



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 4, 2022 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**

3.A Approval of the April 6, 2022 Planning Advisory Board Meeting Minutes

- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. PUBLIC HEARINGS**

6.A Public Hearing - Ordinance amending the zoning designation of several properties through the Form-Based Code area; ZMA-22-0002 - Proposed Ordinance 22-13

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

6.B Public Hearing - Ordinance amending the future land use designation to establish MU-V (Mixed Used Vine); LUPA-22-0004 - Proposed Ordinance 22-12

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

6.C Public Hearing: Authorization of a True Work of Art at 321 E. Dakin Ave., Orange Blossom Masonic Lodge Mural; CU-22-0002

6.D Public Hearing: Authorization of a True Work of Art at 2706 N. John Young Parkway, Toho Water Authority Mural; CU-22-0003

6.E Public Hearing - Ordinance amending the future land use designation to establish MF-MDR (Multi Family Medium Density Residential); LUPA-22-0002 - Proposed Ordinance 22-10

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

- 6.F Public Hearing - Ordinance amending the zoning designation to establish T4-O (Neighborhood Open); ZMA-22-0001 - Proposed Ordinance 22-11

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

- 6.G Public Hearing - AdventHealth PUD Amendment: PUD-22-0002

- 6.H Public Hearing - Fountainhead PUD Amendment: PUD-22-0003

7. DISCUSSION

- 7.A Planning Advisory Board Workshop

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

In accordance with Florida Statutes 286.105: 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 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 State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

Approval of the April 6, 2022 Planning Advisory Board Meeting Minutes

Request

Approval of the April 6, 2022 Planning Advisory Board Meeting Minutes

Explanation

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 04.06.2022 PAB Minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, APRIL 6, 2022 AT 6:00 PM**

Board Members Present: Chairman Robert Bussiere, **(Absent)**, Vice Chairman Jeffrey Wolff, Member Diana Marrero-Pinto, Member Robert Spalding, Member Jackie Espinosa, Fatima Santiago, Jason Lindsey, School Board **(Absent)**.

Staff Members Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Kalanit Oded, Deputy City Attorney, Yolanda Hazley, Planning Technician

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 3.A PLANNING ADVISORY BOARD MINUTES APPROVAL**

ACTION: Member Spalding made a motion to approve the minutes of the March 16, 2022, Planning Advisory Board meeting. Seconded by Member Espinosa.

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 5.A PUBLIC HEARING: AX-22-0001 – TANGELO CIRCLE: ANNEXATION- PROPOSED ORDINANCE NO. 22-008**

Planner Ryan stated that this is a request for approval of an Annexation to annex approximately 1.19 acres of property. The subject property is located east of Old Vineland, and north of W. Vine St.

Planner Ryan stated the only criteria that Staff considers for an Annexation is whether a property is antiguous or adjacent to a property already within the City limits.

Staff recommends approval for the following 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 north, east, and southern boundaries of the parcel. Adequate public facilities, including water, sewer, drainage, and emergency 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.

Wendy Liu, representing the applicant stated that the reason for the request is that the surrounding area is located in the City of Kissimmee.

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

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

5.B PUBLIC HEARING: LUPA-22-0001 - CONSTELLATION (FORMERLY RAMONA): LAND USE PLAN AMENDMENT: LARGE SCALE - CITY MF-MDR, MF-HDR, CONS, & CG TO CITY CONS AND IB - PROPOSED ORDINANCE 22-009

Planner Ryan stated that this is a request for approval of a Land Use Plan Amendment (Large Scale) to change the Future Land Use Map designation from City-MF-MDR (Multi-Family Medium Density Residential), MF-HDR (Multi-Family High Density Residential), and CONS (Conservation) and (IB) Industrial Business on 114.25 acres of land.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3, Industrial Business (IN) Future Land Use Designation, that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.2.8.2, Conservation (CONS) Future Land Use Designation, that is intended for those lands, because of their environmental quality or sensitivity, for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties.
3. 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.
4. 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.

Staff recommends approval subject to the following 1 condition:

1. Subject to City Commission approval and transmittal to the Department of Economic Opportunity (DEO).

Kathy Hattaway, representing the applicant stated that she was available for any questions.

Member Espinosa asked for clarification if the use was going to Industrial.

Planning Manager Ryan stated yes.

Patricia Hordubay, 1487 Tamra Ct., Kissimmee, FL, asked what roads will have access onto Bill Beck and how close will the ponds come to their property.

Planning Manager Ryan stated that Osceola County has a website of all the design, construction, and a project timeline.

Planning Manager Ryan stated that there may or may not be any types of connection on the western segment of Bill Beck Blvd.

Planning Manager Ryan stated that there would be some type of ponds. The pond located at the school will go through reconfiguration and 2 additional ponds added.

ACTION: Member Spalding made a motion for approval subject to 1 condition. Seconded by Member Espinosa

1. Subject to City Commission approval and transmittal to the Department of Economic Opportunity (DEO).

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

**5.C PUBLIC HEARING: PUD-22-0001 – CONSTELLATION (FORMERLY RAMONA):
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT: (INDUSTRIAL USES)**

Planner Ryan stated that this is a request for approval of a (PUD) Planned Unit Development to establish industrial warehouse uses on approximately 114.25 acres of land. The subject property is located at west of Florida's Turnpike, east of Bill Beck Blvd.; along the north and south sides of E. Osceola Pkwy.

Staff recommends approval for the following 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 1.2.4.3, Industrial Business (IN) Future Land Use Designation, intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses.

Staff recommends approval subject to the following 1 condition:

1. Subject to City Commission approval of the Constellation Land Use Amendment (LUPA-22- 0001).

Kathy Hattaway, representing the applicant stated that she was appreciative of Staff and was available for any questions.

ACTION: Member Marrero-Pinto made a motion for approval subject to 1 condition. Seconded by Member Spalding

1. Subject to City Commission approval of the Constellation Land Use Amendment (LUPA-22- 0001).

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

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

Meeting adjourned at 6:34 p.m.

Robert 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 6.A

Public Hearing - Ordinance amending the zoning designation of several properties through the Form-Based Code area; ZMA-22-0002 - Proposed Ordinance 22-13

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

Request

Requesting that the Planning Advisory Board (PAB) make an approval recommendation to the City Commission to amend the zoning of several properties in the Form-Based Code area.

Explanation

This is a request to amend the zoning of several properties within the Form-Based Code area. Below are specifics about the request that correspond with maps included with the backup.

Map 1: Requesting the zoning change from OS (Open Space) to T5-M for approximately 13.62 acres. The OS zoning designation is intended to protect environmentally sensitive systems/lands and, while there is a portion of the property that is a wet retention pond, this site also houses the SunRail parking garage, City civic center, and a public library so a transect zone allowing higher intensity uses is more appropriate.

Map 2: Requesting the zoning change from T4-O (Neighborhood Open) to T5-M (Mixed-Use Center). After re-reviewing the T4-O and the T5-M with surrounding and existing uses, it was determined that the T5-M is a more appropriate transect zone.

Map 3 MUPUD to T5-M (4.8325 acres) and Map 4 MUPUD to T5-U (18.993 acres): The intent of the Form-Based Code (adopted 2020) is to establish a Code that is flexible and encourages a mixture of uses while including standards that result in a higher-quality development.

Staff has been reaching out to owners of properties within the Form-Based Code area currently zoned PUD to see if they would be interested in rezoning their properties to a transect. With the owner's authorization, staff is initiating these requests to rezone the properties to a transect zone.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Approval.

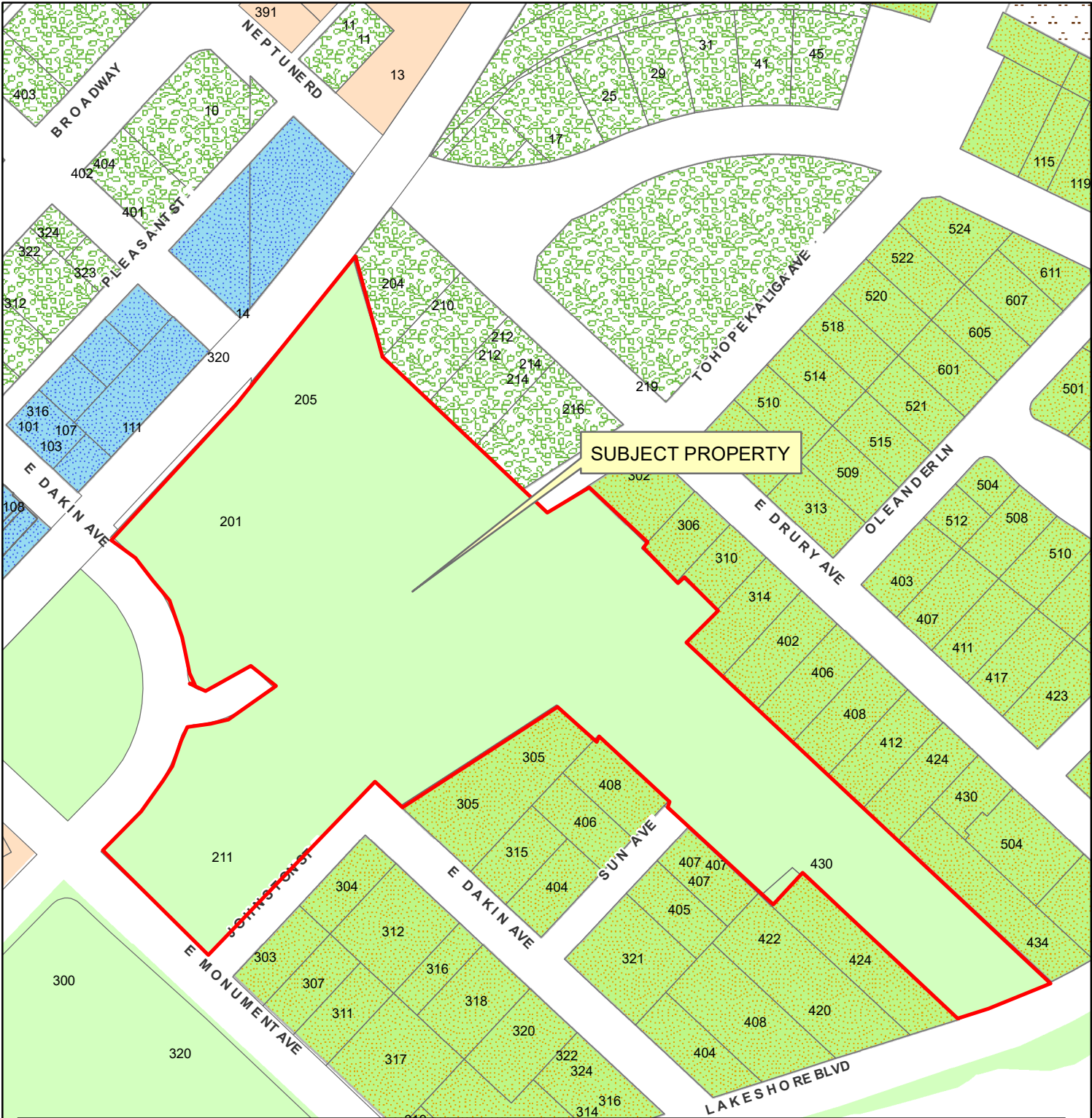
Attachment(s):

1. Map 1
2. Map 2
3. Map 3
4. Map 4
5. Proposed Ordinance 22-13
6. Advertisement (PAB & CC)

City of Kissimmee

Property to rezone - OS to T5-M

MAP 1



Legend

City Limits

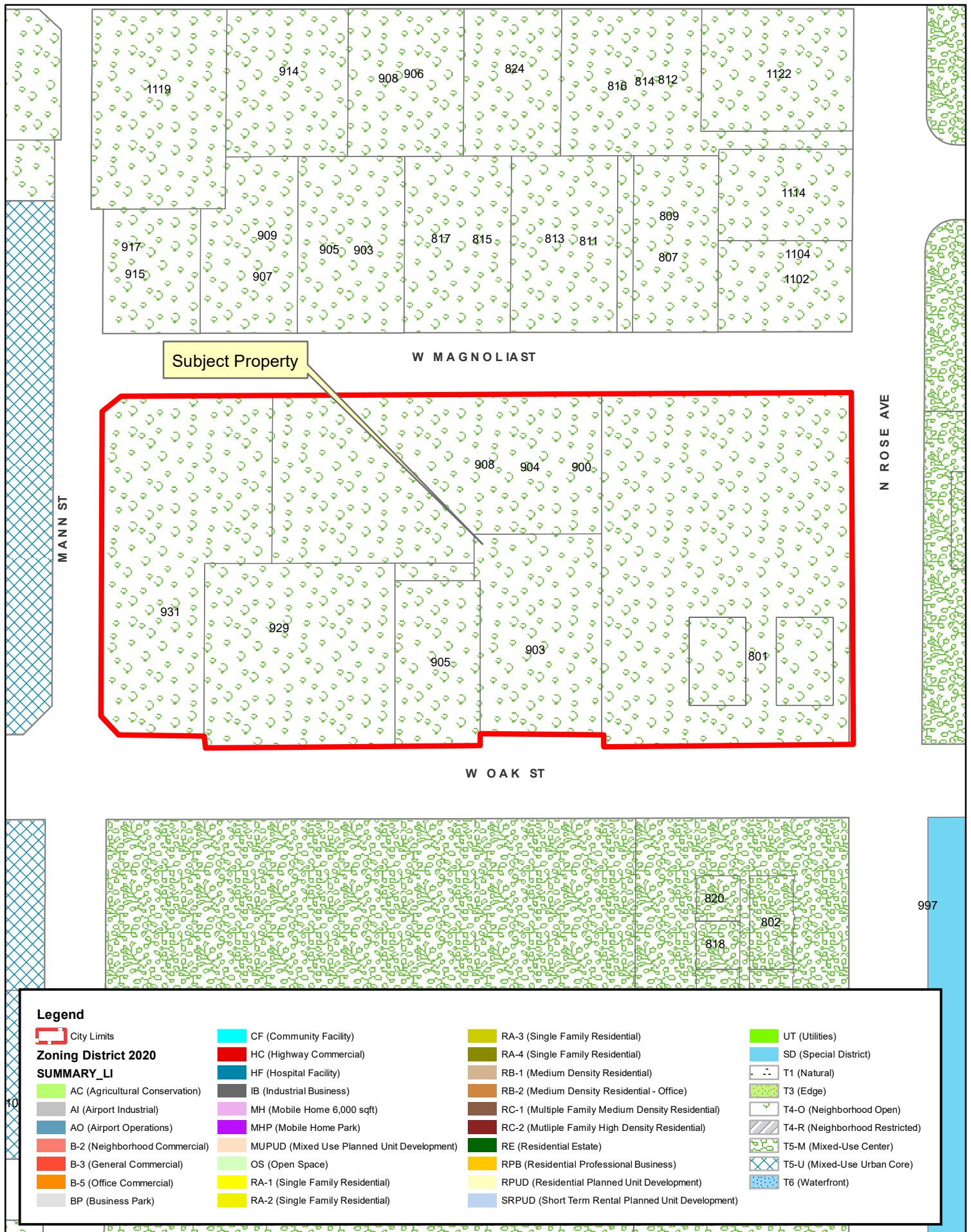
Zoning District 2020

SUMMARY_LI

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

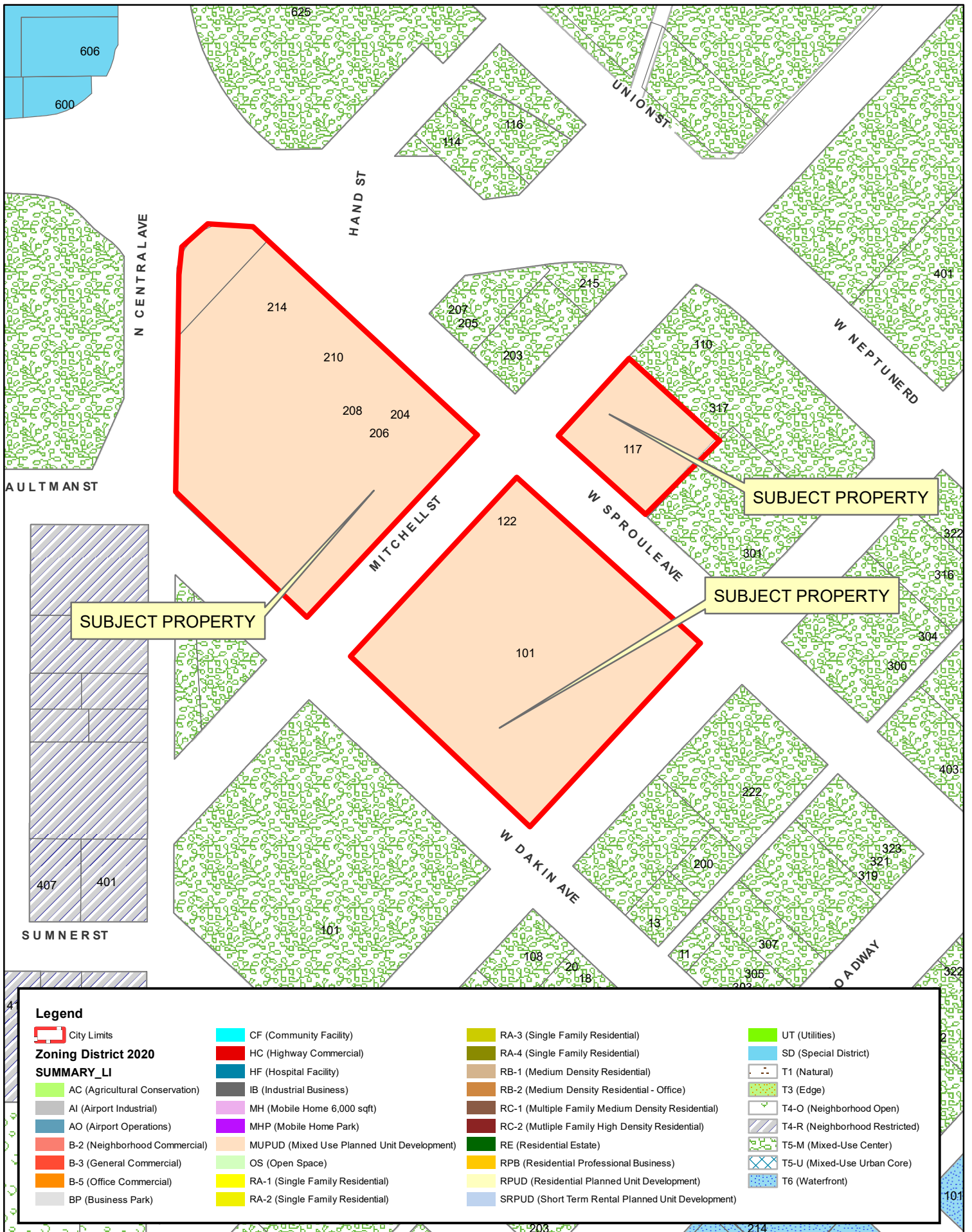
Property to rezone - T4-O to T5-M

MAP 2



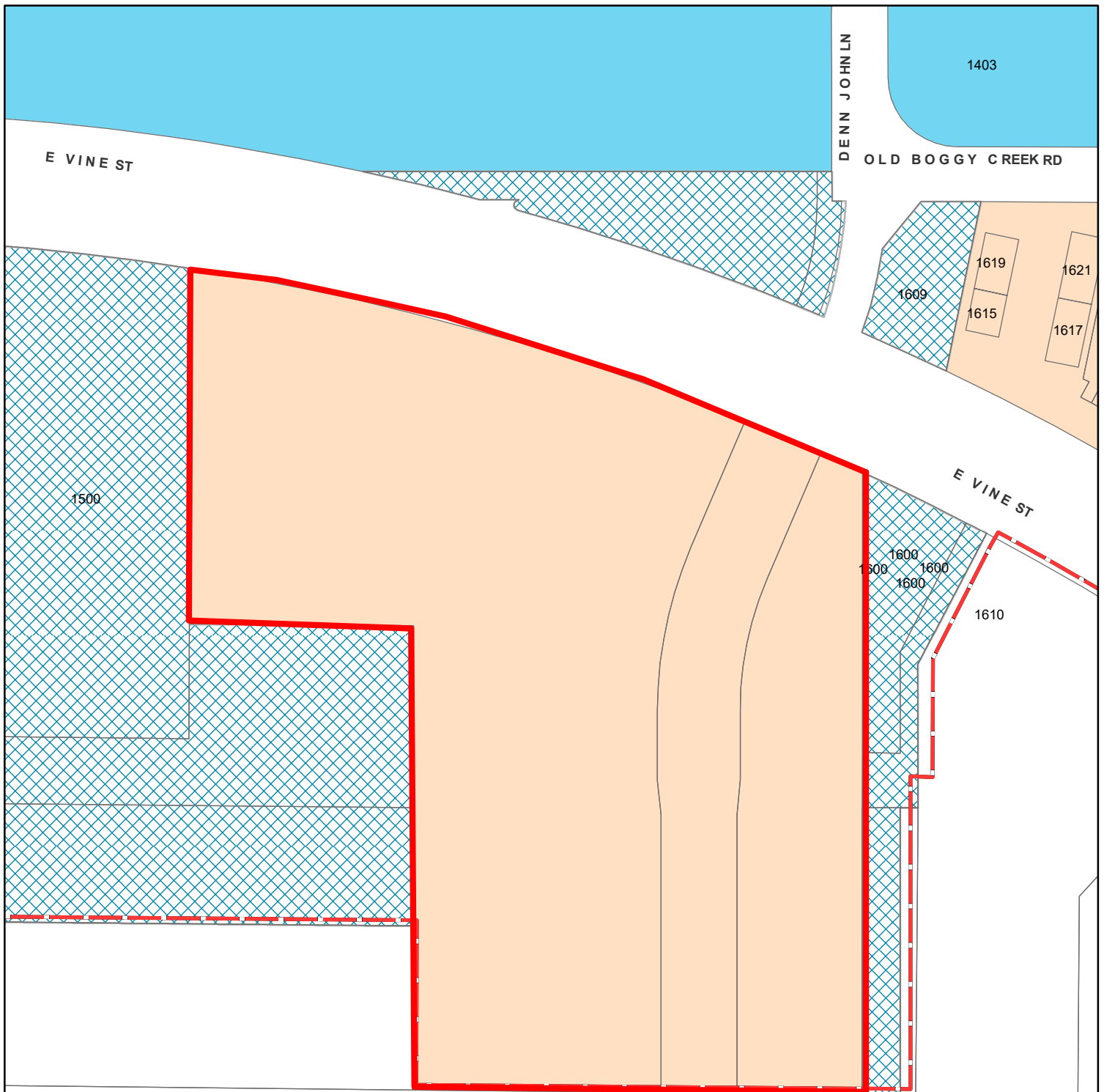
Properties to rezone - MUPUD to T5-M

MAP 4



Properties to rezone - MUPUD to T5-U

MAP 3



Legend

City Limits

Zoning District 2020

SUMMARY_LI

AC (Agricultural Conservation)
 AI (Airport Industrial)
 AO (Airport Operations)
 B-2 (Neighborhood Commercial)
 B-3 (General Commercial)
 B-5 (Office Commercial)
 BP (Business Park)

CF (Community Facility)
 HC (Highway Commercial)
 HF (Hospital Facility)
 IB (Industrial Business)
 MH (Mobile Home 6,000 sqft)
 MHP (Mobile Home Park)
 MUPUD (Mixed Use Planned Unit Development)
 OS (Open Space)
 RA-1 (Single Family Residential)
 RA-2 (Single Family Residential)

RA-3 (Single Family Residential)
 RA-4 (Single Family Residential)
 RB-1 (Medium Density Residential)
 RB-2 (Medium Density Residential - Office)
 RC-1 (Multiple Family Medium Density Residential)
 RC-2 (Multiple Family High Density Residential)
 RE (Residential Estate)
 RPB (Residential Professional Business)
 RPUD (Residential Planned Unit Development)
 SRPUD (Short Term Rental Planned Unit Development)

UT (Utilities)
 SD (Special District)
 T1 (Natural)
 T3 (Edge)
 T4-O (Neighborhood Open)
 T4-R (Neighborhood Restricted)
 T5-M (Mixed-Use Center)
 T5-U (Mixed-Use Urban Core)
 T6 (Waterfront)

PROPOSED ORDINANCE NO. 22-13
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: OS (Open Space) – City

TO: T5-M (Mixed Use Center) - City

The subject property is located at: Parcel ID# 22-25-29-1591-0001-0030

Legal Description: LAKEFRONT COMPLEX PB 21 PG 152 LOTS 2 & 3 LESS COM AT PT ON INTER OF NLY LINE OF LAKESHORE BLVD & WLY LINE OF LOT 3, N46-39-56W 335.86 FT, S43-20-04W 4 FT TO POB; CONT S43-20-04W 66 FT, N46-39-56W 21.55 FT, N48-39-18E 66.16 FT, S47-09-44E 15.41 FT TO POB



FROM: T4-O (Neighborhood Open) – City

TO: T5-M (Mixed Use Center) - City

Together with: Parcel ID# 21-25-29-1885-0001-0030

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 3 & W 20 FT OF LOT 2

Together with: Parcel ID# 21-25-29-1420-0001-027A

Legal Description: FLA LAND & IMP CO PB A PG 024 BEG 94.93 FT E OF SW COR OF LOT 27, N 151.4 FT, E 155.07 FT, S 151.4 FT TO N R/W OF OAK ST, W 155.07 FT TO POB

Together with: Parcel ID# 21-25-29-1885-0001-0010

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 1

Together with: Parcel ID# 21-25-29-1805-0001-2010

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 LOT 201

Together with: Parcel ID# 21-25-29-1885-0001-0020

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 2 LESS W 20 FT

Together with: Parcel ID# 21-25-29-1420-0001-0270

Legal Description: FLA LAND & IMP CO PB A PG 024 BEG 380 FT W OF SE COR LOT 28, RUN N 135 FT E 70 FT, S135 FT, W 70 FT TO POB PT LOTS 27 & 28

Together with: Parcel ID# 21-25-29-1420-0001-027D

Legal Description: FLA LAND & IMP CO PB A PG 24 E 66 FT OF N 16.4 FT OF S 151.4 FT OF LOT 27

Together with: Parcel ID# 21-25-29-1805-0001-COMM

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 COMMON AREA

Together with: Parcel ID# 21-25-29-1805-0001-1020

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 LOT 102

Property to rezone - T4-O to T5-M



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

TO: T5-M (Mixed Use Center) - City

Together with: Parcel ID# 22-25-29-2170-0001-0010

Legal Description: S FLA RR SURVEY PB A PG 2 & 3 BLK 1 ALL FRAC & N 1/2 OF VAC HAND ST ABUTTING BLK 1 LESS 22 FT STRIP ON W SIDE & LESS BEG AT POINT ON NELY PROPERTY LINE LYING 66.52 FT NWLY FROM MOST ELY COR OF BLK 1, N 46 DEG W 61 FT, S 88 FT, N 43 DEG E 64.29 FT TO POB LESS ACTUAL R/W OF CENTRAL AVE

Together with: Parcel ID# 22-25-29-2170-0003-0010

Legal Description: S FLA RR SURVEY PB A PG 003 BLK 3 LOTS 1-8 & S 1/2 OF VAC HAND ST & VAC ALLEY ABUTTING BLK

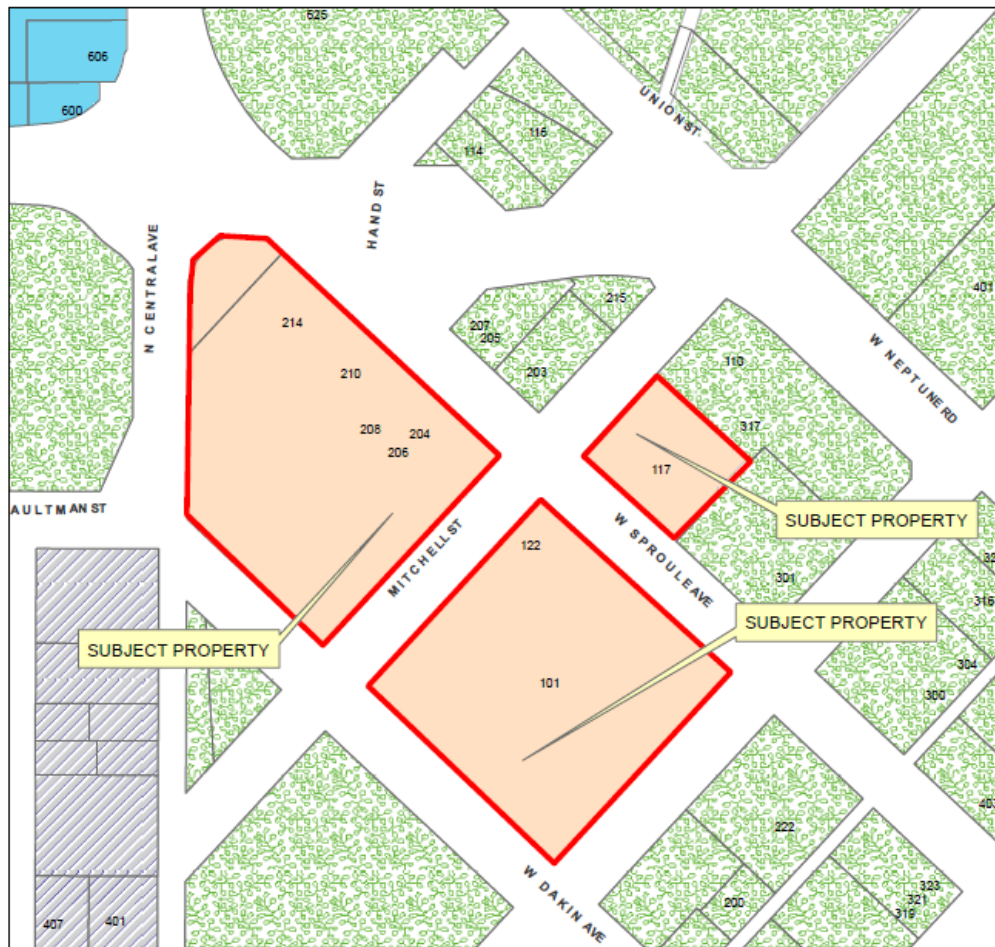
Together with: Parcel ID# 22-25-29-2170-0007-0050

Legal Description: S FLA RR SURVEY PB A PG 003 BLK 7 LOTS 1 THRU 8 VAC ALLEY ADJ TO LOTS

Together with: Parcel ID# 22-25-29-2170-0008-0030

Legal Description: S FLA RR SURVEY PB A PG 003 BLK 8 SW 50 FT LOT 3 AND ALL LOT 4 AND THE NORTH HALF OF THE 20 FT WIDE VACATED R/W ABUTTING THE PRECEDING LEGAL DESCRIPTION

Properties to rezone - MUPUD to T5-M



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

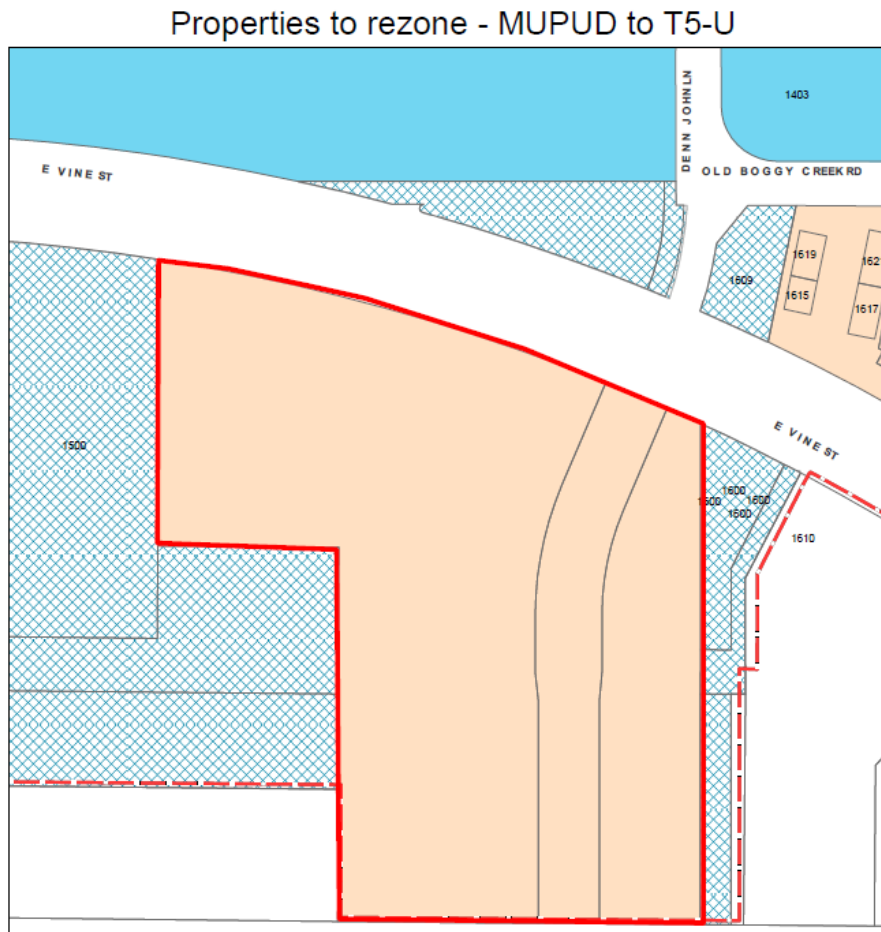
TO: T5-U (Mixed Use Urban Center) - City

Together with: Parcel ID# 23-25-29-1798-0001-0010

Legal Description: NORTHSORE PLAZA REPLAT PB 23 PG 121 LOT 1 LESS COM AT NE COR OF LOT 1 TO POC, CONC SW, RAD 3695.83 FT, CENT ANG 01 DEG, NWLY ALONG CURVE 66.70 FT TO POB; S 23 DEG W 200.16 FT TO POC, CONC E, RAD 480 FT, CENT ANG 23 DEG, SLY ALONG CURVE 193.78 FT, S 101 FT, S 05 DEG W 50.76 FT, S 393.75 FT TO PT ON S/L OF LOT 1, W 110 FT, N 394.24 FT, N 06 DEG W 49.82 FT, N 102.08 FT TO POC, CONC E, RAD 600 FT, CENT ANG 23 DEG, NLY ALONG CURVE 242.23 FT, N 23 DEG E 199.24 FT TO NON-TAN CURVE, CONC SW, RAD 3695.83 FT, CENT ANG 02 DEG, (CH BEARING S 67 DEG E 120 FT), SELY ALONG CURVE 120.01 FT TO POB

Together with: Parcel ID# 23-25-29-1798-0001-0015

Legal Description: NORTHSORE PLAZA REPLAT PB 23 PG 121 A PORTION OF LOT 1: COM AT NE COR OF LOT 1 TO POC, CONC SW, RAD 3695.83 FT, CENT ANG 01 DEG, NWLY ALONG CURVE 66.70 FT TO POB; S 23 DEG W 200.16 FT TO POC, CONC E, RAD 480 FT, CENT ANG 23 DEG, SLY ALONG CURVE 193.78 FT, S 101 FT, S 05 DEG W 50.76 FT, S 393.75 FT TO PT ON S/L OF LOT 1, W 110 FT, N 394.24 FT, N 06 DEG W 49.82 FT, N 102.08 FT TO POC, CONC E, RAD 600 FT, CENT ANG 23 DEG, NLY ALONG CURVE 242.23 FT, N 23 DEG E 199.24 FT TO NON-TAN CURVE, CONC SW, RAD 3695.83 FT, CENT ANG 02 DEG, (CH BEARING S 67 DEG E 120 FT), SELY ALONG CURVE 120.01 FT TO POB



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 17th day of May, 2022.

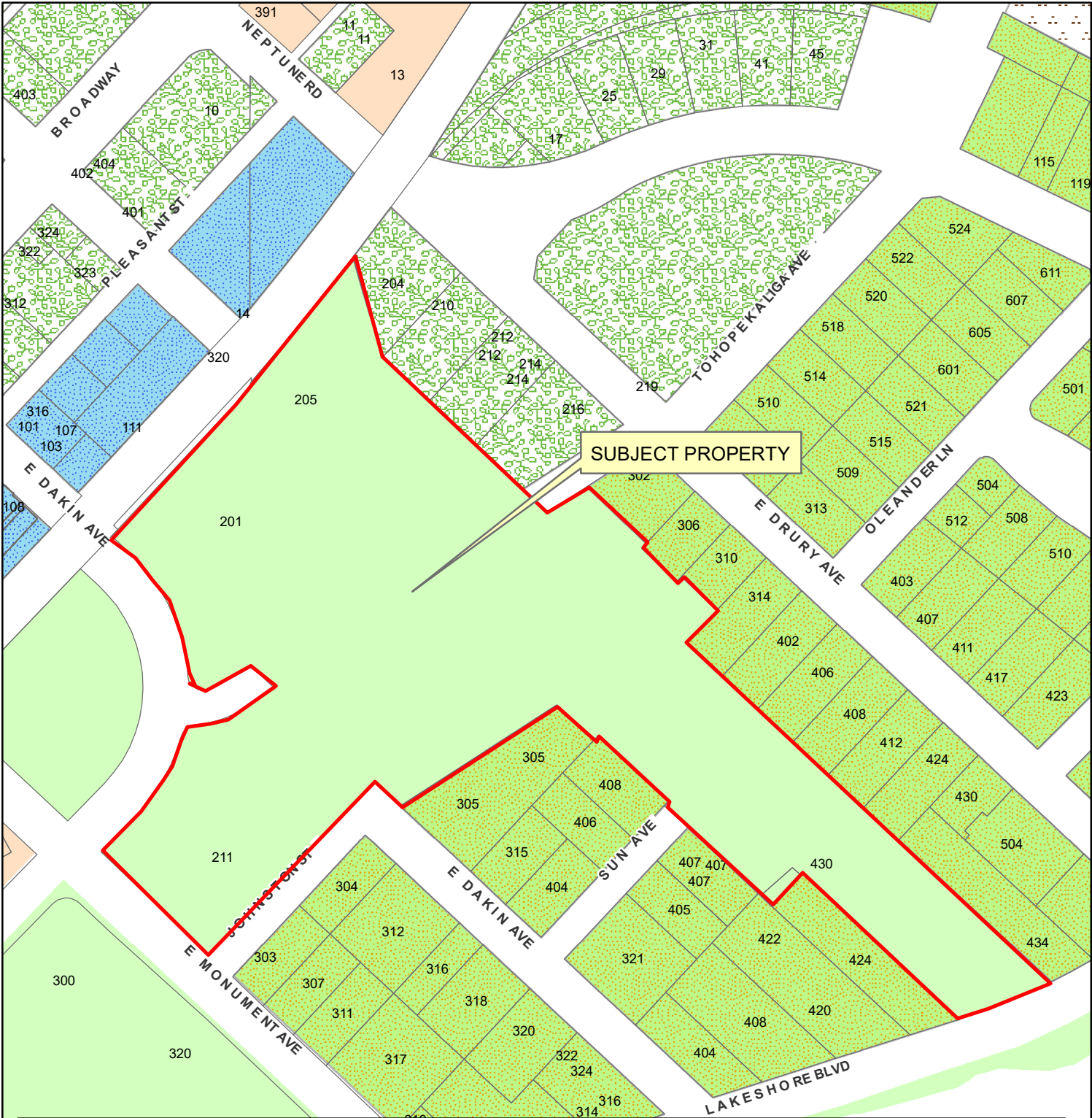
Mayor - Commissioner

ATTEST:

City Clerk

Property to rezone - OS to T5-M

MAP 1



Legend

City Limits

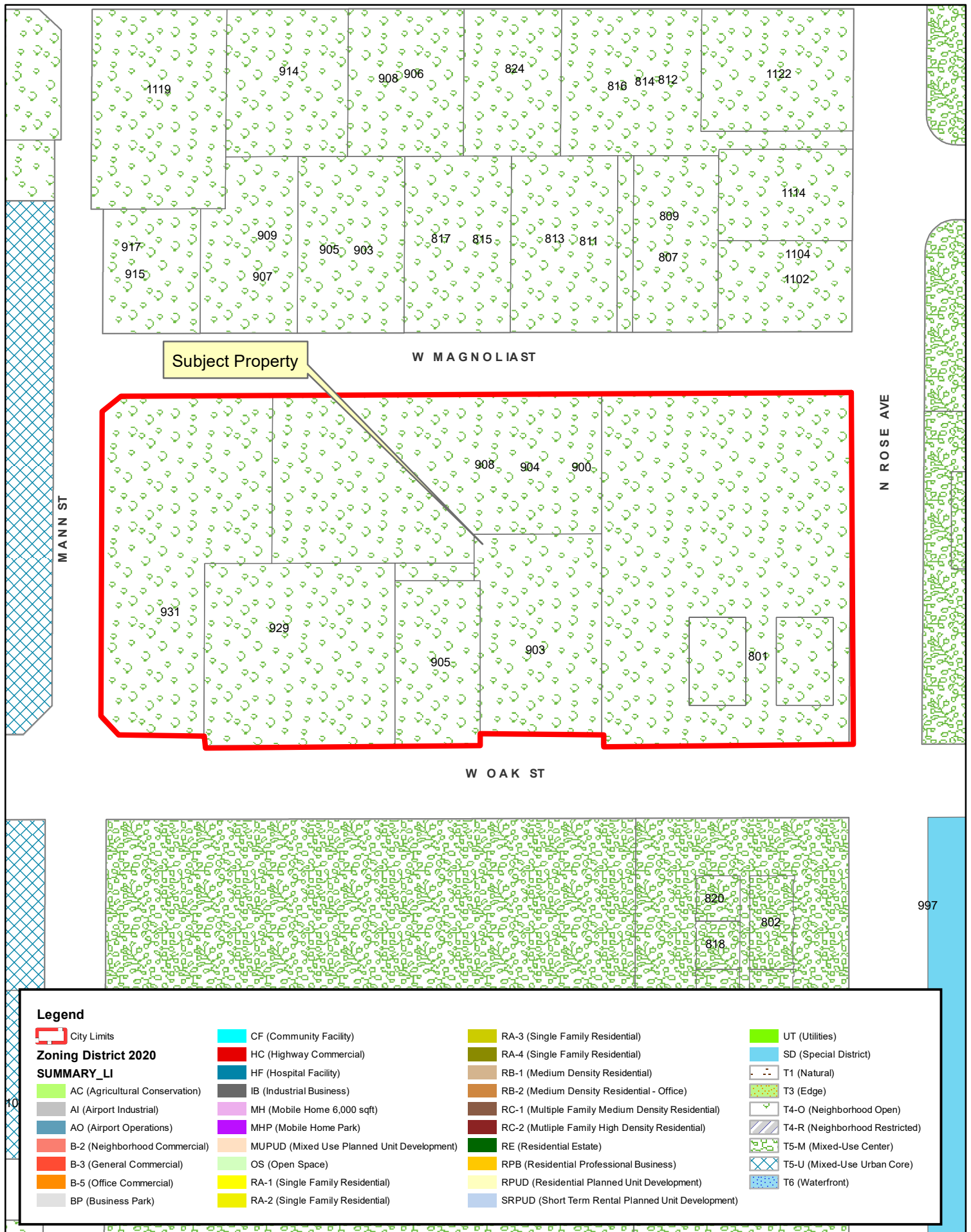
Zoning District 2020

SUMMARY_LI

AC (Agricultural Conservation)	AO (Airport Operations)	B-2 (Neighborhood Commercial)	B-3 (General Commercial)	B-5 (Office Commercial)	BP (Business Park)
OS (Open Space)	RA-1 (Single Family Residential)	RA-2 (Single Family Residential)	RA-3 (Single Family Residential)	RA-4 (Single Family Residential)	RB-1 (Medium Density Residential)
RB-2 (Medium Density Residential - Office)	RC-1 (Multiple Family Medium Density Residential)	RC-2 (Multiple Family High Density Residential)	RE (Residential Estate)	RPB (Residential Professional Business)	RPUD (Residential Planned Unit Development)
SRPUD (Short Term Rental Planned Unit Development)	UT (Utilities)	SD (Special District)	T1 (Natural)	T3 (Edge)	T4-O (Neighborhood Open)
T4-R (Neighborhood Restricted)	T5-M (Mixed-Use Center)	T5-U (Mixed-Use Urban Core)	T6 (Waterfront)		

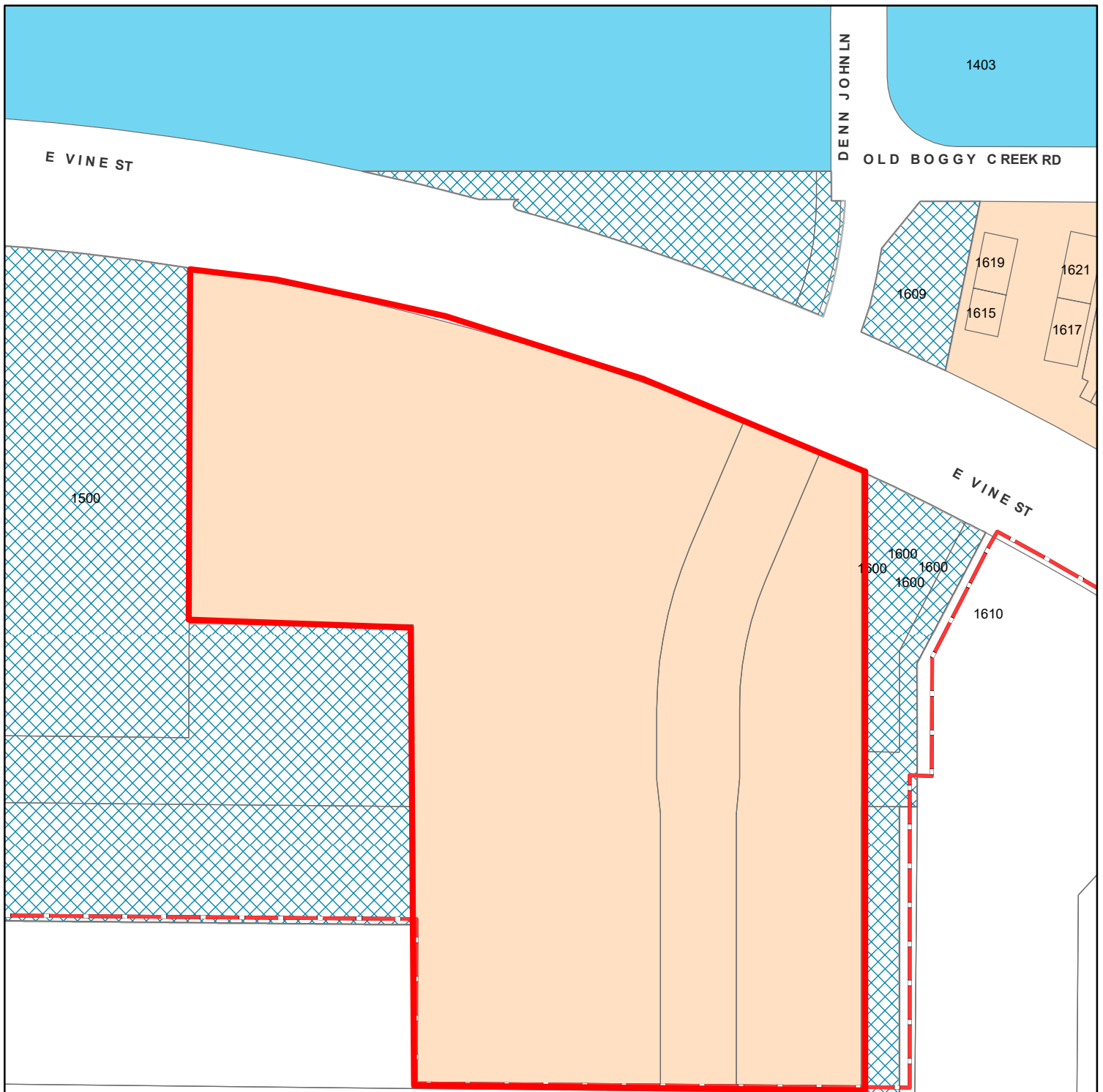
Property to rezone - T4-O to T5-M

MAP 2



Properties to rezone - MUPUD to T5-U

MAP 3



Legend

City Limits

Zoning District 2020

SUMMARY_LI

AC (Agricultural Conservation)
 AI (Airport Industrial)
 AO (Airport Operations)
 B-2 (Neighborhood Commercial)
 B-3 (General Commercial)
 B-5 (Office Commercial)
 BP (Business Park)

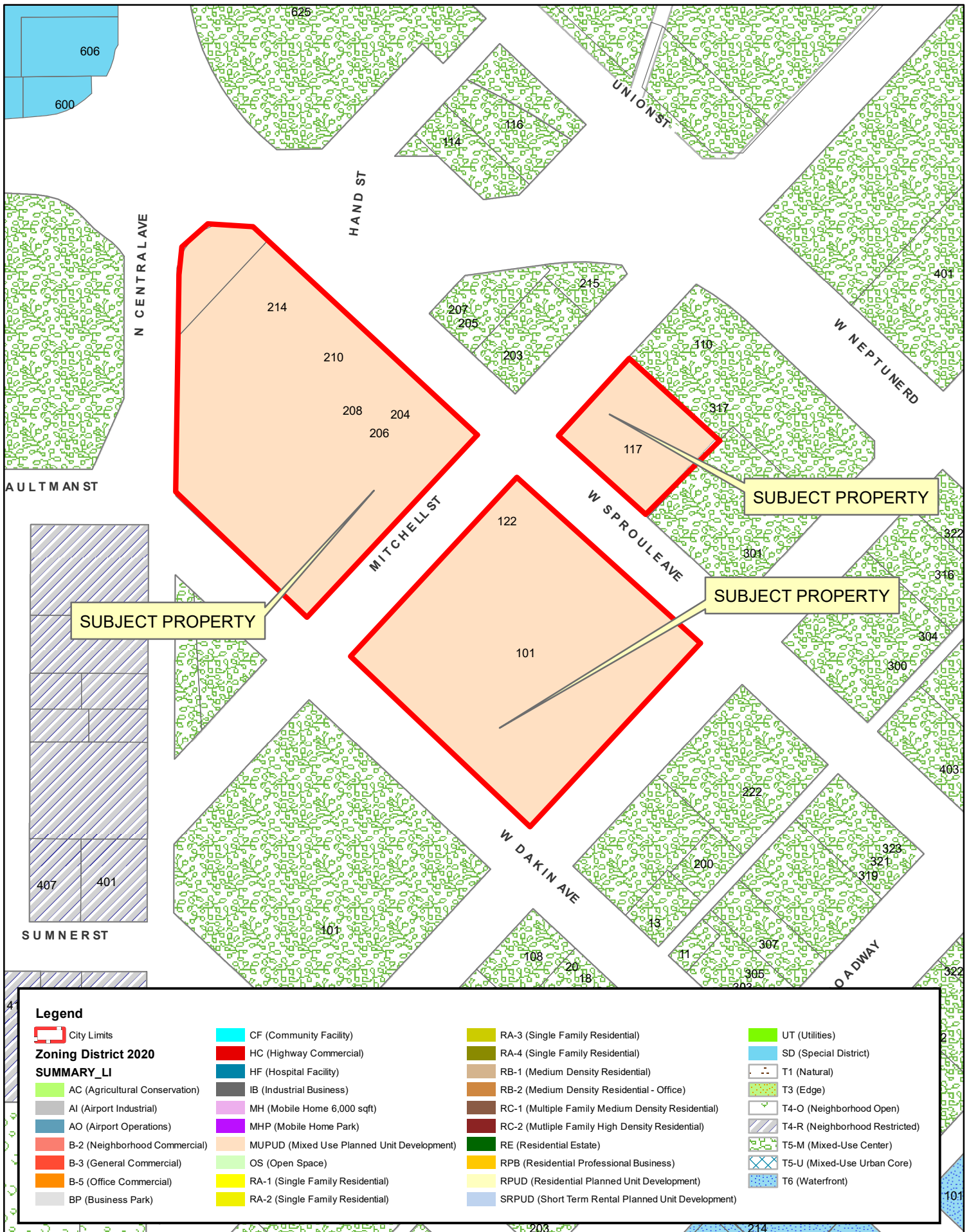
CF (Community Facility)
 HC (Highway Commercial)
 HF (Hospital Facility)
 IB (Industrial Business)
 MH (Mobile Home 6,000 sqft)
 MHP (Mobile Home Park)
 MUPUD (Mixed Use Planned Unit Development)
 OS (Open Space)
 RA-1 (Single Family Residential)
 RA-2 (Single Family Residential)

RA-3 (Single Family Residential)
 RA-4 (Single Family Residential)
 RB-1 (Medium Density Residential)
 RB-2 (Medium Density Residential - Office)
 RC-1 (Multiple Family Medium Density Residential)
 RC-2 (Multiple Family High Density Residential)
 RE (Residential Estate)
 RPB (Residential Professional Business)
 RPUD (Residential Planned Unit Development)
 SRPUD (Short Term Rental Planned Unit Development)

UT (Utilities)
 SD (Special District)
 T1 (Natural)
 T3 (Edge)
 T4-O (Neighborhood Open)
 T4-R (Neighborhood Restricted)
 T5-M (Mixed-Use Center)
 T5-U (Mixed-Use Urban Core)
 T6 (Waterfront)

Properties to rezone - MUPUD to T5-M

MAP 4



NOTICE OF PUBLIC HEARING

The City Commission will consider a request to amend the Official Zoning Map referenced in Ordinance No. 3034 known as the Land Development Code of the City of Kissimmee rezoning the property hereinafter described as follows:

FROM: OS (Open Space) – City

TO: T5-M (Mixed Use Center) - City

The subject property is located at: Parcel ID# 22-25-29-1591-0001-0030

Legal Description: LAKEFRONT COMPLEX PB 21 PG 152 LOTS 2 & 3 LESS COM AT PT ON INTER OF NLY LINE OF LAKESHORE BLVD & WLY LINE OF LOT 3, N46-39-56W 335.86 FT, S43-20-04W 4 FT TO POB; CONT S43-20-04W 66 FT, N46-39-56W 21.55 FT, N48-39-18E 66.16 FT, S47-09-44E 15.41 FT TO POB



FROM: T4-O (Neighborhood Open) – City

TO: T5-M (Mixed Use Center) - City

Together with: Parcel ID# 21-25-29-1885-0001-0030

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 3 & W 20 FT OF LOT 2

Together with: Parcel ID# 21-25-29-1420-0001-027A

Legal Description: FLA LAND & IMP CO PB A PG 024 BEG 94.93 FT E OF SW COR OF LOT 27, N 151.4 FT, E 155.07 FT, S 151.4 FT TO N R/W OF OAK ST, W 155.07 FT TO POB

Together with: Parcel ID# 21-25-29-1885-0001-0010

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 1

Together with: Parcel ID# 21-25-29-1805-0001-2010

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 LOT 201

Together with: Parcel ID# 21-25-29-1885-0001-0020

Legal Description: OSCEOLA PROFESSIONAL CENTRE PB 6 PG 194 LOT 2 LESS W 20 FT

Together with: Parcel ID# 21-25-29-1420-0001-0270

Legal Description: FLA LAND & IMP CO PB A PG 024 BEG 380 FT W OF SE COR LOT 28, RUN N 135 FT E 70 FT, S135 FT, W 70 FT TO POB PT LOTS 27 & 28

Together with: Parcel ID# 21-25-29-1420-0001-027D

Legal Description: FLA LAND & IMP CO PB A PG 24 E 66 FT OF N 16.4 FT OF S 151.4 FT OF LOT 27

Together with: Parcel ID# 21-25-29-1805-0001-COMM

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 COMMON AREA

Together with: Parcel ID# 21-25-29-1805-0001-1020

Legal Description: OSCEOLA MEDICAL CENTER CB 2 PGS 104-107 LOT 102



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

TO: T5-M (Mixed Use Center) - City

Together with: Parcel ID# 22-25-29-2170-0001-0010

Legal Description: S FLA RR SURVEY PB A PG 2 & 3 BLK 1 ALL FRAC & N 1/2 OF VAC HAND ST ABUTTING BLK 1 LESS 22 FT STRIP ON W SIDE & LESS BEG AT POINT ON NELY PROPERTY LINE LYING 66.52 FT NWLY FROM MOST ELY COR OF BLK 1, N 46 DEG W 61 FT, S 88 FT, N 43 DEG E 64.29 FT TO POB LESS ACTUAL R/W OF CENTRAL AVE

Together with: Parcel ID# 22-25-29-2170-0003-0010

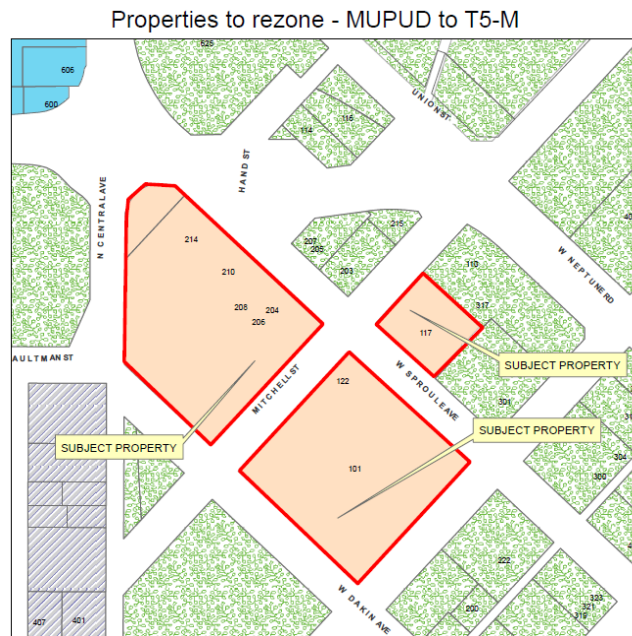
Legal Description: S FLA RR SURVEY PB A PG 003 BLK 3 LOTS 1-8 & S 1/2 OF VAC HAND ST & VAC ALLEY ABUTTING BLK

Together with: Parcel ID# 22-25-29-2170-0007-0050

Legal Description: S FLA RR SURVEY PB A PG 003 BLK 7 LOTS 1 THRU 8 VAC ALLEY ADJ TO LOTS

Together with: Parcel ID# 22-25-29-2170-0008-0030

Legal Description: S FLA RR SURVEY PB A PG 003 BLK 8 SW 50 FT LOT 3 AND ALL LOT 4 AND THE NORTH HALF OF THE 20 FT WIDE VACATED R/W ABUTTING THE PRECEDING LEGAL DESCRIPTION



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

TO: T5-U (Mixed Use Urban Center) - City

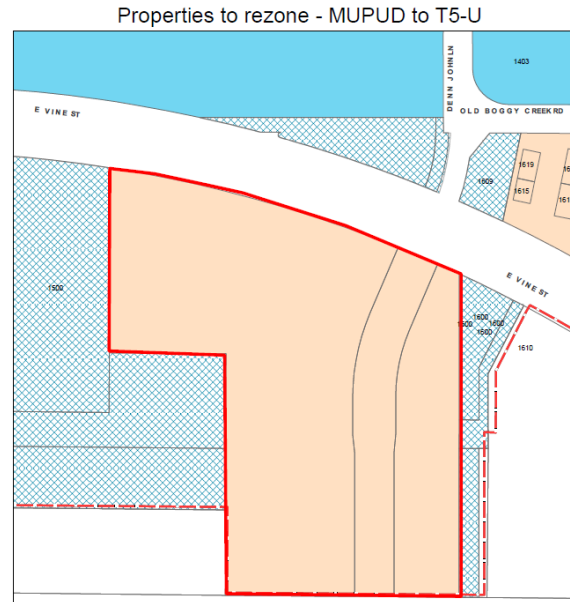
Together with: Parcel ID# 23-25-29-1798-0001-0010

Legal Description: NORTHSORE PLAZA REPLAT PB 23 PG 121 LOT 1 LESS COM AT NE COR OF LOT 1 TO POC, CONC SW, RAD 3695.83 FT, CENT ANG 01 DEG, NWLY ALONG CURVE 66.70 FT TO POB; S 23 DEG W 200.16 FT TO POC, CONC E, RAD 480 FT, CENT ANG 23 DEG, SLY ALONG CURVE 193.78 FT, S 101 FT, S 05 DEG W 50.76 FT, S 393.75 FT TO PT ON S/L OF LOT 1, W 110 FT, N 394.24 FT, N 06 DEG W 49.82 FT, N 102.08 FT TO POC, CONC E, RAD 600 FT, CENT ANG 23 DEG, NLY ALONG CURVE 242.23 FT, N 23 DEG E 199.24 FT TO NON-TAN CURVE, CONC SW, RAD 3695.83 FT, CENT ANG 02 DEG, (CH BEARING S 67 DEG E 120 FT), SELY ALONG CURVE 120.01 FT TO POB

Together with: Parcel ID# 23-25-29-1798-0001-0015

Legal Description: NORTHSORE PLAZA REPLAT PB 23 PG 121 A PORTION OF LOT 1: COM AT NE COR OF LOT 1 TO POC, CONC SW, RAD 3695.83 FT, CENT ANG 01

DEG, NWLY ALONG CURVE 66.70 FT TO POB; S 23 DEG W 200.16 FT TO POC, CONC E, RAD 480 FT, CENT ANG 23 DEG, SLY ALONG CURVE 193.78 FT, S 101 FT, S 05 DEG W 50.76 FT, S 393.75 FT TO PT ON S/L OF LOT 1, W 110 FT, N 394.24 FT, N 06 DEG W 49.82 FT, N 102.08 FT TO POC, CONC E, RAD 600 FT, CENT ANG 23 DEG, NLY ALONG CURVE 242.23 FT, N 23 DEG E 199.24 FT TO NON-TAN CURVE, CONC SW, RAD 3695.83 FT, CENT ANG 02 DEG, (CH BEARING S 67 DEG E 120 FT), SELY ALONG CURVE 120.01 FT TO POB



PROPOSED ORDINANCE NO # 22-13: Rezoning in Form-Based Code: 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.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday May 4, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

All interested parties may appear and be heard on the above date. Written opinion will be received until 5:00 p.m. **Wednesday, May 4, 2022**. Any questions may be directed to the Development Services Department at (407) 518-2140

The City Commission will hold a Public Hearing on **Tuesday, May 17, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida, and will consider the adoption of an Ordinance to rezone the above described property following the public hearing.

A copy of the proposed Ordinance may be inspected in the office of the Development Services Department at City Hall, 101 Church Street. All interested parties may appear and be heard on the above date. Written opinion will be received until 5:30 p.m., **Tuesday, May 17, 2022**. Any questions may be directed to the Development Services Department at (407) 518-2140.

Reference # ZMA-22-0002
Rezoning in Form-Based Code

PLANNING ADVISORY BOARD
CITY COMMISSION
KISSIMMEE, FLORIDA

In accordance with Florida Statute 286.0105: Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or 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)

ITEM 6.B

Public Hearing - Ordinance amending the future land use designation to establish MU-V (Mixed Used Vine); LUPA-22-0004 - Proposed Ordinance 22-12

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

Request

Requesting that the Planning Advisory Board (PAB) make a recommendation of approval to change several properties from CG (Commercial General) and SF-MDR (Single Family Medium Density Residential) to MU-V (Mixed Use Vine).

Explanation

This is a staff-initiated request to amend the Future Land Use Map and extend the Mixed Use Vine (MU-V) land use designation on the western side of the City, per the map included with this report. The MU-V land use designation was originally intended to be located on those properties within the Vine Overlay, whose western boundary ended near Hoagland Boulevard. However, the Vine Overlay was replaced when the Form-Based Code (Ordinance No. 3034, passed 08/04/20) was adopted. The Form-Based Code area follows the spirit of the Vine Overlay by allowing and encouraging a mixture of uses while providing flexibility and standards for higher quality development. As the MU-V was intended for the Vine Overlay, and that district has been replaced by the Form-Based Code, staff is requesting an expansion of the MU-V district to be consistent with the current Form-Based Code area.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

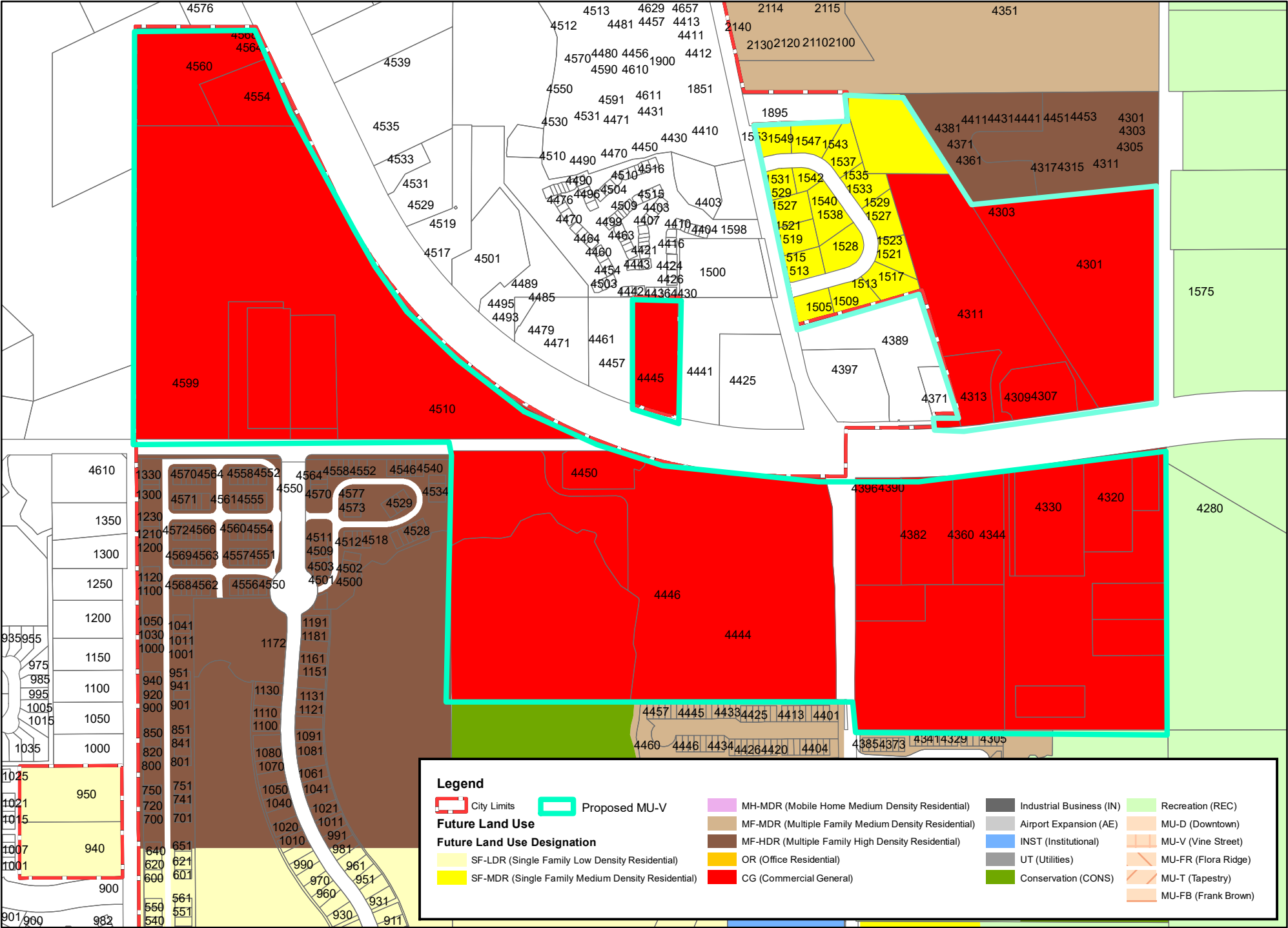
Approve

Approval.

Attachment(s):

1. Map
2. Proposed Ordinance 22-12
3. Advertisement (PAB & CC)

Future Land Use Map Amendment to MU-V



PROPOSED ORDINANCE NO. 22-12
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: CG (Commercial General) – City
SF-MDR (Single Family Medium Density Residential) - City

TO: MU-V (Mixed Use - Vine) – City

18-25-29-00U0-0065-0000	4301 W VINE ST
18-25-29-1582-0001-0010	4311 W VINE ST
18-25-29-1582-0001-0020	4307 W VINE ST
18-25-29-1582-0001-0030	4313 W VINE ST
18-25-29-00U0-0241-0000	TANGELO CIR (VACANT)
19-25-29-00U0-0013-0000	W VINE ST (VACANT)
13-25-28-1205-0001-0090	1549 TANGELO CIR
13-25-28-1205-0001-0080	1543 TANGELO CIR
13-25-28-1205-0001-0070	1537 TANGELO CIR
13-25-28-1205-0001-0060	1531 TANGELO CIR
13-25-28-1205-0001-0050	1525 TANGELO CIR
13-25-28-1205-0001-0040	1521 TANGELO CIR
13-25-28-1205-0001-0030	1513 TANGELO CIR
13-25-28-1205-0001-0020	1507 TANGELO CIR
13-25-28-1205-0001-0010	1501 TANGELO CIR
13-25-28-1205-0001-0130	1511 OLD VINELAND RD
13-25-28-1205-0001-0120	1517 OLD VINELAND RD

13-25-28-1205-0001-0110	1523 OLD VINELAND RD
13-25-28-1415-0001-010A	1529 OLD VINELAND RD
13-25-28-1415-0001-010B	1542 TANGELO CIR
13-25-28-1205-0001-0140	1526 TANGELO CIR
13-25-28-1205-0001-0150	1540 TANGELO CIR
13-25-28-00U0-0303-0000	4445 W VINE ST
13-25-28-00U0-0323-0000	4560 W IRLO BRONSON MEM HWY
13-25-28-1157-0001-0010	4554 W IRLO BRONSON MEM HWY
13-25-28-1699-0001-0010	4510 W VINE ST
13-25-28-00U0-0345-0000	OREN BROWN RD (VACANT)
13-25-28-00U0-0340-0000	4599 OREN BROWN RD
13-25-28-00U0-0020-0000	4510 W VINE ST
13-25-28-00U0-0025-0000	OREN BROWN RD (VACANT)
24-25-28-1572-0001-00B0	E IRLO BRONSON MEM HWY (VACANT)
24-25-28-1572-0001-00A0	KISSIMMEE, FL (MUNICIPAL-VACANT)
24-25-28-1551-0001-0020	4450 W VINE ST
24-25-28-1551-0001-0010	4444 W VINE ST
19-25-29-1037-0001-0010	W VINE ST (VACANT)
19-25-29-1037-0001-0020	4370 W VINE ST
19-25-29-1037-0001-0030	4340 W VINE ST
19-25-29-00U0-0191-0000	S BASS RD (VACANT)
19-25-29-00U0-0192-0000	S BASS RD (VACANT)
19-25-29-00U0-0182-0000	PARADISE COVE CT (VACANT)
19-25-29-00U0-0187-0000	W VINE ST (VACANT)
19-25-29-00U0-0186-0000	W VINE ST (VACANT)
19-25-29-00U0-0180-0000	W VINE ST (VACANT)
19-25-29-00U0-0185-0000	W VINE ST (MUNICIPAL-VACANT)
19-25-29-00U0-0181-0000	4330 W VINE ST
19-25-29-00U0-0183-0000	4320 W VINE ST
19-25-29-00U0-0184-0000	E IRLO BRONSON MEM HWY (VACANT)

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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

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

NOTICE OF PUBLIC HEARINGS
PLANNING ADVISORY BOARD
AND CITY COMMISSION

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, May 4, 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.

All interested parties may appear and be heard regarding adoption of the proposed amendment. Written opinion for the Planning Advisory Board will be received until 5:30 p.m., **Wednesday, May 4, 2022**.

This is to inform you that the **City Commission** will hold a Public Hearing concerning the First Reading and Transmittal Hearing of this amendment on **Tuesday, May 17, 2022**, at 6:00 p.m. in the Commission Chambers of City Hall, 101 North Church Street, Kissimmee, Florida 34741.

All interested parties may appear and be heard on the above date. Written opinion will be received until 5:30 p.m., **Tuesday, May 17, 2022**.

The proposed amendment to be discussed at the public hearing will be as follows:

PROPOSED ORDINANCE # **22-12: MU-V Land Use Expansion**: 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.

FROM: CG (Commercial General) – City
SF-MDR (Single Family Medium Density Residential) - City

TO: MU-V (Mixed Use - Vine) – City

18-25-29-00U0-0065-0000	4301 W VINE ST
18-25-29-1582-0001-0010	4311 W VINE ST
18-25-29-1582-0001-0020	4307 W VINE ST
18-25-29-1582-0001-0030	4313 W VINE ST
18-25-29-00U0-0241-0000	TANGELO CIR (VACANT)
19-25-29-00U0-0013-0000	W VINE ST (VACANT)
13-25-28-1205-0001-0090	1549 TANGELO CIR
13-25-28-1205-0001-0080	1543 TANGELO CIR
13-25-28-1205-0001-0070	1537 TANGELO CIR
13-25-28-1205-0001-0060	1531 TANGELO CIR
13-25-28-1205-0001-0050	1525 TANGELO CIR
13-25-28-1205-0001-0040	1521 TANGELO CIR
13-25-28-1205-0001-0030	1513 TANGELO CIR
13-25-28-1205-0001-0020	1507 TANGELO CIR
13-25-28-1205-0001-0010	1501 TANGELO CIR
13-25-28-1205-0001-0130	1511 OLD VINELAND RD
13-25-28-1205-0001-0120	1517 OLD VINELAND RD
13-25-28-1205-0001-0110	1523 OLD VINELAND RD
13-25-28-1415-0001-010A	1529 OLD VINELAND RD
13-25-28-1415-0001-010B	1542 TANGELO CIR
13-25-28-1205-0001-0140	1526 TANGELO CIR
13-25-28-1205-0001-0150	1540 TANGELO CIR
13-25-28-00U0-0303-0000	4445 W VINE ST
13-25-28-00U0-0323-0000	4560 W IRLO BRONSON MEM HWY
13-25-28-1157-0001-0010	4554 W IRLO BRONSON MEM HWY
13-25-28-1699-0001-0010	4510 W VINE ST
13-25-28-00U0-0345-0000	OREN BROWN RD (VACANT)
13-25-28-00U0-0340-0000	4599 OREN BROWN RD
13-25-28-00U0-0020-0000	4510 W VINE ST
13-25-28-00U0-0025-0000	OREN BROWN RD (VACANT)
24-25-28-1572-0001-00B0	E IRLO BRONSON MEM HWY (VACANT)
24-25-28-1572-0001-00A0	KISSIMMEE, FL (MUNICIPAL-VACANT)
24-25-28-1551-0001-0020	4450 W VINE ST
24-25-28-1551-0001-0010	4444 W VINE ST
19-25-29-1037-0001-0010	W VINE ST (VACANT)
19-25-29-1037-0001-0020	4370 W VINE ST
19-25-29-1037-0001-0030	4340 W VINE ST
19-25-29-00U0-0191-0000	S BASS RD (VACANT)
19-25-29-00U0-0192-0000	S BASS RD (VACANT)
19-25-29-00U0-0182-0000	PARADISE COVE CT (VACANT)
19-25-29-00U0-0187-0000	W VINE ST (VACANT)
19-25-29-00U0-0186-0000	W VINE ST (VACANT)
19-25-29-00U0-0180-0000	W VINE ST (VACANT)
19-25-29-00U0-0185-0000	W VINE ST (MUNICIPAL-VACANT)
19-25-29-00U0-0181-0000	4330 W VINE ST
19-25-29-00U0-0183-0000	4320 W VINE ST
19-25-29-00U0-0184-0000	E IRLO BRONSON MEM HWY (VACANT)

The purpose of this public hearing is to consider a proposed amendment to Ordinance 3050, known as the Comprehensive Development Plan, which would change the Future Land Use Map of the Kissimmee Comprehensive Plan. Any interested parties may appear at the meeting and be heard regarding the adoption of the proposed comprehensive plan amendment.

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.

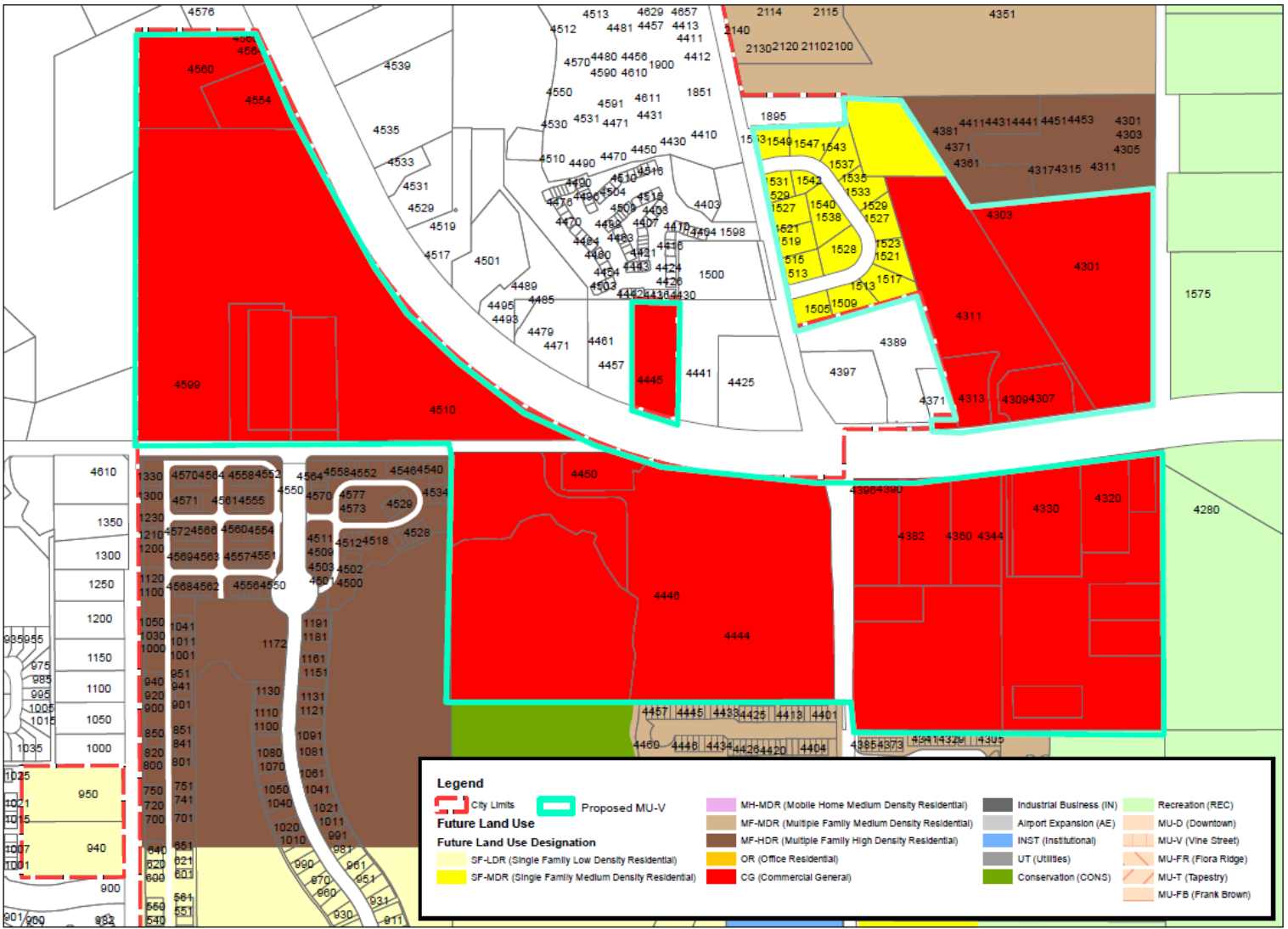
Reference # LUPA-22-0004
MU-V Land Use Expansion

PLANNING ADVISORY BOARD
CITY COMMISSION
KISSIMMEE, FLORIDA

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)

Future Land Use Map Amendment to MU-V



ITEM 6.C

Public Hearing: Authorization of a True Work of Art at 321 E. Dakin Ave., Orange Blossom Masonic Lodge Mural; CU-22-0002

Request

Approval for authorization of a true work of art to allow a mural to be installed on a portion of the building facade wall located at 321 E. Dakin Ave, within the Edge (T-3) transect zoning district.

Explanation

According to the attached sketch and location map, the mural will be installed on the northeast wall of the Orange Blossom Masonic Lodge facing Sun Avenue. The artwork will consist of environmental scenes and measures 100 feet wide by 14 feet high.

Osceola Arts ARTisNOW Public Murals Project joins talented local artists and community members through the collaborative process of mural-making to create high-quality public murals that transform and revitalize public spaces. This mural, which will shed light on future environmental crisis and of the decline of the population of the honeybee, is to inspire community dialogue, community development and celebrate local culture.

FINDINGS AND REASONS:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on April 19, 2022.

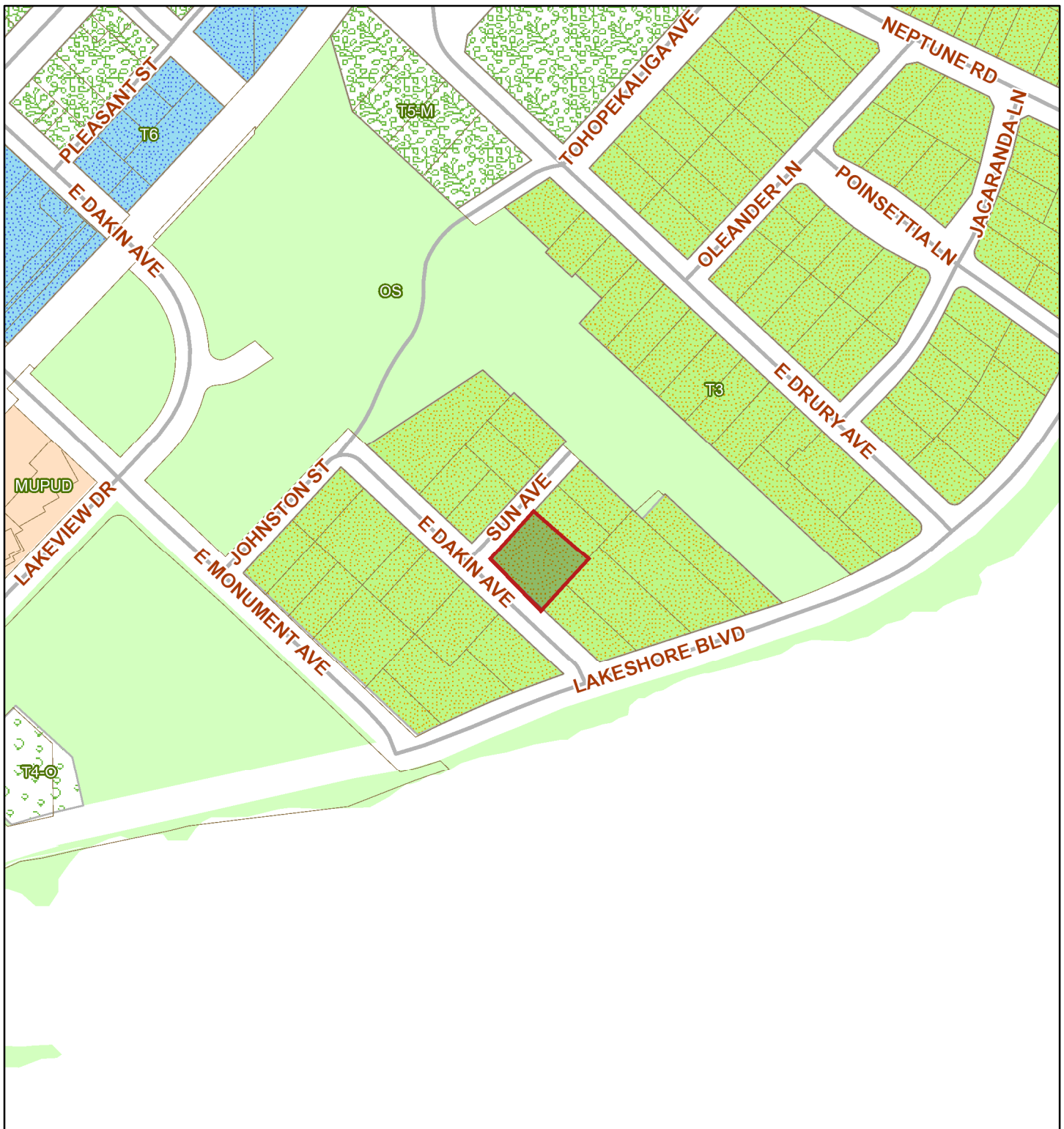
CONDITIONS:

1. The mural and subject building walls shall be painted in accordance with the attachments.
2. No signage or direct association of the establishment shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.

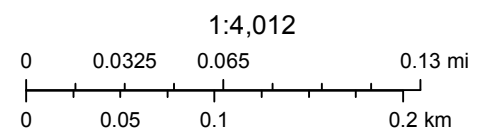
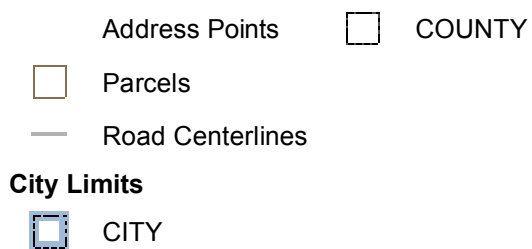
Attachment(s):

1. CU-22-0002 Vicinity Map
2. CU-22-0002 Aerial Map
3. CU-22-0002 Mural Concept
4. CU-22-0002 Planning Comments
5. CU-22-0002 Engineering Comments
6. CU-22-0002 School District Comments

CU-22-0002 Orange Blossom Masonic Lodge Mural



April 28, 2022



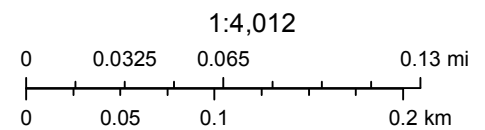
CU-22-0002 Orange Blossom Masonic Lodge Mural



April 28, 2022

- Address Points
- Parcels
- City Limits**
- CITY
- COUNTY
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Art Transforms-Building a Creative Community

Public spaces are essential ingredients in every community. Public spaces provide opportunities for people to meet and be exposed to a variety of neighbors.

ARTisNOW Osceola Arts Public Murals Project, joins talented local artists and community members through the collaborative process of mural-making to create high-quality public murals that transform and revitalize public spaces. This program will provide new ways of looking at the arts as a powerful force to inspire community dialogue, community development, and celebrate local culture. **This project is scheduled for 2022. For more information please contact me at marilyn@osceolaarts.org, 407-846-6257.**



Orange Blossom Masonic Lodge No. 80, 321 E Dakin Ave, Kissimmee, FL 34741
Northeast wall facing Sun Avenue -dimensions 100'ft W x14'ft H.





The Plight of the Honeybee

Local mural artist German Lemus was born in Honduras and lived in Miami and Clearwater, before calling Orlando home. Arriving in the US he struggled with the English language but would soon find a way to figure it all out through Visual Arts programs in the inner city. Lemus solidifies his foundation to the arts from High School in Miami and gives credit to his work ethic from being enlisted in the Army. Sketch studies and paintings of drill sergeants and superiors evolved into murals, fine art gallery work and t-shirt designs. The mural concept created by Mr. Lemus is shedding light on the future environmental crisis and of the decline in the population of the honeybee.

Selected mural foundation colors:





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

ADDRESS: 321 E. Dakin Ave.

DATE: 4/14/2022

PLAN NUMBER: CU-22-0002, Orange Blossom Masonic Lodge

**Review Status:
APPROVED WITH CONDITIONS.**

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

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



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

**ADDRESS: 321 E DAKIN AVE
PLAN (DRC) NUMBER: CU-22-0002**

DATE: 3/23/2022

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

Conditions of Approval

1. Subject to review and approval of Right-Of-Way/Easement Utilization permits, if working within the City's right-of-way. For questions please contact 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.



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

**ADDRESS: 321 E. Dakin Avenue
PLAN (DRC) NUMBER: CU-22-0002**

**DATE: 4/1/2022
SDOC#: 2021/22-0153**

**Review Status:
APPROVED.**

OSCEOLA COUNTY SCHOOL DISTRICT - Jason Lindsey - 407.518.2964 - Jason.Lindsey@osceolaschools.net

Comments/Conditions (if applicable):

This Conditional Use for Orange Blossom Masonic Lodge Mural has no impact on public schools

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 forthcoming 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 SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2021/22-0153

DRC#: CU-22-0002

Current FLU: MU-D

Requested FLU: N/A

PROJECT NAME: Orange Blossom Masonic Lodge Mural

Current Zoning: T3

Requested Zoning: N/A

PROJECT LOCATION: 321 E. Dakin Ave

COMMENTS DUE DATE: April 13, 2022

PID#: 22-25-29-2210-0001-0070

This Conditional Use for Orange Blossom Masonic Lodge Mural has no impact on public schools

ITEM 6.D

Public Hearing: Authorization of a True Work of Art at 2706 N. John Young Parkway, Toho Water Authority Mural; CU-22-0003

Request

Approval for authorization of a true work of art to allow a mural to be installed on the facade of a water tank wall located at 2706 North John Young Parkway with a Utilities (UT) zoning district.

Explanation

According to the attached sketch and location map, the mural will be installed on the east building wall of an existing tank facing N. John Young Parkway. The artwork will consist of a water scene and measures approximately 7 feet high by 12 feet wide.

As other murals throughout the community are installed, Toho Water Authority is requesting approval to promote artistry created by the Osceola School for the Arts as well as water conservation. The mural will be painted just below their existing sign.

FINDINGS AND REASONS:

1. Compliance with Section 14-11-16 of the Land Development code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

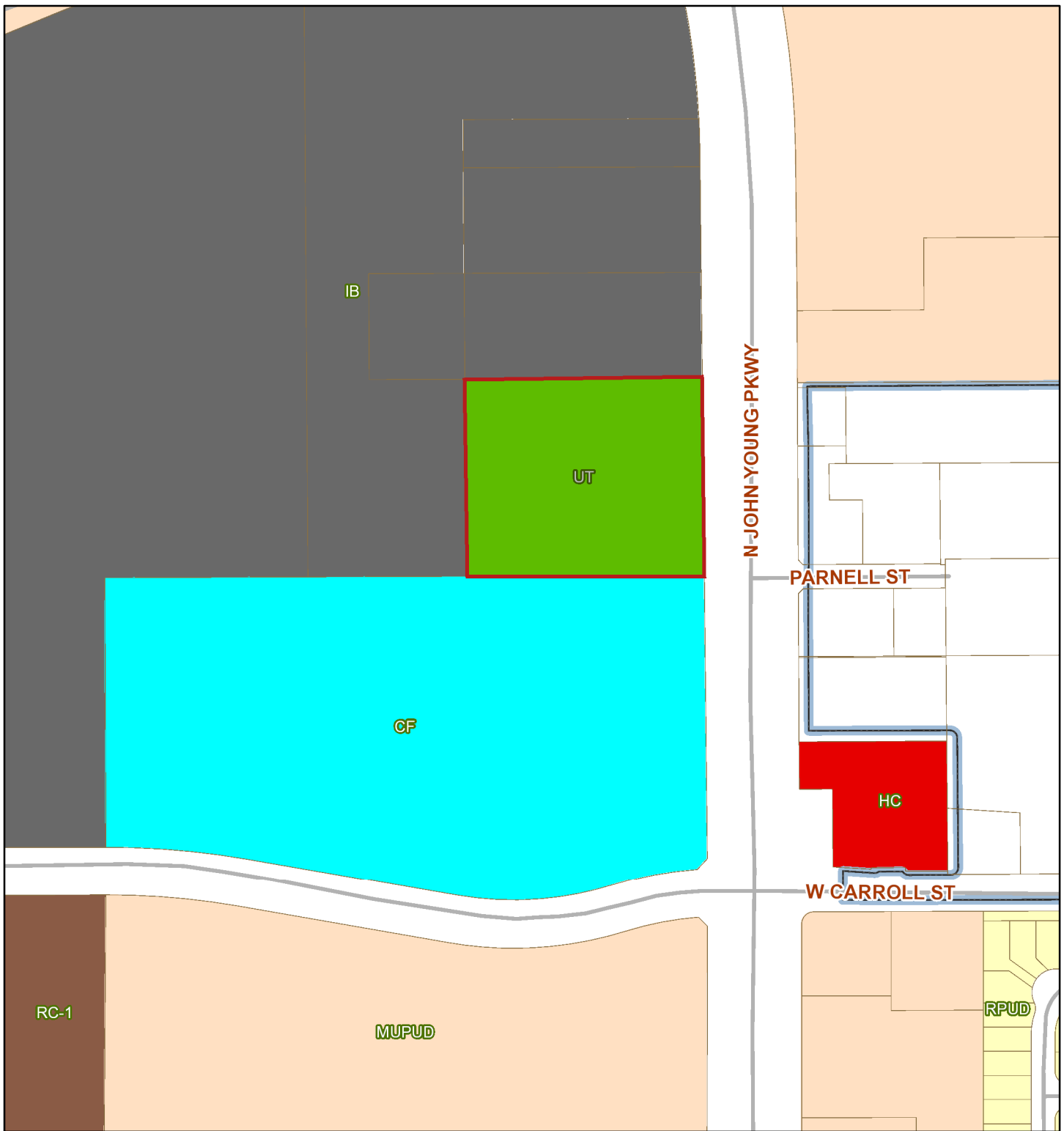
The Development Review Committee (DRC) recommended approval, subject to conditions, on April 19, 2022.

CONDITIONS:

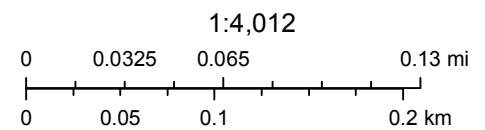
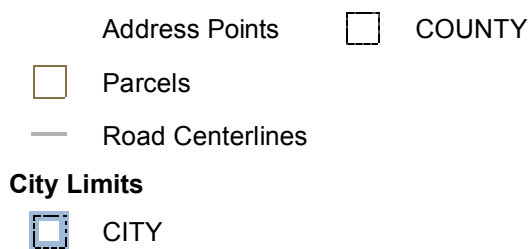
1. The mural and subject tank wall shall be conducted in accordance with the attachments.
2. No signage shall be permitted within the mural..
3. Existing or proposed signage shall not be incorporated into the mural.

Attachment(s):

1. CU-22-0003 Vicinity Map
2. CU-22-0003 Aerial Map
3. CU-22-0003 Mural Concept
4. CU-22-0003 Planning DRC Comments
5. CU-22-0003 Engineering DRC Comments



April 28, 2022

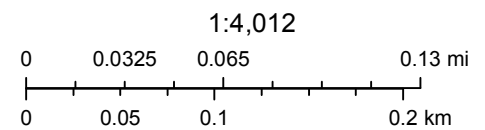




April 28, 2022

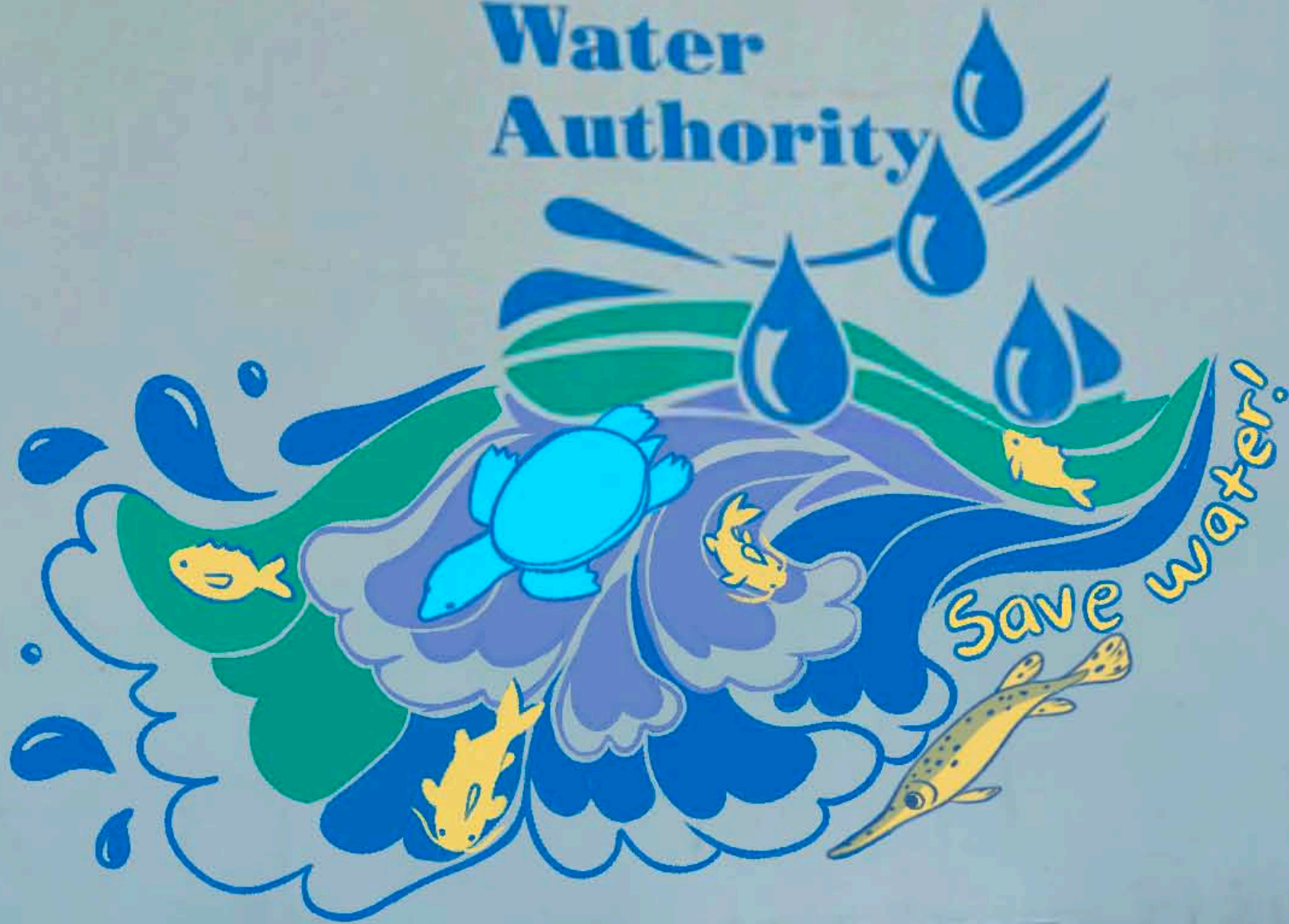
- Address Points
- Parcels
- City Limits**
- CITY
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- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Toho
Water
Authority**





TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 2706 N John Young Pkwy
PLAN NUMBER: CU-22-0003

DATE: 4/12/2022

This plan has been
APPROVED WITH CONDITIONS.

Planning Division - Patricia Prevost - 407.518.2107 - Patricia.Prevost@kissimmee.gov

Please see below the comments/conditions:

1. The mural shall be established in accordance with approved plans.
2. Subject to Planning Advisory Board 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 forthcoming 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.

Provide a response to comments within one hundred eight (180) days, or a request for an extension submitted for consideration. Otherwise, the project will be considered abandoned and a new application will be required to proceed.



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

**ADDRESS: 2706 N JOHN YOUNG PKWY
PLAN (DRC) NUMBER: CU-22-0003**

DATE: 3/23/2022

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

Conditions of Approval

1. Subject to review and approval of Right-Of-Way/Easement Utilization permits, if working within the City's right-of-way. For questions please contact 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.

ITEM 6.E

Public Hearing - Ordinance amending the future land use designation to establish MF-MDR (Multi Family Medium Density Residential); LUPA-22-0002 - Proposed Ordinance 22-10

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

Request

Recommendation of approval of a Land Use Plan Amendment (LUPA) to change the Future Land Use Map designation from County Low Density Residential (LDR) to City Multi Family Medium Density Residential (MF-MDR), on 1.19 acres of land east of Old Vineland Road, north of W. Irlo Bronson Memorial Highway, and west of Yates Rd.

Explanation

The property is adjacent to parcels that consist of triplexes and multiple family development or zoning districts that can accommodate those types of housing. This Multi Family Medium Density Residential (MF-MDR) Future Land Use amendment request is consistent and compatible with the surrounding uses. The property currently includes a 2,916 square foot residence built in 1984. Improvements and conditions to mitigate impacts will be addressed with subsequent development review applications and reviews and are subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi Family Medium Density Residential (MF-MDR) Future Land Use Designation, which 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.
2. 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

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

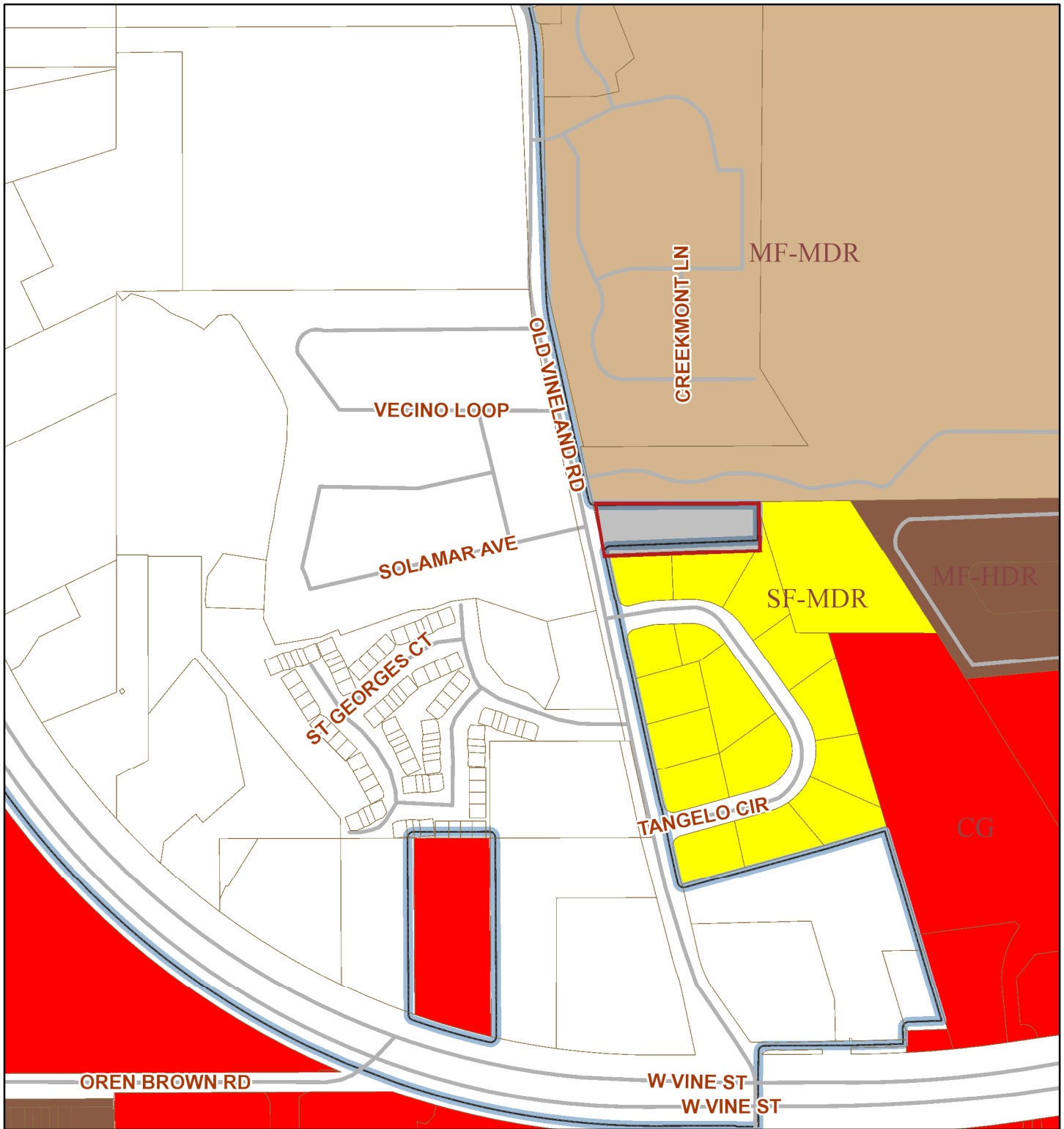
The Development Review Committee (DRC) recommended approval on April 5, 2022.

CONDITION:

1. Subject to approval of the associated Annexation (AX-22-0002) and City Commission approval to transmit this amendment to the Department of Economic Opportunity (DEO) for interagency review.

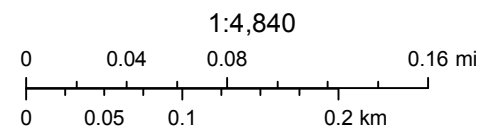
Attachment(s):

1. LUPA-22-0002 Vicinity Map
2. LUPA-22-0002 Aerial Map
3. LUPA-22-0002 Site Data Tables
4. LUPA-22-0002 Proposed Ordinance 22-10
5. LUPA-22-0002 PAB Ad
6. LUPA-22-0002 DRC Planning Comments



April 18, 2022

- Address Points
- Parcels
- Road Centerlines
- City Limits**
- CITY
- COUNTY

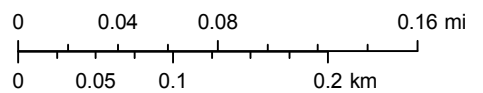


Tangelo Cir
Land Use Amendment LUPA-22-0002



March 22, 2022

1:4,878



Address Points

Parcels

Road Centerlines

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Tangelo Circle Land Use Amendment, LUPA-22-0002
Parcel ID#13-25-28-0000-0360-0000; 1895 Old Vineland Road
East of Old Vineland and North of W. Vine St.

Site Data Tables

Site Data	
Size	1.19 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	Medium Density Residential (RM-3) – County
Proposed Zoning District Designation	Neighborhood Open (T4-O) - City
Existing Overlay District	N/A
Existing Use(s)	Residential Home
Proposed Use(s)	Residential
Adjacent Land Use	
North	Multiple Family Medium Density Residential (MF-MDR) – City
South	Single Family Medium Density Residential (SF-MDR) – City
East	Single Family Medium Density Residential (SF-MDR) – City
West	Tourist Commercial (TC) - County
Adjacent Zoning	
North	Mixed Use Planned Unit Development (MUPUD) - City
South	Neighborhood Open (T4-O) - City
East	Neighborhood Open (T4-O) - City
West	Planned Development (PD) - County
Zoning History	N/A - This property is currently within County jurisdiction.
Past/Current Project Tracking	AX-22-0001 Land Use Amendment ZMA-22-0001 Zoning Map Amendment (Both pending)

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. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multi 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	Medium Density Residential Districts RB-1 & RB-2

	Multiple Family Medium Density Residential Districts – RC-1 & RC-2
	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 14-5-4(D), Neighborhood Open (T4-O) Intent: Located within a short walk of the main street, this zone encompasses Kissimmee's historic and older neighborhoods where some residential uses have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and the lower intensity residential areas behind those corridors. The zone consists of a mix of uses in a pedestrian-oriented urban form. Buildings may be attached or detached with front façades located close to the sidewalk.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	LDR County Land Use (3-8 du/ac)	MF-MDR City Land Use (10-20 du/ac)
	RM-3 County Zoning	T4-O City Zoning
	Residential	Residential

Public Facilities Analysis

Transportation	
Adjacent street	Old Vineland Rd.
Street Quality of Service (QOS)	Adjacent Street is under Osceola County jurisdiction.
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	N/A – Compliance

acres per 1,000 population?	
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. 22-10
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 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000

Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

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:

7194721-1

Client Name:

Insertion Number:

Advertiser:

City of Kissimmee Planning Services

Size:

3 x 10.5000

Section/Page/Zone:

Nation & World/B005/FLA

Color Type:

B&W

Description:

LUPA 22-0001

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. 3034 for the property described herein:

FROM: RM-3 - (Medium Density Residential) - County

TO: T4-O - (Neighborhood Open) - City

The subject property is located at 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000

Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

PROPOSED ORDINANCE #22-11: 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.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, May 4, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 or planning@kissimmee.gov.

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-22-0002

Tangelo Cir

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.



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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, May 4, 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: MU-V (Mixed-Use Vine)-City

The subject property is located at 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000

Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

PROPOSED ORDINANCE# 22-10: 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 or planning@kissimmee.gov.

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-22-0002

Tangelo Cir

PLANNING ADVISORY BOARD

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.



SEMINOLE COUNTY LOCAL
PLANNING AGENCY/PLANNING AND
ZONING COMMISSION
NOTICE OF PUBLIC HEARING
TO CONSIDER PROPOSED AMENDMENTS
TO THE LAND DEVELOPMENT CODE
OF SEMINOLE COUNTY
MAY 4, 2022 - 6:00 PM

Notice is hereby given that the Seminole County Local Planning Agency/Planning and Zoning Commission will conduct a public hearing on May 4, 2022, beginning at 6:00 p.m., or as soon thereafter as possible, in the County Services Building, 1101 East First Street, Sanford, Florida, Room 1028 (Board Chambers). The purpose of this hearing is to consider recommendations of staff, receive public input, and consider recommending that the Board of County Commissioners enact an ordinance amending the Land Development Code of Seminole County that will affect the use of land within unincorporated Seminole County, as described below. This item will be available for review approximately one week prior to the public hearing on the Internet at:

[http://www.seminolecountyfl.gov/departments-services/
board-of-county-commissioners/meetingagenda-landing.stml](http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meetingagenda-landing.stml)

Land Development Code Amendment – Airport Protection Zoning Land Development Regulations - Consider an Ordinance amending Chapter 30 of the Seminole County Land Development Code to enact Airport Land Development Regulations consistent with Florida Statutes Section 333.03 (Tyler Reed, Project Manager)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, FLORIDA; PROVIDING FOR AIRPORT LAND DEVELOPMENT REGULATIONS CONSISTENT WITH FLORIDA STATUTES SECTION 333.03; AMENDING CHAPTER 2, SECTION 2.3 TO ADD OR AMEND DEFINITIONS RELATED TO AIRPORT PROTECTION AND THE REGULATION OF LAND USES IN THE VICINITY OF ORLANDO-SANFORD INTERNATIONAL AIRPORT; AMENDING CHAPTER 30 PART 61 TO DELETE EXISTING REGULATIONS; AMENDING SECTION 30.1161 TO ADOPT PROVISIONS RELATED TO THE PURPOSE OF AIRPORT PROTECTION REGULATIONS; RULES OF INTERPRETATION; AMENDING SECTION 30.1162 TO ADOPT RULES OF INTERPRETATION; CREATING SECTION 30.1163, ABBREVIATIONS; CREATING SECTION 30.1164, ZONES AND HEIGHTS REQUIRING AIRPORT HEIGHT ZONING PERMIT; CREATING SECTION 30.1165, AIRPORT HEIGHT ZONING PERMIT APPLICATION PROCESS; CREATING SECTION 30.1166, PRE-APPLICATION CONFERENCE PROCEDURE; CREATING SECTION 30.1167, REVIEW OF AIRPORT HEIGHT ZONING PERMIT APPLICATION; CREATING SECTION 30.1168, AIRSPACE SURFACES; CREATING SECTION 30.1169, OBJECTS AFFECTING NAVIGABLE AIRSPACE; CREATING SECTION 30.1170, SUPPORTIVE SCREENING CRITERIA; CREATING SECTION 30.1171, CRITERIA FOR APPROVAL OR DISAPPROVAL OF AIRPORT HEIGHT ZONING PERMIT APPLICATION; CREATING SECTION 30.1172, ABANDONED OR DETERIORATED USES; CREATING SECTION 30.1173, HAZARD MARKING AND LIGHTING; CREATING SECTION 30.1174, PERMIT REQUIRED IN ADDITION TO THOSE ISSUED BY OTHER AGENCIES; CREATING SECTION 30.1175, NONCONFORMING USES; CREATING SECTION 30.1176, ADMINISTRATION, ENFORCEMENT, PENALTIES, AND REMEDIES; CREATING SECTION 30.1177, POWERS OF THE PLANNING AND ZONING COMMISSION; CREATING SECTION 30.1178, APPEALS; CREATING SECTION 30.1179, JUDICIAL REVIEW; CREATING SECTION 30.1180, IMPLEMENTING ADMINISTRATIVE ACTIONS, ADMINISTRATION, AND AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to appear at this hearing and present input regarding the proposed item in accordance with the procedures used by the LPA/P&Z, or submit written comments to treed@seminolecountyfl.gov, at the Seminole County Planning and Development Division Office at the address above, Room 2028, or contact Tyler Reed, Project Manager, by phone at 407-665-7398. Input received in a timely manner will be forwarded to the LPA/P&Z for consideration at the public hearing. Additional information regarding this item, and any comments received, are available for public review at the address above, Room 2028, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The LPA/P&Z may continue hearings from time-to-time as found necessary. Persons with disabilities needing assistance to participate in any of these proceedings should contact the County's Human Resources Department ADA Coordinator 48 hours in advance of the hearing at 407-665-7941. Persons are advised that if they decide to appeal any decisions made at this hearing, they will need a record of the proceedings, and for such purpose they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statutes, Section 286.0105).



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

**ADDRESS: 1895 Old Vineland Rd.
PLAN NUMBER: LUPA-22-0002**

DATE: 3/31/2022

**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.

ITEM 6.F

Public Hearing - Ordinance amending the zoning designation to establish T4-O (Neighborhood Open); ZMA-22-0001 - Proposed Ordinance 22-11

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

Request

Recommendation of approval of a Zoning Map Amendment (ZMA) to change the zoning designation from County Medium Density Residential (RM-3) to City Neighborhood Open (T4-O) on 1.19 acres of land east of Old Vineland Road, north of W. Irlo Bronson Memorial Highway, and west of Yates Rd.

Explanation

This amendment is consistent with the existing T4-O zoning designations of the adjacent parcels to the east and south. The applicant owns the adjacent parcel to the east. The intent of the Neighborhood Open (T4-O) transect zoning district is for residential uses that have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and residential areas behind those corridors. The property currently includes a 2,916 square foot residence built in 1984. Improvements and conditions to mitigate impacts will be addressed with subsequent development review applications and reviews and are subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS

1. Compliance with the intent of the Neighborhood Open (T4-O) zoning district as outlined in Section 14-5-4(D) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-5-6, Table 5-1, as triplexes, townhomes, and multi family are consistent and compatible with the surrounding area with conditional use approval.
3. Compliance with the dimensional regulations for standard zoning districts as outlined in Section 14-e-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

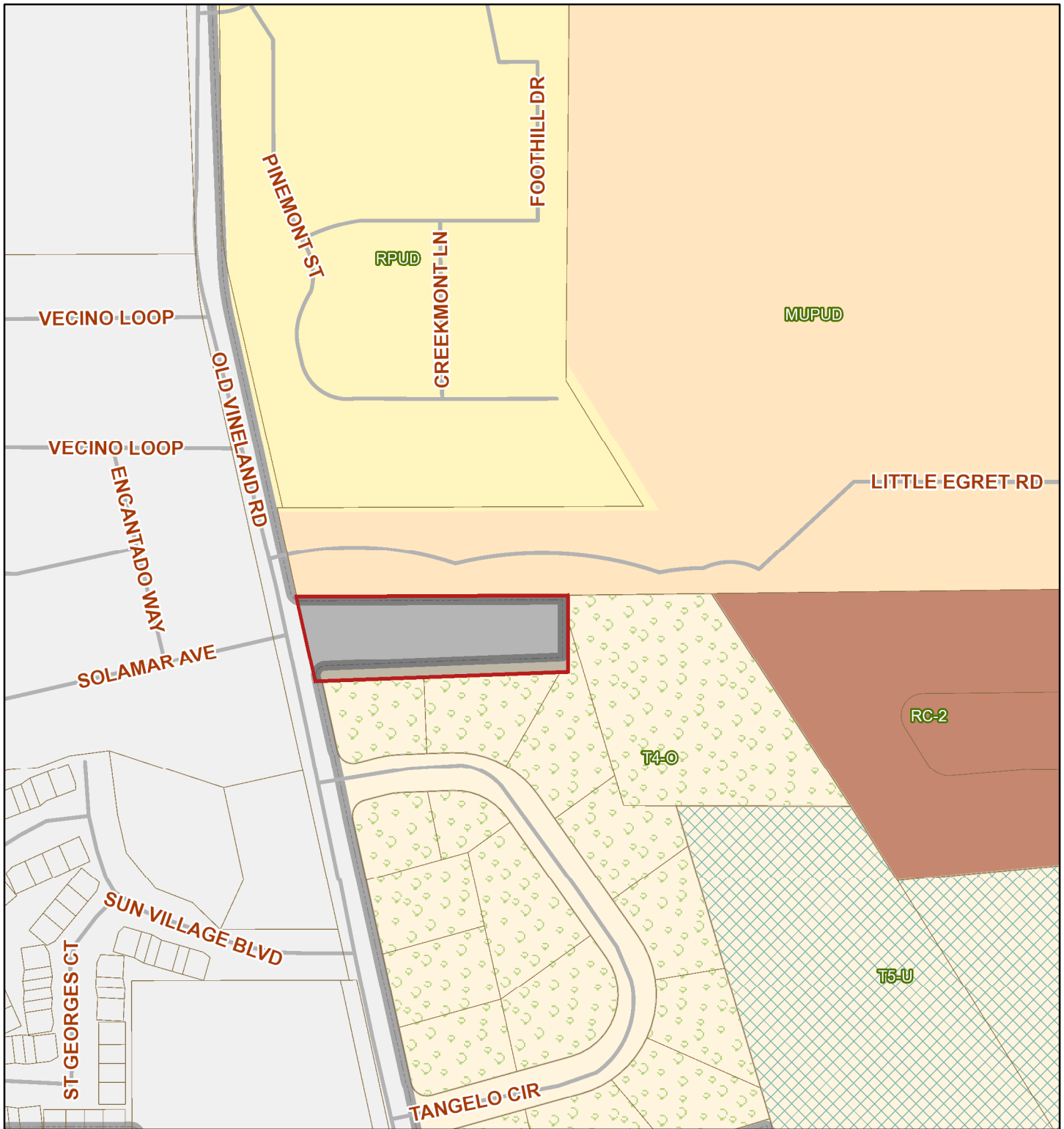
The Development Review Committee (DRC) recommended approval on April 5, 2022.

CONDITION:

1. Subject to the approval of the associated Annexation (AX-22-0002) and Land Use Amendment (LUPA-22-0002).

Attachment(s):

1. ZMA-22-0001 Vicinity Map
2. ZMA-22-0001 Aerial Map
3. ZMA-22-0001 Site Data Tables
4. ZMA-22-0001 Proposed Ordinance 22-11
5. ZMA-22-0001 PAB Ad
6. ZMA-22-0001 Planning Comments



March 22, 2022

1:3,009

Address Points



COUNTY

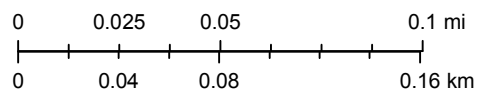
Parcels

Road Centerlines

City Limits



CITY



Tangelo Cir
Zoning Map Amendment ZMA-22-0001



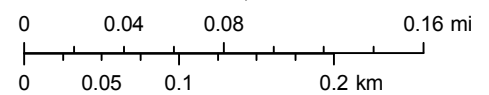
March 22, 2022

1:4,878

Address Points

Parcels

Road Centerlines



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Tangelo Circle Zoning Map Amendment, ZMA-22-0001
Parcel ID#13-25-28-0000-0360-0000; 1895 Old Vineland Road
East of Old Vineland and North of W. Vine St.

Site Data Tables

Site Data	
Size	1.19 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	Medium Density Residential (RM-3) – County
Proposed Zoning District Designation	Neighborhood Open (T4-O) - City
Existing Overlay District	N/A
Existing Use(s)	Residential Home
Proposed Use(s)	Residential
Adjacent Land Use	
North	Multiple Family Medium Density Residential (MF-MDR) – City
South	Single Family Medium Density Residential (SF-MDR) – City
East	Single Family Medium Density Residential (SF-MDR) – City
West	Tourist Commercial (TC) - County
Adjacent Zoning	
North	Mixed Use Planned Unit Development (MUPUD) - City
South	Neighborhood Open (T4-O) - City
East	Neighborhood Open (T4-O) - City
West	Planned Development (PD) - County
Zoning History	N/A - This property is currently within County jurisdiction.
Past/Current Project Tracking	AX-22-0001 Land Use Amendment ZMA-22-0001 Zoning Map Amendment (Both pending)

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. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multi 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	Medium Density Residential Districts RB-1 & RB-2

	Multiple Family Medium Density Residential Districts – RC-1 & RC-2
	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 14-5-4(D), Neighborhood Open (T4-O) Intent: Located within a short walk of the main street, this zone encompasses Kissimmee's historic and older neighborhoods where some residential uses have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and the lower intensity residential areas behind those corridors. The zone consists of a mix of uses in a pedestrian-oriented urban form. Buildings may be attached or detached with front façades located close to the sidewalk.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	LDR County Land Use (3-8 du/ac)	MF-MDR City Land Use (10-20 du/ac)
	RM-3 County Zoning	T4-O City Zoning
	Residential	Residential

Public Facilities Analysis

Transportation	
Adjacent street	Old Vineland Rd.
Street Quality of Service (QOS)	Adjacent Street is under Osceola County jurisdiction.
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	N/A – Compliance

acres per 1,000 population?	
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. 22-11
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: RM-3 (Medium Density Residential) – County

TO: T4-O (Neighborhood Open) – City

The subject property is located at: 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000

Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

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:

7194721-1

Client Name:

Insertion Number:

Advertiser:

City of Kissimmee Planning Services

Size:

3 x 10.5000

Section/Page/Zone:

Nation & World/B005/FLA

Color Type:

B&W

Description:

LUPA 22-0001

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. 3034 for the property described herein:

FROM: RM-3 - (Medium Density Residential) - County

TO: T4-O - (Neighborhood Open) - City

The subject property is located at 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000
Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

PROPOSED ORDINANCE #22-11: 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.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **Wednesday, May 4, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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 or planning@kissimmee.gov.

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-22-0002
Tangelo Cir

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.



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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, May 4, 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: MU-V (Mixed-Use Vine)-City

The subject property is located at 1895 Old Vineland Rd. Parcel ID: 13-25-28-0000-0360-0000

Legal Description:

BEG AT NE COR OF SE 1/4 OF SE 1/4, W 399.45 FT TO R/W OF SR 530, NLY ALONG R/W 135.5 FT, E 429.5 FT, S 132 FT TO POB LESS WLY 10 FT MOL FOR R/W

PROPOSED ORDINANCE# 22-10: 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 or planning@kissimmee.gov.

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Reference # LUPA-22-0002
Tangelo Cir

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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SEMINOLE COUNTY LOCAL
PLANNING AGENCY/PLANNING AND
ZONING COMMISSION
NOTICE OF PUBLIC HEARING
TO CONSIDER PROPOSED AMENDMENTS
TO THE LAND DEVELOPMENT CODE
OF SEMINOLE COUNTY
MAY 4, 2022 - 6:00 PM

Notice is hereby given that the Seminole County Local Planning Agency/Planning and Zoning Commission will conduct a public hearing on May 4, 2022, beginning at 6:00 p.m., or as soon thereafter as possible, in the County Services Building, 1101 East First Street, Sanford, Florida, Room 1028 (Board Chambers). The purpose of this hearing is to consider recommendations of staff, receive public input, and consider recommending that the Board of County Commissioners enact an ordinance amending the Land Development Code of Seminole County that will affect the use of land within unincorporated Seminole County, as described below. This item will be available for review approximately one week prior to the public hearing on the Internet at:

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**ADDRESS: 1895 Old Vineland Rd.
PLAN NUMBER: ZMA-22-0001**

DATE: 3/30/2022

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Verify the proposed Zoning that is being requested is Neighborhood Open (T4-0). Application reflected a current City Zoning of Multiple Family Medium Density Residential (RC-1 & RC-2) but the property has not been annexed into the City (AX-22-0001), the proposed Future Land Use designation is Single Family Medium Density Residential (SF-MDR)(LUPA-22-0002), and currently has a County Medium Density Residential (RM-3) preceding Zoning designation.

Current City Zoning*	Proposed City Zoning*
☐ Agricultural Conservation (AC)	☐ Residential Professional Business (RF)
☐ Residential Estate (RE)	☐ Neighborhood Commercial (B-2)
☐ Single Family (RA-1, RA-2, RA-3 & RA-4)	☐ General Commercial (B-3)
☐ Medium Density Residential (RB-1 & RB-2)	☐ Highway Commercial (HC)
☒ Multiple Family Medium Density (RC-1 & RC-2)	☐ Office Commercial (B-5)
☐ Mobile Home (MH)	☐ Business Park (BP)
☐ Mobile Home Park (MHP)	☐ Industrial Business (IB)
☐ Residential Professional Business (RP)	☐ Airport Operations (AO)
☐ Neighborhood Commercial (B-2)	☐ Airport Industrial (AI)
☐ General Commercial (B-3)	☐ Community Facilities (CF)
☐ Highway Commercial (HC)	☐ Hospital Facilities (HF)
☐ Office Commercial (B-5)	☐ Utilities (UT)
☐ Business Park (BP)	☐ Open Space (OS)
☐ Industrial Business (IB)	☐ Utilities (UT)
☐ Airport Operations (AO)	☐ Natural (T1)
☐ Airport Industrial (AI)	☐ Edge (T3)
☐ Community Facilities (CF)	☐ Neighborhood Restricted (T4-R)
☐ Hospital Facilities (HF)	☒ Neighborhood Open (T4-0)
☐ Utilities (UT)	☐ Mixed-Use Urban Corridor (T5-U)
☐ Open Space (OS)	☐ Mixed-Use Center (T5-M)
☐ Natural (T1)	☐ Waterfront (T6)
☐ Edge (T3)	☐ Special District (SD)

2. 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.

ITEM 6.G

Public Hearing - AdventHealth PUD Amendment: PUD-22-0002

Request

Approval of a PUD Amendment updating the sign standards for the Advent Health PUD.

Explanation

The applicant is requesting to amend the sign standards for the Advent Health PUD (DRC#18-156) in order to allow for an additional building identification sign on the new tower addition and clarify the location of wall and identification signs. All other sign standards will remain unchanged. All uses and development standards for the hospital campus will remain under the Advent Health PUD (DRC#13-091) approved at the December 2, 2014 City Commission Meeting.

	<i>Existing standard</i>	<i>Proposed standard</i>
Identification sign:		
	○ (2) U.S. 441	○ (1) U.S. 441
Maximum number and location.	○ (1) Ridgewood Ave	○ (2) Ridgewood Ave. & west side of building.
Wall Sign:		
Maximum number and location.	○ (1) Hilda St.	○ (1) Hilda St. ○ (1) U.S. 441

FINDINGS & REASONS:

1. Compliance with the MUPUD zoning district standards as outlined in Section 14-4-8 of the Land Development Code.
2. Compliance with the Sign Chapter standards as outlined in Section 14-11-7(I) of the Land Development Code as PUD developments can create their own master sign design standards.
3. Compliance with Sign Chapter standards as outlined in Section 14-11-7(I) of the Land Development Code as the proposed standards are keeping with the overall architecture and character of the building development; the proposed signage for the project is designed to meet the directional needs of the project for communication, identification, wayfinding, regulatory and informational purposes in keeping with the overall architectural theme of the development; the sign standards are legible, conspicuous and easily readable; the visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs does not adversely impact adjoining properties; and the proposed signage is consistent and not in conflict with the intent and requirements of this chapter.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee recommended approval on April 5, 2022 subject to conditions.

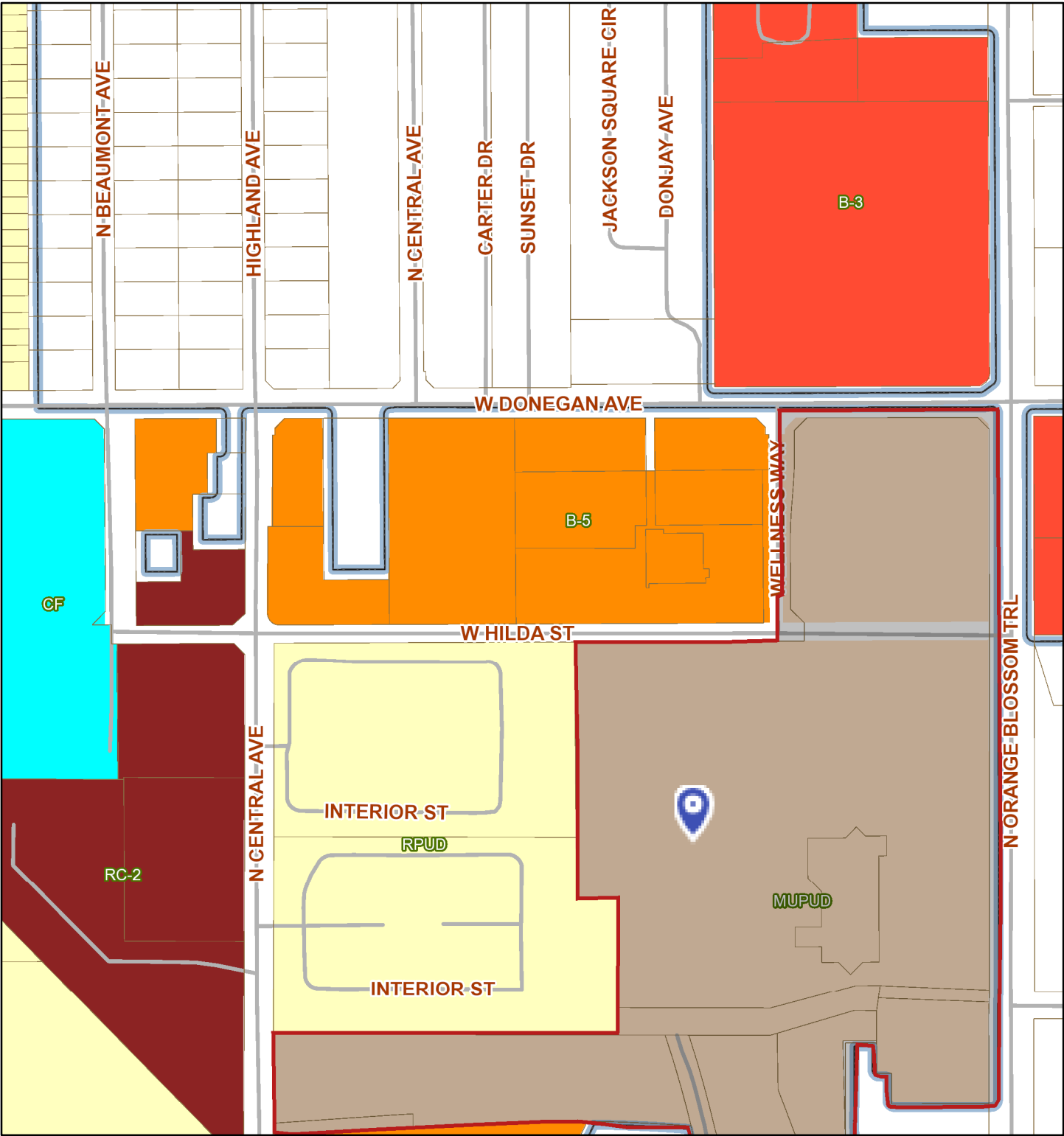
CONDITION:

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

Attachment(s):

1. PUD-22-0002 Vicinity Map
2. PUD-22-0002 Aerial Map
3. PUD-22-0002 Site Data Tables
4. PUD-22-0002 PUD Sign Standards
5. PUD-22-0002 DRC Comments
6. PUD-22-0002 DRC Application

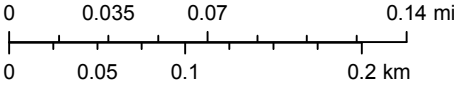
Advent Health
PUD Amendment PUD-22-0002

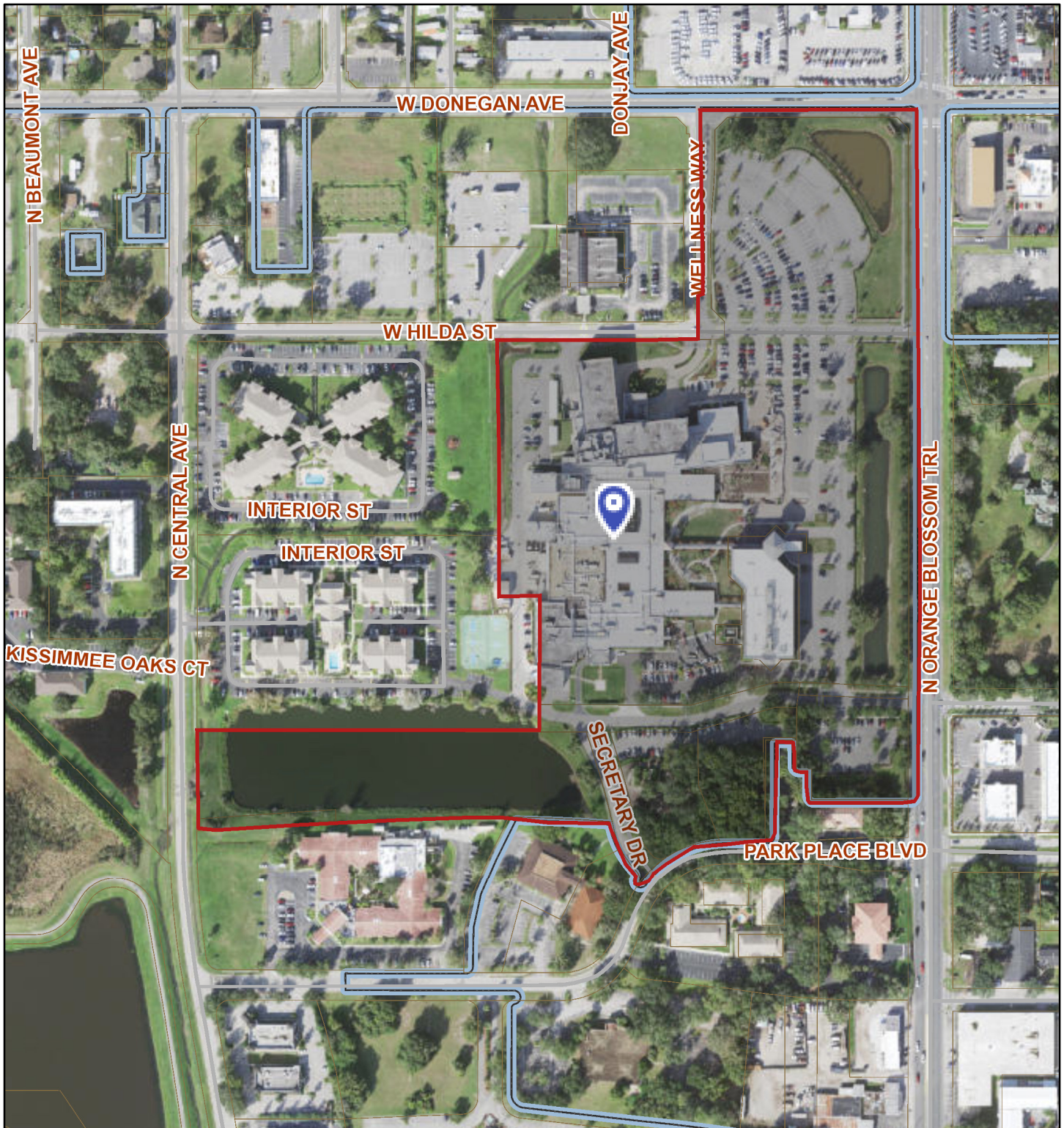


April 30, 2022

1:4,288

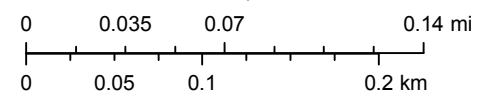
- Address Points COUNTY
- Parcels
- Road Centerlines
- City Limits**
- CITY





April 30, 2022

1:4,288



Address Points

World Imagery

Parcels

Low Resolution 15m Imagery

Road Centerlines

High Resolution 60cm Imagery

City Limits

High Resolution 30cm Imagery

CITY

Citations

COUNTY

1.2m Resolution Metadata

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Advent Health Planned Unit Development (PUD)
Parcel ID#15-25-29-1418-0001-0010 & 15-25-29-1418-0001-0015
2450 N. Orange Blossom Trail
South of Donegan Ave., west of N. Orange Blossom Trail,
East of Central Ave., & north of Ridgewood Ave.
Site Data Tables

Site Data	
Size	20.15 acres
Future Land Use Designation	Institutional (INST)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Mixed Use Planned Unit Development (MUPUD)
Proposed Zoning District Designation	N/A
Existing Overlay District	Portion of Conservation Overlay District
Existing Use(s)	Hospital
Proposed Use(s)	N/A
Adjacent Land Use	
North	Office Residential (OR), Commercial General (CG)
South	Commercial General (CG), Multifamily-High Density Residential (MF-HDR)
East	Commercial (County), Medium Density (County)
West	Multifamily-High Density Residential (MF-HDR)
Adjacent Zoning	
North	Office Commercial (B-5)
South	Commercial General (County)
East	Planned Development (County), Neighborhood Commercial (County)
West	Residential Planned Unit Development (RPUD)
Past/Current Project Tracking	99-057 Annexation 99-071 Conditional Use 99-078 Land Use Amendment 99-079 Zoning Map Amendment 99-135 Site Plan 03-172 Site Plan 07-00048 Site Plan 07-00085 City Commission Variance 13-00047 Minor Site Plan 13-00090 Vacation of Right-of-Way 13-00091 PUD Zoning/Preliminary Plan 13-00153 Minor Site Plan 13-00157 Site Plan 14-00096 ARC Review 14-00121 Minor Site Plan 15-00017 Minor Site Plan 18-00156 PUD Amendment

Comprehensive Plan Summary

POLICY 1.2.6.1: Institutional Land Use Designation (INST): The Institutional (INST) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive healthcare units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation.

Potential Zoning Districts

Community Facilities - CF

Hospital Facilities - HF

Mixed Use Planned Unit Development - MUPUD

Zoning District Standards District Summary

Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (PMUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for a compatible mix of residential and commercial purposes or commercial-light industrial uses with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. This district is intended for use in suitable areas which have been assigned any of the comprehensive plan future land use designations other than the Mobile Home Medium Density Residential (MH-MDR) designation. The uses, density and intensity allowed in this district shall be consistent with the future land use designation.

Zoning Comparisons

	<i>Existing Standards</i>	<i>Proposed Standards</i>
Identification sign:	• (2) U.S. 441 • (1) Ridgewood Ave.	• (1) U.S. 441, • (2) Ridgewood Ave. & west side of building.
Wall Sign:	• (1) Hilda St.	• (1) Hilda St. • (1) U.S. 441

Public Facilities Analysis

Transportation

Adjacent street

Orange Blossom Trail, Donegan Ave., Hilda St.,

Street Quality of Service (QOS)

Adjacent Streets are under City, County, & State jurisdictions.

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

AdventHealth Kissimmee PUD Signage Master Plan and Guidelines Updated for Hospital Bed Tower Completion

2450 North Orange Blossom Trail Kissimmee, FL 34741

Updated: December 11, 2018
Updated: January 24, 2022
For sign location clarifications

AdventHealth – Florida Hospital Kissimmee Vicinity Boundary Map



Table of Contents

- Introduction & Applicability
- General Information & Proposed Signs Defined
- Campus Site Plans (Interior & Exterior)
- Pylon Sign (Primary)
- Wall Sign
- Directional Sign Exterior Perimeter
- Directional Sign Interior Perimeter
- Sign Family Overview – Kissimmee Campus
- Example of Existing & Proposed Sign Type Replacements

Introduction & Applicability

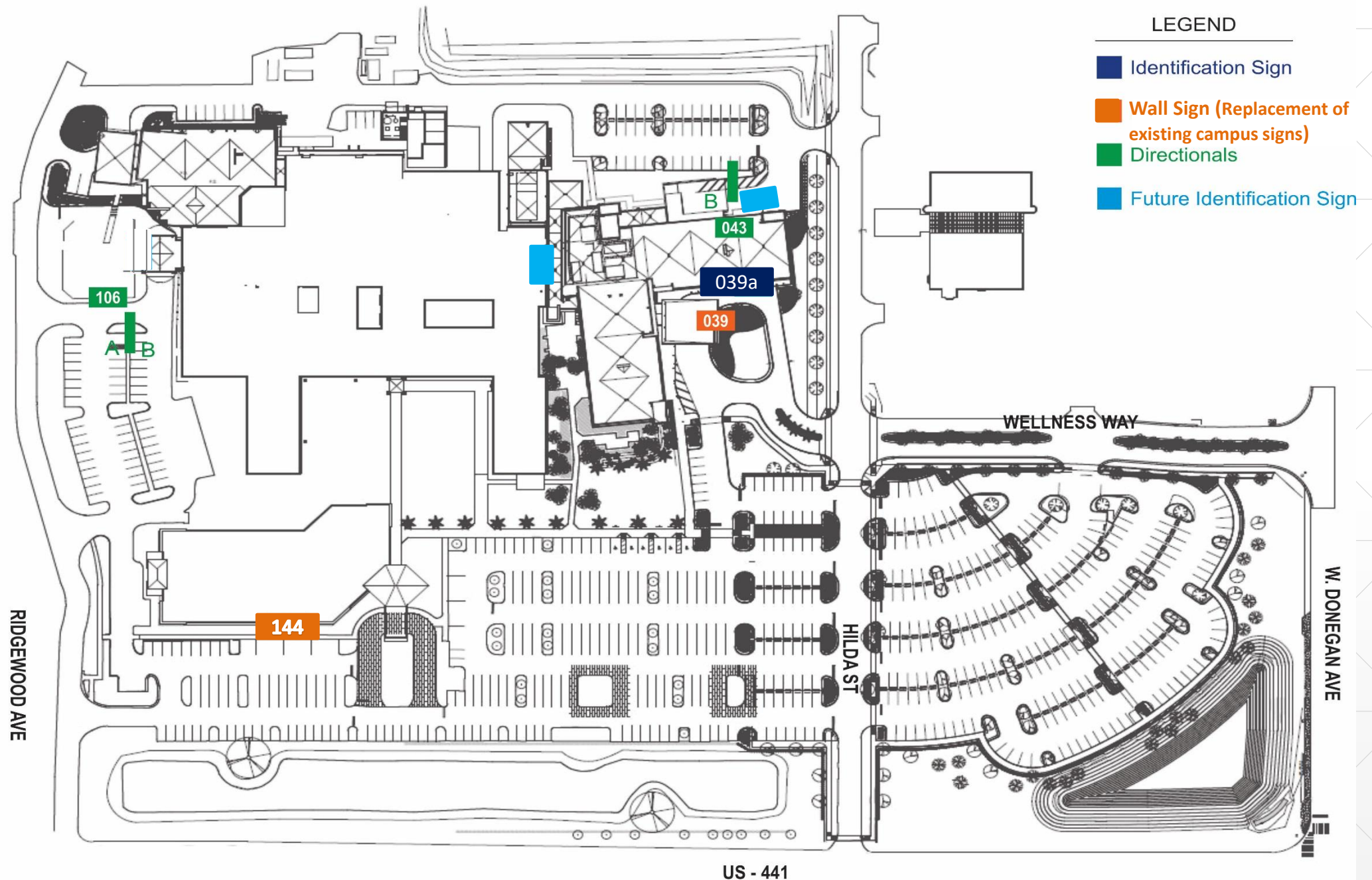
Florida Hospital Kissimmee currently is located in a MUPUD (Mixed Use Development Unit) zoning district within the City of Kissimmee's city limits. The intent of this design plan is to promote a common design theme of all onsite signage within and around the hospital grounds through color and style. Logos shall be included in the maximum square footage allowed for any sign.

Florida Hospital is rebranding as AdventHealth under the parent company of Adventist Health System. A PUD amendment is being requested for brand implementation, to add and replace identification signs, to increase the height of our entrance ground/pylon signage fronting the busy arterial roads, as well as increase the height of our interior campus directional signage.

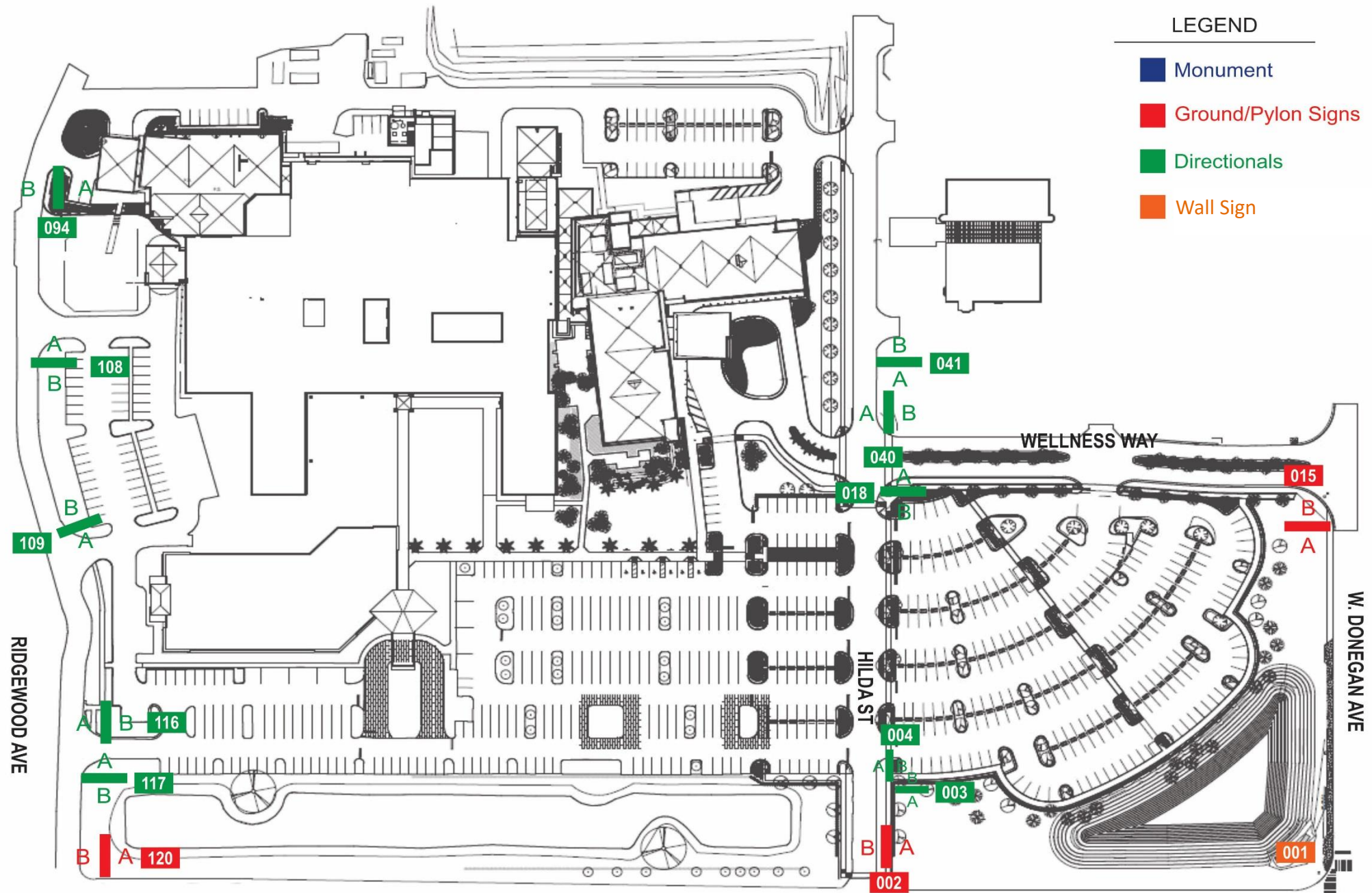
All new signage will be uniform in appearance within our new AdventHealth brand approved sign family at this campus and across the nation. The emphasis on providing high visibility to the emergency department and other multispecialty services on our campus is of utmost importance. Clear and legible wayfinding signage is essential for the health and safety of our community. **The increased sign area offers consistency and impactful visibility along the arterial roadways and also alerts users of a medical campus which is significantly setback from the current roadway network in comparison to other health facilities.** The patient demographic at Florida Hospital Kissimmee is more than 40% over the age of 65, with as many as 53,000 patients a year accessing the Emergency Department, nearly 8,000 patients admitted, and thousands more utilizing our campus for outpatient services. With the expansion of the campus and the timing of our rebrand to AdventHealth, we feel this is the appropriate time to update the visual appearance and functionality of the existing signage to best meet the growing health care needs of our community.

The City of Kissimmee retains all rights to review, recommend and approve all proposed signage in the PUD prior to installation. Building permits shall be obtained via the City of Kissimmee Building Division. However, given the need or desire for other permanent signs beyond those listed, such items that are not specifically described in this document may be allowed by the Planning Advisory Board and will ultimately be reviewed and approved by City Commission on a case by case basis.

Landscaping located at the base of the street monuments shall comply with the minimum landscaping requirements outlined in the Land Development Code.



US - 441



US - 441

General Information & Proposed Signs Defined

Ground/Pylon Signs

(3) 12' Entrance Signs

Sign 002 is 12'. located on the corner of Hilda St. & North Orange Blossom Trail. Total copy area not to exceed 150 SF for both sides. Actual copy area is planned for 26.8 SF (Side A) and 22.3 SF (Side B).

Sign 015 is 12'. Located on Wellness Way and W. Donegan Ave. Total copy area not to exceed 150 sf. for both sides. Actual copy area is planned for 30.3 SF per side.

Sign 120 is 12'. Located on the corner of Ridgewood Ave. & North Orange Blossom Trail. Total copy area not to exceed 150 SF for both sides. Actual copy area is planned for 30.3 SF per side

Wall Signs (Updated 1-24-22 for clarification)

Sign 001 is 18" Plate letters mounted to existing structure. Located at the corner of N. Orange Blossom Trail and W. Donegan Ave. total copy area not to exceed 40 SF Actual copy area is planned for 23.38 SF.

Sign 039 is an existing sign on a decorative wall in front of the hospital's main entrance. Total sign area shall not exceed 100 SF

Sign 144 is an existing wall sign. The replacement sign will be 36" in height raceway mounted with logo. **Existing wall sign 2'-6"x40' = 100SF vs new wall sign 3'- 0"x 31'-2" = 93.5sf**

General Information & Proposed Signs Defined

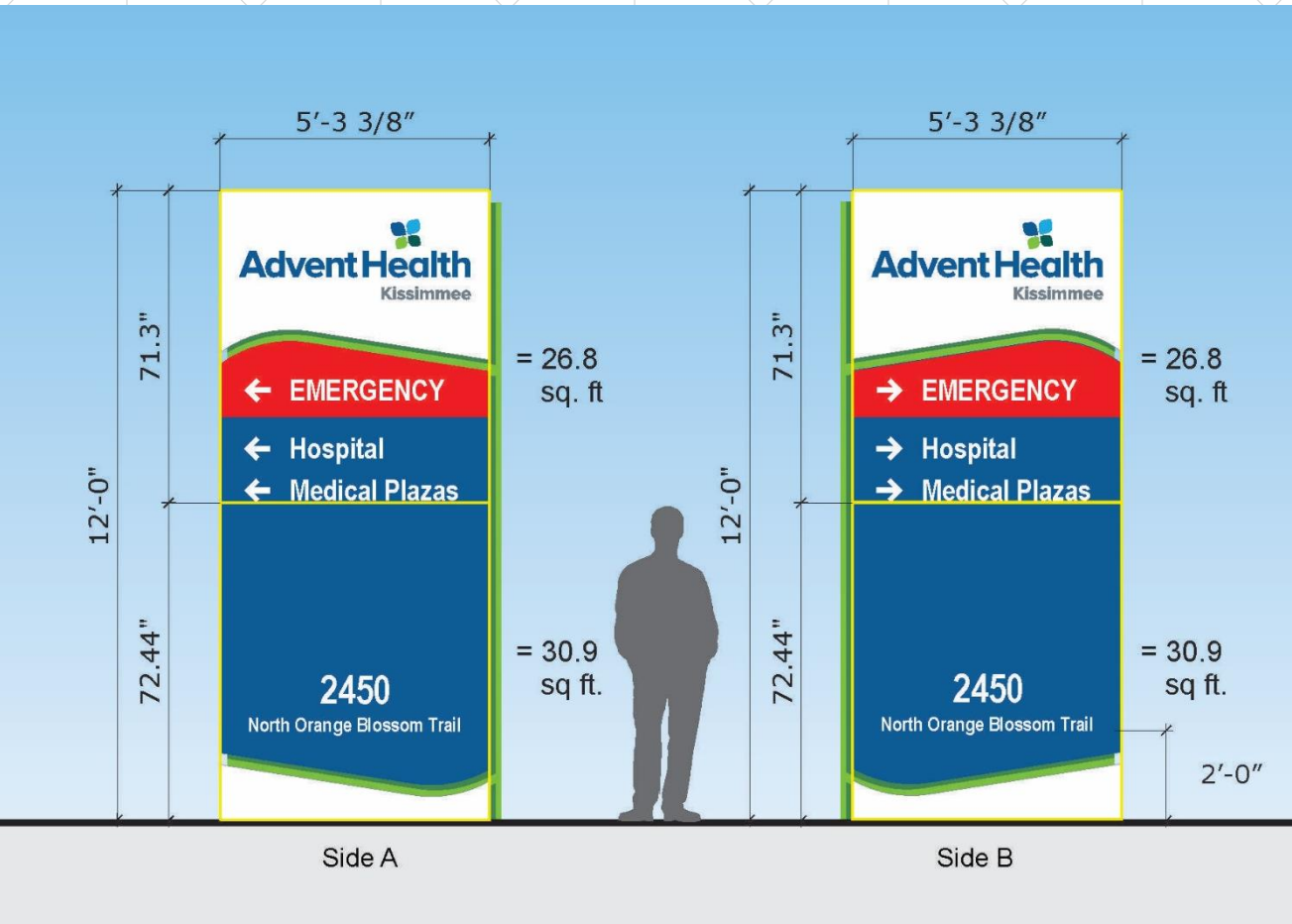
Identification Signs

Sign area in square feet is based on a 1:1 ratio for total length of building excluding building face articulation. Two (2) identification signs for the total campus not to exceed 200 SF for each sign shall be allowed for those building areas facing US 441. A third sign may be allowed if the overall total aggregate sign area does not exceed the maximum 400 SF for the US 441 frontage. Sign spacing should be complimentary to building architecture.

On-Site Interior/Exterior Perimeter Directional Signs

The maximum height for directional signs shall not exceed 6 feet. The request for increased height beyond the existing 4 foot signage is to ensure ease of wayfinding and to allow for increased copy area. The campus hosts many elderly patients and offers a wide range of medical services, therefore signage requires clear visibility and wayfinding at critical decision points.

Ground/Pylon Signs



Sign Type

Replace the (3) existing ground/pylon signs located at the street entrances on to the campus. Signs shall have a matching height not to exceed 12' feet and a width not to exceed 8 feet.

Dimensions/Copy Area

Sign copy area shall not exceed 150 SF for both sides of sign. Blank space shall not exceed 125% of copy area (or 187.5 SF if assume the max). A two foot clear space shall remain at the bottom of the sign for landscaping and to insure sign copy area and address visibility.

Lighting

All ground/pylon signs within the PUD shall be internally illuminated via LED. Background sign panels are constructed of an opaque material with routed lettering flushed in against dark background colors for Emergency and directional information (lighted lettering). Specialized lighting effects for the project identification/logo area of the sign will be designed and reviewed at time of building permit to promote clear visibility and communicate project name for clarity to patrons/visitor arriving under duress circumstances.

Landscaping

All ground / monument type signage shall be landscaped at the base of the sign area in accordance with the City of Kissimmee's Land Development Code requirements.

Example Image

Identification Sign



Example Photo

Maximum number of Identification Signs

The campus shall be permitted up to (3) identification signs located on separate building faces. The sign shall be positioned on building for best visibility from the surrounding roadways. If the sign is placed on the top floor, it will be located a minimum of 18" below the roof line.

Maximum Sign Area of Identification Signs

Ratio based off a 1:1 per lineal foot of the building footage, to exclude building articulation areas, meaning the entire length of building frontage will be used for the calculation. Hilda St – 200 lineal feet maximum, US 441 400 lineal feet maximum and Ridgewood – 200 lineal feet maximum.

Location of Identification Signs

Location allowed minimum of 18 inches from the top of the building façade or 18" below roof line. Building heights may range from 2 stories to 7 stories depending on location.

Wall Signs

The campus may have (3) wall signs based on existing campus conditions. (1) Wall sign along Donegan Ave/US 441 (#001), (1) at hospital entry along Hilda St. (#039) and (1) at Medical Plaza building (#144) along US 441.

Should additional buildings be added to the campus, they too will be allowed a wall sign consistent with the Kissimmee Land Development Code.

Lighting

Wall signs may be internally illuminated.

Logos

Logos shall be allowed on identification and wall signs.

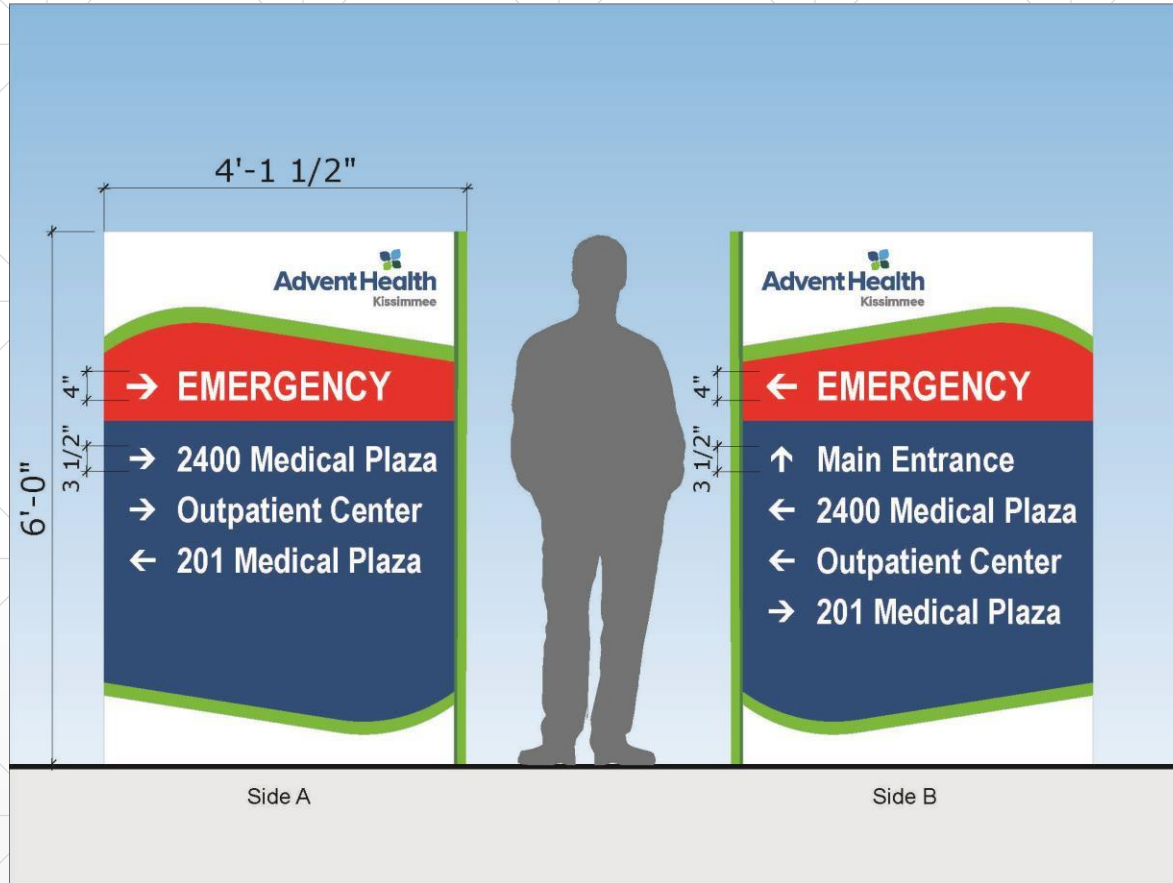
Allowance for Other Building Signs

Other types of building signs, such as awning signs, regulatory signs and window signs may be allowed subject to the City's LDC requirements.

Material & Style of Installation

Identification & Wall signs may be installed via channel lettering or mounted in or on boxed panels that are recessed or Otherwise architecturally compatible with the building. Signs shall also be of raceway type mounting or flush to the building.

Directional Signs (Interior/Exterior)



Sign Type

Directional signs shall be of ground sign type. Signs may vary in height ranging from 3'-0" to 6'-0" depending on wayfinding needs. They are to be consistent within the PUD throughout the property. Directional signs shall direct traffic flow and provide direct information to assist customers, vendors and patients on the property (see images on left)

Maximum Sign Height

The maximum height for an individual directional sign shall be six (6) feet.

Lighting

Directional signs shall be internally lit.

Logos

Shall be permitted on each directional sign and not counted in the overall square footage.

Site Location

The 6'-0" signs are planned for locations 003, 004, 018, 040, 041, 116 and 117. See aerial photographic sign plan attached.

Directional Signs – 4' & 5' Ht. Examples

Sign Type

Directional signs shall be of ground sign type. Signs may vary in height ranging from 3'-0" to 6'-0" depending on wayfinding needs. They are to be consistent within the PUD throughout the property.

Maximum Sign Height

The maximum height for an individual directional sign shall be six (6) feet.

Lighting

Directional signs shall be internally illuminated.

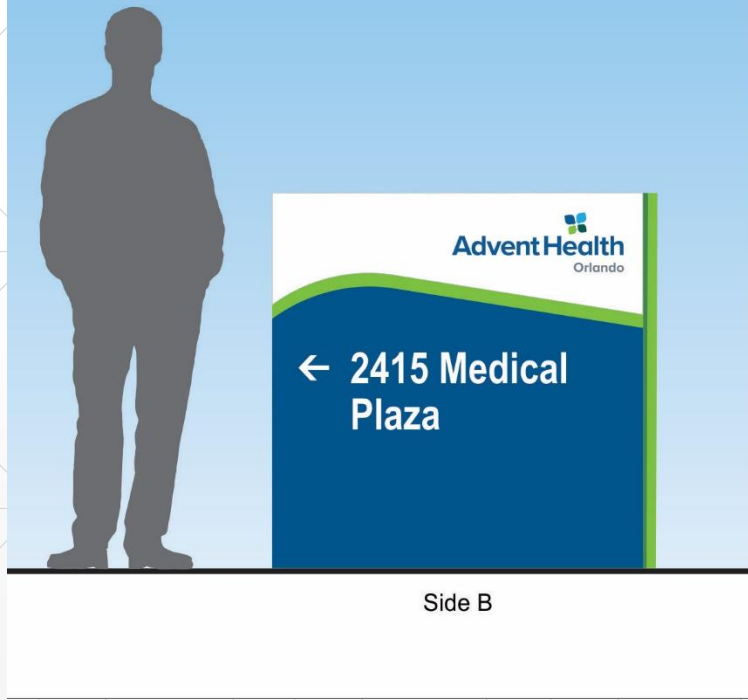
Logos

Shall be permitted on each directional sign and not counted in the overall square footage.

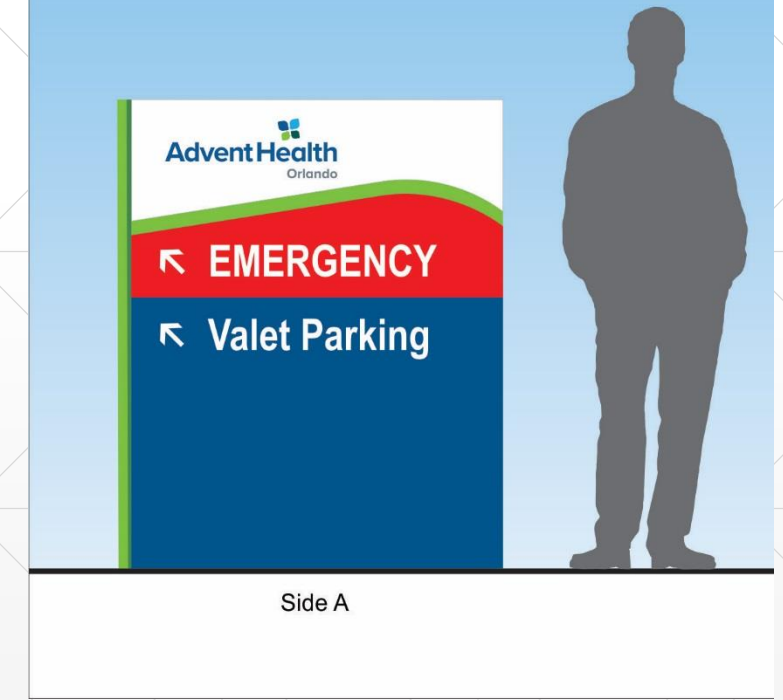
Site Location

The 5'-0" signs are planned for locations 106, 108, & 109. The 4'-0" signs are planned for locations 043, and 094. Other locations may be assigned as campus needs occur. See attached aerial photographic sign plan attached.

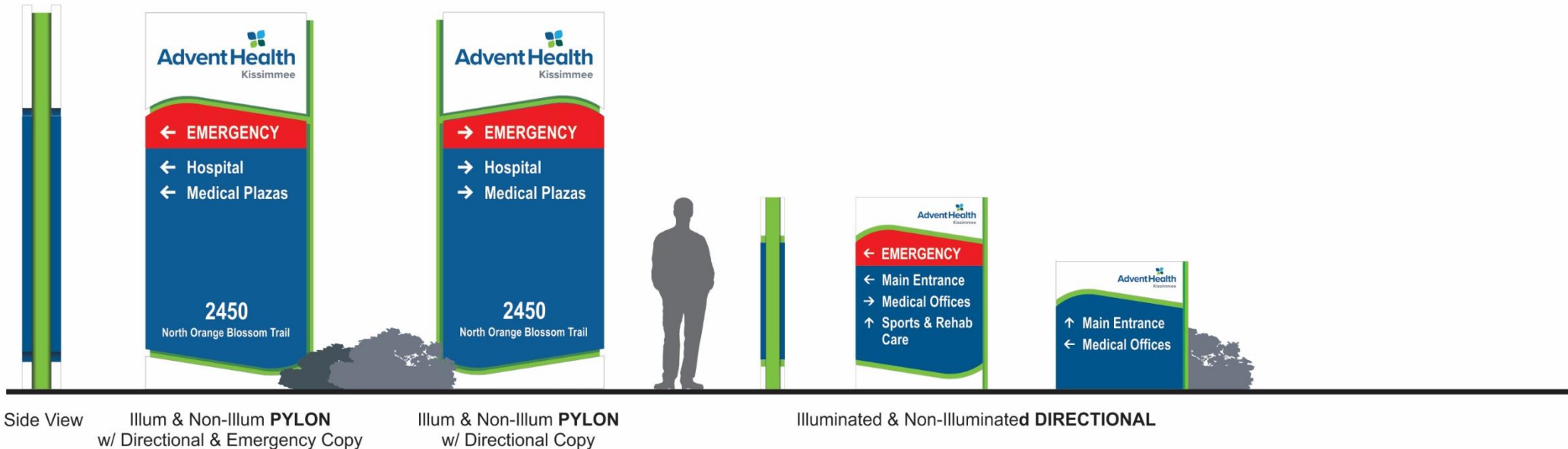
4'- 0" Ht. Directional Sign



5'- 0" Ht. Directional Sign



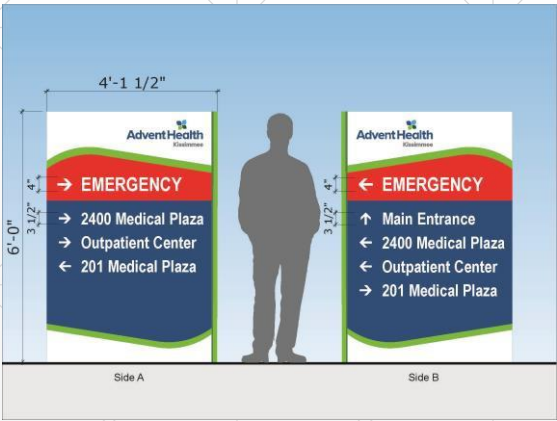
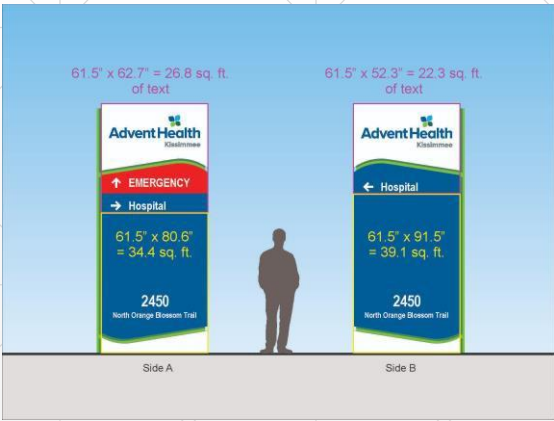
Sign Family Overview – Kissimmee Campus



Kissimmee Existing Sign Types



Example list of Proposed Signs

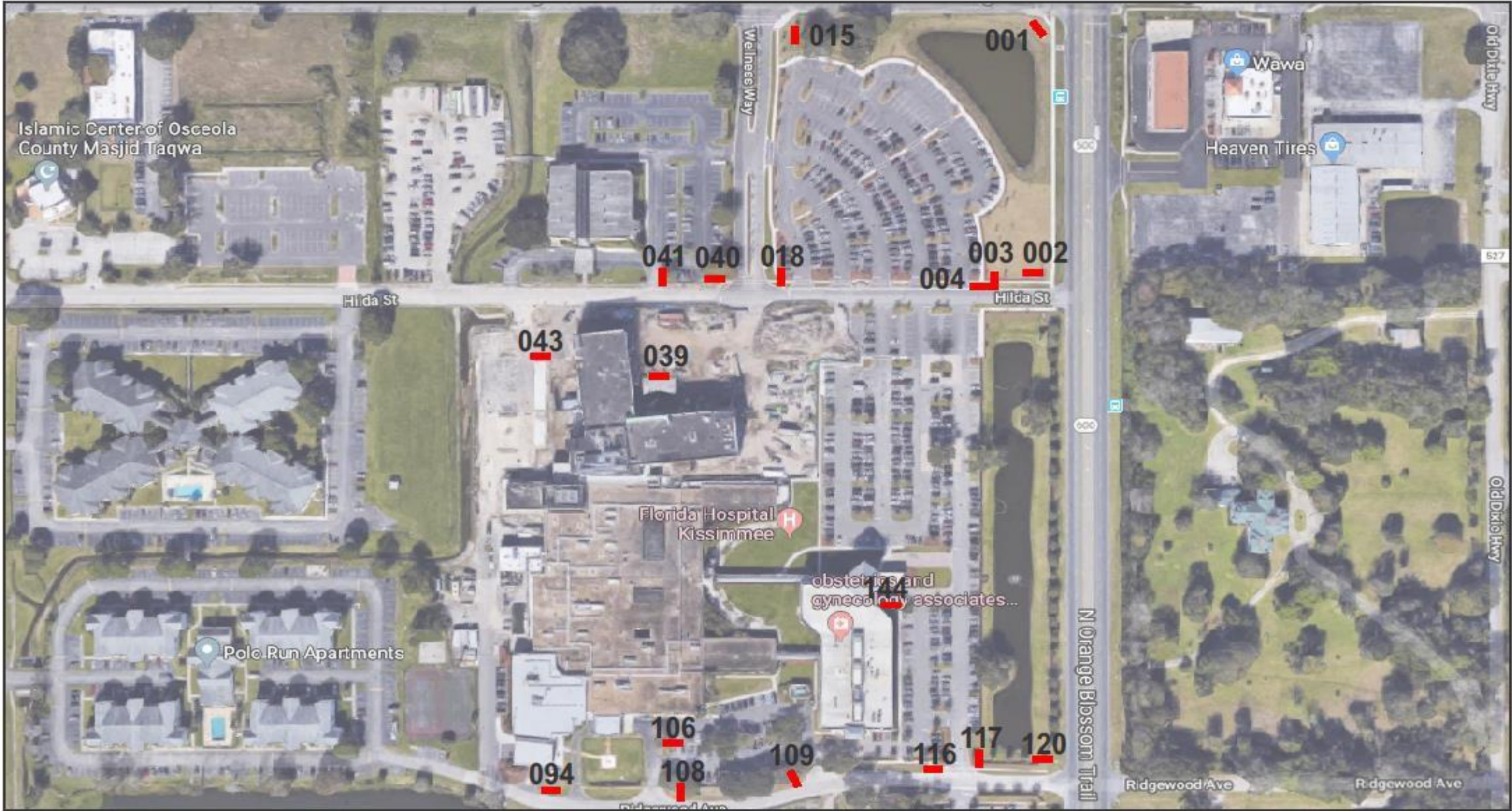


Sign 001
(Wall sign)

Sign002
(Ground Pylon)

Sign 040
(Directional)

Sign 144
(Wall sign)





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

DATE: 3/30/2022

PROJECT: AdventHealth Kissimmee PUD Amendment (Sign)

DRC NUMBER: PUD-22-0002

REVIEW NUMBER: 1

**Review Status:
APPROVED WITH CONDITIONS**

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

CONDITIONS OF APPROVAL (No Responses Necessary):

- All ground signage on the site plan and verify clearance with the sight visibility triangles. Ref. LDC §14-3-31(C)(2)(m), §14-7-2

###



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:

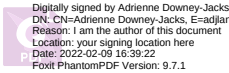
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ 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: AdventHealth Kissimmee Sign Master Plan Amendment DRC#

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

Agent Signature: Adrienne Downey-Jacks  Date: 2-9-22

Agent Name (Print): Adrienne Downey-Jacks c/o Poblocki Sign Company

Property Owner Signature:  Date: 02/09/2022

Property Owner Name (Print): Tim Burrill, Vice President AdventHealth

Date: June 24, 2021

To: City of Kissimmee

I, Tim Burrill, the undersigned, hereby authorize / Poblocki Sign Company SouthEast, LLC , Kenneth Soday, License # ES12000915 and/or its affiliates, to install signs and obtain the necessary building and/or electrical permits and inspections required by state and local jurisdictions, for the following location:

Job name: AdventHealth Kissimmee

Address: 2450 N. Orange Blossom Trail

City, State, Zip: Kissimmee, FL 34744

Parcel ID: 152529141900010010

Property Owner Contact Information:

Name: AdventHealth

Address: 1919 N. Orange Ave. Orlando, FL 32804

Phone number: 407-303-1166

Sincerely,

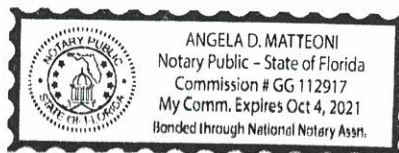


Property Owner

State of Florida

County of Orange

The foregoing was acknowledged before me by means of ☐ physical presence or ☒ online notarization on this 19 day of July, 2021 by Tim Burrill, who is personally known to me or who produced n/a as identification and who took an oath.




Notary Public, State of Florida
Commission Expires: 10.04.2021

ITEM 6.H

Public Hearing - Fountainhead PUD Amendment: PUD-22-0003

Request

Approval of a Planned Unit Development (PUD) Amendment to amend development standards and uses in the Fountainhead PUD on approximately 128.1 acres of land.

Explanation

This PUD Amendment will consolidate and amend development standards and uses of the Fountainhead PUD (DRC#00-0082), establish phasing, and a conversion matrix to transfer and convert uses and entitlements. Fountainhead was previously a Development of Regional Impact (DRI) that was rescinded at the May 5, 2015 City Commission meeting (DRC#14-064). The rescission included 1,144 multi family units, 230,000 sq. ft. retail, and 120,000 sq. ft. office uses which are consistent with the current entitlements and uses included with this PUD Amendment.

To date, 568 multi family units and 8,400 sq. ft. of office space have been constructed within the southern area of the property and will now be considered Ph. 1. The remaining 576 multi family units, 111,600 sq. ft. office, and 230,000 sq. ft. retail will be considered Ph. 2 within the undeveloped areas. Development standards have been consolidated to standard setbacks and uses will defer to Highway Commercial (HC) zoning with restrictions/prohibitions on specific uses. In addition, a conversion matrix to transfer and convert uses, will also be established with this PUD amendment.

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 1.2.1.3, Multi Family Medium Density Residential (MF-MDR) Future Land Use Designation, 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.
4. Compliance with Policy 1.2.1.4, Multi Family High Density Residential (MF-HDR) Future Land Use Designation, to provide multiple family residential development at higher densities that shall be adequately supported by public services and facilities, and maintain compatibility with the surrounding area. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval at the April 5, 2022 meeting, subject to conditions.

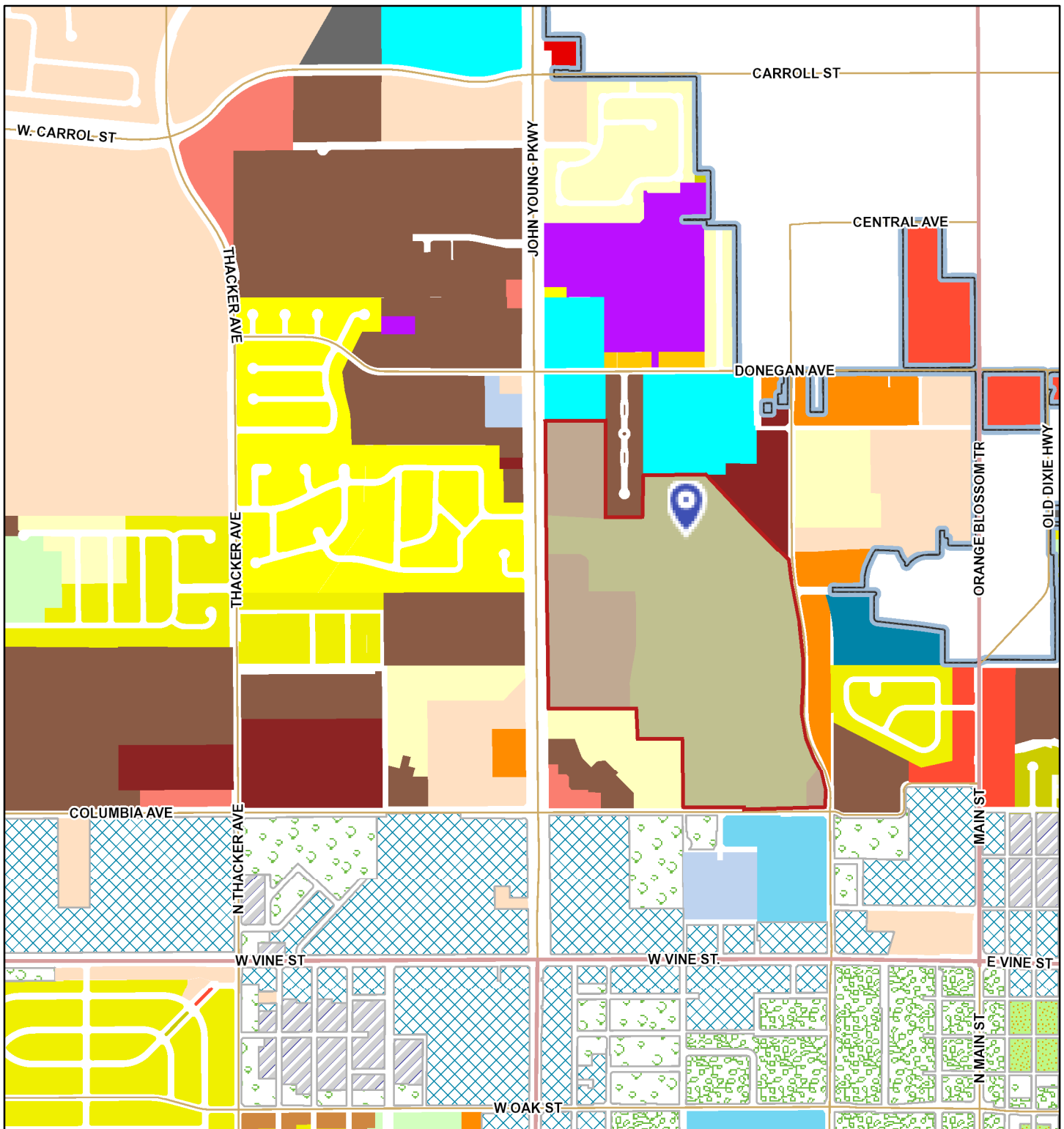
CONDITION:

1. All other conditions, regulations, standards, etc., not mentioned by this amendment shall be governed by the Land Development Code.

Attachment(s):

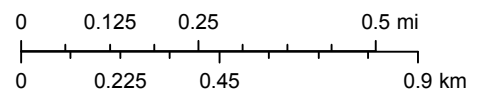
1. PUD-22-0003 Vicinity Map
2. PUD-22-0003 Aerial Map
3. PUD-22-0003 Site Data Tables
4. PUD-22-0003 PUD Narrative
5. PUD-22-0003 PUD Phasing Plan
6. PUD-22-0003 DRC Planning Comments
7. PUD-22-0003 DRC School District Comments
8. PUD-22-0003 DRC Engineering Comments
9. PUD 22-0003 DRC Toho Comments
10. PUD-22-0003 DRC Application

Fountainhead
PUD Amendment PUD-22-0003



May 1, 2022

1:17,153

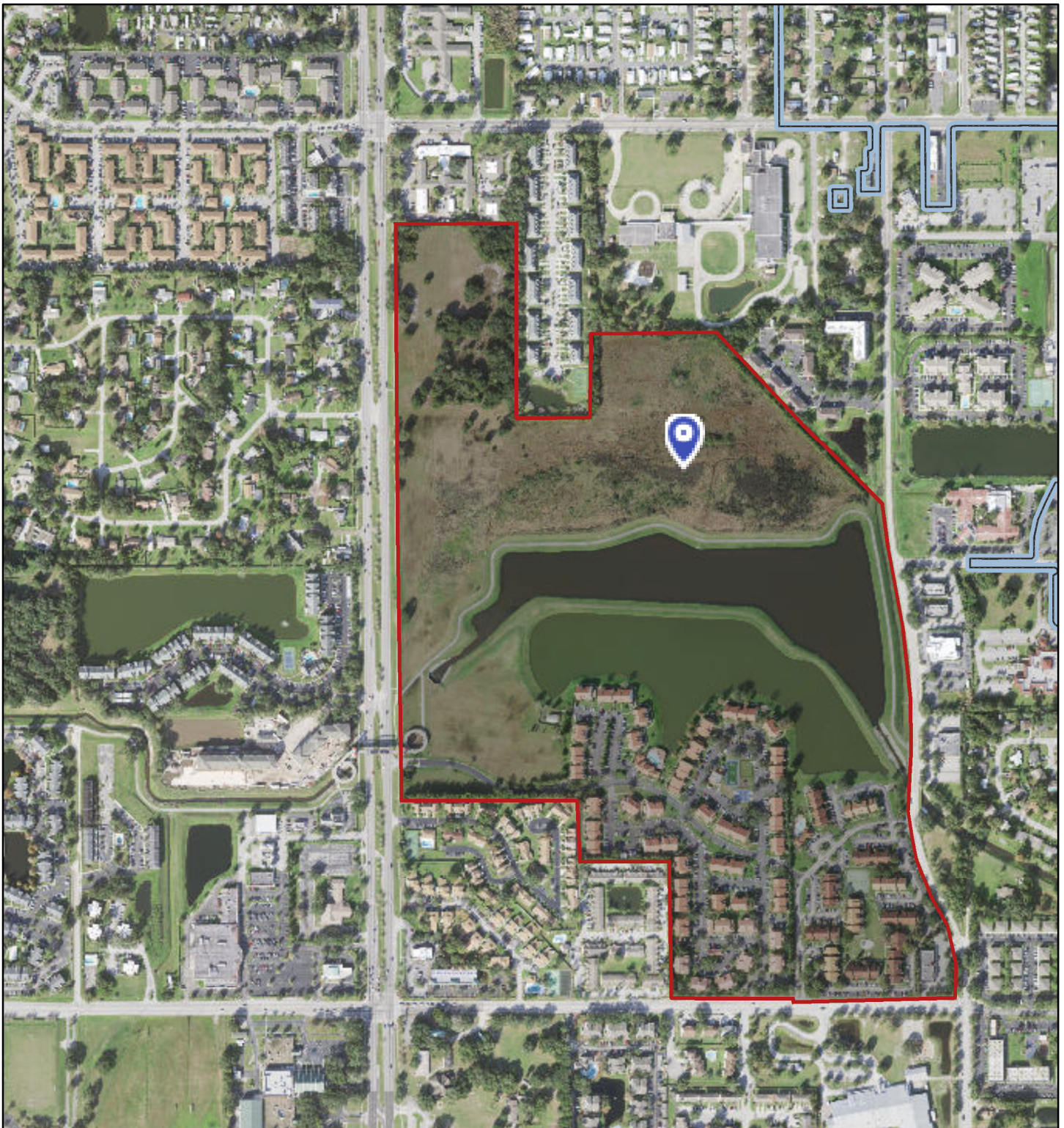


- Toll Roads
- US Roads
- Major Roads
- COUNTY

City Limits

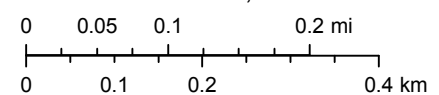
- CITY

Fountainhead
PUD Amendment PUD-22-0003



May 1, 2022

1:8,577



- Parcels
- Road Centerlines
- City Limits**
- CITY
- COUNTY
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- World Imagery

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Fountainhead Planned Unit Development (PUD) Amendment
Parcel ID# 16-25-29-00U0-0045-0000, 16-25-29-00U0-0125-0000,
16-25-29-1581-0001-0010, 16-25-29-00U0-0031-0000,
16-25-29-1581-0001-0020, 16-25-29-00U0-0021-0000
16-25-29-1039-0001-COMM, 16-25-29-00U0-0014-0000
East of John Young Pkwy., West of Central Ave.,
South of Donegan Ave., North of Columbia Ave.
Site Data Tables

Site Data	
Size	128.1 acres
Future Land Use Designation	Commercial General (CG), Multi Family High Density Residential (MF-HDR), Multi Family Medium Density Residential (MF-MDR), Conservation (CONS)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Residential Planned Unit Development (RPUD) Mixed Use Planned Unit Development (MUPUD)
Proposed Zoning District Designation	N/A
Existing Overlay District	N/A
Existing Use(s)	Multi-Family, Recreation, Stormwater, Vacant
Proposed Use(s)	Multi-Family, Recreation, Stormwater, Commercial, Office
Adjacent Land Use	
North	MF-MDR, Institutional (INST)
South	MF-HDR, Mixed Use Vine (MU-V)
East	MF-HDR, MF-MDR, CONS, Office-Residential (OR)
West	MF-HDR, MF-MDR, CG, Single Family Low Density Residential (SF-LDR)
Adjacent Zoning	
North	Community Facility (CF), Multiple Family Medium Density (RC-1), Multiple Family High Density Residential (RC-2)
South	RC-1, Mixed-Use Urban Corridor (T5-U), Neighborhood Open (T4-O), Special District (SD)
East	Office Commercial (B-5), RC-1
West	MUPUD, RPUD, RC-1, RC-2, Single Family Residential (RA-1)

Past/Current Project Tracking	91-027 DRI 91-062 PUD Rezoning 91-088 Land Use Amendment 91-093 Annexation 99-200 DRI NOPC (Amendment) 00-012 PUD Site Plan 00-082 PUD Amendment 00-124 PUD Site Plan 01-017 Final Plat 01-030 PUD Amendment 05-024 DRI NOPC 06-044 DRI NOPC 06-048 PUD Amendment 06-133 PUD Amendment (Full Circle World) 06-153 PUD Site Plan (Full Circle World) 06-154 Preliminary Plat (Full Circle World) 07-083 DRI NOPC 07-089 City Commission Variance 12-244 DRI NOPC 14-064 DRI Rescission PUD-22-0003 PUD Amendment (Pending)
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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. The Multi-Family Medium Density Residential (MF-MDR) designation is intended to accommodate multi 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 Districts - RC-1 and RC-2 Medium Density Residential Districts - RB-1 and RB-2 Residential Planned Unit Development District (RPUD). Short-Term Rental Planned Unit Development District (SRPUD). Mixed-Use Planned Unit Development District (MUPUD).
Policy 1.2.1.4, Multi-Family High Density Residential (MF-HDR): High density residential uses in the City shall range from 21-25 units per acre. The high density future land use designation is intended to provide multiple family residential development at higher densities that shall be adequately supported by public services and facilities, and maintain compatibility with the surrounding area. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses. Specific areas designated for high	

density development shall be adjacent to existing or anticipated major thoroughfares and/or transit routes and facilities, and shall be supported by the requisite utilities. In addition, these areas generally shall be highly accessible to commercial services, and may be located adjacent to mixed-use areas. Specific density of future development proposals within these areas shall provide smooth transitions in residential density, preserve stability of established neighborhood areas, and shall include sufficient open space, parking, and landscaping to reinforce goals and objectives for quality living areas.

Potential Zoning Districts	Multiple Family Medium Density Residential Districts - RC-1 and RC-2
	Medium Density Residential Districts - RB-1 and RB-2
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development District - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

Policy 1.2.3.2, Commercial General (CG): 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 FAR. 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. This future land use designation shall be implemented through the City's Land Development Code. This area is not intended to accommodate manufacturing, processing, or assembly of goods, sales and service of heavy commercial vehicle and equipment, or related services or maintenance activities; warehousing; uses requiring extensive outside storage; or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards.

Potential Zoning Districts	Neighborhood Commercial District - B-2
	General Commercial District - B-3
	Highway Commercial District - HC
	Office Commercial District - B-5

Policy 1.2.8.2, Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties.

Potential Zoning Districts	All Zoning Districts
----------------------------	----------------------

<i>Zoning District Standards District Summary</i>
Land Development Code Section 14-4-8(B), Residential Planned Unit Development (RPUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.
Land Development Code Section 14-4-8(D), Mixed Use Planned Unit Development (MUPUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for a compatible mix of residential and commercial purposes or commercial-light industrial uses with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.

<i>Zoning Comparisons</i>		
	<i>Existing Standards</i>	<i>Proposed Standards</i>
Uses*	HC Zoning Standards (Parcels 4,5,6, & 7) B-5 Commercial Standards (Parcels 8,9,10, 11) B-2 Commercial Standards (Parcel 12)	HC Zoning Standards
Max. Height	35 ft.	45 ft. Multi Family 35 ft. Office HC Zoning Standards Retail/Commercial
Setbacks		
Front	40 ft. Front to Front	25 ft. From PUD Boundary
	40 ft. Front to Rear	10 ft. (MF) 35 ft. (Retail) 25 ft. (Office)
	25 ft. From Public ROW (MF) 35 ft. from Public ROW (Retail & Office)	
	25 ft. From PUD Boundary	
	10 ft. From Parking Drive (excludes garages)	
	5 ft. From Parking Space (excludes garage)	
Side	20 ft. Side to Side	10 ft. (MF & Office) 15 ft. (Retail)
	30 ft. Side to Rear (MF) 20 ft. Side to Rear (Retail & Office)	
Rear	30 ft. Rear to Rear (MF) 20 ft. Rear to Rear	5ft.

	(Retail & Office)	
Max. Density	18 du/ac (MF) 12,000 sq. ft./ac (Retail & Office)	20 du/ac MDR FLU 25 du/ac HDR & CG FLU 12,000 sq. ft./ac (Retail & Office)

**The Fountainhead PUD has restrictions on specific HC Zoning uses in the PUD Narrative.*

Public Facilities Analysis	
Transportation	
Adjacent street	John Young Pkwy., Central Ave., Columbia Ave.
Street Quality of Service (QOS)	Adjacent Streets are under State & City jurisdictions.
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

1.0 Developer Information:

1.1 Developer / Applicant:

- Kissimmee Investors, Inc.
- Attn: Mr. Anup Vasisht
- 1860 Jessica Court
- Winter Park, Florida 32789
- Business Telephone: (321) 229-2888

1.2 Agent:

- S&ME, Inc.
- Attn: Mr. Eric Raasch
- 1615 Edgewater Drive, Suite 200
- Orlando, Florida 32804
- Business Telephone: (407) 683-6939
- Business Facsimile: (407) 975-1278

2.0 Evidence of Ownership or Control of Property:

- 2.1 Ownership documentation is on file with the City of Kissimmee.

3.0 Executive Summary:

- 3.1 The Fountainhead PUD is a 128.1 acre, more or less, mixed use development with an existing 568 multi-family units known as the Lake Tivoli Apartments and the Fountainhead Apartments located near the northeast intersection of John Young Parkway and Columbia Avenue in Kissimmee, Florida.
- 3.2 Development, to date, was originally pursuant to a DRI approved in 1992.
- 3.3 In April of 2000, the City of Kissimmee approved a Notification of Proposed Change to the previously approved DRI which added a 4.6 acre, more or less, piece of property to the DRI boundary, updated Map H, and reconfigured the internal geometry. The legal description and development order were amended appropriately.

- 3.4 On May 5, 2015, the City of Kissimmee approved the rescission of the Fountainhead DRI, subject to the conditions listed in the associated Fountainhead Development Agreement recorded at Osceola County Book 4821 / Pages 1911-1937.
- 3.5 To date, 568 multi-family dwelling units and 8,400 square feet of office have been constructed under Phase 1. Future Phase 2 will include 576 residential units, 230,000 square feet of retail, and 111,600 square feet of office.

4.0 Purpose and Intent of Proposed PUD Amendment:

- 4.1 To update the PUD for compliance with the 2015 Fountainhead Development Agreement recorded at Osceola County Book 4821 / Pages 1911-1937. This request will result in two separate phases; the existing Phase 1 and the future Phase 2, as referenced in the agreement.

5.0 Summary of Proposed PUD Amendment:

- 5.1 Former Parcels 1, 12, the Lake Tivoli Residential parcel, and the Fountainhead Apartments Residential parcel have been combined into existing Phase 1, which is currently built out with 568 multi-family residential units and 8,400 square feet of office uses.
- 5.2 Former Parcels 2-11 have been combined into future Phase 2, which will include entitlements for 576 multi-family residential units; 230,000 square feet of retail; and 111,600 square feet of office uses, with flexibility to convert entitlements based on a Land Use Conversion Matrix.

6.0 Proposed Uses for Each Phase:

- 6.1 Phase 2 is proposed for multi-family residential, retail, office and/or service uses. Non-residential uses shall be consistent with the permitted and conditional uses listed in the Highway Commercial (HC) zoning district, with the following restrictions:
 - 6.1.1 Outdoor storage may be permitted as an ancillary use subject to the standards in LDC 14-6-12.
 - 6.1.2 Bus depots and taxi stations shall be prohibited.
 - 6.1.3 Motor vehicle sales and leasing shall be prohibited.
 - 6.1.4 Motor vehicle repair shall be subject to a conditional use and restricted to an accessory use.
 - 6.1.5 Temporary labor services shall be prohibited.
 - 6.1.6 Indoor secondhand merchandise establishments shall be prohibited.
 - 6.1.7 Heliports shall be prohibited.
 - 6.1.8 Recycling collection centers shall be prohibited.
 - 6.1.9 Gun ranges (outdoors) shall be prohibited.
 - 6.1.10 Outdoor advertising signs shall be restricted by City wide ordinance.
 - 6.1.11 All other uses listed as a conditional use in the HC district, shall be subject to conditional use approval.
 - 6.1.12 Communication towers and other communication facilities shall be subject to a conditional use approval and towers shall be further restricted by requiring camouflaged towers as defined below:

- 6.1.12.1 Towers must be designed to unobstructively blend into the existing surroundings and be designed so as not to have the appearance of a communication tower. Camouflaged towers on buildings must be disguised to appear as an accessory structure that is normally associated with the principal use, such as, but not limited to, a church steeple on a church. Other camouflaged towers must be disguised to blend in with other facilities on the property or existing landscape or hardscape features, such as, but not limited to a flagpole, or a tower in the form and shape of a tree in order to appear to be a part of a forested area, or a tower to appear to be or to actually be a component of a bell or clock tower.
- 6.2 The existing office located at the northwest corner of W Columbia Avenue and N Central Avenue shall remain as a permitted use.
- 6.3 The existing Lake Tivoli and Fountainhead Apartment developments shall remain as a permitted use. Ancillary structures, incidental to and consistent with those reasonably associated with multiple family developments shall be permitted to include any structures that may be proposed in the future.

7.0 Site Development Standards:

	Category	Use		
		Residential (MF)	Retail	Office
7.1	Maximum Building Height	45'	Per HC zoning standards	35'
7.2	Minimum Living Area	600 sf	N/A	N/A
7.3	Minimum Parking Required	1 bedroom = 1.5 spaces	1 space per 200 gsf	1 space per 300 gsf
		2 or more bedrooms = 2 spaces	1 space per 200 gsf	1 space per 300 gsf
7.4	Minimum Building Setbacks			
	from PUD boundary	25'	25'	25'
	front	10'	35'	25'
	side	10'	15'	10'
	rear	10'	15'	10'
7.5	Minimum Ancillary Structure Setbacks			
	front	10'	10'	10'
	side	5'	5'	5'
	rear	5'	5'	5'
7.6	Minimum lot area	N/A	30,000 sf	40,000 sf
7.7	Minimum lot width	N/A	150'	150'
7.8	Maximum lot coverage	75%	80%	80%
7.9	Maximum densities	20 du/acre in MDR; 25 du/acre in HDR and CG FLUM areas	12,000 sf/acre	12,000 sf/acre

8.0 Computations:

	Property	Acreage	Use	Development Intensity
8.1	Phase 1 Lake Tivoli Apartments	23	MFR	384 du
8.2	Phase 1 Fountainhead Apartments	13	MFR	184 du
8.3	Phase 1 Office	1.02	Office	8,400 square feet
8.4	Phase 2 Mixed Use	53.6	MU	576 du; 230,000 sf retail; 111,600 sf office
8.5	Stormwater Management	34.7	OS	N/A
8.6	City Bike Path	1.4	OS	N/A
8.7	Entry Road	1.3	N/A	N/A

9.0 Phasing:

- 9.1 To date, 568 multi-family dwelling units and 8,400 square feet of office have been constructed under Phase 1. Future Phase 2 will include 576 residential units, 230,000 square feet of retail, and 111,600 square feet of office. Phase 2 may be sub-phased, provided that adequate infrastructure exists to support each sub-phase.

10.0 Concurrency:

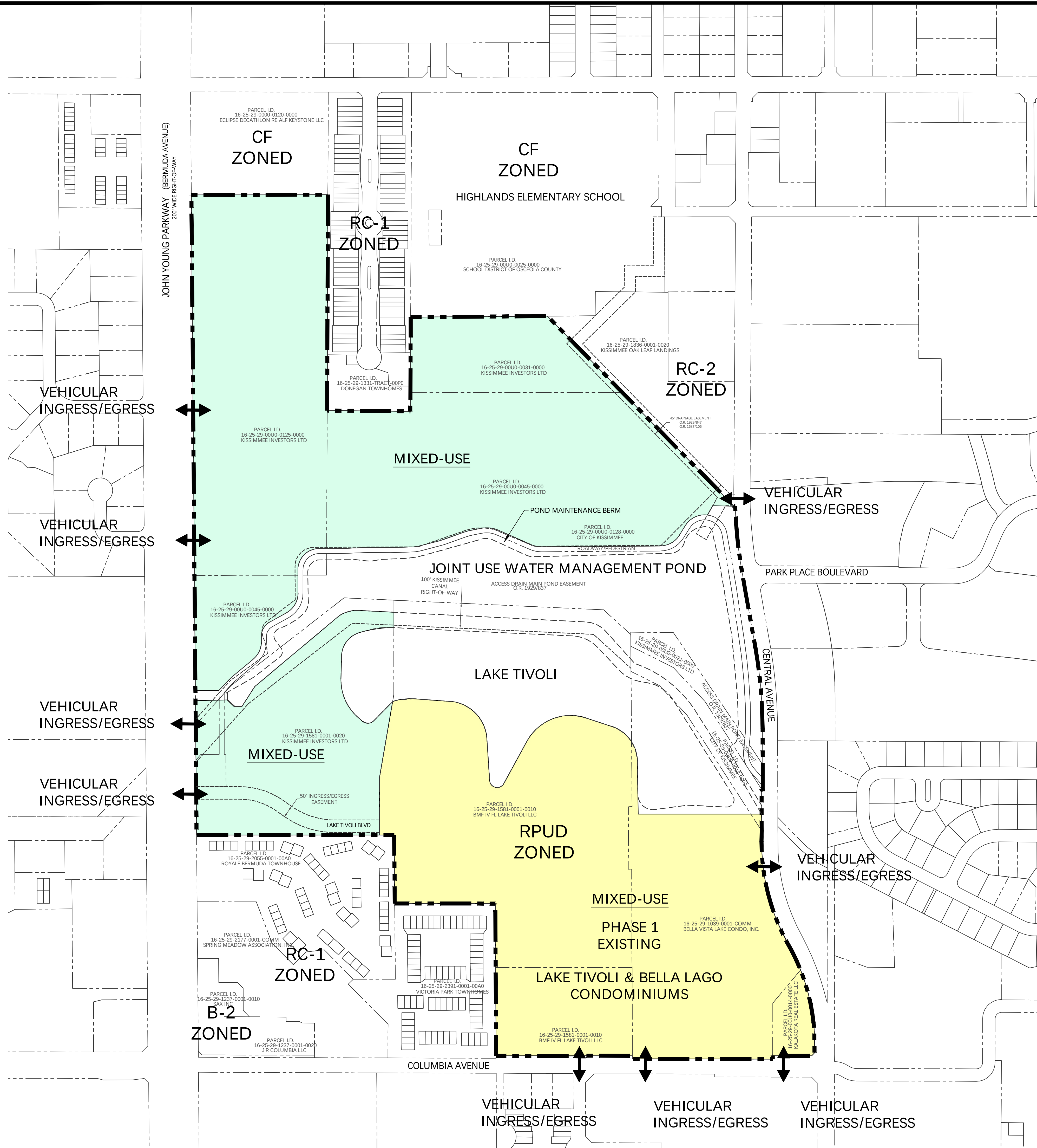
- 10.1 The project was formerly an approved DRI with a development order in full force and effect; therefore, the project is considered a vested plan of development pursuant to F.S. 380.06.

11.0 Land Use Conversion Matrix:

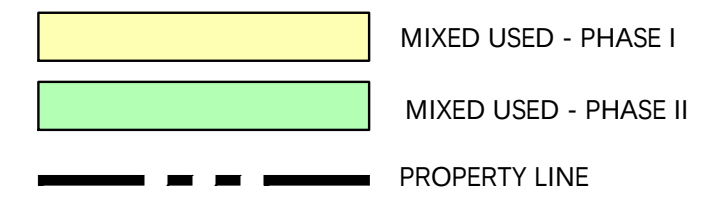
- 11.1 Owner / Developer may convert entitlements through the use of the following equivalency matrix:

Land Use	Multi-Family Residential (DU)	Office (KSF)	Retail (KSF)
Multi-Family Residential (DU)		0.6218	0.1267
Office (KSF)	1.6083		0.2038
Retail (KSF)	9.7552	6.0655	

Source: S&ME, Inc., 2022; based on 11th Edition ITE Daily Rates



LEGEND - FUTURE LAND USE



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www.smeinc.com

Eric Raasch
Florida Firm Registration No. 6712

KISSIMMEE INVESTORS, INC.
 1860 JESSICA COURT
 WINTER PARK, FLORIDA
 ANUP VASISHT
 407.925.2920

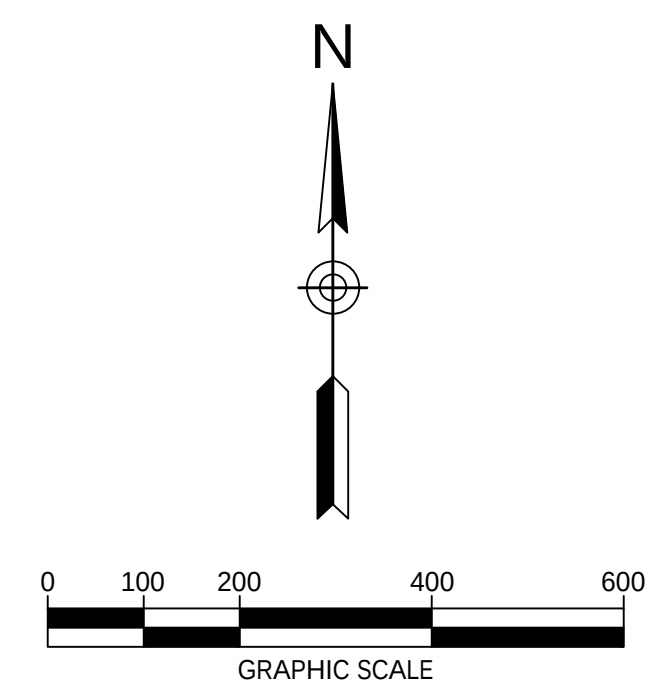
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KISSIMMEE, FLORIDA

PROJECT NUMBER
22710044
DRAWING NUMBER

C1.0





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

ADDRESS: Fountainhead PUD Amendment
PLAN NUMBER: PUD-22-0003

DATE: 3/30/2022

**Review Status:
APPROVED WITH CONDITIONS.**

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

General

1. Since the current zoning for Ph. 2 is split between Mixed Use Planned Unit Development (MUPUD) and Residential Planned Unit Development (RPUD), will verify with the City Attorney's Office whether this is a rezoning that requires a new Ordinance and advertisement/notice requirements or a PUD Amendment. The public hearing process (i.e., Planning Advisory Board and City Commission hearings) are the same for both. It is preferred to have the entire Fountainhead project (Ph. 1 & 2) to consist of the same PUD designation.
2. The previous PUD Amendments (DRC#06-048 and DRC#06-0133[Full Circle World]) and associated PUD Site Plan & Preliminary Plat (DRC#06-0153 & DRC#06-0154, respectively) are expired.

Entitlements

3. Will confirm with the City Attorney's Office if the Land Use Conversion Matrix within the Fountainhead DRI Rescission Development Agreement can be amended with the PUD Rezoning/Amendment with the most current ITE Edition instead of amending the Developer's Agreement. Section IIIA.2 of the Developer's Agreement acknowledges that the developer may revise the matrix in the future as new trip generation numbers becomes available.
 - a) In addition to updating the Land Use Conversion Matrix, the project build out date of December 29, 2020 in Section IIIA.3. in the Developer's Agreement is outdated.
 - b) There is also a biennial report requirement for the life of the Developer's Agreement in Section VIIIA that may have been a carryover from the DRI reporting requirements and is no longer needed.
4. Please note that the use of conversion table to establish residential uses within the areas that have a Commercial General (CG) Future Land Use designation may be limited as subordinate, or ancillary uses, to commercial uses within a Mixed Use PUD. Additional research is needed to determine what maximum residential densities may be established within areas of the PUD that consists of the CG Future Land Use designation.

Development Standards

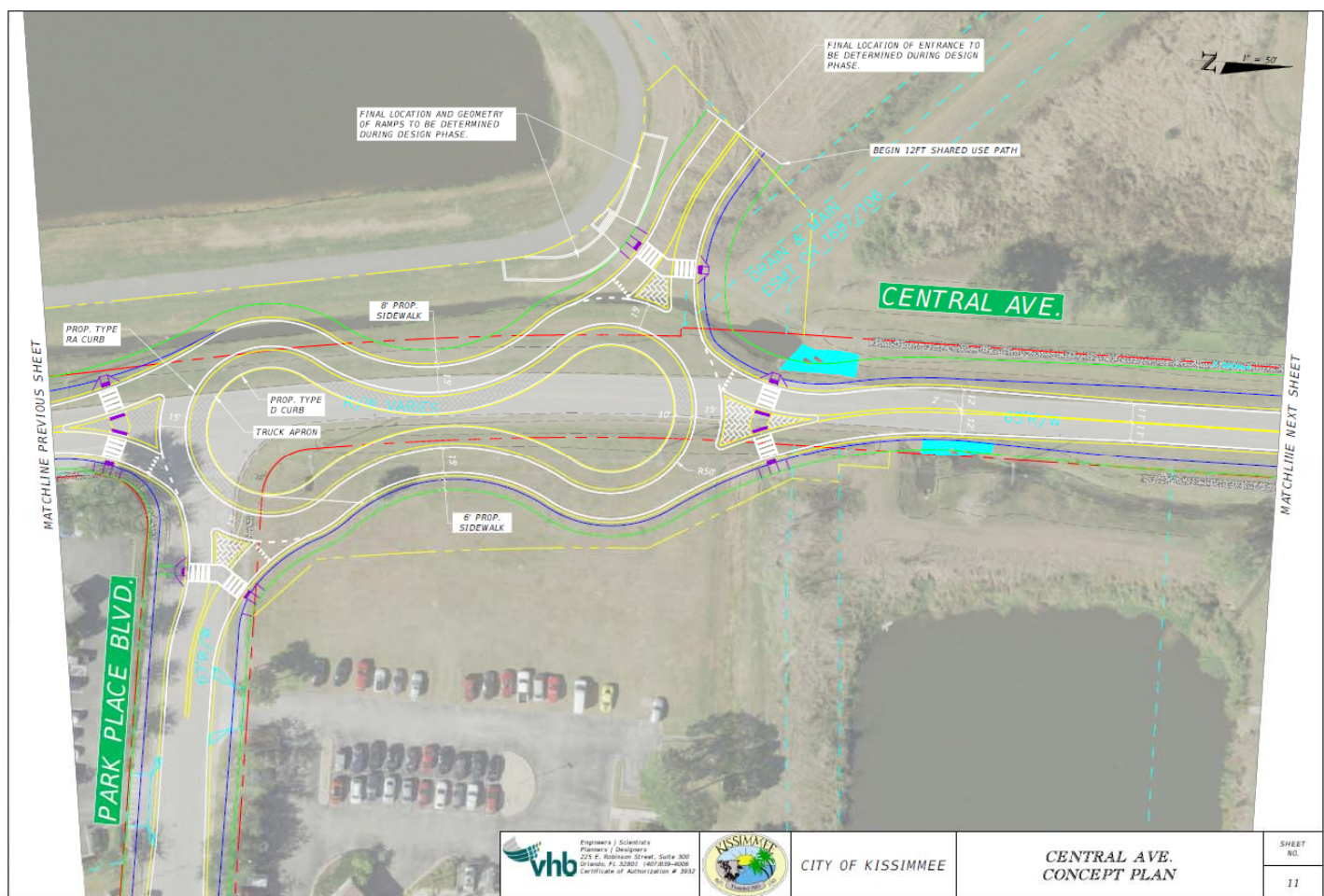
5. Revise Outdoor Storage under Section 6.1.1. as a use. Outdoor storage may be permitted as an ancillary use subject to the standards in LDC Section 14-6-12.
6. Note that the HC Zoning District does not have a maximum height restriction except in cases where there is adjacent single family residential. Special setback requirements apply in these

instances (LDC Section 14-4-6.C) where the height of the building is also the minimum setback requirement from single family residential. Consider revising maximum height standards in Section 7.1 consistent with HC Zoning standards for the HC uses included with this PUD Amendment.

7. Revise Sections 7.4 and 7.5 setback standards so that there are minimum standards from the PUD boundary and general front, side, and rear setbacks.
8. Revise Section 7.9 consistent with the maximum density of the underlying MF-MDR Future Land Use designation of 20 dwelling units per acre and with the MF-HDR Land Use designation of 25 dwelling units per acre.

Parking & Roadways

9. During the subsequent PUD Site Plan submittal and review, additional ROW along Central Ave. will be needed to accommodate a new “peanut” roundabout along Central Avenue to facilitate more efficient traffic flow and act as a gateway feature to the Central Ave. corridor. This roadway design is part of the City’s Central Avenue Corridor Planning Study.



10. During the subsequent PUD Site Plan submittal and review, a 10ft. wide multi use path along the property frontage off John Young Parkway will be required.

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: N John Young Parkway
PLAN (DRC) NUMBER: PUD-22-0003**

**DATE: 3/22/2022
SDOC#: 2021/22-0138**

**Review Status:
APPROVED.**

OSCEOLA COUNTY SCHOOL DISTRICT - Jason Lindsey - 407.518.2964 - Jason.Lindsey@osceolaschools.net

Comments/Conditions (if applicable):

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The District does not object to the expansive residential development proposed but we do want to ensure proper mitigation of such impact on school capacity and the collection of Educational System Impact Fees.

Osceola High utilizes fourteen (14) relocatables to accommodate its existing enrollment. Capacity may be met through existing space reconfigurations, classroom wing additions, the addition of relocatables, redistricting and/or charter schools.

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

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Additional comments may be forthcoming 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 SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date:	3/7/22	Current FLU:	Vacant
SDOC #:	2021/22-0138	Requested FLU:	MF-MDR
Jurisdiction:	Kissimmee	Current Zoning:	RPUD
DRC #:	PUD-22-0003	Requested Zoning:	N/A
Project Name:	Fountainhead PUD	PID:	16-25-29-00U0-0125-0000
Project Location:	N. John Young Parkway		
Comments Due Date:	3/30/22		
AC:	18.75		

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1. - 6.7. of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.[2012]). "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2964.

Total Proposed Residential Units by Type

SF	0	TH	0	MF	576
Single Family		Townhome		Multi-Family	
Condo	0	MH	0	STR	0
Condominium		Mobile Home		Short Term Rental	
HOP	0	VV	0	AWH	0
Housing for Older Persons		Vacation Villas		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5)	111	Middle (6-8)	44	High (9-12)	72
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Student Generation Calculations

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
576	0	0	576	0	0

Student Generations Rates			
	Elem. (K-5)	Middle (6-8)	High (9-12)
SF	0.178	0.087	0.154
TH	0.122	0.052	0.095
MF	0.192	0.076	0.124
CONDO	0.069	0.029	0.047
MH	0.133	0.056	0.075

Total Students	
Elem (K-5)	111
Middle (6-8)	44
High (9-12)	72

Level of Service (LOS)

School Boundaries Impacted	2020-2021			2023-2024		
	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
HLES	714	1,009	71%	744	855	85%
DJMS	948	1,318	72%	921	1,169	89%
OCHS	2,458	2,817	87%	2,711	3,366	119%

Comments

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The District does not object to the expansive residential development proposed but we do want to ensure proper mitigation of such impact on school capacity and the collection of Educational System Impact Fees.

Osceola High utilizes fourteen (14) relocatables to accommodate its existing enrollment. Capacity may be met through existing space reconfigurations, classroom wing additions, the addition of relocatables, redistricting and/or charter schools.



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DATE: 3/30/2022
PROJECT: Fountainhead PUD
DRC NUMBER: PUD-22-0003
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

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

CONDITIONS OF APPROVAL (No Responses Necessary):

- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

###



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

ADDRESS: n/a **DATE:** 3/18/2022
PLAN (DRC) NUMBER: SP-22-0003

Review Status:
APPROVED.

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

Comments/Conditions (if applicable):

No Comment

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: Fountainhead PUD DRC#

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

Agent Signature:  Date: 4/23/22

Agent Name (Print): Eric Raasch, S&ME, Inc.

Property Owner Signature:  Date: HEB 23 2022

Property Owner Name (Print): Anup Visisht, Kissimmee Investors Ltd.

Legal Descriptions for Non-City Owned Property within Fountainhead PUD

Phase 1 Parcels

1. COM AT NE COR OF SE 1/4, S 1280.05 FT, W 75 FT TO POB; CONT W 143 FT, N 224.83 FT, N 40 DEG E 172.59 FT TO PT ON W R/W OF CENTRAL AVE & POC, CONC SELY, CENT ANG 24 DEG, ALONG CURVE 293.18 FT, S 44.98 FT, S 44 DEG W 35.37 FT TO POB LESS COM AT NE COR OF SE 1/4, S 01 DEG W 1278.05 FT, W 75 FT TO POB; CONT W 142.96 FT, N 01 DEG E 14 FT, S 89 DEG E 156.97 FT, S 46 DEG W 19.81 FT TO POB
2. BELLA VISTA A CONDO CB 9 PG 93-113 OR 3156/106 COMMON AREA
3. LAKE TIVOLI APARTMENTS PB 6 PG 122 LOT 1 AND UNPLATTED LAND BEG SW COR OF NE 1/4 OF SE 1/4, N 398.9 FT, E 546 FT, S 398.9 FT, W 546 FT TO POB LESS S 30 FT & LESS COM AT SW COR OF NE 1/4 OF SE 1/4, N 30 FT TO POB; CONT N 10 FT, E 356.01 FT, N 2 FT, E 190 FT, S 12 FT, W 546 FT TO POB

Phase 2 Parcels

1. LAKE TIVOLI APARTMENTS PB 6 PG 122 LOT 2 LESS COM AT SW COR LOT 2, N 300.37 FT, N 42 DEG E 29.38 FT, E 69.80 FT TO POB; N 215.57 FT TO N/L LOT 2, N 42 DEG E 29.62 FT, S 237.45 FT, W 20 FT TO POB & LESS COM AT SW COR OF LOT 2, N 192.08 FT TO POB; N 108.29 FT, N 42 DEG E 29.38 FT, E 100.22 FT, S 130 FT, W 120 FT TO POB
2. COM AT E 1/4 COR OF 16-25-29, W 259.86 FT TO W R/W OF CENTRAL AVE, NLY ALONG WLY R/W OF CENTRAL AVE 960 FT MOL, W 5 FT TO SLY MOST COR OF LOT 2 OAK LEAF LANDINGS PB 10 PG 15, N 44 DEG W 635 FT MOL, W 540 FT MOL, S 75 FT, W 643.28 FT TO SW COR OF DONEGAN TOWNHOMES PB 17 PGS 112 & 113, S 659 FT MOL, W 530 FT MOL TO E R/W OF BERMUDA AVE, S 600 FT MOL TO NWLY COR OF LOT 2 OF LAKE TIVOLI APARTMENTS PB 6 PG 122, N 42 DEG E 212.33 FT, N 53 DEG E 573.83 FT, S 87 DEG E 1041.38 FT, S 47 DEG E 147.16 FT, N 10 FT MOL, S 89 DEG E 170.61 FT, S 33 DEG E 638.32 FT TO W R/W OF CENTRAL AVE, N 01 DEG E 113.25 FT TO POB LESS COM AT SW COR OF LOT 2 LAKE TIVOLI APARTMENTS N 300.37 FT, N 42 DEG E 29.38 FT, E 69.80 FT, N 215.57 FT TO POB; N 33.12 FT, N 42 DEG E 55.32 FT TO POC, CONC SE, RAD 111 FT, CENT ANG 8 DEG (CH BEARING N 46 DEG E 15.74 FT) NELY ALONG CURVE 15.75 FT, N 51 DEG E 113.83 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 49 DEG (CH BEARING N 26 DEG E 76.12 FT) NELY ALONG CURVE 78.54 FT, N 1 DEG E 24.14 FT TO POC, CONC SE, RAD 69.23 FT, CENT ANG 60 DEG (CH BEARING N 31 DEG E 66.10 FT) NELY ALONG CURVE 69.23 FT, N 61 DEG E 75.37 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 61 DEG (CH BEARING N 31 DEG E 92.68 FT) NELY ALONG CURVE 97.24 FT, N 92.37 FT TO POC, CONC SE, RAD 85 FT, CENT ANG 90 DEG (CH BEARING N 45 DEG E 120.35 FT) NELY ALONG CURVE 133.72 FT, E 83.93 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 18.81 FT) ELY ALONG CURVE 18.82 FT, N 88 DEG E 74.71 FT TO POC, CONC S, RAD 516 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 22.16 FT) ELY ALONG CURVE 22.16 FT, E 86.69 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 19.43 FT) ELY ALONG CURE 19.43 FT, N 88 DEG E 74.17 FT TO POC, CONC N, RAD 91 FT, CENT ANG 12 DEG (CH BEARING N 82 DEG E 19.44 FT) ELY ALONG CURVE 19.48 FT, N 76 DEG E 83.15 FT TO POC, CONC N, RAD 234 FT, CENT ANG 5 DEG

(CH BEARING N 73 DEG E 21.59 FT) ELY ALONG CURVE 21.60 FT, N 71 DEG E 85.26 FT TO POC, CONC S, RAD 216 FT, CENT ANG 9 DEG (CH BEARING N 75 DEG E 34.63 FT) ELY ALONG CURVE 34.67 FT, N 80 DEG E 39.17 FT TO POC, CONC S, RAD 111 FT, CENT ANG 34 DEG (CH BEARING S 83 DEG E 146.50 FT) ELY ALONG CURVE 66.22 FT, S 66 DEG E 146.50 FT TO POC, CONC N, RAD 94 FT, CENT ANG 24 DEG (CH BEARING S 78 DEG E 39.11 FT) ELY ALONG CURVE 39.40 FT, E 477.01 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 58 DEG (CH BEARING N 61 DEG E 88.43 FT) NELY ALONG CURVE 92.34 FT, N 32 DEG E 44.76 FT TO POC, CONC S, RAD 91 FT, CENT ANG 139 DEG (CH BEARING S 79 DEG E 170.28 FT) ELY ALONG CURVE 220.20 FT, S 10 DEG E 216.88 FT, S 8 DEG E 277.99 FT TO POC, CONC W, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 6 DEG E 20.78 FT) SLY ALONG CURVE 20.79 FT, S 5 DEG E 72.62 FT TO POC, CONC W, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 4 DEG E 18.49 FT) SLY ALONG CURVE 18.50 FT, S 3 DEG E 79.07 FT TO POC, CONC W, RAD 504 FT, CENT ANG 3 DEG (CH BEARING S 2 DEG E 23.53 FT) SLY ALONG CURVE 23.53 FT, S 57.92 FT TO POC, CONC W, RAD 504 FT, CENT ANG 6 DEG (CH BEARING S 3 DEG W 56.18 FT) SLY ALONG CURVE 56.21 FT, S 6 DEG E 55.32 FT TO POC, CONC E, RAD 91 FT, CENT ANG 47 DEG (CH BEARING S 18 DEG E 72.66 FT) SLY ALONG CURVE 74.74 FT, S 41 DEG E 46.83 FT, S 1 DEG E 30.03 FT, N 41 DEG E 70.74 FT, N 32 DEG W 32.19 FT TO NON-TANG CURVE, CONC E, RAD 111 FT, CENT ANG 30 DEG (CH BEARING N 9 DEG W 56.71 FT) NLY ALONG CURVE 57.34 FT, N 6 DEG E 55.32 FT TO POC, CONC W, RAD 484 FT, CENT ANG 6 DEG (CH BEARING N 3 DEG E 53.95 FT) NLY ALONG CURVE 53.98 FT, N 57.92 FT TO POC, CONC W, RAD 484 FT, CENT ANG 3 DEG (CH BEARING N 2 DEG W 22.59 FT) NLY ALONG CURVE 22.60 FT, N 3 DEG W 79.07 FT TO POC, CONC W, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 4 DEG W 17.76 FT) NLY ALONG CURVE 17.76 FT, N 5 DEG W 72.62 FT TO POC, CONC W, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 6 DEG W 19.96 FT) NLY ALONG CURVE 19.96 FT, N 8 DEG W 70.91 FT, N 8 DEG W 206.58 FT, N 10 DEG W 216.67 FT TO POC, CONC S, RAD 71 FT, CENT ANG 139 DEG (CH BEARING N 79 DEG W 132.85 FT) WLY ALONG CURVE 171.80 FT, S 32 DEG W 44.76 FT TO POC, CONC NW, RAD 111 FT, CENT ANG 58 DEG (CH BEARING S 61 DEG W 107.87 FT) SWLY ALONG CURVE 112.64 FT, W 477.01 FT TO POC, CONC N, RAD 114 FT, CENT ANG 24 DEG (CH BEARING N 78 DEG W 47.44 FT) WLY ALONG CURVE 47.78 FT, N 66 DEG W 146.50 FT TO POC, CONC S, RAD 91 FT, CENT ANG 34 DEG (CH BEARING N 83 DEG W 53.49 FT) WLY ALONG CURVE 54.29 FT, S 80 DEG W 39.17 FT TO POC, CONC S, RAD 196 FT, CENT ANG 9 DEG (CH BEARING S 75 DEG W 31.42 FT) WLY ALONG CURVE 31.46 FT, S 71 DEG W 85.26 FT TO POC, CONC N, RAD 254 FT, CENT ANG 5 DEG (CH BEARING S 73 DEG W 23.43 FT) WLY ALONG CURVE 23.44 FT, S 76 DEG W 83.15 FT TO POC, CONC N, RAD 111 FT, CENT ANG 12 DEG (CH BEARING S 82 DEG W 23.71 FT) WLY ALONG CURVE 23.76 FT, S 88 DEG W 74.17 FT TO POC, CONC N, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 89 DEG W 20.23 FT) WLY ALONG CURVE 20.23 FT, S 86.89 FT TO POC, CONC S, RAD 496 FT, CENT ANG 2 DEG (CH BEARING S 89 DEG W 21.30 FT) WLY ALONG CURVE 21.30 FT, S 88 DEG W 74.71 FT TO POC, CONC N, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 89 DEG W 19.59 FT) WLY ALONG CURVE 19.59 FT, W 83.93 FT TO POC, CONC SE, RAD 65 FT, CENT ANG 90 DEG (CH BEARING S 45 DEG W 92.03 FT) SWLY ALONG CURVE 102.26 FT, S 92.37 FT TO POC, CONC NW, RAD 111 FT, CENT ANG 61 DEG (CH BEARING S 31 DEG W 113.05 FT) SWLY ALONG CURVE 118.61 FT, S 61 DEG W 75.37 FT TO POC, CONC SE, RAD 46 FT, CENT ANG 60 DEG (CH BEARING S 31 DEG W 46.07 FT) SWLY ALONG CURVE 48.25 FT, S 1 DEG W 24.14 FT TO POC, CONC NW, RAD 111 FT, CENT ANG 49 DEG (CH BEARING S 26 DEG W 92.85 FT) SWLY ALONG CURVE 95.80 FT, S 51 DEG W 113.83 FT TO POC, CONC SE, RAD 91 FT, CENT ANG 8 DEG (CH BEARING S 46

DEG W 12.90 FT) SWLY ALONG CURVE 12.92 FT, S 42 DEG W 47.56 FT, S 3.51 FT TO N/L LOT 2 OF LAKE TIVOLI APARTMENTS, S 42 DEG W 29.62 FT TO POB AND BEG SE COR OF NE 1/4, W 1340 FT, N 1420 FT TO POB; W 310 FT, S 75 FT, E 310 FT, N 75 FT TO POB

3. BEG 440.25 FT S & 132 FT E OF NW COR OF NE 1/4, S ALONG E R/W BERMUDA AVE 1524.84 FT, E 530.07 FT, N 1524.84 FT, W 535.25 FT TO POB ORD # 1734 LESS COM AT SW COR OF LOT 2 LAKE TIVOLI APARTMENTS, N 300.37 FT, N 42 DEG E 29.38 FT, E 69.80 FT, N 215.57 FT TO POB; N 33.12 FT, N 42 DEG E 55.32 FT TO POC, CONC SE, RAD 111 FT, CENT ANG 8 DEG (CH BEARING N 46 DEG E 15.74 FT) NELY ALONG CURVE 15.75 FT, N 51 DEG E 113.83 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 49 DEG (CH BEARING N 26 DEG E 76.12 FT) NELY ALONG CURVE 78.54 FT, N 1 DEG E 24.14 FT TO POC, CONC SE, RAD 69.23 FT, CENT ANG 60 DEG (CH BEARING N 31 DEG E 66.10 FT) NELY ALONG CURVE 69.23 FT, N 61 DEG E 75.37 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 61 DEG (CH BEARING N 31 DEG E 92.68 FT,) NELY ALONG CURVE 97.24 FT, N 92.37 FT TO POC, CONC SE, RAD 85 FT, CENT ANG 90 DEG (CH BEARING) N 45 DEG E 120.35 FT) NELY ALONG CURVE 133.72 FT, E 83.93 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 18.81 FT) ELY ALONG CURVE 18.82 FT, N 88 DEG E 74.71 FT TO POC, CONC S, RAD 516 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 22.16 FT) ELY ALONG CURVE 22.16 FT, E 86.69 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 19.43 FT) ELY ALONG CURVE 19.43 FT, N 88 DEG E 74.17 FT TO POC, CONC N, RAD 91 FT, CENT ANG 12 DEG (CH BEARING N 82 DEG E 19.44 FT) ELY ALONG CURVE 19.48 FT, N 76 DEG E 83.15 FT TO POC, CONC N, RAD 234 FT, CENT ANG 5 DEG (CH BEARING N 73 DEG E 21.59 FT) ELY ALONG CURVE 21.60 FT, N 71 DEG E 85.26 FT, TO POC, CONC S, RAD 216 FT, CENT ANG 9 DEG (CH BEARING N 75 DEG E 34.63 FT) ELY ALONG CURVE 34.67 FT, N 80 DEG E 39.17 FT TO POC, CONC S, RAD 111 FT, CENT ANG 34 DEG (CH BEARING S 83 DEG E 146.50 FT) ELY ALONG CURVE 66.22 FT, S 66 DEG E 146.50 FT TO POC, CONC N, RAD 94 FT, CENT ANG 24 DEG (CH BEARING S 78 DEG E 39.11 FT) ELY ALONG CURVE 39.40 FT, E 477.01 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 58 DEG (CH BEARING N 61 DEG E 88.43 FT) NELY ALONG CURVE 92.34 FT, N 32 DEG E 44.76 FT TO POC, CONC S, RAD 91 FT, CENT ANG 139 DEG (CH BEARING S 79 DEG E 170.28 FT) ELY ALONG CURVE 220.20 FT, S 10 DEG E 216.88 FT, S 8 DEG E 277.99 FT TO POC, CONC W, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 6 DEG E 20.78 FT) SLY ALONG CURVE 20.79 FT, S 5 DEG E 72.62 FT TO POC, CONC W, RAD 504 FT, CENT ANG 2 DEG (CH BEARING S 4 DEG E 18.49 FT) SLY ALONG CURVE 18.50 FT, S 3 DEG E 79.07 FT TO POC, CONC W, RAD 504 FT, CENT ANG 3 DEG (CH BEARING S 2 DEG E 23.53 FT) SLY ALONG CURVE 23.53 FT, S 57.92 FT TO POC, CONC W, RAD 504 FT, CENT ANG 6 DEG (CH BEARING S 3 DEG W 56.18 FT) SLY ALONG CURVE 56.21 FT, S 6 DEG E 55.32 FT TO POC, CONC E, RAD 91 FT, CENT ANG 47 DEG (CH BEARING S 18 DEG E 72.66 FT) SLY ALONG CURVE 74.74 FT, S 41 DEG E 46.83 FT, S 1 DEG E 30.03 FT, N 41 DEG E 70.74 FT, N 32 DEG W 32.19 FT TO NON TANG CURVE, CONC E, RAD 111 FT, CENT ANG 30 DEG (CH BEARING N 9 DEG W 56.71 FT) NLY ALONG CURVE 57.34 FT, N 6 DEG E 55.32 FT TO POC, CONC W, RAD 484 FT, CENT ANG 6 DEG (CH BEARING N 3 DEG E 53.95 FT) NLY ALONG CURVE 53.98 FT, N 57.92 FT TO POC, CONC W RAD 484 FT, CENT ANG 3 DEG (CH BEARING N 2 DEG W 22.59 FT) NLY ALONG CURVE 22.60 FT, N 3 DEG W 79.07 FT TO POC, CONC W, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 4 DEG W 17.76 FT) NLY ALONG CURVE 17.76 FT, N 5 DEG W 72.62 FT TO POC, CONC W, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 6 DEG W 19.96 FT) NLY ALONG CURVE 19.96 FT, N 8 DEG W 70.91 FT, N 8 DEG W 206.58 FT, N 10 DEG W 216.67 FT TO POC, CONC S, RAD 71 FT, CENT ANG 139

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4. COM AT NE COR, W 639.7 FT, S 1200 FT, W 180.49 FT TO POB, CONT W 841.16 FT, N 303 FT, E 539.05 FT, S 44 DEG E 428.56 FT TO POB.
5. COM AT E 1/4 COR OF SEC 16, N 89 DEG W 259.86 FT, S 113.25 FT TO POB; N 33 DEG W 638.32 FT, N 88 DEG W 170.61 FT, S 56.20 FT, S 62 DEG E 190.03 FT, S 42 DEG E 186.27 FT, S 31 DEG E 427.52 FT, N 107.18 FT TO POB LESS COM AT SW COR OF LOT 2 LAKE TIVOLI APARTMENTS, N 300.37 FT, N 42 DEG E 29.38 FT, E 69.80 FT, N 215.57 FT TO POB; N 33.12 FT, N 42 DEG E 55.32 FT TO POC, CONC SE, RAD 111 FT, CENT ANG 8 DEG (CH BEARING N 46 DEG E 15.74 FT) NELY ALONG CURVE 15.75 FT, N 51 DEG E 113.83 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 49 DEG (CH BEARING N 26 DEG E 76.12 FT) NELY ALONG CURVE 78.54 FT, N 1 DEG E 24.14 FT TO POC, CONC SE, RAD 69.23 FT, CENT ANG 60 DEG (CH BEARING N 31 DEG E 66.10 FT) NELY ALONG CURVE 69.23 FT, N 61 DEG E 75.37 FT TO POC, CONC NW, RAD 91 FT, CENT ANG 61 DEG (CH BEARING N 31 DEG E 92.68 FT) NELY ALONG CURVE 97.24 FT, N 92.37 FT TO POC, CONC SE, RAD 85 FT, CENT ANG 90 DEG (CH BEARING N 45 DEG E 120.35 FT) NELY ALONG CURVE 133.72 FT, E 83.93 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 18.81 FT) ELY ALONG CURVE 18.82 FT, N 88 DEG E 74.71 FT TO POC, CONC S, RAD 516 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 22.16 FT) ELY ALONG CURVE 22.16 FT, E 86.69 FT TO POC, CONC N, RAD 484 FT, CENT ANG 2 DEG (CH BEARING N 89 DEG E 19.43 FT) ELY ALONG CURVE 19.43 FT, N 88 DEG E 74.17 FT TO POC, CONC N, RAD 91 FT, CENT ANG 12 DEG (CH BEARING N 82 DEG E 19.44 FT) ELY ALONG CURVE 19.48 FT, N 76 DEG E 83.15 FT TO POC, CONC N, RAD 234 FT, CENT ANG 5 DEG (CH BEARING N 73 DEG E 21.59 FT) ELY ALONG CURVE 21.60 FT, N 71 DEG E 85.26 FT TO POC, CONC S, RAD 216 FT, CENT ANG 9 DEG (CH BEARING N 75 DEG E 34.63 FT) ELY ALONG CURVE 34.67 FT, N 80 DEG E

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