



**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, FEBRUARY 16, 2022
6:00 PM**

1. MEETING CALLED TO ORDER

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

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the December 15, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING: CU-21-0005 - CHIPOTLE RESTAURANT AND RETAIL:
CONDITIONAL USE WITH SITE PLAN (DRIVE THROUGH FACILITY)**

Request for Planning Advisory Board Conditional Use approval of a drive through facility on approximately 2.06 acres of land with a Mixed-Use Urban Corridor (T5-U) zoning designation.

**5.B PUBLIC HEARING: AX-21-0001 HILLIARD PARK: ANNEXATION - PROPOSED
ORDINANCE NO. 22-002**

Approval to annex approximately 13.52 acres of property located east of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way, and west of Cahokia Court.

**5.C PUBLIC HEARING: LUPA-21-0001 HILLIARD PARK: LAND USE AMENDMENT -
SMALL SCALE - (COUNTY LDR TO CITY MF-MDR) - PROPOSED ORDINANCE NO.
22-003**

Recommendation of approval of a land use map amendment to change the Future Land Use Map designation from County Low Density Residential (LDR) to City Multi Family Medium Density Residential (MF-MDR) on 13.52 acres of land.

5.D PUBLIC HEARING: ZMA-21-0002 HILLIARD PARK: ZONING MAP AMENDMENT (COUNTY E-1 TO CITY RB-1) - PROPOSED ORDINANCE NO. 22-004

Recommendation of approval of a zoning map amendment to change the Zoning designation from County Estate Development (E-1) to City Medium Density Residential (RB-1) on 13.52 acres of land.

5.E PUBLIC HEARING: ZMA-21-0001 MILL SLOUGH ROAD: ZONING MAP AMENDMENT (MUPUD TO CITY RC-1) - PROPOSED ORDINANCE NO. 22-001

Recommendation of approval of a zoning map amendment to change the Zoning designation from Planned Mixed Use Development (PMUD) to Multiple Family Medium Density Residential (RC-1) on 30.92 acres of land.

5.F PUBLIC HEARING: DRC#21-00092 TAPESTRY PARCEL 2, PHASES 2 & 3: PUD AMENDMENT (MULTI FAMILY APARTMENTS)

Recommendation of approval of a Planned Unit Development (PUD) Amendment to reallocate and increase multi-family uses and phasing in Tapestry Parcel 2, Phases 2 and 3, on approximately 50.84 acres of land.

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

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

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

ITEM 3.A**PLANNING ADVISORY BOARD MINUTES APPROVAL****Request**

Approval of the December 15, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. PAB Minutes 12.15.21

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, December 15, 2021
6:00 P.M.**

MEMBERS

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

STAFF

Brenda Ryan, Planning Manager
Kalanit Oded, Deputy City Attorney

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

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Spalding made a motion to approve the minutes of October 20, 2021 Planning Advisory Board Meeting. Seconded by Member Espinosa.

Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Marrero-Pinto	Aye

Motion carried 4-0.

Member Spalding made a motion to approve the minutes of November 3, 2021 Planning Advisory Board Meeting. Seconded by Member Espinosa.

Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Marrero-Pinto	Aye

Motion carried 4-0.

III OLD BUSINESS

IV NEW BUSINESS

A. Zaza Smoke Shop 2.0, Authorization of a True Work of Art, DRC#21-00126

Planning Manager Ryan stated that this is a request for Authorization of a True Work of art to allow murals to be installed on a portion of a building façade wall. The subject property is located at 4308 W. Vine St.

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 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.

Member Spalding asked for clarification as to what item was the man on the mural holding in his hand.

Planner Ryan stated that the image was removed.

Member Spalding asked if the applicant was aware that they were not able to place anything in the windows that would reference that it is a smoke shop.

Planner Ryan stated that under the Sign Standards there are provisions in the Code and the applicant will be required to adhere to the Sign Standards of the Code.

Vice Chairman Wolff asked if this request is associated with Osceola Arts.

Planning Manager Ryan stated that it was not.

Member Marrero-Pinto asked for clarification if the hand on the mural will be completed.

Basila Ramos 1123 E. Vine St., representing the applicant stated he will not be completing it and will possibly change it in the future.

Member Espinosa asked if the mural was already up and asked if the mural could be synonymous with what is already there.

Mr. Ramos stated that if the Board will allow him he would replace it with something else.

The Board had a discussion.

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

Vice Chairman Wolff	Nay	Member Espinosa	Nay
Member Spalding	Aye	Member Marrero-Pinto	Aye

Motion carried 2-2.

VI Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 7:30 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: CU-21-0005 - CHIPOTLE RESTAURANT AND RETAIL: CONDITIONAL USE WITH SITE PLAN (DRIVE THROUGH FACILITY)

Request

Request for Planning Advisory Board Conditional Use approval of a drive through facility on approximately 2.06 acres of land with a Mixed-Use Urban Corridor (T5-U) zoning designation.

Explanation

The proposed drive through facility is associated with a 2,505 sq. ft. Chipotle restaurant with a 300 sq. ft. outdoor dining patio area. The development also includes a new 3,330 sq. ft. retail building. The vacant lot, located on the southeast corner of W. Vine St. and N. Bass Road, is the last remaining undeveloped lot of the Bass Road Retail plat (DRC#05-00059). Construction plans were approved in February 2006 (DRC#04-00162) for the existing, adjacent 15,725 sq. ft. retail building to the east. The other existing 15,385 sq. ft. retail building was approved in November of 2006 (DRC#06-00083).

Development on this site has been phased. The uses for the second phase have not been determined and must be consistent with the Mixed-Use Urban Corridor (T5-U) zoning district standards.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed-Use Urban Corridor (T5-U) transect zoning standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as drive-through facilities are an allowed use listed as a potential conditional use allowance.
3. Compliance with 14-5-8.B, Form Based Code (FBC) standards, and Section 14-6-40 drive through development and design standards.
4. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.3, Mixed Use - Vine Street Overlay District (MU-V), intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages with diverse housing options, retail, light industrial/flex office space, and professional offices.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on December 7, 2021.

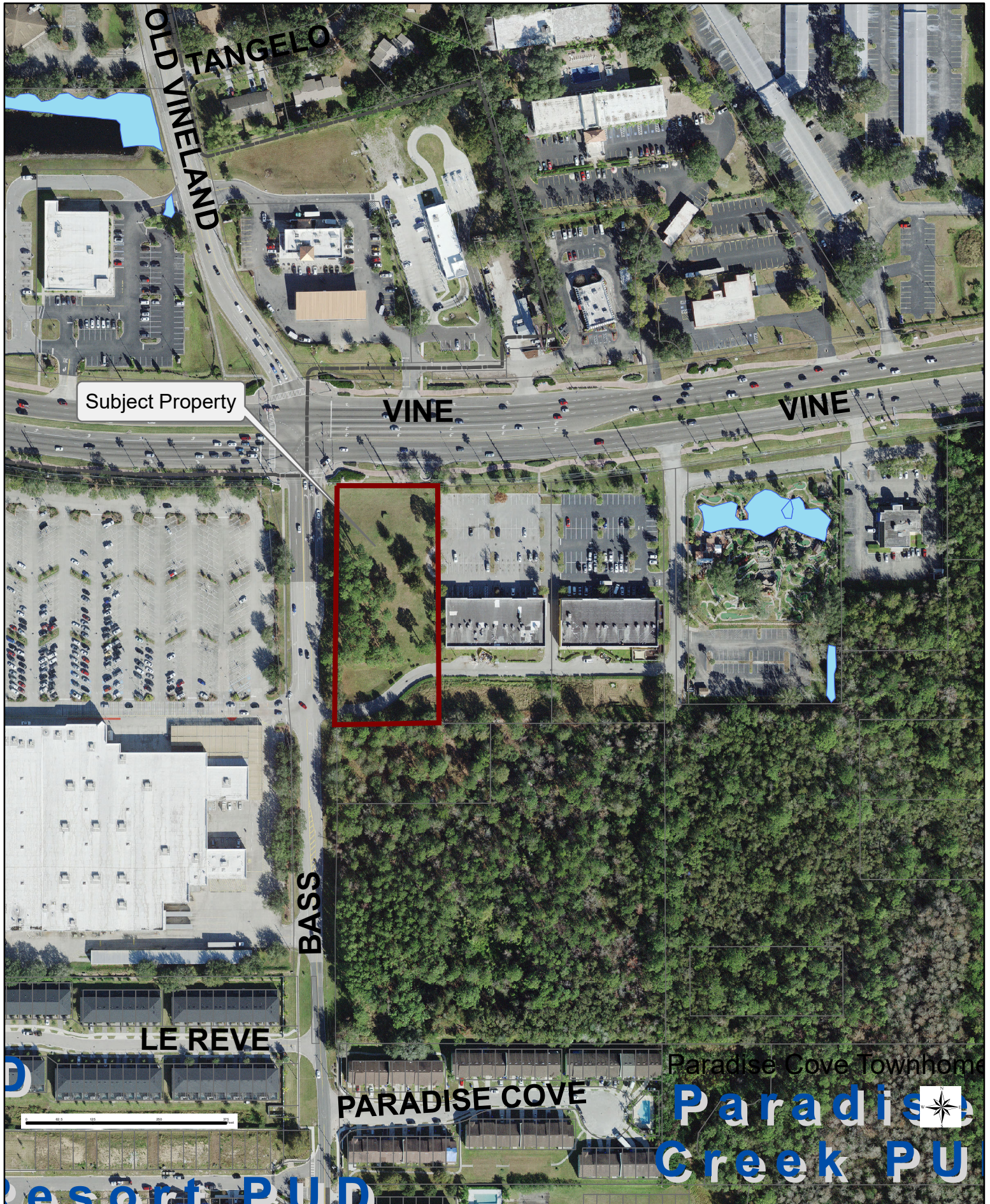
CONDITIONS:

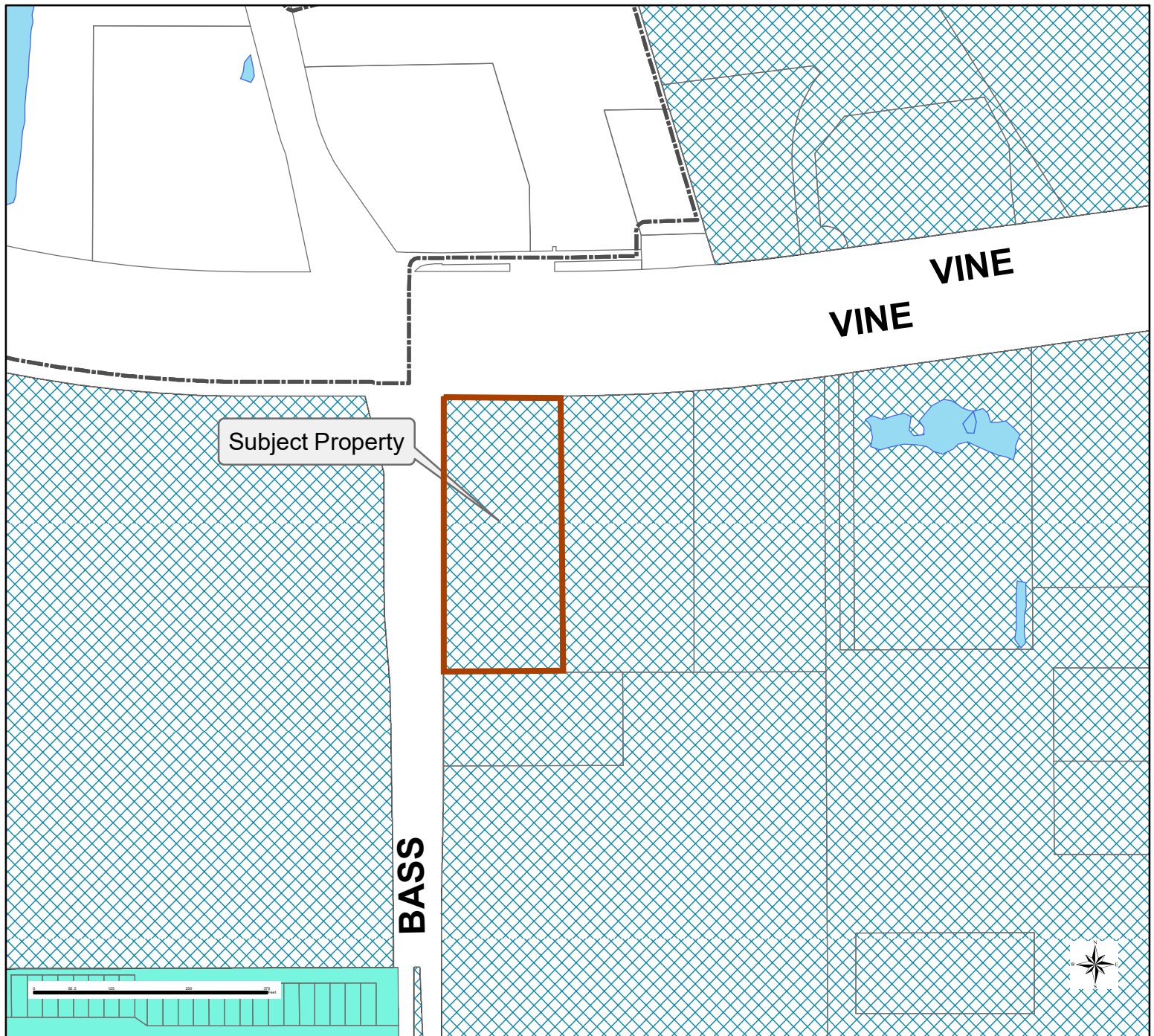
City of Kissimmee

1. Any additional proposed uses in Phase 2 or modifications to the approved uses of this Conditional Use approval shall be subject to the Mixed-Use Urban Corridor (T5-U) Transect Zoning uses, Form Based Code (FBC), and additional Land Development Code (LDC) standards and review(s).
2. A 5-foot wide landscape buffer shall be provided along the length of the entire drive-through facility along N. Bass Road to screen visibility to pass-by traffic.
3. A 20 foot Streetscape Zone shall be provided, consistent with the Form Based Code (FBC), along Vine Street. A 14 foot Streetscape Zone shall be provided along N. Bass Road. All sidewalks within Streetscape Zones shall be constructed and the design of the furnishing area within Streetscape Zones shall be coordinated with City Staff.

Attachment(s):

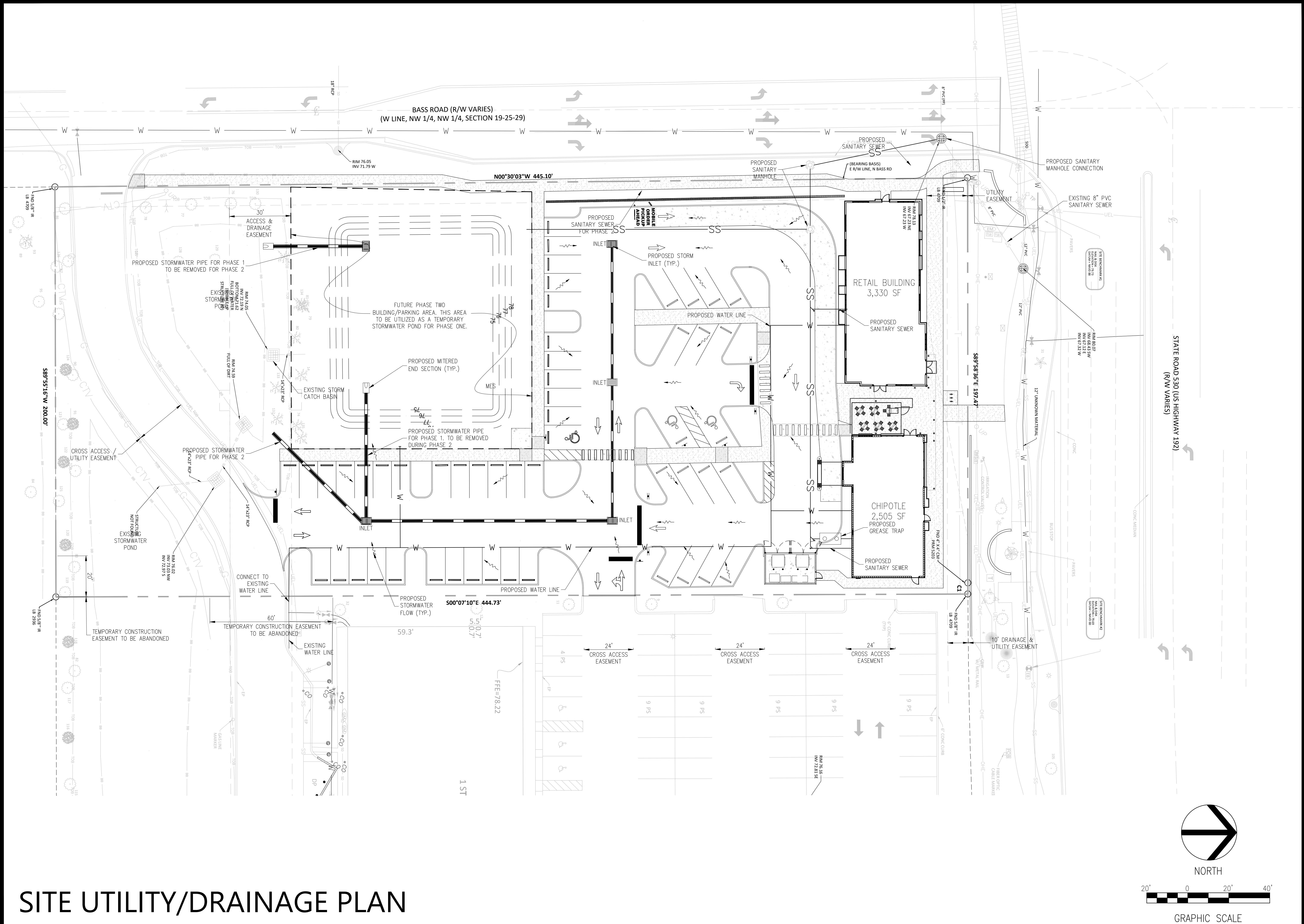
1. CU-21-0005 Aerial Map
2. CU-21-0005 Vicinity Map
3. CU-21-0005 Site Plan & Elevations
4. CU-21-0005 PAB Ad
5. CU-21-0005 DRC Planning Comments
6. CU-21-0005 DRC PWE Comments
7. CU-21-0005 DRC Sanitation Comments
8. CU-21-0005 DRC Toho Comments
9. CU-21-0005 DRC Application





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

SITE UTILITY/DRAINAGE PLAN



CHIPOTLE RESTAURANT/RETAIL
WEST VINE STREET &
N. BASS ROAD KISSIMEE, FLORIDA
PROJECT NUMBER: DRC-21-00129

DATE: 11/8/21
DRAWN: CC
CHECKED: SC

SP3

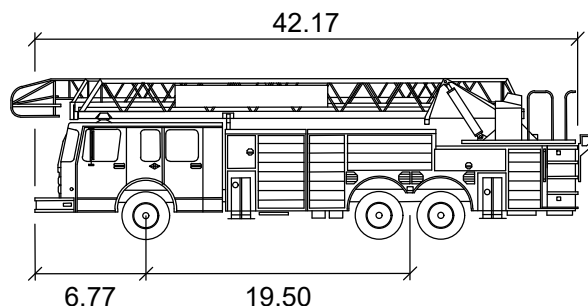
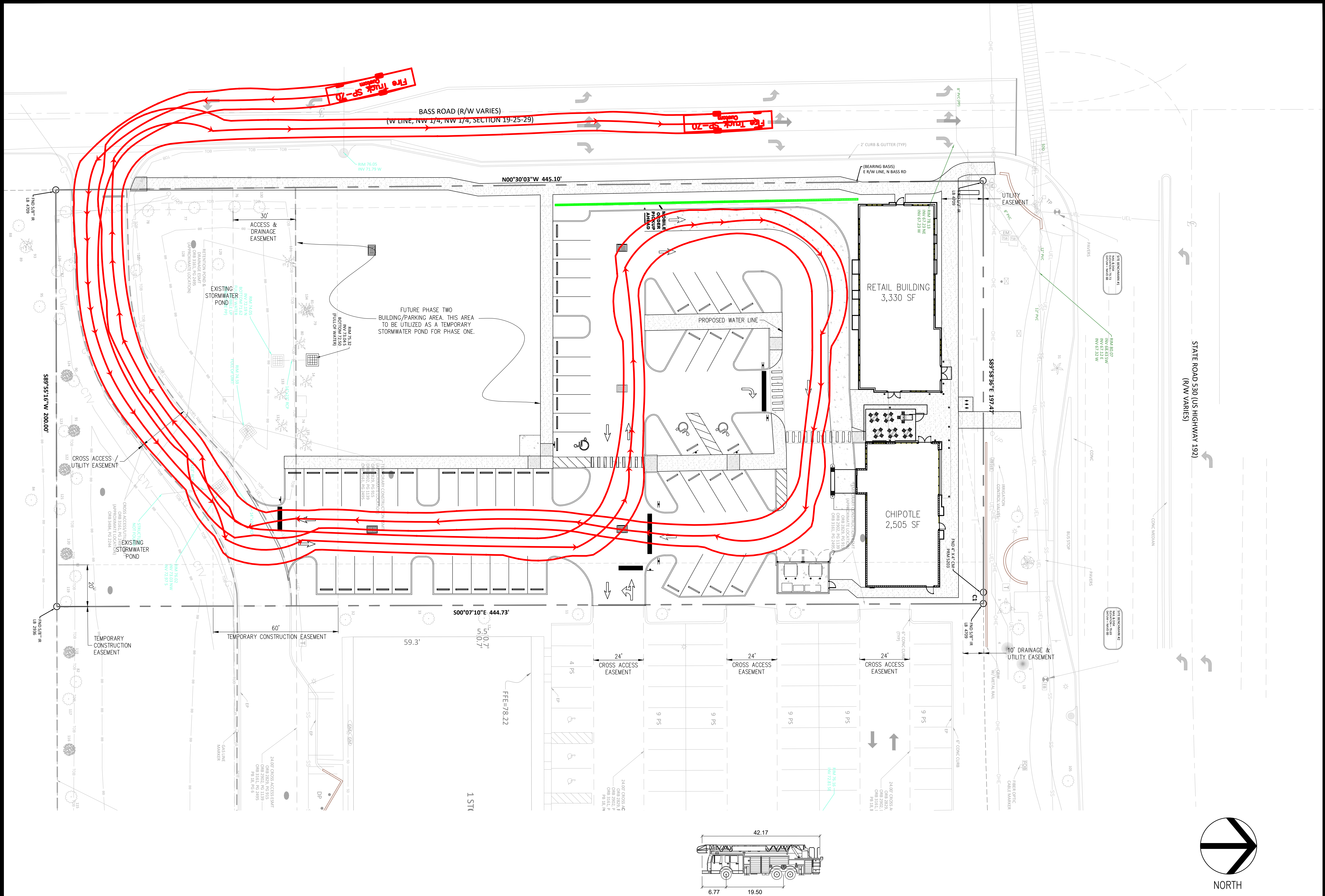
PROJECT NO: 2021.233

REVISION	DATE	REVISION	DATE

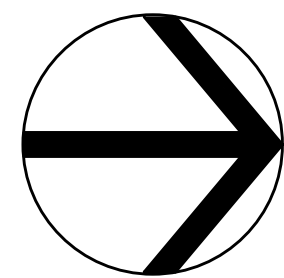
ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

Z DEVELOPMENT
s e r v i c e s
CA 29354
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

FIRE TRUCK ROUTING PLAN



Fire Truck SP-70	feet
Width	: 8.17
Track	: 10.17
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



GRAPHIC SCALE

CHIPOTLE RESTAURANT/RETAIL
WEST VINE STREET &
N. BASS ROAD KISSIMEE, FLORIDA
PROJECT NUMBER: DRC-21-00129

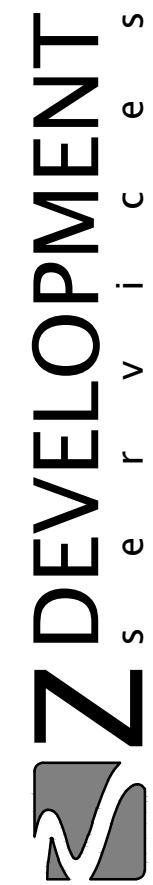
DATE: 11/8/21
DRAWN: CC
CHECKED: SC

SP4

PROJECT NO: 2021.233

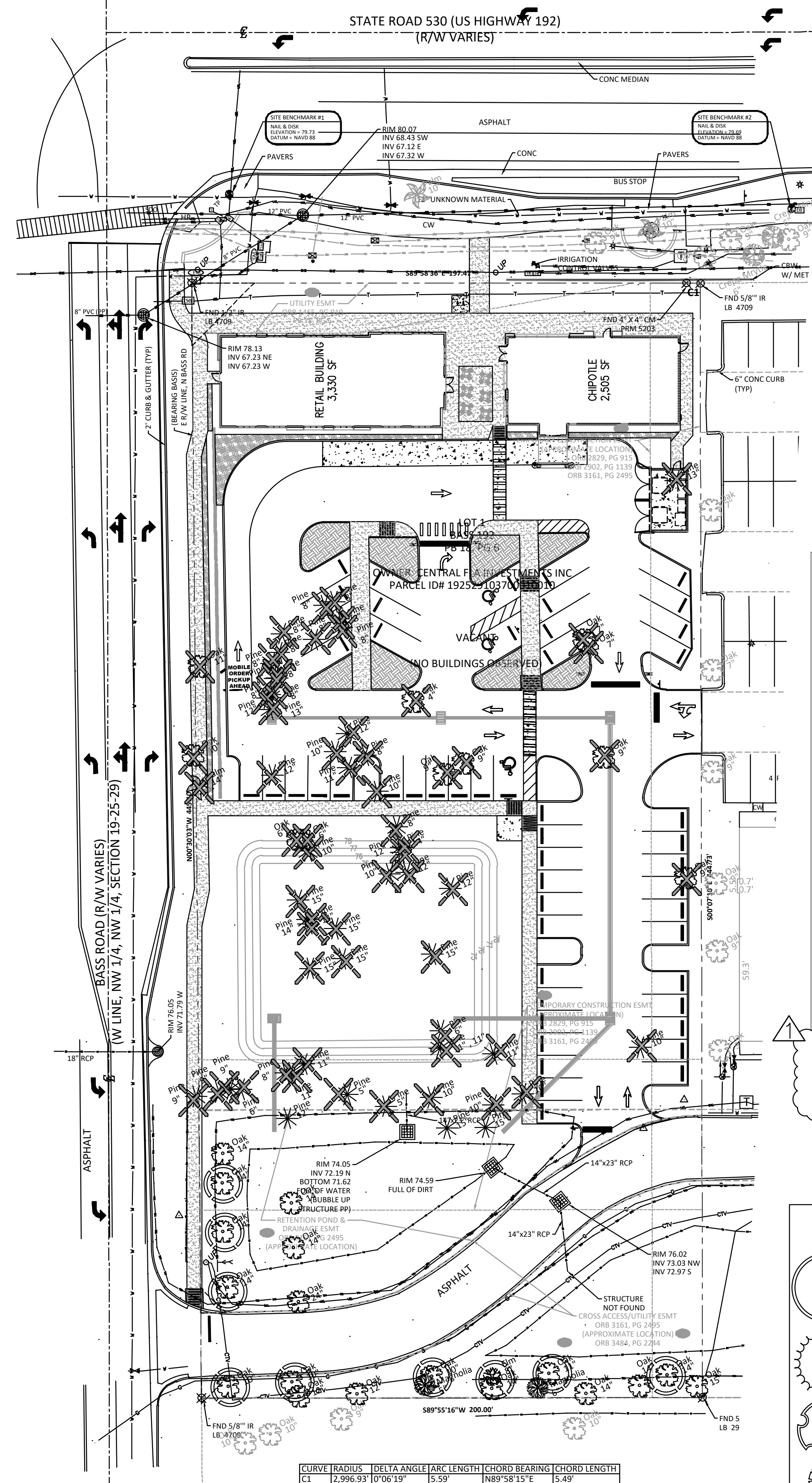
REVISION	DATE	REVISION	DATE

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 50752

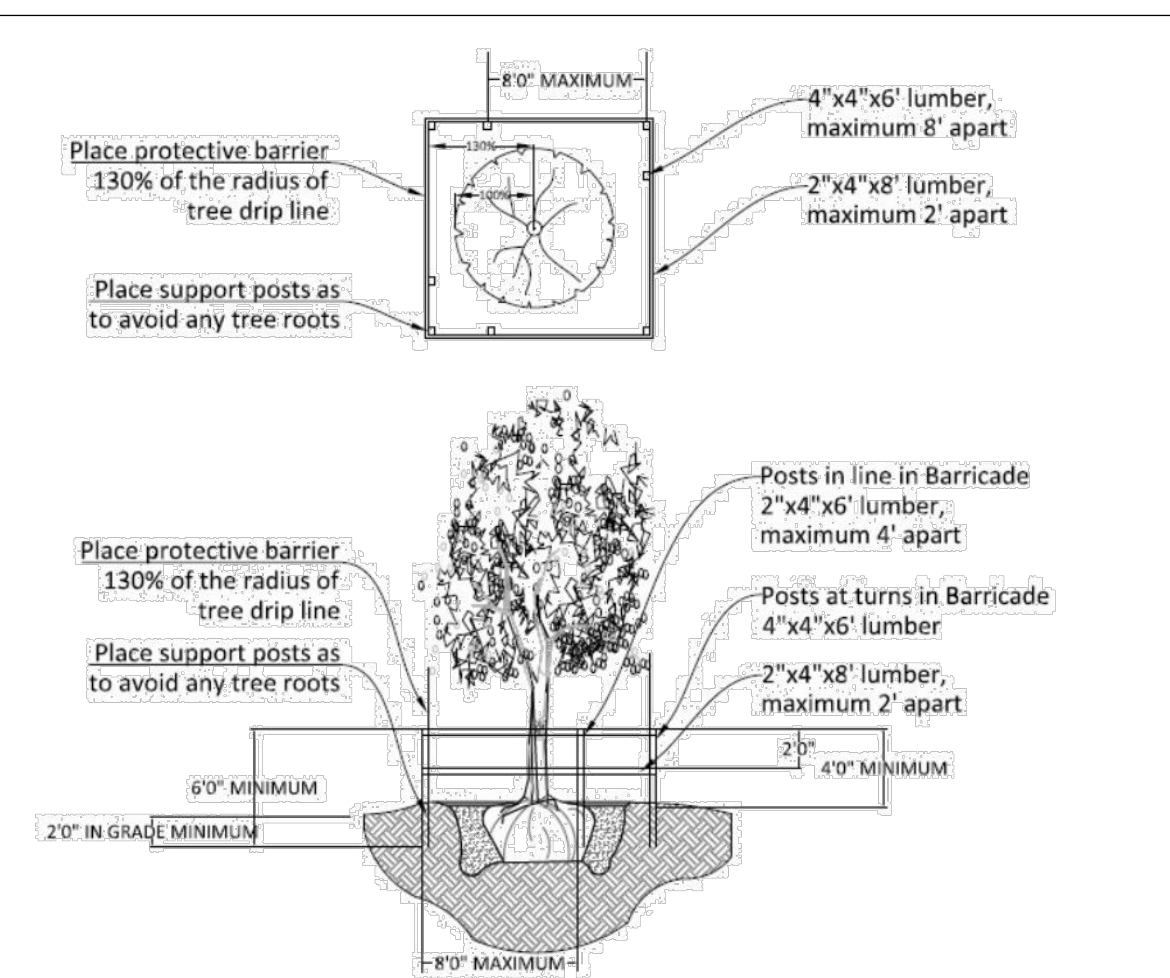


CA 29354

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 EXISTING TREE TO REMAIN (TYP.)
 EXISTING TREE TO REMOVE (TYP.)



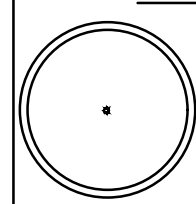
TREE PROTECTION BARRIER

SCALE: NOT TO SCALE

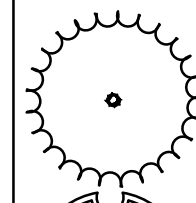
NOTE: WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

PLANT LEGEND

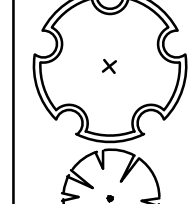
SHADE TREES



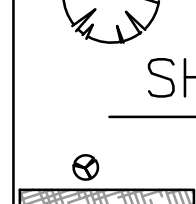
WINGED ELM - ULMAS ALATA



BALD CYPRESS - TAXODIUM DISTICHUM



SOUTHERN MAGNOLIA — MAGNOLIA GRANDIFLORA

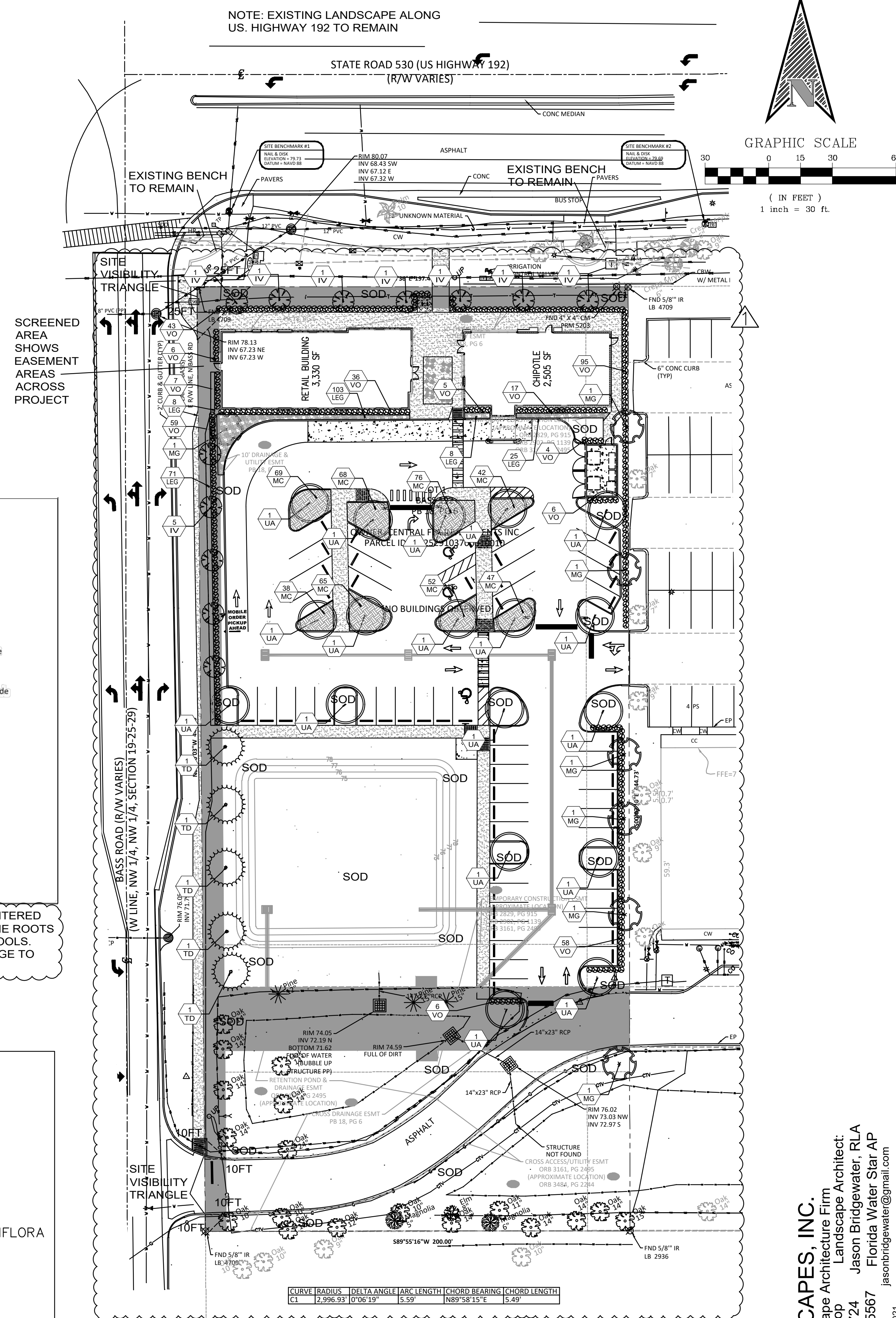


YAUPON HOLLY — ILEX VOMITORIA



VIBURNUM ODORATISSIMUM – SWEET VIBURNUM
LIRIOPE MUSCARI – EVERGREEN GIANT

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



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EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



CADDSCAPES, INC.

Florida Landscape Architecture Firm
Landscape Architect:
Jason Bridgewater, RLA
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

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[illegible]

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

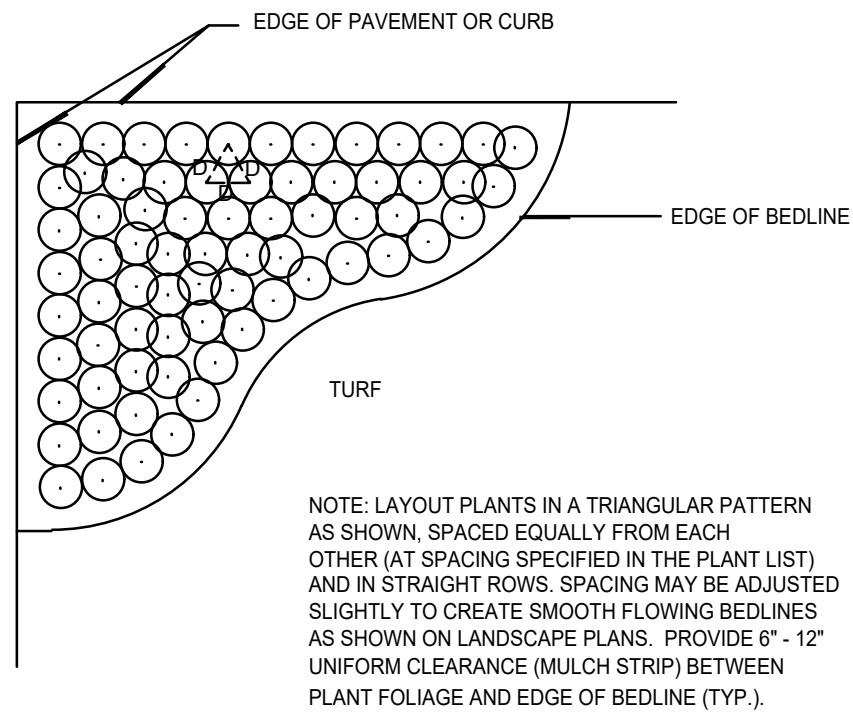
CHIPOTLE RESTAURANT/RETAIL
WEST VINE STREET &
N. BASS ROAD KISSIMMEE, FLORIDA
PROJECT NUMBER: DRC-21-00129

DATE: 11/8/21
DRAWN: JB
CHECKED: JB

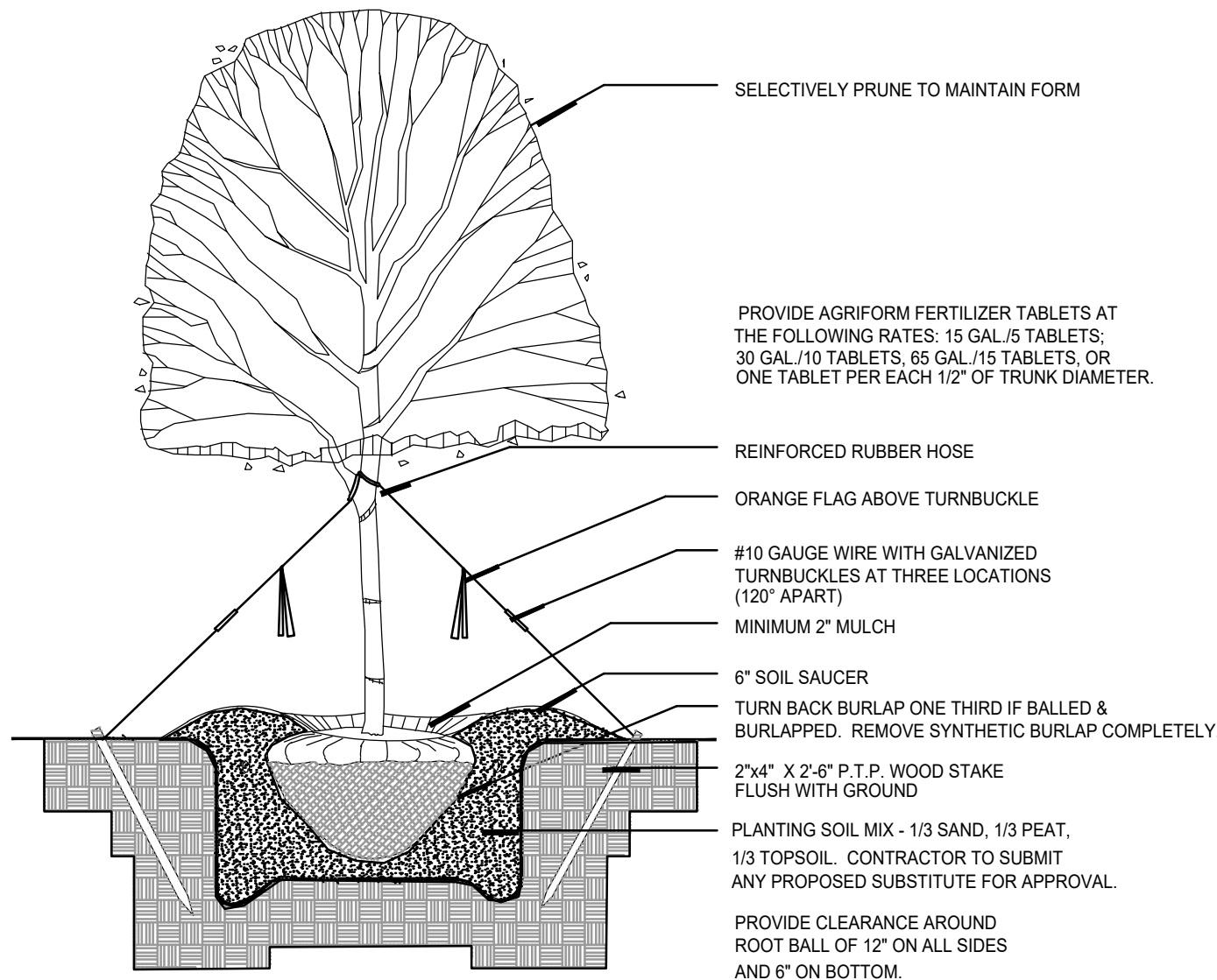
L-1

LANDSCAPE
PLAN

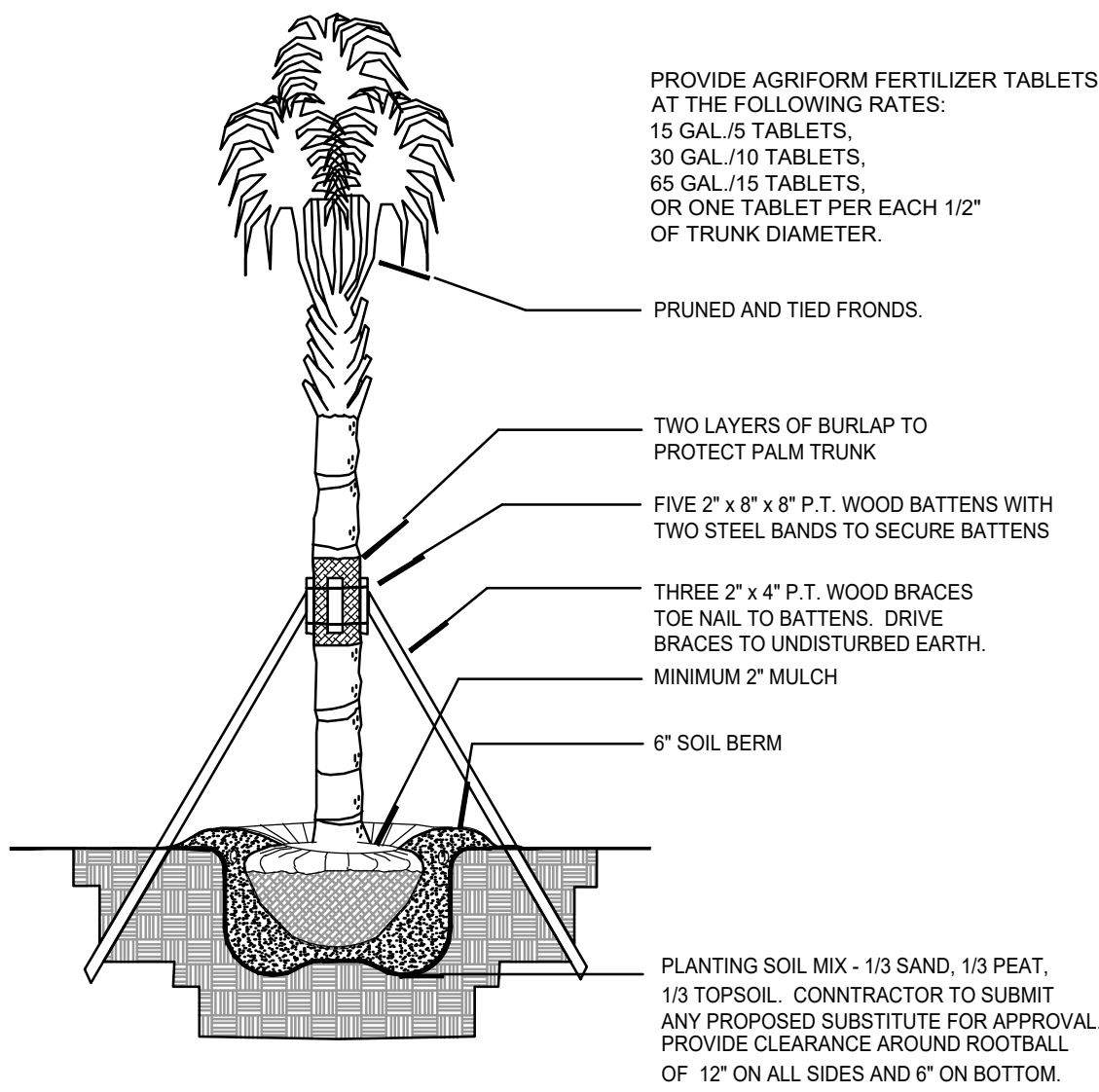
PROJECT NO.: 2021.233



SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



PALM PLANTING DETAIL
NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS; 1 GAL./1 TABLET.

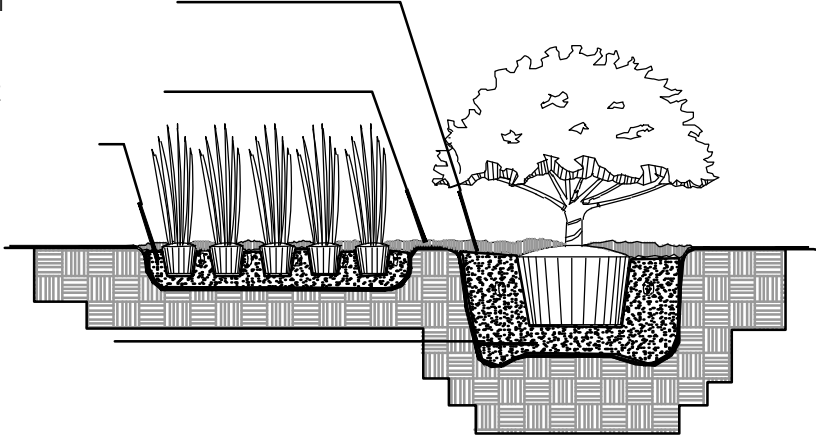
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

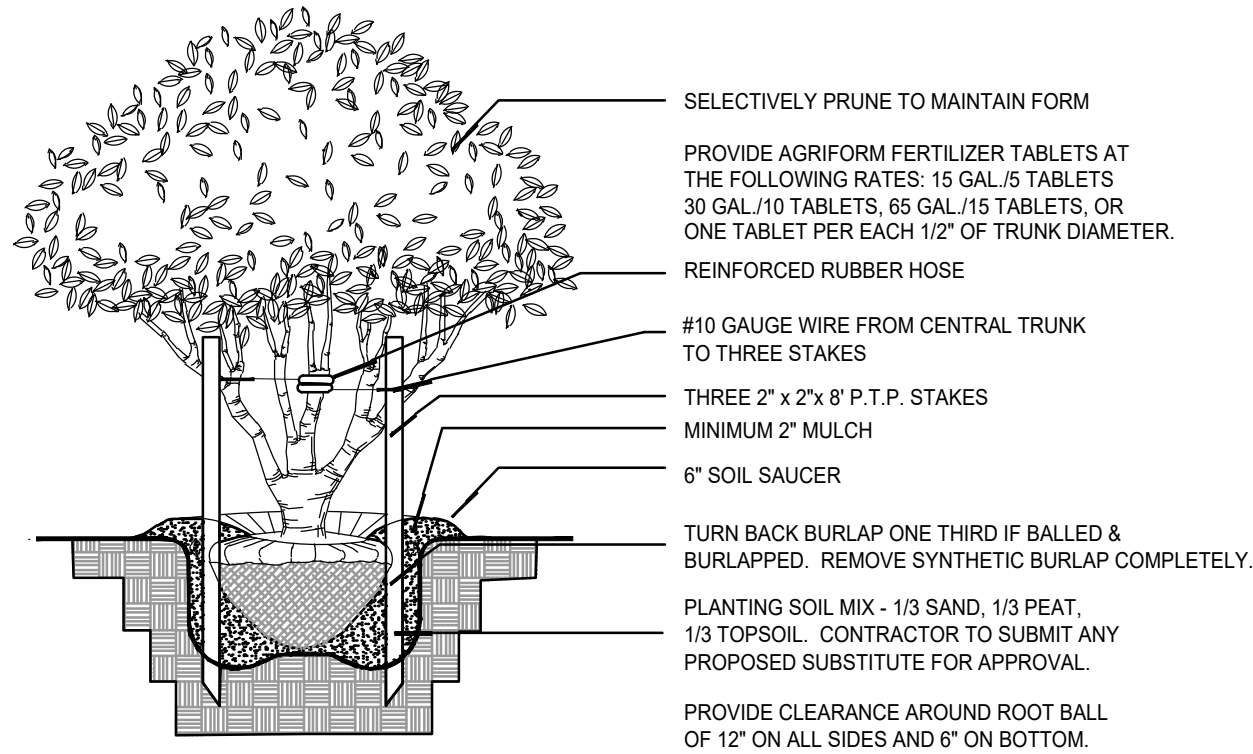
SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
MG	7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12-14' HT x 4'-5' SPR. / 3" CAL. MATURE CANOPY = 500 SQ.FT.	SPACE AS SHOWN GUY
IV	12	ILEX VOMITORIA	YAUPOH HOLLY	8' HT. 3-4' SPR. MULTI-TRUNK MATURE CANOPY = 120 SQ.FT.	SPACE AS SHOWN GUY
TD	5	TAXODIUM DISTICHUM	BALD CYPRESS	12-14' HT x 4'-5' SPR. / 3" CAL. MATURE CANOPY = 600 SQ.FT.	SPACE AS SHOWN GUY
UA	18	ULMUS ALATA	WINGED ELM	12-14' HT x 4'-5' SPR. / 3" CAL. MATURE CANOPY = 700 SQ.FT.	SPACE AS SHOWN GUY
SHRUBS					
VO	342	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT. x 30" SPR. / FULL / 7G	30" O.C.
SHRUBS					
LEG	215	LIRIOPE MUSCARI EVERGREEN GIANT	EVERGREEN GIANT LIRIOPE	1 GAL CAN FULL	24" O.C.
MC	457	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL CAN FULL	30" O.C.
SOD					
SEE PLANS		PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

CODE LANDSCAPE NOTES:

52 PARKING SPACES X 25 SQ.FT. = 1,300 SQ.FT. REQUIRED
PROVIDED = +/-1,829 SQ.FT.
52 PARKING SPACES X 0.50 = 21 SHRUBS REQUIRED
PROVIDED = 21 SHRUBS
60" DBH PER ACREAGE REQUIREMENT = 60 X 2.05 ACRES = 123" DBH
PROVIDED = 30 CANOPY TREES PROVIDED AT 3" CALIPER PLUS EXISTING TREES TO REMAIN
PARKING AREA FOR TREES TO 52/ 10 = 5.2 LARGE TREES REQUIRED

PLEASE ADD NOTE TO LANDSCAPE PLANS: ALL TREES AND SHRUBS SHALL BE PLACED WITH A MINIMUM OF 5' HORIZONTAL SEPARATION FROM THE ROOT BALL TO TOHO MAINTAINED UTILITIES. NOTE: THE LANDSCAPE PLANS SHOWS TWO TREES THAT ARE LESS THAN 5' FROM THE MAIN ON SHEET L-1.

ALL LANDSCAPE DESIGN SHALL INCORPORATE THE PRINCIPLES OF FLORIDA FRIENDLY LANDSCAPING TM FOR CODE-REQUIRED LANDSCAPING.

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IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

CHIPOTLE RESTAURANT/RETAIL
WEST VINE STREET &
N. BASS ROAD KISSIMMEE, FLORIDA
PROJECT NUMBER: DRC-21-00129

DATE: 11/8/21
DRAWN: JB
CHECKED: JB

L-2
LANDSCAPE
DETAILS

PROJECT NO.: 2021.233

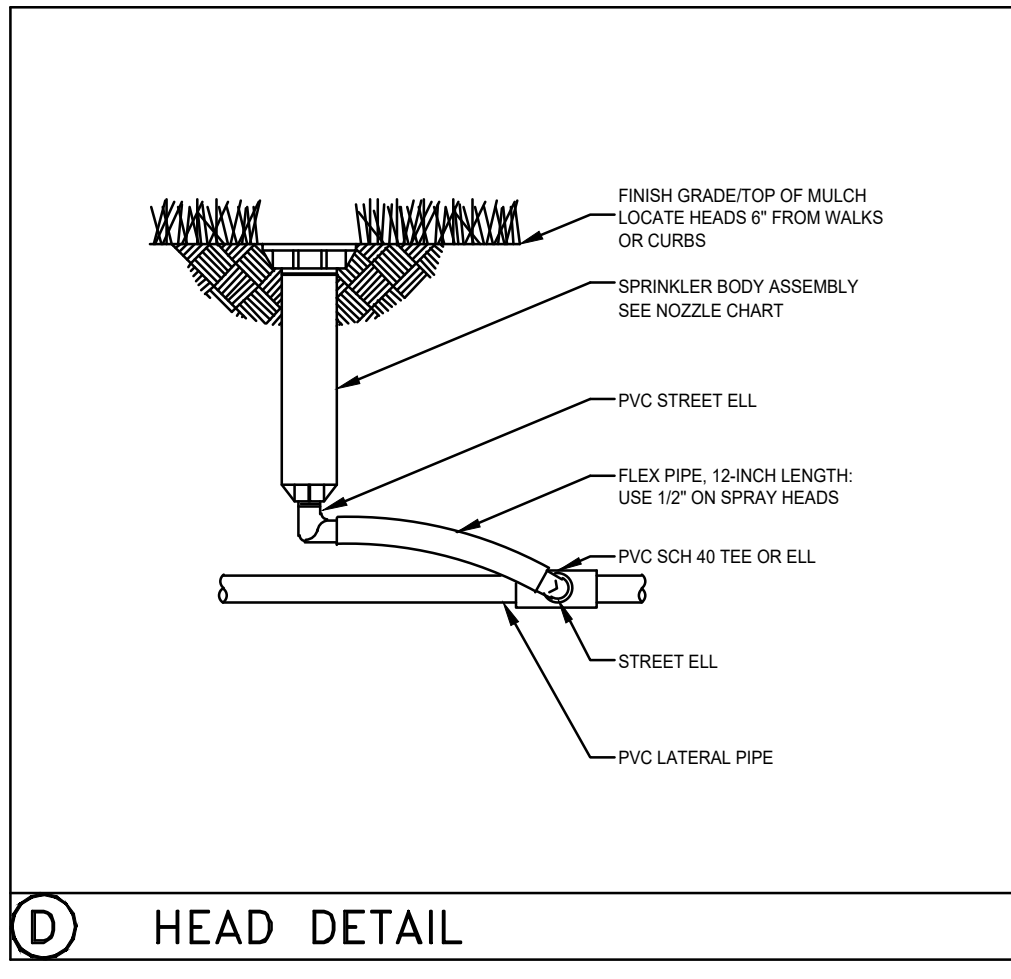
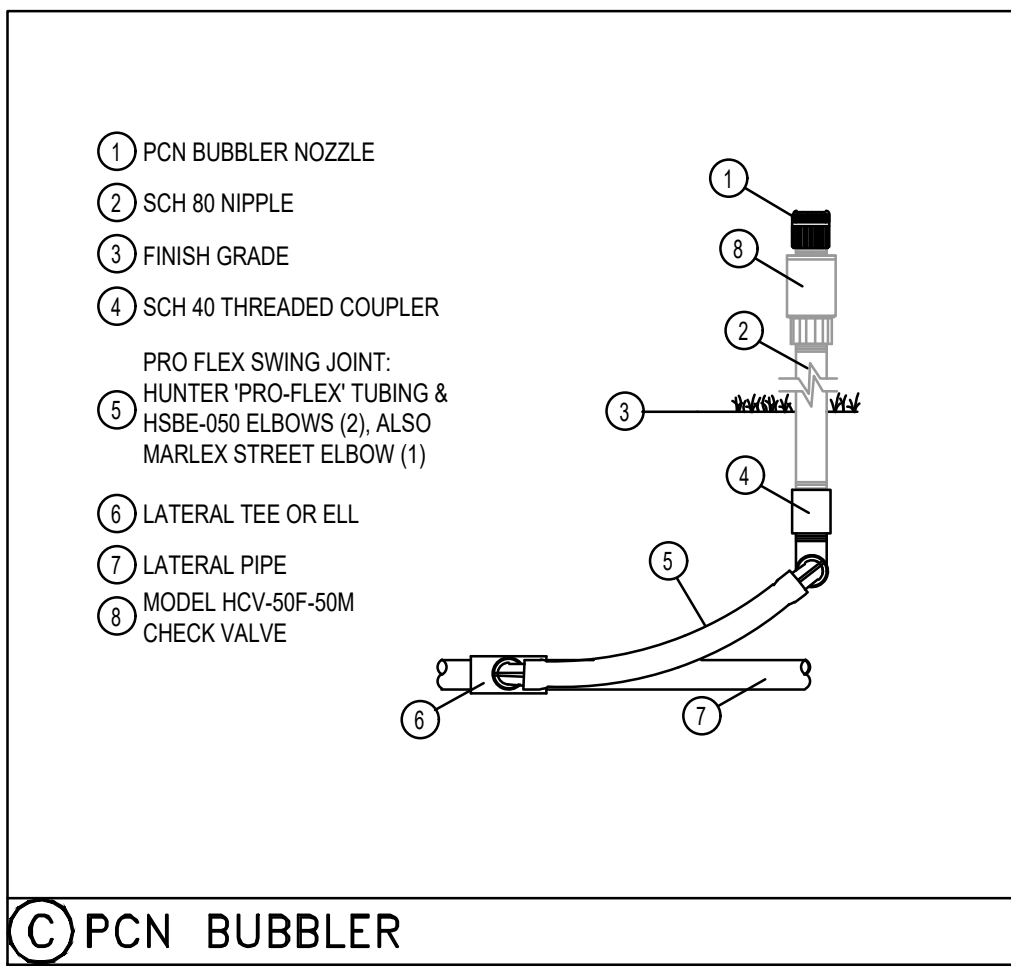
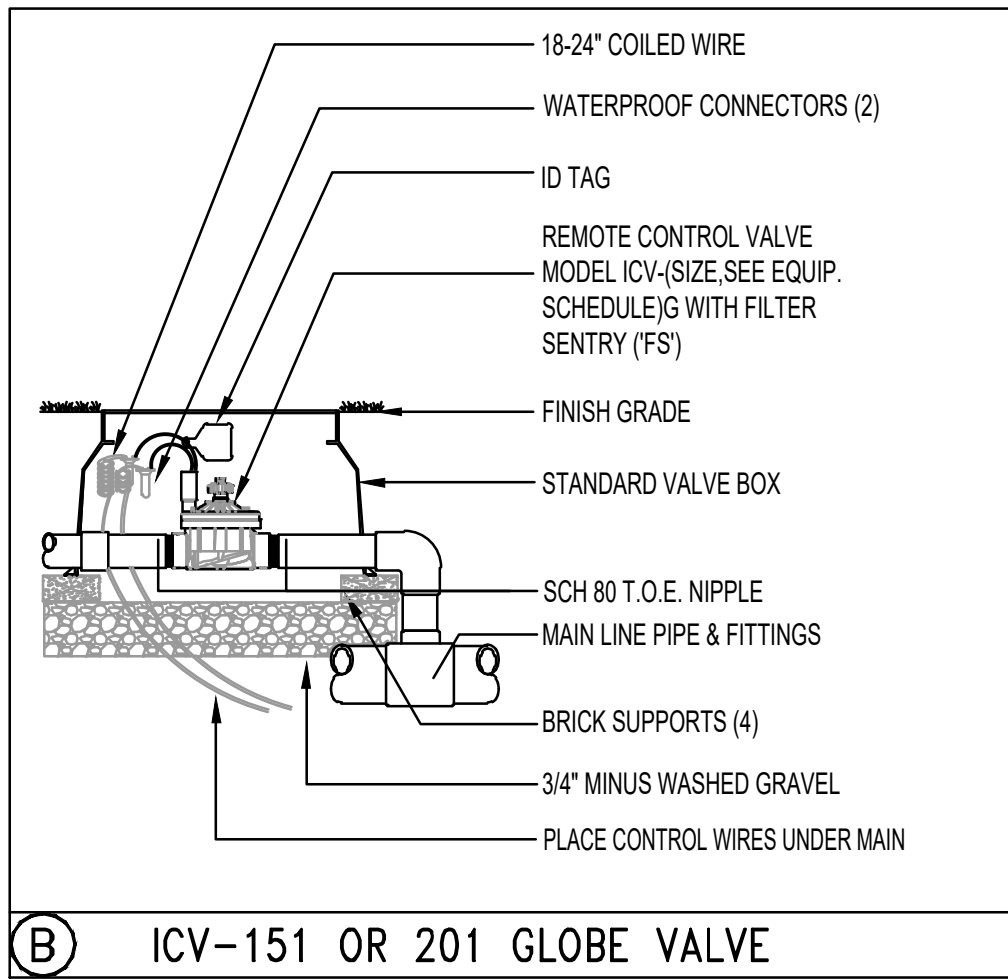
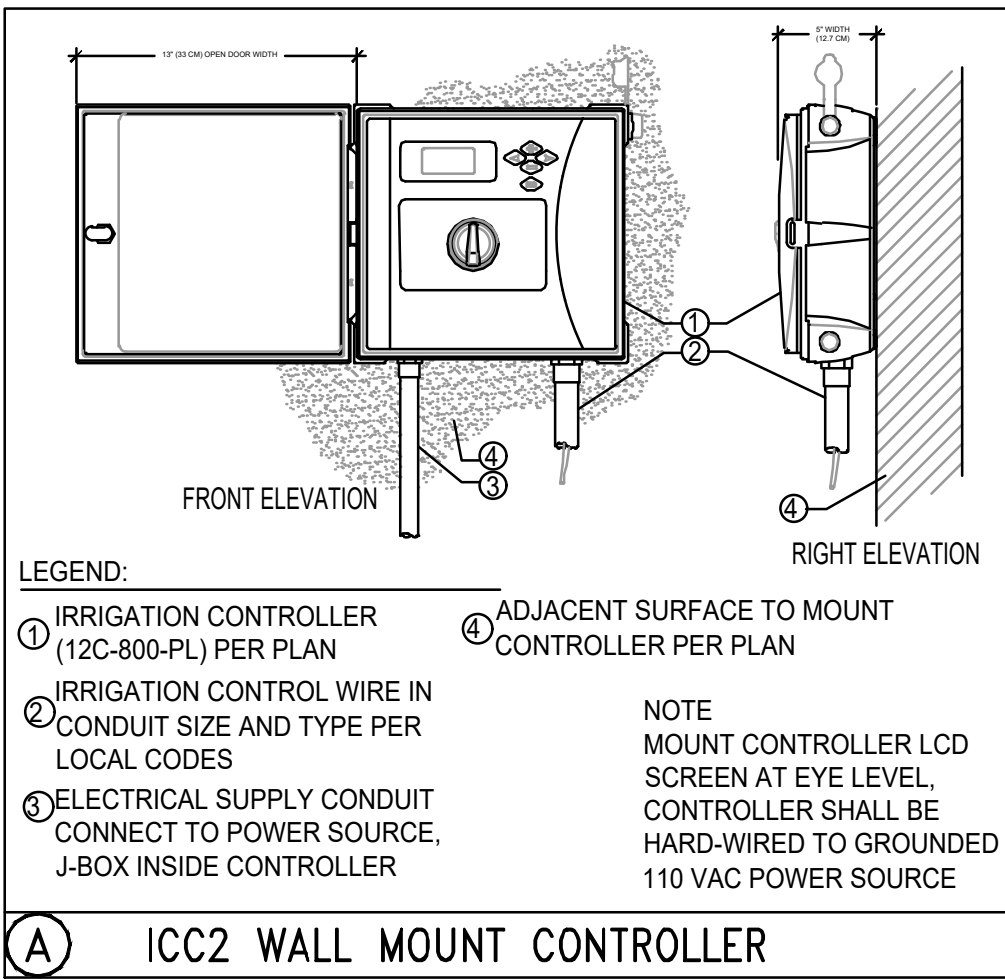
REVISION	DATE	REVISION	DATE
CITY COMMENTS	12/21/21		

DATE: 2021/12/21

Z DEVELOPMENT
s e r v i c e s
CA 29354

708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

IRRIGATION DETAILS



IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) NO RISERS SHALL BE ALLOWED ON THIS SITE.
- 7) NO RISERS SHALL BE ALLOWED ON THIS SITE.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) NO RISERS SHALL BE ALLOWED ON THIS SITE.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.
- 19) HIGH VOLUME IRRIGATION DOES NOT IRRIGATE MORE THAN 60% OF THE TOTAL LANDSCAPED AREA. TOTAL LANDSCAPED AREA = 19,771 SQ.FT. X 60% = 11,862.4 SQ.FT. MAXIMUM IRRIGATED AREA TOTAL IRRIGATED AREA = 2,536 SQ.FT. = 12.8% IRRIGATED AREA

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
	0.50 GPM BUBBLER (2 PER TREE)	84
	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WIMP2000 NOZZELS	0
	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WIMP2000 NOZZELS	0
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
	HUNTER INDUSTRIES - 1-40 ROTORS - PART 60" RADIUS	0
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	5
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8" COPPER CLAD ROD.	1
	1" RECLAIMED IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
	LATERAL LINE SIZE PER PLAN	SEE PLAN
	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

IRRIGATION TO CONNECT TO RE-USE. ALL PIPING AND COMPONENTS TO USE PURPLE

Drip Zone Breakdown:

- Drip Zone #1:
Length of Drip Tube: +/-1,981'
No. of emitters: 1,981
Emitter Spacing: 12"
Tube Spacing: 12"
Emitters: 1,981' XFD-06-12
Use Valve: XCZ-PRB-100-COM
- Drip Zone #4:
Length of Drip Tube: +/-1,216'
No. of emitters: 1,216
Emitter Spacing: 12"
Tube Spacing: 12"
Emitters: 1,216' XFD-06-12
Use Valve: XCZ-PRB-100-COM
- Drip Zone #5:
Length of Drip Tube: +/-2,327'
No. of emitters: 2,327
Emitter Spacing: 12"
Tube Spacing: 12"
Emitters: 2,327' XFD-06-12
Use Valve: XCZ-PRB-100-COM

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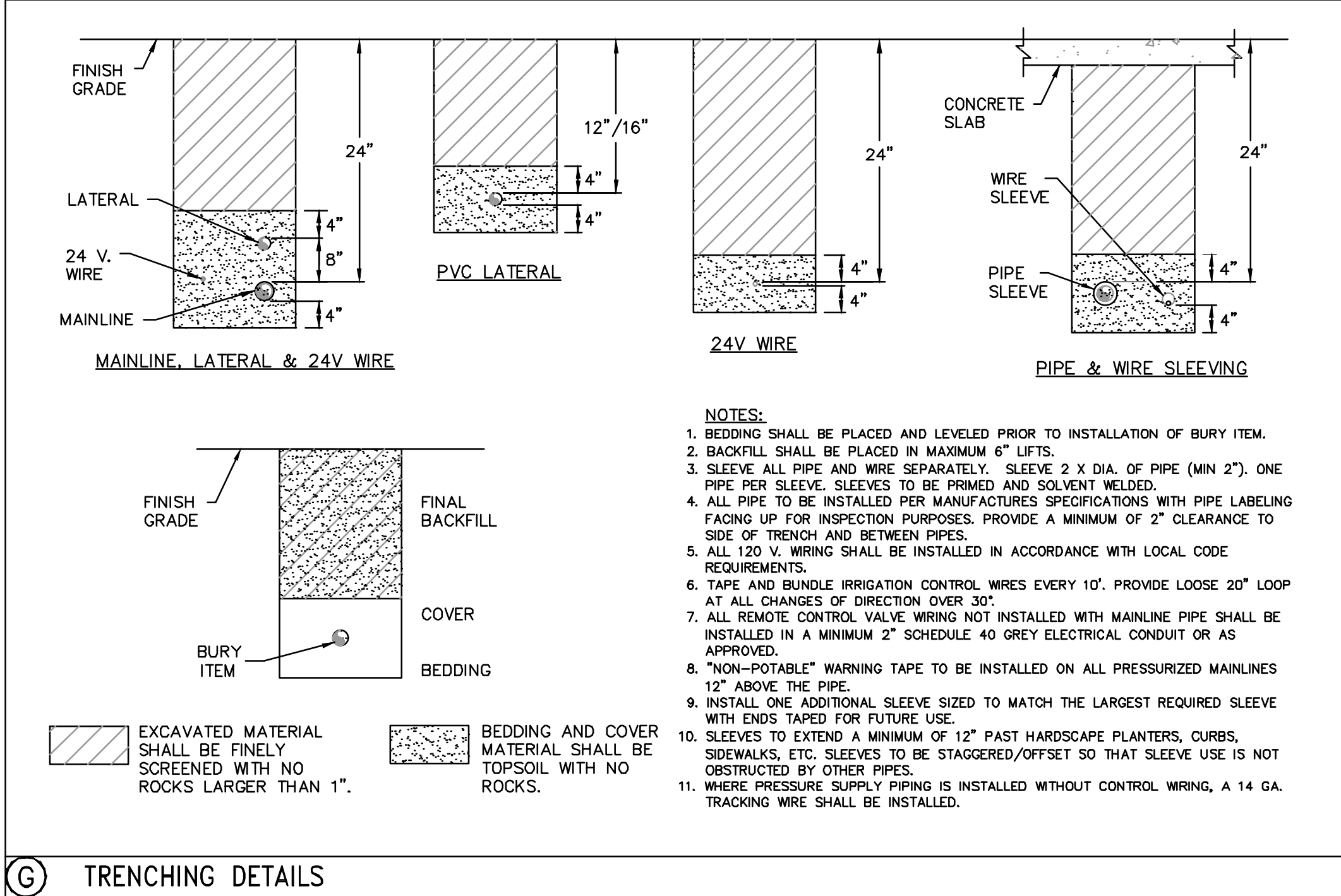
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L-4
IRRIGATION
DETAILS

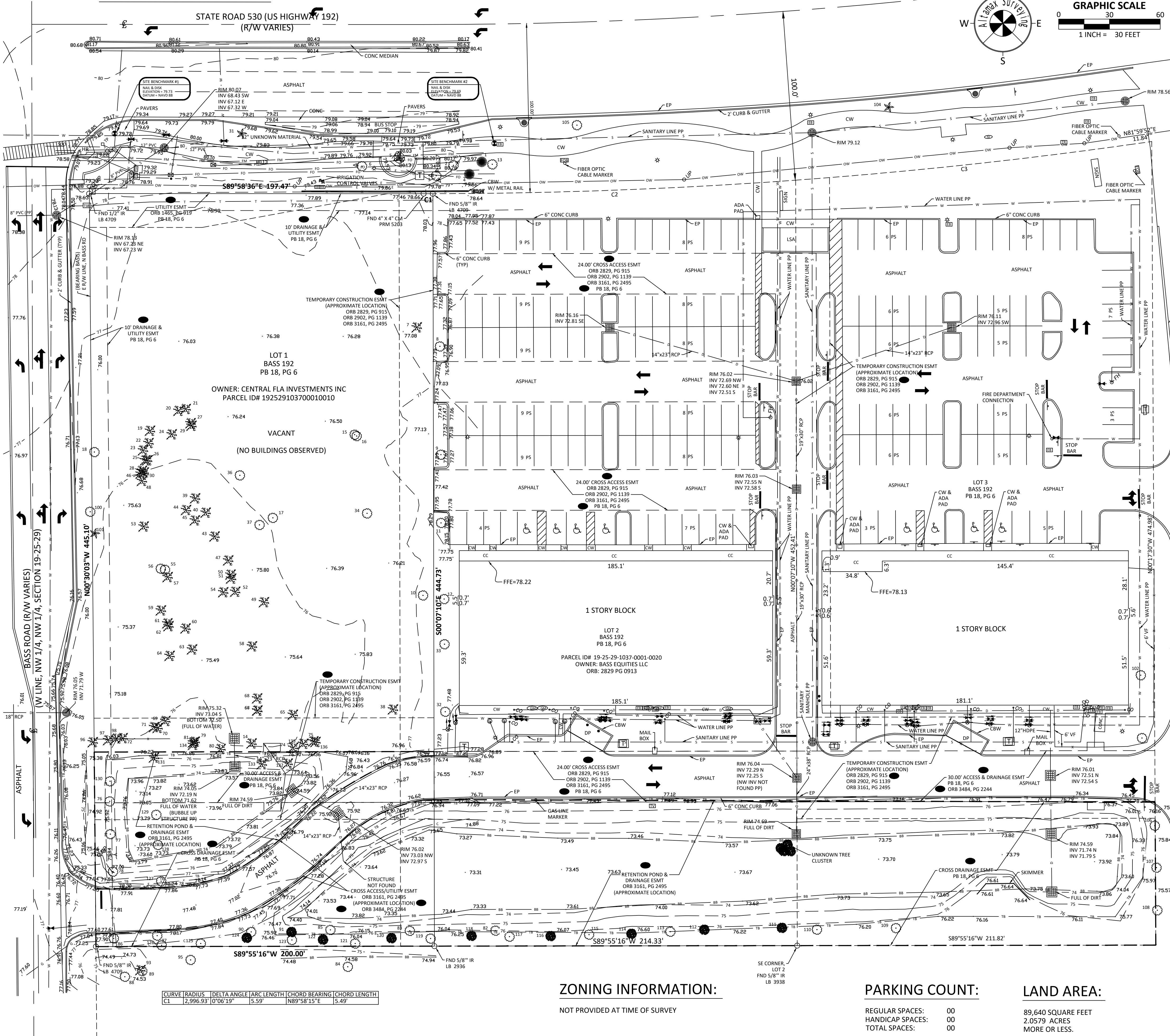
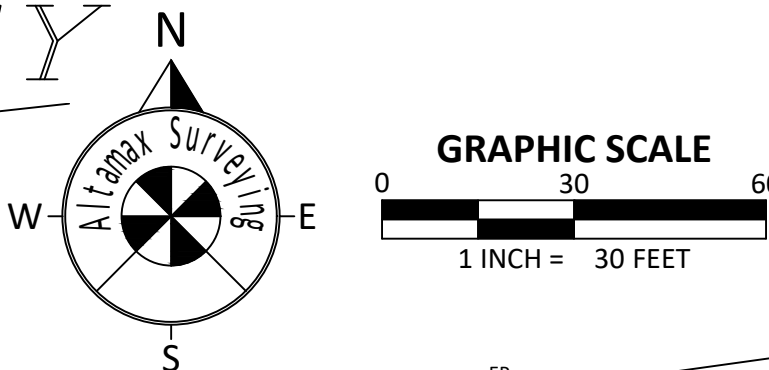
PROJECT NO.: 2021.233



SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO- SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

ALTA/NSPS LAND TITLE SURVEY



CURVE [RADIUS]	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2.996.93°	0°06'19"	5.59°	N89°58'15"E 5.49'

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY

PARKING COUNT:

REGULAR SPACES: 00
HANDICAP SPACES: 00
TOTAL SPACES: 00

LAND AREA:

89,640 SQUARE FEET
2.0579 ACRES
MORE OR LESS.

ALTA/NSPS Land Title Survey Certification

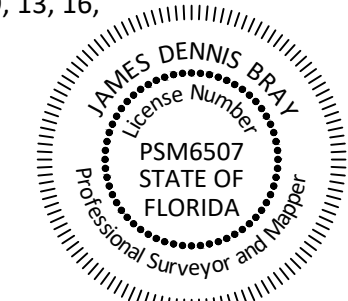
To: Hill/Gray Seven L.L.C.; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 16, and 17 of Table A thereof. The field work was completed on 07/08/2021.

Date: 07/08/2021

JAMES D. BRAY PSM 6507

This Survey is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.



0 W Vine St\CMAP

DESCRIPTION:

LOT 1, BASS 192, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 6, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR BASS ROAD

SCHEDULE B-2 EXCEPTIONS NOTES:

- General Permit in favor of Florida Telephone Corporation recorded October 7, 1946, in Miscellaneous Book "U", Page 231. (CAN NOT DETERMINE LOCATION OF AFFECTED PROPERTY FROM RECORD DOCUMENT)
- Temporary Drainage Easements in favor of the City of Kissimmee recorded May 18, 1987, in Book 839, Page 2781.
- Easement in favor of the City of Kissimmee, Florida recorded January 22, 1998, in Book 1465, Page 919. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
- Construction and Drainage Easement Agreement recorded July 1, 2005, in Book 2829, Page 915 and recorded September 20, 2005, in Book 2902, Page 1139 and Amended and Restated Construction and Drainage Easement Agreement recorded May 18, 2006, in Book 3161, Page 2495. (AFFECTS & BENEFITS SUBJECT PROPERTY, AS SHOWN HEREON) (EXHIBIT F NOT PLOTTED DUE TO UNCERTAINTY OF LOCATION)
- Matters appearing on the Plat of BASS 192 recorded September 20, 2005, in Plat Book 18, Page 6, including, but not limited to, any building setback lines and/or easements lying within the lot described in Schedule "A". (AFFECTS & BENEFITS SUBJECT PROPERTY, AS SHOWN HEREON)
- Reciprocal Access and Temporary Construction Easement Agreement With Covenants and Restrictions recorded May 21, 2007, in Book 3484, Page 2244. (AFFECTS & BENEFITS SUBJECT PROPERTY, AS SHOWN HEREON)

GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED EAST RIGHT OF WAY LINE OF N BASS ROAD, BEING N00°30'03"W PER PLAT BOOK 18, PAGE 6, OF THE PUBLIC RECORDS FOR OSCEOLA COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12097C0065G, COMMUNITY NO. 120190, CITY OF KISSIMMEE, FLORIDA, HAVING AN EFFECTIVE DATE OF 06/18/2013.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY WAS MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. XXXXX, EFFECTIVE: XXXXX, ISSUED BY XXXXX. THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SET FORTH IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.
- THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THE PROPERTY HAS DIRECT ACCESS TO BASS ROAD, A PAVED PUBLIC RIGHT-OF-WAY.
- OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
- NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION J 628, BEING: 76.25 FEET, (NAVD 88), PUBLISHED BY NATIONAL GEODETIC SURVEY. THE ADJUSTMENT TO NAVD 1988 - NGVD 1929 IS -0.92 FEET AS CALCULATED BY VERTCON.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011) (EPOCH 2010.0000), ESTABLISHED PER FOOT FRPN.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

- ITEM 16: NO EVIDENCE OF RECENT FLOOD MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BHM	BUILDING HEIGHT MEASUREMENT
BP	BACKFLOW PREVENTER
B	BENCHMARK
CE	CONCRETE EASEMENT
CH	CONCRETE HEADWALL
CI	CONCRETE INTERIOR
CM	CONCRETE MANDREL
CO	CONCRETE CURB
CP	CONCRETE PAVEMENT
CQ	CONCRETE QUARRY
CR	CONCRETE REINFORCEMENT
CS	CONCRETE SIDEWALK
CT	CONCRETE TIE
CU	CONCRETE UTILITY
CV	CONCRETE VALVE
CW	CONCRETE WALL
CX	CONCRETE CROSSING
CY	CONCRETE CURB
CZ	CONCRETE CURB
DA	DRIVEWAY
DB	DRIVEWAY
DC	DRIVEWAY
DD	DRIVEWAY
DE	DRIVEWAY
DF	DRIVEWAY
DG	DRIVEWAY
DH	DRIVEWAY
DI	DRIVEWAY
DJ	DRIVEWAY
DK	DRIVEWAY
DL	DRIVEWAY
DM	DRIVEWAY
DN	DRIVEWAY
DO	DRIVEWAY
DP	DRIVEWAY
DQ	DRIVEWAY
DR	DRIVEWAY
DS	DRIVEWAY
DT	DRIVEWAY
DU	DRIVEWAY
DV	DRIVEWAY
DW	DRIVEWAY
DX	DRIVEWAY
DY	DRIVEWAY
DZ	DRIVEWAY
EA	EASEMENT
EB	EASEMENT
EC	EASEMENT
ED	EASEMENT
EE	EASEMENT
EF	EASEMENT
EG	EASEMENT
EH	EASEMENT
EI	EASEMENT
EJ	EASEMENT
EK	EASEMENT
EL	EASEMENT
EM	EASEMENT
EN	EASEMENT
EO	EASEMENT
EP	EASEMENT
EQ	EASEMENT
ER	EASEMENT
ES	EASEMENT
ET	EASEMENT
EU	EASEMENT
EV	EASEMENT
EW	EASEMENT
EX	EASEMENT
EY	EASEMENT
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FH	FENCE
FI	FENCE
FJ	FENCE
FK	FENCE
FL	FENCE
FM	FENCE
FN	FENCE
FO	FENCE
FP	FENCE
FQ	FENCE
FR	FENCE
FS	FENCE
FT	FENCE
FU	FENCE
FV	FENCE
FW	FENCE
FX	FENCE
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FZ	FENCE
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GQ	GAS LINE
GR	GAS LINE
GS	GAS LINE
GT	GAS LINE
GU	GAS LINE
GV	GAS LINE
GW	GAS LINE
GX	GAS LINE
GY	GAS LINE
GZ	GAS LINE
HA	HANDICAP PARKING
HB	HANDICAP PARKING
HC	HANDICAP PARKING
HD	HANDICAP PARKING
HE	HANDICAP PARKING
HF	HANDICAP PARKING
HG	HANDICAP PARKING
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HS	HANDICAP PARKING
HT	HANDICAP PARKING
HU	HANDICAP PARKING
HV	HANDICAP PARKING
HW	HANDICAP PARKING
HX	HANDICAP PARKING
HY	HANDICAP PARKING
HZ	HANDICAP PARKING
IA	IRREGULAR
IB	IRREGULAR
IC	IRREGULAR
ID	IRREGULAR
IE	IRREGULAR
IF	IRREGULAR
IG	IRREGULAR
IH	IRREGULAR
II	IRREGULAR
IJ	IRREGULAR
IK	IRREGULAR
IL	IRREGULAR
IM	IRREGULAR
IN	IRREGULAR
IO	IRREGULAR
IP	IRREGULAR
IQ	IRREGULAR
IR	IRREGULAR
IS	IRREGULAR
IT	IRREGULAR
IU	IRREGULAR
IV	IRREGULAR
IW	IRREGULAR
IX	IRREGULAR
IY	IRREGULAR
IZ	IRREGULAR
JA	JACK
JB	JACK
JC	JACK
JD	JACK
JE	JACK
JF	JACK
JG	JACK
JH	JACK
JI	JACK
IJ	JACK
JK	JACK
IL	JACK
IM	JACK
IN	JACK
IO	JACK
IP	JACK
IQ	JACK
IR	JACK
IS	JACK
IT	JACK
IU	JACK
IV	JACK
IW	JACK
IX	JACK
IY	JACK
IZ	JACK
KA	KICK
KB	KICK
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KF	KICK
KG	KICK
KH	KICK
KI	KICK
KJ	KICK
KL	KICK
KM	KICK
KN	KICK
KO	KICK
KP	KICK
KQ	KICK
KR	KICK
KS	KICK
KT	KICK
KU	KICK
KV	KICK
KW	KICK
KX	KICK
KY	KICK
KZ	KICK
LA	LAND
LB	LAND
LC	LAND
LD	LAND
LE	LAND
LF	LAND
LG	LAND
LH	LAND
LI	LAND
LJ	LAND
LK	LAND
LM	LAND
LN	LAND
LO	LAND
LP	LAND
LQ	LAND
LR	LAND
LS	LAND
LT	LAND
LU	LAND
LV	LAND
LW	LAND
LX	LAND
LY	LAND
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MB	MATERIAL
MC	MATERIAL
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ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
ML	MATERIAL
MM	MATERIAL
MN	MATERIAL
MO	MATERIAL
MP	MATERIAL
MQ	MATERIAL
MR	MATERIAL
MS	MATERIAL
MT	MATERIAL
MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
MY	MATERIAL
MZ	MATERIAL
NA	NORTH AMERICAN VERTICAL DATUM
NAD	NORTH AMERICAN DATUM
NOVD	NATIONAL GEODETIC VERTICAL DATUM
NWS	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
PA	PLAY BOOK
PC	POINT OF CURVATURE
PC	POINT OF COMPOUND CURVATURE
PF	PER FLANS
PI	PIACE
PI	POINT OF INTERSECTION
PMB	POINT OF BEGINNING
PO	POINT OF COMMENCEMENT
PO	POINT OF REVERSE CURVATURE
PPS	PAVING SPACES
PPS	PROFESSIONAL SURVEYOR & MAPPER
PPS	PEDESTRIAN SIGNAL
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
R	REINFORCED CONCRETE PIPE
R	RESIDE WATER LINE
R	RESIDE WATER METER
R	RESIDE VALVE
R	RAMP
R/W	RIGHT OF WAY
R	SANITARY MANHOLE
S	SANITARY LINE
S	SQUARE FEET
S	STATE PLANE
SDO	SHOWN FOR DIRECTION ONLY
SN	SIGN
SW	STOCK WATER LINE
SW	SEWER WIRE
SW	STORM WIRE
SW	STORM ELEVATION
SW	STORM MANHOLE
T	TIE
T	TELECOMMUNICATIONS LINE
T	TELECOMMUNICATIONS MANHOLE
T	STORM INLET
TB	TOP OF BANK
TP	TRAFFIC SIGNAL POLE
TP	TRAFFIC SIGN
TP	TRANSITION/JUNCTION BOX
TP	TELEPHONE RIGID
TP	TRAFFIC SIGNAL BOX
TP	TELEVISION RIGID
TP	TRAFFIC SIGNAL WIRE
TP	TYPICAL
U	UNKNOWN UTILITY
U	UTILITY EASEMENT
U	UTILITY POLE
U	UTILITY MARKER
U	UTTERED CLAY PIPE
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U	UTILITY



OVERALL PERSPECTIVE
NORTH EAST

DESIGN SUMMARY

- THESE ARCHITECTURAL ELEMENTS HAVE BEEN ADDED SINCE THE PREVIOUS SUBMITTAL
- NORTH DOOR FOR RETAIL/BUSINESS BUILDING FACING HWY192
 - 3' PROJECTION AT NORTH FACADE AND SOUTH FACADE OF RETAIL/BUSINESS BUILDING
 - PROVIDED A CORNER LOT TREATMENT TO THE WEST FACADE OF RETAIL/BUSINESS BUILDING
 - CONTINUED GRAY BRICK ARTICULATION
 - ADDED TWO NEW STOREFRONT WINDOWS
 - COPPER AWNING
 - WALL LIGHTS
 - SIGNAGE
 - NEW STOREFRONT WINDOW AT SOUTH FACADE OF RESTAURANT
 - NEW AWNING AT SOUTH FACADE OF RESTAURANT
 - SIGNAGE, BLADE SIGNS TO HIGHLIGHT COURTYARD ENTRANCES
 - OUTDOOR SEATING AREA AND LOCATION (SEE SHEET A15 VIEWS)

PLEASE SEE SHEET A16 FOR CALCUTIONS REGARDING FENESTRATION, AWNINGS AND ARTICULATIONS

>

WE HAVE REFERENCED THE SHOPFRONT STANDARDS AND APPLIED THE ITEMS TO BOTH THE RESTAURANT AND RETAIL/BUSINESS BUILDINGS TO GO ABOVE THE NECESSARY STANDARDS.

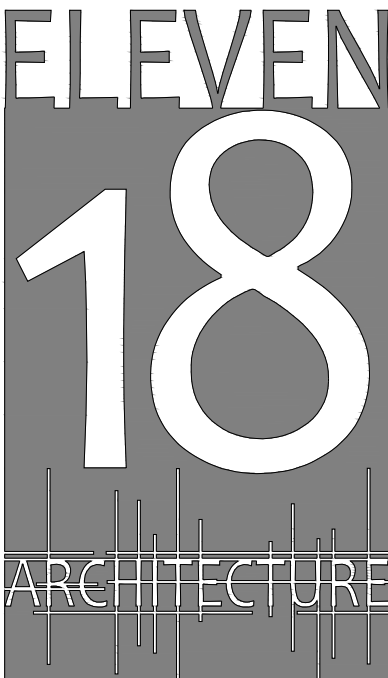
THE ARCHITECTURAL DESIGN HAS BEEN UPDATED TO INCLUDE;

- DOOR RECESSES
- AWNING CUMULATIVE WIDTH TOTALING 88.5% OF FAÇADE LENGTH
- AWNING SETBACK FROM CURB
- AWNING HEIGHTS OF 8' MINIMUM
- OPEN ENDED AWNINGS
- 1' SILL AT SHOPFRONT WINDOWS
- SHOPFRONT WINDOWS AT 8' ABOVE SIDEWALK
- EXPRESSION/CONSTRUCTION JOINT LINES SHOW (ALTHOUGH THIS IS NOT A TWO STORY BUILDING)
- NO OPAQUE, ZERO TRANSPARENCY WINDOWS
- SHOPFRONT DOORS CONTAIN MORE THAN 60% TRANSPARENT GLASS. NO SOLID DOORS
- BUILDING DEPTHS ARE 35' MINIMUM

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PROJECT #/: DRC-21-00129

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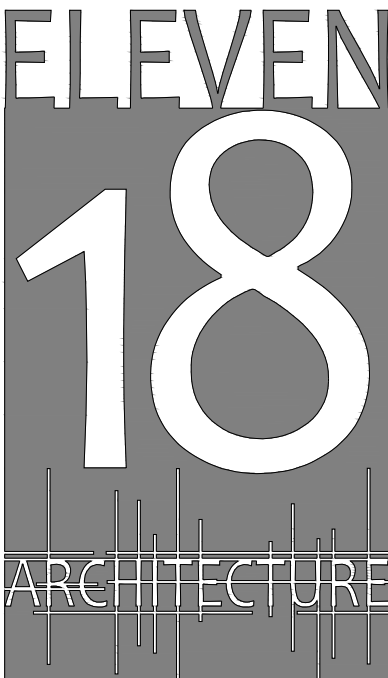
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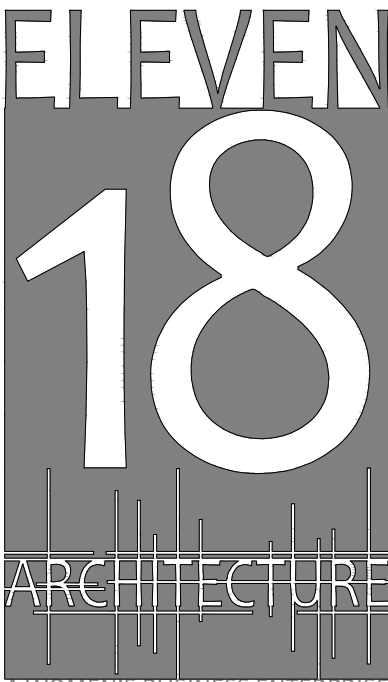
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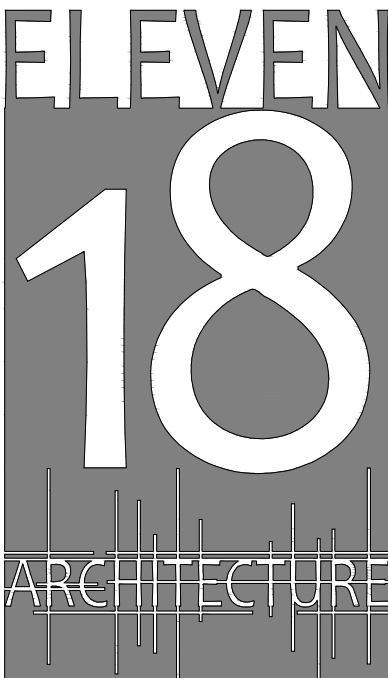
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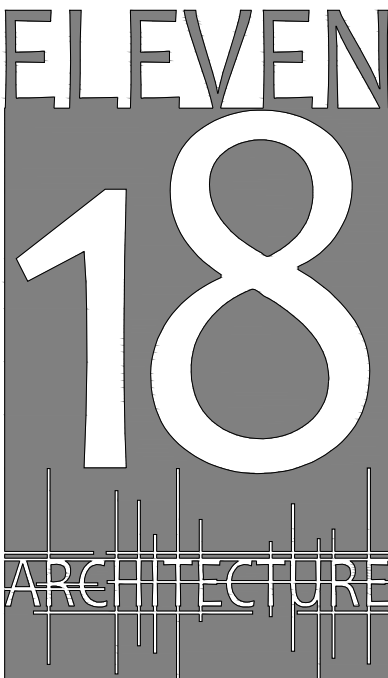
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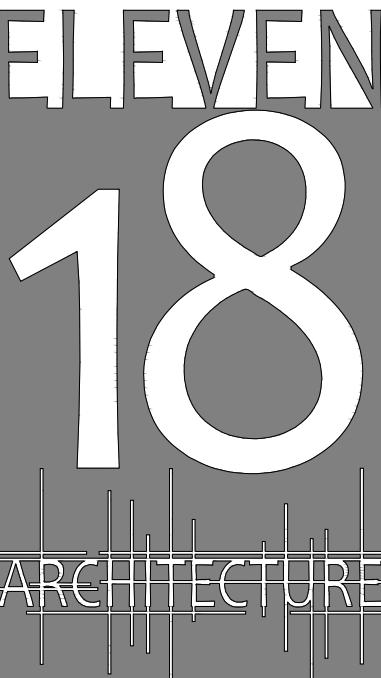
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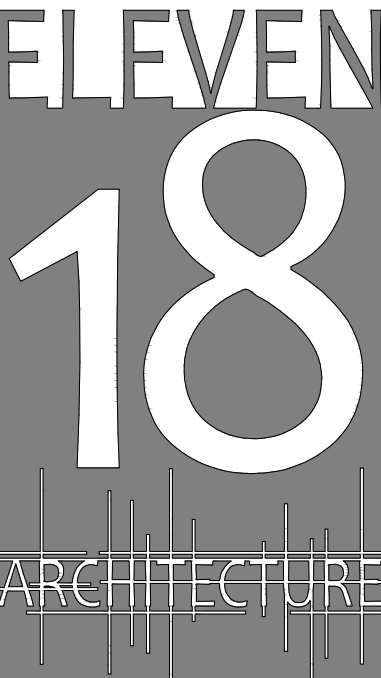
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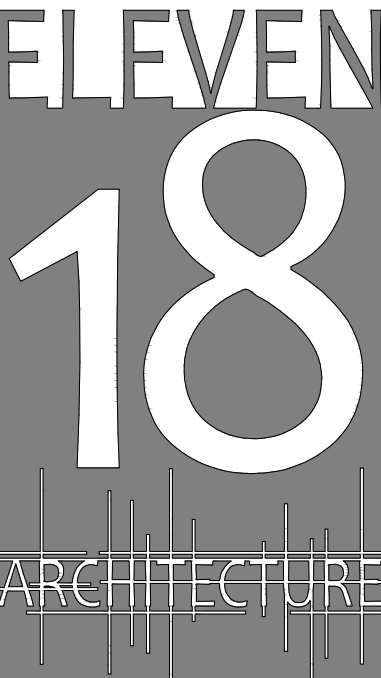
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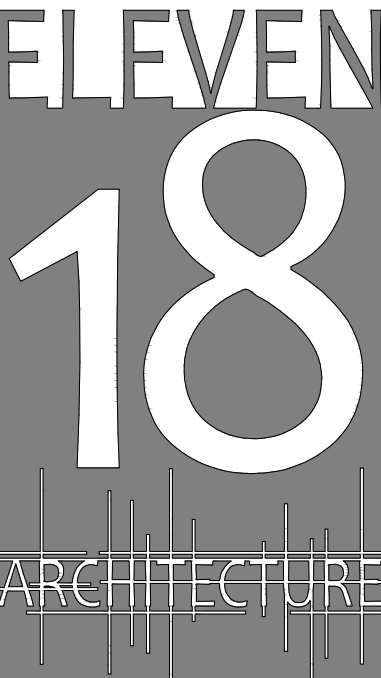
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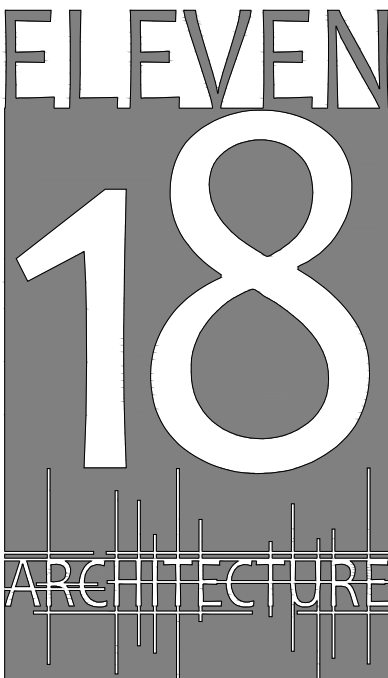
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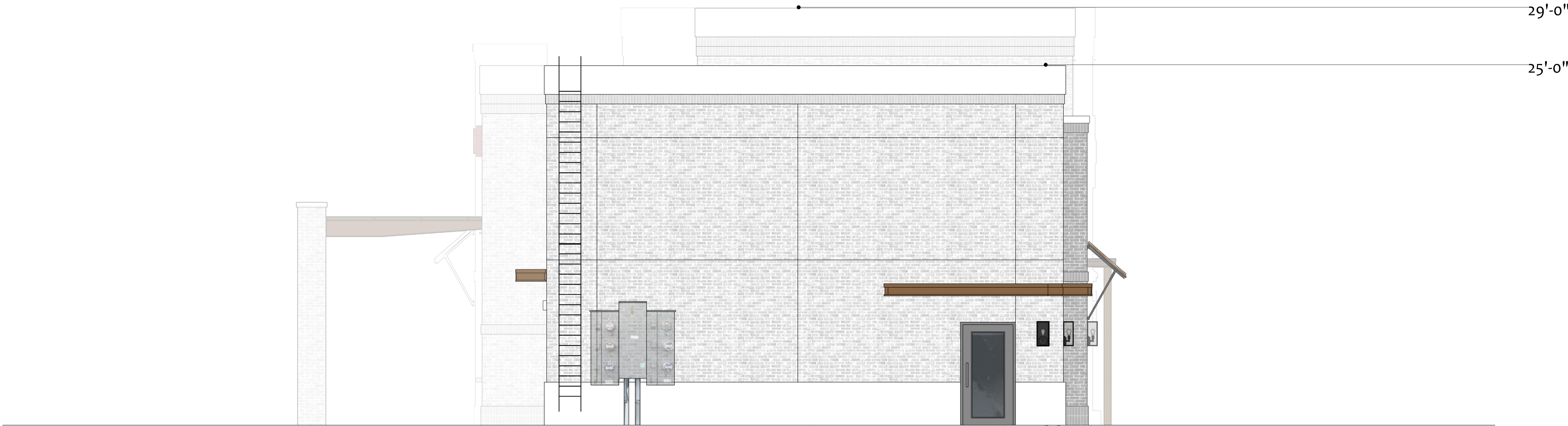
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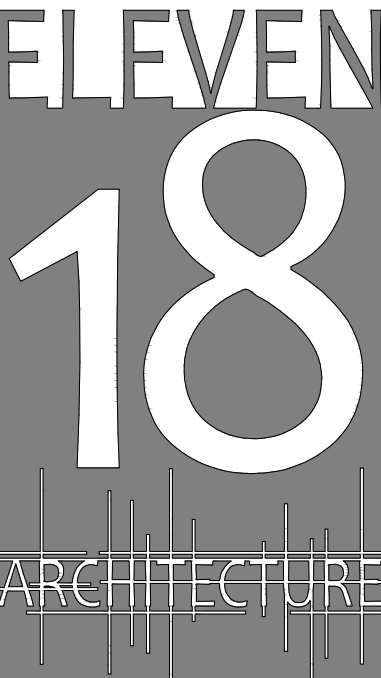
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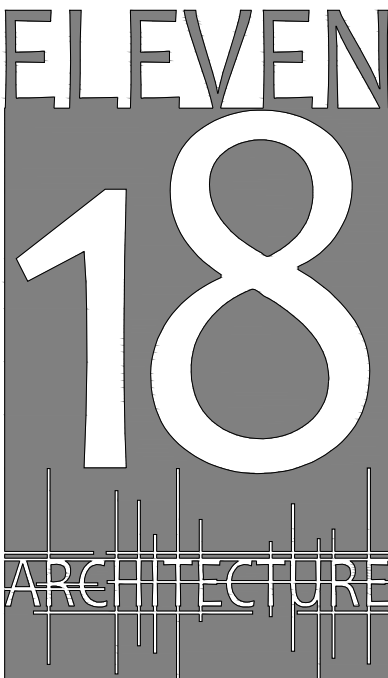
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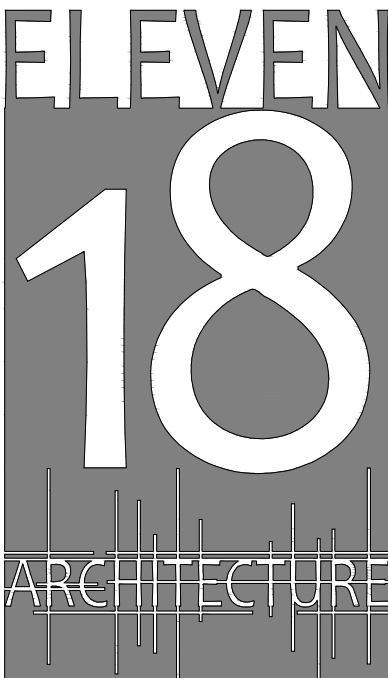
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FL. REG.#AR0091738



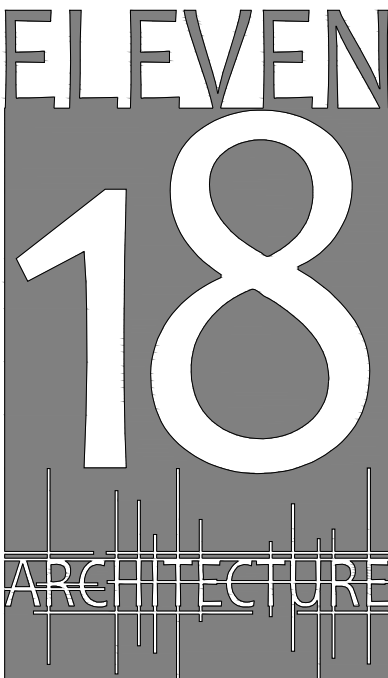
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PROJECT NAME:
**Chipotle
Restuarant/
Retail**
West Vine St & N. Bass Rd
Kissimmee, FL
PROJECT #: DRC-21-00129
PROJECT CLIENT:
Hill Gray 7
1350 City View Center
Oviedo, FL 32765

ELEVEN18 PROJECT LEAD:
Jared Akers
407-745-5300
jakers@eleven18architecture.com

REVISIONS		
#	DATE	DESC.
—	10.20.21	DRC
1	12.22.21	DRC

- ☐ Mark Adams, AIA
FL. REG.#AR0094473
- ☐ Brooke Leigh Chea, AIA
FL. REG.#AR0099995
- ☐ Matthew A Conte, AIA
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RETAIL ELEVATION
EAST

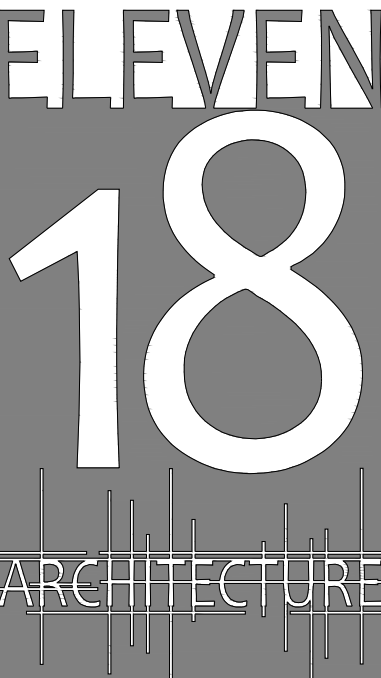


COURTYARD PERSPECTIVES
OUTDOOR DINING

OUTDOOR PATIO DINING WITH
BARRIER FENCE. PRODUCTS
MAY BE SELECTED BY FUTURE
TENANT TO BE CONSISTENT
WITH ARCHITECTURAL STYLE

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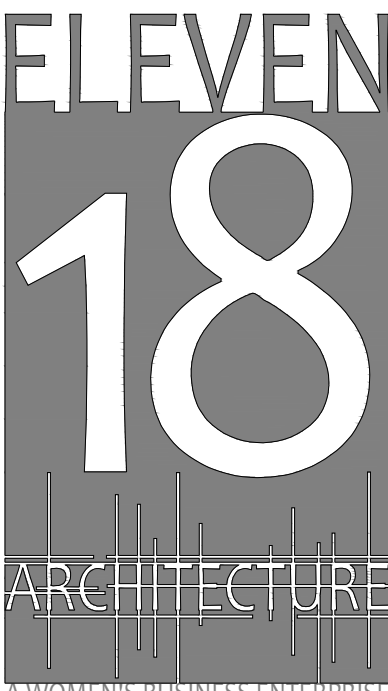
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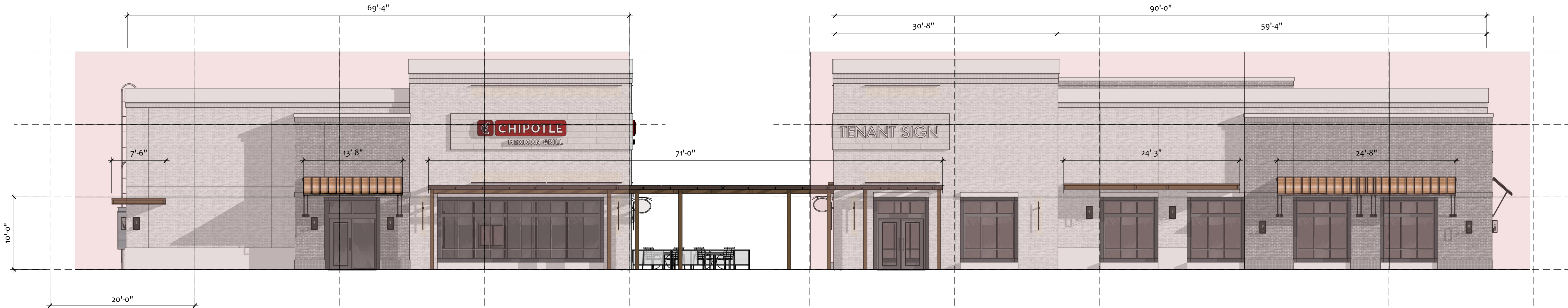
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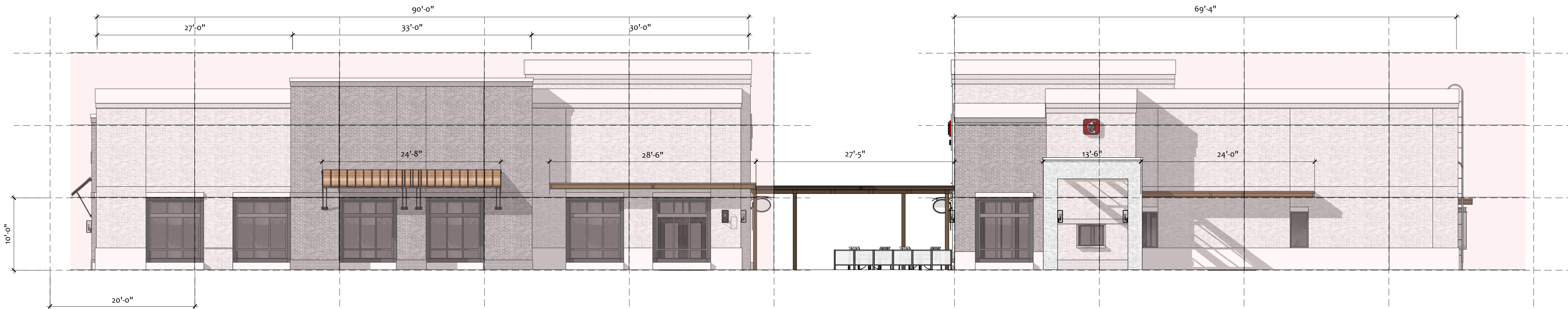
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-	10.20.21	DRC
1	12.22.21	DRC



OVERALL ELEVATION - ARTICULATIONS AND CALCULATIONS
NORTH

FENESTRATION CALCULATIONS	
RETAIL/BUSINESS NORTH	
- BUILDING AREA (90' X 12') =	1080 SF
- DOORS/WINDOWS =	460.02 SF 42.6%
RETAIL/BUSINESS EAST (COURTYARD)	
- BUILDING AREA (39'-8" X 12') =	475.2 SF
- DOORS/WINDOWS =	153.34 SF 32.3 %
RETAIL/BUSINESS WEST (BASS RD)	
- BUILDING AREA (36'-8" X 12') =	439.2 SF
- DOORS/WINDOWS =	180.81 SF 41.2%
CHIPOTLE NORTH	
- BUILDING AREA (69'-4" X 12') =	831.6 SF
- DOORS/WINDOWS =	283.67 SF 34%
CHIPOTLE WEST (COURTYARD)	
- BUILDING AREA (35'-4" X 12') =	423.6 SF
- DOORS/WINDOWS =	241.5 SF 57%

AWNING CALCULATION	
BOTH BUILDINGS, NORTH FACADE	
- AWNINGS TOTAL WIDTH:	141'-1"
- BUILDINGS FRONTAGE:	159'-4" 88.5%
RETAIL/BUSINESS BUILDING SOUTH	
- AWNINGS TOTAL WIDTH:	118'-1"
(INCLUDING COURTYARD CANOPY AND DRIVE THRU CANOPY)	
- BUILDING FRONTAGE:	90'-0" 60%
FACADE ARTICULATION	
THE 20' X 10' GRID SHOWS THAT EACH AREA DOES NOT EXCEED WITHOUT ONE OF THESE ELEMENTS PER CODE SECTION 14-5-7/E	
-- AWNINGS, FORECOURT/COURTYARD	
-- OVERHANGS NO LESS THAN 3' DEEP	
-- OFFSET, COLUMN, REVEAL, VOID, RIB, BAND, CORNICE, OR SIMILAR ELEMENT WITH MIN DEPTH OF 6"	
-- WINDOWS OR DOORS	



OVERALL ELEVATION - ARTICULATIONS AND CALCULATIONS
SOUTH

Ad Number:

Insertion Number:

Size:

Color Type:

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2 x 10.5000

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Advertiser:

Section/Page/Zone:

Description:

City of Kissimmee Planning Services

Nation & World/B013/FLA

Notice of Public Hearing Chipotle

Jumble

Unscramble these letters to form four ordinary words.

MMMOY
SIJTO
JCOTBE
BSEUUD

Arrange circled letters to form answer, as suggested by cartoon.



Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

Level 1 2 3 4								
6				7	5			
	8		3					
		7		1	8	2		4
5	4		3		6		1	
					7		2	
1		2	6					3
			1					

Goren on Bridge

Neither vulnerable, North deals

NORTH
♦ K 5 3
♥ 8
♦ Q J 10 9 7 2
♣ A Q 9

WEST
♥ 9 8
♦ K Q 5 4 3 2
♦ K
♣ 10 7 6 4

EAST
♠ 6
♥ J 9 7 6
♦ A 8 4
♣ K J 5 3 2

The bidding:
NORTH 1♦
2♣
5♥
*2 key cards, among the four aces and the king of spades
Opening lead: King of ♥

A player's hand can come to life when his long suit gets raised. South in today's deal was Egyptian star Walid el-Ahmady. We understand his excitement when his seven-card suit got raised, but he overdid it somewhat when he drove to

With Bob Jones

slam. Still, el-Ahmady is an expert, and he plays by the expert's creed: "Just because a contract is hopeless is no reason to go down in it."

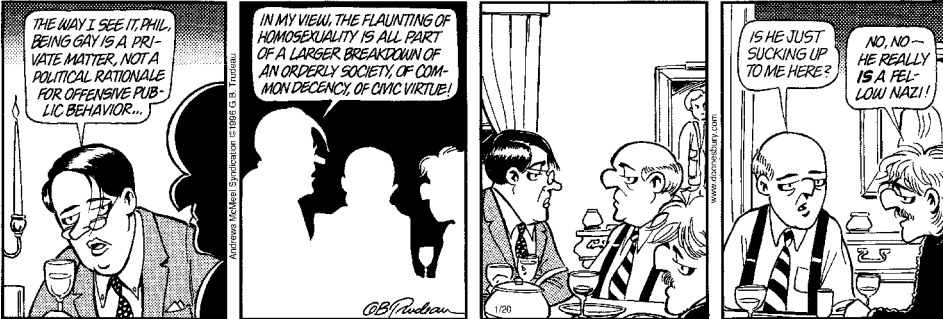
El-Ahmady won the opening heart lead with his ace and realized that there was no legitimate play for his contract. Was there a deceptive play available? El-Ahmady found a diabolical line of play and caught just the right lie of the cards to give it a chance. He cashed the ace of spades and then led the jack of spades. He overtook this with dummy's king and led a low diamond from dummy. Put yourself in East's position. East couldn't know that declarer had a seven-card spade suit. It looked to East that declarer had a six-card suit and had mis-guessed the queen of trumps. Assuming his partner had a trump trick, he couldn't afford to lose to the singleton king of diamonds. South would then ruff a heart in dummy and lead the queen of diamonds, ruffing out his ace.

It looks like a terrible play, but we have sympathy. East rose with his ace and great was the fall thereon, as the late Edgar Kaplan liked to say.

Bob Jones welcomes readers' responses sent in care of this newspaper or to Tribune Content Agency, LLC., 16650 Westgrove Dr., Suite 175, Addison, TX 75001. Email responses may be sent to caeditors@tribune.com.
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DOONESBURY

BY GARRY TRUDEAU



Crossword

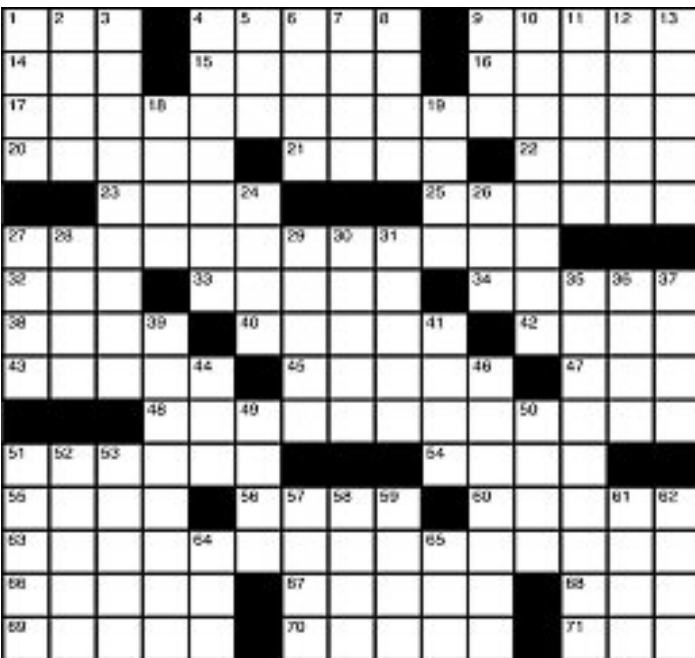
ACROSS

- Rearmost, as decks
- Winter wear
- App with pics, familiarly
- Lead-in to gender
- Brown and Yale
- Auctioned autos, often
- Ended corruption
- fire
- Tofu source
- First Nations tribe
- Shindig
- "...in the Boys Room": 1973-'74 hit
- Vented
- Actor
- Somerhalder of "Lost"
- Lizard-approved coverage?
- Place to get clean
- Shakespearean verb
- Intense anger
- What some queens do
- Boston suburb named for an English county
- Common conveyances for Calvin and Hobbes
- Depression Era pres.
- Made everything clear
- Nielsen of "The Naked Gun" films
- Caesar's 18-Down
- Swift steed
- Sushi pairing
- Brief but sharp pains
- Historical turning point ... and, as three words, a literal description of 17-, 27- and 48-Across

- Timberlake's old crew
- "Trade discount" quintet
- Portuguese saint
- Sleeping giant
- Grabbed forty winks
- Oil additive brand
- "Back in Black" group
- Kindle...
- Modern-day wand wielders
- Source of Yuletide coziness
- E to E, e.g.
- Carried
- Arrogance
- Canadian shoe retailer
- Apr. addressee

DOWN

- Often-hazed member
- Lively quality
- Marisa of "The Wrestler" (2008)
- Sawatch Range resort
- 54-Across, here
- Verb that sounds like multiple vowels
- Not lots
- Damage
- ...one's time: be patient
- Vietnam neighbor
- Top spot
- E to E, e.g.
- Carried
- Arrogance
- Canadian shoe retailer
- Apr. addressee



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Daily Word Game

indigent (IN-dih-jent): Poor; impoverished.
Find: 28 words in INDIGENT.
Average: 21 words. **Time:** 35 minutes.

Rules: 1. Words must be four or more letters. 2. No four-letter plural words such as "bats" or "dies." 3. Use only one form of a verb. For example, either "pose" or "posed." 4. No proper nouns or slang words.

MT. PLEASANT

BY RICK MCKEE & KENT SLIGH



DILBERT

BY SCOTT ADAMS



Ticked off! @lawyer billing

I am really ticked off that it seems that not one single driver obeys the 25 MPH speed limit on North Econ Trail between our neighboring subdivision and University Boulevard. Very dangerous for those of us whose driveways front on North Econ Trail.

What a shame the millions of dollars political candidates have to spend to win an election when we have no money to pay teachers, police officers or hire new ones, feed the homeless, fill the food pantries, fix the unemployment system. What's happened to our society?

I am ticked off at attorneys. There doesn't seem to be a flat fee for a service. Billing is an hourly rate without information as to how many hours it would take. It is like giving them a carte blanche credit card. Frankly, I don't trust

anyone where they can "spend" anything they want. How could anyone make a business financial decision without knowing the cost? Attorneys are demanding to be trusted about their billing. How? To the person blaming corporate greed on cereal price increases. Actually, it's companies passing their increased taxes from the past year on to the consumer. Remember, the only one who pays taxes in this country is the end user/consumer. That's you and me!

I'm ticked off that so many people in Florida drive so horribly, because they are allowed to.

To the person who is ticked off about missing all the gas pump drama, I have a good place for you to park, go to pump 5 where that jerk always parks. Should be a great roadside

seat. Oh yes! We do need a ketchup flavored potato chip. Herr's ketchup flavored is the best. Unfortunately, like the cracked pepper and sea salt flavor it is hard to find even at Wawa. Wish more places, hello Publix, carried the Herr's brand.

The flip side

Many thanks to the newspaper for publishing extra puzzle pages. Having them has made the isolation of the pandemic more endurable.

Need to vent?

Write to tickedoff@orlando sentinel.com or flipside@ orlandosentinel.com. Stay Ticked Off! at OrlandoSentinel.com/tickedoff.

A	F	T		P	A	R	K	A		I	N	S	T	A
C	I	S		I	V	I	E	S		R	E	P	O	S
D	R	A	I	N	E	D	T	H	E	S	W	A	M	P
C	E	A	S	E		S	O	Y	A		C	R	E	E
				G	A	L	A			S	M	O	K	I
B	L	E	W	O	F	F	S	T	E	A	M			
I	A	N		G	E	I	C	O		R	E	H	A	B
D	O	T	H		W	R	A	T	H		R	U	L	E
E	S	S	E	X		S	L	E	D	S		F	O	R
				L	I	F	T	E	D	T	H	E	F	O
L	E	S	L	I	E			V	I	D	I			
A	R	A	B		S	A	K	E		P	A	N	G	S
W	A	T	E	R	S	H	E	D		M	O	M	E	N
N	S	Y	N	C		A	E	I	O		S	A	O	
S	E	R	T	A		S	L	E	P	T		S	T	P

Daily Word Game

INDIGENT: ignite, indent, indie, indigen, indite, intend, nine, deign, dent, dentin, diet, digit, dine, ding, dinge, dining, dint, gent, edit, ending, tend, tide, tiding, tied, tine, ting, tinge, tinned

Jumble

Jumbled words: mommy, joist, object, subdue

Answer: The planes were chatting near the gates. The nonsensical one was a — MUMBO JUMBO JET

2	4	9	8	7	5	3	1	6
6	1	3	2	4	9	8	7	5
7	8	5	3	6	1	9	4	2
3	6	7	9	1	8	2	5	4
8	2	1	4	5	6	7	3	9
5	9	4	7	3	2	6	8	1
4	3	6	5	9	7	1	2	8
1	7	2	6	8	4	5	9	3
9	5	8	1	2	3	4	6	7



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGVO & BLUEBEAM

ADDRESS: SE Corner W Vine and N. Bass Rd.

DATE: 12/1/2021

PLAN NUMBER: DRC-21-00129, Chipotle Restaurant & Retail

**Review Status:
REVISE & RESUBMIT.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

General

1. The drive through requires Conditional Use (CU) approval by the Planning Advisory Board (PAB). This application must be resubmitted as a Conditional Use/Site Specific Redevelopment Plan application. An additional CU fee will apply.
 - a) The drive through must meet the standards of Land Development Code (LDC) Sections 14-5-8B and 14-6-40.
 - i. Drive-through facilities on either side of a building that are visible to pass-by traffic shall be screened by a 5-foot wide landscape buffer of a length to cover the entire drive-through stacking area. Verify proposed landscaping along Bass Rd. is a minimum of 5ft. in width.
2. Add the project number DRC-21-00129 to each sheet.

Development Standards

3. Outdoor dining must comply with the Outdoor Dining standards in Section 14-6-9.
 - a) Include the outdoor dining area on the site plan depicting:
 - i) The location and size of the proposed outdoor dining area, including the location and placement of tables, seats, benches, planters, awnings, umbrellas and the business entrance and windows.
 - ii) The location and size of the associated establishment and building;
 - iii) The location and number of parking spaces;
 - iv) Distances from the property line and from any fire hydrant, landscaping and any other public improvement in the right-of-way; and
 - v) Any other improvements to be located within the dining or adjacent area(s).
4. Confirm the ground floor ceiling height (measured from finished floor to finished ceiling) is a minimum of 12ft. for the T5-U Transect Zone. Table 5-2, 14-5-6
 - a) Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a ground floor nonresidential function, which shall not exceed 25 feet. A single story exceeding 14 feet, or 25 feet for ground floor non-residential, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story. 14-5-7B(4)

5. Include the building frontage percentages on the cover sheet. 14-5-7C
 - a) If project is phased to meet building frontage standards, the plan may show the new lots as available for future development but may not include any improvements other than an optional street wall delineating the site. Phase 2 includes a temporary stormwater pond. 14-5-7C(2)

Parking & Roadways

6. Connect the sidewalk adjacent to the front of the building on Vine to the sidewalk on N. Bass Rd.
7. Are there wheelstops proposed for the row of parking spaces on the southeast section of the site? Dimensions are currently 9 x 18 with no wheelstops depicted. Add wheelstops or depth of the spaces may be reduced to 16ft. with a 2ft. curbed overhang consisting of grass or mulch.
 - a) Any landscaping adjacent to the front of a parking space that does not have a wheel stop shall include a two (2) foot wide strip of gravel, grass or mulch so that the front of the parked vehicle can overhang without interfering with taller plantings and irrigation systems. 14-5-11C(2)
8. Is there curbing that separates the drive thru lane and the adjacent, parallel sidewalk? There should be grass or landscaped strip separating sidewalks from adjacent curbs.
 - a) Safe pedestrian connections shall be provided not only along the perimeter of the blocks but also throughout the interior of development sites. 14-5-9A(9)
 - b) Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials and/or grade elevation. 14-5-9A(10)
 - c) Include pedestrian crosswalk striping from sidewalk inside the island to the sidewalk parallel to the building.
9. Verify the total number of bike racks provided. Bicycle parking shall be provided at a minimum of 10% of the total required parking spaces, not to exceed 50 bicycle spaces (6 bike racks). 14-7-27
 - a) Include hardscape specifications for the bike racks with the construction plan submittal. All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Landscaping

10. Depict and label the streetscape zones along Vine and Bass Rd.
 - a) Vine St. streetscape zone must be 20ft. wide minimum as measured from the back of curb with a 12ft. sidewalk and 8ft. furnishing zone. The existing sidewalk is between 9.7ft. and 9.9ft.
 - i) Landscaping and other improvements in the furnishing zone of the Streetscape Zones shall be constructed and coordinated with City staff.
 - b) Verify the width of the landscape islands that contain sidewalks within them are at least 15ft. wide.
11. A 4-foot wide landscaped strip adjacent to the building wall along the back of the retail building is missing. The landscape strip is also missing along the front of both buildings. 14-8-19A
 - a) 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.
12. 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. 14-8-19
13. Include landscaping calculations to ensure at least 25 square feet of landscaped area is provided per parking space (1,300 sq. ft.). 14-8-18A
 - a) This landscape requirement can be met by placing the required landscaping in parking lot landscape islands, the space between head-to-head rows of parking, the area between

parking surfaces and buildings, and the area between vehicular use areas and property lines. 14-8-18

- b) There shall be no less than 1 tree for each 10 parking spaces or fraction thereof and 1 shrub for each 2 parking spaces or fraction thereof. 14-8-18G
- 14. Include the attached tree barricade detail to the landscaping for the trees that will be preserved.
 - a) Include a note indicating 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.
- 15. Include sight triangles on the landscaping plans to ensure there are no visual obstructions within vehicular intersections. 14-7-2
- 16. Street wall/fence is required along Bass Rd. where any of the parking spaces are visible from the ROW. 14-5-11F
 - a) Street wall/fence must be a minimum of 2.5ft. with a maximum of 5 feet is measured from the elevation of the adjacent public sidewalk. Any portion of the street wall above 2.5 feet shall be transparent (e.g. wrought iron or similar).
 - b) Transparent fences shall have columns (one foot by one foot minimum) spaced every 24 feet.
 - c) Street walls/fences must align with the building façade facing the same street and are not permitted in the ROW.
 - d) Street Walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated
 - e) aluminum or other decorative materials that complement the finish on the primary buildings. Chain link, wood and PVC street walls/fences are prohibited.
 - f) The area in front of a street wall shall include a landscaped strip with a minimum width of 5 feet (with ground cover, hedges, or shrubs) and 3 feet along the back adjacent to parking area.
 - g) Understory trees shall be planted in front or behind the street wall at a rate of one tree per 25 feet of wall length. If planted behind the street wall, the landscape area shall be at least 5 feet wide to accommodate such trees.
 - h) Include the street wall/fence cross section and details with the construction plan submittal.

Architectural/Design Standards

- 17. Proposed retail uses are strongly encouraged to incorporate the Shopfront architectural standards in Section 14-5-7D(1) and is required to meet the minimum shopfront fenestration and transparency requirements in Section 14-5-7F.
- 18. Include linear horizontal dimensions on the elevations to confirm building massing requirements are being met. There must be a projection/recess at least 3ft. every 75 linear feet. Table 5-3, 14-5-7A
 - a) Roof heights shall vary based on the above parameters.
- 19. Buildings on corner lots and buildings (retail building) that terminate vistas shall incorporate distinctive architectural treatments to emphasize their prominent location. 14-5-7A(3)
- 20. Elevations do not appear to meet the façade articulation standards along some of the façade segments. Review the standards in Section 14-5-7E.

Advisory Comments (To be addressed with Construction Plan Submittal)

- 21. A photometric or 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 section and must be submitted with the construction plans. LDC 14-10-9.
- 22. Include dumpster details consistent with the standards in Section 14-10-8.

23. Service areas, including waste disposal containers, mechanical equipment, loading docks/spaces, satellite dishes, air conditioning equipment and similar, shall be located in the rear or to the side of buildings and screened from view from adjacent public rights-of-way and pedestrian walkways (not including Rear Alleys). Where possible, they shall be incorporated into the primary building design. 14-5-7(I)
24. Signage must be reviewed and approved under a separate building permit.
25. Any Mobility and Impact fees will be due at time of permit issuance. Outdoor dining areas shall also be considered mobility fees. 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.
26. Provide an irrigation plans consistent with City standards and requirements in Section 14-8-24.
27. Provide full landscaping plans consistent with City standards and requirements in Section 14-5-11 and 14-8.
 - a) The landscape and irrigation plans shall be prepared by a registered landscape architect licensed in the State of Florida. LDC 14-3-32(A)

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

DATE: 12/1/2021

PROJECT: Chipotle Bass Road

SITE PLAN (DRC) NUMBER: DRC-21-00129, Review 1

**Review Status:
REVISE & RESUBMIT**

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov

Comments/Conditions (if applicable):

General

1. Please note: The property boundary lines are difficult to see on some of the pages. Please make sure all proposed and existing property lines are clear and contrast with other linework.

Landscaping

2. Please provide the following horizontal sight-distance triangles on the landscaping plans, in accordance with LDC §14-7-2(A,B), Figure 2-10:
 - a) 25-foot at the intersection of any two streets
3. Please move any proposed trees within the horizontal sight-distance triangle(s).
4. Please note: Proposed landscaping trees should remain clear of drainage conveyance systems and/or easements. Tree separation should also meet the minimums from features, as specified in Table 8-1.

Dedications/Rights-of-Way/Easements

5. Please note: This project is located within a zoning district requiring streetscape improvements. There may be areas within the property boundary that may require right-of-way (ROW) reservation or easement dedication to accommodate these improvements. Please clearly show these areas on the site plan.

Phasing

6. Please clarify phasing limits on the site plan. Ref. LDC §14-3-31(C)(2)(g)

Street Design/Circulation/Parking/Access

7. Please indicate type of paving to be used on the site plan. Ref. LDC §14-7-23(E)

Walls/Fencing/Ground Signage

8. Please indicate the height and type of all proposed walls/fencing on the site plan (i.e. masonry, wood, PVC, etc.). Ref. LDC §14-3-31(C)(2)(k)
9. Provide the location and dimensions of all ground signage on the site plan. Ref. LDC §14-3-31(C)(2)(m)

Grading/Drainage/Supporting Documentation

10. How is the stormwater for this site (phase 1) going to be mitigated once phase 2 begins construction?
11. Please provide pre-development drainage patterns to/from adjacent properties. Ref. LDC §14-3-31(C)(2)(p)
12. Please verify the proposed pond will be a dry detention/retention pond.
13. Please verify no proposed grading slopes are greater than 3:1.

Garbage Storage/Collection/Disposal

14. Please contact Jody Kirkendall with Sanitation to determine if the proposed dumpster location/orientation is acceptable. Email: jody.kirkendall@kissimmee.gov.

Advisory Comments (No Responses Necessary)

- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.
- Provide soil conditions and muck depths (where applicable), based upon the Soil Survey of Osceola County. Ref. LDC §14-3-31(C)(2)(s)
- The stormwater management system detailed with the construction plan submittal shall include the following:
 - a) 1/2-inch of additional dry pre-treatment
 - b) Sufficient information to show compliance with LDC §14-10-3, 3(B)
- 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, rights-of-way, watercourses).
- Please provide the following on the site data table on the construction drawings:
 - a) Latest edition ITE traffic statement including am/pm peak hour and total trips. Ref. LDC §14-3-31(C)(2)(b)
 - b) Provide proposed lowest finished floor elevation for all proposed structures on the site plan.
- Please note: Any work done within adjacent rights-of-way subject to Osceola County and FDOT review and approval. Please provide a copy of applicable connection permit(s) or written notice of intent to issue permit(s) from the agency having jurisdiction, based on this design prior to construction plan approval.
- Please add the SFWMD permit application number on the grading/drainage plan of the construction drawings.
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit all final closeout documents for review and approval. Email: engineering@kissimmee.gov

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

Julie Farr

From: Jody Kirkendall <JODY.KIRKENDALL@kissimmee.gov>
Sent: Tuesday, December 21, 2021 6:38 AM
To: Bob Ziegenfuss
Cc: Brenda Ryan; Julie Farr; Carlos Castro; Rick Krietemeyer
Subject: RE: Chipotle/Retail Development - Bass Road, Kissimmee

Good Morning Bob,
Everything looks good to me. In fact, one of the best concepts I've seen in a while.

Thank you,

Jody L. Kirkendall
Commercial Franchise Coordinator
City of Kissimmee

Solid Waste Division
2201 Mabbette St
Kissimmee, FL. 34741
407-518-2507
jody.kirkendall@kissimmee.gov



From: Bob Ziegenfuss <bob@zdevelopmentservices.com>
Sent: Monday, December 20, 2021 5:58 PM
To: Jody Kirkendall <JODY.KIRKENDALL@kissimmee.gov>
Cc: Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Julie Farr <julie@zdevelopmentservices.com>; Carlos Castro <carlos@zdevelopmentservices.com>; Rick Krietemeyer <rick@zdevelopmentservices.com>
Subject: Chipotle/Retail Development - Bass Road, Kissimmee

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Hi Jody

The City has requested that we run this site plan by you to confirm that the dumpster enclosure location is acceptable. Can you reply to all here with a confirmation that this is an appropriate dumpster enclosure location?

Bob Ziegenfuss, PE, LEED AP
President



708 E. Colonial Drive, Suite 100

Orlando, FL 32803
Direct: (407) 270-9771
Office:(407) 271-8910
Cell: (407) 748-5500
Fax: (407) 442-0604
Bob@ZDevelopmentServices.com

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS: 0 W Vine St DATE: 11/30/2021
PLAN (DRC) NUMBER: DRC-21-00129

Review Status:
APPROVED WITH COMMENTS.

TOHO WATER AUTHORITY - Khari Edwards - 407.944.5000 - kedwards@tohowater.com

Comments/Conditions (if applicable):

Multiphase projects shall require MUP

Existing water and sewer shall be called out

6" Cleanouts & 6" sewer laterals shall be required

1% slope min for laterals

Each individual tenant space shall be individually metered

All trees shall have a minimum 5' horizontal separation between the root ball and Toho owned infrastructure

Additional comments at construction review

Impact fees shall be due

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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: Chipotle Bass Road DRC# _____

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

Agent Signature:  Date: 10/26/21

Agent Name (Print): Julie Farr

Property Owner Signature:  Date: 10/22/2021

Property Owner Name (Print): David A. Siegel



**CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW**



PROJECT

Name of Project: Chipotle Bass Road
Location (Address if possible): W Vine Street, Kissimmee, FL 34746
Parcel ID#: 19-25-29-1037-0001-0010

APPLICANT

Name: Gregg Hill
Firm: Hill/Gray Seven
Address: 1350 City View Center, Oviedo, FL 32765
Phone: (407) 588 2121 E-Mail: gregg@hillgrayseven.com

AGENT (Contact Person)

Name: Julie Farr
Firm: Z Development Services
Address: 708 E. Colonial Drive, Ste. 100, Orlando, FL 32803
Phone: (407) 271 8910 E-Mail: julie@zdevelopmentservices.com

OWNER

Name: David Siegel
Firm: Central Fla Investments LLC
Address: 5601 Windhover Drive, Orlando, FL 32819
Phone: (407) 351 3383 E-Mail: _____

LEGAL DESCRIPTION/LOCATION

Bass 192 PD 18 PG 6 Lot 1 lies the following lying within Lot 1: beg at NW COR of SW 1/4 of 19-25-20, N 368.62 ft, E 244 ft, N 427.21 ft, N 04 DEG E 167.86 ft, N 227.71 ft, N 03 DEG W 261.80 ft, W 8.81 ft to W/L of SEC 19, N 918.91 ft to S R/W of HWY 192, E 48.07 ft, S 627.84 ft, S 01 DEG W 203.93 ft, S 213.14 ft, S 02 DEG E 264.13 ft, S 1061.60 ft, S 88 DEG W 41.91 ft to POB

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 DEVELOPMENT SERVICES SITE PLAN AND SITE SPECIFIC REDEVELOPMENT PLAN REVIEW CRITERIA CHECKLIST

Project Name: Chipotle Bass Road

Subject Property Address: W Vine Street, Kissimmee, FL 34746

Subject Property Parcel ID #: 19-25-29-1037-0001-0010

Site Plan review requires 15 – 24"x36" black or blue line prints to include the following criteria below to be shown on submitted site plans and accompanying maps, drawn to a scale no smaller than 1-inch = 100-feet, and prepared by the appropriate combination of qualified professionals. (NOTE: Site Development Construction plans shall be prepared by a civil engineer licensed by the State of Florida). Please include this site plan review checklist in addition to other required submittals to the Development Services Department Planning Division. Indicate (NA) for items that are not applicable to the review. 2 copies of conceptual building elevations will need to accompany this checklist if Site Specific Redevelopment Plan is requested.

Note: All paper plans shall be accompanied by a PDF of the drawings, submitted via email or CD-ROM

General Information

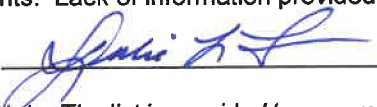
- X *Owner and Professional Agent:* The name, address, and phone number of the owner and the professional agent.
- X *Location Map:* Map indicating the location of the proposed development in relation to surrounding streets, and existing zoning and land use on adjacent land.
- N/A *Traffic:* For larger projects, any data or analysis the City may require to supplement concurrency review.
- X *Intent of use or development:* Statement of objectives, general proposed, and the proposed use(s) to be accommodated within the proposed project.
- X *Land Use and Zoning Designations:* Comprehensive Plan Future Land Use and Zoning Map Designations for the subject site and adjacent properties.
- X *Density and/or Intensity:* Project acreage, density by dwelling unit type; types of non-residential uses and their gross floor areas.
- X *Legal Description:* The subject site's legal description.
- X *Topo and Boundary Survey:* A signed and sealed topography and boundary survey of the subject site.
- X *Phasing:* If any, including the time, rationale, density and other impacts on public facilities, by phase.

Existing and Proposed Site Improvements

- X *Structures:* Location of existing and proposed structures (including structures located within 25-feet of the property line) plus approximate building dimensions, building height, setbacks, square footage, finish floor elevations, proposed uses and whether sprinkler systems are proposed.
- X *Dedications Rights-of-Way and Easements:* On-site and adjacent dedications, rights-of-way and easements.
- X *Streets, Circulation, & Parking:* Existing and proposed streets, pedestrian and bike path, parking areas and driveways, including any connections to off-site facilities within 25-feet; location and dimensions of access points; location and number of required and provided parking spaces and loading spaces, including parking requirement data and dimensions, handicapped parking, access aisle, ramps, signage; curbing; and existing and proposed turn lanes.
- N/A *Walls:* Location of existing and proposed walls, fences, and entrance features, and their height, type and size.

- X *Utilities:* Existing and conceptual utility layout, including water, sewer, gas and on-site lighting; connections to off-site facilities within 25-feet.
- X *Signs:* Conceptual type, size, height and locations of all site identification signage.
- X *Conceptual Landscape and Irrigation Plan:* Plan showing type and location of natural vegetation to be preserved and to be removed, location of proposed landscape and buffer areas in accordance with the City Code and City Plant List, sight triangles, and proposed landscaping and buffering concept (including approximate location of proposed walls, berms, hedges, and trees), drawn to the same scale as the site plan.
- X *Open Space:* Location, percentages, and purpose of open space and impervious areas, including any proposed recreation area and amenities.
- N/A *Slopes:* Unusual grading affecting relationship of building shall be shown on a preliminary grading plan.
- X *Drainage:* Direction of stormwater flow and method of disposition of surface drainage (including retention/detention areas), including location of any existing stormwater facilities within 25-feet of the property.
- X *Fire Protection:* Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.
- X *Solid Waste:* Garbage storage provisions, including full enclosure, a minimum of 6-feet in height and constructed in like manner of the building.
- X *Soils:* Soil conditions and muck depths (where applicable) based upon the Soil Survey of Osceola County.
- N/A *Flooding, Wetlands and Other Environmentally Sensitive Lands:* 100-year floodplain and floodway boundaries; location of any wetlands, wellfield protection areas and other environmentally sensitive areas, including the soil and vegetation basis for such a determination.

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

Signed:  Date: 10/19/21

Please Note: The list is provided to ensure that all site plans submitted are uniform and contained the minimum information required for review under Section 14-2-191 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 site plan review to the City of Kissimmee Development Services Department at (407)518-2140.

Approximate Review Time for a Site Plan Request:

<i>Review Type</i>	<i>Progressive Review Time</i>
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant - 2 weeks	2 Weeks
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks	5 Weeks
- Resubmittal of Site Development Plans	
- Final Site Development Review (Construction Plans) *** - 3 weeks	8 Weeks
- Development Order Issued	
Approximate Time of Review Total	8 - 10 Weeks

Estimation does not include review time for PUD Site Plan, and Minor Site Plan requests. Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and any other required documentation. ** 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.

11/20/09



2021 CITY OF KISSIMMEE SCHEDULE

Development Review Committee (DRC) Planning Advisory Board (PAB) & City Commission (CC)



Task	Date
DRC Submittal Deadline	1/6/2021
DRC Meeting	1/26/2021
PAB Meeting	3/3/2021
CC Meeting	4/6/2021

DRC Submittal Deadline	1/20/2021
DRC Meeting	2/16/2021
PAB Meeting	3/17/2021
CC Meeting	4/20/2021

DRC Submittal Deadline	2/3/2021
DRC Meeting	3/2/2021
PAB Meeting	4/7/2021
CC Meeting	5/4/2021

DRC Submittal Deadline	2/17/2021
DRC Meeting	3/16/2021
PAB Meeting	4/21/2021
CC Meeting	5/18/2021

DRC Submittal Deadline	3/3/2021
DRC Meeting	4/6/2021
PAB Meeting	5/5/2021
CC Meeting	6/1/2021

DRC Submittal Deadline	3/17/2021
DRC Meeting	4/20/2021
PAB Meeting	5/19/2021
CC Meeting	6/15/2021

DRC Submittal Deadline	4/7/2021
DRC Meeting	5/4/2021
PAB Meeting	6/2/2021
CC Meeting	7/6/2021

DRC Submittal Deadline	4/21/2021
DRC Meeting	5/18/2021
PAB Meeting	6/16/2021
CC Meeting	7/20/2021

Task	Date
DRC Submittal Deadline	5/5/2021
DRC Meeting	6/1/2021
PAB Meeting	7/7/2021
CC Meeting	8/3/2021

DRC Submittal Deadline	5/19/2021
DRC Meeting	6/15/2021
PAB Meeting	7/21/2021
CC Meeting	8/17/2021

DRC Submittal Deadline	6/2/2021
DRC Meeting	7/6/2021
PAB Meeting	8/4/2021
CC Meeting	9/7/2021

DRC Submittal Deadline	6/16/2021
DRC Meeting	7/20/2021
PAB Meeting	8/18/2021
CC Meeting	9/21/2021

DRC Submittal Deadline	7/7/2021
DRC Meeting	8/3/2021
PAB Meeting	9/1/2021
CC Meeting	10/5/2021

DRC Submittal Deadline	7/21/2021
DRC Meeting	8/17/2021
PAB Meeting	9/15/2021
CC Meeting	10/19/2021

DRC Submittal Deadline	8/4/2021
DRC Meeting	9/7/2021
PAB Meeting	10/6/2021
CC Meeting	11/2/2021

DRC Submittal Deadline	8/18/2021
DRC Meeting	9/21/2021
PAB Meeting	10/20/2021
CC Meeting	11/16/2021

Task	Date
DRC Submittal Deadline	9/1/2021
DRC Meeting	10/5/2021
PAB Meeting	11/3/2021
CC Meeting	12/7/2021

DRC Submittal Deadline	9/15/2021
DRC Meeting	10/19/2021
PAB Meeting	11/17/2021
CC Meeting	12/21/2021

DRC Submittal Deadline	10/6/2021
DRC Meeting	11/2/2021
PAB Meeting	12/1/2021
CC Meeting	1/4/2022

DRC Submittal Deadline	10/20/2021
DRC Meeting	11/16/2021
PAB Meeting	12/15/2021
CC Meeting	1/18/2022

DRC Submittal Deadline	11/3/2021
DRC Meeting	12/7/2021
PAB Meeting	1/5/2022
CC Meeting	2/1/2022

DRC Submittal Deadline	11/17/2021
DRC Meeting	12/21/2021
PAB Meeting	1/19/2022
CC Meeting	2/15/2022

DRC Submittal Deadline	12/1/2021
DRC Meeting	1/4/2022
PAB Meeting	2/2/2022
CC Meeting	3/1/2022

DRC Submittal Deadline	12/15/2021
DRC Meeting	1/18/2022
PAB Meeting	2/16/2022
CC Meeting	3/15/2022

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
☐	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



David A. Siegel
President & Chairman of the Board

Date: 10/22/2021

Reference: Chipotle Bass Road, W. Vine Street, Kissimmee, FL 34746
Parcel I.D. 19-25-29-1037-0001-0010

To Whom It May Concern:

Please accept this letter as authorization for Julie Farr of Z Development Services, to act as our authorized agent for the submittal of the required documents during the permitting process for the above referenced project.

She will act as agent in submitting applications and other related correspondence for the above referenced project. She will also provide representation at meetings as required.

Sincerely,

David A. Siegel
President and CEO

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22nd day of Oct, 2021.
by David Siegel who is personally known to me or who produced _____
as identification and who did not take an oath.

Notary Public

My Commission Expires:



Seal MARIA E SANTIAGO
Commission # GG 133160
Expires October 31, 2021
Bonded Thru Budget Notary Services



Central Florida Investments, Inc.

5601 Windhover Dr. • Orlando, Florida 32819

(407) 351-3383 • Fax (407) 352-8935

www.westgateresorts.com

ITEM 5.B

PUBLIC HEARING: AX-21-0001 HILLIARD PARK: ANNEXATION - PROPOSED ORDINANCE NO. 22-002

Request

Approval to annex approximately 13.52 acres of property located east of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way, and west of Cahokia Court.

Explanation

This annexation includes a 13.52 acre parcel of land located off of Hillard Isle Road. The property is contiguous, or adjacent to parcels currently within City limits along the north and west boundaries meeting the state voluntary annexation and city Land Development Code requirements.

Improvements and conditions to mitigate impacts will be addressed with subsequent development review applications and reviews and is subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with Chapter 171 of the Florida Statutes as it meets all the criteria for voluntary annexation as the subject property is contiguous to the City Limits along the western and northern boundaries of the parcel. Municipal services, including water, sewer, drainage, police and fire protection are already provided to surrounding properties. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-2-12 annexation regulations outlined in the Land Development Code.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

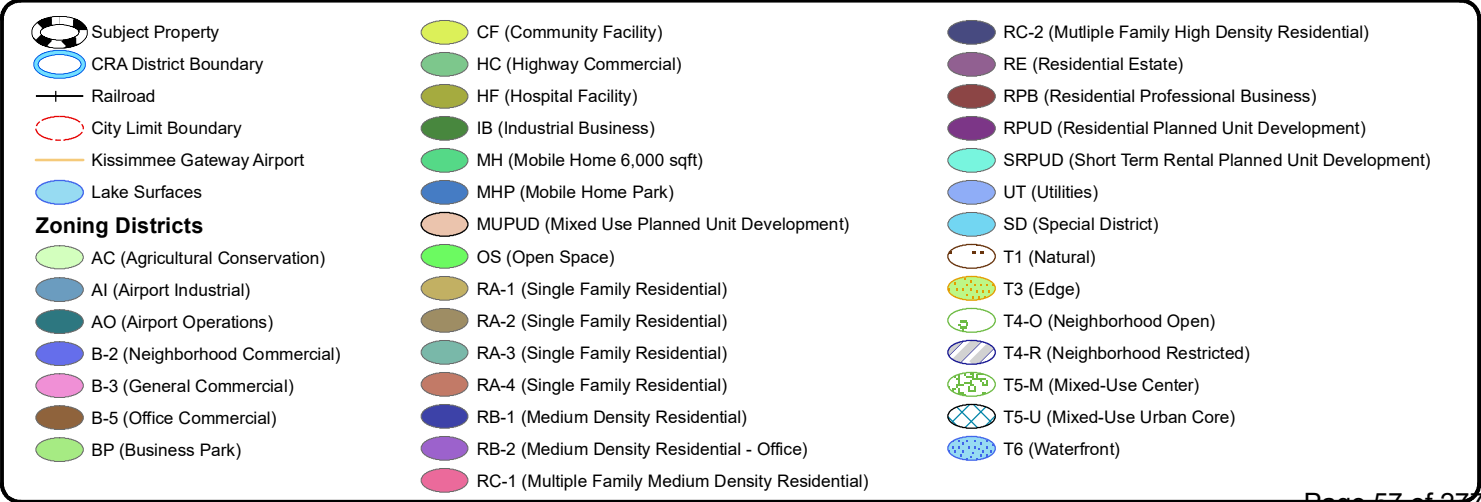
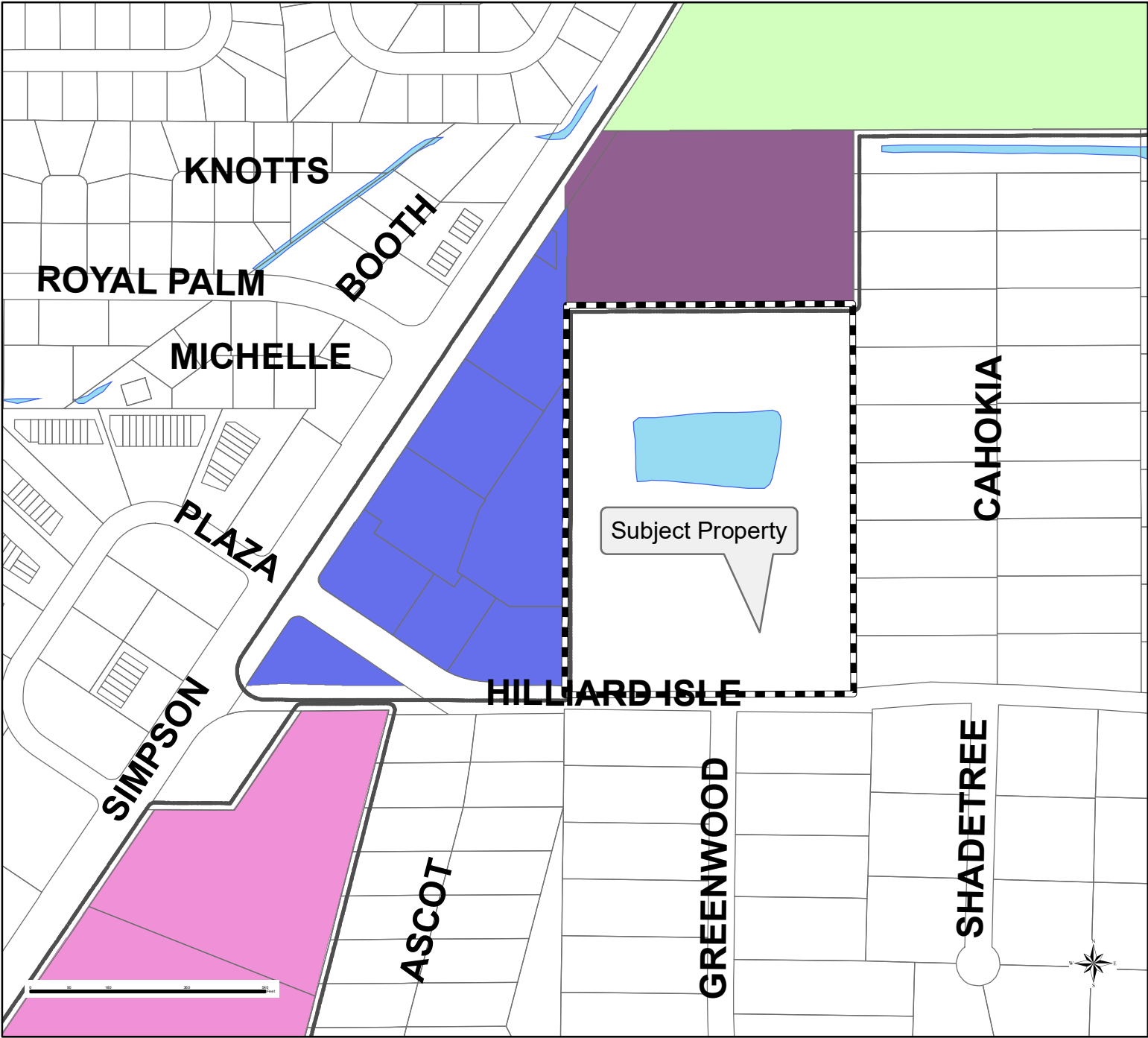
Approve

The Development Review Committee (DRC) recommended approval on January 18, 2022.

Attachment(s):

1. AX-21-0001 Aerial Map
2. AX-21-0001 Vicinity Map
3. AX-21-0001 Site Data Tables
4. AX-21-0001 Proposed Ordinance 22-002
5. AX-21-0001 PAB Ad
6. ANX-21-0001 DRC Comments
7. AX-21-0001 DRC Application





Hilliard Park Annexation, AX-21-0001
Parcel ID#08-25-30-0000-0085-000008
East of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way,
& west of Cahokia Court.
Site Data Tables

Site Data	
Size	13.52 acres
Future Land Use Designation	Low Density Residential (LDR) – County
Proposed Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR) – City
Zoning District Designation	Estate Development (E-1) – County
Proposed Zoning District Designation	Medium Density Residential (RB-1) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Single Family Detached, Townhomes
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR) – City
South	LDR – County
East	LDR – County
West	Commercial General (CG)– City
Adjacent Zoning	
North	Residential Estate (RE)– City
South	Estate Development (E-1) - County
East	Estate Development (E-1) - County
West	Neighborhood Commercial (B-2) – City
Zoning History	N/A - This property is currently within County jurisdiction.
Past/Current Project Tracking	AX-21-0001 – Hilliard Park Annexation LUPA-21-0001 – Hilliard Park Land Use Amendment (County LDR to City MF-MDR) ZMA-21-0002- Hilliard Park Rezoning (County E-1 to City RB-1)

Comprehensive Plan Summary
Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

Potential Zoning Districts	Multiple Family Medium Density Residential - RC – 1
	Agriculture and Conservation - AC
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

<i>Zoning District Standards District Summary</i>
Land Development Code Section 14-4-4(D), RB-1 (Medium Density Residential District) Intent: The RB-1 and RB-2 zoning districts are primarily intended to meet housing needs for single family medium density development, duplexes, and, where appropriate, triplexes. Both districts are also intended to accommodate compatible non-residential uses, existing multiple family structures, and existing rooming houses. The RB-1 district is particularly suitable for redevelopment areas having small platted lots; areas with natural constraints which make higher densities inappropriate; and sites serving as a transition between areas or districts with differing intensities of development.

<i>Comprehensive Plan Future Land Use & Zoning Comparisons</i>		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	LDR County Future Land Use (3-8 du/ac)	MF-MDR City Future Land Use (10-20 du/ac; proposed 7.39 du/ac; lesser densities permitted to protect environmentally sensitive areas & surrounding uses)
	E-1 County Zoning	RB-1 City Zoning
	Vacant	Single Family Detached & Townhomes

<i>Public Facilities Analysis</i>	
Transportation	
Adjacent street	Hilliard Isle Rd., Simpson Rd.
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction. Project Development and Environment (PD&E) study for the widening of Simpson Road has been completed by Osceola

	County to widen to divided 4-lane roadway that includes a 26-foot median and a 10-foot shared use path for bicycles and pedestrians. Construction is projected to commence in 2023.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 22-002
ORDINANCE NO. _____

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF
CERTAIN HEREIN DESCRIBED LAND, TO THE CITY OF
KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE
TERMS AND CONDITIONS OF SUCH LAND AFTER ITS
ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT
HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN
LAWFUL SESSION ASSEMBLED, AS FOLLOWS:

SECTION 1. After public hearing and proper legal advertisement, the City Commission of the City of Kissimmee determined that the hereinafter described property is susceptible of municipal benefits and that the best interest of the City of Kissimmee will be served by the annexation of the hereinafter described land.

Acreage: 13.52

The subject property is located at: Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8,
TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING
SOUTH AND EAST OF BOGGY CREEK ROAD (STATE ROAD NO. 530) AND NORTH OF
HILLIARD ISLE ROAD, LESS THE 400.0 FEET THEREOF

SECTION 2. That upon the effective date of this Ordinance, the land described in Section 1 of this Ordinance shall be part of the City of Kissimmee, Florida, and the boundaries of said shall now include the herein above described land from the effective date of this Ordinance.

SECTION 3. That the land described in Section 1 of this Ordinance shall from the effective date of this Ordinance be susceptible to all of the municipal benefits and responsibilities. That the land shall be subject to taxation by the City of Kissimmee beginning the first date of the first calendar year after the effective date of this Ordinance.

However, until that date, no real or personal property within the area described in this Ordinance and so annexed, shall be liable for or taxed to pay any bonded indebtedness of the City of Kissimmee existing at the time of the passage of this Ordinance. Except the exemption provided in this Ordinance, said land shall be subject to all of the obligations and duties as any other lands within the corporate boundaries of the City of Kissimmee, Florida.

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

Commissioner _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner _____ and upon

roll call on the motion the vote was as follows:

AYES:

NAYS:

Said motion having been duly carried, thereupon, Mayor Gonzalez, declared said Ordinance duly passed and adopted the ____ day of ____, 2022.

Mayor - Commissioner

ATTEST:

City Clerk

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: E-1 - (Estate) - County

TO: RB-1 - (Medium Density Residential) - City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE #22-04: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

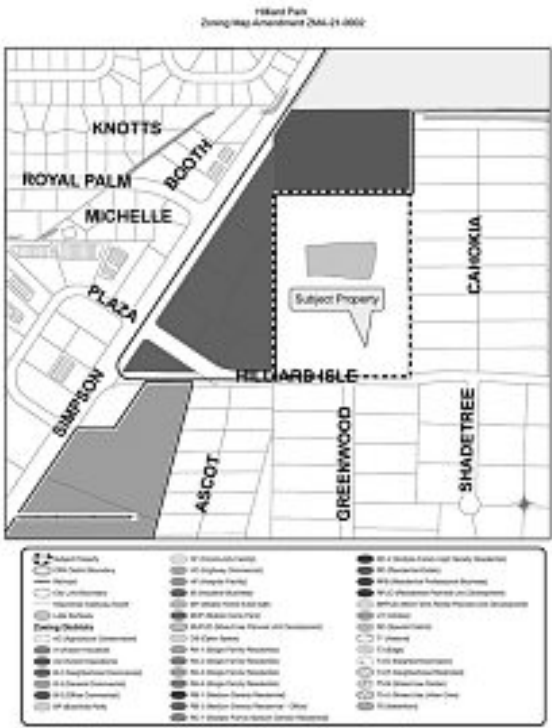
Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference # ZMA-21-0002
ZMA for 08-25-30-0000-0085-00000

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and Providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, February 16, 2022** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: LDR-(Low Density Residential)-County

TO: MF-MDR-(Multi-Family Medium Density Residential)-City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE# 22-003: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140.

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 # LUPA-21-0001

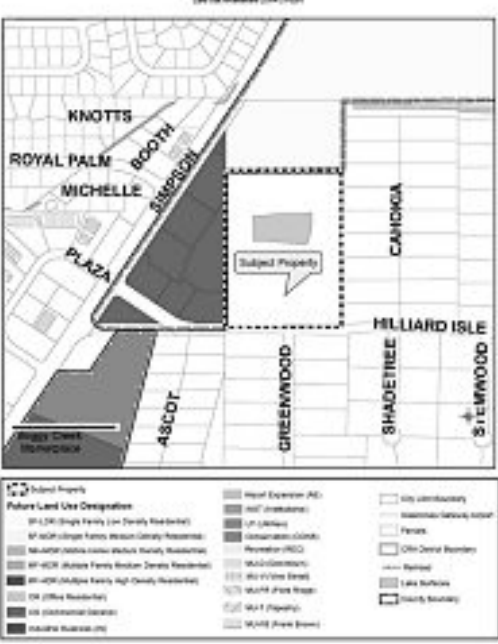
PLANNING ADVISORY BOARD

Land Use for 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA

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

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.



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Annexation of 08-25-30-0000-0085-0000.

PROPOSED ORDINANCE#22-002 AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, February 16, 2022** at 6:00 P.M. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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.

In accordance with [Florida Statutes](#) 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.

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)

Reference # AX-21-0001

PLANNING ADVISORY BOARD

Annexation of 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: MUPUD-(Mixed Use Planned Unit Development)-City

TO: RC-1-(Multiple Family Medium Density Residential)-City

The subject property is located at Mill Slough Rd. & Cutler Ct. Parcel ID: 13-25-29-00U0-0012-0000; 13-25-29-2198-0001-00B0; 13-25-29-2198-0001-00C0 & 13-25-29-2198-0001-00D0

Legal Description:

COM AT NW COR OF SEC, S1362.73FT E 687.01 FT TO POB; N 60 DEG E 322.37 FT, N 30 DEG W 839.17 FT N 60 DEG E 556.02 FT TO PT ON WLY R/W OF FLA TURNPIKE, S 19 DEG E 1415.65 FT TO PT OF CURVE, W ARC OF CURVE TO LEFT HAVING 7839.44 FT RADIUS CENTRAL ANGLE OF 9 DEG, ALONG CURVE 1227.84 FT W 1318.76 FT, N 1295.16 FT, E 14.27 FT TO POB SUBJ TO ESTM OVER ELY 22.74 FT THEREOF ORD 1559 LESS PLAT OF SUNBELT PH 1 PB 21 PG 66

Together with Parcel 2:

SUNBELT PH 1 PB 21 PG 66 TRACT B WET DETENTION POND

Together with Parcel 3:

SUNBELT PH 1 PB 21 PG 66 TRACT C WET DETENTION POND

Together with Parcel 4:

SUNBELT PH 1 PB 21 PG 66 TRACT D OUTFALL

PROPOSED ORDINANCE #22-001: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # ZMA-21-0001

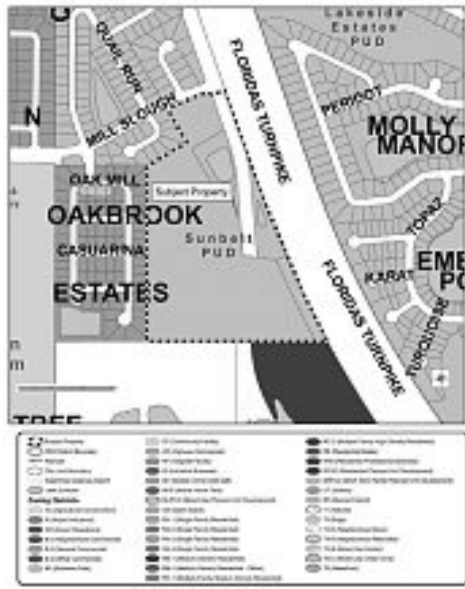
PLANNING ADVISORY BOARD

Mill Slough Rd

KISSIMMEE, FLORIDA

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

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



Ad Number: 7137582-3

Insertion Number:

Size: 3 x 10.5000

Color Type: B&W

Client Name:

Advertiser:

Section/Page/Zone: Osceola Zone/J003/OSC

Description: Annex AX

City of Kissimmee Planning Services

Osceola Zone/J003/OSC

Annex AX

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Annexation of 08-25-30-0000-0085-0000.

PROPOSED ORDINANCE#**22-002** AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is located at Hilliard Isle Rd. **Parcel ID:** 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, February 16, 2022 at 6:00 P.M.** in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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.

In accordance with [Florida Statutes](#) 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.

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)

Reference # **AX-21-0001**

Annexation of 08-25-30-0000-0085-0000

PLANNING ADVISORY BOARD

KISSIMMEE, FLORIDA



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Celebrating a loved one



Announcing an event

1



Schedule

2



Layout

3



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Hartford Courant

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THE MORNING CALL

THE BALTIMORE SUN

The Virginian-Pilot

Orlando Sentinel

SunSentinel



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: N. of Hilliard Isle Rd.
PLAN NUMBER: ANX-21-0001**

DATE: 1/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

1. Subject to Planning Advisory Board and City Commission approval.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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: Annexation of 08-25-30-0000-0080-0000 DRC#

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

Agent Signature:  Date: 12-1-21

Agent Name (Print): Craig Zetwo

Property Owner Signature:  Date:

Property Owner Name (Print): Keith A Graham (GFJV LLC)



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Letter of Authorization

Date November 25, 2020

RE: 08-25-30-0000-0085-0000

To Whom It May Concern:

This letter does hereby authorize Khaled Hussein and Hanson, Walter & Associates, Inc. to act as representative for GFJV LLC

(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

(Townhouse or LDR) Kay

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at 407-592-8566

Sincerely,

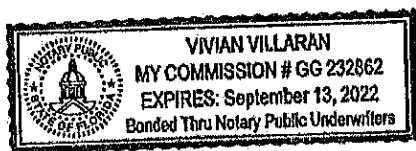
Khaled Hussein

STATE OF Orange
COUNTY OF Florida

Sworn to (or affirmed) and subscribed before me this 25th day of November
20 20, by Keith A. Graham as managing member of GFJV LLC,
(name of person making statement) who is personally known to me, or who

produced _____ as identification.

SEAL:



Notary Public Signature: V. Villaran

CFN 2009002685
BK 03783 Pg 0193 (1pg)
DATE: 01/04/2009 02:46:57 PM
HALCON THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 10.00
DEED DOC 5:061.00

This Document Prepared By and Return to:
Marcos R. Marchena, Esq.
Marchena and Graham, P.A.
976 Lake Baldwin Lane, Ste 101
Orlando, FL 32814

Parcel ID Number: 08-25-30-0000-0085-0000

Warranty Deed

This Indenture, Made this 23rd day of December, 2008 A.D., Between
Hundred Fires, Ltd., a Florida limited partnership

of the County of Orange, State of Florida, grantor, and
GFJV, LLC, a Florida limited liability company

whose address is: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Osceola, State of Florida, to wit:

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 8,
Township 25 South, Range 30 East, Osceola County, Florida, lying
South and East of Boggy Creek Road (State Road No. 530) and North of
Hilliard Isle Road, Less the North 400.00 feet thereof.

Right of Way Reservation for Hilliard Isle Road: The South 30.0 Feet
of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section
8, Township 25 South, Range 30 East, Osceola County, Florida.

* Subject to a Second Mortgage by Hundred Fires, Ltd. in favor of
Keith A. Graham and JoLynn Graham, husband and wife, and Benny Graham
and Carolyn Graham, husband and wife, and John Graham and Candi
Graham, husband and wife dated July 29, 2004 and recorded on
09/01/2004 in OR Book 2589, Page 1075, Public Records of Orange
County, Florida.

and the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whatsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Hundred Fires, Ltd., a Florida limited
partnership

By: Red-Way, Inc., its General Partner, a
Florida corporation

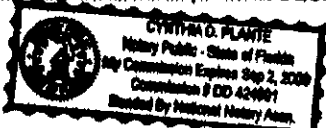
Cynthia D. Plante
Printed Name: Cynthia D. Plante
Witness

Jose A. Rey (Seal)
Jose A. Rey, President
P.O. Address: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

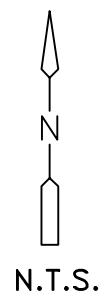
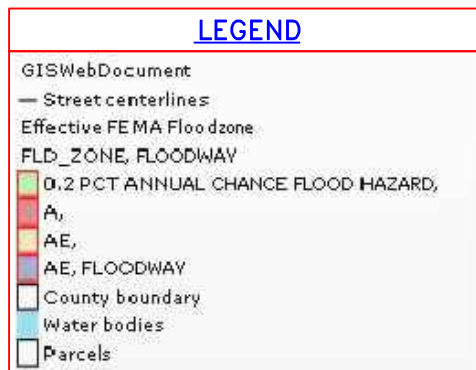
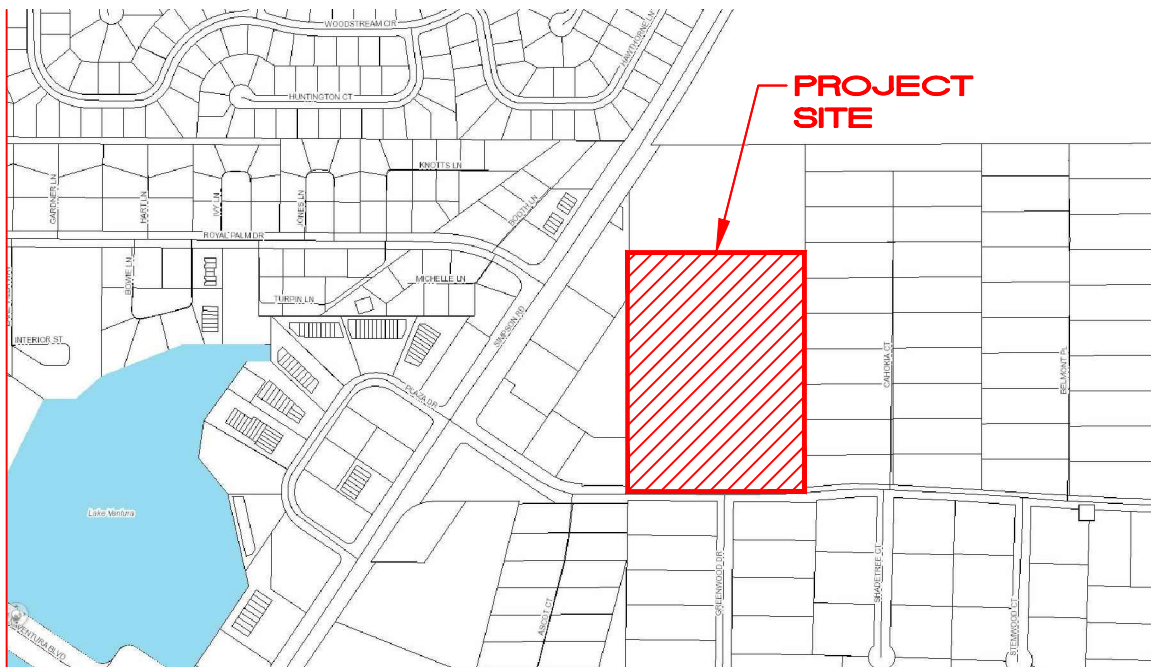
Melissa Ambros
Printed Name: Melissa Ambros
Witness

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of December, 2008 by
Jose A. Rey, President of Red-Way, Inc., the General Partner of
Hundred Fires, Ltd., a limited partnership
on behalf of the corporation and the partnership
he is personally known to me or he has produced his Florida driver's license as identification



Cynthia D. Plante
Printed Name: Cynthia D. Plante
Notary Public
My Commission Expires:



SEC. 08 TWP. 25S - RGE 30E

FEMA FIRM PANEL: 12097C0080 G



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.



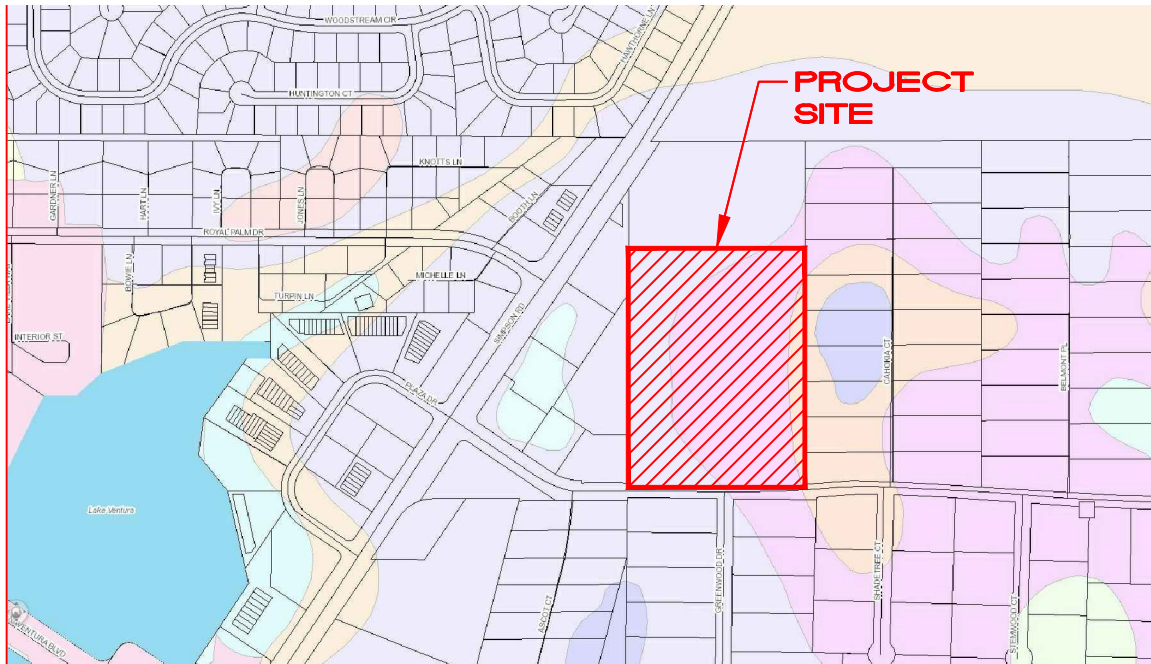
08-25-30-0000-0085-0000

FLOOD MAP

DATE 11/2016

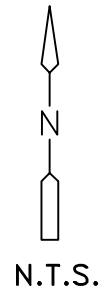
FIGURE NO.3

I:\5166\ENGINEERING\CADD\PLANS\EXHIBITS\FLOOD MAP.dwg * Dec 15, 2021 -6:47am * plotted by czetwo



LEGEND

GISWebDocument — Street centerlines □ County boundary Water bodies □ Parcels Soils COMPNAME ADAMSVILLE SAND ADAMSVILLE VARIANT FINE SAND, 0 TO 5 PER ANKONA FINE SAND ARENTS, 0 TO 5 PERCENT SLOPES BASINGER FINE SAND BASINGER FINE SAND, DEPRESSIONAL CASSIA FINE SAND CHANDLER SAND, 5 TO 12 PERCENT SLOPES CHANDLER SAND, 0 TO 5 PERCENT SLOPES DELRAY LOAMY FINE SAND EAU GALLIE FINE SAND FLORIDANA FINE SAND GENTRY FINE SAND HOLOPAW FINE SAND HONTOON MUCK IMMOKALEE FINE SAND KALIGA MUCK LOKOSSEE FINE SAND MALABAR FINE SAND MALABAR FINE SAND, DEPRESSIONAL MALABAR-PINEDA COMPLEX	MYAKKA FINE SAND MYAKKA-URBAN LAND COMPLEX NARCOOSSEE FINE SAND NITTAW MUCK NO DATA OLDSMAR FINE SAND ONA FINE SAND PAOLA SAND, 0 TO 5 PERCENT SLOPES PARKWOOD LOAMY FINE SAND PINEDA FINE SAND PITS PLACID FINE SAND PLACID VARIANT FINE SAND POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES POMONA FINE SAND POMPANO FINE SAND POMPANO FINE SAND, DEPRESSIONAL RIVIERA FINE SAND RIVIERA FINE SAND, DEPRESSIONAL SAMSULA MUCK SATELLITE SAND SMYRNA FINE SAND ST.LUCIE FINE SAND, 0 TO 5 PERCENT SLOPES TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES VERO FINE SAND WATER WAUCHULA FINE SAND WINDER FINE SAND
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SEC. 08 TWP. 25S – RGE 30E



8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.



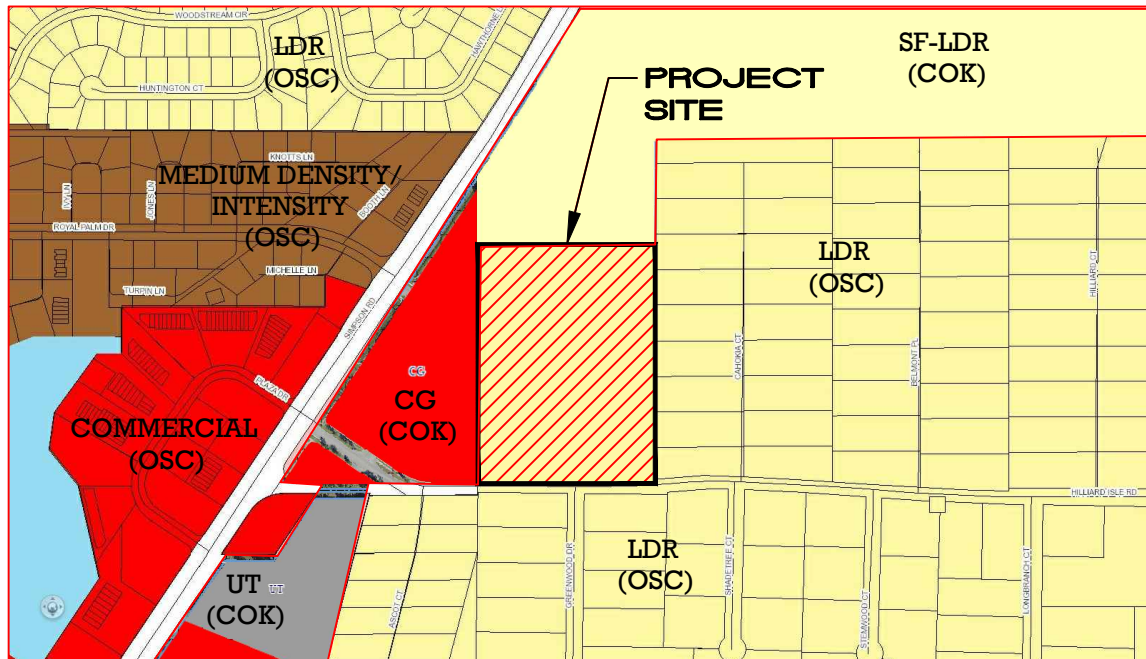
08-25-30-0000-0085-0000

SOILS MAP

DATE 11/2016

FIGURE NO.4

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CITY OF KISSIMMEE FUTURE LAND USE

Legend

Future Land Use

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- MH-MDR (Mobile Home Medium Density Residential)
- MF-MDR (Multiple Family Medium Density Residential)
- MF-HDR (Multiple Family High Density Residential)
- OR (Office Residential)
- CG (Commercial General)
- Industrial Business (IN)
- Airport Expansion (AE)
- INST (Institutional)
- UT (Utilities)
- Conservation (CONS)
- Recreation (REC)
- MU-D (Downtown)
- MU-V (Vine Street)
- MU-FR (Flora Ridge)
- MU-T (Tapestry)
- MU-FB (Frank Brown)

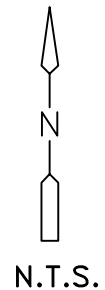
OSECOLA COUNTY FUTURE LAND USE

GISWebDocument

- Street centerlines
- County boundary
- Water bodies
- Parcels

Future Land Use

- COMMERCIAL
- CELEBRATION
- CONSERVATION
- DUAL USE/HDR AND COMMERCIAL
- DUAL USE/INSTITUTIONAL AND COM
- HARMONY
- HIGH DENSITY RESIDENTIAL
- INCORPORATED
- INDUSTRIAL
- INSTITUTIONAL
- INTENSIVE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- NATURAL RESOURCE UTILIZATION
- OFFICE
- POINCIANA
- RURAL ENCLAVE
- RURAL SETTLEMENT
- RURAL/AGRICULTURAL
- TOURIST COMMERCIAL



SEC. 08 TWP. 25S - RGE 30E



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
HWA
Hanson, Walter & Associates, Inc.

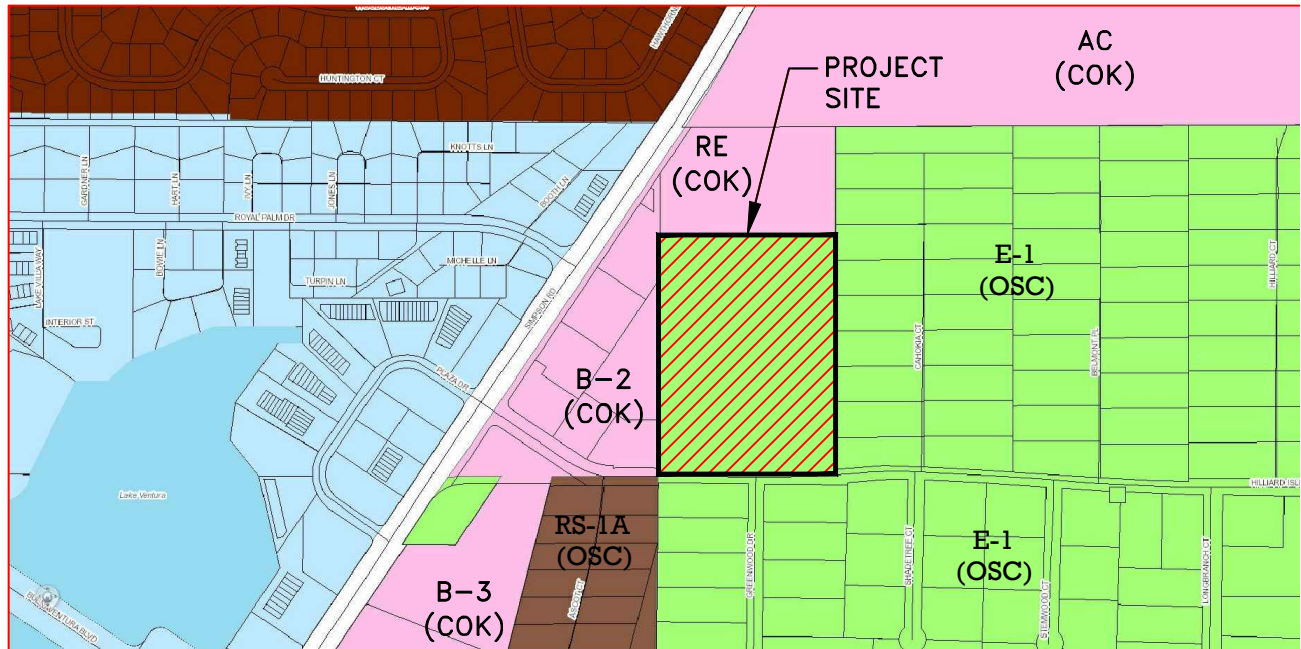
08-25-30-0000-0085-0000

LANDUSE MAP

DATE 11/2016

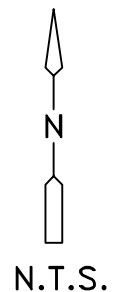
FIGURE NO.2

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CITY OF KISSIMMEE	
LEGEND: ZONING DISTRICTS	
AC (Agricultural Conservation)	RA-1 (Single Family Residential)
AI (Airport Industrial)	RA-2 (Single Family Residential)
AO (Airport Operations)	RA-3 (Single Family Residential)
B-2 (Neighborhood Commercial)	RA-4 (Single Family Residential)
B-3 (General Commercial)	RB-1 (Medium Density Residential)
B-5 (Office Commercial)	RB-2 (Medium Density Residential - Office)
BP (Business Park)	RC-1 (Multiple Family Medium Density Residential)
CF (Community Facility)	RC-2 (Multiple Family High Density Residential)
HC (Highway Commercial)	RE (Residential Estate)
HF (Hospital Facility)	RPB (Residential Professional Business)
IB (Industrial Business)	RPUD (Residential Planned Unit Development)
MH (Mobile Home 6,000 sqft)	SRPUD (Short Term Rental Planned Unit Development)
MHP (Mobile Home Park)	UT (Utilities)
MUPUD (Mixed Use Planned Unit Development)	SD (Special District)
OS (Open Space)	

OSECOLA COUNTY	
LEGEND: ZONING DISTRICTS	
GISWebDocument	PUD
Street centerlines	MXD
County boundary	ARE
Water bodies	LDR
Parcels	MHP
Zoning Districts	R-1*
PRIM_ZON	R-1M*
CG	R-2*
CN	R-2M*
CO	RM-1*
CR*	RM-2*
CT	RM-3*
EC	MDR
RPB	MDR-M
IN	RMH*
IA	RMH-1*
IB*	RMH-1A*
IG	RS-1*
IM	RS-1A*
IR	RS-1C*
AC	RS-2*
E-1*	RS-3*
E-1A*	HDR
E-2*	US
E-2A*	US-M
E-5*	STRPD
RS	TTP
PD	RCID



SEC. 08 TWP. 25S - RGE 30E



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
HWA
 Hanson, Walter & Associates, Inc.

08-25-30-0000-0085-0000

ZONING MAP

DATE 11/2016

FIGURE NO.1

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

Parcel: 08-25-30-0000-0085-0000



Owner Information

Owner Name	GFJV LLC
Mailing Address	976 LAKE BALDWIN LN STE 101 ORLANDO, FL 32814
Physical Address	HILLIARD ISLE RD, KISSIMMEE FL 34744
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 12/14/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2021	
Land	\$575,800	Land	\$575,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$575,800	Appraised(just)	\$575,800
Assessed(estimated)	\$575,800	Assessed*	\$575,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$575,800	Taxable	\$575,800
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3783-0193	\$723,000	2008-12-23	WD
1	2589-2059	\$882,400	2004-07-29	WD
2	1931-2371	\$480,000	2001-08-23	WD
3	1466-1522	\$200,000	1998-01-16	WD
4	1101-0279	\$360,000	1992-12-16	WD
5	1077-1847	\$235,000	1992-07-10	WD
6	0802-1298	\$0	1986-04-15	PR

Land Information - Total Acreage: 13.54

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	12.46	0.00	AC	\$575,700
SUBMERGED LAND	1.08	0.00	AC	\$100

Legal Description

Legal Description W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GFJV, LLC

Filing Information

Document Number	L08000116404
FEI/EIN Number	26-3972857
Date Filed	12/23/2008
State	FL
Status	ACTIVE

Principal Address

976 LAKE BALDWIN LANE
SUITE 101
ORLANDO, FL 32814

Changed: 02/17/2009

Mailing Address

976 LAKE BALDWIN LANE
SUITE 101
ORLANDO, FL 32814

Changed: 02/17/2009

Registered Agent Name & Address

GRAHAM, KEITH A
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Authorized Person(s) Detail

Name & Address

Title MGR

GRAHAM, KEITH A
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, JOLYNN
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, JOHN L
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CANDI
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, BENNY
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CAROLYN
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Annual Reports

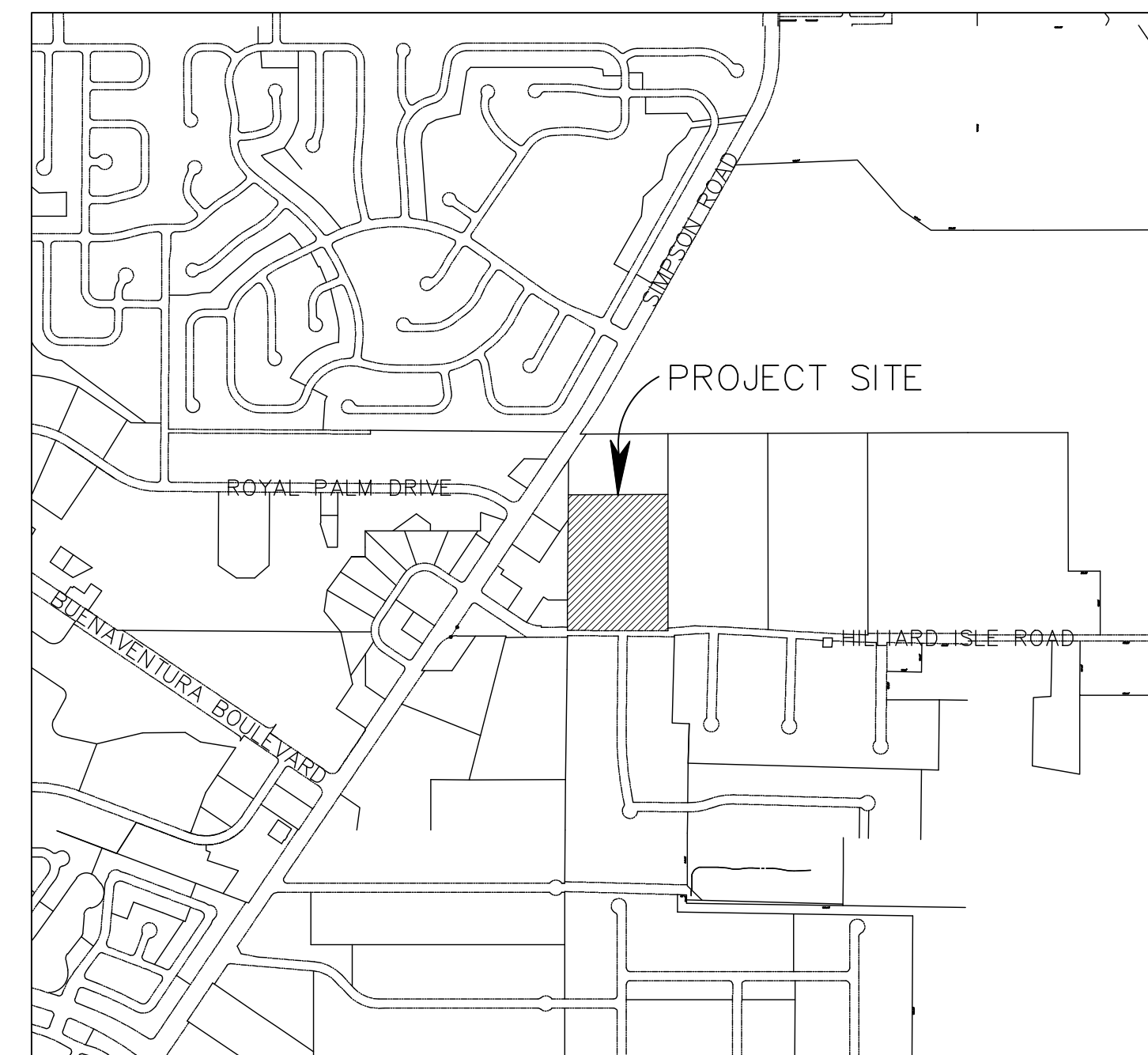
Report Year	Filed Date
2018	03/22/2018
2019	03/26/2019
2020	05/19/2020

Document Images

05/19/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
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02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
12/23/2008 -- Florida Limited Liability	View image in PDF format



VICINITY MAP
NOT TO SCALE



(PER O.R.B. 3783, PAGE 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH AND EAST OF BOGGY CREEK ROAD (STATE ROAD NO. 530) AND NORTH OF HILLIARD ISLE ROAD, LESS THE NORTH 400.0 FEET THEREOF.

CONTAINS 13.52 ACRES, MORE OR LESS.

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE IS NAIL AND DISK, STAMPED LB 2623, LOCATED IN THE CENTERLINE OF ASCOT COURT APPROXIMATELY 35.0' SOUTH OF THE POINT OF INTERSECTION WITH HILLIARD ISLE ROAD, ELEVATION = 77.31' (88)

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 BEING S89°07'08"E AS SHOWN.

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

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

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

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0080G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

I HEREBY CERTIFY TO:
PARK SQUARE HOMES

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

DATE _____

[illegible]

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140

SHEET 1 OF 1



February 9, 2022

Toho Request Number: 3358

The Parcel ID referenced below is within the Tohopekaliga Water Authority (Toho) service area. Please see below for site specific information and enclosure(s) for GIS map.

Parcel ID & Address: 08-25-30-0000-0085-0000 / Hilliard Isle Road, Kissimmee, Florida 34744

WATER

- ☐ A water main **is** installed
- ☒ A water main **is not** installed; a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Toho does not have water infrastructure available near parcel
- ☐ A water service line **has** been installed to the property
- ☒ A water service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed

SEWER

- ☐ A gravity main **is** installed
- ☒ A gravity main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ A force main **is** installed
- ☐ A force main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ Toho does not have sanitary infrastructure in proximity to parcel at this time
- ☐ A gravity lateral **has** been installed to the property
- ☒ A gravity lateral **is not** installed, lateral installation is required at the customers expense. Please submit sketch of proposed lateral to Ray Biron - rbiron@tohowater.com for review and approval.
- ☐ A force main connection; lift station or grinder pump **needs** to be installed. For information, please contact Ray Biron – rbiron@tohowater.com



MISCELLANEOUS

- ☐ Reuse main **is** installed
- ☒ Reuse main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Reuse service line **is** installed
- ☒ Reuse service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Irrigation service line **needs** to be installed, please contact meterfees@tohowater.com for invoicing; ***Please do not request a meter at this time as a meter cannot be set until this installation has been completed***

ENGINEERING NOTES:

1. Water main extension required.
2. Water service line needs to be installed.
3. Service line must be installed on property line.
4. 8" water main approx. 170' west of the southwest property corner.
5. Gravity main extension required.
6. Gravity lateral required.
7. 8" gravity sanitary sewer main approx. 500' west of the southwest property corner.
8. Reuse main extension required.
9. Reuse service line needs to be installed.
10. 6" reuse main approx. 180' west of the southwest property corner.
11. Fire hydrant approx. 380' west of the southwest property corner.

FOR YOUR INFORMATION – A hydraulic analysis may be required to determine capacity. A firm commitment for utility service will be provided based on meeting Toho's requirements for service including but not limited to:

- Compliance with Toho's design and construction standards and specifications
- Payment of all applicable fees and System Development Charges; *If you have any questions or would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and they will be happy to assist*
- Execution of a Developer's Service Agreement where applicable
- Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customers at the customer's expense.



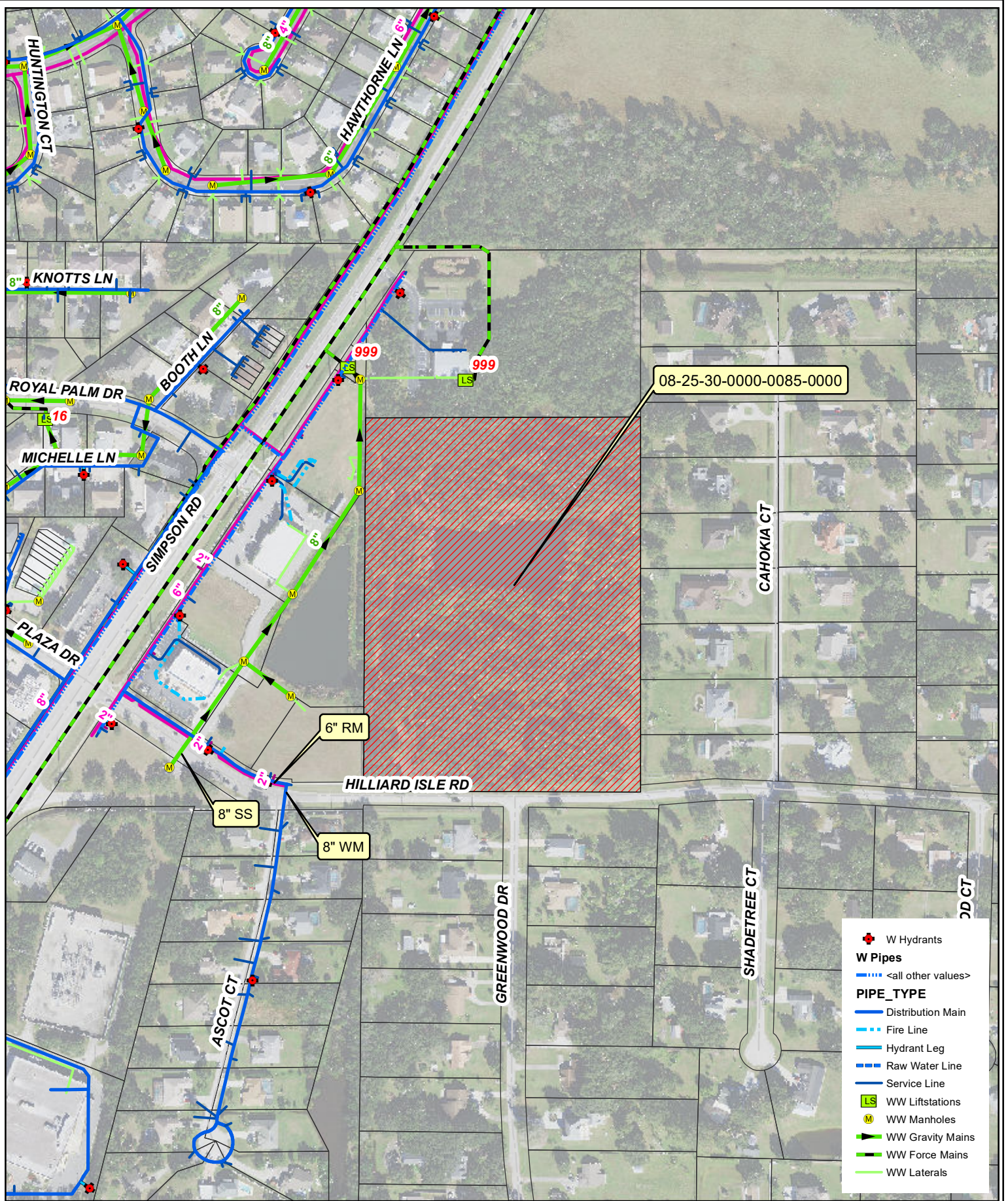
bringing you life's
most precious resource

951 Martin Luther King Blvd., Kissimmee, FL 34741

Tel: 407-944-5000

www.tohowater.com

Please understand that this is not a commitment from Toho to provide utility service to the property. It is information as to the location of the nearest utilities to the property.



1 inch = 300 feet

08-25-30-0000-0085-0000

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE PAGE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.

C:\Users\impampou\Desktop\Feb_2021 Avail Map.mxd
9/9/2019 at 11:34:24 AM
PRODUCED BY: Mike



ITEM 5.C

PUBLIC HEARING: LUPA-21-0001 HILLIARD PARK: LAND USE AMENDMENT - SMALL SCALE - (COUNTY LDR TO CITY MF-MDR) - PROPOSED ORDINANCE NO. 22-003

Request

Recommendation of approval of a land use map amendment to change the Future Land Use Map designation from County Low Density Residential (LDR) to City Multi Family Medium Density Residential (MF-MDR) on 13.52 acres of land.

Explanation

Approval of a Small Scale Land Use Map Amendment from County LDR (Low Density Residential) to City MF-MDR (Multi Family Medium Density Residential) for approximately 13.52 acres. This is a companion application to the annexation (AX-21-0001) and zoning map amendment (ZMA-21-0002). The Multiple Family Medium Density Residential (MF-MDR) Future Land Use designation allows for lesser densities lower than 10 dwelling units per acre to be established to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. The applicant is proposing development with a density 7.39 dwelling units per acre consisting of single family detached and townhomes.

Osceola County has completed the Project Development and Environment (PD&E) study for the widening of Simpson Road. Improvements adjacent to Hilliard Isle Road on Simpson is included in Phase 2 and is planned to accommodate a divided 4-lane roadway that includes a 26-foot median and a 10-foot shared use path for bicycles and pedestrians on each side of the road. Construction is projected to commence in 2023.

Other site improvements and conditions to mitigate impacts will be addressed with the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

The proposed land use amendment is consistent and compatible with adjacent uses, and with the intent of the proposed Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate townhomes and multi family structures with a density of 10-20 units per acre but lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
2. Compliance with Transportation Element Policy, 2.2.2.3: Density Support, in that transportation infrastructure and services shall support residential, non-residential, and mixed use land uses.
3. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

City of Kissimmee

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on January 18, 2022.

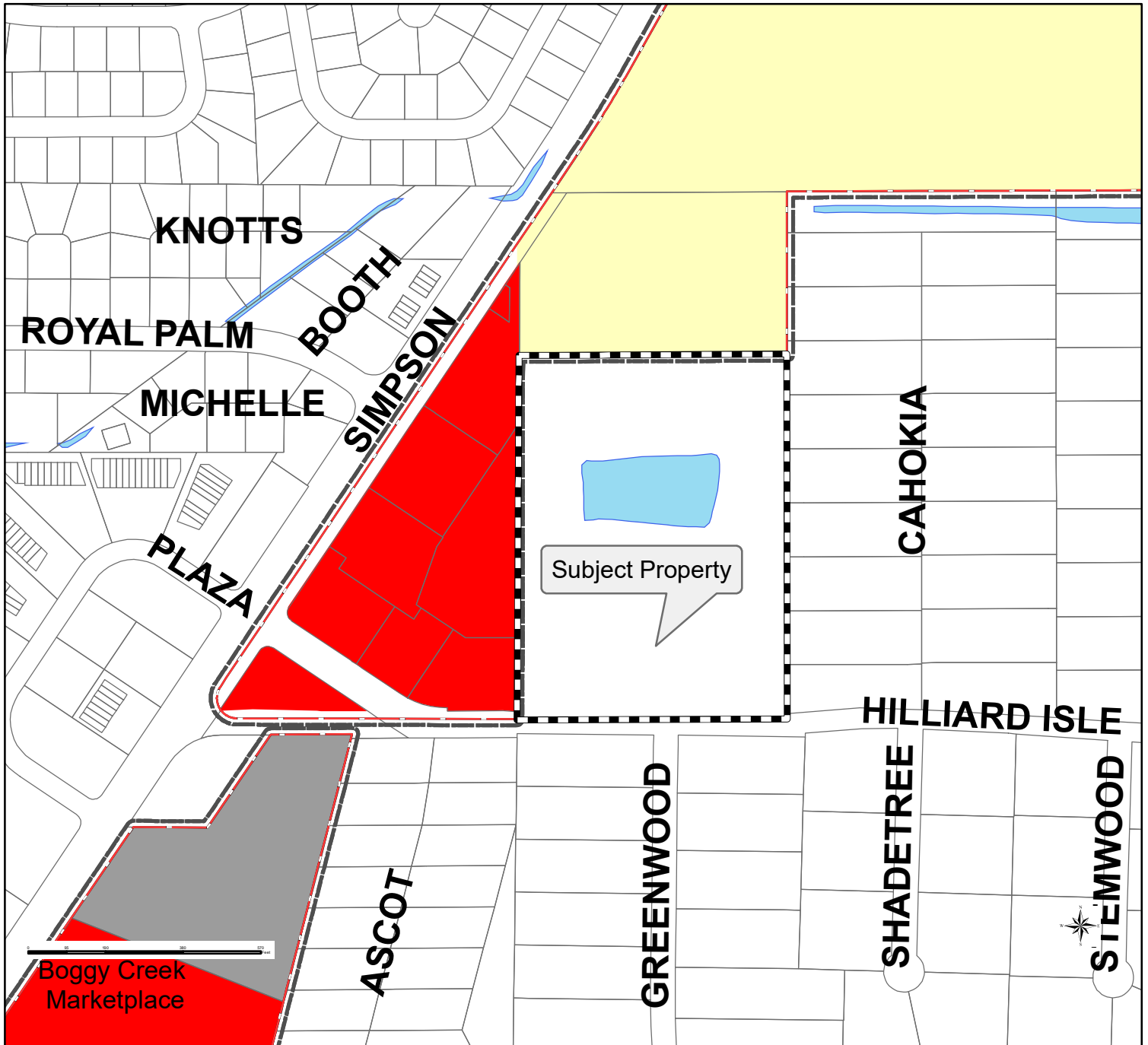
CONDITIONS:

1. Subject to City Commission approval of Hillard Park Annexation (AX-21-0001) and transmittal to the Department of Economic Opportunity (DEO).

Attachment(s):

1. LUPA-21-0001 Aerial Map
2. LUPA-21-0001 Vicinity Map
3. LUPA-21-0001 Site Data Tables
4. LUPA-21-21-0001 Proposed Ord 22-003
5. LUPA-21-0001 PAB Ad
6. LUPA 21-0001 DRC Comments
7. LUPA-21-0001 DRC Application





Subject Property

Future Land Use Designation

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- MH-MDR (Mobile Home Medium Density Residential)
- MF-MDR (Multiple Family Medium Density Residential)
- MF-HDR (Multiple Family High Density Residential)
- OR (Office Residential)
- CG (Commercial General)
- Industrial Business (IN)

- Airport Expansion (AE)
- INST (Institutional)
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- MU-FR (Flora Ridge)
- MU-T (Tapestry)
- MU-FB (Frank Brown)

- City Limit Boundary
- Kissimmee Gateway Airport
- Parcels
- CRA District Boundary
- Railroad
- Lake Surfaces
- County Boundary

Hilliard Park Land Use Amendment, LUPA-21-0001
Parcel ID#08-25-30-0000-0085-000008
East of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way,
& west of Cahokia Court.
Site Data Tables

Site Data	
Size	13.52 acres
Future Land Use Designation	Low Density Residential (LDR) – County
Proposed Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR) – City
Zoning District Designation	Estate Development (E-1) – County
Proposed Zoning District Designation	Medium Density Residential (RB-1) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Single Family Detached, Townhomes
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR) – City
South	LDR – County
East	LDR – County
West	Commercial General (CG)– City
Adjacent Zoning	
North	Residential Estate (RE)– City
South	Estate Development (E-1) - County
East	Estate Development (E-1) - County
West	Neighborhood Commercial (B-2) – City
Zoning History	N/A - This property is currently within County jurisdiction.
Past/Current Project Tracking	AX-21-0001 – Hilliard Park Annexation LUPA-21-0001 – Hilliard Park Land Use Amendment (County LDR to City MF-MDR) ZMA-21-0002- Hilliard Park Rezoning (County E-1 to City RB-1)

Comprehensive Plan Summary
Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

Potential Zoning Districts	Multiple Family Medium Density Residential - RC – 1
	Agriculture and Conservation - AC
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(D), RB-1 (Medium Density Residential District) Intent: The RB-1 and RB-2 zoning districts are primarily intended to meet housing needs for single family medium density development, duplexes, and, where appropriate, triplexes. Both districts are also intended to accommodate compatible non-residential uses, existing multiple family structures, and existing rooming houses. The RB-1 district is particularly suitable for redevelopment areas having small platted lots; areas with natural constraints which make higher densities inappropriate; and sites serving as a transition between areas or districts with differing intensities of development.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	LDR County Future Land Use (3-8 du/ac)	MF-MDR City Future Land Use (10-20 du/ac; proposed 7.39 du/ac; lesser densities permitted to protect environmentally sensitive areas & surrounding uses)
	E-1 County Zoning	RB-1 City Zoning
	Vacant	Single Family Detached & Townhomes

Public Facilities Analysis

Transportation	
Adjacent street	Hilliard Isle Rd., Simpson Rd.
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction. Project Development and Environment (PD&E) study for the widening of Simpson Road has been completed by Osceola

	County to widen to divided 4-lane roadway that includes a 26-foot median and a 10-foot shared use path for bicycles and pedestrians. Construction is projected to commence in 2023.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 22-003
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3050
KNOWN AS THE ORDINANCE ADOPTING THE
COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY
OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF
FLORIDA STATUTE 163.3184; DIRECTING THE CITY
MANAGER TO AMEND THE COMPREHENSIVE LAND USE
PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF
THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING
AS REQUIRED BY LAW; REPEALING ALL ORDINANCES
IN CONFLICT HERewith; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the City of Kissimmee, Florida, has adopted Ordinance No. 3050 pursuant to the Local Government Comprehensive Planning Act of 1975, as amended, and

WHEREAS, the City of Kissimmee has advertised as required by law for two (2) public hearings prior to adoption of this ordinance, and

WHEREAS, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION, ASSEMBLED, AS FOLLOWS:

SECTION 1. Amend the Land Use Plan as to the following area:

FROM: LDR (Low Density Residential) – County

TO: MF-MDR (Multi-Family Medium Density Residential) – City

The subject property is located at: Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH AND EAST OF BOGGY CREEK ROAD (STATE ROAD NO. 530) AND NORTH OF HILLIARD ISLE ROAD, LESS THE 400.0 FEET THEREOF

A map of the area is included with this ordinance.

SECTION 2. That a copy of said Land Use Plan Amendment is filed in the office of the Development Services Department of the City of Kissimmee as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office, available for public inspection.

SECTION 3. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Kissimmee.

SECTION 4. That all ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect 10 days after its passage

Commissioner_____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner _____ and upon roll call on the motion the vote was as follows:

AYES

NAYS

Said motion having been duly carried, thereupon, Mayor Olga Gonzalez declared said Ordinance duly passed and adopted the ____ day of _____, 2022.

Mayor - Commissioner

ATTEST:

City Clerk

Ad Number: 7137597-1
Insertion Number: 3 x 10.5000
Size: B&W
Client Name: City of Kissimmee Planning Services
Advertiser: Osceola Zone/J004/OSC
Section/Page/Zone: ZMA ZMA-21 -0001
Description:

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: E-1 - (Estate) - County

TO: RB-1 - (Medium Density Residential) - City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE #22-04: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # ZMA-21-0002
ZMA for 08-25-30-0000-0085-00000

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and Providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, February 16, 2022** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: LDR-(Low Density Residential)-County

TO: MF-MDR-(Multi-Family Medium Density Residential)-City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE# 22-003: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140.

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 # LUPA-21-0001

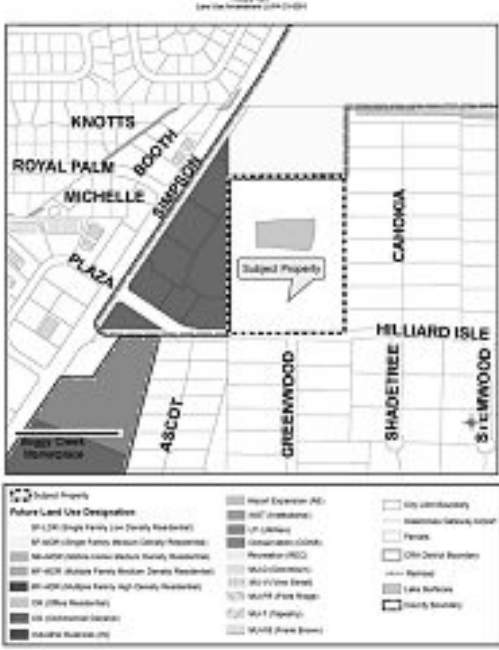
PLANNING ADVISORY BOARD

Land Use for 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA

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

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.



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Annexation of 08-25-30-0000-0085-0000.

PROPOSED ORDINANCE#22-002 AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, February 16, 2022** at 6:00 P.M. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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.

In accordance with [Florida Statutes](#) 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.

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)

Reference # AX-21-0001

PLANNING ADVISORY BOARD

Annexation of 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: MUPUD-(Mixed Use Planned Unit Development)-City

TO: RC-1-(Multiple Family Medium Density Residential)-City

The subject property is located at Mill Slough Rd. & Cutler Ct. Parcel ID: 13-25-29-00U0-0012-0000; 13-25-29-2198-0001-00B0; 13-25-29-2198-0001-00C0 & 13-25-29-2198-0001-00D0

Legal Description:

COM AT NW COR OF SEC, S1362.73FT E 687.01 FT TO POB; N 60 DEG E 322.37 FT, N 30 DEG W 839.17 FT N 60 DEG E 556.02 FT TO PT ON WLY R/W OF FLA TURNPIKE, S 19 DEG E 1415.65 FT TO PT OF CURVE, W ARC OF CURVE TO LEFT HAVING 7839.44 FT RADIUS CENTRAL ANGLE OF 9 DEG, ALONG CURVE 1227.84 FT W 1318.76 FT, N 1295.16 FT, E 14.27 FT TO POB SUBJ TO ESTM OVER ELY 22.74 FT THEREOF ORD 1559 LESS PLAT OF SUNBELT PH 1 PB 21 PG 66

Together with Parcel 2:

SUNBELT PH 1 PB 21 PG 66 TRACT B WET DETENTION POND

Together with Parcel 3:

SUNBELT PH 1 PB 21 PG 66 TRACT C WET DETENTION POND

Together with Parcel 4:

SUNBELT PH 1 PB 21 PG 66 TRACT D OUTFALL

PROPOSED ORDINANCE #22-001: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # ZMA-21-0001

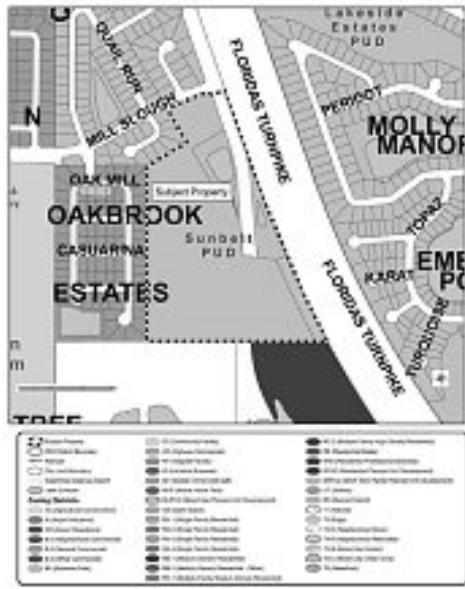
PLANNING ADVISORY BOARD

Mill Slough Rd

KISSIMMEE, FLORIDA

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

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





THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: N. of Hilliard Isle Rd.
PLAN NUMBER: LUPA-21-0001**

DATE: 1/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

1. Subject to Planning Advisory Board recommendation and City Commission approval.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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: Land Use for 08-25-30-0000-0080-0000 DRC# _____

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

Agent Signature:  Date: _____

Agent Name (Print): Craig Zetwo (Hanson Walter & Associates)

Property Owner Signature:  Date: _____

Property Owner Name (Print): Keith A Graham (GFJV LLC)



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Letter of Authorization

Date November 25, 2020

RE: 08-25-30-0000-0085-0000

To Whom It May Concern:

This letter does hereby authorize Khaled Hussein and Hanson, Walter & Associates, Inc. to act as representative for GFJV LLC

(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

(Townhouse or LDR) Kay

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at 407-592-8566

Sincerely,

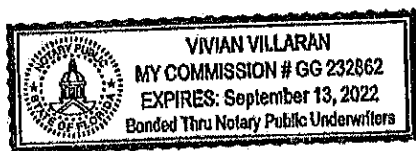
Khaled Hussein

STATE OF Orange
COUNTY OF Florida

Sworn to (or affirmed) and subscribed before me this 25th day of November
20 20, by Keith A. Graham as managing member of GFJV LLC, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:



Notary Public Signature: V. Villaran



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

GFJV, LLC

Filing Information

Document Number L08000116404

FEI/EIN Number 26-3972857

Date Filed 12/23/2008

State FL

Status ACTIVE

Principal Address

976 LAKE BALDWIN LANE

SUITE 101

ORLANDO, FL 32814

Changed: 02/17/2009

Mailing Address

976 LAKE BALDWIN LANE

SUITE 101

ORLANDO, FL 32814

Changed: 02/17/2009

Registered Agent Name & Address

GRAHAM, KEITH A

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Authorized Person(s) Detail

Name & Address

Title MGR

GRAHAM, KEITH A

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Title MGR

GRAHAM, JOLYNN

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Title MGR

GRAHAM, JOHN L
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CANDI
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, BENNY
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CAROLYN
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Annual Reports

Report Year	Filed Date
2018	03/22/2018
2019	03/26/2019
2020	05/19/2020

Document Images

05/19/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
02/07/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
03/08/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
12/23/2008 -- Florida Limited Liability	View image in PDF format

CFN 2009002685
BK 03783 Pg 0193 (1pg)
DATE: 01/04/2009 02:46:57 PM
HALCON THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 10.00
DEED DOC 5:061.00

This Document Prepared By and Return to:
Marcos R. Marchena, Esq.
Marchena and Graham, P.A.
976 Lake Baldwin Lane, Ste 101
Orlando, FL 32814

Parcel ID Number: 08-25-30-0000-0085-0000

Warranty Deed

This Indenture, Made this 23rd day of December, 2008 A.D., Between
Hundred Fires, Ltd., a Florida limited partnership

of the County of Orange, State of Florida, grantor, and
GFJV, LLC, a Florida limited liability company

whose address is: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Osceola, State of Florida, to wit:

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 8,
Township 25 South, Range 30 East, Osceola County, Florida, lying
South and East of Boggy Creek Road (State Road No. 530) and North of
Hilliard Isle Road, Less the North 400.00 feet thereof.

Right of Way Reservation for Hilliard Isle Road: The South 30.0 Feet
of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section
8, Township 25 South, Range 30 East, Osceola County, Florida.

* Subject to a Second Mortgage by Hundred Fires, Ltd. in favor of
Keith A. Graham and JoLynn Graham, husband and wife, and Benny Graham
and Carolyn Graham, husband and wife, and John Graham and Candi
Graham, husband and wife dated July 29, 2004 and recorded on
09/01/2004 in OR Book 2589, Page 1075, Public Records of Orange
County, Florida.

and the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whatsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Hundred Fires, Ltd., a Florida limited
partnership

By: Red-Way, Inc., its General Partner, a
Florida corporation

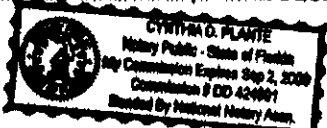
Cynthia D. Plante
Printed Name: Cynthia D. Plante
Witness

Jose A. Rey (Seal)
Jose A. Rey, President
P.O. Address: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

Melissa Ambrose
Printed Name: Melissa Ambrose
Witness

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of December, 2008 by
Jose A. Rey, President of Red-Way, Inc., the General Partner of
Hundred Fires, Ltd., a limited partnership
on behalf of the corporation and the partnership
he is personally known to me or he has produced his Florida driver's license as identification



Cynthia D. Plante
Printed Name: Cynthia D. Plante
Notary Public
My Commission Expires:



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

Parcel: 08-25-30-0000-0085-0000



Owner Information

Owner Name	GFJV LLC
Mailing Address	976 LAKE BALDWIN LN STE 101 ORLANDO, FL 32814
Physical Address	HILLIARD ISLE RD, KISSIMMEE FL 34744
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 12/14/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2021	
Land	\$575,800	Land	\$575,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$575,800	Appraised(just)	\$575,800
Assessed(estimated)	\$575,800	Assessed*	\$575,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$575,800	Taxable	\$575,800
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

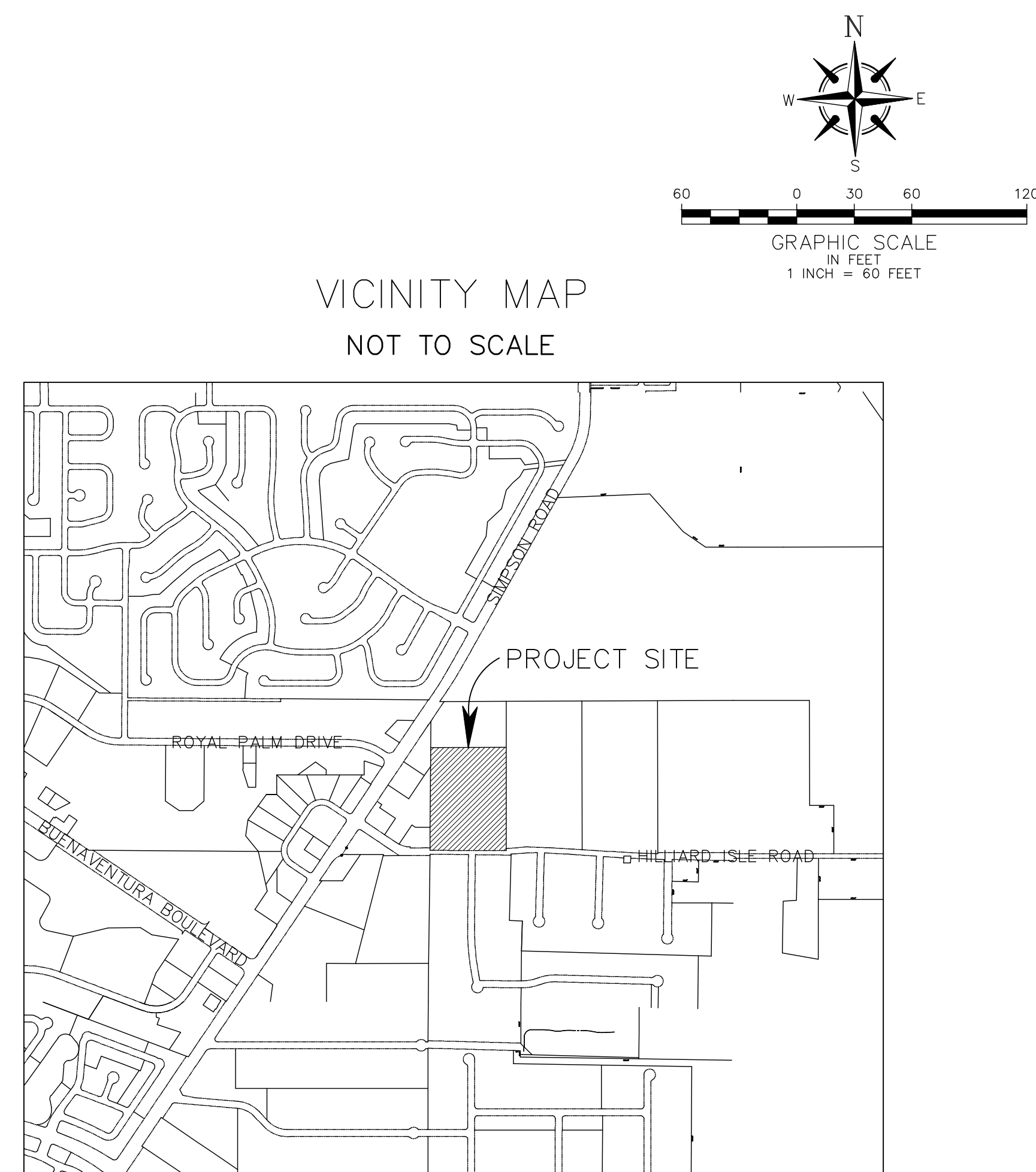
Seq	ORB-Pg	Price	Date	Deed Type
0	3783-0193	\$723,000	2008-12-23	WD
1	2589-2059	\$882,400	2004-07-29	WD
2	1931-2371	\$480,000	2001-08-23	WD
3	1466-1522	\$200,000	1998-01-16	WD
4	1101-0279	\$360,000	1992-12-16	WD
5	1077-1847	\$235,000	1992-07-10	WD
6	0802-1298	\$0	1986-04-15	PR

Land Information - Total Acreage: 13.54

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	12.46	0.00	AC	\$575,700
SUBMERGED LAND	1.08	0.00	AC	\$100

Legal Description

Legal Description W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT



(PER O.R.B. 3783, PAGE 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA)

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 BEING S89°07'08"E AS SHOWN.

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

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

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0080G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

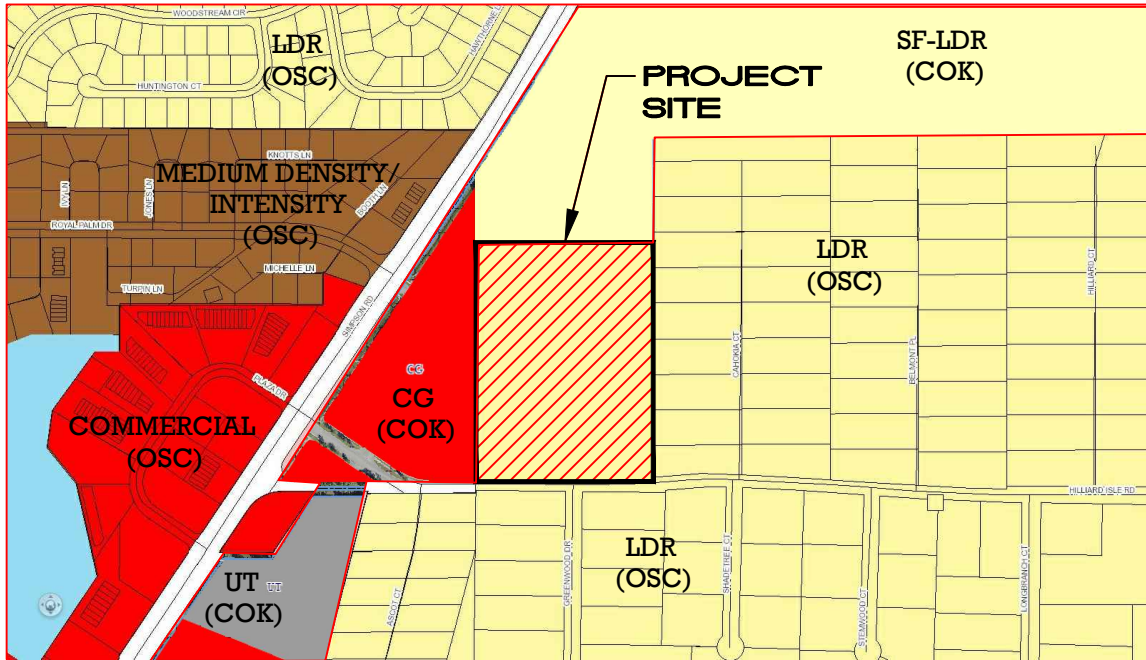
POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

I HEREBY CERTIFY TO:
PARK SQUARE HOMES

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

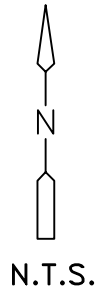
DATE _____

P.B. PLAT BOOK		(O) PLAT	* DEGREES	ALL PROPERTY CORNERS AS NOTED.		EL. ELEVATION	BENCHMARK		GO CLEAN OUT
P.B. REED BOOK		(O) PLAT	* MINUTES AND SECONDS	D.I.E. DRAINAGE AREA		R.T. POINT OF TANGENCY	GO WOOD POWER POLE	GO SANITARY SEWER MAHOLE	GO STORM SEWER MAHOLE
B.L. BACK SIGHT		(O) DESCRIBED	* MORE OR LESS	I.D. IDENTIFICATION		P.C. POINT OF REVERSE CURVE	GO CONCRETE POWER POLE	GO CONCRETE POWER POLE	GO GAS VALVE
T.M.C. TOWNSHIP		(O) MEASURED	B.L. LICENSED BUSINESS	P.O.B. POINT OF BEGINNING		P.I. POINT OF INTERSECTION	GO GUY WIRE ANCHOR	GO GUY WIRE ANCHOR	GO CABLE TELEVISION RISER
RANGE		(O) RADIUS	B.W.F. BURNED WIRE FENCE	P.F. FINISH FLOOR ELEVATION		A.B.T. NAIL AND TAB	GO WOOD LIGHT POLE	GO TELEPHONE RISER	GO TELEPHONE CABLE
TANGENT		(O) TANGENT	H.W.F. HOOD WIRE FENCE	L.F. LOWEST FLOOR ELEVATION		R.C. REINFORCED CONCRETE PIPE	GO FIRE-RESISTANT LIGHT POLE	GO ELECTRIC TRANSFORMER	GO ELECTRIC SERVICE METER
ACRES		(O) DELTA	CH. CHAIN LINK	G.F.E. GARAGE FLOOR ELEVATION		FD. FLOOR	GO METAL LIGHT POLE	GO TELEPHONE CABLE	GO TELEPHONE CABLE
P.S.M. PLAT MAPPER		(O) CENTERLINE	H.F. RIGHT OF WAY	O.D. OFFICIAL RECORDS		FD. TRANSFORMER	GO FIBER OPTIC	GO FIBER OPTIC	GO FIBER OPTIC
B.M. BENCHMARK		(O) CENTERLINE	FM. FENCE	O/S OFFSET		FD. TRANSFORMER	GO FIBER OPTIC	GO FIBER OPTIC	GO FIBER OPTIC
C.B.S. CONCRETE BLOCK & STUCCO		(O) CENTERLINE	O/S OFFSET	CONC. CONCRETE		C.R.M.B. COUNTY ROAD MAP BOOK	GO WATER VALVE	GO WATER VALVE	GO WATER VALVE
UNDERGROUND POWER LINE		(O) CENTERLINE	— GAS —	BURIED TELEPHONE		BURIED	GO WATER METER	GO WATER METER	GO WATER METER
OVERHEAD POWER LINE		(O) CENTERLINE	— GAS —	BURIED GAS MAIN		BURIED	GO RECLAIMED WATER VALVE	GO RECLAIMED WATER VALVE	GO RECLAIMED WATER VALVE
		(O) CENTERLINE	— GAS —	BURIED SANITARY SINK LINE		BURIED	GO RECLAIMED WATER METER	GO RECLAIMED WATER METER	GO RECLAIMED WATER METER
		(O) CENTERLINE	— GAS —				GO AIR RELEASE VALVE	GO AIR RELEASE VALVE	GO AIR RELEASE VALVE



CITY OF KISSIMMEE FUTURE LAND USE	
Legend	
Future Land Use	
	SF-LDR (Single Family Low Density Residential)
	SF-MDR (Single Family Medium Density Residential)
	MH-MDR (Mobile Home Medium Density Residential)
	MF-MDR (Multiple Family Medium Density Residential)
	MF-HDR (Multiple Family High Density Residential)
	OR (Office Residential)
	CG (Commercial General)
	Industrial Business (IN)
	Airport Expansion (AE)
	INST (Institutional)
	UT (Utilities)
	Conservation (CONS)
	Recreation (REC)
	MU-D (Downtown)
	MU-V (Vine Street)
	MU-FR (Flora Ridge)
	MU-T (Tapestry)
	MU-FB (Frank Brown)

OSECOLA COUNTY FUTURE LAND USE	
GISWebDocument	
	Street centerlines
	County boundary
	Water bodies
	Parcels
Future Land Use	
	COMMERCIAL
	CELEBRATION
	CONSERVATION
	DUAL USE/HDR AND COMMERCIAL
	DUAL USE/INSTITUTIONAL AND COM
	HARMONY
	HIGH DENSITY RESIDENTIAL
	INCORPORATED
	INDUSTRIAL
	INSTITUTIONAL
	INTENSIVE COMMERCIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MIXED USE
	NATURAL RESOURCE UTILIZATION
	OFFICE
	POINCIANA
	RURAL ENCLAVE
	RURAL SETTLEMENT
	RURAL/AGRICULTURAL
	TOURIST COMMERCIAL



SEC. 08 TWP. 25S – RGE 30E



8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.



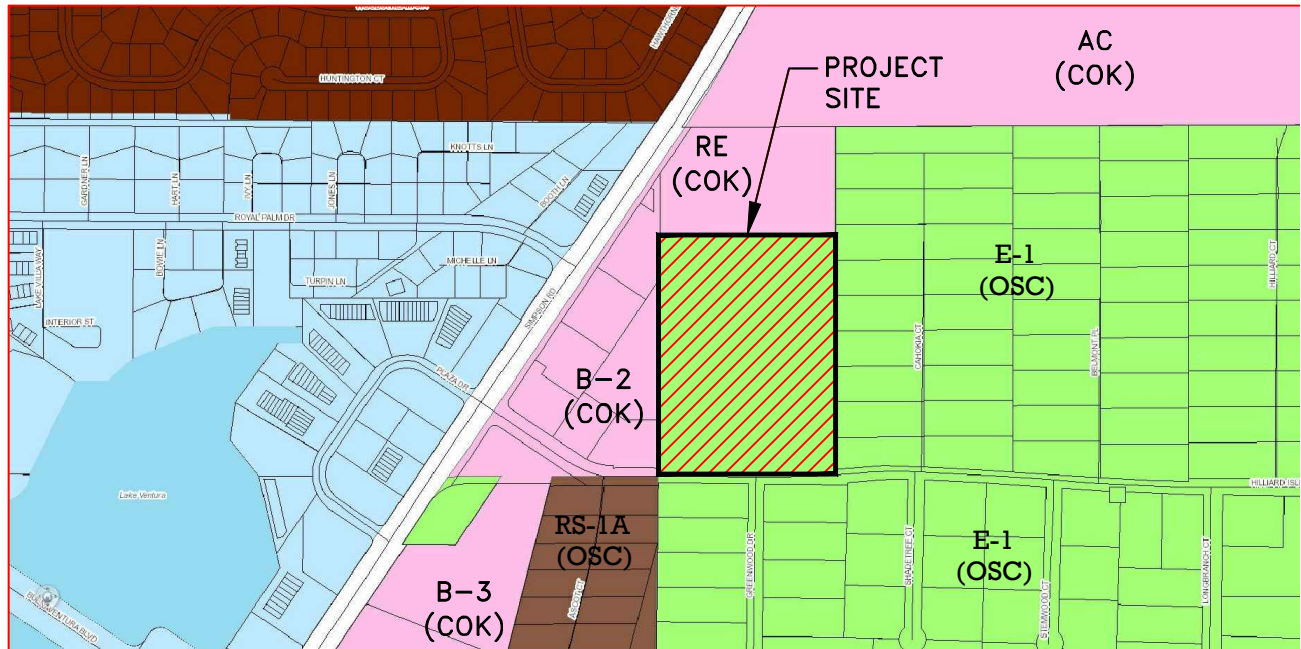
08-25-30-0000-0085-0000

LANDUSE MAP

DATE 11/2016

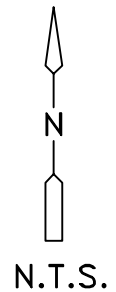
FIGURE NO.2

I:\5166\ENGINEERING\CADD\PLANS\EXHIBITS\LANDUSE MAP.dwg * Dec 15, 2021-8:03am * plotted by czetwo



CITY OF KISSIMMEE	
LEGEND: ZONING DISTRICTS	
AC (Agricultural Conservation)	RA-1 (Single Family Residential)
AI (Airport Industrial)	RA-2 (Single Family Residential)
AO (Airport Operations)	RA-3 (Single Family Residential)
B-2 (Neighborhood Commercial)	RA-4 (Single Family Residential)
B-3 (General Commercial)	RB-1 (Medium Density Residential)
B-5 (Office Commercial)	RB-2 (Medium Density Residential - Office)
BP (Business Park)	RC-1 (Multiple Family Medium Density Residential)
CF (Community Facility)	RC-2 (Multiple Family High Density Residential)
HC (Highway Commercial)	RE (Residential Estate)
HF (Hospital Facility)	RPB (Residential Professional Business)
IB (Industrial Business)	RPUD (Residential Planned Unit Development)
MH (Mobile Home 6,000 sqft)	SRPUD (Short Term Rental Planned Unit Development)
MHP (Mobile Home Park)	UT (Utilities)
MUPUD (Mixed Use Planned Unit Development)	SD (Special District)
OS (Open Space)	

OSECOLA COUNTY	
LEGEND: ZONING DISTRICTS	
GISWebDocument	PUD
— Street centerlines	MXD
□ County boundary	ARE
Water bodies	LDR
□ Parcels	MHP
Zoning Districts	R-1*
PRIM_ZON	R-1M*
CG	R-2*
CN	R-2M*
CO	RM-1*
CR*	RM-2*
CT	RM-3*
EC	MDR
RPB	MDR-M
IN	RMH*
IA	RMH-1*
IB*	RMH-1A*
IG	RS-1*
IM	RS-1A*
IR	RS-1C*
AC	RS-2*
E-1*	RS-3*
E-1A*	HDR
E-2*	US
E-2A*	US-M
E-5*	STRPD
RS	TTP
PD	RCID



SEC. 08 TWP. 25S - RGE 30E



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
HWA
 Hanson, Walter & Associates, Inc.

08-25-30-0000-0085-0000

ZONING MAP

DATE 11/2016

FIGURE NO.1

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February 9, 2022

Toho Request Number: 3358

The Parcel ID referenced below is within the Tohopekaliga Water Authority (Toho) service area. Please see below for site specific information and enclosure(s) for GIS map.

Parcel ID & Address: 08-25-30-0000-0085-0000 / Hilliard Isle Road, Kissimmee, Florida 34744

WATER

- ☐ A water main **is** installed
- ☒ A water main **is not** installed; a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Toho does not have water infrastructure available near parcel
- ☐ A water service line **has** been installed to the property
- ☒ A water service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed

SEWER

- ☐ A gravity main **is** installed
- ☒ A gravity main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ A force main **is** installed
- ☐ A force main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ Toho does not have sanitary infrastructure in proximity to parcel at this time
- ☐ A gravity lateral **has** been installed to the property
- ☒ A gravity lateral **is not** installed, lateral installation is required at the customers expense. Please submit sketch of proposed lateral to Ray Biron - rbiron@tohowater.com for review and approval.
- ☐ A force main connection; lift station or grinder pump **needs** to be installed. For information, please contact Ray Biron – rbiron@tohowater.com



MISCELLANEOUS

- ☐ Reuse main **is** installed
- ☒ Reuse main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Reuse service line **is** installed
- ☒ Reuse service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Irrigation service line **needs** to be installed, please contact meterfees@tohowater.com for invoicing; ***Please do not request a meter at this time as a meter cannot be set until this installation has been completed***

ENGINEERING NOTES:

1. Water main extension required.
2. Water service line needs to be installed.
3. Service line must be installed on property line.
4. 8" water main approx. 170' west of the southwest property corner.
5. Gravity main extension required.
6. Gravity lateral required.
7. 8" gravity sanitary sewer main approx. 500' west of the southwest property corner.
8. Reuse main extension required.
9. Reuse service line needs to be installed.
10. 6" reuse main approx. 180' west of the southwest property corner.
11. Fire hydrant approx. 380' west of the southwest property corner.

FOR YOUR INFORMATION – A hydraulic analysis may be required to determine capacity. A firm commitment for utility service will be provided based on meeting Toho's requirements for service including but not limited to:

- Compliance with Toho's design and construction standards and specifications
- Payment of all applicable fees and System Development Charges; *If you have any questions or would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and they will be happy to assist*
- Execution of a Developer's Service Agreement where applicable
- Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customers at the customer's expense.



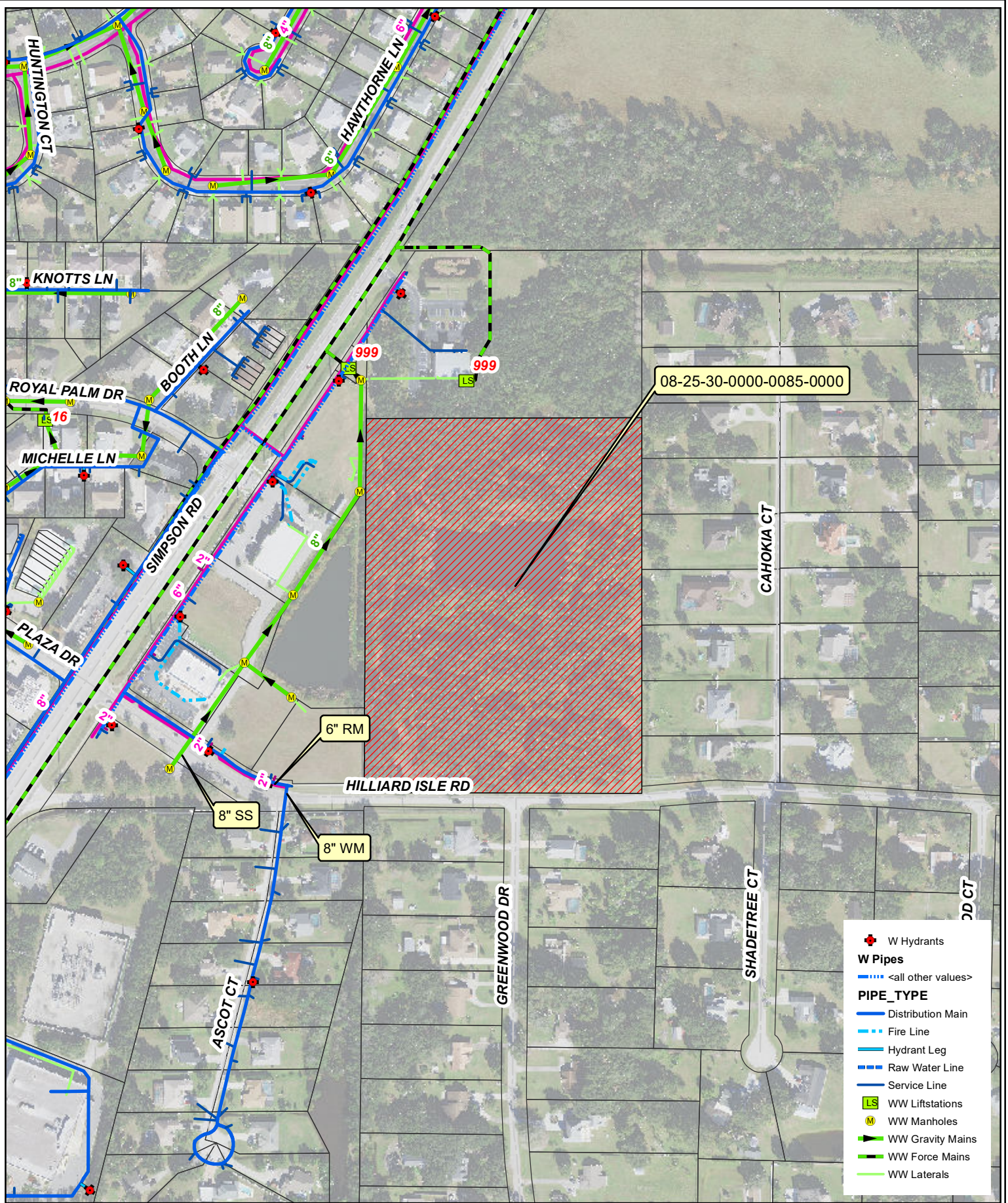
bringing you life's
most precious resource

951 Martin Luther King Blvd., Kissimmee, FL 34741

Tel: 407-944-5000

www.tohowater.com

Please understand that this is not a commitment from Toho to provide utility service to the property. It is information as to the location of the nearest utilities to the property.



- + W Hydrants
- W Pipes**
- <all other values>
- PIPE_TYPE**
- Distribution Main
- Fire Line
- Hydrant Leg
- Raw Water Line
- Service Line
- LS WW Liftstations
- M WW Manholes
- WW Gravity Mains
- WW Force Mains
- WW Laterals



1 inch = 300 feet

08-25-30-0000-0085-0000

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE PAGE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.

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9/9/2019 at 11:34:24 AM
PRODUCED BY: Mike



ITEM 5.D

PUBLIC HEARING: ZMA-21-0002 HILLIARD PARK: ZONING MAP AMENDMENT (COUNTY E-1 TO CITY RB-1) - PROPOSED ORDINANCE NO. 22-004

Request

Recommendation of approval of a zoning map amendment to change the Zoning designation from County Estate Development (E-1) to City Medium Density Residential (RB-1) on 13.52 acres of land.

Explanation

Approval of a Zoning Map Amendment from County Estate Development (E-1) to City Medium Density Residential (RB-1) for approximately 13.52 acres. This is a companion application to the annexation (AX-21-0001) and land use amendment (LUPA-21-0001). The applicant is proposing development with a density of 7.39 dwelling units per acre consisting of townhomes and detached single family homes which is less than the minimum 10 dwelling units per acre proposed with the Multi Family Medium Density Residential (MF-MDR) Future Land Use designation (Policy 1.2.1.3, Future Land Use Element). This policy permits lesser densities than the minimum in cases to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

Osceola County has completed the Project Development and Environment (PD&E) study for the widening of Simpson Road. Improvements adjacent to Hilliard Isle Road on Simpson is included in Phase 2 and is planned to accommodate a divided 4-lane roadway that includes a 26-foot median and a 10-foot shared use path for bicycles and pedestrians on each side of the road. Construction is projected to commence in 2023.

Other site improvements and conditions to mitigate impacts will be addressed with the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

The proposed zoning map amendment is consistent and compatible with adjacent uses, and with the proposed Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation (LUPA-21-0001).

FINDINGS AND REASONS:

1. Compliance with the intent of the RB-1 zoning district as outlined in Section 14-4-4(D) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-1, as single family detached and townhomes are consistent and compatible with the surrounding area.
3. Compliance with the dimensional regulations for standard zoning districts as outlined in Section 14-4-6 of the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate townhomes, multi family structures, and lesser densities than 10 dwelling units per acre to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

5. Compliance with Land Development Code Section 14-3-27, Zoning map and Land Development Code (LDC) amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

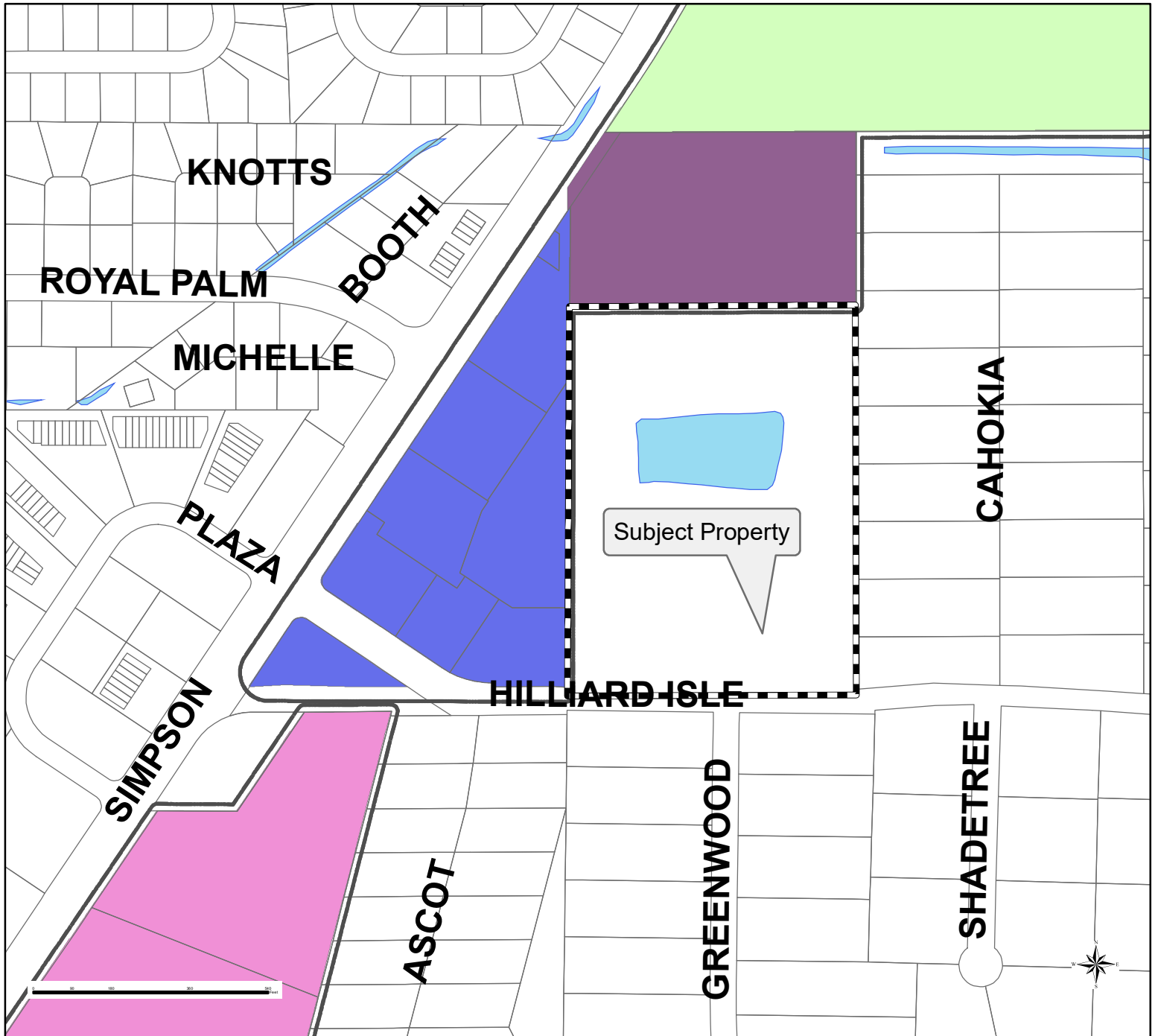
The Development Review Committee (DRC) recommended approval on January 18, 2022.

CONDITIONS: Subject to City Commission approval of Hilliard Park Annexation (AX-21-0001) and Land Use Amendment (LUPA-21-0001).

Attachment(s):

1. ZMA-21-0002 Hilliard Park ZMA Vicinity Map
2. ZMA-21-0002 Hilliard Park ZMA Aerial Map
3. ZMA-21-0002 Site Data Tables
4. ZMA-21-0002 Proposed Ord 22-004
5. ZMA-21-0002 PAB Ad
6. ZMA-21-0002 DRC Comments
7. ZMA-21-0002 DRC Application

Hilliard Park
Zoning Map Amendment ZMA-21-0002



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



Hilliard Park Zoning Map Amendment, ZMA-21-0002
Parcel ID#08-25-30-0000-0085-000008
East of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way,
& west of Cahokia Court.
Site Data Tables

Site Data	
Size	13.52 acres
Future Land Use Designation	Low Density Residential (LDR) – County
Proposed Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR) – City
Zoning District Designation	Estate Development (E-1) – County
Proposed Zoning District Designation	Medium Density Residential (RB-1) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Single Family Detached, Townhomes
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR) – City
South	LDR – County
East	LDR – County
West	Commercial General (CG)– City
Adjacent Zoning	
North	Residential Estate (RE)– City
South	Estate Development (E-1) - County
East	Estate Development (E-1) - County
West	Neighborhood Commercial (B-2) – City
Zoning History	N/A - This property is currently within County jurisdiction.
Past/Current Project Tracking	AX-21-0001 – Hilliard Park Annexation LUPA-21-0001 – Hilliard Park Land Use Amendment (County LDR to City MF-MDR) ZMA-21-0002- Hilliard Park Rezoning (County E-1 to City RB-1)

Comprehensive Plan Summary
Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

Potential Zoning Districts	Multiple Family Medium Density Residential - RC – 1
	Agriculture and Conservation - AC
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(D), RB-1 (Medium Density Residential District) Intent: The RB-1 and RB-2 zoning districts are primarily intended to meet housing needs for single family medium density development, duplexes, and, where appropriate, triplexes. Both districts are also intended to accommodate compatible non-residential uses, existing multiple family structures, and existing rooming houses. The RB-1 district is particularly suitable for redevelopment areas having small platted lots; areas with natural constraints which make higher densities inappropriate; and sites serving as a transition between areas or districts with differing intensities of development.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	LDR County Future Land Use (3-8 du/ac)	MF-MDR City Future Land Use (10-20 du/ac; proposed 7.39 du/ac; lesser densities permitted to protect environmentally sensitive areas & surrounding uses)
	E-1 County Zoning	RB-1 City Zoning
	Vacant	Single Family Detached & Townhomes

Public Facilities Analysis

Transportation	
Adjacent street	Hilliard Isle Rd., Simpson Rd.
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction. Project Development and Environment (PD&E) study for the widening of Simpson Road has been completed by Osceola

	County to widen to divided 4-lane roadway that includes a 26-foot median and a 10-foot shared use path for bicycles and pedestrians. Construction is projected to commence in 2023.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 22-004
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3034
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND PROVIDING
AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3034, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: E-1 (Estate Development) – County

TO: RB-1 (Medium Density Residential) – City

The subject property is located at: Parcel ID# 08-25-30-0000-0085-0000

Legal Description:

THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH AND EAST OF BOGGY CREEK ROAD (STATE ROAD NO. 530) AND NORTH OF HILLIARD ISLE ROAD, LESS THE 400.0 FEET THEREOF

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3034 as heretofore amended shall remain in full force and effect.

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

Commissioner _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner _____ and upon roll call on the motion the vote was as follows:

AYES:

NAYS:

Said motion having been duly carried, thereupon, Mayor Olga Gonzalez declared said Ordinance duly passed and adopted the ____ day of _____, 2022.

Mayor - Commissioner

ATTEST:

City Clerk

Ad Number: 7137597-1

Insertion Number: 3 x 10.5000

Size: B&W

Color Type:

Client Name: City of Kissimmee Planning Services

Advertiser: Osceola Zone/J004/OSC

Section/Page/Zone: ZMA ZMA-21 -0001

Description:

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: **E-1 - (Estate) - County**

TO: **RB-1 - (Medium Density Residential) - City**

The subject property is located at **Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE #**22-04**: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

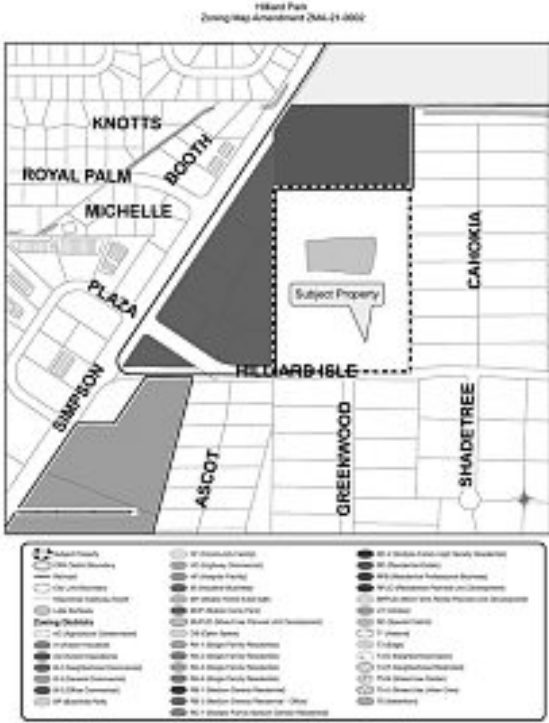
Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference # **ZMA-21-0002**
ZMA for 08-25-30-0000-0085-00000

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and Providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, February 16, 2022** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **LDR-(Low Density Residential)-County**

TO: **MF-MDR-(Multi-Family Medium Density Residential)-City**

The subject property is located at **Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE# **22-003**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140.

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 # **LUPA-21-0001**

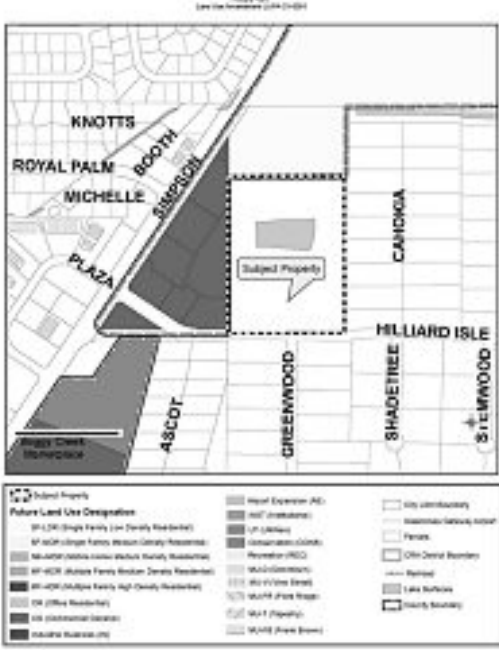
PLANNING ADVISORY BOARD

Land Use for 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA

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

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.



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Annexation of 08-25-30-0000-0085-0000.

PROPOSED ORDINANCE#**22-002** AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is located at Hilliard Isle Rd. **Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, February 16, 2022** at **6:00 P.M.** in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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.

In accordance with [Florida Statutes](#) 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.

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)

Reference # **AX-21-0001**

PLANNING ADVISORY BOARD

Annexation of 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: **MUPUD-(Mixed Use Planned Unit Development)-City**

TO: **RC-1-(Multiple Family Medium Density Residential)-City**

The subject property is located at **Mill Slough Rd. & Cutler Ct. Parcel ID: 13-25-29-00U0-0012-0000; 13-25-29-2198-0001-00B0; 13-25-29-2198-0001-00C0 & 13-25-29-2198-0001-00D0**

Legal Description:

COM AT NW COR OF SEC, S1362.73FT E 687.01 FT TO POB; N 60 DEG E 322.37 FT, N 30 DEG W 839.17 FT N 60 DEG E 556.02 FT TO PT ON WLY R/W OF FLA TURNPIKE, S 19 DEG E 1415.65 FT TO PT OF CURVE, W ARC OF CURVE TO LEFT HAVING 7839.44 FT RADIUS CENTRAL ANGLE OF 9 DEG, ALONG CURVE 1227.84 FT W 1318.76 FT, N 1295.16 FT, E 14.27 FT TO POB SUBJ TO ESTM OVER ELY 22.74 FT THEREOF ORD 1559 LESS PLAT OF SUNBELT PH 1 PB 21 PG 66

Together with Parcel 2:

SUNBELT PH 1 PB 21 PG 66 TRACT B WET DETENTION POND

Together with Parcel 3:

SUNBELT PH 1 PB 21 PG 66 TRACT C WET DETENTION POND

Together with Parcel 4:

SUNBELT PH 1 PB 21 PG 66 TRACT D OUTFALL

PROPOSED ORDINANCE #**22-001**: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # **ZMA-21-0001**

PLANNING ADVISORY BOARD

Mill Slough Rd

KISSIMMEE, FLORIDA

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

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





THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: N. of Hilliard Isle Rd.
PLAN NUMBER: ZMA-21-0002**

DATE: 1/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

1. Subject to Planning Advisory Board recommendation and City Commission approval.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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: ZMA for 08-25-30-0000-0080-0000 DRC# _____

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

Agent Signature:  Date: _____

Agent Name (Print): Craig Zetwo (Hanson Walter & Associates)

Property Owner Signature:  Date: _____

Property Owner Name (Print): Keith A Graham (GFJV LLC)



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

Letter of Authorization

Date November 25, 2020

RE: 08-25-30-0000-0085-0000

To Whom It May Concern:

This letter does hereby authorize Khaled Hussein and Hanson, Walter & Associates, Inc. to act as representative for GFJV LLC

(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

(Townhouse or LDR) Kay

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at 407-592-8566

Sincerely,

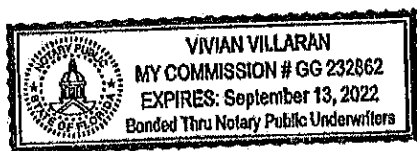
Khaled Hussein

STATE OF Orange
COUNTY OF Florida

Sworn to (or affirmed) and subscribed before me this 25th day of November
20 20, by Keith A. Graham as managing member of GFJV LLC, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:



Notary Public Signature: V. Villaran



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

GFJV, LLC

Filing Information

Document Number L08000116404

FEI/EIN Number 26-3972857

Date Filed 12/23/2008

State FL

Status ACTIVE

Principal Address

976 LAKE BALDWIN LANE

SUITE 101

ORLANDO, FL 32814

Changed: 02/17/2009

Mailing Address

976 LAKE BALDWIN LANE

SUITE 101

ORLANDO, FL 32814

Changed: 02/17/2009

Registered Agent Name & Address

GRAHAM, KEITH A

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Authorized Person(s) Detail

Name & Address

Title MGR

GRAHAM, KEITH A

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Title MGR

GRAHAM, JOLYNN

976 LAKE BALDWIN LANE, SUITE 101

ORLANDO, FL 32814

Title MGR

GRAHAM, JOHN L
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CANDI
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, BENNY
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Title MGR

GRAHAM, CAROLYN
976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FL 32814

Annual Reports

Report Year	Filed Date
2018	03/22/2018
2019	03/26/2019
2020	05/19/2020

Document Images

05/19/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
02/07/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
03/08/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
12/23/2008 -- Florida Limited Liability	View image in PDF format

CFN 2009002685
BK 03783 Pg 0193 (1pg)
DATE: 01/04/2009 02:46:57 PM
HALCON THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 10.00
DEED DOC 5:061.00

This Document Prepared By and Return to:
Marcos R. Marchena, Esq.
Marchena and Graham, P.A.
976 Lake Baldwin Lane, Ste 101
Orlando, FL 32814

Parcel ID Number: 08-25-30-0000-0085-0000

Warranty Deed

This Indenture, Made this 23rd day of December, 2008 A.D., Between
Hundred Fires, Ltd., a Florida limited partnership

of the County of Orange, State of Florida, grantor, and
GFJV, LLC, a Florida limited liability company

whose address is: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Osceola, State of Florida, to wit:

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 8,
Township 25 South, Range 30 East, Osceola County, Florida, lying
South and East of Boggy Creek Road (State Road No. 530) and North of
Hilliard Isle Road, Less the North 400.00 feet thereof.

Right of Way Reservation for Hilliard Isle Road: The South 30.0 Feet
of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section
8, Township 25 South, Range 30 East, Osceola County, Florida.

* Subject to a Second Mortgage by Hundred Fires, Ltd. in favor of
Keith A. Graham and JoLynn Graham, husband and wife, and Benny Graham
and Carolyn Graham, husband and wife, and John Graham and Candi
Graham, husband and wife dated July 29, 2004 and recorded on
09/01/2004 in OR Book 2589, Page 1075, Public Records of Orange
County, Florida.

and the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whatsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Hundred Fires, Ltd., a Florida limited
partnership

By: Red-Way, Inc., its General Partner, a
Florida corporation

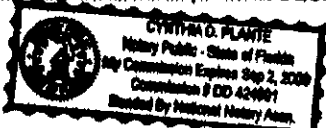
Cynthia D. Plante
Printed Name: Cynthia D. Plante
Witness

Jose A. Rey (Seal)
Jose A. Rey, President
P.O. Address: 976 Lake Baldwin Lane, Ste 101, Orlando, FL 32814

Melissa Ambros
Printed Name: Melissa Ambros
Witness

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of December, 2008 by
Jose A. Rey, President of Red-Way, Inc., the General Partner of
Hundred Fires, Ltd., a limited partnership
on behalf of the corporation and the partnership
he is personally known to me or he has produced his Florida driver's license as identification



Cynthia D. Plante
Printed Name: Cynthia D. Plante
Notary Public
My Commission Expires:



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

Parcel: 08-25-30-0000-0085-0000



Owner Information

Owner Name	GFJV LLC
Mailing Address	976 LAKE BALDWIN LN STE 101 ORLANDO, FL 32814
Physical Address	HILLIARD ISLE RD, KISSIMMEE FL 34744
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 12/14/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2021	
Land	\$575,800	Land	\$575,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$575,800	Appraised(just)	\$575,800
Assessed(estimated)	\$575,800	Assessed*	\$575,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$575,800	Taxable	\$575,800
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

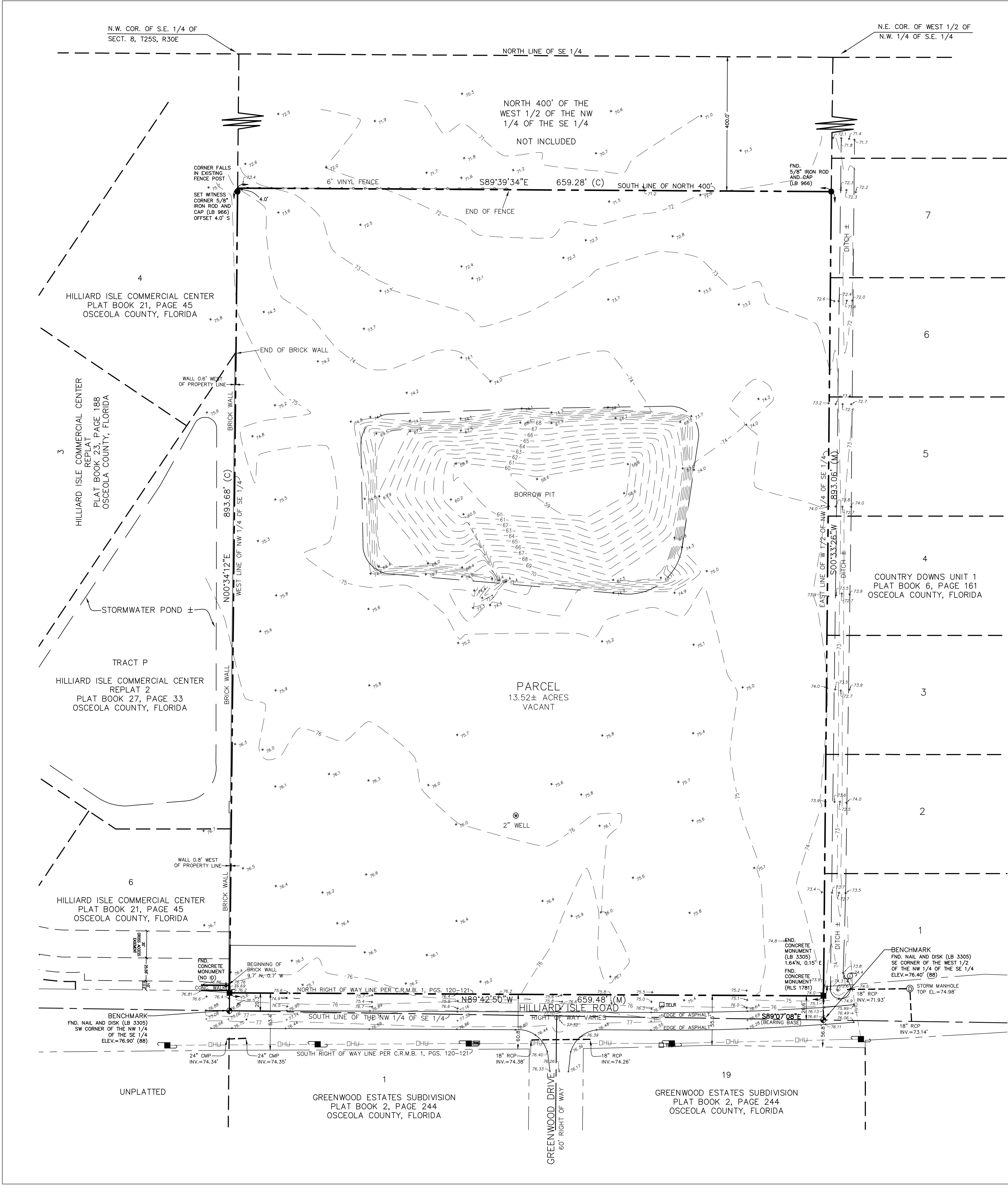
Seq	ORB-Pg	Price	Date	Deed Type
0	3783-0193	\$723,000	2008-12-23	WD
1	2589-2059	\$882,400	2004-07-29	WD
2	1931-2371	\$480,000	2001-08-23	WD
3	1466-1522	\$200,000	1998-01-16	WD
4	1101-0279	\$360,000	1992-12-16	WD
5	1077-1847	\$235,000	1992-07-10	WD
6	0802-1298	\$0	1986-04-15	PR

Land Information - Total Acreage: 13.54

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	12.46	0.00	AC	\$575,700
SUBMERGED LAND	1.08	0.00	AC	\$100

Legal Description

Legal Description W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT



N

W E

S

60 0 30 60 120

GRAPHIC SCALE
IN FEET
1 INCH = 60 FEET

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

(PER O.R.B. 3783, PAGE 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH AND EAST OF BOGGY CREEK ROAD (STATE ROAD NO. 530) AND NORTH OF HILLIARD ISLE ROAD, LESS THE NORTH 400.0 FEET THEREOF.

CONTAINS 13.52 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE IS NAIL AND DISK, STAMPED LB 2623, LOCATED IN THE CENTERLINE OF ASCOT COURT APPROXIMATELY 35.0' SOUTH OF THE POINT OF INTERSECTION WITH HILLIARD ISLE ROAD, ELEVATION = 77.31' (88)

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 BEING S89°07'08"E AS SHOWN.

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

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

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

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0080G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

CERTIFICATION:

I HEREBY CERTIFY TO:
PARK SQUARE HOMES

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

DATE _____

ABBREVIATIONS		LEGEND	
P.B. PLAT BOOK	(C) CALCULATED	ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION
D.B. DEED BOOK	(P) PLAT	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY
BK. BOOK	(M) MEASURED	CONCRETE POWER POLE	P.C. POINT OF CURVE
P.C. PAGE	(D) DESCRIBED	CONCRETE CONTROL POINT	P.I. POINT OF INTERSECTION
SEC. SECTION	(L) LICENSED BUSINESS	P.O.C. POINT OF COMMENCEMENT	N.A.T. NAIL AND TAB
TWP. TOWNSHIP	C.S. CHORD BEARING	P.O.C. POINT OF COMMENCEMENT	C.M.P. CORRUGATED METAL PIPE
RANGE	C.S. CHORD	P.O.C. POINT OF COMMENCEMENT	R.C.P. REINFORCED CONCRETE PIPE
COR. CORNER	R. RADII	P.O.C. POINT OF COMMENCEMENT	W.L.P. WOOD LIGHT POLE
AC. ACRES	L. LENGTH	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE RISER
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	C/L CENTERLINE	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE CONTROL BOX
BM. BENCHMARK	W.F. WOOD FENCE	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE TRANSFORMER
C.B.S. CONCRETE BLOCK & STUCCO	W.F. WOOD FENCE	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE SERVICE METER
RE. UNDERGROUND POWER LINE	W.F. WOOD FENCE	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE MARKER
OU. OVERHEAD POWER LINE	W.F. WOOD FENCE	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE MARKER
		P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE MARKER

BOUNDARY & TOPOGRAPHIC SURVEY

LANDS IN SEC. 8-25-30

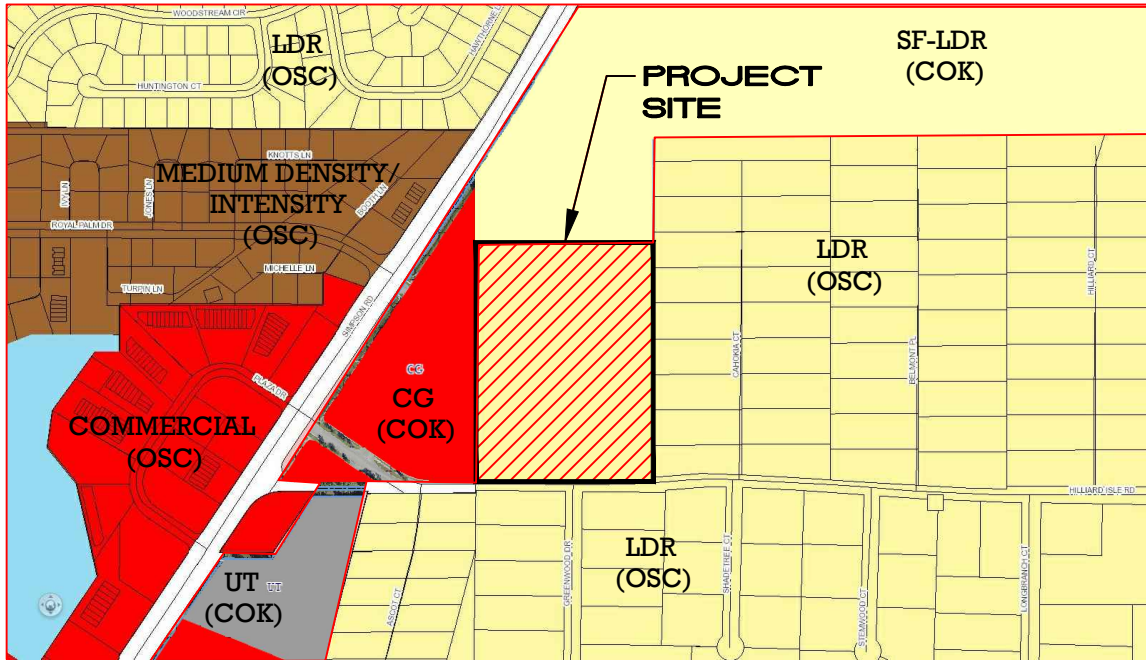
REVISIONS	NAVD 1988 VERTICAL DATUM
F.B. 1165 PGS. 15-18	SECT. 8 TWP. 25 S. RGE. 30 E.
CAD FILE# 21-013-BT.DWG	DATE OF SURVEY 2/2/21 JOB #21-013 SCALE: 1"=60' DRAWN BY: CRS CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140

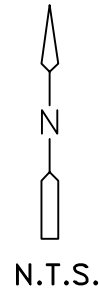
SHEET 1 OF 1

Page 125 of 277



CITY OF KISSIMMEE FUTURE LAND USE	
Legend	
Future Land Use	
	SF-LDR (Single Family Low Density Residential)
	SF-MDR (Single Family Medium Density Residential)
	MH-MDR (Mobile Home Medium Density Residential)
	MF-MDR (Multiple Family Medium Density Residential)
	MF-HDR (Multiple Family High Density Residential)
	OR (Office Residential)
	CG (Commercial General)
	Industrial Business (IN)
	Airport Expansion (AE)
	INST (Institutional)
	UT (Utilities)
	Conservation (CONS)
	Recreation (REC)
	MU-D (Downtown)
	MU-V (Vine Street)
	MU-FR (Flora Ridge)
	MU-T (Tapestry)
	MU-FB (Frank Brown)

OSECOLA COUNTY FUTURE LAND USE	
GISWebDocument	
	Street centerlines
	County boundary
	Water bodies
	Parcels
Future Land Use	
	COMMERCIAL
	CELEBRATION
	CONSERVATION
	DUAL USE/HDR AND COMMERCIAL
	DUAL USE/INSTITUTIONAL AND COM
	HARMONY
	HIGH DENSITY RESIDENTIAL
	INCORPORATED
	INDUSTRIAL
	INSTITUTIONAL
	INTENSIVE COMMERCIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MIXED USE
	NATURAL RESOURCE UTILIZATION
	OFFICE
	POINCIANA
	RURAL ENCLAVE
	RURAL SETTLEMENT
	RURAL/AGRICULTURAL
	TOURIST COMMERCIAL



SEC. 08 TWP. 25S - RGE 30E



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
HWA
 Hanson, Walter & Associates, Inc.

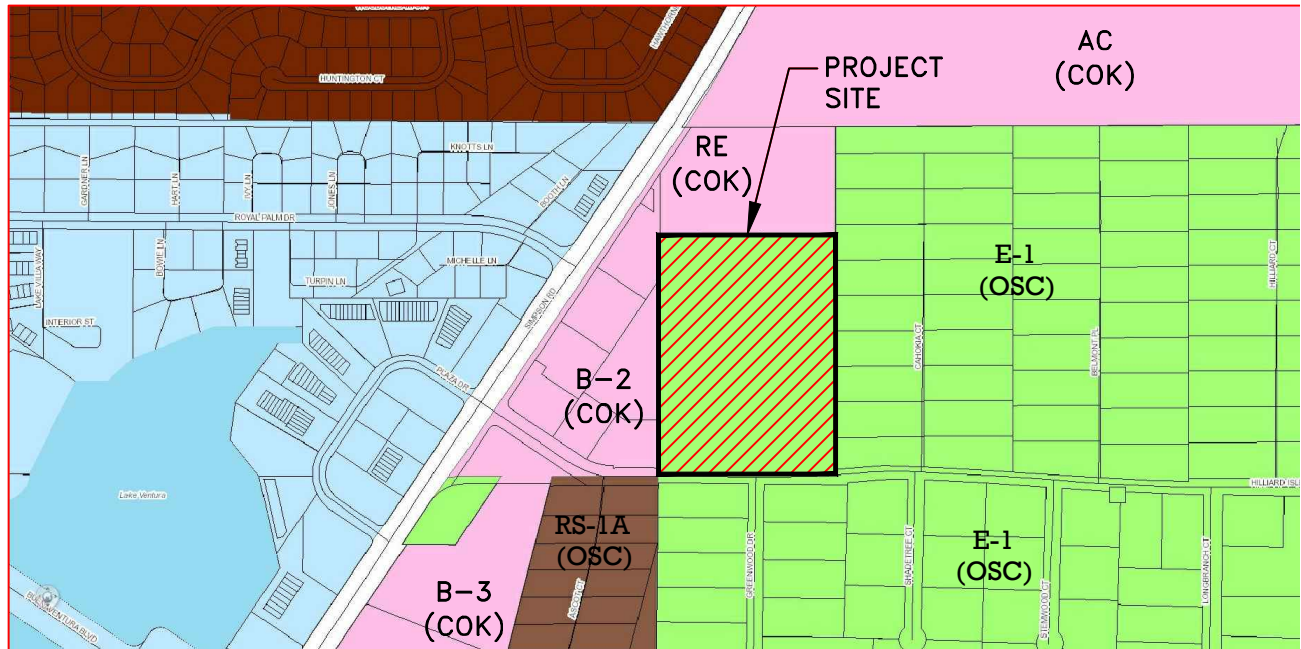
08-25-30-0000-0085-0000

LANDUSE MAP

DATE 11/2016

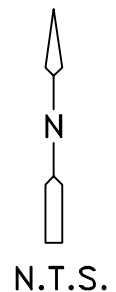
FIGURE NO.2

I:\5166\ENGINEERING\CADD\PLANS\EXHIBITS\LANDUSE MAP.dwg * Dec 15, 2021-8:03am * plotted by czetwo



CITY OF KISSIMMEE	
LEGEND: ZONING DISTRICTS	
AC (Agricultural Conservation)	RA-1 (Single Family Residential)
AI (Airport Industrial)	RA-2 (Single Family Residential)
AO (Airport Operations)	RA-3 (Single Family Residential)
B-2 (Neighborhood Commercial)	RA-4 (Single Family Residential)
B-3 (General Commercial)	RB-1 (Medium Density Residential)
B-5 (Office Commercial)	RB-2 (Medium Density Residential - Office)
BP (Business Park)	RC-1 (Multiple Family Medium Density Residential)
CF (Community Facility)	RC-2 (Multiple Family High Density Residential)
HC (Highway Commercial)	RE (Residential Estate)
HF (Hospital Facility)	RPB (Residential Professional Business)
IB (Industrial Business)	RPUD (Residential Planned Unit Development)
MH (Mobile Home 6,000 sqft)	SRPUD (Short Term Rental Planned Unit Development)
MHP (Mobile Home Park)	UT (Utilities)
MUPUD (Mixed Use Planned Unit Development)	SD (Special District)
OS (Open Space)	

OSECOLA COUNTY	
LEGEND: ZONING DISTRICTS	
GISWebDocument	PUD
— Street centerlines	MXD
□ County boundary	ARE
Water bodies	LDR
□ Parcels	MHP
Zoning Districts	R-1*
PRIM_ZON	R-1M*
CG	R-2*
CN	R-2M*
CO	RM-1*
CR*	RM-2*
CT	RM-3*
EC	MDR
RPB	MDR-M
IN	RMH*
IA	RMH-1*
IB*	RMH-1A*
IG	RS-1*
IM	RS-1A*
IR	RS-1C*
AC	RS-2*
E-1*	RS-3*
E-1A*	HDR
E-2*	US
E-2A*	US-M
E-5*	STRPD
RS	TTP
PD	RCID



SEC. 08 TWP. 25S - RGE 30E



8 BROADWAY, SUITE 104 - KISSIMMEE, FL 34741-5481
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
HWA
 Hanson, Walter & Associates, Inc.

08-25-30-0000-0085-0000

ZONING MAP

DATE 11/2016

FIGURE NO.1

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February 9, 2022

Toho Request Number: 3358

The Parcel ID referenced below is within the Tohopekaliga Water Authority (Toho) service area. Please see below for site specific information and enclosure(s) for GIS map.

Parcel ID & Address: 08-25-30-0000-0085-0000 / Hilliard Isle Road, Kissimmee, Florida 34744

WATER

- ☐ A water main **is** installed
- ☒ A water main **is not** installed; a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Toho does not have water infrastructure available near parcel
- ☐ A water service line **has** been installed to the property
- ☒ A water service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed

SEWER

- ☐ A gravity main **is** installed
- ☒ A gravity main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ A force main **is** installed
- ☐ A force main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
- ☐ Toho does not have sanitary infrastructure in proximity to parcel at this time
- ☐ A gravity lateral **has** been installed to the property
- ☒ A gravity lateral **is not** installed, lateral installation is required at the customers expense. Please submit sketch of proposed lateral to Ray Biron - rbiron@tohowater.com for review and approval.
- ☐ A force main connection; lift station or grinder pump **needs** to be installed. For information, please contact Ray Biron – rbiron@tohowater.com



MISCELLANEOUS

- ☐ Reuse main **is** installed
- ☒ Reuse main **is not** installed, a main extension is required at the customers expense. For information, please contact Ray Biron rbiron@tohowater.com
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Reuse service line **is** installed
- ☒ Reuse service line **is not** installed, please contact meterfees@tohowater.com for invoicing;
Please do not request a meter at this time as a meter cannot be set until this installation has been completed
- ☐ Irrigation service line **needs** to be installed, please contact meterfees@tohowater.com for invoicing; ***Please do not request a meter at this time as a meter cannot be set until this installation has been completed***

ENGINEERING NOTES:

1. Water main extension required.
2. Water service line needs to be installed.
3. Service line must be installed on property line.
4. 8" water main approx. 170' west of the southwest property corner.
5. Gravity main extension required.
6. Gravity lateral required.
7. 8" gravity sanitary sewer main approx. 500' west of the southwest property corner.
8. Reuse main extension required.
9. Reuse service line needs to be installed.
10. 6" reuse main approx. 180' west of the southwest property corner.
11. Fire hydrant approx. 380' west of the southwest property corner.

FOR YOUR INFORMATION – A hydraulic analysis may be required to determine capacity. A firm commitment for utility service will be provided based on meeting Toho's requirements for service including but not limited to:

- Compliance with Toho's design and construction standards and specifications
- Payment of all applicable fees and System Development Charges; *If you have any questions or would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and they will be happy to assist*
- Execution of a Developer's Service Agreement where applicable
- Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customers at the customer's expense.



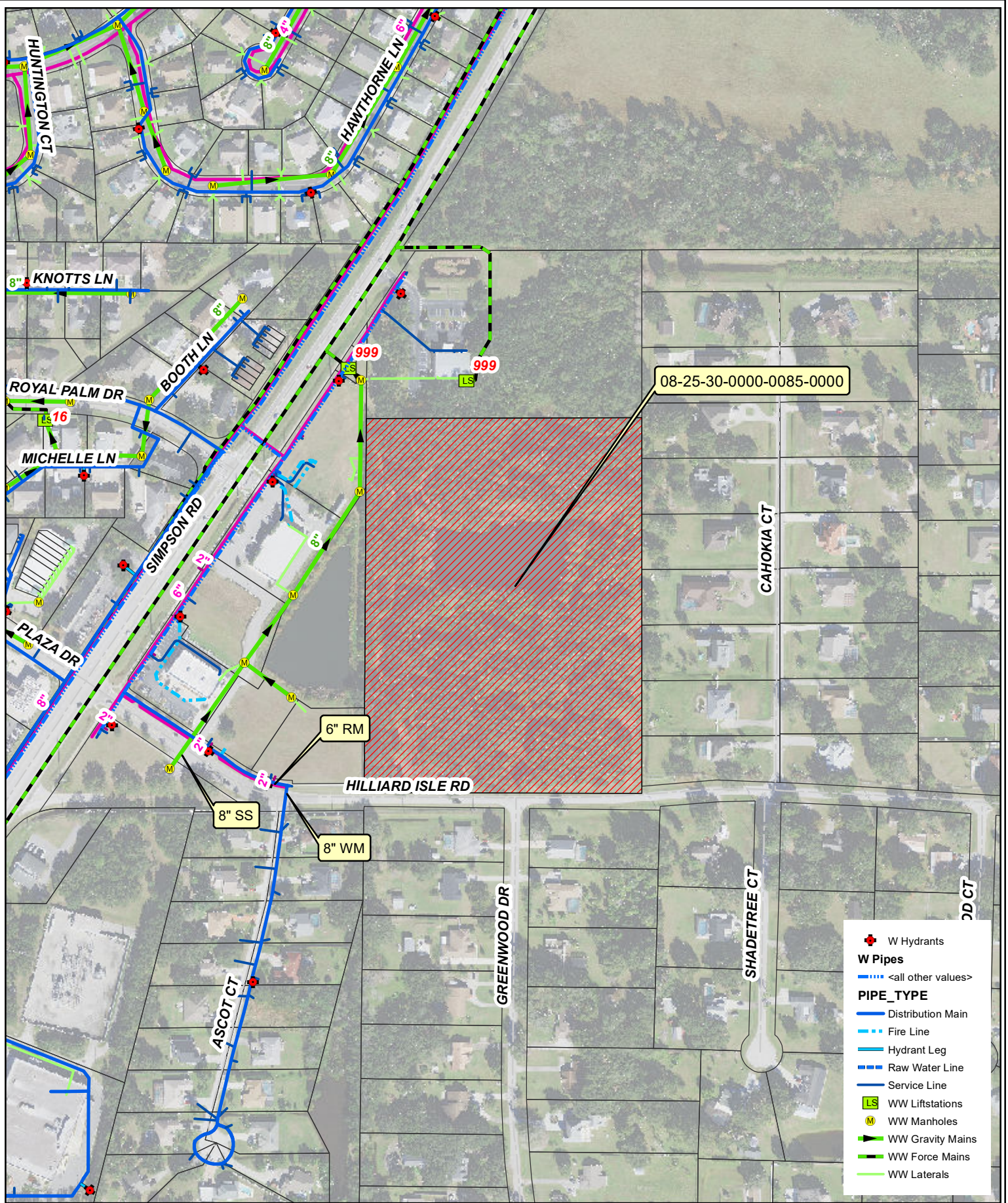
bringing you life's
most precious resource

951 Martin Luther King Blvd., Kissimmee, FL 34741

Tel: 407-944-5000

www.tohowater.com

Please understand that this is not a commitment from Toho to provide utility service to the property. It is information as to the location of the nearest utilities to the property.



- + W Hydrants
- W Pipes**
- <all other values>
- PIPE_TYPE**
- Distribution Main
- Fire Line
- Hydrant Leg
- Raw Water Line
- Service Line
- LS WW Liftstations
- M WW Manholes
- WW Gravity Mains
- WW Force Mains
- WW Laterals



1 inch = 300 feet

08-25-30-0000-0085-0000

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE PAGE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.

C:\Users\impampouk\Desktop\Feb_2021 Avail Map.mxd
9/9/2019 at 11:34:24 AM
PRODUCED BY: Mike



ITEM 5.E

PUBLIC HEARING: ZMA-21-0001 MILL SLOUGH ROAD: ZONING MAP AMENDMENT (MUPUD TO CITY RC-1) - PROPOSED ORDINANCE NO. 22-001

Request

Recommendation of approval of a zoning map amendment to change the Zoning designation from Planned Mixed Use Development (PMUD) to Multiple Family Medium Density Residential (RC-1) on 30.92 acres of land.

Explanation

This project is currently part of Phase 2 of the Sunbelt PMUD that was established in 1998 as part of the approval of an amendment to the Quail Hollow PUD. Prior to this amendment, proposed uses on this site in the Quail Hollow PUD included apartments and commercial uses that would front along an extension of Bill Beck Blvd. Additional future land use and Sunbelt PUD amendments changed the uses and phasing on this site to townhomes and detached single family homes. Construction plans for Sunbelt Ph. 2 were previously approved in 2007 (DRC#05-00077) for townhomes and single family detached homes but on-site improvements did not commence and the construction plans expired.

This amendment is requesting to change the zoning designation from the Sunbelt PMUD to the RC-1 zoning district. The intent of development proposals within the RC-1 Zoning district should provide for smooth transitions in residential density, preserve the stability of established residential neighborhoods, and include sufficient open space, parking, and landscaping to reinforce objectives for quality living areas. The applicant is proposing to establish 214 townhome units with a density of 8.55 dwelling units per acre, which is less than the minimum 10 dwelling units per acre established under the property's Multi Family Medium Density Residential (MF-MDR) Future Land Use designation (Policy 1.2.1.3, Future Land Use Element). This policy permits lesser densities than the minimum in cases to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

A City Commission Variance was approved (DRC#04104) at the October 5, 2004 City Commission meeting that waived the requirement to construct the portion of Bill Beck Blvd. adjacent to Phase 1. A subsequent City Commission Variance (DRC#05151) was also granted to waive the construction requirements of Bill Beck Blvd. for Ph. 2 of Sunbelt at the November 15, 2005 City Commission meeting. Bill Beck Blvd. must be constructed prior to the City Commission subdivision acceptance or issuance of Certificates of Occupancy (CO's) for this project.

Other site improvements and conditions to mitigate impacts will be addressed with the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

The proposed zoning map amendment is consistent and compatible with adjacent uses, previously approved uses, and with the current Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation.

FINDINGS AND REASONS:

1. Compliance with the intent of the RC-1 zoning district as outlined in Section 14-4-4(E) of the Land Development Code.

2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-1, as townhomes are consistent and compatible with the surrounding area.
3. Compliance with the dimensional regulations for standard zoning districts as outlined in Section 14-4-6 of the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate townhomes, multi family structures, and lesser densities than 10 dwelling units per acre to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
5. Compliance with Land Development Code Section 14-3-27, Zoning map and Land Development Code (LDC) amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

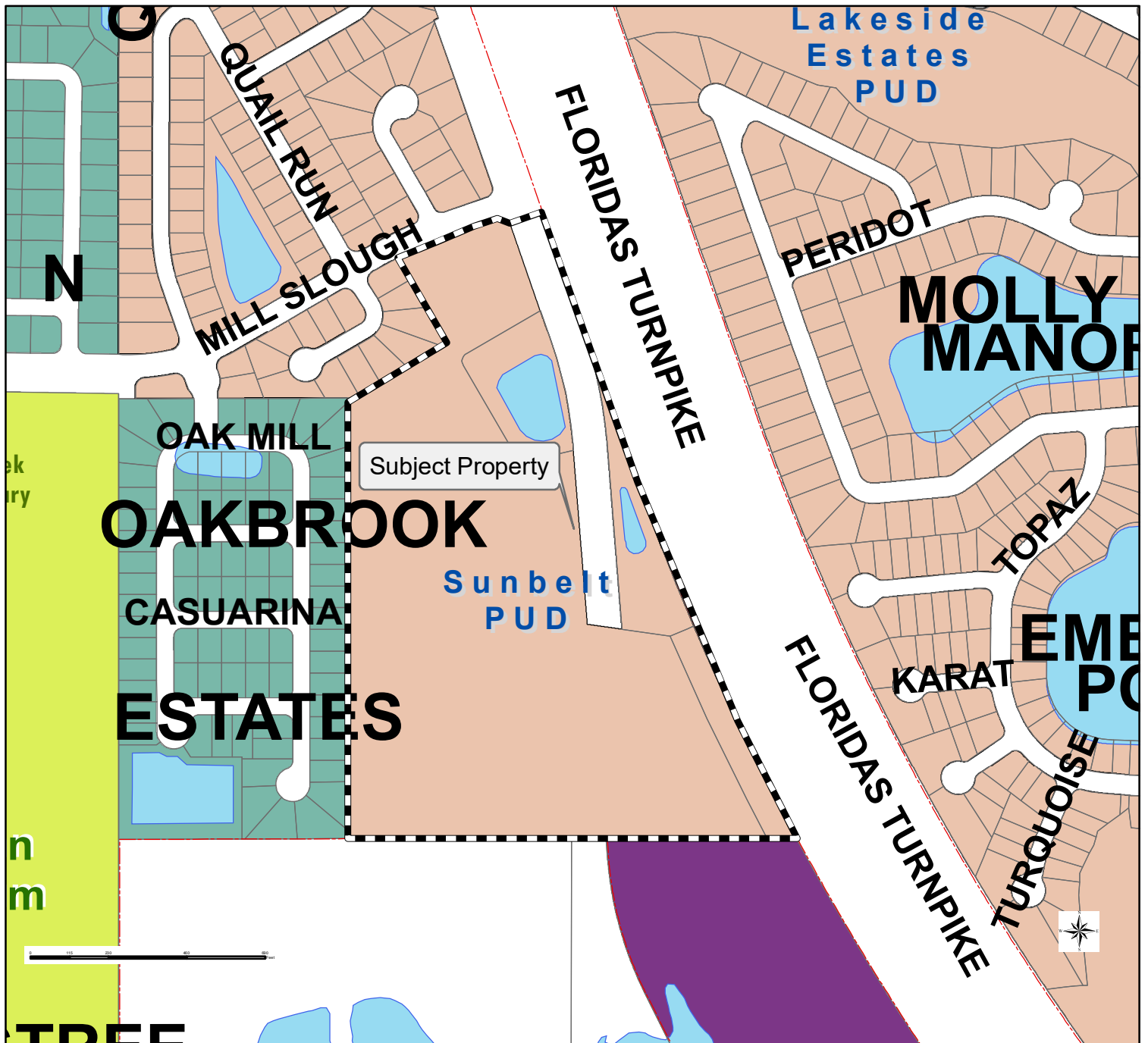
Approve

The Development Review Committee (DRC) recommended approval on December 7, 2021.

Attachment(s):

1. ZMA - 21-0001 Aerial Map
2. ZMA -21-0001 Vicinity Map
3. ZMA-21-0001 Site Data Tables
4. ZMA-21-0001 Proposed Ord 22-001
5. ZMA-21-0001 PAB Ad
6. ZMA-21-0001 DRC Comments
7. ZMA-21-0001 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) | |

Mill Slough Rd. (Sunbelt Ph.2) Zoning Map Amendment, ZMA-21-0001
West of the Florida Turnpike, South of Mill Slough Road, & East of Quail Hollow Avenue
13-25-29-00U0-0012-0000, 13-25-29-2198-0001-00B0,
13-25-29-2198-0001-00C0, & 13-25-29-2198-0001-00D0
Site Data Tables

Site Data	
Size	30.95 acres
Future Land Use Designation	SF-LDR (Single Family Low Density Residential), MF-MDR (Multi Family Medium Density Residential), & CG (Commercial General)
Proposed Future Land Use Designation	N/A
Zoning District Designation	MUPUD (Mixed Use Planned Unit Development)
Proposed Zoning District Designation	RC-1 (Multi Family Medium Density Residential)
Existing Overlay District	None
Existing Use(s)	Vacant
Proposed Use(s)	Townhomes (Single-Family Attached)
Adjacent Land Use	
North	SF-LDR – City
South	MF-MDR – City & MD/I (Medium Density/Intensity) - County
East	N/A (Florida Turnpike)
West	SF-LDR – City
Adjacent Zoning	
North	MUPUD - City
South	RPUD (Residential Planned Unit Development) – City & MDR (Medium Density Residential – County
East	N/A (Florida Turnpike)
West	RA-3 (Single Family Residential) - City
Future Land Use & Zoning History	88-095 – Annexation (Quail Hollow) 88-096 - Land Use Amendment 88-097 - PUD Rezoning (MUPUD - County to RPUD – City) (Quail Hollow) 97-142 – PUD Amendment (Sunbelt MUPUD) 04-037 – PUD Amendment – Ph. 1 04-038 – Land Use Amendment 05-076 – PUD Amendment – Ph. 2 06-039 – PUD Amendment – Ph. 2 20-0001 – PUD Amendment – Ph. 1 ZMA-21-0001 Rezoning (Sunbelt Ph. 2 MUPUD to RC-1)
Past/Current Project Tracking	99-026 – Preliminary Plat – Ph. 2 04-104 – City Commission Variance 04-036 – Preliminary Plat – Ph. 1 05-077-- Preliminary Plat – Ph. 2 05-151 – City Commission Variance Ph.2

06-020 – BOA Variance 07-029 – Final Plat – Ph. 2	
Comprehensive Plan Summary	
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): The low density designation is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations. Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses.	
Potential Zoning Districts	Agriculture and Conservation - AC
	Residential Estate District - RE
	Single Family Residential Districts RA-1, RA-2, RA-3 and RA-4
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD
Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.	
Potential Zoning Districts	Multiple Family Medium Density Residential - RC – 1
	Agriculture and Conservation - AC
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD
Policy 1.2.3.2, Commercial General (CG): The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 Floor Area Ratio (FAR).	
Potential Zoning Districts	Neighborhood Commercial District - B-2
	General Commercial District - B-3

	Highway Commercial District - HC
	Office Commercial District - B-5

Zoning District Standards District Summary

Land Development Code Section 14-4-4(E), RC-1 (Multiple Family Medium Density Residential District) Intent: The RC-1 district is envisioned for locations where medium density housing already exists and other places appropriate for such development. Frequently the locations serve as a transition between residential neighborhoods and non-residential development. This district is intended for use in areas which have been assigned a Multiple Family Medium Density Residential (MF-MDR) or a Multiple Family High Density Residential (MF-HDR) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	SF-LDR – City FLU (Max. 6 du/ac)	N/A
	MF-MDR – City FLU (Max. 20 du/ac)	
	CG City FLU (Max. 2.5 FAR)	
	MUPUD Zoning	RC-1 Zoning
	Vacant	Townhomes (Single Family Attached)

Public Facilities Analysis

Transportation	
Adjacent street	Mill Slough Road, Bill Beck Blvd.
Street Quality of Service (QOS)	Bill Beck Blvd. must be improved to provide primary access to the project.
Sanitary Sewer	
Is volume less than 98% capacity?	Yes – Compliance
Potable Water	
Is volume less than 98% capacity?	Yes – Compliance
Is water pressure at least 40lbs per square inch?	Yes – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	Yes – Compliance
Recreation	
Is active recreation area at least 2	Yes – Compliance

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

PROPOSED ORDINANCE NO. 22-001
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3034
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND PROVIDING
AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3034, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: MUPUD (Mixed Use Planned Unit Development) – City

TO: RC-1 (Multi Family Medium Density Residential) – City

The subject property is located at: Parcel ID# 13-25-29-00U0-0012-0000, 13-25-29-2198-0001-00B0, 13-25-29-2198-0001-00C0, & 13-25-29-2198-0001-00D0

Legal Description:

COM AT NW COR OF SEC, S1362.73FT E 687.01 FT TO POB; N 60 DEG E 322.37 FT, N 30 DEG W 839.17 FT N 60 DEG E 556.02 FT TO PT ON WLY R/W OF FLA TURNPIKE, S 19 DEG E 1415.65 FT TO PT OF CURVE, W ARC OF CURVE TO LEFT HAVING 7839.44 FT RADIUS CENTRAL ANGLE OF 9 DEG, ALONG CURVE 1227.84 FT W 1318.76 FT, N 1295.16 FT, E 14.27 FT TO POB SUBJ TO ESTM OVER ELY 22.74 FT THEREOF ORD 1559 LESS PLAT OF SUNBELT PH 1 PB 21 PG 66

Together with Parcel 2:

SUNBELT PH 1 PB 21 PG 66 TRACT B WET DETENTION POND

Together with Parcel 3:

SUNBELT PH 1 PB 21 PG 66 TRACT C WET DETENTION POND

Together with Parcel 4:

SUNBELT PH 1 PB 21 PG 66 TRACT D OUTFALL

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3034 as heretofore amended shall remain in full force and effect.

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

- - - - -

Commissioner _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner _____ and upon roll call on the motion the vote was as follows:

AYES:

NAYS:

Said motion having been duly carried, thereupon, Mayor Olga Gonzalez declared said Ordinance duly passed and adopted the ____ day of _____, 2022.

Mayor - Commissioner

ATTEST:

City Clerk

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: E-1 - (Estate) - County

TO: RB-1 - (Medium Density Residential) - City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE #22-04: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # ZMA-21-0002
ZMA for 08-25-30-0000-0085-00000

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and Providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, February 16, 2022** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: LDR-(Low Density Residential)-County

TO: MF-MDR-(Multi-Family Medium Density Residential)-City

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

PROPOSED ORDINANCE# 22-003: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140.

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 # LUPA-21-0001

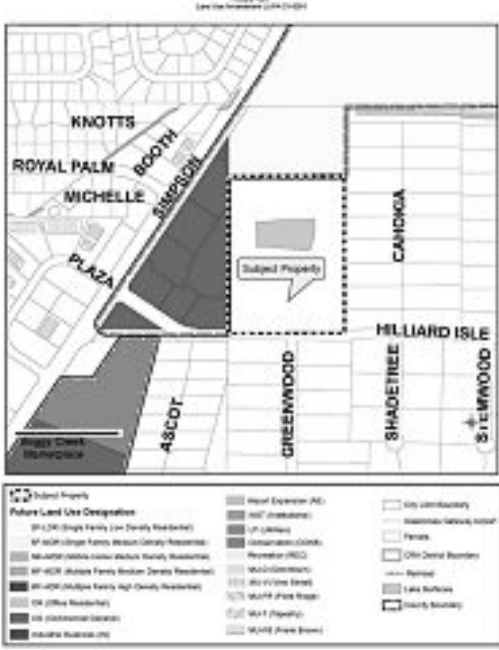
PLANNING ADVISORY BOARD

Land Use for 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA

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

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.



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Annexation of 08-25-30-0000-0085-0000.

PROPOSED ORDINANCE#22-002 AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is located at Hilliard Isle Rd. Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

W 1/2 OF NW 1/4 OF SE 1/4 LESS N 400 FT

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, February 16, 2022** at 6:00 P.M. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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.

In accordance with [Florida Statutes](#) 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.

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)

Reference # AX-21-0001

PLANNING ADVISORY BOARD

Annexation of 08-25-30-0000-0085-0000

KISSIMMEE, FLORIDA



NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 2038 for the property described herein:

FROM: MUPUD-(Mixed Use Planned Unit Development)-City

TO: RC-1-(Multiple Family Medium Density Residential)-City

The subject property is located at Mill Slough Rd. & Cutler Ct. Parcel ID: 13-25-29-00U0-0012-0000; 13-25-29-2198-0001-00B0; 13-25-29-2198-0001-00C0 & 13-25-29-2198-0001-00D0

Legal Description:

COM AT NW COR OF SEC, S1362.73FT E 687.01 FT TO POB; N 60 DEG E 322.37 FT, N 30 DEG W 839.17 FT N 60 DEG E 556.02 FT TO PT ON WLY R/W OF FLA TURNPIKE, S 19 DEG E 1415.65 FT TO PT OF CURVE, W ARC OF CURVE TO LEFT HAVING 7839.44 FT RADIUS CENTRAL ANGLE OF 9 DEG, ALONG CURVE 1227.84 FT W 1318.76 FT, N 1295.16 FT, E 14.27 FT TO POB SUBJ TO ESTM OVER ELY 22.74 FT THEREOF ORD 1559 LESS PLAT OF SUNBELT PH 1 PB 21 PG 66

Together with Parcel 2:

SUNBELT PH 1 PB 21 PG 66 TRACT B WET DETENTION POND

Together with Parcel 3:

SUNBELT PH 1 PB 21 PG 66 TRACT C WET DETENTION POND

Together with Parcel 4:

SUNBELT PH 1 PB 21 PG 66 TRACT D OUTFALL

PROPOSED ORDINANCE #22-001: AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, February 16, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 # ZMA-21-0001

PLANNING ADVISORY BOARD

Mill Slough Rd

KISSIMMEE, FLORIDA

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

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





THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: s. of Mill Slough Rd., w. of Florida's Turnpike
PLAN NUMBER: ZMA-21-0001, Mill Slough Rd.

DATE: 12/1/2021

**Review Status:
REVISE & RESUBMIT.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

General

1. Update the application to reflect Nueva Andalusia Owners Association 1 Inc. is a co-owner included with this project.
 - a. Include Nueva Andalusia Owners Association 1 under Section 2.1 as a co-owner.
2. This rezoning must comply with all of the RC-1 Zoning dimensional standards. The RC-1 Rezoning cannot be modified to exclude or alter specific RC-1 dimensional standards under this rezoning application.
 - a. This RC-1 rezoning cannot be approved with no established min. lot area. Minimum lot area standards will defer to the RC-1 Zoning standards.
 - b. The minimum RC-1 Zoning lot width is 20ft. for townhomes. This RC-1 rezoning cannot be approved with an 18ft. minimum lot width standard under this rezoning application.
3. Variances were mentioned with this rezoning submittal. Variance requests must be submitted separately from this rezoning application and are based on hardships.
4. The Conceptual Plan included with the Rezoning application is not required to rezone to RC-1 and is not part of this rezoning review. It is for conceptual purposes. A separate Site Plan submittal and review will be required to consider the project layout.
5. Note: The Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation permits a density between 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. The MF-MDR density is listed as between 7-9 units in the narrative.
6. Note: The property is currently zoned Mixed Use Planned Unit Development (MUPUD) under the Sunbelt Ph. 2 PUD (DRC#05-00076) that included design and development conditions, including improvements to Bill Beck Blvd., that will need to be discussed in further and reviewed during the subsequent Site Plan review.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

MILL SLOUGH RD.

ZONING MAP AMENDMENT

Prepared for:

Sterling Homes (Mill Slough) Limited Partnership
20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3

Prepared by:

RVi Planning + Landscape Architecture
130 South Orange Avenue Suite 200B
Orlando, FL 32801

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Topographic Survey

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Soils

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Conceptual Master Plan

Product Elevations (Front + Center)

Two-story Front Load

Three-story Rear Load

Product Floorplans

By Unit

By Building

1.0

**CITY OF KISSIMMEE APPLICATION
FOR DEVELOPMENT
(ZONING MAP AMENDMENT)**



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Mill Slough Rd. DRC#

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

Agent Signature: Anie Delgado Date: 10/15/2021

Agent Name (Print): Anie Delgado, AICP

Property Owner Signature: Paul J. Federico Date: 10/15/2021

Property Owner Name (Print): Sterling Homes (Mill Slough) Limited Partnership,

a Florida Limited Partnership

By: Sterling Group GP, LLC, a Florida Limited Liability Company,
its General Partner

By: Paul A. Federico, Manager



**CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW**



PROJECT

Name of Project: Mill Slough Rd.

Location (Address if possible): Mill Slough Rd, Kissimmee FL, 34744

Parcel ID#: 13-25-29-00U0-0012-0000, 13-25-29-2198-0001-00B0, 13-25-29-2198-0001-00C0,
13-25-29-2198-0001-00D0

APPLICANT

Name: Paul Federico

Firm: Sterling Homes (Mill Slough) Limited Partnership

Address: 20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3

Phone: (905) 669 - 8399 E-Mail: pfederico@sterlinggroupcorp.com

AGENT (Contact Person)

Name: Anie Delgado

Firm: RVi Planning + Landscape Architecture

Address: 130 South Orange Ave. Suite 200B Orlando, FL 32801

Phone: (407) 680 - 0650 E-Mail: adelgado@rviplanning.com

OWNER

Name: Paul Federico

Firm: Sterling Homes (Mill Slough) Limited Partnership

Address: 20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3

Phone: (905) 669 - 8399 E-Mail: pfederico@sterlinggroupcorp.com

LEGAL DESCRIPTION/LOCATION

See attached.

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 ZONING MAP AMENDMENT APPLICATION

Project Name: Mill Slough Rd.

Property Location: Mill Slough Rd, Kissimmee FL, 34744 Acreage: 30.95

Requested zoning district designation: RC-1: Multiple-Family Medium Density Residential

To be rezoned for the following specific use or uses: Single-Family Attached (Townhomes)

State the reasons why the proposed zoning map change of the property would be appropriate for the property and also the surrounding areas: Mixed-Use Planned Unit Development zoning would restrict the number of townhomes as a "subordinate" use. The RC-1 zone does not restrict uses. This project introduces a new product type within this area of the City which currently only has single-family detached homes.
Is subject property currently in the City? YES ☒ NO ☐

Current zoning designation: MU-PUD: Mixed-Use Planned Unit Development

Is this request in conjunction with an annexation or land use change request? YES ☐ NO ☒

If so, what is the **current** land use designation?: _____

What is the **proposed** land use?: _____

(A Land Use amendment application may be required if a change of land use is also requested.)

Ownership: When was the deed to this property last recorded? Date: 9/8/2020

Official Record of Deed Book: 5789 Page: 237-238

What covenants, deed restrictions or other private agreement(s) regulate the use and development of this property? N/A

Supportive Material Required for All Zoning Requests

Development Report: The City requires the applicant to submit a report to include findings regarding compatibility with the Comprehensive Plan, justification for the proposed amendment, location map of the subject property, and map indicating the Future Land Use and zoning designations for the subject and adjacent properties.

Additional Material Required for All Planned Unit Development Zoning Requests

Preliminary Plan: The City requires the applicant to submit a preliminary plan at an appropriate size scale. The objectives of this requirement are to ensure that the development of the property will occur according to the limitations of housing types, uses, site design, density, building coverage, improvement standards, and construction phasing. See attached preliminary plan checklist for a list of items to be included on the plans.

Ownership and Control: The applicant shall agree to the following:

- (a) **Conditions:** To proceed with the proposed development according to the provisions of the Land Development Code, the conditions attached to the rezoning of the property, and the approved preliminary plan.
- (b) **Legal Documents:** 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 rezoning 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.
- (c) **City Review:** To bind successors in title to any of the commitments made under the above. All agreements and evidence of unified control shall be examined by City Staff, and no rezoning of land shall be adopted without a certification by the City Attorney that such agreements and evidence on unified control meet the requirements of the Land Development Code. Unified control shall be maintained for each phase until all required infrastructure improvements for the phase are completed or suitably guaranteed.
- (d) **Property Owner's or Condominium Association:** 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.

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.

Date: Oct 15, 2021

Printed Name: Paul Federico

Signature: 

Approximate Review Time for a Zoning Map Amendment 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)	
- 10 day notification period for advertisement – 10 days	<i>5 ½ Weeks</i>
- City Commission meeting (meets every 1 st & 3 rd Tuesday)	<i>6 Weeks</i>
Approximate Time of Review Total	<i>6 - 8 Weeks *</i>

* Estimations may vary. Dependent upon necessary revisions, resubmittals, required advertisement dates, and any other required documentation.

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 PDF 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.**



CITY OF KISSIMMEE PRELIMINARY PLAN CHECKLIST*

Project Name: Mill Slough Rd.

Subject Property Address: Mill Slough Rd, Kissimmee FL, 34744

Subject Property Parcel ID #: 13-25-29-2198-0001-00B0, 13-25-29-2198-0001-00C0, 13-25-29-2198-0001-00D0

A zoning map or PUD amendment application will need to accompany this checklist.

Written Information: The following information is required and where appropriate included on required maps:

- _____ 14-2--50(E)(1)(a)Developer Info: Name, address and phone number of owner, developer and agent.
- _____ 14-2-50(E)(1)(b)Evidence of Ownership or Control of Property: Material present evidence of ownership or control as required by Section 14-2-50(B).
- _____ 14-2-50(E)(1)(c)PUD Objectives: A statement describing the objectives and characteristics of the development and indicating intent regarding the future selling or leasing of portions of the development.
- _____ 14-2-50(E)(1)(d)Use List: A list of proposed land uses and locations on the site where each use would be allowed to occur.
- _____ 14-2-50(E)(1)(e)Site Development Standards: A detailed list of proposed site development standards and locations of the site where each standard will apply. Standards include, but not limited to max building ht., min. lot width, yd. sizes, residential lot area, residential densities, lot coverage, and the gross floor area of non-residential uses.

PUD DENSITY WORKSHEET

	Required	Proposed
1. Total Project Size (Gross Acreage of Development)		_____ Acres
2. Total Wetlands Size		_____ Acres
3. Net Developable Acreage (Line 1 - Line 2)		_____ Acres
4. Density Rate (Maximum allowed u/a per land use)	_____ Units/Acre	
5. Maximum Net Density (Line 3 X Line 4)	_____ Units	_____ Units
6. Allowable Density Without Bonuses (75% of Line 5)	_____ Units	
7. Units Per Density Bonus (5% of Line 5)	_____ Units	
8. Density Bonus Needed to Get Proposed # of Units (Proposed – Required in Line 6)) (Line 7)		_____ Density Bonus Needed**

**If density bonuses are needed, provide a listing of all density bonuses proposed in accordance with Section 14-2-50(D)(4).

- _____ 14-2-50(E)(1)(f)Computations: A table of land use distribution showing proposed uses, acreage by land use, and number of units and density of each residential area, the entire project and the gross floor area of non-residential uses.

_____ 14-2-50(E)(1)(g)Phasing: Statement of the desired phasing, including approximate timing, and rationale of the phasing.

_____ 14-2-50(E)(1)(h)Concurrency: Proof of concurrency as required in 14-2-174.

Mapping of Existing Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

_____ 14-2-50(E)(2)(a)Vicinity Map: The location of the planned unit development site in relation to existing streets.

_____ 14-2-50(E)(2)(b)Boundary Survey/Legal Description: Prepared by a surveyor registered in the state.

_____ 14-2-50(E)(2)(c)Topographic Survey: Approximate topo defining the character of the land.

_____ 14-2-50(E)(2)(d)*Land Use Characteristics*: The Comprehensive Plan future land use designations, zoning classifications, and existing land uses for the site and all properties within 100 ft. of property lines and adjacent rights-of-way.

_____ 14-2-50(E)(2)(e)*Soils*: Hydric soils, as identified by the Soil Survey of Osceola County Area, Florida@ shall be presented.

_____ 14-2-50(E)(2)(f)*Existing Site Features*: The location of all existing structures, rights-of-way, easements and other natural and man-made features on site and within 100 ft. of the property lines and adjacent rights-of-way.

Mapping of Proposed Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

_____ 14-2-50(E)(3)(a)*Schematic Design*: A schematic representation of proposed land uses (including common open space), conceptual building locations, parking lots, and driveway entrances and exits.

PUD OPEN SPACE REQUIREMENT WORKSHEET

	Required	Proposed
A. Total Project Size (Buildable Acreage of Development)		_____ Acres
B. Total Open Space Required (25% of total in Line A)	_____ Acres	_____ Acres
Minimum Recreation Area Breakdown (For Multi-Family and Townhouse Only)		
C. Active Recreation Area – Whichever is greater (3% of total in Line A) or (150 sq ft of rec area per unit)	_____ Acres	_____ Acres
D. Passive Recreation Area (15% of total in Line A)	_____ Acres	_____ Acres
Maximum Pond Usage Allowed (For Entire Development)		
E. Retention Pond Area Used (Max 25% of total in Line B)	_____ Acres	_____ Acres

_____ 14-2-50(E)(3)(b)*Streets*: A delineation of proposed roads with the functional classification of streets and

an indication of required off-site street improvements.

- _____ 14-2-50(E)(3)(c)*Drainage*: A schematic depiction of existing and proposed surface water management elements, including wetlands and major detention facilities.
- _____ 14-2-50(E)(3)(d)*Community Facilities*: The general location and size of any community facility included within the development such as parks, community centers, etc.
- _____ 14-2-50(E)(3)(e)*Phasing*: Any proposed phasing of the project.

TRADITIONAL NEIGHBORHOOD DESIGN SUBDIVISIONS

The following items shall also be included as part of a preliminary plan for TND (Traditional Neighborhood Design) subdivisions:

- _____ 14-2-53(B)(1)&(4)*Land Use*: A delineation of similar land uses within the same land use category facing across street(s) and dissimilar uses, when adjacent, abutting at rear lot lines. When authorized by the land use classification, each neighborhood may provide areas of mixed use (residential & commercial) buildings, with residential uses generally located on the second floor and above, encouraging the clustering of living, working, recreation, shopping and civic uses by design.
- _____ 14-2-53(B)(2)*Land Use*: A delineation of required clubhouse or community center and sufficient surrounding open space to form a neighborhood square within 1,000 feet of the geographic center of each neighborhood. Non-residential uses are encouraged to be located within this area where appropriate given the land use classification of the area.
- _____ 14-2-53(B)(3)*Land Use*: A schematic depiction that all neighborhoods are limited in size or shape to allow residents to walk to the neighborhood square in 5 to 10 minutes (generally 1,320 feet or less). Each neighborhood shall be small enough so that at least 95% of the housing units are within 1,320 feet of the neighborhood square.
- _____ 14-2-53(C)(1)&(2)*Streets & Alleys*: A delineation of all streets and alleys accessing all lots and townhouse lots. Where alleys are provided, a continuous network of alleys to the rear of lots within the development shall be provided. Cul-de-sacs, gated or dead-end streets are not permitted within the development.
- _____ 14-2-53(C)(3)*Street & Alley Widths*: A schematic depiction of the 24 foot width for all rights-of-way and of the 20 foot width for pavement for all bi-directional alleys. A minimum of 16 feet for rights-of-way and 12 feet for pavement width for one-way alleys.
- _____ 14-2-53(C)(4)&(5)*Paths*: A schematic depiction of all sidewalks, bicycles, and pedestrian paths connecting between all residences, shopping, employment and recreation within and adjacent to the neighborhood. Sidewalks abutting all residential lots shall be separated from the edge of pavement by a minimum 6 foot wide planting strip and designed to accommodate street trees, street lighting, fire hydrants and other required infrastructure.
- _____ 14-2-53(C)(6)&(11)*Streets & Alleys*: Delineation of curbing for streets and alleys. Curbing for streets shall be raised Type F style curbs and may be drop curb or shoulder gutter style (i.e. Miami curbs) for alleys. No block shall be more than 480 feet in length without a dedicated alley or pedestrian pathway providing through access.
- _____ 14-2-53(C)(7)*Street & Alley Lighting*: Location of lighting along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and compliance with illumination

standards adopted by the City. Street lighting structures shall not exceed 18 feet in height to avoid conflicts with street trees and to provide pedestrian scale lighting. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible.

14-2-53(C)(8)*Traffic Calming Measures*: Location of traffic circles or streets paved with bricks or pavers.

14-53(C)(9)&(D)(11)*Street Trees*: Delineation of street trees planted in the rights-of-way parallel to the street along all streets at a maximum average spacing of 35 feet on center. Trees shall be planted on both sides of the street within the planting strip between sidewalks and street curbs. The remaining required tree for each lot can be provided in the rear yard.

14-2-53(C)(10)&(D)(9)*Utility/Equipment*: Delineation of mechanical equipment including utility cabinets, transformers and the like, within alley rights-of-way or within easements that are not visible from the street right-of-way. Above grade mechanical equipment shall be fully screened from view through landscaping or alternative visual screening. Heating, air conditioning and ventilation systems shall be screened from the street.

14-2-53(D)(1)&(2)*Lots & Buildings*: A schematic depiction of residential dwelling building setback at a minimum of 5-20 feet from the front lot line. Variation in building setbacks along each block is encouraged. Consistent build-to lines shall be established for non-residential multi-family and mixed use buildings along all streets and public space frontages. This build-to line shall determine the width and ratio of enclosure desired for each street or public space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.

14-2-53(D)(3)&(4)*Buildings*: Depiction indicating that all buildings have their main entrance opening to a street. Delineation of setbacks for any stoop, colonnade, awning, projecting sign and open-sided porch which could encroach up to 10 feet into the front setback. In no case, such elements shall be setback less than 5 feet from front property line.

14-2-53(D)(5)*Porches*: Location of front porches or patios suitable in size to accommodate seating for the dwelling's occupants for a minimum of 50% of all proposed residential dwelling units.

14-2-53(D)(6)*Garages*: A schematic depiction of garages or carports with openings for vehicles facing the front lot line, at least 20 feet behind the front setback of the principal structure. No more than one-third of the total linear frontage of the front façade of the principal structure shall be comprised of garage door or carport openings. Attached garages or carports within openings facing the side, street side or rear lot line shall be subject to the setbacks established for the principal structures. Detached garages or carports shall be setback at least 10 feet behind the principal structure.

14-2-53(D)(7)*Elevations*: Depiction that all residential dwellings are raised a minimum of 18 inches from finished exterior finished grade.

14-2-53(D)(8)*Building Style*: Depiction of variation of building designs and architectural styles within the project.

14-2-53(D)(10)*Solid Waste*: Location of solid waste, recycling and yard trash containers for non-residential lots, multi-family and mixed use structures to be located in parking areas or in a location remote from the street. Depiction of containers to be screened by a minimum 6-foot high enclosure constructed in materials which are consistent with the adopted architectural style of the development.

14-2-53(E)(1)-(4)*Parking*: A schematic depiction of individual driveways for single family, duplex, triplex and townhouse residential structures for two off-street parking spaces of at least 8 feet by 18 feet in size. Parking lots for non-residential and multi-family structures shall be provided at the ratio outlined in Section 14-2-78(D) and be located behind or to the side of the principal structures which front on a street.

*Procedures and Requirements for Rezoning for RPUD and SRPUD as well as MUPUD with the exception that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building sq. ft. constructed if the area with the residential component has been assigned a residential land use classification on the Future Land Use Map of the Comp Plan.

The applicant shall submit 15 copies of the preliminary plan, this checklist, and supporting documents meeting the requirements of the LDC. This application will be processed like any other rezoning request.

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:  Date: Oct 15, 2021

Please Note: This list is provided to ensure that all preliminary plans submitted are uniform and contain the minimum information required for review under Sections 14-2-50 & 53 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 preliminary plan review to the City of Kissimmee Development Services Department at (407) 518-2140.

1/31/2018



2021 CITY OF KISSIMMEE SCHEDULE
Development Review Committee (DRC)
Planning Advisory Board (PAB)
& City Commission (CC)



Task	Date
DRC Submittal Deadline	1/6/2021
DRC Meeting	1/26/2021
PAB Meeting	3/3/2021
CC Meeting	4/6/2021

DRC Submittal Deadline	1/20/2021
DRC Meeting	2/16/2021
PAB Meeting	3/17/2021
CC Meeting	4/20/2021

DRC Submittal Deadline	2/3/2021
DRC Meeting	3/2/2021
PAB Meeting	4/7/2021
CC Meeting	5/4/2021

DRC Submittal Deadline	2/17/2021
DRC Meeting	3/16/2021
PAB Meeting	4/21/2021
CC Meeting	5/18/2021

DRC Submittal Deadline	3/3/2021
DRC Meeting	4/6/2021
PAB Meeting	5/5/2021
CC Meeting	6/1/2021

DRC Submittal Deadline	3/17/2021
DRC Meeting	4/20/2021
PAB Meeting	5/19/2021
CC Meeting	6/15/2021

DRC Submittal Deadline	4/7/2021
DRC Meeting	5/4/2021
PAB Meeting	6/2/2021
CC Meeting	7/6/2021

DRC Submittal Deadline	4/21/2021
DRC Meeting	5/18/2021
PAB Meeting	6/16/2021
CC Meeting	7/20/2021

Task	Date
DRC Submittal Deadline	5/5/2021
DRC Meeting	6/1/2021
PAB Meeting	7/7/2021
CC Meeting	8/3/2021

DRC Submittal Deadline	5/19/2021
DRC Meeting	6/15/2021
PAB Meeting	7/21/2021
CC Meeting	8/17/2021

DRC Submittal Deadline	6/2/2021
DRC Meeting	7/6/2021
PAB Meeting	8/4/2021
CC Meeting	9/7/2021

DRC Submittal Deadline	6/16/2021
DRC Meeting	7/20/2021
PAB Meeting	8/18/2021
CC Meeting	9/21/2021

DRC Submittal Deadline	7/7/2021
DRC Meeting	8/3/2021
PAB Meeting	9/1/2021
CC Meeting	10/5/2021

DRC Submittal Deadline	7/21/2021
DRC Meeting	8/17/2021
PAB Meeting	9/15/2021
CC Meeting	10/19/2021

DRC Submittal Deadline	8/4/2021
DRC Meeting	9/7/2021
PAB Meeting	10/6/2021
CC Meeting	11/2/2021

DRC Submittal Deadline	8/18/2021
DRC Meeting	9/21/2021
PAB Meeting	10/20/2021
CC Meeting	11/16/2021

Task	Date
DRC Submittal Deadline	9/1/2021
DRC Meeting	10/5/2021
PAB Meeting	11/3/2021
CC Meeting	12/7/2021

DRC Submittal Deadline	9/15/2021
DRC Meeting	10/19/2021
PAB Meeting	11/17/2021
CC Meeting	12/21/2021

DRC Submittal Deadline	10/6/2021
DRC Meeting	11/2/2021
PAB Meeting	12/1/2021
CC Meeting	1/4/2022

DRC Submittal Deadline	10/20/2021
DRC Meeting	11/16/2021
PAB Meeting	12/15/2021
CC Meeting	1/18/2022

DRC Submittal Deadline	11/3/2021
DRC Meeting	12/7/2021
PAB Meeting	1/5/2022
CC Meeting	2/1/2022

DRC Submittal Deadline	11/17/2021
DRC Meeting	12/21/2021
PAB Meeting	1/19/2022
CC Meeting	2/15/2022

DRC Submittal Deadline	12/1/2021
DRC Meeting	1/4/2022
PAB Meeting	2/2/2022
CC Meeting	3/1/2022

DRC Submittal Deadline	12/15/2021
DRC Meeting	1/18/2022
PAB Meeting	2/16/2022
CC Meeting	3/15/2022

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
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.

2.0

WRITTEN INFORMATION

2.0 WRITTEN INFORMATION

2.1 Developer/Owner Information

Name: Sterling Homes (Mill Slough) Limited Partnership

Address: 20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3

Phone Number: 905-669-8399

Email: pfederico@sterlinggroupcorp.com

Authorized Agent Information

Name: RVi Planning + Landscape Architecture

Address: 130 South Orange Avenue Suite 200B, Orlando, FL 32801

Phone Number: 407-680-0650

Email: adelgado@rviplanning.com

2.2 Evidence of Ownership

See Warranty Deed and Owner Authorization included in Appendix.

Parcel ID Numbers:

- 13-25-29-00U0-0012-0000
- 13-25-29-2198-0001-00B0
- 13-25-29-2198-0001-00C0
- 13-25-29-2198-0001-00D0

2.3 Objectives

The owner is seeking a zoning map amendment from MUPUD (Mixed-Use Planned Unit Development) to RC-1 (Multiple-Family Medium Density Residential). The owner is proposing 214 townhome units on the 30.9 +/- acre site. See Exhibit 1 for the Conceptual Design Site Plan Sketch showing the

proposed layout that incorporates lot sizes and products that differ from the previously approved plans.

The Sunbelt PUD has approved zoning and preliminary plans in place for Phases 1 & 2. All future phases will need to be processed through the City of Kissimmee to amend the approved preliminary plan in place. Phase 1 is constructed and includes the first 14 single family lots and master retention ponds. Phase 2 plans were approved and permitted, but not constructed. The Phase 2 stormwater permit has expired, therefore will need to be re-permitted by modifying the Phase 1 permit.

The property in general has developable areas that are defined and limited by the adjacent properties, future Bill Beck Blvd right-of-way, and the existing easements in place. There is a developed single-family development to the west, an on-site wetland, Mill Slough Road to the north and the Florida Turnpike to the east. There is an approved alignment for the future Bill Beck Boulevard that is mainly to the east side of the development, however leaving some developable land east of the Boulevard at the south of the property. The Phase 1 ponds are in place and maintained by the HOA. The existing Florida Gas easement is defined and would not be feasible to relocate. There is a sanitary gravity main serving the residential development to the west that is located on the property. It follows the west-northwest property line and connects back to Mill Slough Road. An easement for this utility will need to be provided to protect the existing lines.

Regarding stormwater, the conceptual plan shows expanding the Phase 1 ponds which are owned by the HOA and are planned to be shared and combined with the master overall HOA to serve the entire development. Stormwater accounts for 5.93 acres of the site.

The permitting process will require a Zoning Map Amendment, Preliminary Plan Amendment, Preliminary Plat, Final Plat and/or PUD Site Plan process with the City of Kissimmee. Also, approvals will be necessary with Toho Water Authority for Utilities and SFWMD for stormwater permitting. The plans will propose public right of way for Bill Beck Blvd and private internal streets with easements for public utility access.

2.4 Use List

The proposed uses are townhomes (single-family attached), stormwater management ponds, and open space.

2.5 Site Development Standards

The Site development standards are controlled by the following codes for the RC-1 zone:

RC-1 Site Standards*		
Lot Size	Minimum Lot Size	None
	Minimum Lot Area	None
	Minimum Lot Width*	20'
	Minimum Lot Depth*	100'
Surface Area	Maximum Impervious Surface Area	75%
Setbacks	Minimum Front	10'
	Maximum Front	20'
	Minimum Side	10'
	Minimum Street Side	10'
	Minimum Rear	20'
	Minimum Alley	4', 18' if parking in driveway
	Building separation	15'
Recreation + Open Space	Open Space	25%
	Active recreation	150 SQ. FT. per unit
	Passive recreation	15% of buildable area
Structure Height	Maximum stories	4
Buffer	Minimum Rear	25'
ROW	Minimum 2-way width	24'

	Maximum 2-way width	40'
	One-way width	20'

***Variance from City of Kissimmee Land Development Code is being requested.**

The owner is requesting variances to from the current City of Kissimmee Land Development Code:

- Chapter 14-4- Table 4-3: Site Standards – Residential Districts
 - Minimum lot width and minimum lot depth
 - Three-story lots are 75' x 18'
- Chapter 14-6-43(A) – Residential Development
 - Max Units per Building:
 - Buildings with front-loaded units with garages are proposed with more than six attached dwelling units within one building. Some front-loaded buildings have 8 units.

Additional variances may be required by the Development Review Committee.

2.6 Computations

Proposed Uses			Number of Units	Acreage by Land Use	Density
	Parcel Size	Product Type			
Residential Townhomes	20' x 100'	Two story - front-loaded	72	13.94 AC	8.55 DU/AC
	18' x 75'	Three-story rear-loaded	142		
Stormwater Management				5.93 AC	
Open Space				6.58 AC	
Bill Beck Blvd.				4.5 AC	
Total			214	30.95 AC	

2.7 Phasing

The Project will be completed in one phase.

Anticipated construction completion year is 2024.

2.8 Concurrency

Transportation

Per City of Kissimmee's requirements, the study area will consist of a one-mile radius from the outside boundary of the project location.

The roadways within the one-mile radius of the project to be considered in the analysis are:

- Mill Slough Rd. from the project site to Michigan Avenue.
- Dean John Ln. from Mill Slough Rd. to East Vine Street (US 441)
- US 441 from Valencia College to Fortune Road

The study segments are limited to roadways that are within the City of Kissimmee boundaries. A draft Traffic Study Methodology report is submitted for review. Once confirmed, the Traffic Study will be completed to meet the City's requirements and schedule.

It is planned to dedicate the Bill Beck Blvd. to the Public and have internal roads and alley's as private roads. Currently the County has funded improvements to Bill Beck Road north of the project site, so no connection will be made to the project other than by Mill Slough Road. If the County has not funded the Extension fully, the development would propose to design and construct two lanes of the four-lane divided boulevard to serve the development. The remainder would be finalized by the County when the roadway is funded or by bonding the remaining work to complete.

Stormwater

South Florida Water Management District will be the permitting agency. A modification to the existing Phase 1 ERP will be required, permit # 49-01550-P-01. The phase 2 ERP approval, permit # 49-01550-P-02, permittee:

PUERTA DEL SOL REAL ESTATES LLC, was never constructed and has expired.

The current plan shows the removal of the existing wetlands. The wetlands will be mitigated through the SFWMD permitting process.

The development plan shows expanding the existing Phase 1 ponds and the addition of two other interconnected ponds. These ponds will be combined under one Master HOA to maintain these areas. The ponds will be designed to meet SFWMD and City of Kissimmee requirements and will discharge to the adjacent property to the south, to an existing ditch, as it does today in the existing condition. See Exhibit 3 for preliminary stormwater layout.

Utilities

There is a large gas transmission line and easement crossing the site. Existing agreements are in place with Florida Gas and will not be modified. Tohopekaliga Water Authority (TWA) will be the water and sewer service provider for the project. Water and sewer stub-outs were installed and are available as points of connections. An existing gravity sewer main that is active runs along the NW quadrant of phase 2. Easements will need to be included for these existing lines. A Lift station will be needed for the southern portions of the development. All utilities will be designed, permitted and turned over for ownership and maintenance to TWA. Easements will be provided over the private roads and alleys. See Exhibit 3 for preliminary layout of public utilities.

2.9 Development Report as Additional Support for Zoning Request

Compatibility with Comprehensive Plan

The site is split between three land uses: MF-MDR (Multiple Family Medium Density Residential, CG (Commercial General), and SF-LDR (Single Family Low Density Residential. The majority of the site has the Future Land Use of MF-MDR which allows for a gross density of 7-9 du/acre. The townhomes are solely located within this land use.

The other land uses, SF-LDR located at the north of the site, and CG located mostly on the east side of the site are proposed for stormwater management.

Justification for proposed amendment

The zoning map amendment is appropriate because the proposed zoning is most compatible with the MF-MDR land use category. The proposed single-family attached development introduces a new and unique product type to the City of Kissimmee which only has single family-detached homes in this area.

APPENDIX

3.0	Evidence of Ownership	25
	Warranty Deed	
	Owner Authorization + Supporting Documentation	
4.0	Environmental Statement of Wetland Impacts	63
5.0	Traffic Impact Analysis Methodology	65
6.0	Mapping of Existing Features	72
	Vicinity Map	
	Boundary Survey/Legal Description	
	Topographic Survey	
	Land Use Characteristics	
	Zoning Characteristics	
	Soils	
	Existing Site Features	
7.0	Mapping of Proposed Features	82
	Conceptual Master Plan	
	Product Elevations (Front + Center)	
	Two-story Front Load	
	Three-story Rear Load	
	Product Floorplans	
	By Unit	
	By Building	

3.O
WARRENTY DEED
+ OWNER
AUTHORIZATION
DOCUMENTATION

Prepared by:

Infinity Title Group
714 N. John Young Parkway
Kissimmee, Florida 34741

File Number: K2009029

Consideration amount: \$1,150,000.00

CFN 2020118962
Bk 5789 Pgs 237-238 (2 Pgs)
DATE: 09/08/2020 09:33:21 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$18.50
DEED DOC \$8,050.00

General Warranty Deed

1. Made this August 31st, 2020 A.D. By **Puerta Del Sol Real Estates, LLC**, whose address is: 4649 Ponce de Leon Blvd., Ste 404, Coral Gables, FL 33146, hereinafter called the grantor, to **Sterling Homes (Mill Slough) Limited Partnership, a Florida Limited Partnership**, whose post office address is: 20 Riverside Road, Suite 204, Concord, Ontario, Canada, L4K 3N3, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, viz:

A portion of Section 13, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 13, Township 25 South, Range 29 East, Osceola County, Florida; thence along the West line of said Section 13 run South 00 degrees 00 minutes 26 seconds East, a distance of 1362.73 feet to a point; said point being the Southwest corner of Quail Hollow Phase Two (formerly an unrecorded plat, now recorded in Plat Book 7, Page 163, Public Records of Osceola County, Florida); thence along the South line of said Quail Hollow Phase Two run North 89 degrees 47 minutes 44 seconds East, a distance of 426.33 feet to a point; said point being the Southeast corner of said Quail Hollow Phase Two and also the Southwest corner of Quail Hollow Phase Three (formerly an unrecorded plat, now recorded in Plat Book 7, Page 164, Public Records of Osceola County, Florida); thence along the South line of said Quail Hollow Phase Three run North 89 degrees 47 minutes 44 seconds East, a distance of 260.68 feet to the Point of Beginning, thence along the Southeasterly line of Quail Hollow Phase Three run North 59 degrees 53 minutes 38 seconds East, a distance of 322.37 feet to a point; said point being the Southeasterly corner of Lot 33 of said Quail Hollow Phase Three; thence along the Northeasterly line of Lots 33 through 43 of said Quail Hollow Phase Three run North 30 degrees 07 minutes 30 seconds West, a distance of 839.17 feet to a point; said point being the Southwest corner of Lot 45 of Quail Hollow Phase Three; thence along the Southeasterly line of Lots 45 through 50 of said Quail Hollow Phase Three run North 59 degrees 52 minutes 30 seconds East a distance of 556.02 feet to a point on the Westerly right of way line of Florida's Sunshine State Parkway; thence along said right of way line run South 19 degrees 22 minutes 45 seconds East a distance of 1415.65 feet to a point of curve; thence with the arc of a curve to the left, having for its elements a radius of 7839.44 feet, a central angle of 08 degrees 58 minutes 26 seconds, a chord which bears South 23 degrees 51 minutes 58 seconds East, a chord distance of 1226.59 feet, an arc distance of 1227.84 feet to a point on the South line of the Northwest 1/4 of aforesaid Section 13; thence departing said curve (non radial) run South 89 degrees 47 minutes 54 seconds West along the South line of the Northwest 1/4 of said Section 13 a distance of 1318.78 feet to a point; thence run North 00 degrees 00 minutes 27 seconds West a distance of 1295.18 feet to a point on the South line of aforementioned Quail Hollow Phase Three; thence run North 89 degrees 47 minutes 44 seconds East a distance of 14.27 feet to the Point of Beginning.

LESS AND EXCEPT all of SUNBELT - PHASE I, as recorded in Plat Book 21, at Pages 66 through 69, of the Public Records of Osceola County, Florida.

Parcel ID Number: R132529-00U000120000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

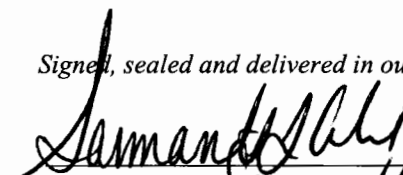
Prepared by:

Infinity Title Group
714 N. John Young Parkway
Kissimmee, Florida 34741

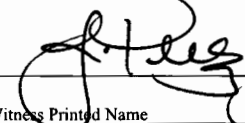
File Number: K2009029

Consideration amount: \$1,150,000.00

Signed, sealed and delivered in our presence:


Witness Printed Name Samantha L Andrade

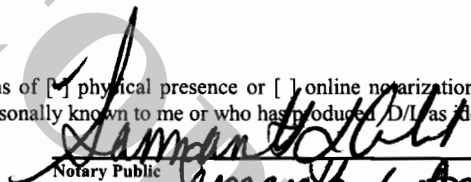

Puerta Del Sol Real Estates, LLC
By: Ciriaco Sanchez, Manager
Address: _____ (Seal)


Witness Printed Name Jessica Perez

Address: _____ (Seal)

State of FL
County of OSCEOLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2020, by Puerta Del Sol Real Estates, LLC, who is/are personally known to me or who has produced D/I as identification.


Notary Public
Print Name: Samantha L Andrade
My Commission Expires: _____



AGENT AUTHORIZATION

I/we, as the owner(s) of real property in Kissimmee, Florida, which is described below do hereby authorize the following person or persons to act as my/our agent to execute any petitions, applications, or other documents necessary to affect the application approval requested and more specifically described below, and to appear on my behalf before any administrative or legislative body in the City of Kissimmee concerning the application(s) and to act in all respects as my/our agent in matters pertaining to the requested application(s).

Agent Information

Name:	Paul Federico, Manager
Company:	Sterling Homes (Mill Slough) Limited Partnership, a Florida Limited Partnership by: Sterling Group GP, LLC, a Florida Limited Liability Company
Address:	20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3
Phone:	905-669-8399
Email:	PFederico@SterlingGroupCorp.com

Requested Application:

City of Kissimmee Rezoning

Subject Property:

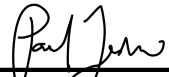
Address:	Mill Slough Rd, Kissimmee, FL 34744
Planned Unit Development Information:	Sunbelt Phase 1 – Tracts B, C, D Plat Book 21 (Pages 66-69)
Parcel IDs:	13-25-29-2198-0001-00B0 13-25-29-2198-0001-00C0 13-25-29-2198-0001-00D0
Legal Descriptions:	See Osceola County Property Appraiser Parcel ID cards attached.

Property Owner(s) Information:

Property Owner Name:	Nueva Andalusia Owners Association 1, Inc.
Address:	20 Rivermede Rd. Suite 204 Concord, ON L4K 3N3
Phone:	905-669-8399
Email:	PFederico@SterlingGroupCorp.com

SIGNED AUTHORIZATION

NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC.



Signature

Oct 15, 2021

Date

Paul Federico , President

Printed Name of Property Owner

James R. Pratt
jpratt@burr.com
Direct Dial: (407) 540-6655
Direct Fax: (407) 540-6656

Burr & Forman LLP
200 South Orange Avenue
Suite 800
Orlando, FL 32801

Office (407) 540-6600
Fax (407) 540-6601

BURR.COM

October 29, 2021

VIA EMAIL (adelgado@rviplanning.com)

Anie Delgado, AICP
Planning Project Manager
RVI Planning
130 S. Orange Avenue, Suite 200B
Orlando, FL 32801

Re: **Mill Slough Road Project/Sterling Homes (Mill Slough) Limited Partnership**
("Sterling")
DRC #21-00023

Dear Anie:

We have finalized the closing between Sterling and AMH Development, LLC ("AMH"). As a result of that closing, the following has occurred:

1. AMH has transferred legal control to Sterling of NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC. ("HOA").
2. Paul Federico is President of the HOA.

Further, because this transfer has occurred, the attached Agent Authorization form is valid.

We completed the transfer of control of the HOA to Sterling by the execution and delivery of the attached Assignment of Declarant's Rights. This Assignment of Declarant's Rights has been delivered to Osceola County for recording. We will provide you a copy of the recorded document when it is returned.

Mr. Federico's appointment as President of the HOA (as well as the transfer of control of the HOA) are also evidenced by the attached Articles of Amendment for the HOA. We have delivered this document to the Florida Department of State for filing. We will provide a copy to you of the filing when it is returned by the State.

Anie Delgado, AICP
October 29, 2021
Page 2

(I have also attached three signed Director Resignation for a Corporation evidencing the previous HOA Directors have resigned in favor of Mr. Federico.)

Finally, I have attached for your information the following documents that have also been delivered to Osceola County for recording. Next to each document, I provide an explanation of its purpose:

1. **Quitclaim Deed** [to Sunbelt Phase 1 Homeowners Association, Inc. ("Sunbelt HOA")]

Sunbelt HOA is the association formed by AMH for its project. This deed transfers to Sunbelt HOA all of Tract A, which is the common area that adjoins the AMH project.

2. **Agreement Granting Easements for Stormwater Drainage**

This easement documents the right of AMH to continue to drain runoff to the existing ponds owned by the HOA.

Please contact me if you have questions. Please also tell City staff I am available to answer any of their questions.

Kindest Regards,



James R. Pratt

JRP
Attachments

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
James R. Pratt, Esq.
Burr & Forman LLP
200 S. Orange Avenue, Suite 800
Orlando, FL 32801

ASSIGNMENT OF DECLARANT RIGHTS

THIS ASSIGNMENT OF DECLARANT RIGHTS ("Assignment") is made as of October 20, 2021 (the "Effective Date"), by AMH DEVELOPMENT, LLC, a Delaware limited liability company ("Assignor"), whose address is 30601 Agoura Road, Suite 200, Agoura Hills, California 91301, and **STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP**, a Florida limited partnership ("Assignee"), whose address is 20 Rivermede Road, Suite 204, Concord, Ontario, CANADA L4K 3N3.

WITNESSETH

WHEREAS, by virtue of a certain Assignment of Declarant Rights recorded in Official Records Book 5465, beginning at Page 2196, of the Public Records of Osceola County, Florida, Assignor is the "Declarant" under the Neighborhood Declaration of Covenants, Conditions, Easements and Restrictions for Nueva Andalusia Owners Association 1, Inc., dated December 26, 2006, recorded in Official Records Book 03729, Pages 2310-2330, in the Public Records of Osceola County, Florida, as assigned pursuant to that certain Assignment of Declarant Rights dated effective August 29, 2017, recorded in Official Records Book 5465, Page 1308, in the Public Records of Osceola County, Florida (collectively, the "**Declaration**");

WHEREAS, as of the Effective Date, the Declaration encumbers certain real property located in Osceola County, Florida (the "**Declaration Property**"), as more particularly described in the Declaration;

WHEREAS, simultaneous with the execution of this Assignment, Assignee is entering into that certain Amendment to Neighborhood Declaration of Covenants, Conditions, Easements and Restrictions for Nueva Andalusia Owners Association 1, Inc. (the "**Declaration Amendment**") pursuant to which the AMH Property shall be fully released from the purview, operation of and effect of the Declaration and of the covenants, conditions, restrictions, easements and reservations contained therein, as if the AMH Property had never been described in and made subject to the Declaration at any time prior thereto;

WHEREAS, the Declaration Property includes the real property owned by Assignor and more fully described in the Declaration Amendment (the "**AMH Property**"); and

WHEREAS, Assignor desires to transfer and assign to Assignee all rights and obligations of Assignor as "Declarant" under the Declaration, and Assignee desires to obtain

45989636 v3
45989636 v4

all such rights and obligations, all of which are specifically incorporated herein by reference to the Declaration.

AGREEMENT

NOW, THEREFORE, for and in consideration of the above recitals, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

2. **Assignment.** Assignor hereby grants, sells, transfers and delivers unto the Assignee, its successors and assigns, all the rights of Assignor under the Declaration, including, but not limited to (a) all of Assignor's rights as "Declarant" under the Declaration, and (b) all of Assignor's Member rights under the Declaration, the Articles Incorporation and the Bylaws of Nueva Andalusia Owners Association 1, Inc., a Florida not-for-profit association (the "**Association**").

3. **Acceptance of Assignment.** Assignee hereby accepts this Assignment and the assigned rights, title, interests and benefits of Assignor; and Assignee hereby succeeds to liabilities of Assignor as "Declarant" under the Declaration accruing after the Effective Date. Notwithstanding the foregoing, the rights, duties, obligations and liabilities accepted and assumed by Assignee shall not include any liabilities imposed by the Declaration arising from (a) any negligent acts of Assignor that may have occurred prior to the Effective Date, (b) or any duties, obligations, and liabilities of Assignor accruing under the Declaration before the Effective Date, or (b) any breach of duties of the Assignor under the Declaration that may have occurred prior to the Effective Date.

4. **Accounts. Reserves. Bonds.** Assignor hereby transfers and assigns all amounts paid by Members, all accounts, reserves, accounts receivable, bonds and other amounts paid or to be paid by the Members.

5. **Resignation of Association Board of Directors/Officers.** Simultaneously herewith, Assignor shall deliver the original resignations of those officers and members of the Board of Directors of the Association who are employed by, controlled by, or otherwise related to Assignor.

6. **Assignor's Representations.** Assignor represents to Assignee, for itself and its successors and assigns, as follows: (a) Assignor is the "Declarant" as defined by the Declaration; (b) Assignor has good right, power, and authority to assign and convey the

foregoing rights under the Declaration to Assignee; (c) this Assignment has been duly authorized by Assignor and executed on behalf of Assignor by a representative duly authorized to execute the same; and (d) Assignor has made no other assignment of the items assigned herein, except to the Assignee.

7. **Construction, Interpretation, and Venue.** This Assignment shall be construed and interpreted in accordance with the substantive laws of the State of Florida, without reference to the principles of conflict of laws of such State. By signing below each party consents to the jurisdiction of the Circuit Courts of Osceola County, Florida, and hereby waives any and all objections and/or affirmative defenses to the same.

8. **Waiver or Modification.** This Assignment may be modified, amended, superseded, or canceled, and any of the terms, covenants, representations, warranties, or conditions hereof may be waived, only by a written document executed by duly authorized officers of each of Assignor and Assignee, or, in the case of a waiver of consent, by or on behalf of the party or parties waiving compliance or giving such consent.

9. **Indemnification.** Assignee hereby agrees to indemnify and hold the Assignor harmless for, from and against any losses, damages, liabilities, actions, proceedings, demands, claims, costs and expenses (including reasonable attorneys' and paralegals' fees) arising out of any failure of Assignee to perform any obligations under or arising out of the Declaration arising from and after the Effective Date. Assignor hereby agrees to indemnify and hold Assignee and Assignee's subsidiaries, affiliates, officers, directors, shareholders, employees, agents, representatives and attorneys, harmless for, from and against any losses, damages, liabilities, actions, proceedings, demands, claims, costs and expenses (including reasonable attorney's and paralegals' fees) directly or indirectly arising out of, based upon, resulting from, or otherwise relating to (i) any claims by the Association; (ii) any member of the Association regarding the management, maintenance and/or operation of the Association or the management, maintenance and/or operation of the common areas and/or other community improvements located in the AMH Property; or (iii) any failure of Assignor to perform any obligations under or arising out of the Declaration, before the Effective Date.

10. **Attorney's Fees.** Assignor and Assignee will each be solely responsible for, and bear all of, its own respective expenses, including, without limitation, expenses of legal counsel, accountants, and other advisors incurred at any time in connection with pursuing or consummating the assignment and transactions contemplated herein. Should either party employ an attorney to enforce any of the provisions hereof or to protect its interest in any matter arising out of or related to this Assignment, the prevailing party shall be entitled to all reasonable costs, charges, and expenses, including attorneys' and paralegal fees, through any appellate proceedings, expended, or incurred in connection therewith. Notwithstanding the foregoing, the parties hereto recognize the benefit of amicable resolution and desire that any future disputes be resolved (or attempt to be resolved) first

through alternative dispute resolution. Accordingly, prior to initiating any legal action, the aggrieved party shall offer to engage in mediation and shall give the other party thirty (30) days to engage in said mediation. In the event either party fails to engage in mediation in good faith (as demonstrated by their non-involvement in the mediation or as determined by the mediator), then said party shall not recover attorneys' fees at trial or on appeal even if such party are determined to be the "prevailing party" for purposes of the litigation; in addition, the non-participating party shall be responsible for the other party's attorney's fees regardless of who prevails. The parties will attempt to agree on a mediator; however, if they are unwilling or unable to do so, then the party responding to the mediation demand shall be permitted to select the mediator.

11. **Binding Obligations.** This Assignment shall be binding upon, and inure to the benefit of, the parties to this Assignment and their respective heirs, legal representatives, successor and assigns.

12. **Descriptive Headings.** The descriptive heading of the several sections contained in this Assignment are included for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

13. **Entire Agreement.** This Assignment, including any exhibits hereto, constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. No covenant, representation, or condition not expressed in this Assignment shall be binding upon the parties hereto or shall affect or be effective to interpret, change, or restrict the provisions of this Assignment.

14. **Invalid Provisions.** If any provision of this Assignment is held to be illegal, invalid, or unenforceable under present or future laws effective during the term hereof, such provisions shall be fully severable, and this Assignment shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof. The remaining provisions of the Assignment shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Assignment.

15. **Joint Drafting.** The parties acknowledge that each party and its counsel have reviewed, commented on, and approved the Assignment, and that each party is relying solely on its and its counsel's independent judgment as to the legal and/or tax consequences and effectiveness of this Assignment. Further, the parties acknowledge that each party has had the opportunity to make revisions and/or changes to this Assignment and, as a result thereof; that this Assignment shall be treated as having been jointly drafted by the parties hereto; accordingly, this Assignment shall not be construed against either of the parties. The rule of construction providing that ambiguities within the Assignment are

to be resolved against the drafting party shall not be employed in the interpretation of this Assignment.

16. **Counterparts.** This Assignment may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same document.

17. **Recording.** Assignor and Assignee hereby direct that this Assignment be recorded at Assignee's expense in the public records of Osceola County, Florida to give notice of the terms and conditions set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

WITNESSES:

M. Stone
Print Name: Melinda Stone

Jillian Gilbert
Print Name: Jillian Gilbert

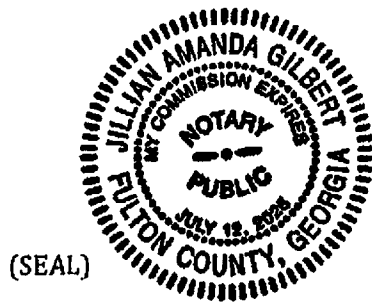
ASSIGNOR:

AMH DEVELOPMENT, LLC, a Delaware limited liability company

By: Todd Jones
Name: Todd Jones
Title: VP - Development Operations

STATE OF Georgia
COUNTY OF Fulton

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on October 21st, 2021, by Todd Jones as VP-Development Operations of AMH DEVELOPMENT, LLC, a Delaware limited liability company, on behalf of the company. He/She ☒ is personally known to me or ☐ has produced _____ as identification.



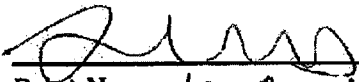
Jillian Gilbert
SIGNATURE OF NOTARY
Jillian Gilbert
NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

NOTARY PUBLIC, STATE OF Georgia

My Commission Expires: July 12, 2025

WITNESSES:

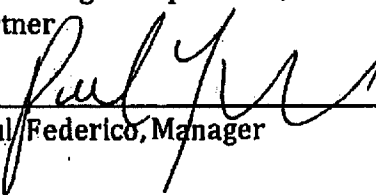

Print Name: MICHAEL GEDZ


Print Name: Laura Mazzuca
De Palma

ASSIGNEE:

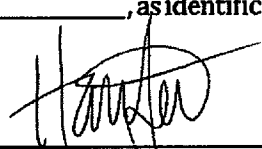
STERLING HOMES (MILL SLOUGH)
LIMITED PARTNERSHIP, a Florida limited
partnership

By Sterling Group GP LLC, its General
Partner

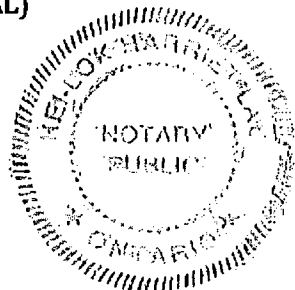
By: 
Paul Federico, Manager

PROVINCE OF ONTARIO, CANADA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☒ online notarization on October 28, 2021, by Paul Federico, as Manager of Sterling Group GP LLC a Florida limited liability company, as General Partner of STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the limited partnership. He ☒ is personally known to me or ☐ has produced _____, as identification.


SIGNATURE OF NOTARY
HEI-LOK HARRIET LAU
NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)



NOTARY PUBLIC, PROVINCE OF ONTARIO, CANADA

My Commission Expires: N/A

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC.

DOCUMENT NUMBER: N07000000734

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

James R. Pratt, Esquire/ Deanne

(Name of Contact Person)

Burr & Forman LLP

(Firm/ Company)

200 S. Orange Avenue, Suite 800

(Address)

Orlando, Florida 32801

(City/ State and Zip Code)

jpratt@burr.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

James R. Pratt, Esquire/ Deanne

407

540-6600

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|--|--|---|--|
| ☐ \$35 Filing Fee | ☐ \$43.75 Filing Fee &
Certificate of Status | ☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | ☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|--|--|---|--|

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Articles of Amendment
to
Articles of Incorporation
of

NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N07000000734

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

20 Rivermede Rd. Suite 204

Concord, ON L4K 3N3, Canada

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

20 Rivermede Rd. Suite 204

Concord, ON L4K 3N3, Canada

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

James R. Pratt

200 S. Orange Ave. Suite 800

(Florida street address)

New Registered Office Address:

Orlando

(City)

Florida 32801

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.


Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

☒ Change	<u>PT</u>	<u>John Doe</u>
☒ Remove	<u>V</u>	<u>Mike Jones</u>
☒ Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) ☐ Change ☐ Add ☒ Remove	<u>P</u>	<u>TODD JONES</u>	<u>23975 Park Sorrento, Ste. 300</u> <u>Calabasas, CA 91302</u>
2) ☐ Change ☒ Add ☐ Remove	<u>P</u>	<u>PAUL FEDERICO</u>	<u>20 Rivermede Rd. Suite 204</u> <u>Concord, ON L4K 3N3, Canada</u>
3) ☐ Change ☐ Add ☒ Remove	<u>S</u>	<u>JORDAN KUSHNER</u>	<u>23975 Park Sorrento, Ste. 300</u> <u>Calabasas, CA 91302</u>
4) ☐ Change ☒ Add ☐ Remove	<u>S</u>	<u>PAUL FEDERICO</u>	<u>20 Rivermede Rd. Suite 204</u> <u>Concord, ON L4K 3N3, Canada</u>
5) ☐ Change ☐ Add ☒ Remove	<u>VPT</u>	<u>GEOFFREY REID</u>	<u>23975 Park Sorrento, Ste. 300</u> <u>Calabasas, CA 91302</u>
6) ☐ Change ☒ Add ☐ Remove	<u>VPT</u>	<u>PAUL FEDERICO</u>	<u>20 Rivermede Rd. Suite 204</u> <u>Concord, ON L4K 3N3, Canada</u>

E. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

N/A

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated October 15, 2021

Signature 
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

PAUL FEDERICO
(Typed or printed name of person signing)

PRESIDENT
(Title of person signing)

DIRECTOR RESIGNATION FOR A CORPORATION

I, **TODD JONES**, effective as of 10/20/2021, 2021 hereby resign as Director of NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a not-for-profit corporation organized under the laws of the State of Florida.

DocuSigned by:

Todd Jones

BD4CBDB06F704BA...
Todd Jones

DIRECTOR RESIGNATION FOR A CORPORATION

I, **JORDAN KUSHNER**, as of 10/22/2021, 2021 hereby resign as Director of
NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a not-for-profit corporation
organized under the laws of the State of Florida.

DocuSigned by:

Jordan Kushner

4D33E586970541A
Jordan Kushner

DIRECTOR RESIGNATION FOR A CORPORATION

I, **GEOFFREY REID**, as of 10/20/2021, 2021 hereby resign as Director of
NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a not-for-profit corporation
organized under the laws of the State of Florida.

DocuSigned by:

Geoffrey Reid

Geoffrey Reid

This document was prepared by, and should be returned to:

James R. Pratt, Esquire
BURR & FORMAN
200 S. Orange Avenue, 8th floor
Orlando, FL 32801

[The space above this line is for recording information.]

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed, and delivered as of October 20, 2021 by **NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC.**, a Florida not-for-profit corporation ("**Grantor**"), whose address is 23975 Park Sorrento, Suite 300, Calabasas, California 91320, to and in favor of **SUNBELT PHASE 1 HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantee**"), whose address is 23975 Park Sorrento, Suite 300, Calabasas, California 91320.

WITNESSETH:

IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, Grantor does hereby convey, remise, and quitclaim to Grantee, without warranty or representation whatsoever, the real property in Osceola County, State of Florida that is more fully described on **EXHIBIT "A"** attached hereto and incorporated herein by reference, together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property, if any (the "**Property**"), to have and to hold in fee simple forever.

THE AFOREMENTIONED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

[Grantor has signed on the next page.]

46128541 v2

[The space above this line is reserved for recording information.]

[Signature page for Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the day and year above written.

WITNESSES:

GRANTOR:

NUEVA ANDALUSIA OWNERS
ASSOCIATION 1, INC., a Florida
corporation not-for-profit

Signature: FLORA AMERYOUN

Print name: FLORA AMERYOUN

By: Paul Federico

Name: Paul Federico

Its: PRESIDENT

Signature: [Signature]

Print name: Laura Mazzuca - DePalma

STATE OF PROVINCE OF
COUNTY OF ONTARIO, CANADA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☒ online notarization on OCTOBER 19 2021, by PAUL FEDERICO as PRESIDENT of NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a Florida corporation not-for-profit, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

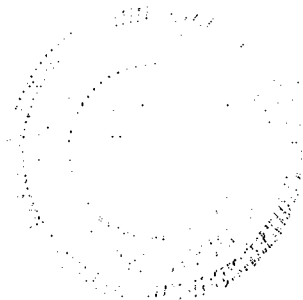
[Signature]

SIGNATURE OF NOTARY

HEI-LOK HARRIET LAU

NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)



NOTARY PUBLIC, ~~STATE OF FLORIDA~~ PROVINCE OF ONTARIO,
My Commission Expires: N/A CANADA

[The space above this line is reserved for recording information.]

EXHIBIT "A"

Legal Description of the Property

**TRACT A, SUNBELT-PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
21, PAGES 66 THROUGH 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA**

This document was prepared by, and should be returned to:

James R. Pratt, Esquire
BURR & FORMAN
200 S. Orange Avenue, 8th floor
Orlando, FL 32801

[The space above this line is for recording information.]

AGREEMENT GRANTING EASEMENTS FOR STORMWATER DRAINAGE

This Agreement Granting Easements for Stormwater Drainage ("**Agreement**") is entered into as of October 20, 2021 by NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a Florida not-for-profit corporation ("**HOA**"), whose address for purposes of this Agreement is 23975 Park Sorrento, Suite 300, Calabasas, California 91320, by **STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP**, a Florida limited partnership ("**Sterling**", and together with HOA, hereinafter referred to as the "**Grantor**"), and by **SUNBELT PHASE I HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantee**"), whose address for purposes of this Agreement is 23975 Park Sorrento, Suite 300, Calabasas, California 91320. References below to a "**Party**" means either of Grantor or Grantee; and references to the "**Parties**" means both of Grantor and Grantee.

BACKGROUND

HOA is the owner of the stormwater retention ponds on the land located in Osceola County, Florida more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "**HOA Property**"). Sterling is the owner of certain land located in Osceola County, Florida, more fully described in Exhibit "B" attached hereto and incorporated herein by reference (the "**Sterling Property**"). The land described in Exhibit "C" attached hereto and incorporated herein by reference (the "**Dominant Property**"), which is located in the same drainage basin as the Servient Property, is owned by Grantee or subject to Grantee's declaration of covenants and restrictions. Grantor and Grantee have entered into this Agreement for the purposes and on the conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing explanation and of the mutual covenants set forth below, Grantor and Grantee covenant and agree as follows:

1. **Grant of Easements.** Subject to the conditions and requirements of this Agreement, and to matters of record affecting title to the Servient Property: (i) HOA hereby grants to Grantee a perpetual, nonexclusive easement (the "**HOA Easement**"), appurtenant to the Dominant Property, under, across, and on the HOA Property, for the purposes prescribed below; and (ii) Sterling hereby grants to Grantee a perpetual, nonexclusive easement (the "**Sterling Easement**" and together with the HOA Easement, the "**Easements**"), appurtenant to the Dominant Property, under, across, through and on the portion of the Sterling Property described or depicted on Exhibit "D" attached hereto and incorporated herein by reference (the "**Sterling Easement Area**", and together with the HOA Property, the "**Servient Property**"), for purposes of transmitting through the Sterling Easement Area the surface waters draining from the Dominant Property that this Agreement allows to drain into the stormwater retention ponds located on the HOA Property.

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2. Legal Description of Sterling Easement Area. In order to prepare a legal description of the Sterling Easement Area, the underground improvements described in Exhibit "D" (the **"Existing Drainage Improvements"**) must first be located. Grantor shall have the right hereafter to cause the Existing Drainage Improvements to be located and the Sterling Easement Area to be legally described by a Florida licensed surveyor, who shall prepare a survey certified to both Grantor and Grantee locating the Existing Drainage Improvements, and preparing a legal description of the Sterling Easement Area. Grantee shall have the right to approve the legal description provided on such survey, which approval shall not be unreasonably or arbitrarily refused, delayed, or conditioned. Without limiting the foregoing, such legal description may reduce the width of the Sterling Easement Area if Grantor and Grantee agree to such a reduction, which agreement shall not be unreasonably or arbitrarily refused, delayed, or conditioned. On the preparation and approval of a survey and legal description of the Sterling Easement Area, Grantor and Grantee shall record an amendment to this Agreement for the purpose of providing a legal description of the Sterling Easement Area. On the execution and recording of such amendment, the Sterling Easement Area shall consist only of the area described in that legal description (and no other portion of the Sterling Property shall be subject to the Sterling Easement). Notwithstanding the foregoing, Grantor and Grantee agree the Sterling Easement as described in Exhibit "D" is valid and enforceable as described in Exhibit "D."
3. Purposes and Permitted Uses of Easements. The following are the sole purposes for which the Easements may be used:
 - a. Subject to the conditions and requirements of this Agreement, Grantee may direct surface waters from the Dominant Property and in volumes permitted by this Agreement to drain into the stormwater retention ponds located on the Servient Property for the retention and detention thereof in accordance with Law. References in this Agreement to "**Law**" shall mean, as applicable, laws, statutes, ordinances, orders, rules, regulations, permits, and other requirements of governmental or quasi-governmental authorities, including without limitation courts and tribunals.
 - b. The Easements shall include all incidental rights reasonably necessary for the use and enjoyment of the privileges expressly granted in this Agreement. Without limiting the foregoing, Grantee may enter onto the Servient Property as reasonably necessary in order to exercise Grantee's rights and perform Grantee's obligations under this Agreement.
 - c. Grantee shall not cause or permit Grantee's use of the Easements to destroy or cause damage to the Servient Property or to equipment, installations, and improvements thereon, ordinary wear and tear excepted.

- d. Grantee shall not use, or allow use of, the Servient Property in any manner that violates applicable Law, that constitutes a nuisance, that creates hazardous, dangerous, or unsanitary conditions, or that subjects Grantor in any respect to liability. Without limiting the foregoing, Grantee shall not cause or allow the discharge from the Dominant Property onto the Servient Property of any hazardous, toxic, illegal, regulated, or dangerous material or substance; waste; pollutant; or contaminant (collectively, "**Hazardous Material**").
 - e. Grantee shall not permit any claim, lien, or other encumbrance arising from Grantee's use of the Servient Property to accrue against or attach to the Servient Property or the interest of Grantor in adjacent lands.
 - f. Notwithstanding any other provision, Grantee shall not allow surface waters to drain onto the Servient Property in volumes that exceed those permitted in applicable permits, as may be modified, issued by the South Florida Water Management District.
4. Reservation of Rights to Use Servient Property. Grantor reserves unto itself the right from time to time to use the Servient Property for any purpose that does not materially interfere with Grantee's reasonable and normal use of the Easements. Grantor also reserves the right from time to time to construct, install, repair, and replace improvements, and otherwise work, on the Servient Property, provided that doing so does not materially interfere with Grantee's reasonable and normal use of the Easements. Grantor expressly reserves the right to allow surface waters to drain from other properties onto the Servient Property.
5. Right to Expand and Reconfigure Easements and Facilities. In order to create additional stormwater storage capacity, and in order to accommodate Grantor's other purposes, in addition to the other rights reserved to Grantor under this Agreement, Grantor shall have the one-time right, at Grantor's sole expense, to relocate and reconfigure the Easements and the drainage facilities located within the Easements (the "**Easement Relocation Right**"). For purposes of this Agreement, references to the Easement Relocation Right shall include any changing of the perimeter boundary of the Easements, including without implied limitation expanding such perimeter boundary. Grantor's Easement Relocation Right and the improvements therein shall be subject to the following terms and conditions:
- a. Such relocation or reconfiguration is of such a nature to permit stormwater drainage from the Dominant Property at the same level of service as existed before the relocation or reconfiguration.
 - b. Grantor shall not at any time obstruct the drainage of surface waters from the Dominant Property.

- c. Grantor and Grantee shall execute and record in the Official Records of Osceola County, Florida, an agreement that terminates this Agreement with respect to lands that are no longer affected by the Easements, and grants a replacement easement with respect to any affected lands that were not previously subject to the Easements.
 - d. Grantor shall secure at Grantor's expense all required permits and consents from all appropriate governmental entities; and Grantee shall cooperate and assist in that effort, without cost or liability to Grantee.
 - e. Grantor shall pay all costs of relocating or reconfiguring the Easements and facilities therein, including without implied limitation costs of replacing or modifying inlet structures.
 - f. Grantor shall indemnify and hold Grantee harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the acts or omissions of Grantor, its contractors, employees, agents, or others acting on behalf of Grantor in connection with the Easement Relocation Right set forth herein. For purposes herein this indemnification set forth in this Section 5.f., the term "Grantee" shall be deemed to include AMH, its affiliates, and its and their members, partners, officers and employees.
6. Maintenance. Grantor shall maintain the Easements, including, any pipes or other improvements within the Easements, whether used by Grantor or Grantee, in a safe and sanitary condition, and functioning in accordance with applicable Laws. Grantor and Grantee shall share the costs of maintenance, with Grantee paying its proportionate share of those costs. Grantee's proportionate share of costs shall be equal to the volume of stormwater flowing onto the Servient Property from the Dominant Property compared to the total volume of stormwater flowing onto the Servient Property from all properties draining thereto. From time to time Grantor will request from Grantee reimbursement for such maintenance costs, which request will include reasonable substantiating documentation. Within thirty (30) days after receiving a reimbursement request together with reasonable substantiating documentation, unless Grantee disapproves such request or documentation, Grantee shall deliver the reimbursement payment to Grantor, failing which interest shall accrue upon the unpaid amounts at a rate of ten per cent (10.0%) per annum.
7. Grantee's Self-Help Remedy. If a Party (a "Delinquent Party") fails to perform any obligation required of the Delinquent Party in this Agreement and fails to cure the non-performance within thirty (30) days after receipt of written demand from the other Party (the "Performing Party"), the Performing Party shall have the right, but not the obligation,

in addition to the right to invoke all other remedies available at law or in equity, to perform the obligation. The Delinquent Party shall reimburse the Performing Party for its costs actually incurred thereby within ten (10) days after receipt of the Performing Party's demand therefor along with reasonable documentation substantiating the amount demanded. Thereafter, interest shall accrue upon any unpaid amounts at a rate of ten per cent (10.0%) per annum. Notwithstanding the foregoing, the Performing Party shall have the right immediately to address conditions that Performing Party determines create an immediate risk and shall not be required to notify the Delinquent Party before taking such action.

8. Running with the Land. The Easements shall be perpetual easements for the nonexclusive use and benefit of the Dominant Property. This Agreement shall run with title to the Dominant Property and the Servient Property binding on Grantor and Grantee and on all subsequent owners thereof.
9. Dedication. Nothing contained in this instrument shall be deemed a gift or dedication of any portion of the Servient Property to the general public, for the general public or for any public purpose whatsoever.
10. Waiver. No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance.
11. Cumulative Remedies. Remedies provided to the parties by this Agreement, at law, and in equity, are cumulative. No remedy shall be exclusive of any other remedies. A party's exercise of any particular remedy shall not preclude that party from exercising one or more additional or alternative remedies.
12. Severability. If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
13. Attorney's Fees. If either party initiates or is made a party to legal proceedings to enforce this Agreement, then the substantially non-prevailing party in those proceedings will pay the reasonable and actual costs and attorney's fees, including, if applicable, the reasonable and actual costs and attorney's fees of appellate proceedings, incurred by the substantially prevailing party.

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14. Entire Agreement. This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. This Agreement may not be amended or modified except by written agreement of all parties.
15. Counterparts. This Agreement may be executed in multiple counterparts. The signature of any party to a counterpart shall be deemed to be the signature to, and may be appended to, any other counterpart. A party shall be bound by this Agreement by executing a counterpart hereof, then transmitting the executed counterpart to the other parties via email in .pdf or similar format.

[Grantor and Grantee have signed on the next page.]

[The space above this line is for recording information.]

[signature page of Agreement Granting Easements for Stormwater Drainage]

HOA:

NUEVA ANDALUSIA OWNERS ASSOCIATION 1,
INC.

By: Paul Federico

Print name: Paul Federico

As its: PRESIDENT

STATE OF PROVINCE OF
COUNTY OF ONTARIO, CANADA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☒ online notarization on OCTOBER 19 2021, by PAUL FEDERICO as PRESIDENT of NUEVA ANDALUSIA OWNERS ASSOCIATION 1, INC., a Florida corporation not-for-profit, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____, as identification.

Harriet Lau

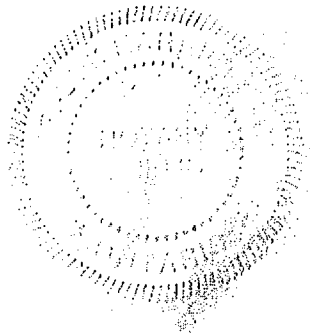
SIGNATURE OF NOTARY

HEI-LOK HARRIET LAU

NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)

NOTARY PUBLIC, ~~STATE OF FLORIDA~~ PROVINCE OF ONTARIO,
My Commission Expires: N/A CANADA



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STERLING:

STERLING HOMES (MILL SLOUGH) LIMITED
PARTNERSHIP, a Florida limited partnership

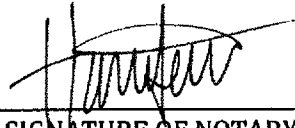
BY: Sterling Group GP LLC
As its General Partner

By: Paul Federico
Print name: Paul Federico
MANAGER
As its: ~~GENERAL PARTNER~~

~~STATE OF~~ PROVINCE OF
~~COUNTY OF~~ ONTARIO, CANADA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☒ online notarization on OCTOBER 19 2021, by PAUL FEDERICO, as GENERAL PARTNER of STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the partnership. He/She ☒ is personally known to me or ☐ has produced _____, as identification.

*as Manager of Sterling
GP LLC, a Florida limited
Liability company


SIGNATURE OF NOTARY

HEI-LOK HARRIET LAU

NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)

NOTARY PUBLIC, ~~STATE OF FLORIDA~~ PROVINCE
OF ONTARIO,
My Commission Expires: _____ CANADA

46116328 v6

8

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GRANTEE:

**SUNBELT PHASE I HOMEOWNERS
ASSOCIATION, INC.,** a Florida not-for-profit
corporation

By: _____
Print name: Todd Jones

As its: President

STATE OF Georgia
COUNTY OF Fulton

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on October 21st 2021, by
Todd Jones as President of **SUNBELT PHASE I HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. (He/She ☒ is
personally known to me or ☐ has produced _____ as identification.



SIGNATURE OF NOTARY
Jillian Gilbert
NAME LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

NOTARY PUBLIC, STATE OF Georgia

My Commission Expires: July 12th, 2025

[The space above this line is for recording information.]

EXHIBIT "A"

HOA Property

TRACTS B, C, AND D, SUNBELT-PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 21, PAGES 66 THROUGH 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY,
FLORIDA

EXHIBIT "B"

Sterling Property

A portion of Section 13, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 13, Township 25 South, Range 29 East, Osceola County, Florida; thence along the West line of said Section 13 run South 00 degrees 00 minutes 26 seconds East, a distance of 1362.73 feet to a point; said point being the Southwest corner of Quail Hollow Phase Two (formerly an unrecorded plat, now recorded in Plat Book 7, Page 163, Public Records of Osceola County, Florida); thence along the South line of said Quail Hollow Phase Two run North 89 degrees 47 minutes 44 seconds East, a distance of 426.33 feet to a point; said point being the Southeast corner of said Quail Hollow Phase Two and also the Southwest corner of Quail Hollow Phase Three (formerly an unrecorded plat, now recorded in Plat Book 7, Page 164, Public Records of Osceola County, Florida); thence along the South line of said Quail Hollow Phase Three run North 89 degrees 47 minutes 44 seconds East, a distance of 260.68 feet to the Point of Beginning, thence along the Southeasterly line of Quail Hollow Phase Three run North 59 degrees 53 minutes 38 seconds East, a distance of 322.37 feet to a point; said point being the Southeasterly corner of Lot 33 of said Quail Hollow Phase Three; thence along the Northeasterly line of Lots 33 through 43 of said Quail Hollow Phase Three run North 30 degrees 07 minutes 30 seconds West, a distance of 839.17 feet to a point; said point being the Southwest corner of Lot 45 of Quail Hollow Phase Three; thence along the Southeasterly line of Lots 45 through 50 of said Quail Hollow Phase Three run North 59 degrees 52 minutes 30 seconds East a distance of 556.02 feet to a point on the Westerly right of way line of Florida's Sunshine State Parkway; thence along said right of way line run South 19 degrees 22 minutes 45 seconds East a distance of 1415.65 feet to a point of curve; thence with the arc of a curve to the left, having for its elements a radius of 7839.44 feet, a central angle of 08 degrees 58 minutes 26 seconds, a chord which bears South 23 degrees 51 minutes 58 seconds East, a chord distance of 1226.59 feet, an arc distance of 1227.84 feet to a point on the South line of the Northwest 1/4 of aforesaid Section 13; thence departing said curve (non radial) run South 89 degrees 47 minutes 54 seconds West along the South line of the Northwest 1/4 of said Section 13 a distance of 1318.78 feet to a point; thence run North 00 degrees 00 minutes 27 seconds West a distance of 1295.18 feet to a point on the South line of aforementioned Quail Hollow Phase Three; thence run North 89 degrees 47 minutes 44 seconds East a distance of 14.27 feet to the Point of Beginning.

LESS AND EXCEPT all of SUNBELT - PHASE 1, as recorded in Plat Book 21, at Pages 66 through 69, of the Public Records of Osceola County, Florida.

Parcel ID Number R132529-00U0012000

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EXHIBIT "C"

Dominant Property

LOTS 1 THROUGH 14, INCLUSIVE, AND TRACT A, SUNBELT-PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 66 THROUGH 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

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EXHIBIT "D"

Sterling Easement Area

The Sterling Easement Area consists of that portion of the Sterling Property lying twenty feet (20') on each side of the center line of the certain existing underground drainage pipe and related underground improvements that enter the Sterling Property from the north and continue southerly to the northerly boundary of Tract B, SUNBELT –PHASE I, according to the Plat thereof as recorded in Plat Book 21, Pages 66 through 69, of the Public Records of Osceola County, Florida, and also that portion of the Sterling Property lying twenty feet (20') on each side of the center line of the certain existing underground drainage pipe and related underground improvements that connect said Tract B and Tract C, SUNBELT –PHASE I, according to the Plat thereof as recorded in Plat Book 21, Pages 66 through 69, of the Public Records of Osceola County, Florida.

4.O

**ENVIRONMENTAL STATEMENT
OF WETLAND IMPACTS**



The Mill Slough property is comprised of primarily of altered land that was previously under construction. The onsite uplands have been cleared with little to no vegetation beyond bahia grass. The site also contains an excavated stormwater pond that was also part of the previous construction activity. From a wetlands perspective the property contains an isolated forested system. This wetland area is comprised primarily of cypress intermixed bays, maples, and oaks. The understory is comprised of nuisance/noxious species such as Brazilian pepper, wax myrtle, buttonbush, vines and ferns. This wetland would be considered low quality and provides little to no ecological value. The proposed development plan intends to fully impact the system and mitigate the functional loss of the wetland at a regionally significant mitigation bank. Additionally, there are two (2) small isolated depressional areas that also meet wetland definition. These are small depressional areas that are the results of incomplete grading. Removal of these small depressions will not require mitigation and will be fully impacted with the proposed development.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

5.O

TRAFFIC IMPACT ANALYSIS METHODOLOGY

Sunbelt PUD Traffic Study Methodology – February 10, 2021

Introduction

The Sterling Group Corporation, Mr. Paul A. Federico is proposing to develop a 30.95-acre land parcel located on Mill Slough Road within the City of Kissimmee, FL. The parcel ID number for Osceola County is 13-25-29-00U0-0012-0000.

The Client's goal is to develop 214 townhomes on the upland acreage of this property.

Primary Impact Area

Per City of Kissimmee's requirements, the study area will consist of a one-mile radius from the outside boundary of the project location. Figure 2 includes the one-mile range.

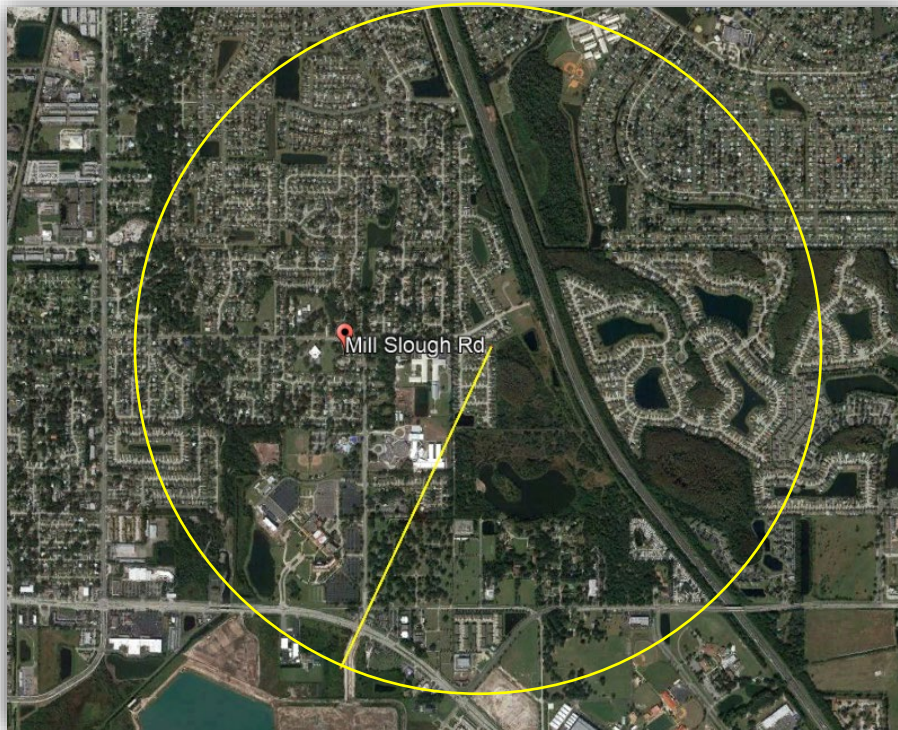
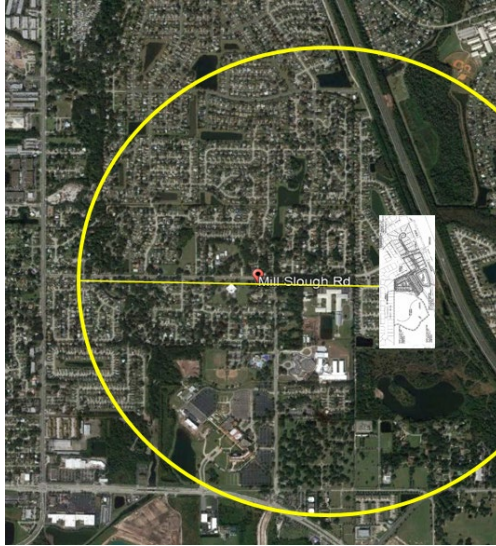


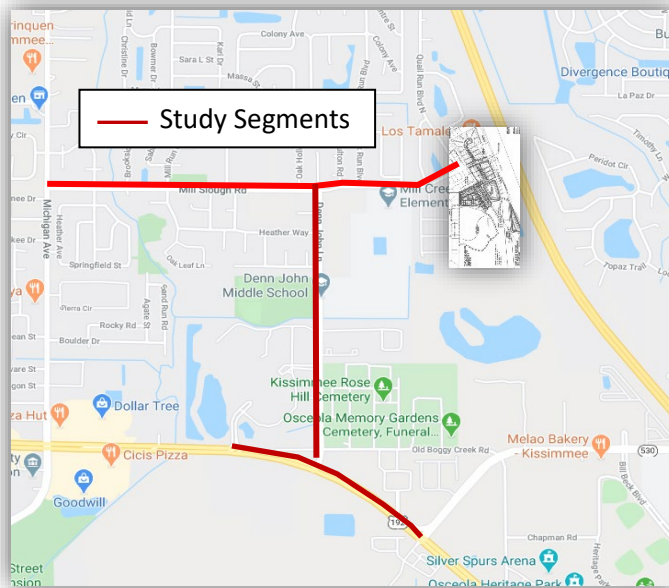
Figure 2 Study Area

Study Segments

The roadways within the one-mile radius of the project to be considered in the analysis are:

- Mill Slough Rd. from the project site to Michigan Avenue.
- Dean John Ln. from Mill Slough Rd. to East Vine Street (US 441)
- US 441 from Valencia College to Fortune Road

The study segments are limited to roadways that are within the City of Kissimmee boundaries.



Data Collection

Mill Slough Road and Denn John Lane are local roads for which traffic counts may not be available. If that is the case, 24-hour, bi-directional counts will be collected on each roadway. Roadway link counts for US 192/441 will be obtained from Osceola County records.

Four-hour turning-movement counts (7-9 a.m. and 4-6 p.m.) will be collected at the intersections of Mill Slough Road at Denn John Lane and Denn John Lane at US 192/441. The traffic counts will be adjusted to peak season by means of the Florida Department of Transportation's (FDOT) latest Peak Season Category Factor.

Existing traffic signal timing and phasing plans will be obtained from Osceola County for the signalized intersections of Mill Slough Road at Denn John Lane and Denn John Lane at US 192/441. A field review and aerial maps will be used to determine lane geometrics, existing signing and pavement markings and other pertinent features affecting the development of a Synchro model of the intersections.

Existing Conditions Analysis

Using Synchro software, analyses of current operations at the intersections of Mill Slough Road at Denn John Lane and Denn John Lane at US 192/441 will be completed. The analyses will be conducted using the adjusted peak season traffic volumes collected at each intersection and will rely upon the existing traffic signal cycle lengths, min green times, and clearance intervals to reflect current operating conditions.

Background Conditions Analysis

The proposed project is assumed to have a build-out year of 2024. An Annual Growth Factor will be obtained by comparing 2016 historical traffic counts to 2019 traffic counts in the study area. In addition, vested trips from previously approved, but not yet built, developments in the study area will be added to the annually adjusted traffic volumes to reflect Background traffic conditions. Using these “future traffic volumes without the project,” a second Synchro analysis will be conducted to determine expected roadway and intersection operations in the build-out year.

Trip Generation

The Development trip generation forecasts are estimated using information published by the Institute of Transportation Engineers (ITE) in the Trip Generation Manual, 10th Edition. Tables 1 to 3 depict the expected trip generation from the proposed development.

Table 1
Daily Trip Generation
Week days

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Transit				Adjusted Total Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Use													
Multifamily Housing (Mid-Rise)	221	206	DU	$T = 5.45(X) - 1.75 (50/50)$			56	56	112	10.00%	504	505	1009
Net New Trips				560	561	1,121	56	56	112		504	505	1,009

⁽¹⁾ Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

Table 2
AM Peak-Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Transit				Adjusted Total Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Use													
Multifamily Housing (Mid-Rise)	221	206	DU	$\ln(T) = 0.98 \ln(X) - 0.98 (26/74)$			18	51	69	2	5	7	62
Net New Trips				18	51	69	2	5	7		16	46	62

⁽¹⁾ Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

Table 3
PM Peak-Hour Trip Generation
Week days

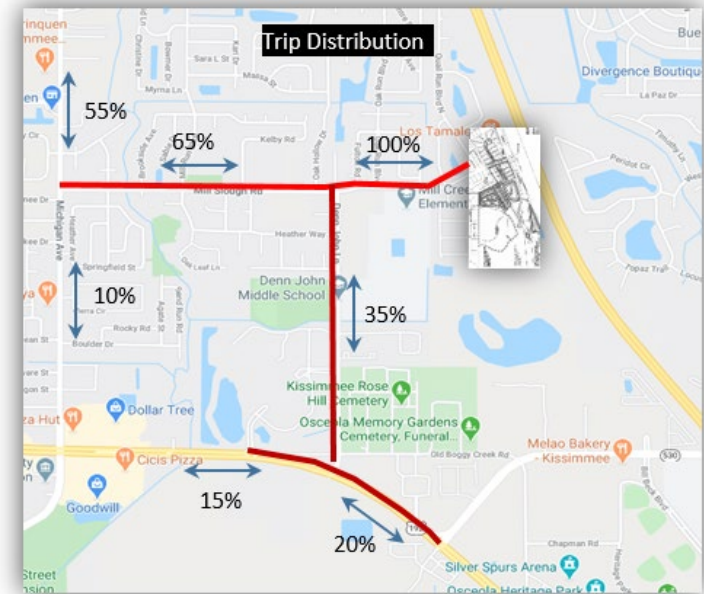
Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Transit				Adjusted Total Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Use													
Multifamily Housing (Mid-Rise)	221	206	DU	$\ln(T) = 0.96 \ln(X) - 0.63 (61/39)$			56	33	89	6	3	9	80
Net New Trips				56	33	89	6	3	9		50	30	80

⁽¹⁾ Source: Institute of Transportation Engineers' *Trip Generation*, 10th Edition.

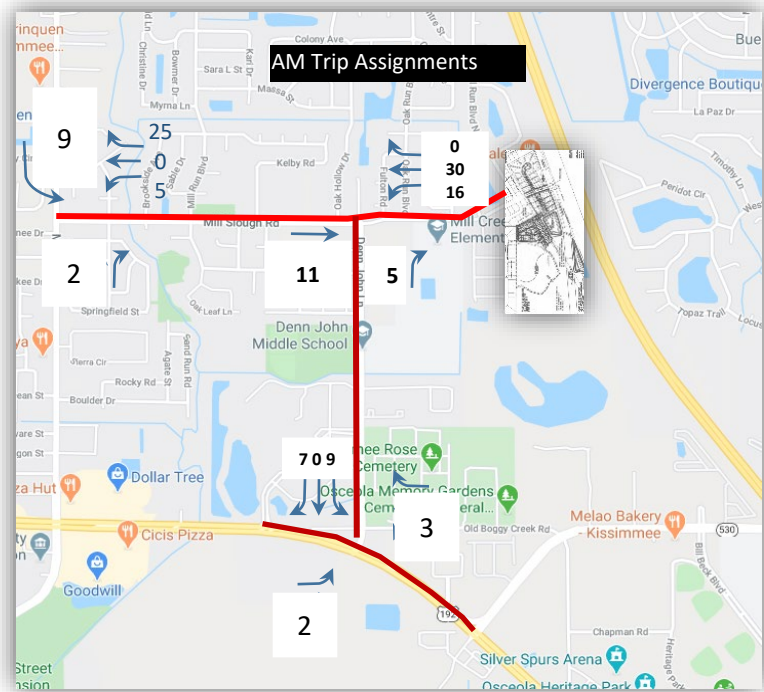
Trip Distribution & Assignment

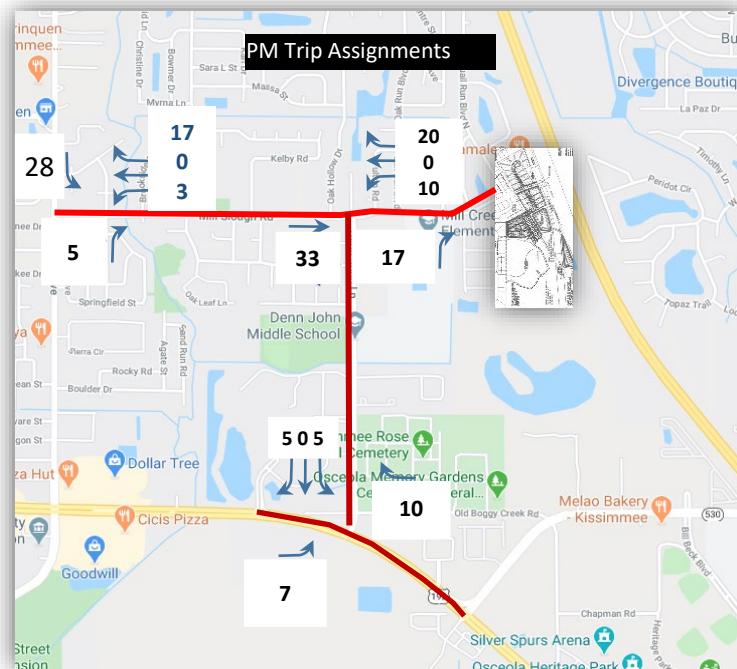
Given that the Development primary access is on Mills Slough Rd. and has no access to the east, the trip distribution for the Project trips is proposed to be based on the current traffic pattern. Transit services are available along Mills Slough Rd.; therefore, transit assignment is considered as part of the trip assignment.

The graphic to the right includes our proposed trip distribution.



Traffic assignment is depicted in the figures below.





Total Traffic Conditions Analysis

Total Traffic Conditions traffic volumes will be the combination of project trips with the Background Conditions traffic volumes. Synchro analysis will again be conducted for this “future volumes with project traffic” condition and compared to the Background Conditions analysis. The output from all Synchro reports will be summarized in tables showing the delay per approach as well as the delay per movement and the Level of Service for the intersection and each approach and movement. Should there be projects in the study area that affect the roadway segment or intersection levels of service and are scheduled for construction within the Five-Year Work Program, these roadway modifications will be considered in the analyses. Mitigation measures, if required, will be recommended and additional analyses will be completed to demonstrate their effectiveness at resolving the overcapacity condition.

Summary Report

A report summarizing the analysis and findings will be provided for review and approval by City staff.

6.O

MAPPING OF EXISTING FEATURES

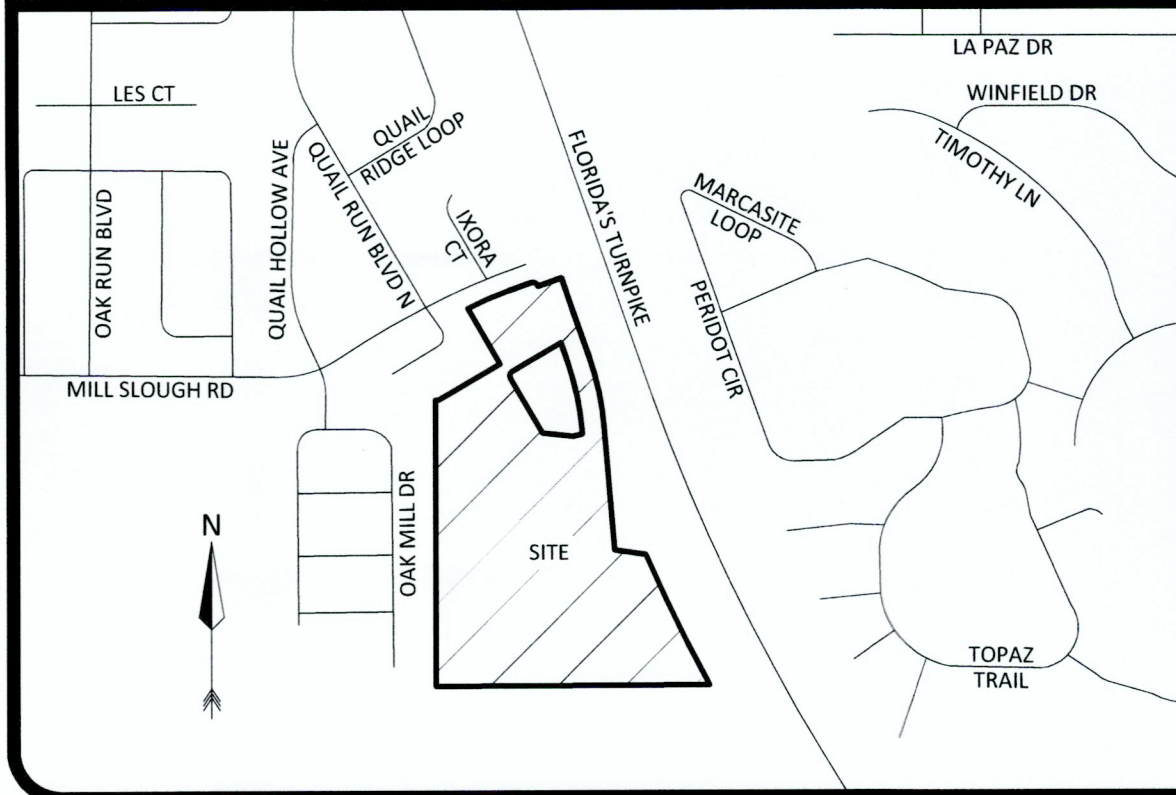
DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 13 RUN SOUTH 00 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 1362.75 FEET TO A POINT; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 13 WITH THE QUARTER SECTION 16 PLAT, NOW RECORDED IN PLAT BOOK 7, PAGE 163, PUBLIC RECORDS OF OSCOLA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID QUAIL HOLLOW PHASE TWO TRACT NORTH 89 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 426.33 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID QUAIL HOLLOW PHASE TWO AND ALSO THE SOUTHWEST CORNER OF LOT 33 OF SAID QUAIL HOLLOW PHASE THREE, THENCE ALONG THE SOUTHWEST CORNER OF LOT 33 OF SAID QUAIL HOLLOW PHASE THREE, THENCE ALONG THE SOUTHEAST CORNER OF LOT 33 OF SAID QUAIL HOLLOW PHASE THREE, THENCE ALONG THE SOUTHEAST CORNER OF LOTS 33 THROUGH 43 OF SAID QUAIL HOLLOW PHASE THREE RUN SOUTH 30 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 839.17 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 45 OF SAID QUAIL HOLLOW PHASE THREE; THENCE ALONG THE WEST LINE OF SAID QUAIL HOLLOW PHASE THREE RUN NORTH 89 DEGREES 47 MINUTES 44 SECONDS WEST 52 MINUTES 30 SECONDS EAST A DISTANCE OF 556.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S SUNSHINE STATE PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE RUN SOUTH 19 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 1415.65 FEET TO A POINT OF CURVE; THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING FOR A CHORD A DISTANCE OF 1415.65 FEET, AN ARC DISTANCE OF 1227.84 FEET, AN ARC ANGLE OF 131.78 DEGREES, A CHORD WHICH BEARS SOUTH 23 DEGREES 51 MINUTES 58 SECONDS EAST, A CHORD DISTANCE OF 1226.59 FEET, AN ARC DISTANCE OF 1227.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE DEPARTING SAID CURVE (NON RADIAL) RUN SOUTH 89 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13 A DISTANCE OF 1318.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 00 MINUTES 26 SECONDS WEST TO THE INTERSECTION OF THE SOUTH LINE OF AFOREMENTIONED QUAIL HOLLOW PHASE THREE; THENCE RUN NORTH 89 DEGREES 47 MINUTES 44 SECONDS EAST A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING.

NOTES

- ## SCHEDULE B-2 - EXCEPTIONS

- ## LAND AREA



CERTIFICATIONS

STERLING HOMES US INC., A DELAWARE CORPORATION;
STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP, A FLORIDA LIMITED
PARTNERSHIP;
STERLING GROUP GP LLC, A FLORIDA LIMITED LIABILITY COMPANY;
ARVID INCORPORATED, A FLORIDA CORPORATION;
INFINITY TITLE GROUP, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
STERLING HOMES INC., AN ONTARIO CANADA REGISTERED CORPORATION;
PUERTA DEL SOL REAL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY;

		CURVE CHART		CHORD	
NO.	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	
C2	07°28'26"	1509.25'	196.87'	N66°53'02"E	196.73' PLAT
				N66°54'31"E	196.69' MEAS
C3	90°00'00"	25.00'	39.27'	S64°22'45"E	35.36' PLAT
				S64°34'42"E	35.37' MEAS
C4	14°40'12"	1186.17'	303.71'	S12°02'39"E	302.88' PLAT
				S12°02'03"E	302.95' MEAS
C5	14°40'12"	1286.17'	329.31'	N12°02'39"W	328.41' PLAT
				N12°03'01"W	328.50' MEAS
C6	90°00'00"	25.00'	39.27'	N14°49'36"E	35.36' PLAT

BOUNDARY LINE CHART

- BOUNDARY LINE CHART
- | | | | |
|----|-------------|---------|------|
| L1 | N89°47'44"E | 14.27' | DESC |
| | S89°59'31"E | 14.24' | MEAS |
| L2 | N70°37'15"E | 112.00' | PLAT |
| | N70°40'01"E | 111.92' | MEAS |
| L5 | N70°37'15"E | 110.42' | PLAT |
| | N70°34'32"E | 110.45' | MEAS |

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 60'	JOB #52928	SHEET 1 OF 2
ORIGINAL DATE: 7/21/20	DRAWN BY: ANT	

PREPARED FOR:
STERLING HOMES INC.

SUBDIVISION NAME: SECTION 13, TOWNSHIP 25 SOUTH, RANGE 29 EAST
LOCATION:
MILL SLOUGH ROAD
KISSIMMEE, FL 34744

LEGEND

[illegible]

BOUNDARY SURVEY DATE: 7/21/20

per 5J-17.051(3)(d) Florida Administrative Code

DATE:	JOB #	REVISION	BY:
8/28/20	52928	ADD CERTIFICATIONS AND NOTE 12	ANT

BOUNDARY AND LOCATION SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 21, 2020.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATIONS

STERLING HOMES US INC., A DELAWARE CORPORATION;
STERLING HOMES (MILL SLOUGH) LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP;
STERLING GROUP GP LLC, A FLORIDA LIMITED LIABILITY COMPANY;
ARVID INCORPORATED, A FLORIDA CORPORATION;
INFINITY TITLE GROUP, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
STERLING HOMES INC., AN ONTARIO CANADA REGISTERED CORPORATION;
PUERTA DEL SOL REAL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY;

ACCURIGHT

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2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 60' JOB #52928 SHEET 2 OF 2
ORIGINAL DATE: 7/21/20 DRAWN BY: ANT

PREPARED FOR:

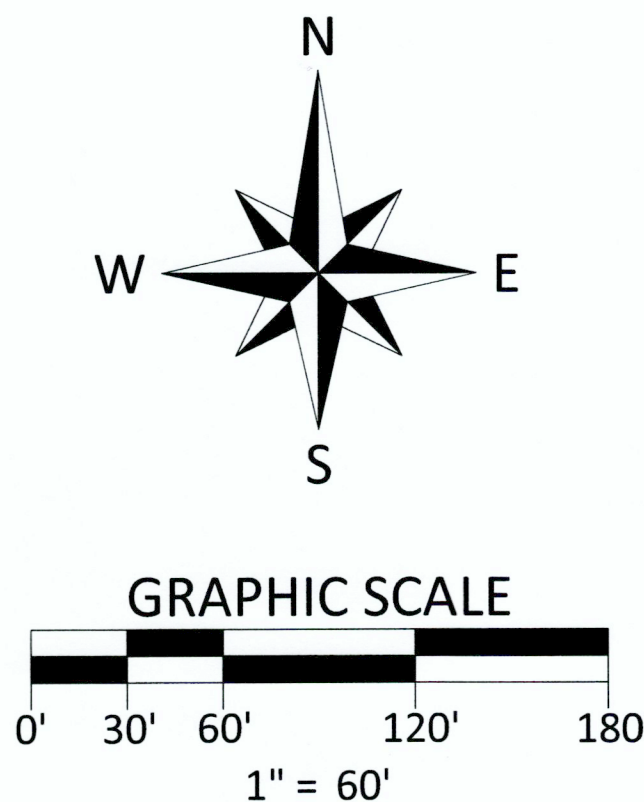
STERLING HOMES INC.

SUBDIVISION NAME: SECTION 13, TOWNSHIP 25 SOUTH, RANGE 29 EAST

LOCATION:
MILL SLOUGH ROAD
KISSIMMEE, FL 34744

LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BF - BACK FLOW PREVENTER	ML - METAL LID
B - BENCHMARK	MS - METAL SHED
BOLL - BOLLARD	MS - METERED END SECTION
BW - BURIED ELECTRIC	MS - MONITORING WELL
BWF - BARBED WIRE FENCE	N&D - NAIL & DISK
CB - CABLE TV RISER	NAVD - NORTH AMERICAN
C - BURIED CABLE TV	VERTICAL DATUM
CALC - CALCULATED	NGVD - NATIONAL GEODETIC
CBM - CALCULATED & MEASURED	NT - NON-TANGENT
A - CENTRAL ANGLE	NTS - NOT TO SCALE
CBW - CONCRETE BLOCK WALL	OE - OVERHEAD ELECTRIC
CC - COVERED CONCRETE	ORB - OFFICIAL RECORDS BOOK
CF - CONCRETE FLUME	OWH - OVERHEAD WIRE
CHW - CONCRETE HEAD WALL	PB - PLAT BOOK
CLF - CHAIN LINK FENCE	PC - POINT OF CURVATURE
C - CENTERLINE	PEP - PER ENGINEERING PLANS
CM - CONCRETE MONUMENT	PF - PLASTIC FENCE
CMP - CORRUGATED METAL PIPE	PG - PAGE
-CO - CLEAN OUT	PI - POINT OF INTERSECTION
CONC - CONCRETE	P&M - PLAT & MEASURED
COVD - COVERED	POB - POINT OF BEGINNING
CP - CONCRETE PAD	POC - POINT OF COMMENCEMENT
CW - CONCRETE WALKWAY	PRC - POINT OF REVERSE
D&M - DEED/DESC & MEASURED	CURVATURE
DE - DRAINAGE EASEMENT	# PS - PARKING SPACES
DESC - DESCRIPTION	PSM - PROFESSIONAL SURVEYOR
DOT - DOT INLET	AND MAPPER
DOC# - DOCUMENT #	PT - POINT OF TANGENCY
DP - DUMPSTER PAD	PVC - PLASTIC PIPE
DW - DRIVEWAY	R - CURVE RADIUS
E - EASEMENT NUMBER	RCP - REINFORCED CONCRETE PIPE
EM - ELECTRIC METER	R/W - RIGHT OF WAY
EL - ELECTRICAL BOX	S - SANITARY MANHOLE
ELEVATION	-S- - SANITARY LINE
ESMT - EASEMENT	SPO - SHOWN FOR DIRECTION ONLY
EP - EDGE OF PAVEMENT	SF - SQUARE FEET
FDC - FIRE DEPARTMENT CONNECTION	SWF - STOCK WIRE FENCE
FIRM - FLOOD INSURANCE RATE MAP	X00.00 - SPOT ELEVATION
FFE - FINISHED FLOOR ELEVATION	-D- - STORM/RAIN LINE
FM - FIRE HYDRANT	SEW - SEWER VALVE
FM - FORCE MAIN	SM - STORM MANHOLE
FND - FOUND	-T- - UNDERGROUND TELEPHONE
FIB - FIBER OPTIC BOX	ST - STORM INLET
FO - FIBER OPTIC LINE	TOP - TOP OF BANK
GL - GAS LINE	TP - TRAFFIC POLE
GAS - GAS METER	TR - TRAFFIC SIGN
GW - GUY WIRE ANCHOR	TRF - TRANSFORMER/JUNCTION BOX
H - HANDICAP PARKING	TEL - TELEPHONE RISER
HDPE - HIGH DENSITY POLYETHYLENE	TYP - TYPICAL
INVERT ELEVATION	UE - UTILITY EASEMENT
IP - IRON PIPE	UP - UTILITY POLE
IR - IRON ROD	-W- - WATER LINE
IR - IRRIGATION VALVE	WF - WOOD FENCE
L - ARC LENGTH	WS - WOOD SHED
LB - LICENSED BUSINESS	WV - WATER VALVE
LP - LIGHT POLE	WM - WATER METER
LSA - LANDSCAPE AREA	WD - WARD DRAIN
LS - LICENSE SURVEYOR	



BOUNDARY SURVEY DATE: 7/21/20

per SJ-17.051(3)(d) Florida Administrative Code

DATE:	JOB #	REVISION	BY:
8/28/20	52928	ADD CERTIFICATIONS AND NOTE 12	ANT

BOUNDARY AND LOCATION SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 21, 2020.

Ronald K. Smith, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER SJ-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

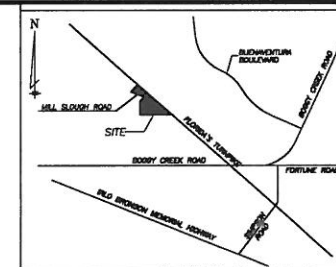
"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

14-2-50(E)(2)(c) - Topographic Survey

DESCRIPTION

CORNERS AT THE NORTHWEST CORNER OF SECTION 13, T 25 S, R 29 E, OSCEOLA COUNTY, FLORIDA, RUN S070°02'6"E, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1362.973 FEET, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF QUAL HOLLOW PHASE TWO (AN UNRECORDED PLAT); RUN THENCE N89°47'44"E, ALONG THE SOUTH LINE OF SAID QUAL HOLLOW PHASE TWO, A DISTANCE OF 2008.6 FEET, TO THE POINT BEING THE SOUTHEAST CORNER OF SAID QUAL HOLLOW PHASE TWO AND ALSO THE SOUTHWEST CORNER OF QUAL HOLLOW PHASE THREE (AN UNRECORDED PLAT); RUN THENCE N89°47'44"E, ALONG THE SOUTH LINE OF SAID QUAL HOLLOW PHASE THREE, A DISTANCE OF 2008.6 FEET, TO THE POINT BEING THE SOUTHWEST CORNER OF SAID QUAL HOLLOW PHASE THREE AND ALSO THE SOUTHWEST CORNER OF LOT 33 OF SAID QUAL HOLLOW PHASE THREE; RUN THENCE N30°57'30"E, ALONG THE NORTHEASTERLY LINE OF LOT 33 THROUGH 43 OF SAID QUAL HOLLOW PHASE THREE, A DISTANCE OF 839.17 FEET, TO A POINT, SAID POINT BEING THE NORTHEASTERLY LINE OF LOT 33 THROUGH 43 OF SAID QUAL HOLLOW PHASE THREE, A DISTANCE OF 839.17 FEET, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 33 OF SAID QUAL HOLLOW PHASE THREE, A DISTANCE OF 558.02 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SHUNNAPPE STATE PARKING; RUN THENCE S19°45'E, ALONG SAID RIGHT-OF-WAY LINE, 1415.6 FEET, TO A POINT OF CURVE, RUN WITH THIS CURVE, WITH THE CHORD BEING 1226.59 FEET, AN ARC DISTANCE OF 1227.84 FEET, TO A POINT ON THE SOUTHWEST CORNER OF THE NW 1/4 OF AFORESAID SECTION 13; THENCE, DEPARTING SAID CURVE, N00°00'22"E, 195.6 FEET, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID QUAL HOLLOW PHASE TWO, A DISTANCE OF 142.97 FEET, TO THE POINT OF BEGINNING.

CONTAINS 42.545 ACRES, MORE OR LESS.



GRAPHIC SCALE

0' 50' 100' 200' 300'

1" = 100'

LEGEND

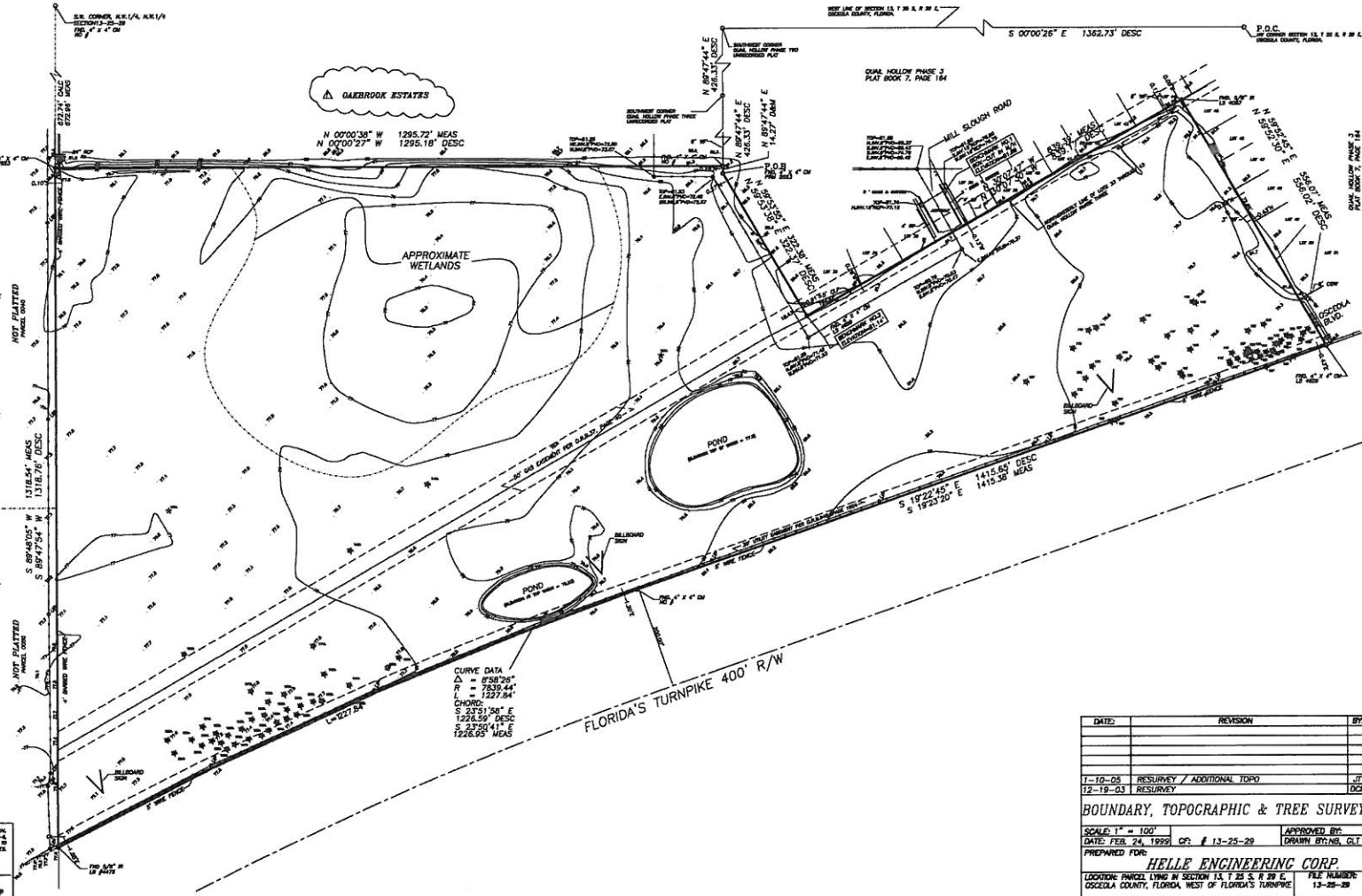
[illegible]

TREE CHART

1326	4°	196A	196A
1327	5°	196A	196A
1328	5°	196A	196A
1329	5°	196A	196A
1330	5°	196A	196A
1331	5°	196A	196A
1332	5°	196A	196A
1333	5°	196A	196A
1334	5°	196A	196A
1335	5°	196A	196A
1336	5°	196A	196A
1337	5°	196A	196A
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1339	5°	196A	196A
1340	5°	196A	196A
1341	5°	196A	196A
1342	5°	196A	196A
1343	5°	196A	196A
1344	5°	196A	196A
1345	5°	196A	196A
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1352	5°	196A	196A
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1354	5°	196A	196A
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1371	5°	196A	196A
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1424	5°	196A	196A
1425	5°	196A	196A
1426	5°	196A	196A
1427	5°	196A	196A
1428	5°	196A	196A
1429	5°	196A	196A
1430	5°	196A	19

NOTES:

1. BEARING SURVEY BASED ON M. R/W LINE FLORIDA'S TURNPIKE
BOING: S 17°22'45" E
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED
BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
ARE ACCURATE. THE UTILITIES SHOWN ARE NOT TO BE DEPENDENT OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED.
ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS
ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS SITE IS NOT IN A FLOOD PRONE AREA. DATE: 04-04-06, BASED ON
FLOOD HAZARD MAP, PANEL NO.12018-D-004C, OKALA
COUNTY, FLORIDA.
5. ELEVATIONS BASED ON OKSCELA COUNTY DATUM, BM # 00-007
BOING: 79.72 FEET.
6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE.



ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 3912-6, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 479.007 OF THE FLORIDA STATUTES.

DATE:	REVISION	BY:
1-10-05	RESURVEY / ADDITIONAL TOPO	JTF
12-19-03	RESURVEY	LOG

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SCALE: 1" = 100'
DATE: FEB. 24, 1999 CP: # 13-25-29 APPROVED BY:
DRAWING BY: BNS, G.T.
PREPARED FOR:

HELLE ENGINEERING CORP.

LOCATION: PARCEL LYING IN SECTION 13, T 25 S, R 29 E,
OSCEOLA COUNTY, FLORIDA, WEST OF FLORIDA'S TURNPIKE

FILE NUMBER:
13-25-29

JOMAR PUBLISHERS, INC.
P.O. Box 7237
CELEBRATION, FL 34747

HELLE ENGINEERING
CORPORATION

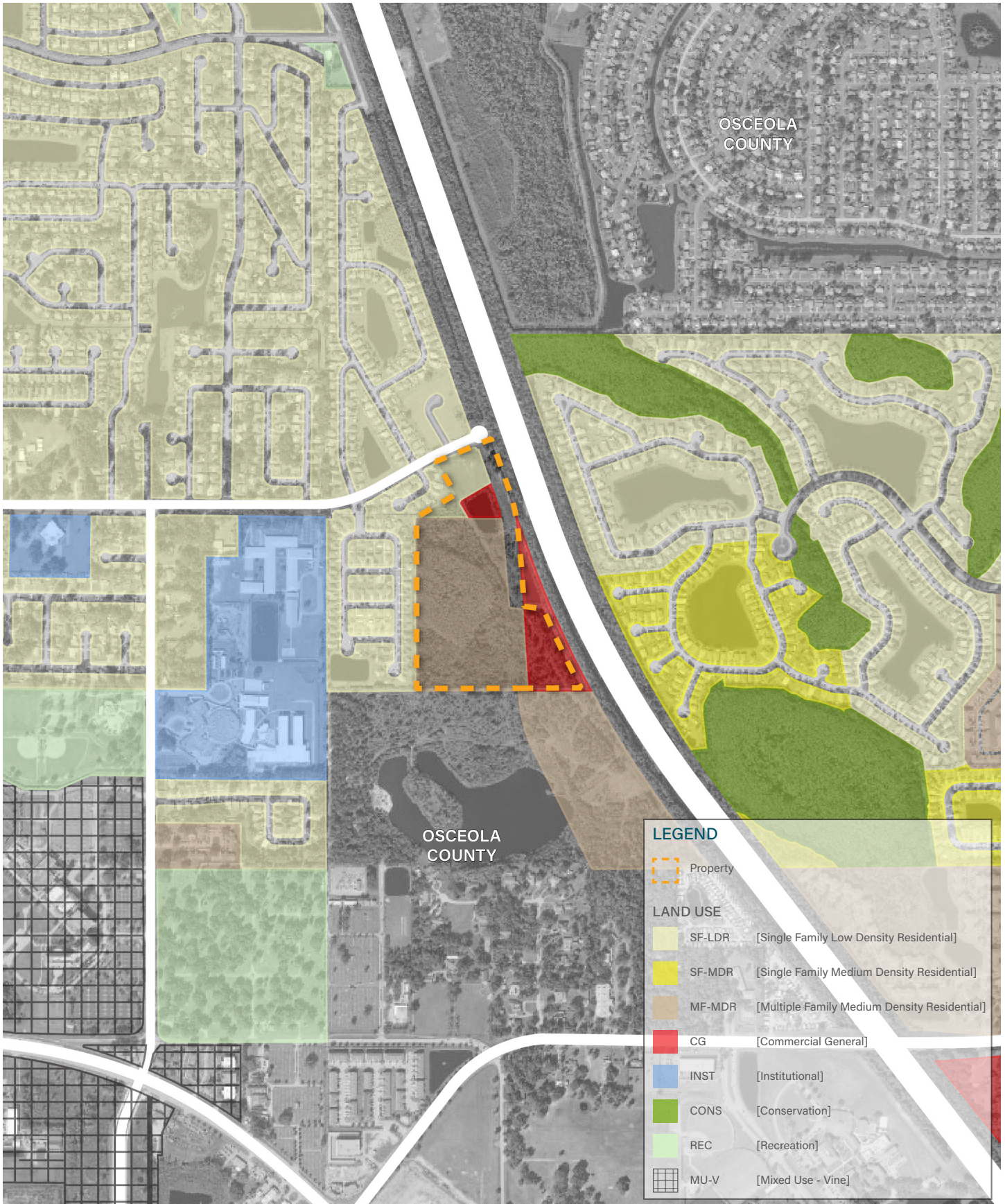
Civil Engineering & Planning

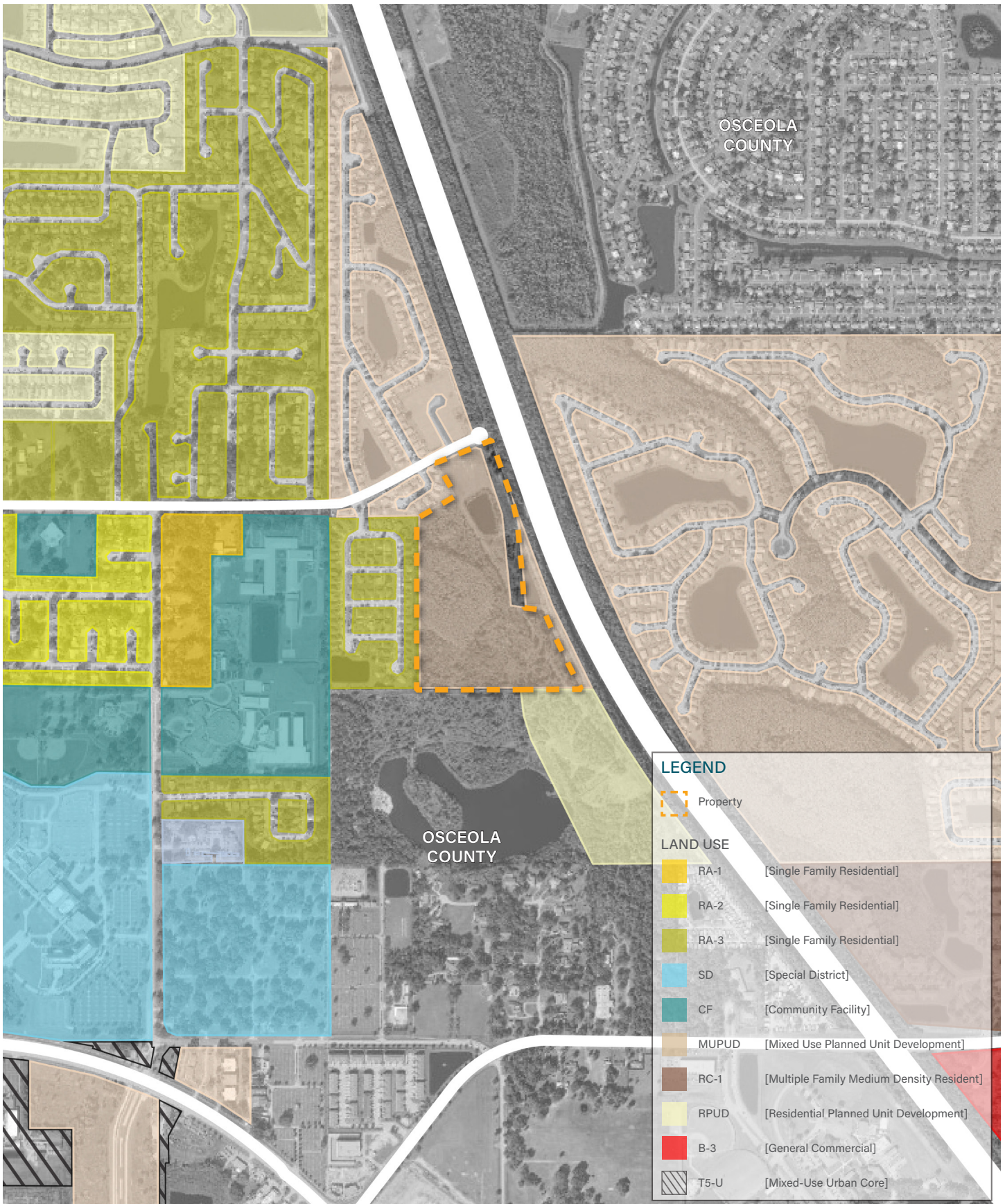
405
For 40

MILIT PUD - PHASE 3
PRELIM PLAN & PRELIM

SHT. S1
1 OF 13







MILL SLOUGH RD • ZONING CHARACTERISTICS

📍 City of Kissimmee

📅 August 18, 2021

👤 Sterling Homes (Mill Slough) Limited Partnership

14-2-50(E)(2)(e)

Soil Map—Osceola County, Florida



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/20/2020

Page 79
Page 1 of 3
Page 225 of 277

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Basinger fine sand, depressional, 0 to 1 percent slopes	10.2	29.9%
22	Myakka fine sand, 0 to 2 percent slopes	21.4	62.5%
34	Pomello fine sand, 0 to 5 percent slopes	2.6	7.6%
Totals for Area of Interest		34.2	100.0%

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Osceola County, Florida

Survey Area Data: Version 18, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 10, 2019—Mar 3, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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MILL SLOUGH RD • HYDRIC SOILS

City of Kissimmee

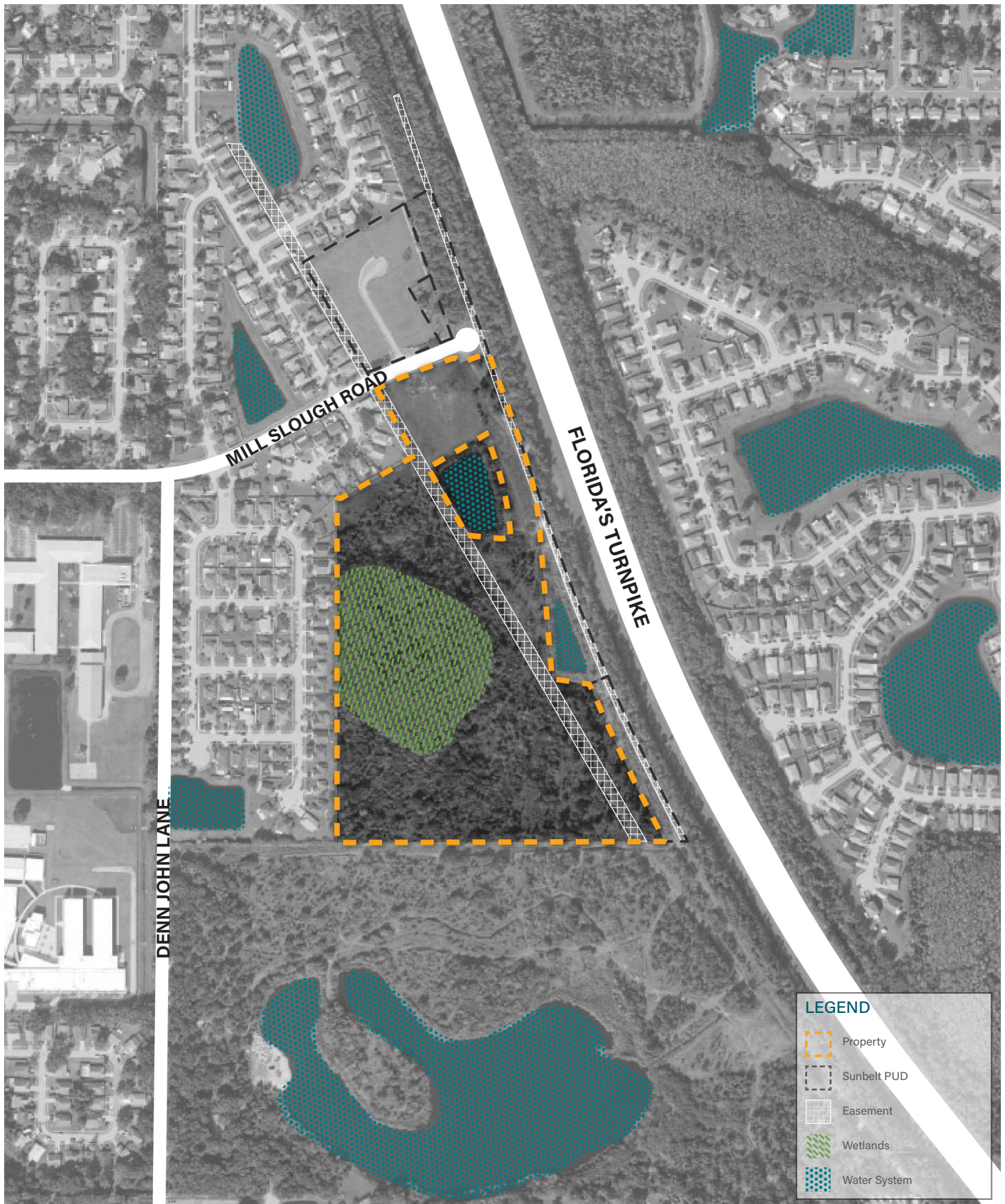
August 18, 2021

Sterling Homes (Mill Slough) Limited Partnership

14-2-50(E)(2)9e



BUILDING EXCELLENCE



MILL SLOUGH RD • EXISTING SITE FEAUTRES

City of Kissimmee

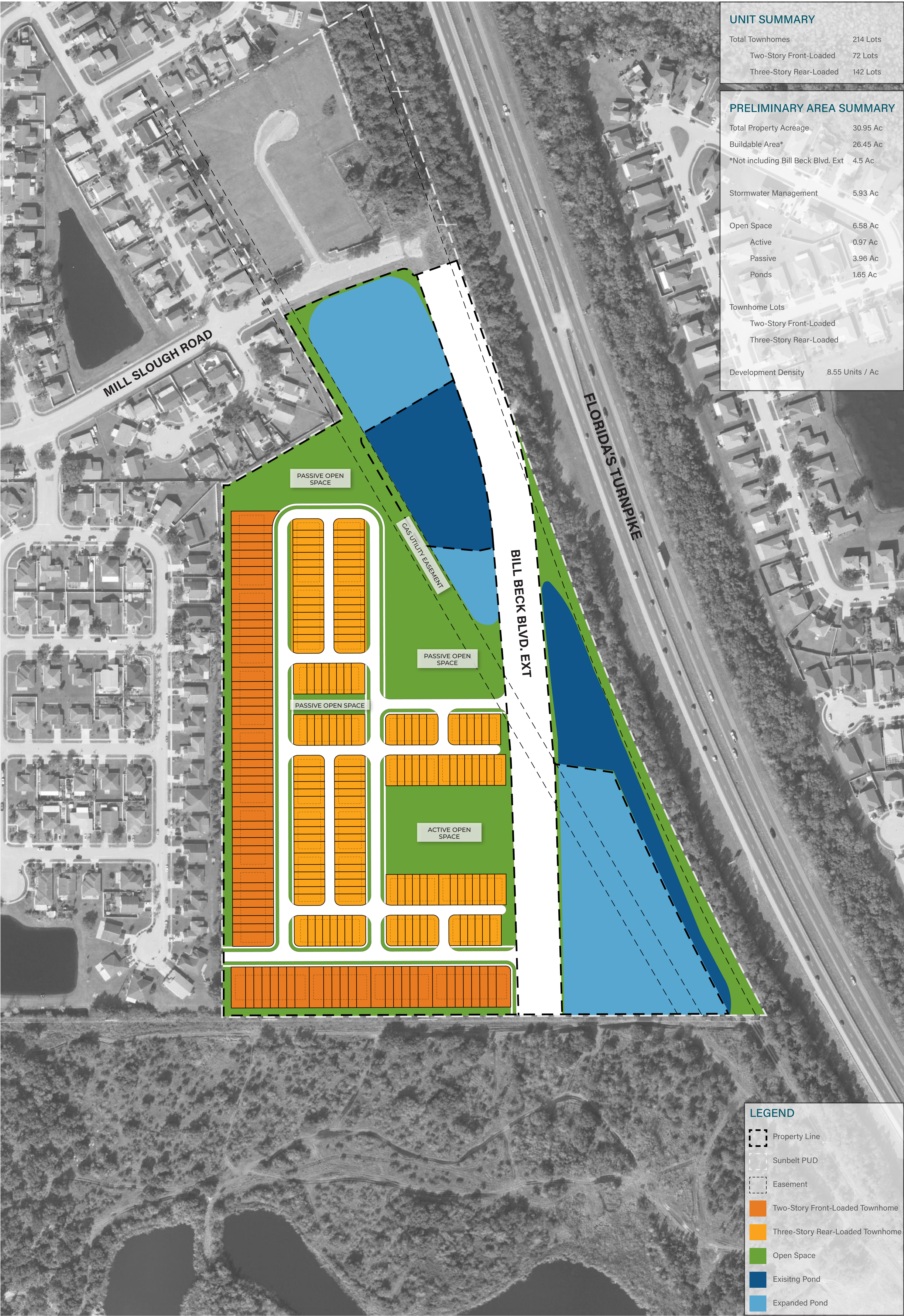
August 18, 2021

Sterling Homes (Mill Slough) Limited Partnership

14-2-50(E)(2)(f)

7.0

MAPPING OF PROPOSED FEATURES



UNIT SUMMARY	
Total Townhomes	214 Lots
Two-Story Front-Loaded	72 Lots
Three-Story Rear-Loaded	142 Lots

PRELIMINARY AREA SUMMARY	
Total Property Acreage	30.95 Ac
Buildable Area*	26.45 Ac
*Not including Bill Beck Blvd. Ext	4.5 Ac
Stormwater Management	5.93 Ac
Open Space	6.58 Ac
Active	0.97 Ac
Passive	3.96 Ac
Ponds	1.65 Ac
Townhome Lots	
Two-Story Front-Loaded	
Three-Story Rear-Loaded	
Development Density	8.55 Units / Ac



DESIGNER CONTACT:
Keesee Associates
258 Southhall Lane, Suite 200, Maitland, Florida 32751
(407) 880-2333 Office
(407) 880-2304 Fax
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Mill Slough Road

Mills Slough Townhomes, Kissimmee, Florida

3d - 2-Story Front-Load

DATE: February 15, 2021	APPROVED BY:	JOB NUMBER: 20-5734
DESIGN PHASE: SD1	SIGNATURE:	
CLIENT: Sterling Group		PAGE: Page 84
20 Rivermede Rd, Suite 204, Concord, ON L4K 3N3		



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Mill Slough Road

Mills Slough Townhomes, Kissimmee, Florida

2d Front and Left Elevations | 2-Story Front-Load

DATE: February 15, 2021

DESIGN PHASE: SD1

CLIENT:

APPROVED BY:

SIGNATURE:

Sterling Group

20 Rivermede Rd, Suite 204, Concord, ON L4K 3N3

JOB NUMBER:

20-5734

PAGE:

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Mill Slough Road

Mills Slough Townhomes, Kissimmee, Florida

2d Front and Left Elevations | 3-Story Rear-Load

DATE: February 15, 2021

DESIGN PHASE: SD1

CLIENT:

APPROVED BY:

SIGNATURE:

Sterling Group

20 Rivermede Rd, Suite 204, Concord, ON L4K 3N3

JOB NUMBER:

20-5734

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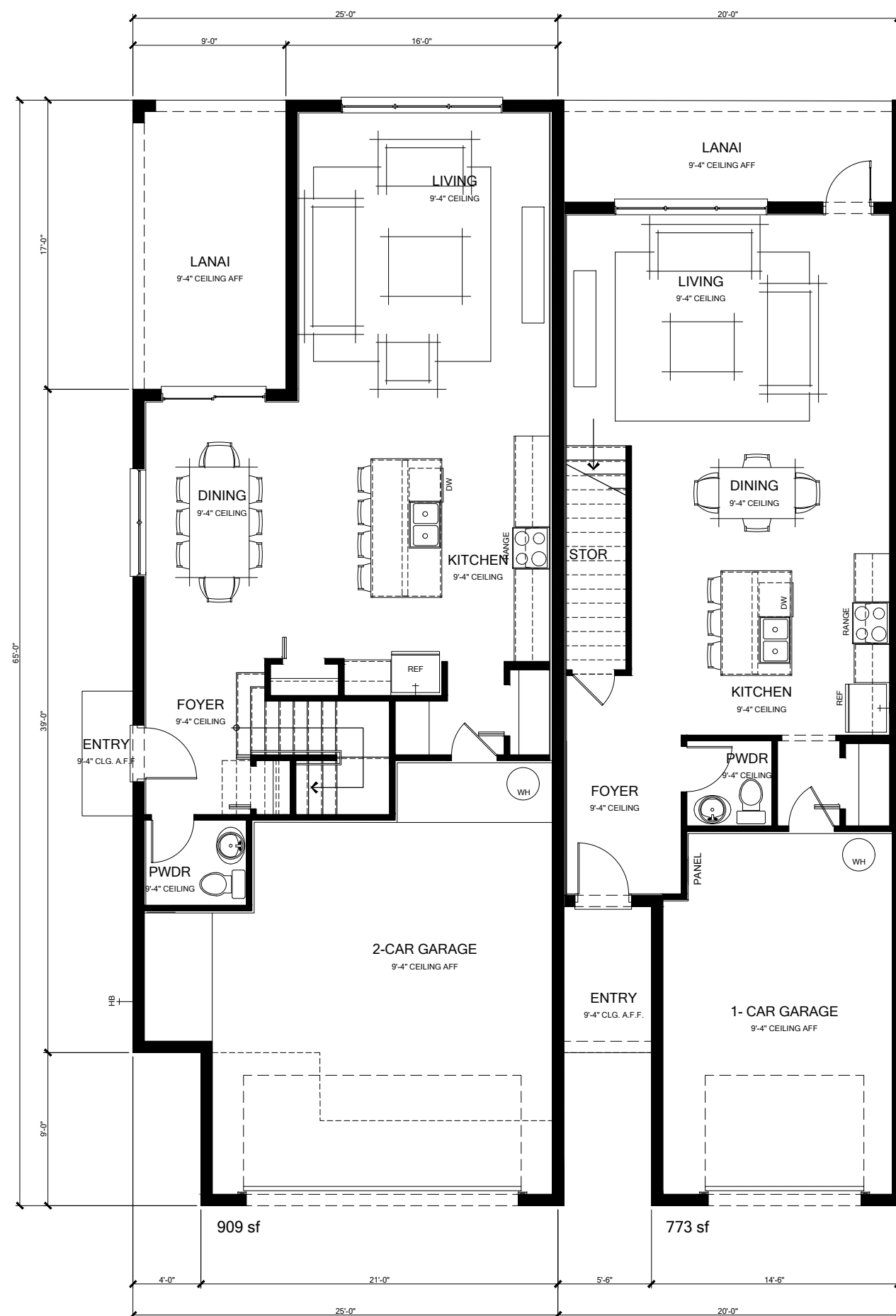
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Mill Slough Road

Mills Slough Townhomes, Kissimmee, Florida

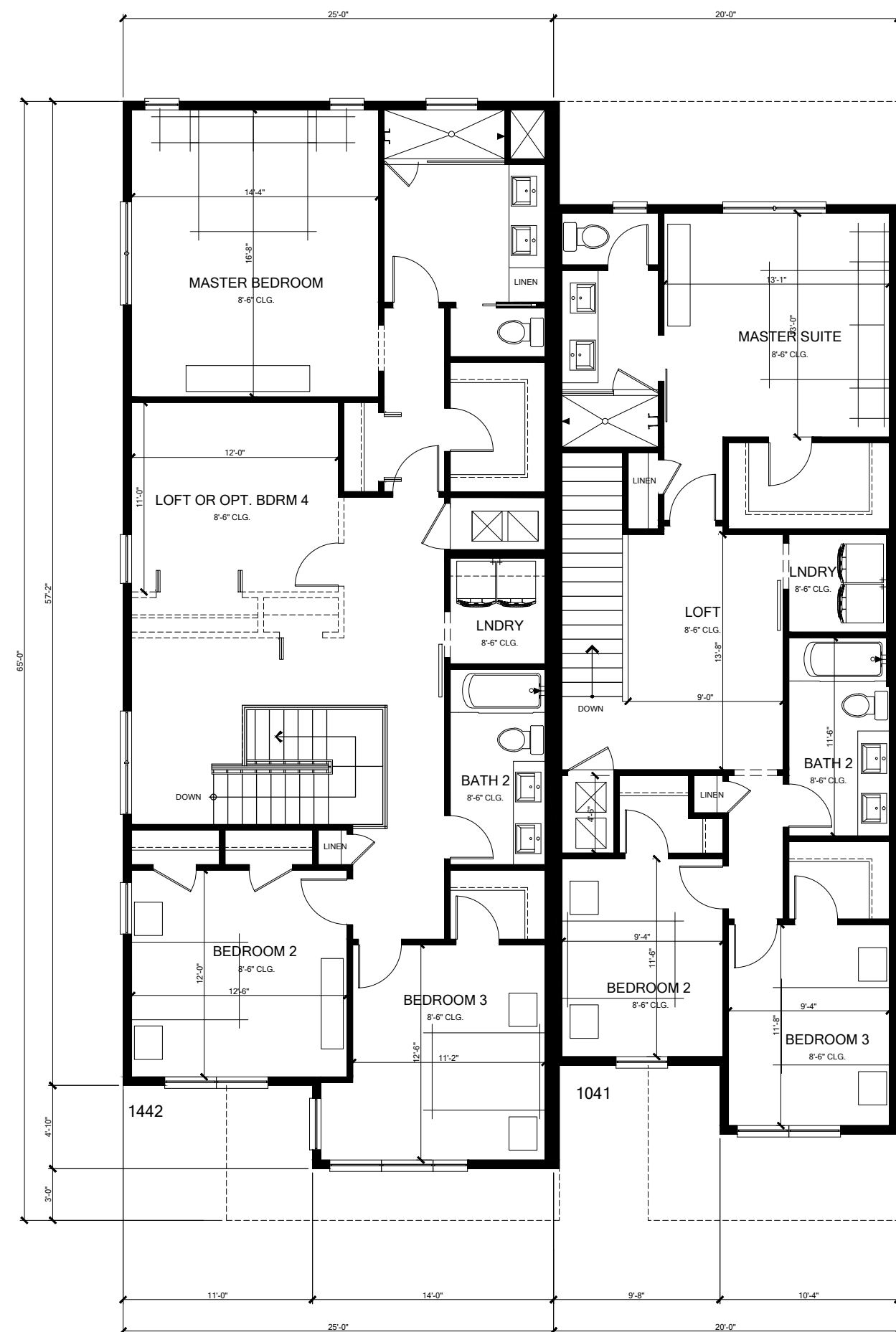
3d - 3-Story Rear-Load

DATE: February 15, 2021	APPROVED BY:	JOB NUMBER: 20-5734
DESIGN PHASE: SD1	SIGNATURE:	PAGE: Page 87
CLIENT: Sterling Group	20 Rivermede Rd, Suite 204, Concord, ON L4K 3N3	



UNIT A
FIRST FLOOR
2309 SF

UNIT B
FIRST FLOOR
1764 SF



UNIT A
SECOND FLOOR

UNIT B
SECOND FLOOR

TWO-STORY FRONT LOADED TOWNHOMES
3 BED/2.5 BATH + LOFT WITH OPT 4TH BED & 3 BED/2.5 BATH + LOFT



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Mill Slough

Kissimmee, Florida

FLOOR PLANS

DATE: FEB. 1, 2021

DESIGN PHASE: SD1

CLIENT:

APPROVED BY:

SIGNATURE:

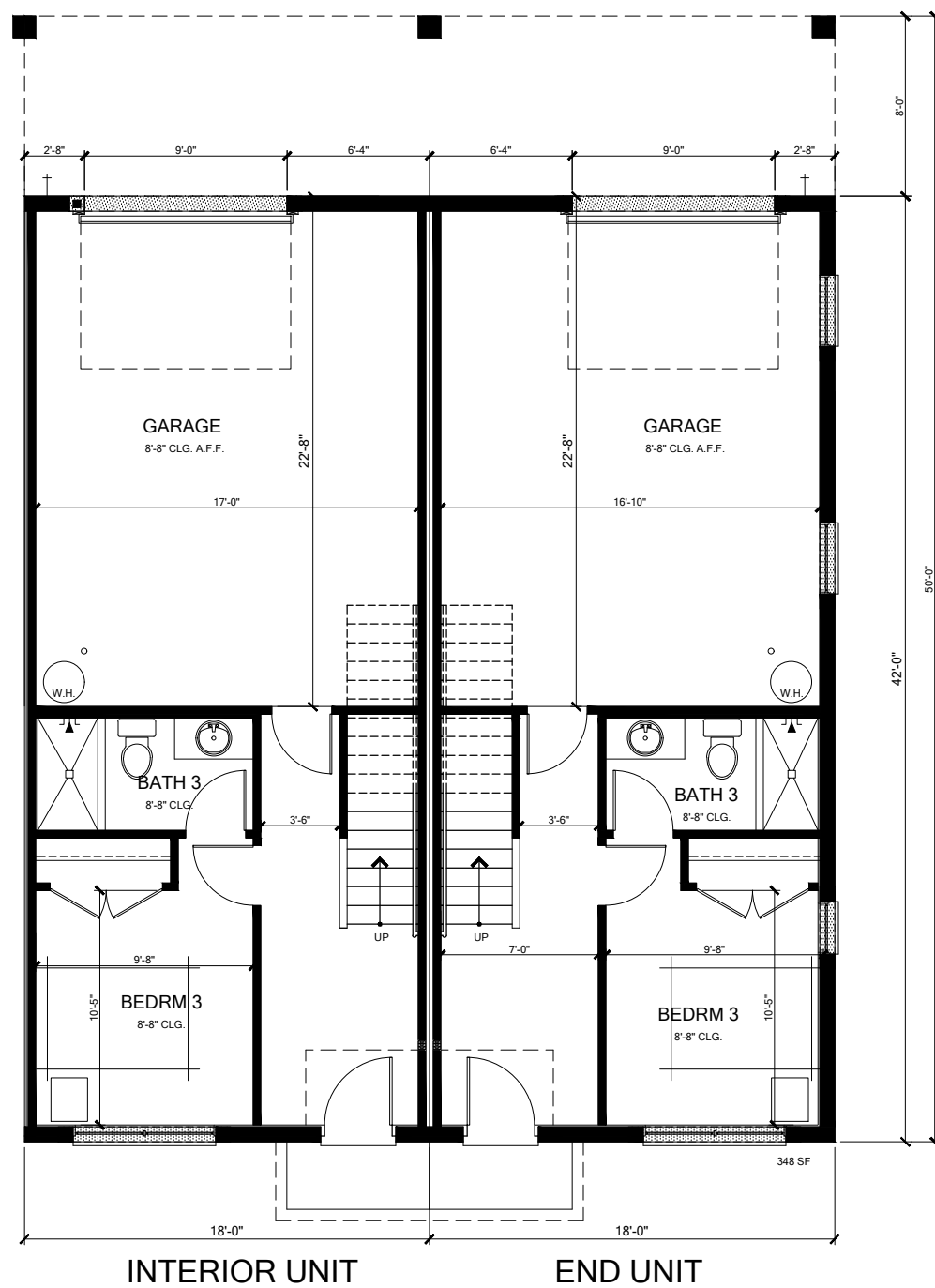
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JOB NUMBER:

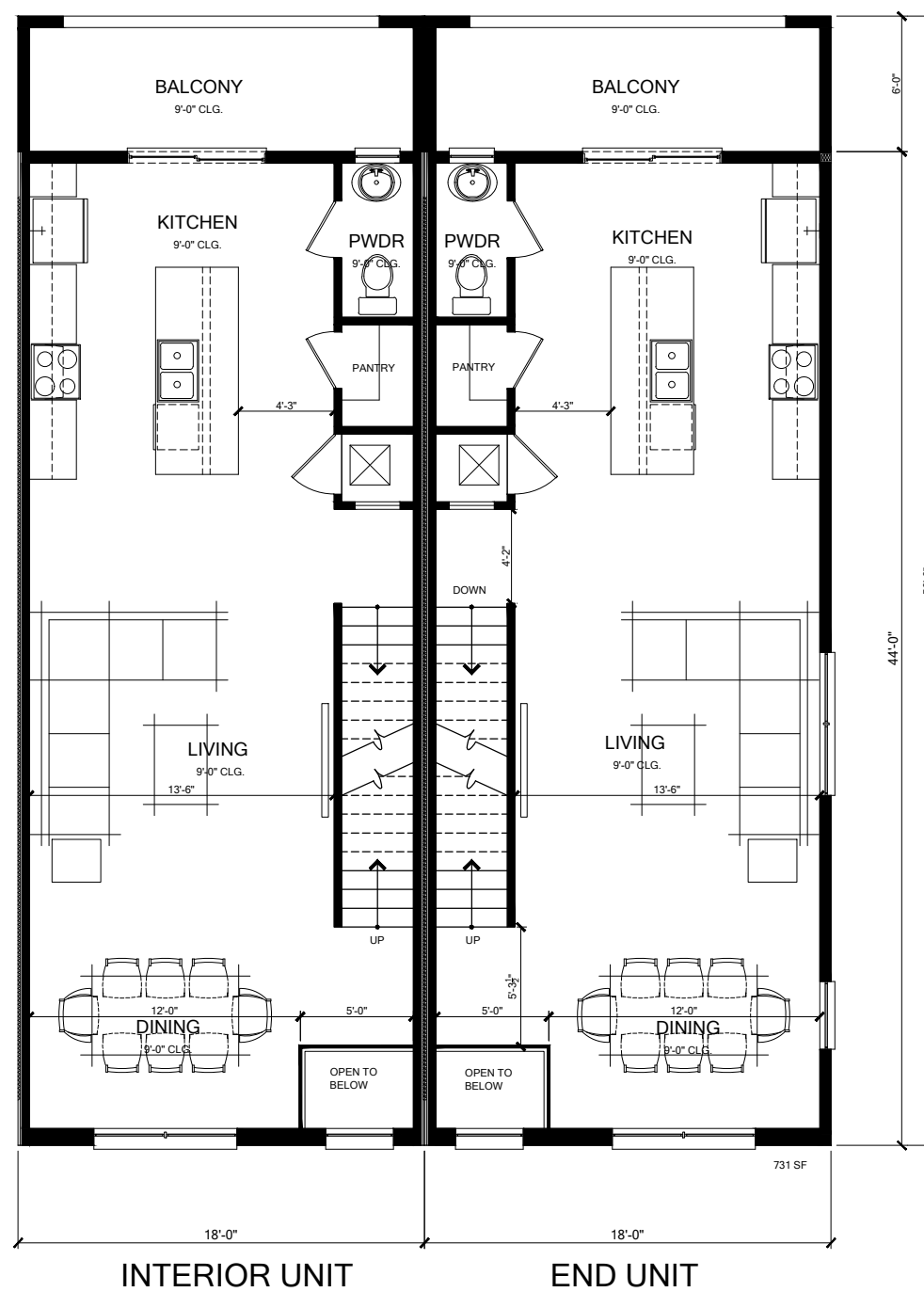
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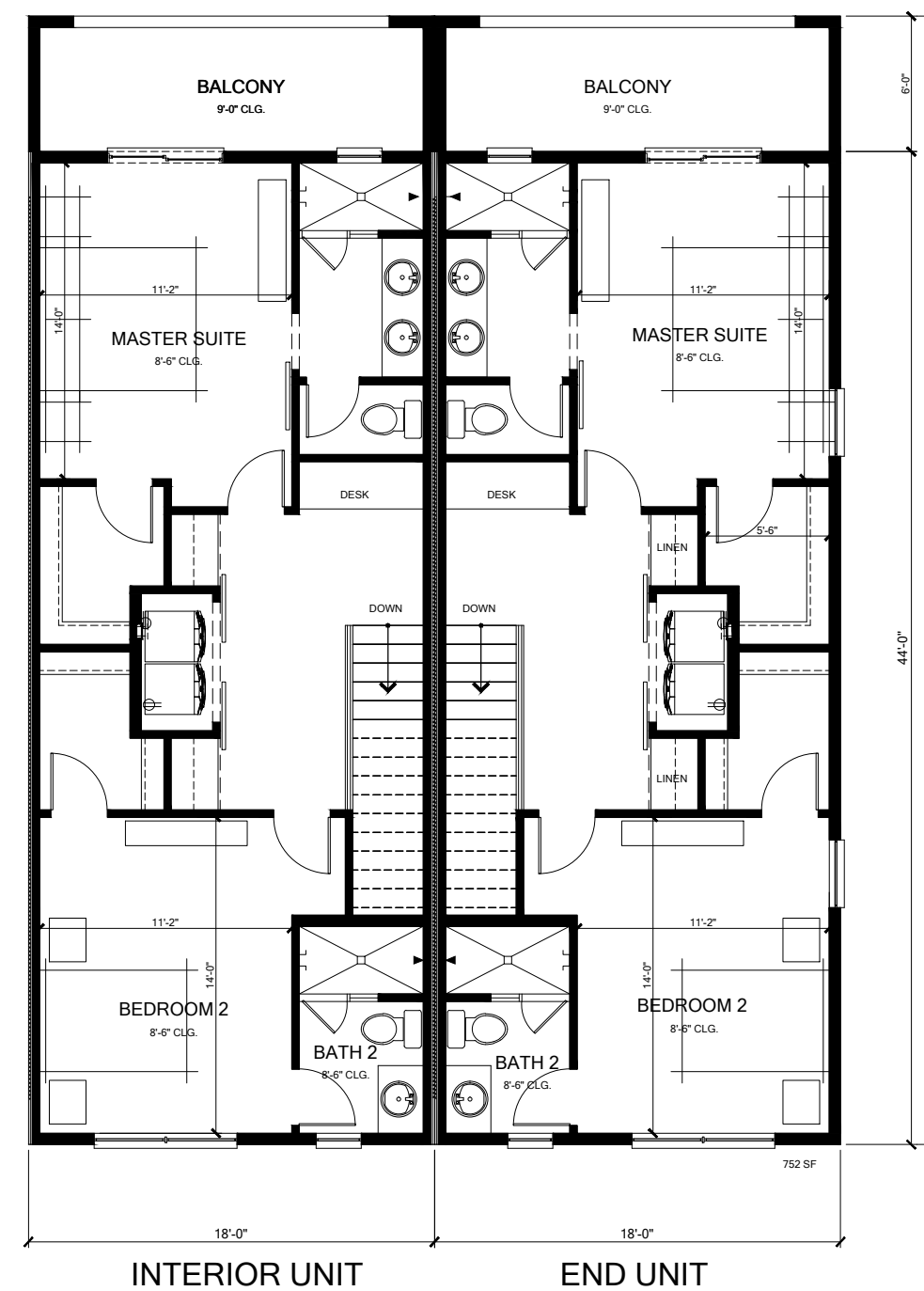
Page 88



GROUND FLOOR



2ND FL - MAIN LIVING



3RD FL - BEDROOMS

THREE STORY REAR-LOADED TOWNHOMES: 3 BED/3.5 BATH

1831 S.F. LIVING



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Mill Slough

Kissimmee, Florida

3 Story Townhomes: Rear Loaded

DATE: FEB. 2, 2021

DESIGN PHASE: SD1

CLIENT:

APPROVED BY:

SIGNATURE:

Sterling Group

JOB NUMBER:

20-5734

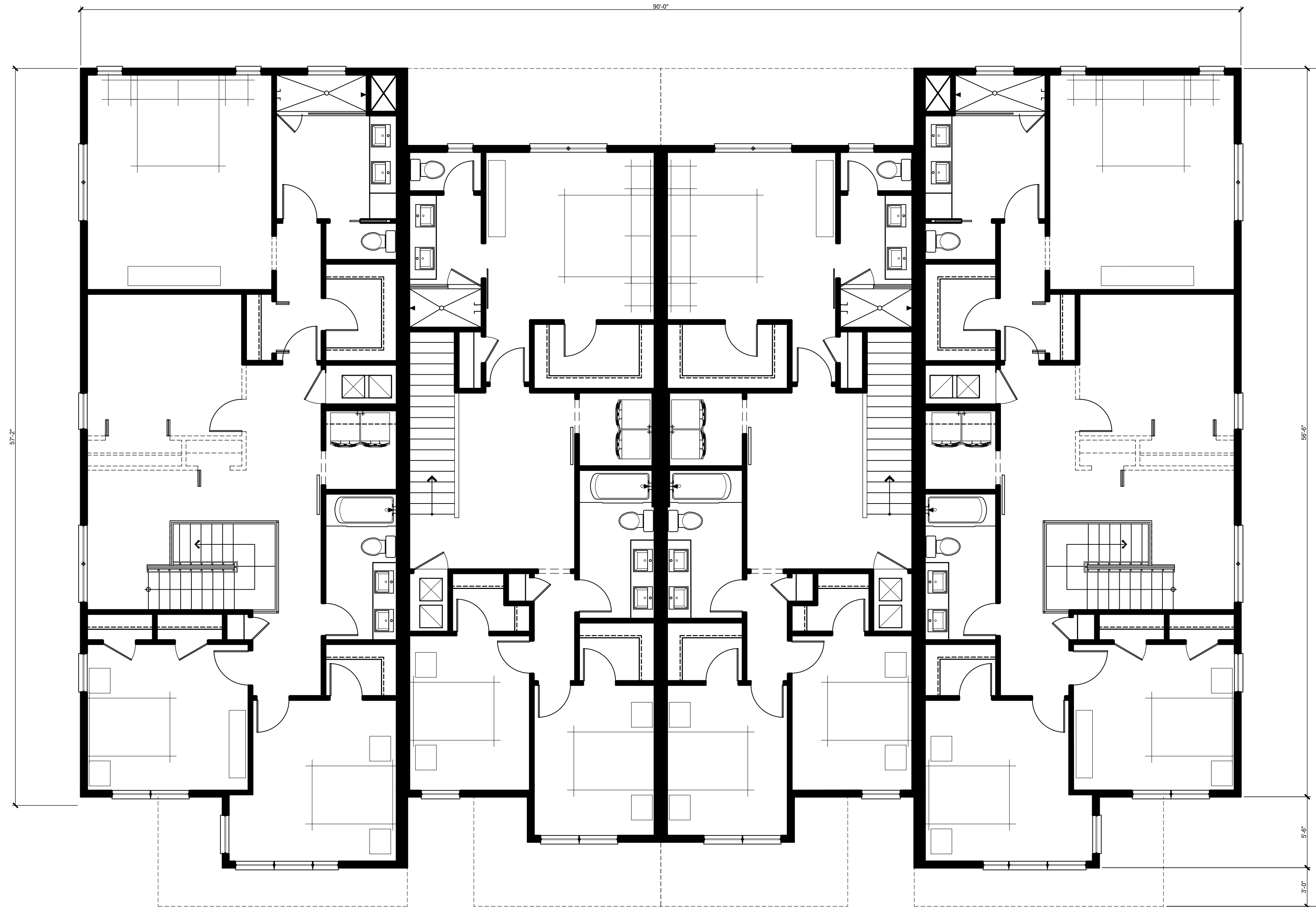
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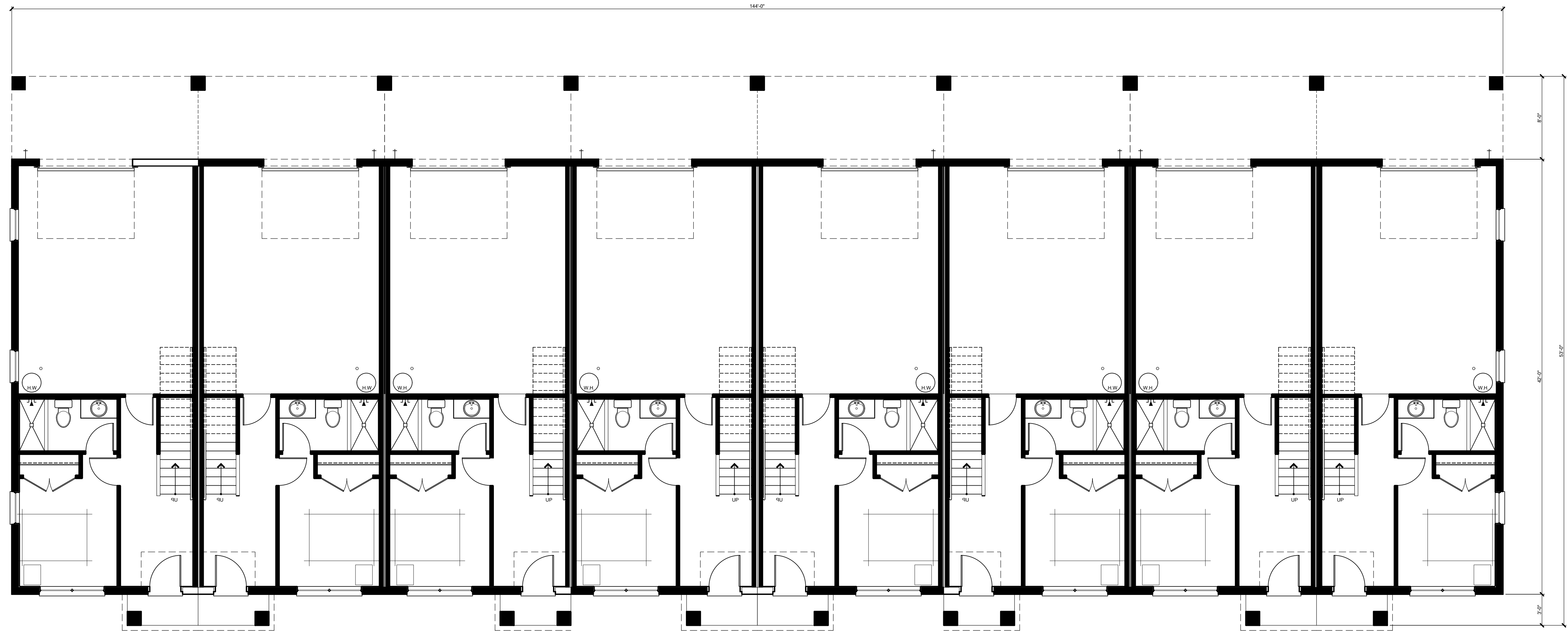


TWO STORY FRONT-LOADED TOWNHOMES

FIRST FLOOR

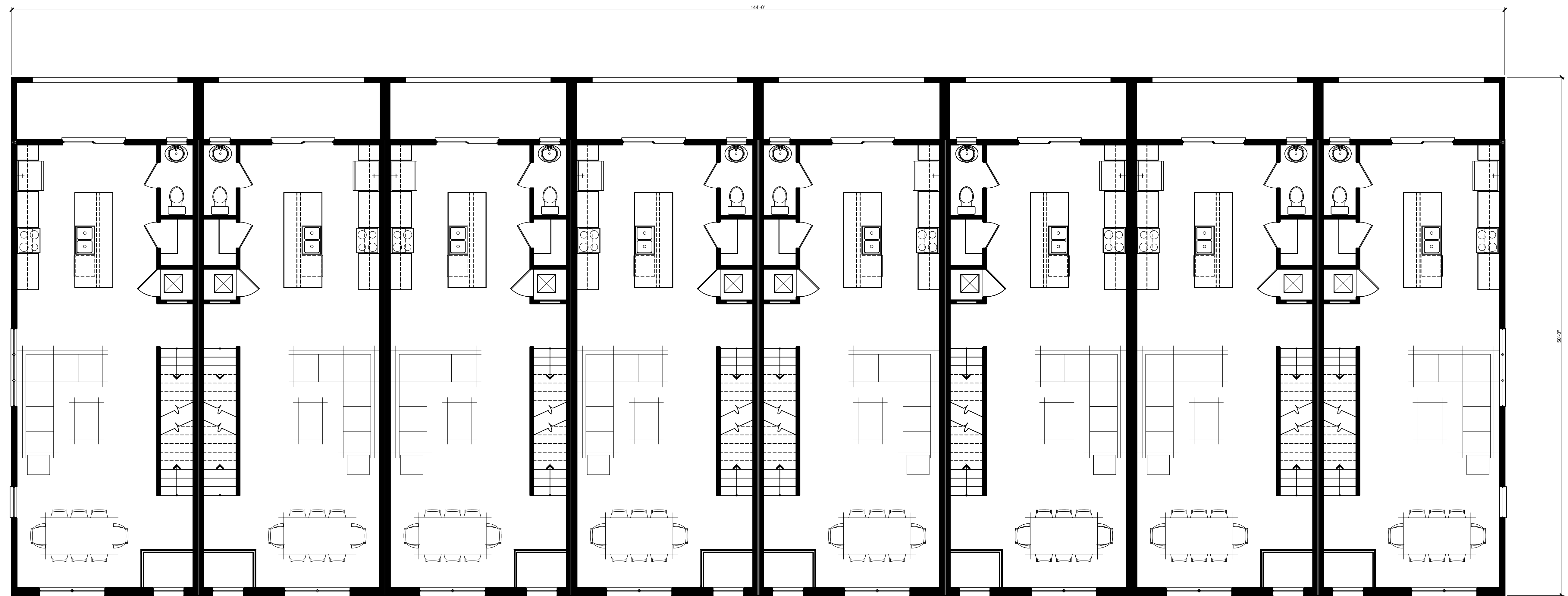


TWO STORY FRONT-LOADED TOWNHOMES
SECOND FLOOR



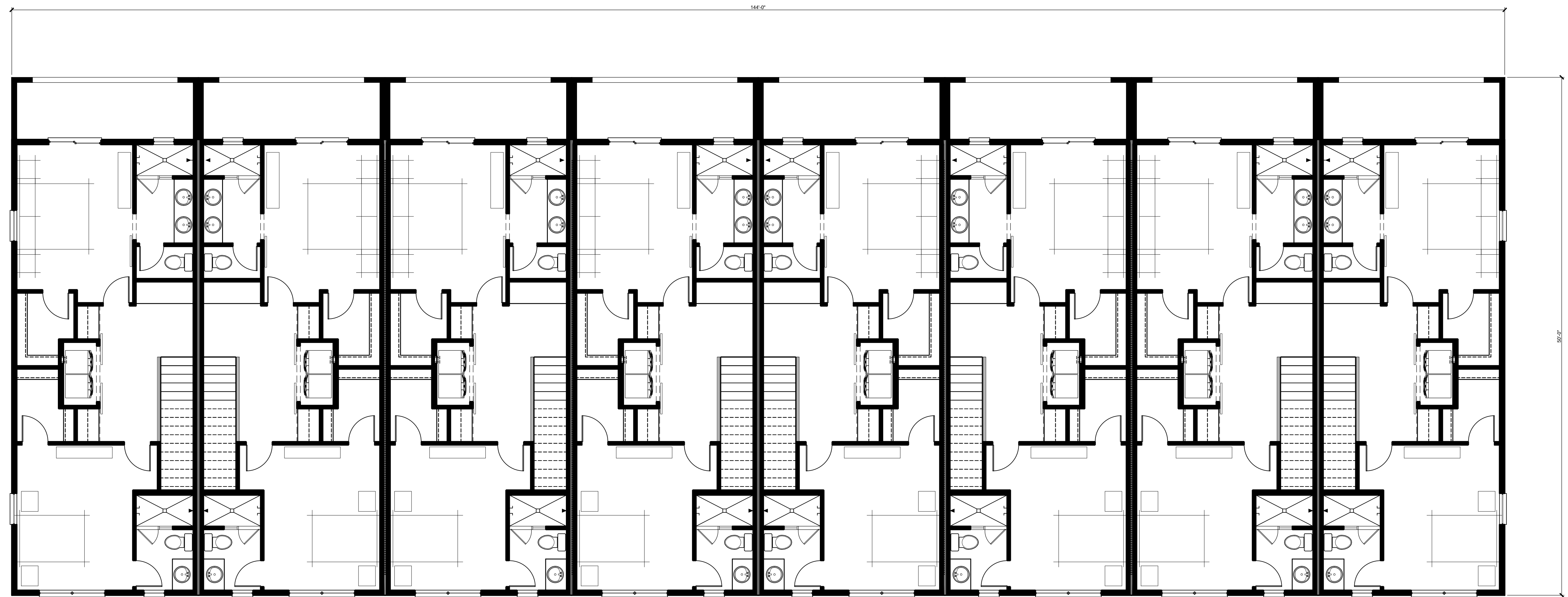
THREE STORY REAR-LOADED TOWNHOMES

FIRST FLOOR



THREE STORY REAR-LOADED TOWNHOMES

SECOND FLOOR



THREE STORY REAR-LOADED TOWNHOMES

THIRD FLOOR

ITEM 5.F

PUBLIC HEARING: DRC#21-00092 TAPESTRY PARCEL 2, PHASES 2 & 3: PUD AMENDMENT (MULTI FAMILY APARTMENTS)

Request

Recommendation of approval of a Planned Unit Development (PUD) Amendment to reallocate and increase multi-family uses and phasing in Tapestry Parcel 2, Phases 2 and 3, on approximately 50.84 acres of land.

Explanation

The Tapestry Parcel 2, Phases 2 and 3 (Sonoma @ Tapestry)(DRC#17-0084) is currently approved for 250 single family detached homes or townhomes (Ph. 2) and 12,500 sq. ft. daycare, and a 200 unit institutional care facility (Ph. 3). Phase 1 has been constructed with 121 single family detached homes and will remain unchanged. This amendment will decrease the Ph.2 maximum from 250 to 115 units, and replace the day and institutional care facility in Ph. 3 with 322 multi family apartments. In addition, the Ph. 2 acreage will decrease from 36.15 to 32.21 acres to accommodate the increased development program in Ph. 3 from 13.5 to 17.63 acres.

A trip generation analysis was provided to verify changes to Ph. 3 will not generate additional trips and potential adverse impacts requiring transportation improvements. Other site improvements and conditions to mitigate impacts will be addressed with the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

The proposed zoning map amendment is consistent and compatible with adjacent uses and with the current Mixed Use, Tapestry (MU-T) Future Land Use designation.

FINDINGS AND REASONS:

1. Compliance with Land Development Code Section 14-3-28(G), Zoning Map Amendment to Planned Unit Development, in regards to the submittal and review procedures and criteria to support PUD conceptual plan amendments.
2. 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).
3. Compliance with Policy 1.2.10.3, Mixed Use, Tapestry (MU-T) Future Land Use Designation, intended to be developed for mixed use purposes, which may include residential uses (such as single-family detached, single family attached, condominium, short-term rental, multi-family or age restricted housing uses), commercial uses or parks and recreational uses.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on January 18, 2022.

CONDITIONS:

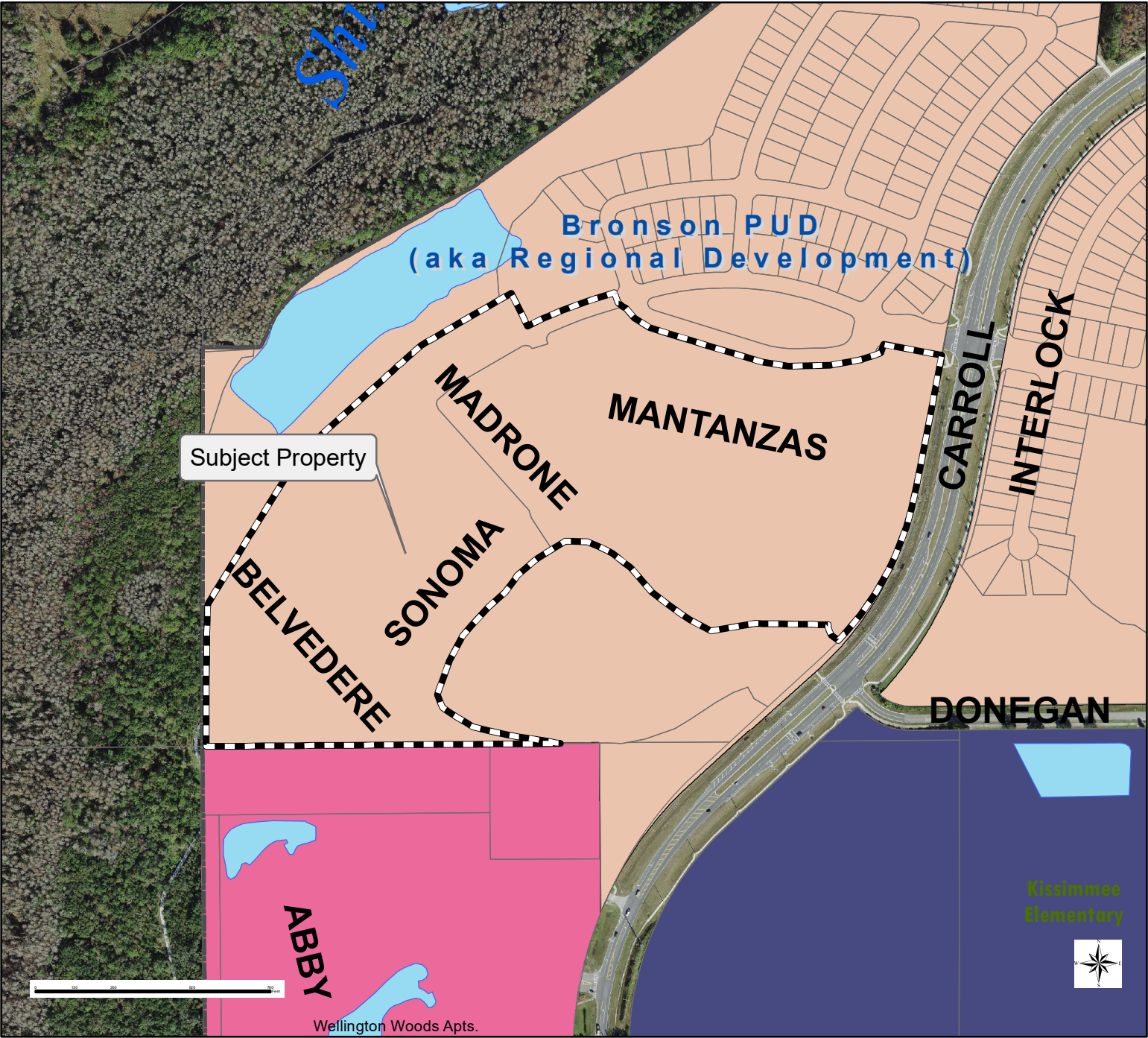
City of Kissimmee

1. Development standards will comply with the Tapestry Design Guidelines of the First Amendment to the Annexation, Planning, and Development Agreement.
2. Design and architectural standards for multi family apartments must comply with the standards in the Land Development Code (LDC).
3. Final alignment and approval of access points and other site improvements shall be through the City's development review process.

Attachment(s):

1. DRC-21-00092 Aerial Map
2. DRC-21-00092 Vicinity Map
3. DRC-21-00092 PUD Narrative
4. DRC-21-00092 DRC Application
5. DRC-21-00092 DRC Planning Comments
6. DRC-21-00092 DRC PWE Comments





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



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

January 28, 2022

Ms. Brenda Ryan
Planning Manager
City of Kissimmee
101 Church Street, Suite 110
Kissimmee, FL 34741

RE: Tapestry Parcel 2 PUD Amendment for Phases 2 and 3 – Response to DRC Comments
City of Kissimmee Application DRC#21-00092
Poulos & Bennett Job No. 19-015

Dear Brenda:

In follow-up to the January 18, 2022, virtual Development Review Committee (DRC) meeting, Poulos & Bennett is pleased to submit the following responses to the Planning Department and Engineering Department comments.

Planning

1. The current 2017 Tapestry PUD Amendment (DRC#17-0084) approved the equivalent of 187 single family units in Ph.3. based on the use of a transportation conversion matrix to establish the 200 age-restricted institutional care facility units, 12,500 sq. ft. daycare facility, and transfer of single family units from other parcels. The 187 converted/transferred single family units cannot be automatically converted to 187 apartment units to increase the overall total number of apartment units to 322 without providing an updated conversion matrix with generation rates for multi-family.

a) The current 2017 PUD Amendment included a maximum of 250 units that could be developed as front loaded or multi-story condos without the use of a conversion matrix on this parcel. This amendment is changing to include apartments and increasing to a maximum of 322 multi-family units with additional units converted from age restricted institutional care (ITE 255, Continuing Care Community, 9th Edition) and daycare (ITE 565, 9th Edition) uses that generally have lower trip generation rates than apartments. These additional multi-family units could have adverse transportation impacts that may require additional mitigation. Include additional conversion data to support the new development program for Ph. 3 in Section 5A.

b) Note that the 1st review of this PUD Amendment that was discussed at the September 21, 2021 DRC meeting included a development program with a proposed maximum of 273 multi-family apartments with the 12,500 sq. ft. daycare remaining on Ph. 3. This 2nd review increases to 322 multi-family units with no daycare facility that further warrants the need for additional trip generation conversion analysis.

Response: A new Trip Generation Analyses section has been added to the PUD Amendment application narrative as Section 5.D. Also, included in Exhibit D are two (2) trip generation analyses prepared by transportation consulting firm TPD comparing the trip generation of the approved 2017 PUD development program with the trip generation of the current proposed PUD development program. The analyses utilized a Trip Conversion Matrix and total trip generation calculations. Both analyses concluded that the proposed PUD development program generates fewer trips than the approved 2017 PUD development program.

2. Include an overall density table that includes the required and proposed density, including density bonuses, similar to the 2017 PUD Amendment and the 1st review submittal.

Response: A new PUD Density Table has been added to the PUD Amendment application narrative as Section 5.A., as requested.

3. Update Section 6A, Open Space & Recreation, to include a recreation and open space table with the updated required and provided acreages with the increase of multi family units similar to the 2017 PUD with a note that final calculations will be provided with the PUD Site Plan and Preliminary Plat process.

Response: Section 6 of the PUD Amendment application narrative has been updated, as requested.

4. Section 6B refers to this PUD Amendment complying with the PUD Design Standards in the Tapestry Annexation Agreement in Exhibit D. But Exhibit D is the Assignment of Entitlements Agreement and there are 3 separate annexation agreements included (Exhibits A, B, & C). Remove all separately recorded documents and agreements from this amendment. They are subject to separate amendments through developer's agreements and other mechanisms and will cause confusion with changes to design standards made through PUD amendments.

a) The current 2017 PUD included a separate, amended design standards and did not include any of the annexation agreements included in the exhibits with this amendment. Include the approved amended Tapestry Property Design Guidelines from the 2017 PUD with this amendment.

Response: As requested, the Tapestry Annexation Agreement documents previously submitted as Exhibits A, B & C have been removed from the PUD Amendment application package.

5. Section 6B includes reference to the old LDC Townhome and Condominium standards in Section 14-2-60E and F. This section has been updated to LDC14-6-43, Residential Development. Revise this section to reflect that the development will comply with LDC 14-6-43.

Response: The requested statement regarding compliance with the requirements of the Land Development Code has been added to Section 6.B. of the PUD Amendment application narrative. Further, all references to the previously-approved LDC Deviations have been removed from Section 6. with documentation that the Applicant does not wish to retain any of the previously-approved Deviations in the PUD Amendment application.

Engineering

1. Please note: The two access points into Phase 3 are permitted with a minimum of 250 residential units. Ref. LDC §14-7-31

2. Verify the number of lots within phases 2A, 2B, and 2C (assumed) will be no greater than 115.

3. Please verify this PUD Amendment does not affect the final plat application (DRC# 19-00165) and construction plan application (DRC# 19-00023).

4. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Tapestry Parcel 2 PUD Amendment
Application DRC#21-00092
Response to DRC Comments
January 28, 2022
Page 3 of 3

Response: All Engineering Comments/Conditions are Acknowledged.

Please do not hesitate to contact me if you have any questions or need additional information to complete the processing of the Tapestry Parcel 2 PUD Amendment application package.

Sincerely,

A handwritten signature in cursive script that reads "K. Hattaway".

Kathy Hattaway, AICP
Planning Group Leader

c: Park Square Homes

Tapestry Parcel 2 PUD Amendment For Phases 2 and 3

Revised Resubmittal Package – DRC#21-00092

City of Kissimmee, Florida

Prepared For

Hallmark Equity Partners, LLC

5200 Vineland Road, Suite 200

Orlando, FL 32811

January 28, 2022

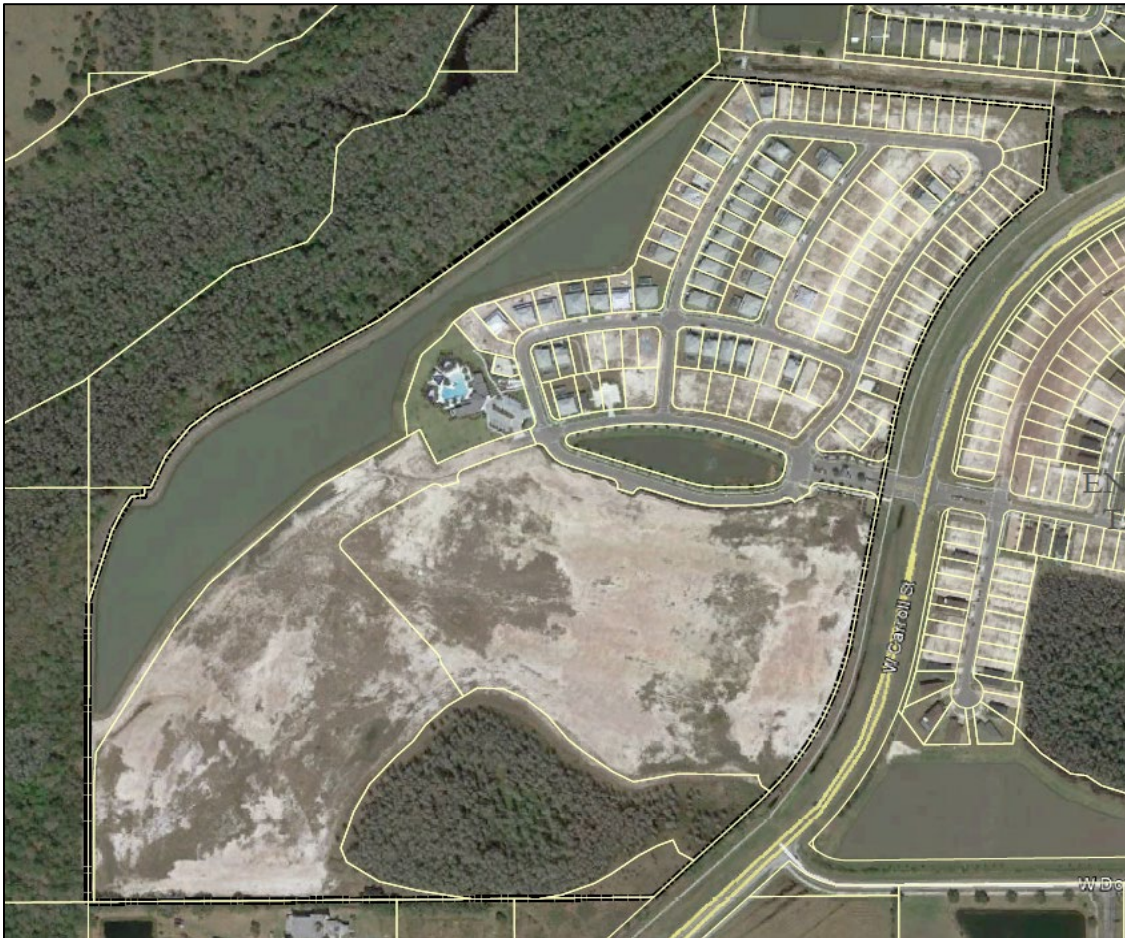


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FBPE Certificate of Authorization No. 2856

SECTION 2: PROPERTY DATA & EXISTING CONDITIONS

The 118-acre Tapestry Parcel 2 PUD is located on the west side of Carroll Street and is part of the larger Tapestry development, formerly the Tapestry DRI. The subject property has Mixed Use Planned Unit Development (MUPUD) zoning and Mixed Use – Tapestry future land use. Phase 1 of the development, consisting of 121 resort dwelling units, was approved and constructed in 2013, as evidenced by the aerial location map below:

Phases 2 and 3 of the PUD are undeveloped. This PUD Amendment proposes a revised development program for Phases 2 and 3.

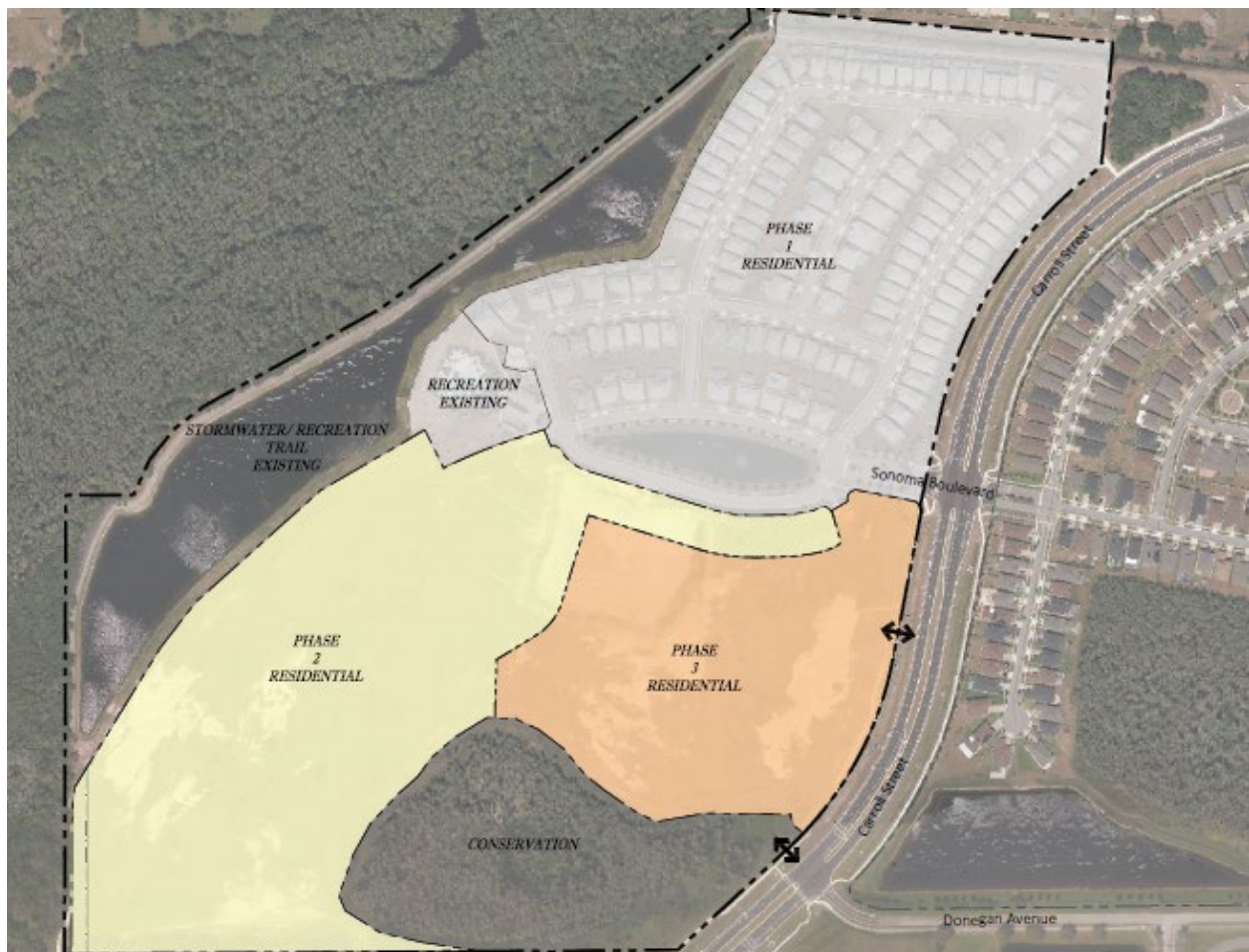


SECTION 3: SUMMARY OF REQUEST

Due to changing market conditions in the area, the mix of uses previously-approved for Phases 2 and 3 of the PUD is no longer the ideal use of the subject property. As such, the applicant wishes to revise the approved development program for Phases 2 and 3 of the Tapestry Parcel 2 PUD to allow for residential uses that are compatible with Phase 1 of the PUD and surrounding land uses, and respond to the demand for residential development in this area of the City.

Specifically, the applicant requests to change the PUD development program to allow for the development of single-family residential on Phase 2 and multi-family residential on Phase 3 of Tapestry Parcel 2, as illustrated in the concept plan below. The proposed development program is more specifically described in Section 5. of this narrative.

In addition, an additional external access location is proposed to line up with Donegan Avenue to create a four-way intersection at Donegan Avenue and Carroll Street. This new access location was agreed to by Planning and Engineering staff in a December 14, 2021, virtual meeting with the applicant.



SECTION 4: HISTORY OF ENTITLEMENTS

A. Annexation, Planning & Development Agreement

The subject property was part of the *Annexation, Planning and Development Agreement By and Among Regional Development Group, Inc., Dyer Blvd., LLC., Carroll Street Properties, LLC and the City of Kissimmee* (“Annexation Agreement”) dated June 13, 2005, and recorded in the Osceola County public records at OR 2826/P 644. The Annexation Agreement indicated that the subject property (“Parcel 2”) would have an Initial Land-Use Description of Single-Family Low Density/Multi-Family Medium Density and an Initial Zoning Description of MUPUD (Sec. 4.2). The Annexation Agreement further stated that the City would amend the City’s Comprehensive Plan to establish a FLUM designation of “Mixed Use” for a majority of the property, including Parcel 2 (Sec. 4.4). With regard to rezoning the Annexation Agreement stated that, as of the Effective Date of the Annexation Agreement, the subject property would be zoned MUPUD (Sec. 4.5).

The development program for Parcel 2 was established in the Annexation Agreement as follows (Sec. 4.6):

Single-Family Detached	275 DU
Single-Family Attached	225 DU

The Annexation Agreement allowed up to 225 of the residential units in Parcel 2 and Parcel 3 to be developed as short-term rental.

The *First Amendment to the Annexation, Planning and Development Agreement* (“First Amendment”), dated November 6, 2007, made no changes to the Parcel 2 Development Program.

The *Second Amendment to the Annexation, Planning and Development Agreement* (“Second Amendment”), dated November 6, 2012, revised the Parcel 2 development program as follows (Sec. 4.6):

Short-Term Rental or Multi-Family/ Single-Family Attached/Single-Family Detached/Condominium	400 DU
--	--------

In that same Sec. 4.6, the Agreement provided that:

“The allocation of Density/Units among the various types of Residential Densities (i.e., Single-Family Detached, Single-Family Attached, Condominiums or Multi-Family) within each of the foregoing Parcels may be reallocated among all Residential Parcels, provided, however, in no event, shall the total number of Residential Units within all Residential Parcels exceed the maximum of Two Thousand Nine Hundred Ten (2,910 DU’s).”

B. 2018 Assignment of Additional Entitlements

In March 2018, an Assignment of Entitlements (Exhibit A) was granted by Regional Development Group, Inc. to Park Square Enterprises, LLC and Hallmark Equity Partners, LLC. The Assignment of Entitlements granted an additional 158 Residential Dwelling Units to Parcel 2 by transferring 60 Residential Dwelling Units from Parcel 3 and 98 Residential Dwelling Units from Parcel 4 as described in the Annexation Agreement identified in Section A above, and subsequent amendments. This assignment, combined with the 400 residential units documented in the Second Agreement, provides Parcel 2 a total of 558 Residential Dwelling Units to use on the subject property.

C. 2017 PUD Amendment

On September 26, 2017, a Tapestry Parcel 2 PUD Amendment was approved by the Kissimmee City Commission (Exhibits B & C). The PUD Amendment approved the following development program:

Development Program (Maximum)

Phase	Land Area	Proposed Use(s)	# Units/ Building Area
Phase 1	49.70 AC	Single Family Detached Residential (existing)	121 DU
Phase 2	36.15 AC	Short term rental single family detached, Age Restricted single family detached, townhome/villa, front loaded condominiums, multi-story condominiums/indoor recreation	250 DU
Phase 3	13.5 AC	Institutional Care Facility	200 DU
		Daycare	12,500 sq. ft.

Note: Stormwater and conservation tracts are not included in the acreages above.

The above development program was achieved utilizing a transportation trips conversion matrix, as illustrated in the below table, that was part of the approved 2017 PUD Amendment documentation. The 2017 PUD Amendment narrative notes that the trip generation in the table was based on ITE Trip Generation Manual, 9th Edition. **Note:** The below table acknowledges the total number of Residential Dwelling Units in the PUD as being 558 units, 158 of them having been transferred from Tapestry Parcels 3 and 4.

	ITE Code	Conversion Rate (From Single Family)	Development Maximum Proposed	Equation	# DU to be Converted
Daycare (KSF)	565	12.340	12,500 sqft	12.34×12.5	155
Continuing Care Community (DU)	255	0.160	200 DU	0.16×200	32
Total Units					187
Units Remaining from Parcel 2 (400 total - 371 phases 1 & 2)					29
Total Units Transferred from Parcels 3 and 4					158
Remaining Units					0

SECTION 5: PROPOSED DEVELOPMENT PROGRAM

A. Overall Density

The density calculations below are based on the entirety of Parcel 2, including Phase 1 which has already been constructed. The Mixed Use-Tapestry Future Land Use designates a maximum average density of 5.52 units per developable acre over the entirety of the Tapestry Development. Developable acre is defined as gross acres minus wetland acres, as reflected in the table below.

PUD Density Calculation

	Maximum	Proposed
Total Project Size	---	118.00 AC
Wetlands	---	15.13 AC
Developable Area	---	102.87 AC
Density (Per MU-T FLU)	5.52 DU/AC	5.42 DU/AC
Dwelling Units per Density	567 DU	558

B. Density Bonus

No Density Bonus is requested in this revised submittal package.

C. Proposed Development Program

The proposed development program in this PUD Amendment utilizes the total 558 Residential Dwelling Units assigned to Tapestry Parcel 2 in a combination of single-family detached units and apartment units.

PUD Proposed Development Program

Phase	Land Area	Proposed Use(s)	# Units
Phase 1	49.70 AC	Single Family Detached Residential (constructed)	121 DU
Phase 2	32.21 AC	Short-term rental, age-restricted or general market single family detached or townhomes	115 DU
Phase 3	17.63 AC	Multi-family apartments or condominiums; short-term rental or general market single family detached or townhomes; age-restricted multi-family apartments or condominiums, single family detached or townhomes	322 DU

Note: Stormwater and conservation tracts are not included in the acreages above.

D. Trip Generation Analysis

A Trip Generation comparison between the generated trips of the 2017 Approved PUD Development Program and the generated trips of the Proposed PUD Development Program (in the table above) was performed by the transportation consulting firm TPD.

As reflected in the two (2) separate analyses prepared by TPD, and included in Exhibit D, the Proposed PUD Development Program generates fewer trips than the Approved PUD Development Program. The analysis was performed by calculating the total trip generation of the two development programs, and by utilizing a Conversion Matrix to specifically analyze the trip generation of the Proposed Development Program.

SECTION 6: SITE DEVELOPMENT STANDARDS

A. Open Space & Recreation

	Required	Proposed
Open Space		
Developable Area	---	102.87 AC
Open Space* (25% Required)	25.72 AC	25.72 AC**

*Includes Stormwater Pond Acreage

**The PUD may include more than the Minimum Open Space Acreage required. Open Space Acreage will be included on each Preliminary Plan and PUD Site Plan submittal.

The existing on-site Recreation Facilities, including the Sonoma Clubhouse and the Shingle Creek Regional Trail meet the Recreation requirements for the Phase 1 and Phase 2 single-family residential units.

The future Phase 3 multi-family apartment development will meet the Recreation requirements of the Land Development Code. Specific Recreation facilities will be identified on the PUD Site Plan submittal.

B. Site Development and Architectural Standards

The development will comply with the design and architectural requirements of the City's Land Development Code for the proposed uses. As part of the 2017 Tapestry Parcel 2 PUD Amendment, five (5) Deviations to the Land Development Code (LDC) standards were adopted. The Applicant acknowledges that the LDC references in the 2017 PUD Amendment Deviations no longer exist, and agrees to not retain any of the previously-approved LDC Deviations in this PUD Amendment application.

SECTION 7: CONCEPT PLAN AND MAPS

PUD Concept Plan

Location Map

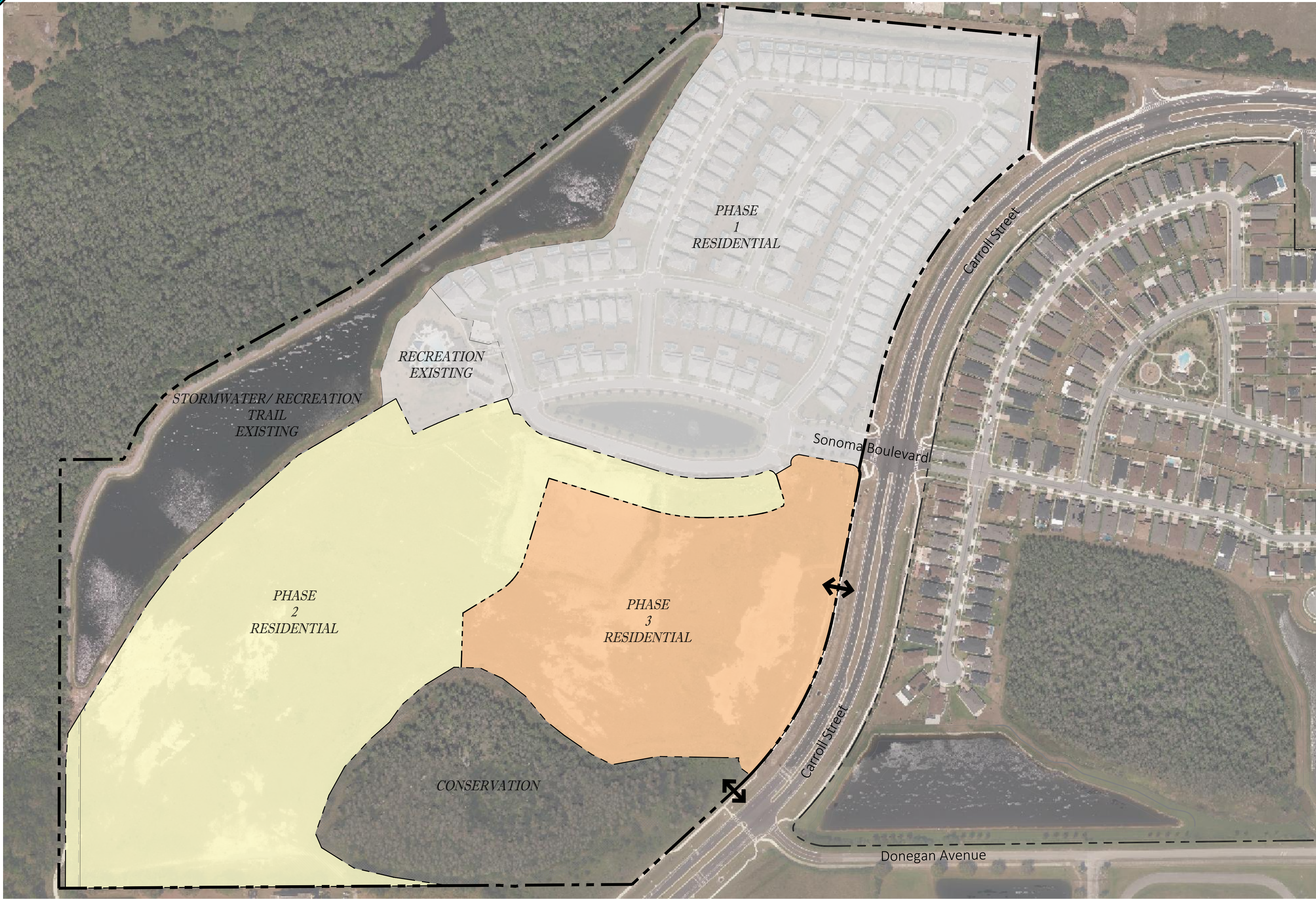
Aerial Map

Zoning Map

Future Land Use Map

Soils Map

FEMA Map

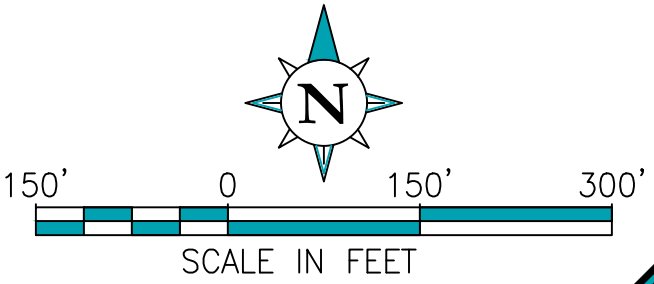


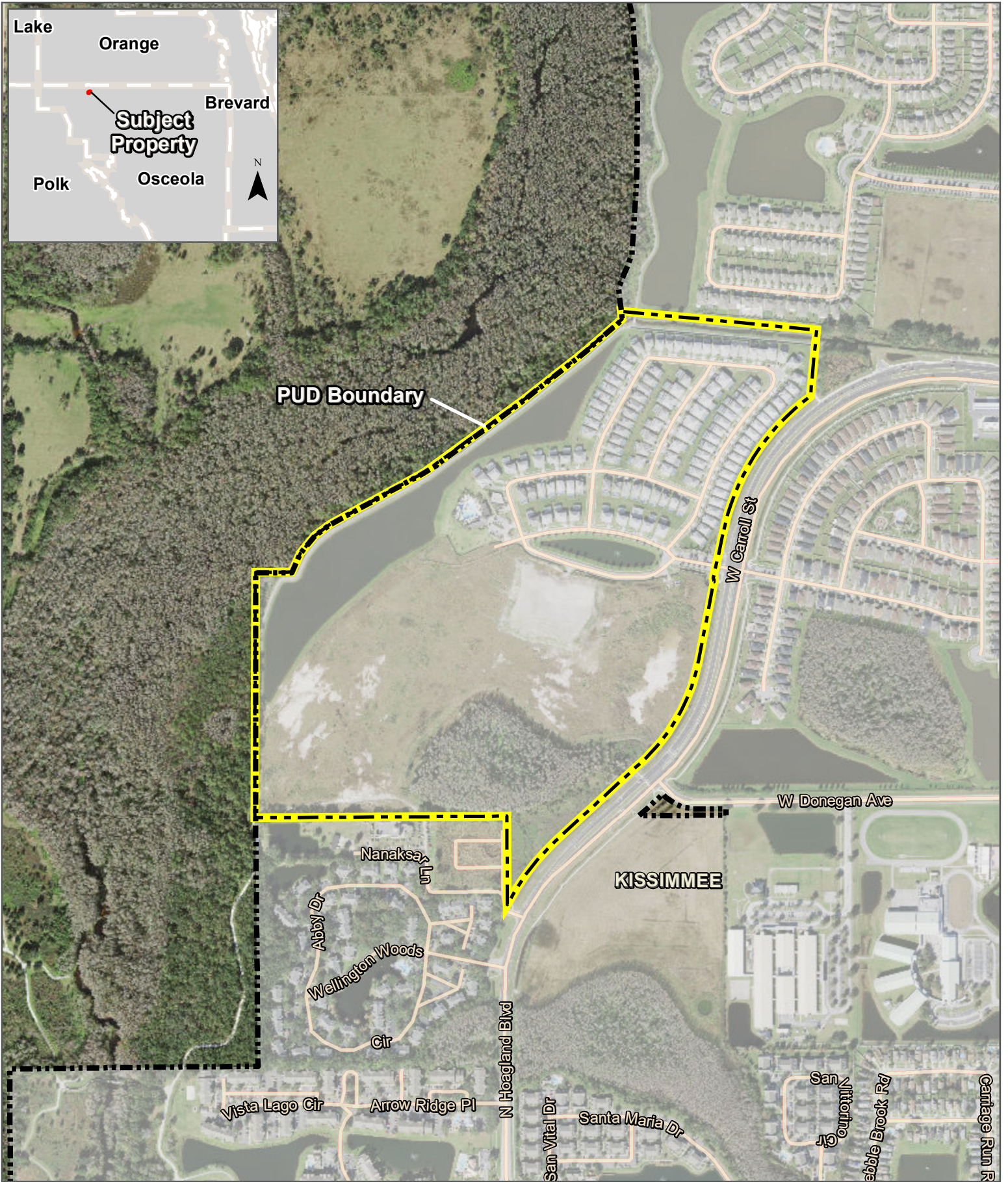
LEGEND

- PUD Boundary
- Phase 1 121 DU
- Phase 2 115 DU
- Phase 3 322 DU
- Full Access

PUD Concept Plan

Tapestry Parcel 2 PUD





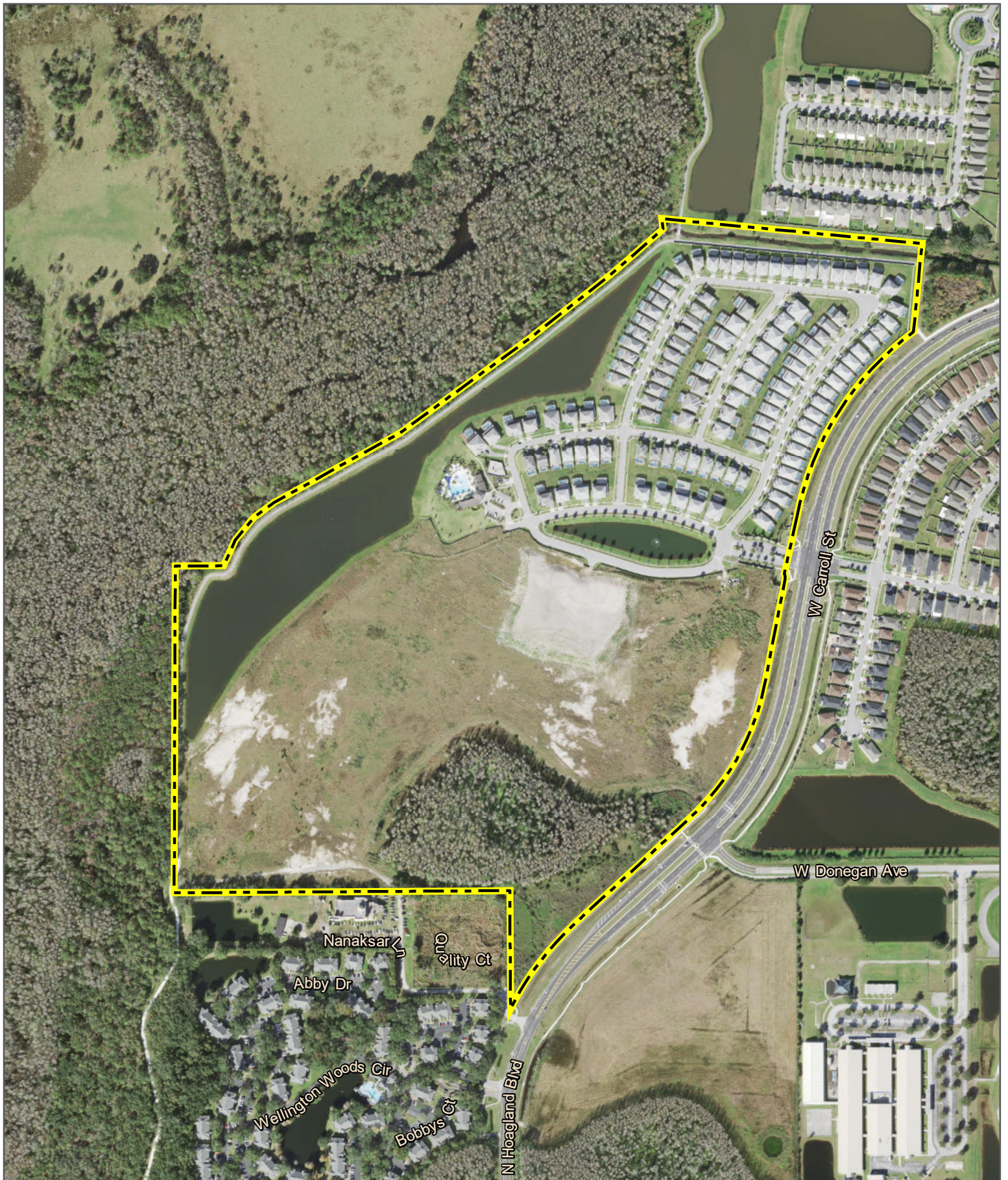
Map Source: Esri, Osceola County, FL, FGDL

 Subject Property

Location Map

TAPESTRY - PARCEL 2 PUD





Map Source: Esri, Osceola County, FL, FGDL, Aerial Date: 2020

 Subject Property

Aerial Map

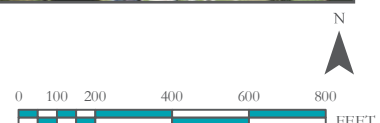
TAPESTRY - PARCEL 2 PUD

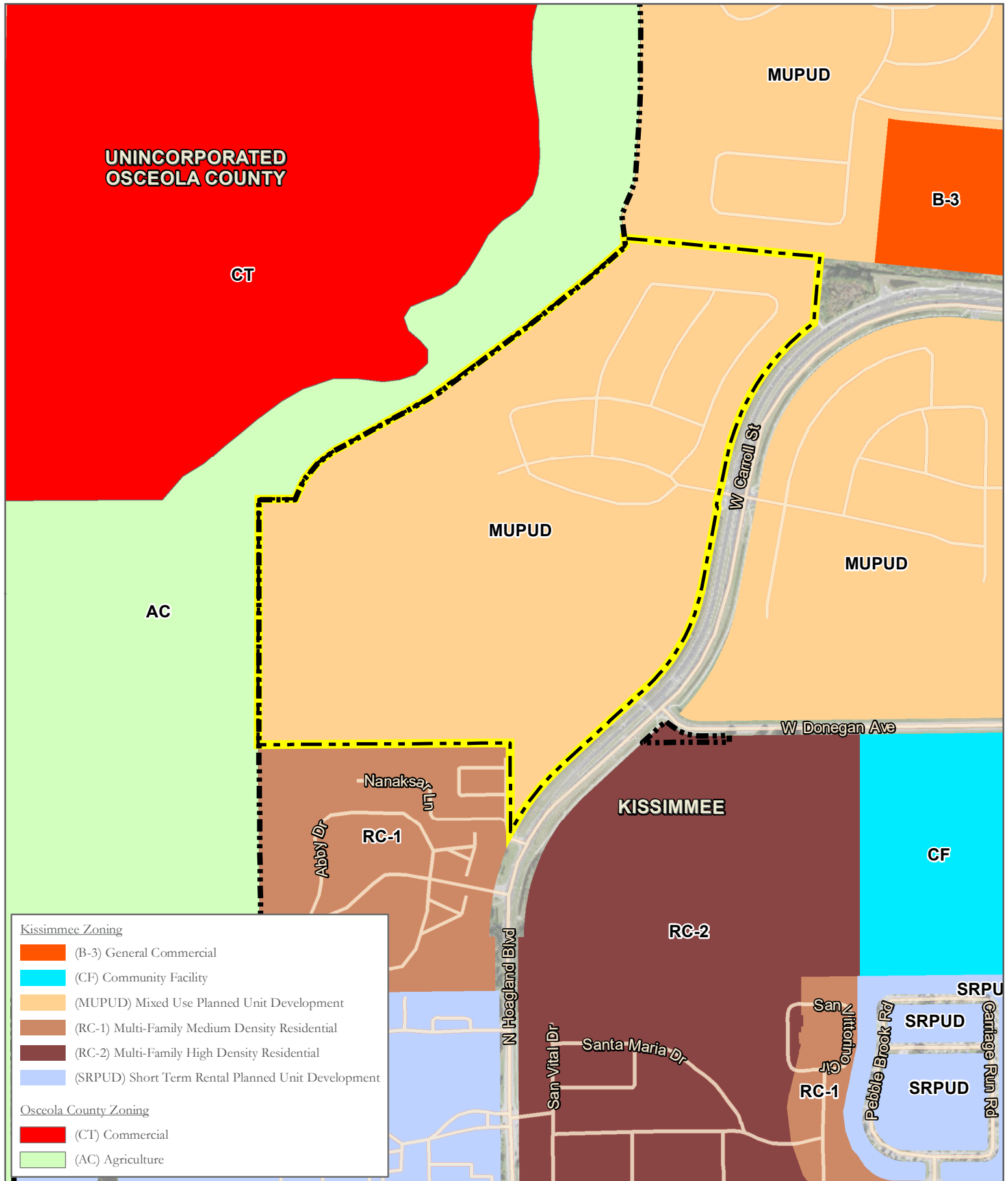
08/17/2021
P & B Job No.: 19-015

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567





Kissimmee Zoning

- (B-3) General Commercial
- (CF) Community Facility
- (MUPUD) Mixed Use Planned Unit Development
- (RC-1) Multi-Family Medium Density Residential
- (RC-2) Multi-Family High Density Residential
- (SRPUD) Short Term Rental Planned Unit Development

Osceola County Zoning

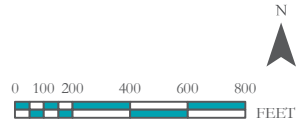
- (CT) Commercial
- (AC) Agriculture

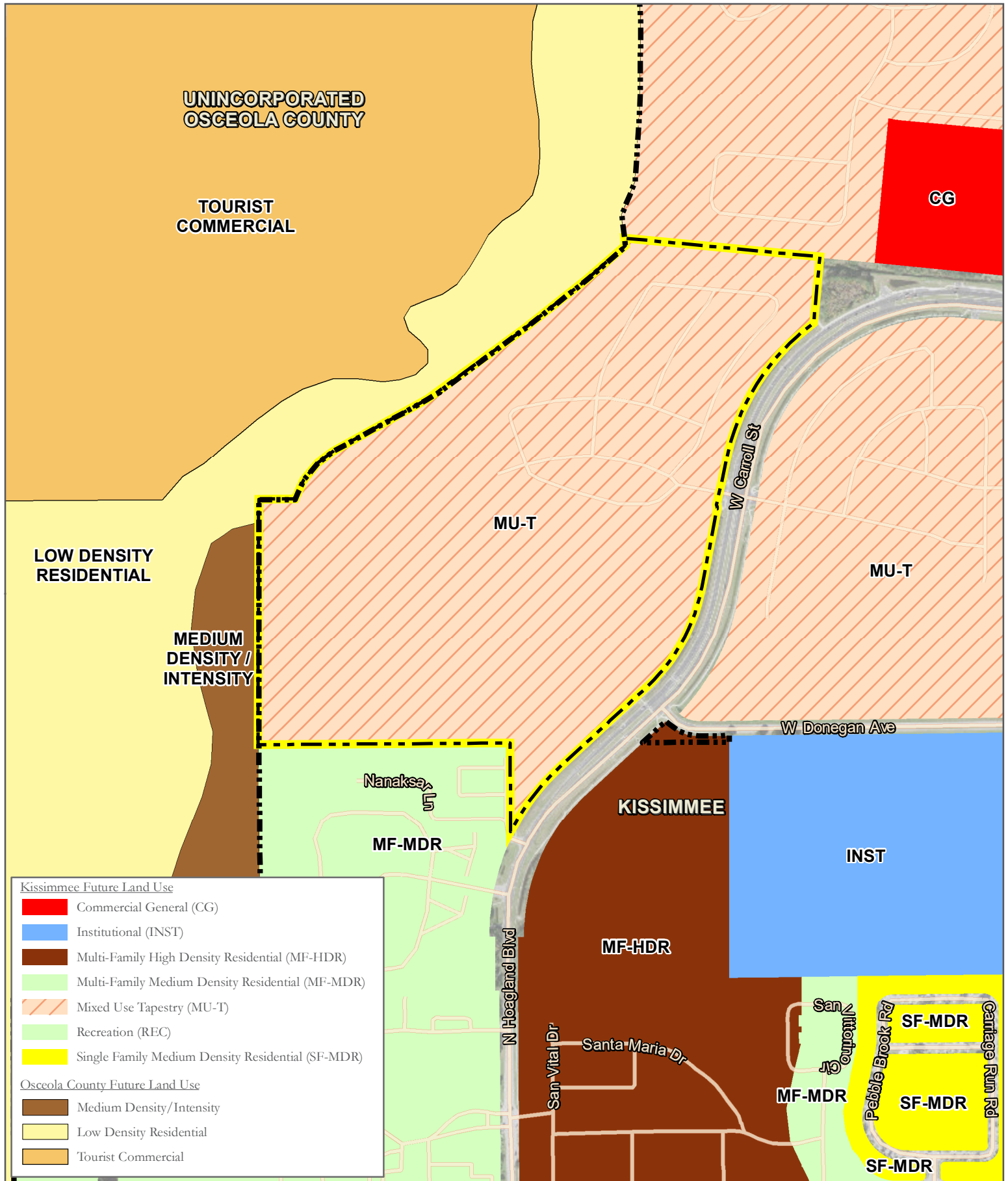
Map Source: Esri, Osceola County, City of Kissimmee, FL, FGDL

Subject Property

Existing Zoning

TAPESTRY - PARCEL 2 PUD

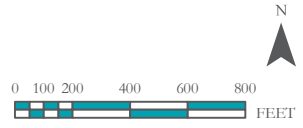




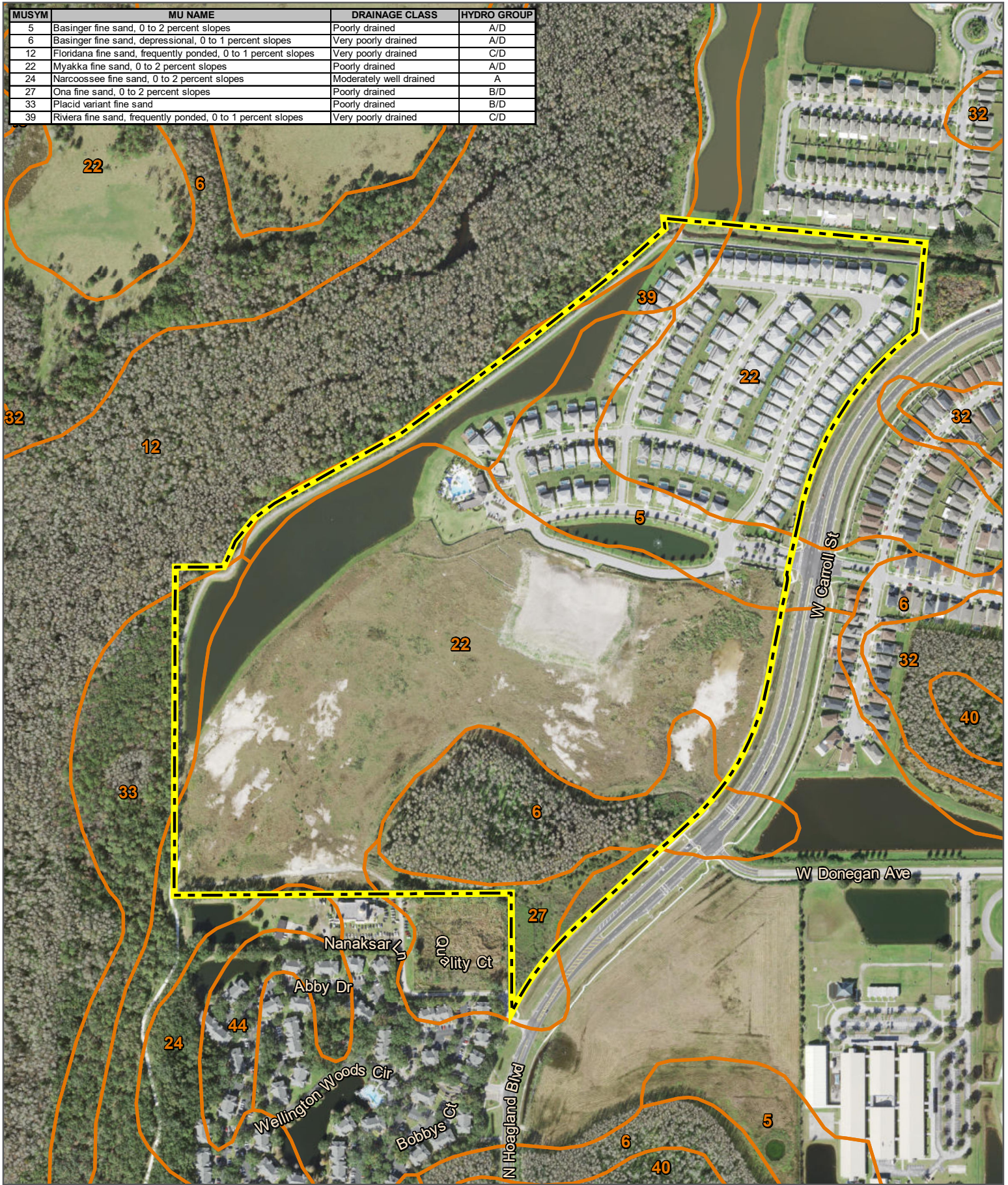
Map Source: Esri, Osceola County, City of Kissimmee, FL, FGDL

Subject Property

Future Land Use
TAPESTRY - PARCEL 2 PUD



MUSYM	MU NAME	DRAINAGE CLASS	HYDRO GROUP
5	Basinger fine sand, 0 to 2 percent slopes	Poorly drained	A/D
6	Basinger fine sand, depressional, 0 to 1 percent slopes	Very poorly drained	A/D
12	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	Very poorly drained	C/D
22	Myakka fine sand, 0 to 2 percent slopes	Poorly drained	A/D
24	Narcoossee fine sand, 0 to 2 percent slopes	Moderately well drained	A
27	Ona fine sand, 0 to 2 percent slopes	Poorly drained	B/D
33	Placid variant fine sand	Poorly drained	B/D
39	Rivera fine sand, frequently ponded, 0 to 1 percent slopes	Very poorly drained	C/D



Map Source: Esri, Osceola County, FL, FGDL, NRCS

Subject Property

Soils Boundary

Soils Map

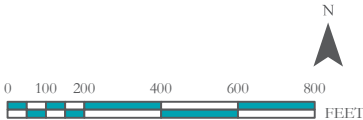
TAPESTRY - PARCEL 2 PUD

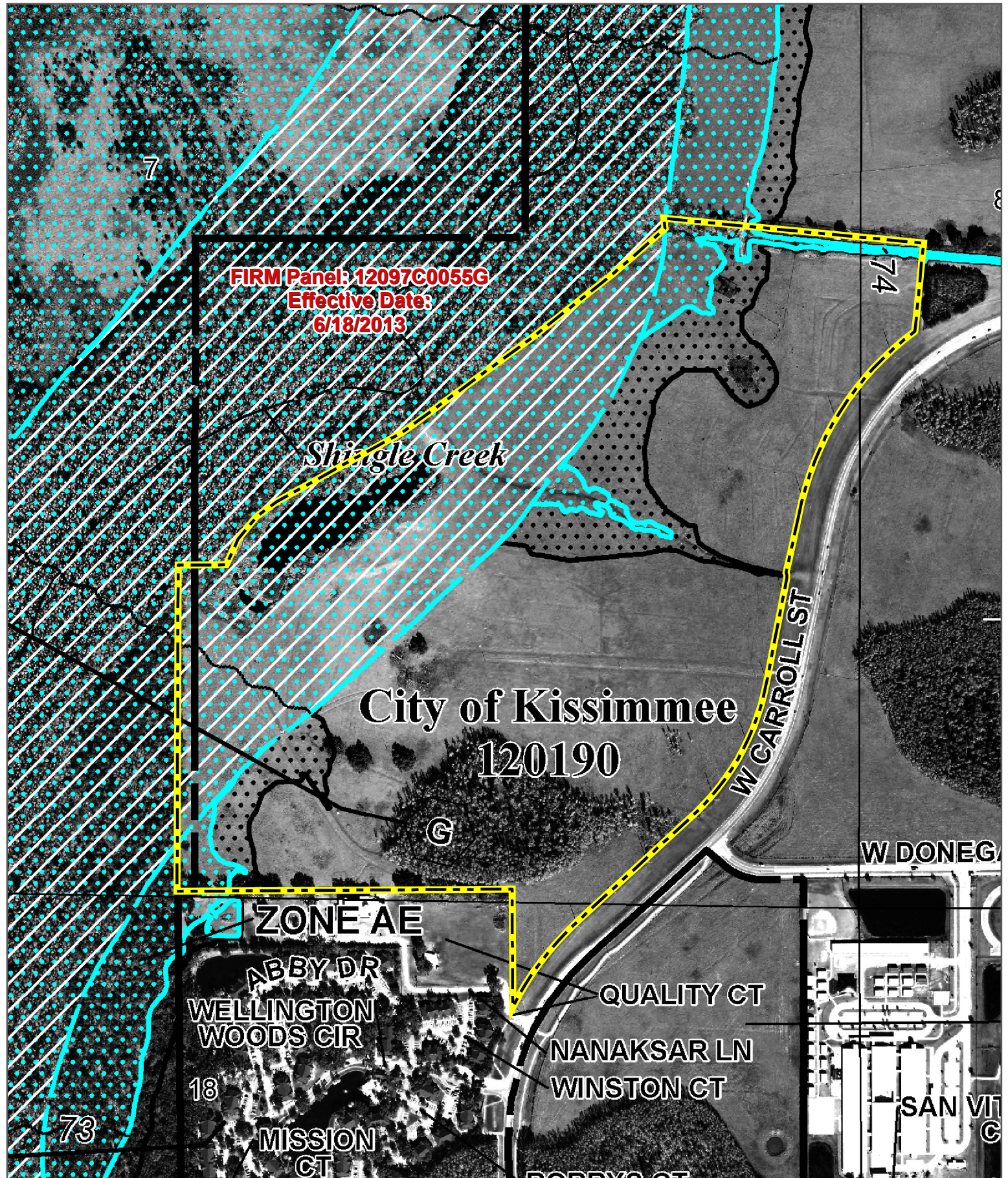
08/17/2021
P & B Job No.: 19-015

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567





Map Source: Esri, Osceola County, FL, FGDL, FEMA

 Subject Property

 Special Flood Hazard Areas
Subject to Inundation by the
1% Annual Chance Flood

FEMA Floodplains

TAPESTRY - PARCEL 2 PUD

0 100 200 400 600 800
FEET

08/17/2021
P & B Job No.: 19-015

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

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Page 263 of 277



**TAPESTRY PARCEL 2 PUD
CONVERSION MATRIX**

(Based Upon 11th Edition of the ITE Trip Generation Manual)

From \ To	ITE Code	Daycare (KSF)	Continuing Care Community (DU)	Single Family Detached Units (DU)	Multi-Family Apartment Units (DU)	Average PM Peak Hour Rate
Daycare (KSF)	565	--	58.5263	11.8298	21.8039	11.12
Continuing Care Community (DU)	255	0.0171	--	0.2021	0.3725	0.19
Single-Family Detached Units (DU)	210	0.0845	4.9474	--	1.8431	0.94
Multi-Family Apartment Units (DU)	220	0.0459	2.6842	0.5426	--	0.51

Convert Daycare and Continuing Care Community to Multi-Family

- Convert 12.5 KSF Daycare to Multi-Family
 $12.5 \times 21.8039 = 272.55$ DUs
- Convert 200 DU Continuing Care to Multi-Family
 $200 \times 0.3725 = 74.5$ DUs
- Total Multi-Family
 $272.55 + 74.5 = 347$ DUs

Approved Program

- 371 DU Single-Family Detached Units
- 12, 500 SF Daycare $\times 21.8039 = 272.55$
- 200 DU Continuing Care Community Bed $\times 0.3725 = 74.5$

Proposed Program

- 236 DU Single-Family Detached Units
- 322 DU Multi-Family Apartments

**TPD # 5600
January 27, 2022**

Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com



TAPESTRY PARCEL 2
(11th Edition Trip Generation/Conversion Matrix)

Trip Generation Summary

2017 PUD Approved Program

Phase	Use	ITE Code	Program		Using Average Rates		Using Equations	
					ADT	PM Peak	ADT	PM Peak
Phase 1	Single Family Detached	210	121	Units	1,141	114	1,203	119
Phase 2	Single Family Detached	210	250	Units	2,358	235	2,344	235
Phase 3	Continuing Care Community	255	200	Units/Beds	494	38	648	81
	Daycare	565	12,500	SF	595	139	595	139
Total Trips					4,588	526	4,790	574

2022 Proposed Program

Phase	Use	ITE Code	Program		Using Average Rates		Using Equations	
					ADT	PM Peak	ADT	PM Peak
Phase 1	Single Family Detached	210	121	Units	1,141	114	1,203	119
Phase 2	Single Family Detached	210	115	Units	1,085	108	1,148	113
Phase 3	Apartments/Condos/Townhomes	220	322	Unit	2,170	164	2,139	159
Total Trips					4,396	386	4,490	391

TPD No. 5600
January 25, 2022

Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com

SECTION 1: APPLICATION FOR DEVELOPMENT REVIEW

- *Agent Authorization*
- *Property Record Cards*



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: Tapestry Parcel 2 PUD Amendment DRC# _____

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

Agent Signature: K. Hattaway Date: 12-15-21

Agent Name (Print): Kathy Hattaway, AICP/Poulos & Bennett, LLC

Property Owner Signature: [Signature] Date: 8/16/2021

Property Owner Name (Print): Hallmark Equity Partners, LLC



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: Tapestry Parcel 2 PUD Amendment

Location (Address if possible): Sonoma Blvd (west side of Carroll St., south of Sonoma Blvd).

Parcel ID#: 07-25-29-2166-0001-00C0 & 07-25-29-2166-0001-00B0.

APPLICANT

Name: Chuck Cavaretta

Firm: Park Square Homes

Address: 5200 Vineland Road, Suite 200, Orlando, FL 32811

Phone: (407) 529 - 3048 E-Mail: ccavaretta@parksquarehomes.com

AGENT (Contact Person)

Name: Kathy Hattaway, AICP/Poulos & Bennett, LLC

Firm: Poulos & Bennett, LLC

Address: 2602 E. Livingston Street, Orlando, FL 32803

Phone: (407) 487 - 2594 E-Mail: khattaway@poulosandbennett.com

OWNER

Name: _____

Firm: Hallmark Equity Partners, LLC

Address: 5200 Vineland Road, Suite 200, Orlando, FL 32811

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

LEGAL DESCRIPTION/LOCATION

See attached Legal Description.

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
PUD AMENDMENT/DRI AMENDMENT APPLICATION**

Is the request for a PUD Amendment ☒ or for a DRI Amendment ☐?

Name of the approved PUD/DRI: Tapestry Parcel 2 PUD

Location of the PUD/DRI: Sonoma Blvd (west side of Carroll St., south of Sonoma Blvd)

PUD/DRI approval date: Prior PUD Amendment DRC#17-084 - approved September 26, 2017.

Current zoning district designation for the subject property: Mixed Use Planned Unit Development (MUPUD)

Current future land use designation for the subject property: Mixed Use Tapestry (MU-T)

Description of the proposed amendment(s): This is a request to amend the development program for phases 2 and 3 of the of the Tapestry Parcel 2 Planned Unit Development (PUD) to allow for 115 single family detached units in Phase 2 and 322 multi-family units in Phase 3 for a total of 558 residential units in the PUD.

No changes are proposed to the Phase 1 Development Program of 121 Single Family Detached Units.

Required Materials to be Submitted for PUD Amendments:

- Revised Preliminary Plan or Site Plan indicating the proposed changes and conforming to Sections 14-2-50 through 52 and 14-2-191 of the Land Development Code. See attached preliminary plan checklist for a list of items to be included on the plans.
- Revised PUD Standards indicating the proposed changes.

Required Materials to be Submitted for DRI Amendments:

- Copy of the Notification of Proposed Change or Binding Letter of Interpretation submitted to the appropriate agencies in accordance with Chapter 380.06 F.S.
- Revised Development Order indicating the proposed changes and conforming to the requirements of Chapter 380.06 F.S.
- Revised DRI Development Plan indicating the proposed changes.

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.

Date: 12-15-21

Printed Name: Kathy Hattaway, AICP/Poulos & Bennett, LLC Signature: _____

A handwritten signature in cursive script, appearing to read "K. Hattaway".

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 PDF 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.**

U:\Planning\GTR\DRC\Forms\Individual Applications\ 2017 PUD_DRI amendment 01.31.2018.doc
01.31.2018

Name: Hallmark Equity Partners, LLC
5200 Vineland Road, Suite 200
Orlando, FL 32811

LETTER OF AUTHORIZATION

Hallmark Equity Partners, LLC, a Florida Limited Liability Company, authorizes Kathy Hattaway AICP/Poulos & Bennett, LLC and Chuck Cavaretta, Park Square Homes: to serve as authorized agents to submit and represent a Planned Unit Development (PUD) Amendment on behalf of the following property:

Parcel Numbers: 07-25-29-2166-0001-00C0 & 07-25-29-2166-0001-00B0

Signature: _____

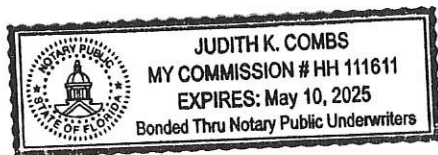
Printed Name: _____

Hallmark Equity Partners, LLC

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or ☐ online notarization by [name] Suresh Gupta as [title] Manager of Hallmark Equity Partners, LLC, a Florida Limited Liability Company, who ☒ is personally known to me or ☐ who produced _____ as identification and who did not take an oath.

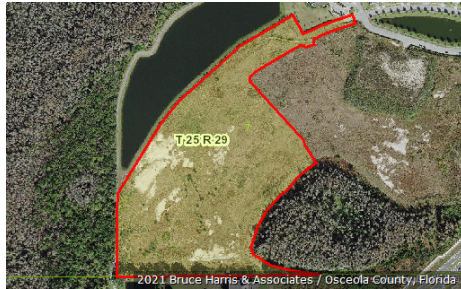


Notary Public
My Commission Expires: 5/10/2025



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

Parcel: 07-25-29-2166-0001-00B0



Owner Information

Owner Name HALLMARK EQUITY PARTNERS LLC
Mailing Address 5200 VINELAND RD STE 200
ORLANDO, FL 32811
Physical Address SONOMA BLVD, KISSIMMEE FL 34741
Description NO AG ACREAGE-VAC
Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 07/29/2021, which are subject to change prior to certification

Land	\$927,600
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$927,600
Assessed(estimated)	\$927,600
Exemption(estimated)	\$0
Taxable(estimated)	\$927,600

* 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	\$927,600
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$927,600
Assessed*	\$927,600
Exemption	\$0
Taxable	\$927,600

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4986-0865	\$8,544,000	2016-06-29	SW

Land Information - Total Acreage: 23.18

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	23.19	0.00	AC	\$927,600

Legal Description

Legal Description SONOMA RESORT AT TAPESTRY PH 1 PB 23 PG 101-105 TRACT B FUTURE DEVELOPMENT



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

Parcel: 07-25-29-2166-0001-00C0



Owner Information

Owner Name	HALLMARK EQUITY PARTNERS LLC
Mailing Address	5200 VINELAND RD STE 200 ORLANDO, FL 32811
Physical Address	SONOMA BLVD, KISSIMMEE FL 34741
Description	NO AG ACREAGE-VAC
Tax District	200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 07/29/2021, which are subject to change prior to certification

Land	\$1,066,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,066,800
Assessed(estimated)	\$1,066,800
Exemption(estimated)	\$0
Taxable(estimated)	\$1,066,800

* 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	\$1,066,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,066,800
Assessed*	\$1,066,800
Exemption	\$0
Taxable	\$1,066,800

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5603-0117	\$100	2019-09-26	QC
1	4986-0865	\$8,544,000	2016-06-29	SW
2	4766-1960	\$100	2015-04-13	QC

Land Information - Total Acreage: 26.67

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	26.67	0.00	AC	\$1,066,800

Legal Description

Legal Description	SONOMA RESORT AT TAPESTRY PH 1 PB 23 PG 101-105 TRACT C FUTURE DEVELOPMENT & A PORTION OF TRACT L: COM AT NE COR OF SE 1/4 OF SE 1/4 OF 07-25-29, S89-39-57W 328.57 FT, S00-20-03E 11. FT TO POB & NON-TAN CURVE, CONC SELY RAD 25 FT, CENT ANG 90 DEG, (CH BEARING S62-09-14W 35.36 FT), SWLY ALONG CURVE 39.27 FT, N72-50-46W 52 FT TO NON-TAN CURVE, CONC SWLY, RAD 25 FT, CENT ANG 90 DEG, (CH BEARING N27-50-46W 35.36 FT), NWLY ALONG CURVE 39.27 FT, S72-50-46E 102 FT TO POB
--------------------------	--



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGVO & BLUEBEAM

ADDRESS: Tapestry PUD Amendment
PLAN NUMBER: DRC-21-00092

DATE: 1/12/2022

**Review Status:
REVISE & RESUBMIT.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

1. The current 2017 Tapestry PUD Amendment (DRC#17-0084) approved the equivalent of 187 single family units in Ph.3. based on the use of a transportation conversion matrix to establish the 200 age-restricted institutional care facility units, 12,500 sq. ft. daycare facility, and transfer of single family units from other parcels. The 187 converted/transferred single family units cannot be automatically converted to 187 apartment units to increase the overall total number of apartment units to 322 without providing an updated conversion matrix with generation rates for multi-family.
 - a) The current 2017 PUD Amendment included a maximum of 250 units that could be developed as front loaded or multi-story condos without the use of a conversion matrix on this parcel. This amendment is changing to include apartments and increasing to a maximum of 322 multi-family units with additional units converted from age restricted institutional care (ITE 255, Continuing Care Community, 9th Edition) and daycare (ITE 565, 9th Edition) uses that generally have lower trip generation rates than apartments. These additional multi-family units could have adverse transportation impacts that may require additional mitigation. Include additional conversion data to support the new development program for Ph. 3 in Section 5A.
 - b) Note that the 1st review of this PUD Amendment that was discussed at the September 21, 2021 DRC meeting included a development program with a proposed maximum of 273 multi-family apartments with the 12,500 sq. ft. daycare remaining on Ph. 3. This 2nd review increases to 322 multi-family units with no daycare facility that further warrants the need for additional trip generation conversion analysis.
2. Include an overall density table that includes the required and proposed density, including density bonuses, similar to the 2017 PUD Amendment and the 1st review submittal.
3. Update Section 6A, Open Space & Recreation, to include a recreation and open space table with the updated required and provided acreages with the increase of multi family units similar to the 2017 PUD with a note that final calculations will be provided with the PUD Site Plan and Preliminary Plat process.
4. Section 6B refers to this PUD Amendment complying with the PUD Design Standards in the Tapestry Annexation Agreement in Exhibit D. But Exhibit D is the Assignment of Entitlements Agreement and there are 3 separate annexation agreements included (Exhibits A, B, & C). Remove all separately recorded documents and agreements from this amendment. They are subject to separate amendments through developer's agreements and other mechanisms and will cause confusion with changes to design standards made through PUD amendments.
 - a) The current 2017 PUD included a separate, amended design standards and did not include any of the annexation agreements included in the exhibits with this amendment.

Include the approved amended Tapestry Property Design Guidelines from the 2017 PUD with this amendment.

5. Section 6B includes reference to the old LDC Townhome and Condominium standards in Section 14-2-60E and F. This section has been updated to LDC14-6-43, Residential Development. Revise this section to reflect that the development will comply with LDC 14-6-43.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS: 0 W CARROLL ST DATE: 1/6/2022
DRC NUMBER: DRC-21-00092, Review 2

**Review Status:
APPROVED WITH CONDITIONS.**

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov

CONDITIONS OF APPROVAL

1. Please note: The two access points into Phase 3 are permitted with a minimum of 250 residential units. Ref. LDC §14-7-31
2. Verify the number of lots within phases 2A, 2B, and 2C (assumed) will be no greater than 115.
3. Please verify this PUD Amendment does not affect the final plat application (DRC# 19-00165) and construction plan application (DRC# 19-00023).
4. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.