



**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, DECEMBER 15, 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

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

3.A APPROVAL OF THE OCTOBER 20, 2021 PLANNING ADVISORY BOARD MEETING MINUTES.

Approval of the October 20, 2021 Planning Advisory Board meeting minutes.

3.A APPROVAL OF THE NOVEMBER 3, 2021 PLANNING ADVISORY BOARD MEETING MINUTES.

Approval of the November 3, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING DRC#21-00126 ZAZA SMOKE SHOP 2.0 MURAL:
AUTHORIZATION OF A TRUE WORK OF ART**

Approval for authorization of a true work of art to allow a mural to be installed on a portion of a building facade wall located at 4308 W. Vine St. within a Mixed Use Urban Corridor (T5-U) transect zoning district.

- 6. DISCUSSION**
- 7. HEAR CHAIRMAN AND BOARD MEMBERS**
- 8. ADJOURNMENT**

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

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

ITEM 3.A
PLANNING ADVISORY BOARD MINUTES APPROVAL
Request

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Attachment(s):

None

ITEM 3.A

Approval of the October 20, 2021 Planning Advisory Board meeting minutes.

Request

Approval of the October 20, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.102021.minutes

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, October 20, 2021
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, (Vice Chairman, (Absent)
Robert Spalding
Jackie Espinosa
Fatima Santiago
Diana Marrero-Pinto, (Absent)
Jason Lindsey, (School District), (Absent)

STAFF

Brenda Ryan, Planning Manager
David Bridle, Planner II
Kalanit Oded, Deputy City Attorney
Yolanda Hazley, Planning Technician

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

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Espinosa made a motion to approve the minutes of September 15, 2021 Planning Advisory Board Meeting. Seconded by Member Spalding.

Chairman Bussiere	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Santiago	Aye

Motion carried 4-0.

III OLD BUSINESS

IV NEW BUSINESS

A. Domestic Violence Awareness Mural, Authorization of True Work of Art, DRC#21-00094

Planning Manager Ryan stated that this is a request for an Authorization of a True Work of Art of a Butterfly Mural to be installed on the back portion of the building facade. The subject property is located at 403 Broadway.

Staff recommends approval for the following reasons:

- 1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The additional logos and others have no direct association with the business that occupies the building where the mural will be established and the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Staff recommends approval subject to the following 3 conditions:

- 1. The mural and subject building wall shall be established and installed in accordance with the attachments.
- 2. No additional signage or content shall be incorporated into the mural.
- 3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Christina Montalvo, 108 Church St. Kissimmee, FL 34741 representing the applicant stated that this mural will represent and honor her sister as well as other domestic violence survivors.

Member Spalding made a motion for approval subject to 3 conditions. Seconded by Member Santiago.

- 1. The mural and subject building wall shall be established and installed in accordance with the attachments.
- 2. No additional signage or content shall be incorporated into the mural.
- 3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Chairman Bussiere	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Santiago	Aye

Motion carried 4-0.

B. Heart of Gold Pediatric Prescribed Extended Care, Conditional Use with Site Plan, DRC#21-00091

Planning Manager Ryan stated that this is a request for approval of a Conditional Use with Site Plan for a child care facility. The subject property is located at 1499 N. John Young Pkwy.

Planning Manager stated this request is a pediatric prescribed extended care facility with skilled nursing and medical staff for children with medical needs that require developmental, physical and occupational therapy.

Staff recommends approval for the following reasons:

1. Compliance with the Mixed Use Urban Corridor (T5-U) zoning standards.
2. Compliance with Section 14-3-29(F), 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 Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.

Staff recommends approval subject to the following 5 conditions:

1. Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted. Transportation service vehicles must remain parked behind the building.
2. Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.
3. All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.
4. No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.
5. This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.

Member Spalding expressed concerns regarding traffic and the exits for this request.

Planning Manager Ryan stated that there are two exits with a total of 393 parking spaces; the transportation vehicles will remain on the back of the building, and the drop off/pick-up can not happen within the drive aisle.

Michael & Rose Hernandez, 1499 John Young Pkwy. Kissimmee, FL 34741 representing the applicant stated that this request is for kids with special needs.

Member Spalding asked for clarification if this facility for this request be open to the public.

Mrs. Hernandez stated that the facility was open to all medically & special needs kids from ages 0-21.

Member Espinosa stated that the community was in need of the services that the applicant will be providing.

Member Spalding made a motion for approval subject to 5 conditions. Seconded by Member Santiago.

- 1. Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted. Transportation service vehicles must remain parked behind the building.**
- 2. Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.**
- 3. All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.**
- 4. No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.**
- 5. This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.**

**Chairman Bussiere
Member Spalding**

**Aye
Aye**

**Member Espinosa
Member Santiago**

**Aye
Aye**

Motion carried 4-0.

C. Osceola Village Center, Conditional Use with Site Plan, DRC#21-00058

Planner Bridle stated that this is a request for approval of a Conditional Use with Site Plan for a convenience store with a gas station on approximately 2.24 acres located within the Osceola Village Center Development.

Planning Manager Ryan also stated that this will not be a traditional hospital that provides emergency or ambulatory care it will be strictly a rehabilitation hospital only.

Staff recommends approval for the following 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 Gasoline Service Station 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).

Staff recommends approval subject to the following 5 conditions:

1. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Approved MUPUD (Mixed Use Planned Unit Development) uses and standards of the Land Development Code (LDC).
2. The proposed bay doors for the car wash must be screened and not visible from any adjacent R/O/W.
3. The car wash must not violate any of the local noise ordinances set forth in the LDC in Section 14-6-50.
4. Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use.
5. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.

Richard Wohlfarth, Wohlfarth Consulting Group, 246 Westmonte Dr. Altamonte Springs, FL, representing the applicant stated that this request will be a nice addition and was available for any questions.

Member Espinosa made a motion for approval subject to 5 conditions. Seconded by Member Spalding.

1. **Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Approved MUPUD (Mixed Use Planned Unit Development) uses and standards of the Land Development Code (LDC).**
2. **The proposed bay doors for the car wash must be screened and not visible from any adjacent R/O/W.**

3. The car wash must not violate any of the local noise ordinances set forth in the LDC in Section 14-6-50.
4. Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use.
5. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.

Chairman Bussiere
Vice Chairman Wolff
Member Spalding

Aye
Aye
Aye

Member Espinosa
Member Marrero-Pinto

Aye
Aye

Motion carried 5-0.

VI Discussion

Samia Singleton, CRA Manager stated that this discussion was to notify the Planning Advisory Board that serves as the Brownfield's Advisory Board will be participating in the EPA'S Coalition Assessment Grant that the City was recently awarded.

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:27 p.m.

Chairman Bussiere, Chairman
Planning Advisory Board

Brenda Ryan, Planning Manager
Development Services Dept.

In accordance with Florida Statute 286.0105, any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is made.
In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 3.A

Approval of the November 3, 2021 Planning Advisory Board meeting minutes.

Request

Approval of the November 3, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.110321.minutes

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, November 3, 2021
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, (Vice Chairman)
Robert Spalding
Jackie Espinosa, (Absent)
Fatima Santiago
Diana Marrero-Pinto,
Jason Lindsey, (School District), (Absent)

STAFF

Brenda Ryan, Planning Manager
Kalanit Oded, Deputy City Attorney

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

II Moment of silence and Pledge of Allegiance.

III Minutes

IIII OLD BUSINESS

IV NEW BUSINESS

A. Osceola Village Center Everest Rehabilitation Hospital, Conditional Use with Site Plan, DRC#21-00061

Planning Manager Ryan stated that this is a request for a Conditional Use with Site Plan for a rehabilitation hospital on approximately 4 acres. The subject property is located within the Osceola Village Center Development.

Planning Manager Ryan stated that this will be a 39,999 square foot rehabilitation hospital with a maximum capacity of 53 beds with a variety of acute rehabilitation services for a variety of complex medical conditions, but will not include any emergency services.

Richard Wohlfarth, 246 N. Westmonte Dr., Altamonte Springs, FL representing the applicant stated that this project will be one that the City of Kissimmee will be proud of and was available for any questions.

Vice Chairman Wolff asked for clarification if this was for zoning.

Planning Manager Ryan stated that this request was to add the use to the zoning for a PUD as it was not listed before.

Member Santiago asked how long the Conditional Use will be effective.

Planning Manager Ryan stated that it runs with the parcel and if the property was acquired by someone else they would have to adhere to the same conditions.

Staff recommends approval for the following 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).

Staff recommends approval subject to the following 3 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.

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

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.**

Chairman Bussiere
Vice Chairman Wolff
Member Spalding

Aye
Aye
Aye

Member Santiago
Member Marrero-Pinto

Aye
Aye

Motion carried 5-0.

VI Discussion

Vice Chairman Wolff asked about projects related to streets and Assistant City Attorney Oded advised that he speak with Public Works & Engineering

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:26 p.m.

Chairman Bussiere, Chairman
Planning Advisory Board

Brenda Ryan, Planning Manager
Development Services Dept.

In accordance with Florida Statute 286.0105, any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is made.
In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A

PUBLIC HEARING DRC#21-00126 ZAZA SMOKE SHOP 2.0 MURAL: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a mural to be installed on a portion of a building facade wall located at 4308 W. Vine St. within a Mixed Use Urban Corridor (T5-U) transect zoning district.

Explanation

According to the attached sketch and location map, the mural will be installed on the front wall adjacent to the front parking lot area of 3408 W Vine St. (Zaza Smoke Shop 2.0) and will be visible from W. Vine St. The artwork was custom created and spray painted on the facade.

FINDINGS AND REASONS:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The additional logos and others have no direct association with the business that occupies the building where the mural will be established and the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

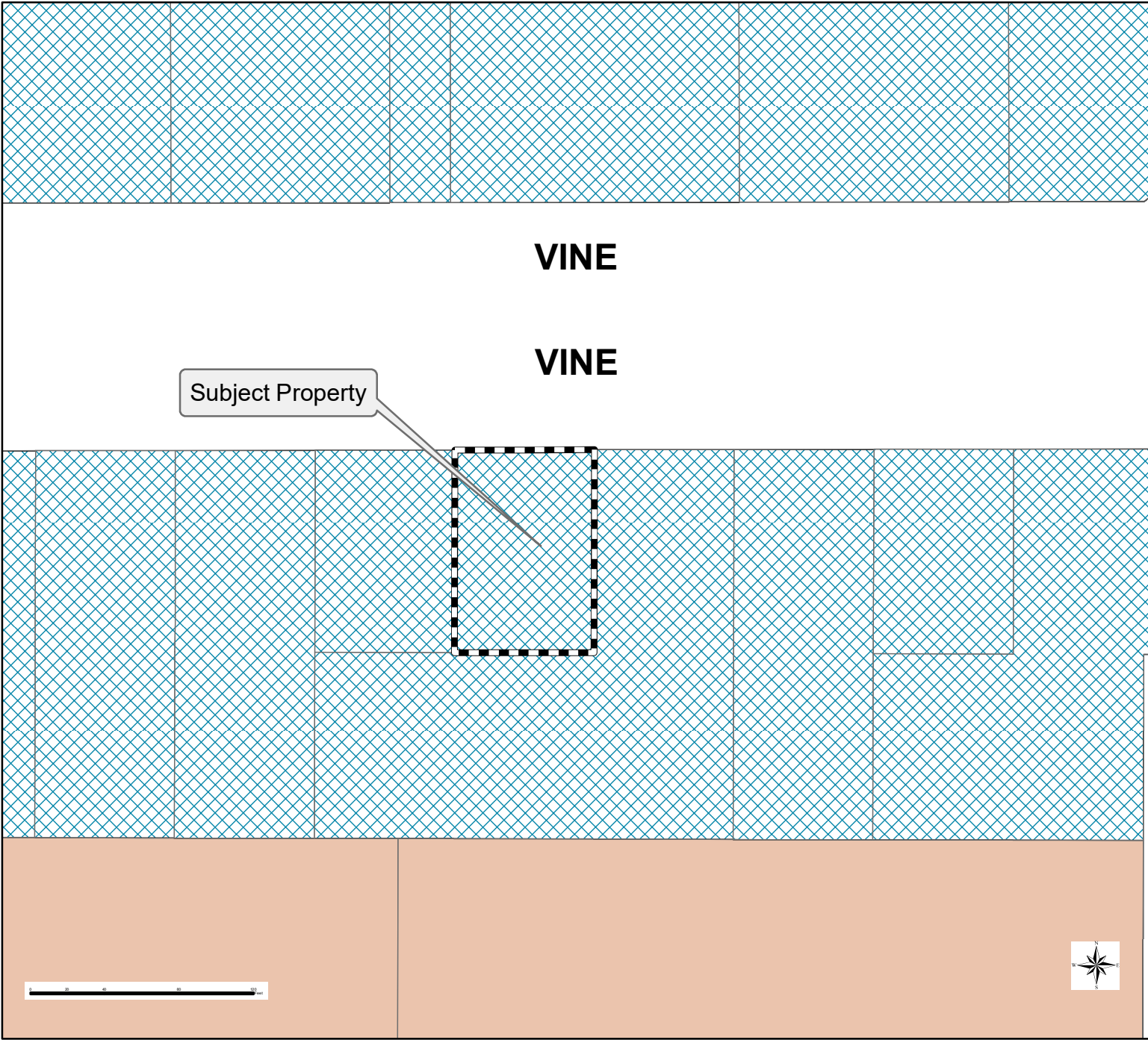
The Development Review Committee (DRC) recommended approval, subject to conditions, on November 16, 2021.

CONDITIONS:

1. The murals shall be established and maintained in accordance with the attachments. No additional content is permitted to be added into the murals.
2. No signage or direct association of the establishments shall be permitted within the murals.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's Right-of-Way.

Attachment(s):

1. 21-00126 Vicinity Map
2. 21-00126 Aerial Map
3. 21-00126 Murals
4. 21-00126 DRC Comments
5. 21-00126 DRC Application



- | | | |
|--------------------------------|---|--|
| 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) | |





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Brenda Ryan

From: Brenda Ryan
Sent: Monday, November 15, 2021 1:13 PM
To: 'combosigns@gmail.com'
Subject: FW: City of Kissimmee - Zaza Smoke Shop 2.0 - 11/16/21 DRC Agenda
Attachments: DRC Agenda - Cycle #20 11.16.21.pdf

Attached is the DRC Agenda for the November 16th DRC meeting. We request a representative to be present for the virtual meeting.

Apologies in advance for the delay and technical difficulties as we are continue EnerGov software transition. Comments are below:

Planning:

- 52 The murals shall be established and maintained in accordance with the attachments. No additional content is permitted to be added into the murals.
- 62 No signage or direct association of the establishments shall be permitted within the murals.

Engineering:

- 1. Subject to review and approval of Right-Of-Way/Easement Utilization permits, If working on the City's Right-Of-Way. For questions please contact Engineering@kissimmee.gov.

Join Zoom Meeting

<https://us02web.zoom.us/j/81321620675>

Meeting ID: 813 2162 0675

One tap mobile

+13126266799,,81321620675# US (Chicago)

+16465588656,,81321620675# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)

*****Please note that my new email address is Brenda.Ryan@kissimmee.gov *****

Brenda Ryan, AICP

Planning Manager, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2104

Brenda.Ryan@kissimmee.gov





Energov is Here!

Development Services has installed a new Building & Planning software program to help better service our customers. This new program, which electronically automates and connects the customer with our Building and Planning Divisions, will allow customers to search, create, view, submit responses to comments, review permits and plans as well as schedule and address property inspections. This can be accessed via the City's webpage at www.kissimmee.gov.

After registration, this portal will be specific to your projects and will allow you to search, create, submit, review, pay invoices, monitor as well as schedule and address property inspections. Furthermore, all reviews will be conducted via this program where all comments will be identified and can be accessed for your review and submittal. For past and future projects, please access this portal to submit and monitor your requests.

Any questions please feel free to contact us:

Planning: 407-518-2146 planning@kissimmee.gov
Code Enforcement: 407-518-2133 codeenforcement@kissimmee.gov
Building: 407-518-2379 permitting@kissimmee.gov

Land Development Code (LDC)
https://library.municode.com/fl/kissimmee/codes/code_of_ordinances

GIS Interactive Map (Look up Zoning & Future Land Use)
<https://kissgis.maps.arcgis.com/apps/webappviewer/index.html?id=48121b60b5004d52b5f1648ef366d938>

Comprehensive Plan
https://www.dropbox.com/sh/kekwmcngc2bv8n3/AASe1r9S_78xmwyxKTSzY_a?dl=0



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: TRUE WORK OF ART / ZAZA 2.0 DRC# _____

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

Agent Signature: Basilia Ramos Date: 10-12-21

Agent Name (Print): BASILIA RAMOS

Property Owner Signature: [Signature] Date: _____

Property Owner Name (Print): JU LINDA MALDONADO



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: TRUE WORK OF ART

Location (Address if possible): 3408 W. VINE ST. KISSIMMEE, FL 34741

Parcel ID#: _____

APPLICANT

Name: BASILIA RAMOS

Firm: _____

Address: 1123 E. VINE ST. KISSIMMEE, FL 34744

Phone: (407) 535 - 2509 E-Mail: COMBO.SIGNS@gmail.com

AGENT (Contact Person)

Name: SAME AS ABOVE

Firm: _____

Address: _____

Phone: (_____) _____ - _____ E-Mail: _____

OWNER

Name: JULIAN MALDONADO

Firm: _____

Address: 2345 N Orange Blossom Trail Kissimmee FL 34744

Phone: (407) 779 - 9905 E-Mail: _____

LEGAL DESCRIPTION/LOCATION

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
TRUE WORK OF ART APPLICATION

Project Name: TRUE WORK OF ART / ZAZA 2.0
Address where the Work of Art is proposed: 3408 W. VINE ST. KISSIMMEE, FL 34741
Business name of where the Work of Art is proposed: ZAZA 2.0 / WHA ENTERPRISES, LLC.
Specific location of the proposed Work of Art: WALL ART
Size of the proposed True Work of Art: _____
Nature of the proposed Work of Art (Check One):
☒ Mural ☐ Statuary ☐ OTHER _____

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

WE SPRAY Painted the property and used Graffiti
art work

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

tried to improve the property which was
abandoned and Had Homeless people Breaking in

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

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

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

*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.

BASILIA RAMOS
Printed Name
10-12-21
Date

Basilia Ramos
Signature



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.**



CITY OF KISSIMMEE DEVELOPMENT REVIEW FEE SCHEDULE



Selection

☐	Annexation	\$0
☐	Land Use Map Amendment Review*	
☐	Land Use Plan Amendment (Small)	\$2,523.99
☐	Land Use Plan Amendment (Large)	\$4,215.63
☐	Land Use Plan Amendment (Text)	\$4,215.63
☐	Zoning Map Amendment*	\$2,615.63
☐	Plan Unit Development (PUD) Review	
☐	PUD Zoning/Preliminary Plan	\$4,243.66
☐	PUD Amendment (Minor)	\$864.69
☐	PUD Amendment (Major or Moderate)	\$3,932.07
☐	PUD Site Plan	\$4,245.82
☐	PUD Name Change	\$545.55
☐	Conditional Use Review	
☐	Conditional Use	\$1,919.13
☐	Conditional Use/Site Plan	\$3,056.60
☐	Conditional Use/Site Specific Redevelopment Plan (CRAO)	\$3,185.98
☐	Site Plan Review	
☐	Minor Site Plan	\$2,621.02
☐	Site Plan (Full)	\$2,116.44
☐	Site Specific Redevelopment Plan (CRAO)	\$2,189.75
☐	Site Plan Extension	\$816.17
☐	Site Development (Construction) Plan Review	
☐	Preliminary & Final Site Development (Construction) Plan	\$5,601.07
☐	Resubmittal of a Final Site Development (Construction) Plan	\$4,987.59
☐	Switch out pages (Developer Initiated)	\$365.50
☐	Final Site Development (Construction) Plan Amendment after issuance of Development Order	\$1,436.12
☐	Subdivision Review	
☐	Preliminary Plat	\$5,692.71
☐	Preliminary Plat Amendment	\$4,320.21
☐	Final Plat	\$1,334.77
☐	Lot Combination Agreement	\$1,165.50
☐	Development of Regional Impact (DRI) Review	
☐	Application for Development Approval	\$12,937.99 + \$5 per acre
☐	Non-Substantial DRI Amendment	\$2,641.51
☐	Substantial DRI Amendment	\$4,708.35
☐	Annual Report	\$974.66
☐	Rescission	\$2,113.20
☐	Special Event Review	
☐	Without Sales	\$1,047.98
☐	With Sales	\$1,071.70
☐	In Right-of-Way	\$760.11
☐	Renewal	\$567.12
☐	Late Submittal	\$1,221.56

Abandonment

☐	Vacation of Right-of-Way/Easement	\$2,185.44
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Right-of-Way Review

☐	Temporary Sign in the Right-of-Way	\$148.79
☐	Outdoor Use Agreement in Right-of-Way	\$760.11
☐	Sidewalk Permit in B-1 District	\$481.94
☐	Street Name Change	Cost to be of advertisement and notifications to be paid for by the applicant

Variance/Waiver Review

☐	City Commission Variance	\$2,190.83
☐	Buffer Waiver	\$1,729.39
☐	Board of Adjustments	\$2,987.60
☐	City Commission Extension of a public hearing item	\$1,125.60
☐	City Manager Extension of a public hearing item	\$487.33
☐	Administrative Waiver/Variance	\$296.50

Transportation

☐	Request for Alternative Mobility Fee Analysis	Cost of consultant to be paid for by the applicant
☐	Request for Mobility Fee Estimate with Credits	\$858.22
☐	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	\$49.60
☐	Customized	\$296.50

Miscellaneous

☒	Authorization of True Work of Art	\$1,270.08
☐	State Application for Alcoholic Beverage License	\$222.10
☐	Pain Medication License	\$1,919.13
☐	Developer's or Annexation Agreement	\$974.66
☐	Community Development District	\$599.46
☐	Folding Fee (Plans that are unfolded)	\$279.24
☐	Resubmittal (Upon 3 rd Submittal of any DRC Request)	Review fee of original request
☐	Applicant Requested Continuance of an Advertised Request	\$840.97
☐	Appeal of Staff, Planning Advisory Board and/or City Commission	\$1,654.98

*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.