment to PUD shall be adopted without a certification by the City Attorney that such agreements and evidence on unified control meet the requirements of these regulations.
- iv. The common open space shall be administered by the City or through an association or nonprofit corporation. Said organization shall conform to the applicable laws of the State of Florida

14-3-28 B (1) c PUD Objectives:

The MUPUD Objectives that were established with the approval of the MUPUD in Ordinance 19-14 was to provide a truly mixed-use environment that will service not only residents of the MUPUD but of the residents of the surrounding area. The initial development of the Single Family and Townhouses have been proceeding since late last year and should start adding residents before the end of the year. The initial proposed uses are in keeping with the objects. The proposed Rehabilitation Hospital will provide a needed service for the City of Kissimmee. While the use clearly includes the word "Hospital" the actual use is based on the initial description of "Rehabilitation". The project is a state-of-the-art facility for the rehabilitation of injured and disabled individuals that require Occupational Therapist and Physical Therapist for their recovery or improvement. While the facility will have up to 53 beds, it does not offer the traditional services such as **Emergency or Trauma Services, Medical Treatment, Cardiology, Urology**, or other types of services connected with the typical Hospital. While there are a minimal of Medical Doctors on staff, the focus is on Rehabilitation. The project will provide this service for all the City of Kissimmee and the surrounding area.

14-3-28 B (1) d Use List

The purpose of the Conditional Use is to add a physical Rehabilitation Hospital to the site. The other purpose of the submission is to receive Construction Plan Approval for the Everest Rehabilitation Hospital. The Square footage for the Hospital is 39,999 Square Feet on a 4-acre site.

14-3-28 B (1) e Site Development Standards

The Site Development Standards are **not** being requested to be modified. There are no proposed changes to the Project Size, Amount of Net Wetlands, Density modifications, or changes to the Setbacks, Lot Dimensions, Parking Requirements, and buffers. A copy of the approved Development Standards with the addition of the Conditional Use for a Hospital has been added to the standards.

Below is the Land Use Table for the Rehabilitation Hospital

Proposed Development	Hospital					
Parcel ID Numbers	32-25-29-00U0-0040-0000 and 33-25-29-00U0-0012-0000					
Site Address	South John Young Parkway, Florida 34746					
Current Land Use	General Commercial					
Current Zoning	MUPUD					
Tract Size	4.0 Acres					
Maximum Building Height	2 stories (35')					
Building Separation	20'					
Parking Set-Backs (Property Line)			10	Feet		
Building Set-Backs (Property Line)			15	Feet		
Impervious					%	
Building		SF		Acres		
Pavement		SF		Acres		
Sidewalks		SF		Acres		
Pervious		SF		Acres		
Total		0 SF		4 Acres		
Parking Required				Parking Spaces		
Hospital Beds	1 Space per .5 Beds		53.00	106		
Medical Office/Clinic	Included in hospital beds					
Retail	1 Space per 200 SF		-			
Restaurant	1 Space per 80 SF		1,040.00	13		
Total Spaces				119		
Parking Provided				119		

The Land Use Distribution approved in the MUPUD ordinance 19-14 is not being modified. The purpose of this submission is to add an acute Rehabilitation Hospital as a Conditional Use to the MUPUD.

14-3-28 B (1) f Phasing

The Rehabilitation Hospital will be built in their entirety. The Filling of the entire site and the construction of the Support Infrastructure will be constructed along with the Rehabilitation Hospital. The clearing and grubbing and the filling of the entire Commercial/Apartment site will be completed with the above. The Apartments and the remainder of the commercial property will be the subject of future submittals.

14-3-28 B (1) g Concurrency

The overall project received Concurrency review and approval during the LUPA and ZMA process. The overall development has construction plan approval. The submittal is adding the Institution/Hospital Conditional Use to the MUPUD.

14-3-28 B (1) h

Architectural standards are shown in Figure 14.

14-3-28 B (2) a. Vicinity Map

A Location Map of the proposed Osceola Village Center is attached. A recent aerial (January 2021) of the site is also included in this section. See Figures 1 and 2.

14-3-28 B (2) b. Boundary Survey/Legal Description

On April 14, 2021 Osceola-Kissimmee Development IV, LLC purchased the Commercial/Apartment property. The 29.012-acre site includes Lots A, B, C, D, and E along with the Right-of-Way for the Commercial/Apartment infrastructure. A copy of the sketch and legal of the purchased lots is attached. The subject parcel will be subdivided as part of the Final Plat for Commercial/Apartment Site. The legal description for the parcel is attached to the submission.

14-3-28 B (2) c. Topographic Survey

The Commercial/Apartment site has not been modified since the original approvals. A copy of the signed and sealed ALTA survey showing the Boundary and Topography is attached.

14-3-28 B (2) d. Land Use Characteristics

The subject property's Land Use and Zoning were revised in September 2019. A copy of Ordinance 19-13 for the Land Use and 19-14 for the MUPUD zoning is attached. The LUP and Zoning maps are attached. See Figures 3 and 4. The recent aerial is attached. See Figure 3. The above referenced surveys also provide information for the property.

14-3-28 B (2) e Soils:

The attached soils map from the original process is attached. The map plus subsequent analysis provides soil information that the entire site is suitable for the proposed development. There are no hydric soils located on the parcel.

14-3-28 B (2) f Existing Site Features:

The site is vacant, except for pine trees.

14-3-28 B (3) a Schematic Design:

There are no proposed changes to the PUD Open Space requirements or proposed amounts. The Proposed Projects meet the requirements detailed in Ordinance 19-14.

14-3-28 B (3) b Streets:

The Infrastructure servicing the project has been permitted by the City of Kissimmee, South Florida Water Management System, Florida Department of Transportation, and the US Army Corps of Engineers. The project will connect to the approved plans. The onsite parking areas will meet the standards of the City of Kissimmee. Minor modifications to the existing and current permits will be submitted and process.

14-3-28 B (3) c Water Management Elements, wetlands, and detention areas:

The Water Management System for the entire Osceola Village Center was designed and approved. The site has been permitted by the City of Kissimmee, South Florida Water Management System, Florida Department of Transportation, and the US Army Corps of Engineers. All the permits are current. The proposed project will meet the conditions of those permits and will connect to the overall Water Management System. As part of the permit process minor modification permits will be submitted. There are no wetlands on the property. The only detention facilities will be to accommodate the ½ pre-treatment requirement.

14-3-28 B (3) e Phasing:

The Rehabilitation Hospital will be built in their entirety. The Filling of the entire site and the construction of the Support Infrastructure will be constructed along with the Rehabilitation Hospital. The clearing and grubbing and the filling of the entire Commercial/Apartment site will be completed with the above. The Apartments and the remainder of the commercial property will be the subject of future submissions.

14-3-28 B (4) Schedule of Amenity/Compatibility Phase

The are no proposed amenity or compatibility features proposed for the parcel.

14-3-28 B (5) Miscellaneous Information

There is no miscellaneous information proposed. The amendment is to add the conditional use of Institution/Hospital to the approved MUPUD zoning.

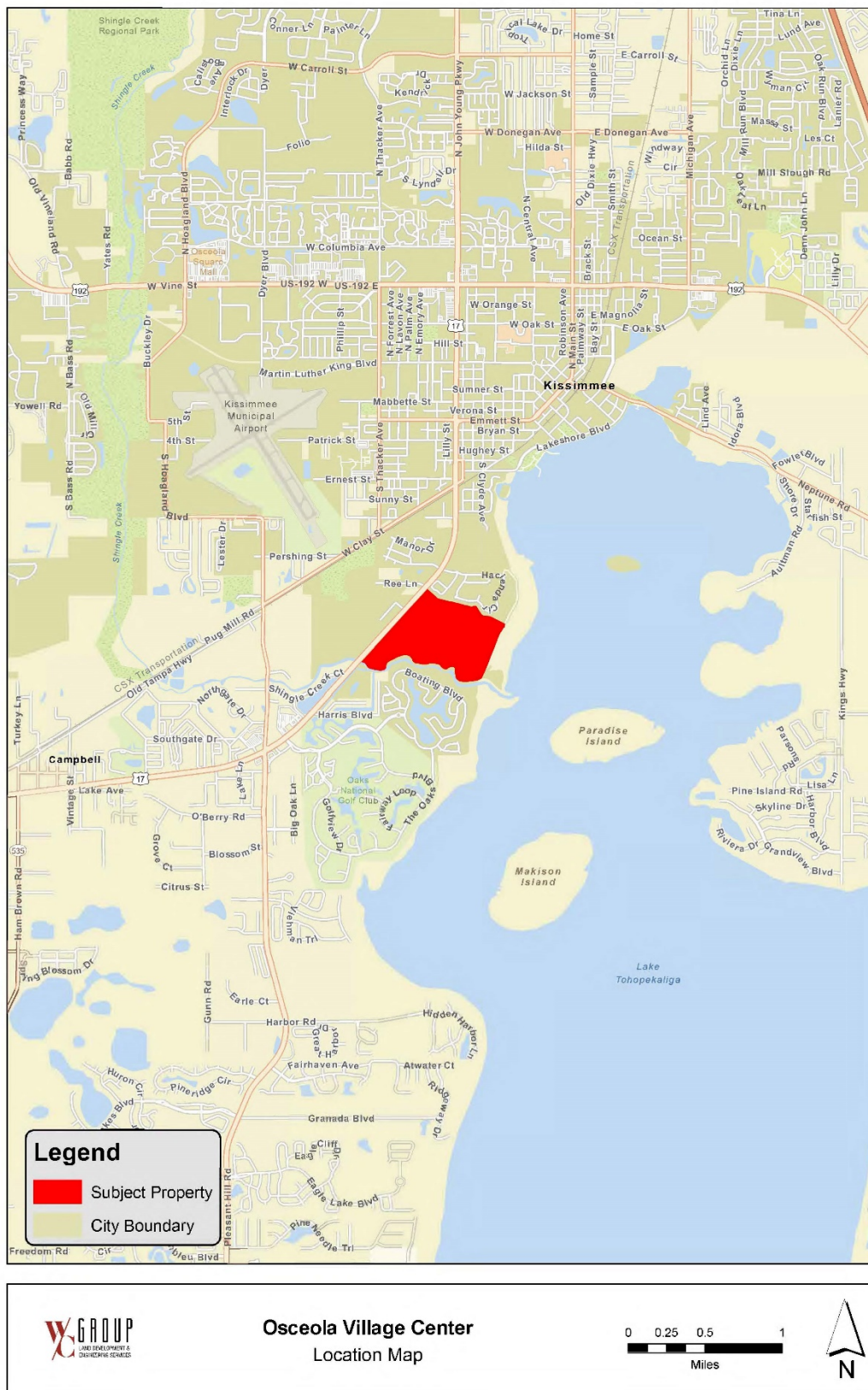


Figure 1 Location Map



Figure 2 - January 2021 Aerial

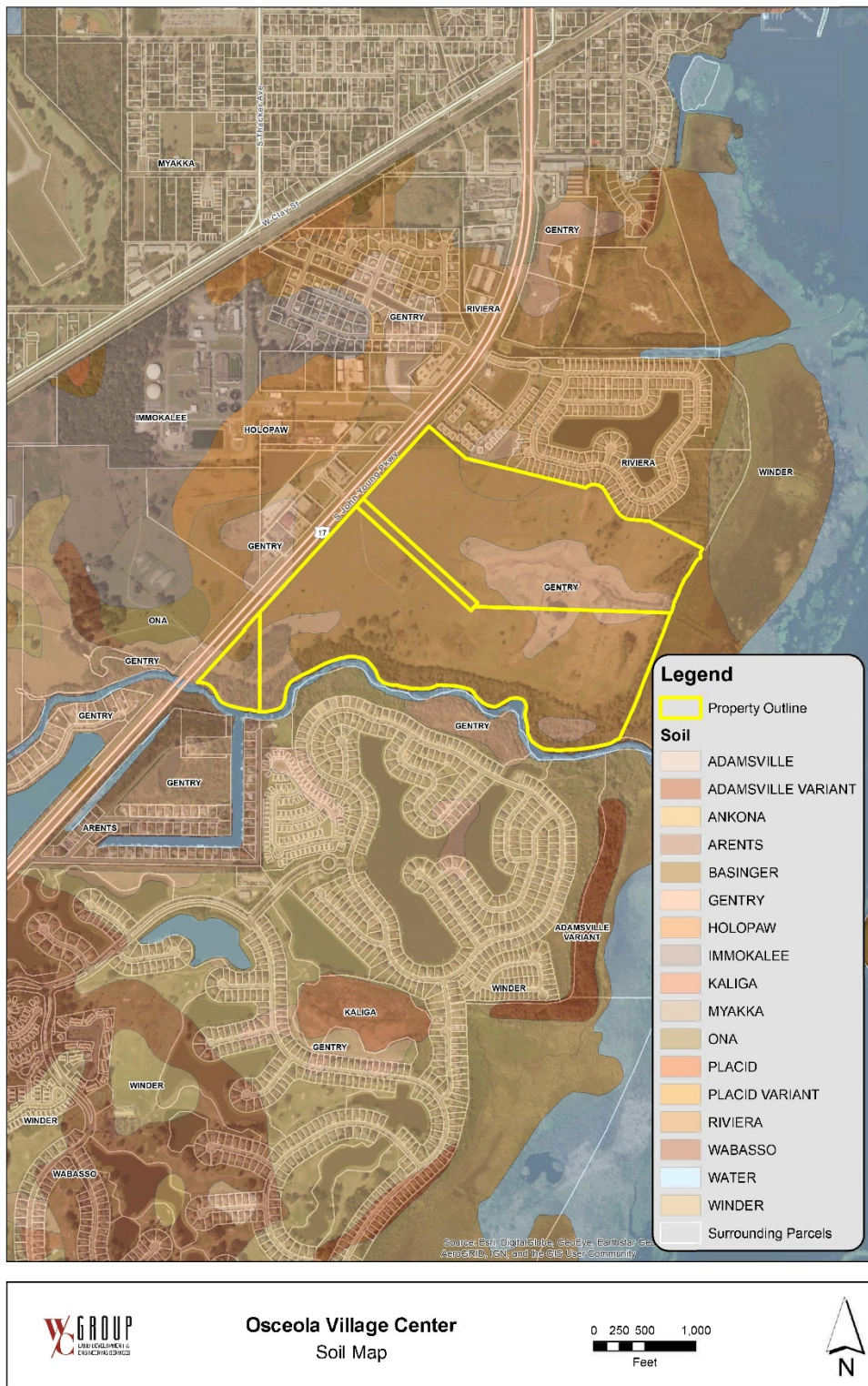


Figure 3 - Soils Map for Osceola Village Center



Figure 4 - Current Future Land Use

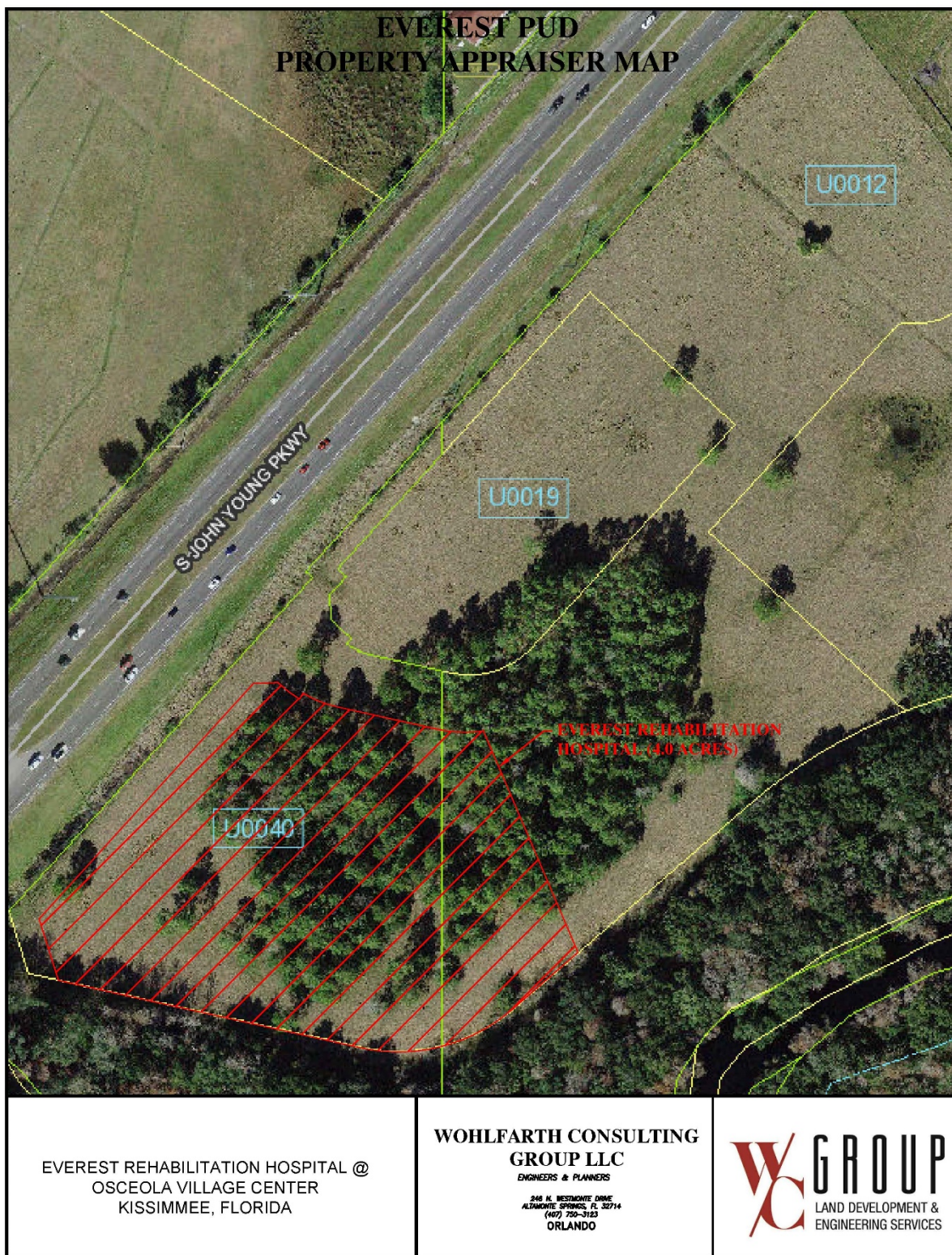


Figure 5 - Current Future Land Use



BUSINESS NO. 32108 LAND DEVELOPMENT & ENGINEERING SERVICES	WOHLFARTH CONSULTING GROUP LLC ENGINEERS, PLANNERS 246 N. WESTMONTE DRIVE ALTAMONTE SPRINGS, FLORIDA 32714 (407) 750-3123																						
CERTIFICATE OF AUTHORIZATION NO. LB8214																							
SKETCH AND DESCRIPTION ONLY (NOT A SURVEY)																							
LOT E-1 (COMMERCIAL)																							
DESCRIPTION: Portions of Sections 32 and 33, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows: COMMENCE at the Westernmost Southwest corner of VILLAS AT ESTANCIA, according to the plat thereof as recorded in Plat Book 18, Pages 63 and 64, of the Public Records of Osceola County, Florida, said point lying on the Easterly Right-of-Way line of State Road 600, according to the State of Florida Department of Transportation Right-of-Way Map Section 92010-2507; thence South 42°20'43" West along said Easterly Right-of-Way line, a distance of 2,349.82 feet; thence departing from said Easterly Right-of-Way line, run South 47°39'17" East, a distance of 306.29 feet; thence South 42°20'43" West, a distance of 233.73 feet to a point of curvature of a curve concave to the Northwest; thence Southwesterly along said curve having a radius of 155.00 feet, a central angle of 40°02'50" for an arc distance of 108.34 feet to the POINT OF BEGINNING; thence South 23°07'30" East along a non-tangent line, a distance of 276.31 feet, the following three (3) courses being along the Northerly boundary of that certain land conveyed to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as described in Warranty Deed recorded in Official Records Book 5336, Page 1230, of said Public Records; thence South 49°05'50" West, a distance of 99.77 feet to a point of curvature of a curve concave to the North; thence Westerly along said curve having a radius of 200.00 feet, a central angle of 53°28'43" for an arc distance of 186.68 feet to a point of tangency; thence North 77°25'27" West, a distance of 355.12 feet; thence North 17°32'14" West, a distance of 74.02 feet to a point on a line lying 25.00 feet Southeasterly from and parallel with, as measured at right angles to the Easterly Right-of-Way line of said State Road 600; thence North 42°20'43" East along said parallel line, a distance of 365.25 feet; thence North 87°20'43" East, a distance of 28.29 feet; thence South 47°39'17" East, a distance of 4.58 feet to a point of curvature of a curve concave to the Northeast; thence Southeasterly along said curve having a radius of 138.00 feet, a central angle of 11°06'34" for an arc distance of 26.76 feet; thence North 31°14'09" East along a non-tangent line, a distance of 8.00 feet to a point on the arc of a curve concave to the North, the radius point of which bears North 31°14'09" East; thence Easterly along said curve having a radius of 130.00 feet, a central angle of 18°39'31" for an arc distance of 42.33 feet to a point of tangency; thence South 77°25'21" East, a distance of 116.49 feet to a point of curvature of a curve concave to the North; thence Easterly along said curve having a radius of 155.00 feet, a central angle of 20°11'06" for an arc distance of 54.60 feet to the POINT OF BEGINNING. Said lands situate lying and being in the City of Kissimmee, Osceola County, Florida, containing 4.000 acres (174,240 square feet), more or less. Subject to existing easements, rights-of-way, covenants, reservations, and restrictions of record, if any.																							
NOTES: 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WOHLFARTH CONSULTING GROUP LLC FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY. 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901) NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 600 HAVING A GRID BEARING OF NORTH 42°20'43" EAST.																							
5. WOHLFARTH CONSULTING GROUP LLC CERTIFICATE OF AUTHORIZATION NO. LB 8214 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PROJECT NAME: OSCEOLA VILLAGE CENTER LOCATION: City of Kissimmee, Osceola County, Florida																							
CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. FOR THE FIRM WOHLFARTH CONSULTING GROUP LLC: _____ WILSON E. WAY, P.S.M. PROFESSIONAL SURVEYOR and MAPPER #2885 STATE OF FLORIDA																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">REVISIONS</th> <th style="width: 20%;">DATE</th> <th style="width: 20%;">BY</th> <th style="width: 20%;"></th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE	BY										<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE:</td> <td style="width: 20%;">DRAWN BY</td> <td style="width: 20%;">CHECKED BY</td> <td style="width: 20%;">FIELD BOOK</td> <td style="width: 20%;"></td> </tr> <tr> <td>4/19/21</td> <td>BF</td> <td>WW</td> <td></td> <td>N/A</td> </tr> </table>	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK		4/19/21	BF	WW		N/A
REVISIONS	DATE	BY																					
DATE:	DRAWN BY	CHECKED BY	FIELD BOOK																				
4/19/21	BF	WW		N/A																			

 D:\Yates Koger\Legals\Lot E - Rehab Parcel.dwg
 SHEET 1 OF 2
 2018-023
 PROJECT NO.

Figure 7 Site Legal Description

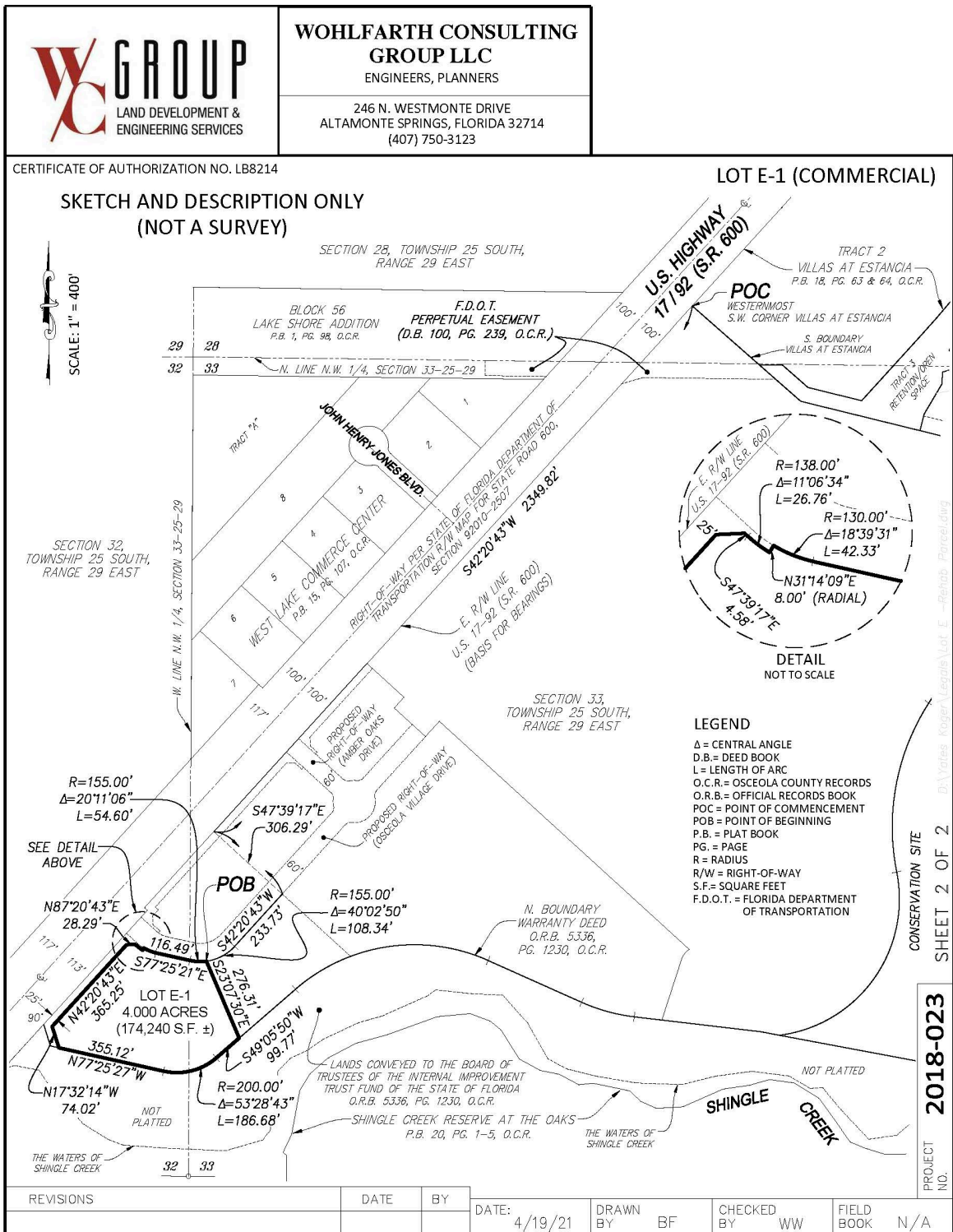


Figure 8 Site Sketch



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 32-25-29-00U0-0040-0000



Owner Information

Owner Name OSCEOLA-KISSIMMEE DEVELOPMENT IV LLC
Mailing Address 246 N WESTMONTE DR
 ALTAMONTE SPRINGS, FL 32714
Physical Address S JOHN YOUNG PKWY, KISSIMMEE FL 34746
Description PASTURELAND 1-VAC
Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/12/2021, which are subject to change prior to certification

Land	\$900
AG Benefit	\$260,700
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$261,600
Assessed(estimated)	\$900
Exemption(estimated)	\$0
Taxable(estimated)	\$900

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 02/04/2021

Land	\$1,000
AG Benefit	\$86,200
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$87,200
Assessed*	\$1,000
Exemption	\$0
Taxable	\$1,000

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5935-2525	\$637,100	2021-04-14	SW
1	1896-0669	\$0	2001-04-30	PR
2	0839-2654	\$0	1987-05-15	OR
3		\$0	1987-05-07	DC
4	0792-1396	\$0	1985-11-18	PR
5	0792-0185	\$0	1985-01-21	OR
6		\$0	1983-12-13	DC

Land Information - Total Acreage: 3.91

Land Description	Units	Depth	Land Type	Land Value
IMPROVED	3.91	0.00	AC	\$900
MARKET VALUE	4.36	0.00	AC	\$261,600

Legal Description**Legal Description**

LAND N OF CREEK LYING S & E OF STATE HWY 2 IN NE 1/4 LESS R/W ORD #2359 & LESS THAT PORTION LYING WITHIN 32-25-29. COM AT SELY COR OF ESTANCIA, PB 15 PGS 184-185. ALSO MOST SLY COR OF LOT 46, S62-56-20E 582 FT TO WATERS EDGE OF LAKE TOHO TO POB; S21-33-52W 64.70 FT, S11-26-23E 24.56 FT, S08-09-10W 16.34 FT, S61-11-36W 45.78 FT, S31-54-25W 203.03 FT, S24-43-15W 185.15 FT, S19-18-31W 175.08 FT, S54-02-02W 28.81 FT, S27-52-03W 14.64 FT, S02-37-18W 22.91 FT, S21-44-20W 199.60 FT, S22-35-51W 202.20 FT, S18-48-37W 200.46 FT, S20-10-58W 219.40 FT, S21-05-04E 20.56 FT, N83-39-46W 22.98 FT, S23-02-31W 163.70 FT, S40-09-21E 22.71 FT, N56-40-23E 14.71 FT, N22-49-19E 143.43 FT, S72-20-49E 18.63 FT, N79-44-27E 24.38 FT, N28-46-53E 59.66 FT, N16-48-01E 65.44 FT, N24-41-13E 93.78 FT, N86-42-40E 27.05 FT, S19-48-46E 42.11 FT, S03-50-06W 46.27 FT, S06-48-03E 144.93 FT, S63-30-19E 119.66 FT, N78-46-30E 107.56 FT, S84-36-09E 86.32 FT, S30-53-42E 102.75 FT, S15-01-35W 145.46 FT, S35-37-04W 185.94 FT, S39-43-40W 113.12 FT, S04-50-56W 39.04 FT, S60-52-29E 55.06 FT, S22-48-25E 73.01 FT, S46-10-59E 95.90 FT, S75-19-10E 64.71 FT, S34-20-27E 43.96 FT, N74-58-26E 35.10 FT, S50-36-11E 82.56 FT, N46-48-39E 42.52 FT, N89-51-37E 41 FT, S54-56-51E 46.66 FT, S52-25-53W 50.84 FT, S67-14-37E 32.32 FT, N77-49-31W 64.96 FT, N76-42-01W 99.98 FT, N64-45-02W 81.82 FT, N53-26-51W 108.30 FT, N46-20-00W 161.05 FT, N42-49-13W 122.70 FT, N47-18-41W 140.26 FT, N61-34-50W 143.72 FT, N88-11-24W 88.64 FT, S81-23-49W 121.67 FT, S72-00-42W 154.13 FT, S83-56-19W 131.64 FT, S80-23-52W 60.55 FT, S61-30-42W 59.96 FT, S85-33-00W 119.86 FT, N79-57-57W 88.96 FT, S79-33-40W 110.94 FT, N54-51-37W 63.59 FT, N44-30-48W 66.61 FT, N32-34-14W 75.23 FT, N28-06-05W 93.41 FT, N05-58-29W 166.20 FT, N11-00-53E 83.74 FT, N51-11-52W 106.76 FT, S76-03-47W 112.10 FT, S50-12-06W 102.95 FT, S82-06-23W 92.48 FT, N43-27-31W 131.43 FT, N39-51-28W 98.61 FT, S84-56-57W 39.75 FT, N60-08-03W 82.33 FT, N82-52-30W 124.16 FT, S82-30-19W 121.13 FT, S76-02-06W 116.85 FT, N87-46-20W 149.21 FT, N80-23-18W 132.36 FT, N76-09-16W 101.96 FT, N61-41-38W 70.65 FT, N29-39-42W 136.60 FT, N41-48-13W 123.02 FT, N87-37-58W 101.69 FT, N83-40-32W 119.83 FT, S55-11-51W 37.14 FT, S66-10-02W 161.36 FT, S73-58-06W 82.20 FT, S64-52-30W 128.12 FT, S55-12-50W 63.80 FT, S64-46-46W 62.90 FT, S43-44-55W 58.28 FT, S07-39-35W 198.07 FT, S38-23-27W 39.93 FT, S73-45-28W 127.28 FT, N87-26-15W 201.30 FT, N86-00-22W 137.83 FT, N69-28-59W 51.36 FT, N58-18-47W 99.19 FT, N41-17-46W 176.23 FT, N33-50-10W 54.42 FT, N79-16-06W 81.63 FT, S76-47-10W 36.58 FT TO E R/W LINE OF SR 600, N42-20-18E 194.91 FT, S17-32-14E 73.92 FT, S77-25-27E 384.02 FT TO POC, CONC N, RAD 200 FT, CENT ANG 24 DEG, ELY ALONG CURVE 84.31 FT, CONT ELY ALONG CURVE 102.36 FT, N49-05-50E 346.76 FT TO POC, CONC S, RAD 600 FT, CENT ANG 65 DEG, NELY ALONG CURVE 680.12 FT, S65-57-23E 338.81 FT TO POC, CONC N, RAD 600 FT, CENT ANG 17 DEG, SELY ALONG CURVE 181.35 FT, S83-16-25E 420.45 FT, S79-24-12E 351.11 FT, S79-24-12E 351.11 FT, S67-19-51E 392.88 FT, S67-19-51E 392.88 FT TO POC, CONC NW, RAD 200 FT, CENT ANG 91 DEG, SELY ALONG CURVE 317.62 FT, N21-40-42E 476.31 FT, N21-40-42E 485.23 FT, N21-40-42E 408.72 FT, N30-24-10E 344.29 FT, S62-56-12E 104.92 FT TO POB & LESS THAT PORTION LYING WITHIN 32-25-25. COM AT MOST WLY COR OF VILLAS AT ESTANCIA PB 18 PGS 63-64, S42-20-43W 2244.23 FT, S47-39-17E 25 FT TO POB; CONT S47-39-17E 221.29 FT, S42-20-43W 339.31 FT TO POC, CONC N, RAD 95 FT, CENT ANG 60 DEG, WLY ALONG CURVE 99.87 FT, N77-25-21W 92.32 FT TO POC, CONC NE, RAD 70 FT, CENT ANG 25 DEG, NWLY ALONG CURVE 30.40 FT, N37-27-43E 8 FT TO NON-TAN CURVE, CONC NE, RAD 62 FT, CENT ANG 05 DEG, (CH BEARING N37-27-43E), NWLY ALONG CURVE 5.28 FT, N47-39-17W 25.57 FT, N02-39-17W 28.28 FT, N42-20-43E 27.69 FT, N47-39-17W 13 FT, N42-20-43E 421.15 FT TO POB



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 33-25-29-00U0-0012-0000



Owner Information

Owner Name OSCEOLA-KISSIMMEE DEVELOPMENT IV LLC
Mailing Address 246 N WESTMONTE DR
 ALTAMONTE SPRINGS, FL 32714
Physical Address S JOHN YOUNG PKWY, KISSIMMEE FL 34746
Description PASTURELAND 1-VAC
Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/13/2021, which are subject to change prior to certification

Land	\$1,800
AG Benefit	\$1,453,800
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,455,600
Assessed(estimated)	\$1,800
Exemption(estimated)	\$0
Taxable(estimated)	\$1,800

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 02/04/2021

Land	\$17,500
AG Benefit	\$1,569,100
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,586,600
Assessed*	\$17,500
Exemption	\$0
Taxable	\$17,500

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5935-2525	\$637,100	2021-04-14	SW
1	4889-1319	\$430,000	2015-12-18	QC
2		\$0	2012-10-24	OR
3	1896-0669	\$0	2001-04-30	PR
4	0839-2654	\$0	1987-05-15	OR
5		\$0	1987-05-07	DC
6	0792-0185	\$0	1985-12-11	OR
7	0792-1396	\$0	1985-11-18	PR
8		\$0	1983-12-13	DC

Land Information - Total Acreage: 8.31				
Land Description	Units	Depth	Land Type	Land Value
IMPROVED	8.31	0.00	AC	\$1,800
MARKET VALUE	24.26	0.00	AC	\$1,455,600

Legal Description

Legal Description

COM AT NW COR OF SE 1/4 28/25/29, N 179.80 FT, E 54 FT TO ELY R/W US 17-92, N 88 DEG E (ALONG NLY LINE BLKS 16, 17 & 18) 550.90 FT TO ELY R/W DILLINGHAM AVE, S 149.30 FT TO N R/W MARTIN AVE, N 88 DEG E 726.56 FT (TO LINE LYING 50 FT E OF BANK OF LAKE), S 16 DEG E 144.12 FT, S 17 DEG E 102.23 FT, S 16 DEG E 106.61 FT, S 17 DEG E 97.02 FT, S 20 DEG E 103.62 FT, S 19 DEG E 99.44 FT, S 18 DEG E 88.63 FT, S 17 DEG E 110.69 FT, S 18 DEG E 195.05 FT, S 20 DEG E 103.15 FT, S 17 DEG E 123.80 FT, S 23 DEG E 213.46 FT, S 21 DEG E 108.30 FT, S 23 DEG E 100.43 FT, S 28 DEG E 69.28 FT, S 3 DEG E 53.07 FT, S 17 DEG W 95.46 FT, S 35 DEG E 30.78 FT TO S/L DOT DRAIN DITCH, S 35 DEG E 41.44 FT, S 42 DEG E 112.50 FT, S 45 DEG E 104.62 FT, S 39 DEG E 111.92 FT, S 18 DEG E 117.18 FT, S 7 DEG E 77.14 FT, S 4 DEG E 192.42 FT, S 6 DEG E 136.90 FT, S 4 DEG E 142.97 FT, S 12 DEG W 120.65 FT, S 18 DEG W 104.23 FT, S 23 DEG W 92.34 FT, S 29 DEG W 133.62 FT, S 30 DEG W 96.99 FT, S 24 DEG W 399.46 FT, S 25 DEG W 102.57 FT, S 29 DEG W 101.73 FT, S 34 DEG W 96.37 FT, S 28 DEG W 96.12 FT, S 23 DEG W 94.49 FT, S 20 DEG W 96.20 FT, S 19 DEG W 100.23 FT, S 20 DEG W 93.20 FT TO POB; CONT S 20 DEG W 53.41 FT, S 19 DEG W 169.84 FT, S 21 DEG W 71.14 FT, S 20 DEG W 134.24 FT, S 19 DEG W 100.56 FT, S 20 DEG W 202.10 FT, S 18 DEG W 97.41 FT, S 21 DEG W 177.14 FT, S 23 DEG W 360.61 FT, N 58 DEG W 234.87 FT, N 68 DEG W 831.24 FT, N 80 DEG W 643.78 FT, N 86 DEG W 306.41 FT, N 74 DEG W 353.04 FT, N 67 DEG W 261.30 FT, N 84 DEG W 312.71 FT, S 62 DEG W 199.889 FT, S 49 DEG W 523.38 FT, S 88 DEG W 157.96 FT, N 78 DEG W 523.03 FT TO E R/W US 17-92, N 40 DEG E 723.07 FT, N 49 DEG W 13 FT, N 40 DEG E 1638.39 FT, S 49 DEG E 1527.32 FT, N 40 DEG E 50 FT E 1942.25 FT TO POB LYING WITHIN 33/25/29 & LESS THAT PORTION LYING WITHIN ABOVE SAID LEGAL: COM AT SELY COR OF ESTANCIA, PB 15 PGS 184-185, ALSO MOST SLY COR OF LOT 46, S62-56-20E 582 FT TO WATERS EDGE OF LAKE TOHO TO POB; S21-33-52W 64.70 FT, S11-26-23E 24.56 FT, S08-09-10W 16.34 FT, S61-11-36W 45.78 FT, S31-54-25W 203.03 FT, S24-43-15W 185.15 FT, S19-18-31W 175.08 FT, S54-02-02W 28.81 FT, S27-52-03W 14.64 FT, S02-37-18W 22.91 FT, S21-44-20W 199.60 FT, S22-35-51W 202.20 FT, S18-48-37W 200.46 FT, S20-10-58W 219.40 FT, S21-05-04E 20.56 FT, N83-39-46W 22.98 FT, S23-02-31W 163.70 FT, S40-09-21E 22.71 FT, N56-40-23E 14.71 FT, N22-49-19E 143.43 FT, S72-20-49E 18.63 FT, N79-44-27E 24.38 FT, N28-46-53E 59.66 FT, N16-48-01E 65.44 FT, N24-41-13E 93.78 FT, N86-42-40E 27.05 FT, S19-48-46E 42.11 FT, S03-50-06W 46.27 FT, S06-48-03E 144.93 FT, S63-30-19E 119.66 FT, N78-46-30E 107.56 FT, S84-36-09E 86.32 FT, S30-53-42E 102.75 FT, S15-01-35W 145.46 FT, S35-37-04W 185.94 FT, S39-43-40W 113.12 FT, S04-50-56W 39.04 FT, S60-52-29E 55.06 FT, S22-48-25E 73.01 FT, S46-10-59E 95.90 FT, S75-19-10E 64.71 FT, S34-20-27E 43.96 FT, N74-58-26E 35.10 FT, S50-36-11E 82.56 FT, N46-48-39E 42.52 FT, N89-51-37E 41 FT, S54-56-51E 46.66 FT, S52-25-53W 50.84 FT, S67-14-37E 32.32 FT, N77-49-31W 64.96 FT, N76-42-01W 99.98 FT, N64-45-02W 81.82 FT, N53-26-51W 108.30 FT, N46-20-00W 161.05 FT, N42-49-13W 122.70 FT, N47-18-41W 140.26 FT, N81-34-50W 143.72 FT, N88-11-24W 88.64 FT, S81-23-49W 121.67 FT, S72-00-42W 154.13 FT, S83-56-19W 131.64 FT, S80-23-52W 60.55 FT, S61-30-42W 59.96 FT, S85-33-00W 119.86 FT, N79-57-57W 88.96 FT, S79-33-40W 110.94 FT, N54-51-37W 63.59 FT, N44-30-48W 66.61 FT, N32-34-14W 75.23 FT, N28-06-05W 93.41 FT, N05-58-29W 166.20 FT, N11-00-53E 83.74 FT, N51-11-52W 106.76 FT, S76-03-47W 112.10 FT, S50-12-06W 102.95 FT, S82-06-23W 92.48 FT, N43-27-31W 131.43 FT, N39-51-28W 98.61 FT, N82-52-30W 124.16 FT, S82-30-19W 121.13 FT, S76-02-06W 116.85 FT, N87-46-20W 149.21 FT, N80-23-18W 132.36 FT, N76-09-16W 101.96 FT, N61-41-38W 70.65 FT, N29-39-42W 136.60 FT, N41-48-13W 123.02 FT, N87-37-58W 101.69 FT, N83-40-32W 119.83 FT, S55-11-51W 37.14 FT, S66-10-02W 161.36 FT, S73-58-06W 82.20 FT, S64-52-30W 128.12 FT, S55-12-50W 63.80 FT, S64-46-46W 62.90 FT, S43-44-55W 58.28 FT, S07-39-35W 198.07 FT, S38-23-27W 39.93 FT, S73-45-28W 127.28 FT, N87-26-15W 201.30 FT, N86-00-22W 137.83 FT, N69-28-59W 51.36 FT, N58-18-47W 99.19 FT, N41-17-46W 176.23 FT, N33-50-10W 54.42 FT, N79-16-06W 81.63 FT, S76-47-10W 36.58 FT TO E R/W LINE OF SR 600, N42-20-18E 194.91 FT, S17-32-14E 73.92 FT, S77-25-27E 384.02 FT TO POC, CONC N, RAD 200 FT, CENT ANG 24 DEG, ELY ALONG CURVE 84.31 FT, CONT ELY ALONG CURVE 102.36 FT, N49-05-50E 346.76 FT TO POC, CONC S, RAD 600 FT, CENT ANG 65 DEG, NELY ALONG CURVE 680.12 FT, S65-57-23E 338.81 FT TO POC, CONC N, RAD 600 FT, CENT ANG 17 DEG, SELY ALONG CURVE 181.35 FT, S83-16-25E 420.45 FT, S79-24-12E 351.11 FT, S79-24-12E 351.11 FT, S67-19-51E 392.88 FT, S67-19-51E 392.88 FT TO POC, CONC NW, RAD 200 FT, CENT ANG 91 DEG, SELY ALONG CURVE 317.62 FT, N21-40-42E 476.31 FT, N21-40-42E 485.23 FT, N21-40-42E 408.72 FT, N30-24-10E 344.29 FT, S62-56-12E 104.92 FT TO POB & LESS COM AT MOST WLY SW COR OF VILLAS AT ESTANCIA, PB 18 PGS 63-64, S42-20-43W 1052.34 FT TO POB; S47-39-17E 1527.32 FT, N42-20-43E 50 FT, S88-05-39E 1805.03 FT, S21-40-42W 957.56 FT TO POC, CONC NW, RAD 200 FT, CENT ANG 91 DEG, ALONG CURVE 317.62 FT, N67-19-51W 785.76 FT, N79-24-12W 702.22 FT, N83-16-25W 328.64 FT, N18-03-27E 210.05 FT TO POC, CONC SE, RAD 62 FT, CENT ANG 40 DEG, ALONG CURVE 43.69 FT, N47-39-17W 1119.37 FT, S42-20-43W 68 FT, N47-39-17W 140 FT, N42-20-43E 48 FT, N47-39-17W 166.29 FT, N42-20-43E 545.35 FT TO POB & LESS THAT PORTION LYING WITHIN 33-25-29: COM AT MOST WLY COR OF VILLAS AT ESTANCIA PB 18 PGS 63-64, S42-20-43W 1597.69 FT, S47-39-17E 166.29 FT, S42-20-43W 48 FT, S47-39-17E 140 FT TO POB; N42-20-43E 68 FT, S47-39-17E 1119.37 FT TO NON-TAN CURVE, CONC SE, RAD 62 FT, CENT ANG 40 DEG, (CH BEARING S31-34-13E), SWLY ALONG CURVE 43.69 FT, S18-03-27W 210.05 FT, N83-16-25W 91.81 FT TO POC, CONC N, RAD 600 FT, CENT ANG 17 DEG, WLY ALONG CURVE 181.35 FT, N65-57-23W 338.81 FT TO POC, CONC S, RAD 600 FT, CENT ANG 44 DEG, WLY ALONG CURVE 466.92 FT, N47-39-17W 305.83 FT, N42-20-43E 308.60 FT TO POC, CONC S, RAD 25 FT, CENT ANG 55 DEG, ELY ALONG CURVE 23.83 FT TO REV CURVE, CONC NW, RAD 70 FT, CENT ANG 109 DEG, NELY ALONG CURVE 133.47 FT TO REV CURVE, CONC E, RAD 25 FT, CENT ANG 55 DEG, NLY ALONG CURVE 23.83 FT, N42-20-43E 240.60 FT TO POB & LESS THAT PORTION LYING WITHIN 33-25-29: COM AT MOST WLY COR OF VILLAS AT

Figure 13 Property Appraiser Information 5 of 6

ESTANCIA PB 18 PGS 63-64, S42-20-43W 2244.23 FT, S47-39-17E 25 FT TO POB; CONT S47-39-17E 221.29 FT, S42-20-43W 339.31 FT TO POC, CONC N, RAD 95 FT, CENT ANG 60 DEG, WLY ALONG CURVE 99.87 FT, N77-25-21W 92.32 FT TO POC, CONC NE, RAD 70 FT, CENT ANG 25 DEG, NWLY ALONG CURVE 30.40 FT, N37-27-43E 8 FT TO NON-TAN CURVE, CONC NE, RAD 62 FT, CENT ANG 05 DEG, (CH BEARING N37-27-43E), NWLY ALONG CURVE 5.28 FT, N47-39-17W 25.57 FT, N02-39-17W 28.28 FT, N42-20-43E 27.69 FT, N47-39-17W 13 FT, N42-20-43E 421.15 FT TO POB

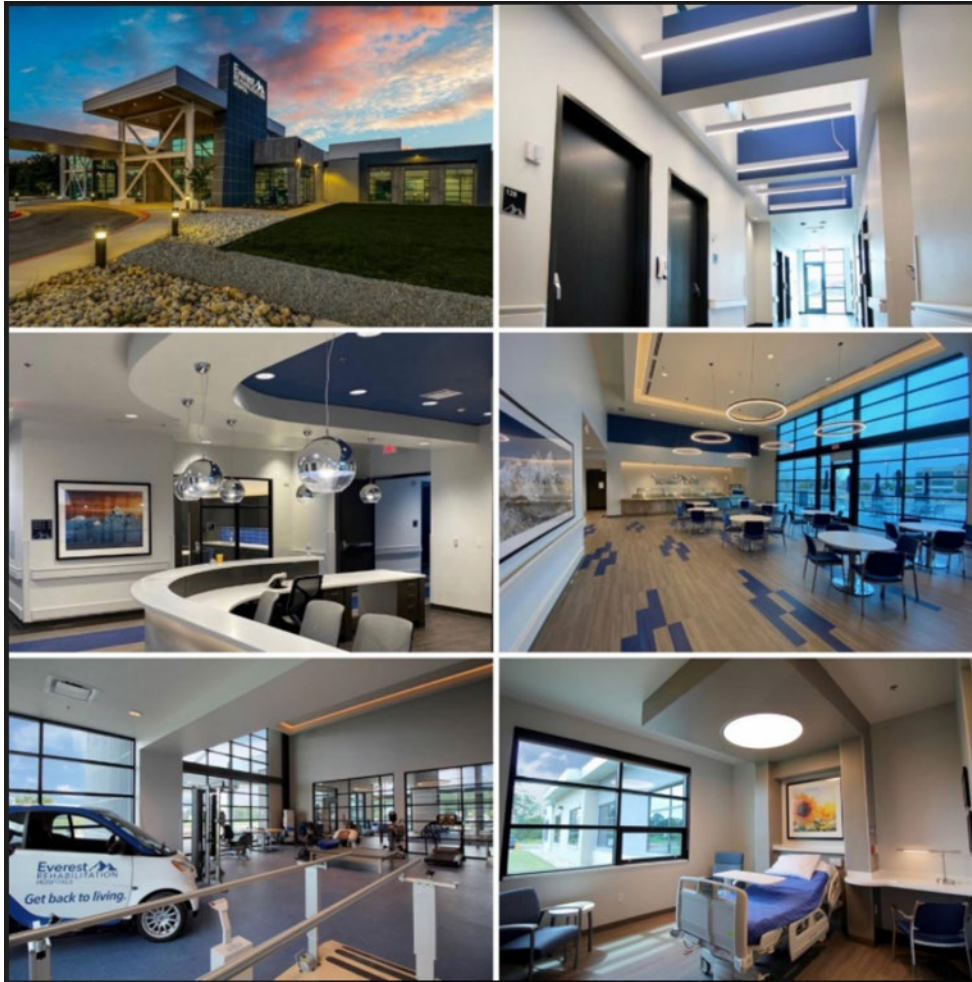


Figure 15 Architectural Design Standards

