



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 7, 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 June 15, 2022 Planning Advisory Board Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

Public Hearing - Ordinance amending the Zoning designation to establish RC-1 (Multiple Family Medium Density Residential); ZMA-22-0004 - Proposed Ordinance 22-16

5.A 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

5.B Public Hearing - Conditional Use with Site Plan to establish a child care facility at 1425 and 1429 Smith St. - CU-22-0007

5.C Appoint/Reappoint Planning Advisory Board Chair and Vice Chair

6. PUBLIC HEARINGS

7. DISCUSSION

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 June 15, 2022 Planning Advisory Board Meeting Minutes.****Request**

Approval of the June 15, 2022 Planning Advisory Board Meeting minutes.

Explanation**Recommendation****REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve

Attachment(s):

1. pab.06.15.22.minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 15, 2022 AT 6:00 PM**

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

Staff Members Present: Douglas Etheredge, Assistant Director, 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 Approval of the May 4, 2022 Planning Advisory Board Meeting Minutes

ACTION: Member Spalding made a motion to approve the minutes of the May 4, 2022, Planning Advisory Board meeting. Seconded by Member Thacker.

Chairman Bussiere	AYE	Member Thacker	AYE
Vice Chairman Wolff	AYE		
Member Spalding	AYE		

MOTION CARRIED 4-0

4. OLD BUSINESS

4.A **Public Hearing - Fountainhead PUD Amendment: PUD-22-0003**

Assistant Director Etheredge stated that this is a request for a PUD (Planned Unit Development) Amendment to amend the development standards and uses in the Fountainhead PUD on approximately 128.1 acres of land.

Assistant Director stated that the request expired so the applicant is submitting a application to the PUD to reestablish it and update it to today's standards.

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 1.2.1.3, 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.

Staff recommends approval subject to the following 1 condition:

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

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

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

4.B Public Hearing - Ordinance to Annex 15.50 acres of land: Give Kids The World, AX-22-0002 - Proposed Ordinance # 22-14

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

Planner Arias stated that this is a request for approval of an Annexation to annex 15.50 acres of land. The subject property is located east of Bass Road, South of West Vine Street and west of Hoagland Boulevard.

Planner Arias stated the applicant is proposing to utilize the property as low-impact overflow parking for there yearly Christmas Event.

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 property is contiguous, or adjacent, to the City Limits along the easterly and southern boundaries of the parcel. Public services, including water, sewer, drainage, and emergency services are already provided to these adjacent City parcels. The subject property is reasonably compact and will not result in the creation of an enclave if annexed.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.1.10.5, Osceola County and City of Kissimmee Land Use Conversions, in that the the existing Osceola County Low Density Residential (LDR) Future Land Use Map designation is equivalent to the City's Single Family Low Density Residential (SFLDR) Future Land Use designation and will be given this designation with the

- approval of this annexation.
3. Compliance with Section 14-3-25 annexation regulations outlined in the Land Development Code that refers to Chapter 171, Florida Statutes, and the general annexation procedures in the City's Comprehensive Plan utilizing either the City's land use conversion table in Future Land Use Policy 1.1.10.5, an Annexation Agreement, or a Future Land Use Map amendment. The land use conversion will be utilized to establish the Future Land Use designation on this property.

ACTION: Member Thacker made a motion for approval. Seconded by Member Spalding

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

MOTION CARRIED 4-0

5. NEW BUSINESS

- 5.A Appoint/Reappoint Planning Advisory Board Chair and Vice Chair

ACTION: Member Spalding made a motion to table this item. Seconded by Member Thacker.

Chairman Bussiere	AYE	Member Thacker	AYE
Vice Chairman Wolff	AYE		
Member Spalding	AYE		

MOTION CARRIED 4-0

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Adjourned-6:08 p.m.

Robert Bussiere, Chairman
Planning Advisory Board

Yolanda Hazley, Planning Technician
Development Services Dept.

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

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A

Public Hearing - Ordinance amending the Zoning designation to establish RC-1 (Multiple Family Medium Density Residential); ZMA-22-0004 - Proposed Ordinance 22-16

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 City Planned Mixed Use Development (PMUD) to City Multiple Family Medium Density Residential (RC-1) on 30.98 acres of land east of S. John Young Pkwy., north of Hacienda Cir., and west of Lake Tohopekaliga.

Explanation

The current Planned Mixed Use Development (PMUD) Zoning designation on the property was established in 1999 with the approval of the Huntington Properties PMUD (DRC#99-047) at the July 13, 1999 City Commission Meeting. Due to inactivity, the 62 acre MUPUD expired and an amendment was submitted and approved in 2002 for 22 single family units, 252 multiple family units and 22 acres of commercial uses. Through a series of Land Use and PMUD amendments and plat submittals (listed within the attached Site Data Tables), this 30 acre portion has been previously approved for townhomes and multi family uses. In addition, portions of the original Huntington Properties PMUD has been separated into zoning districts that can accommodate townhome, multi family, and commercial uses. This rezoning to RC-1 maintains consistency with the previously approved amendments and submittals that facilitated townhome and multi family uses. It is also consistent with the Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation.

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

FINDINGS AND REASONS:

1. Compliance with the intent of the Multiple Family Medium Density Residential (RC-1) Zoning District as outlined in Section 14-4-4(E) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-1, as 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 14-4-6 of the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed 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 August 2, 2022.

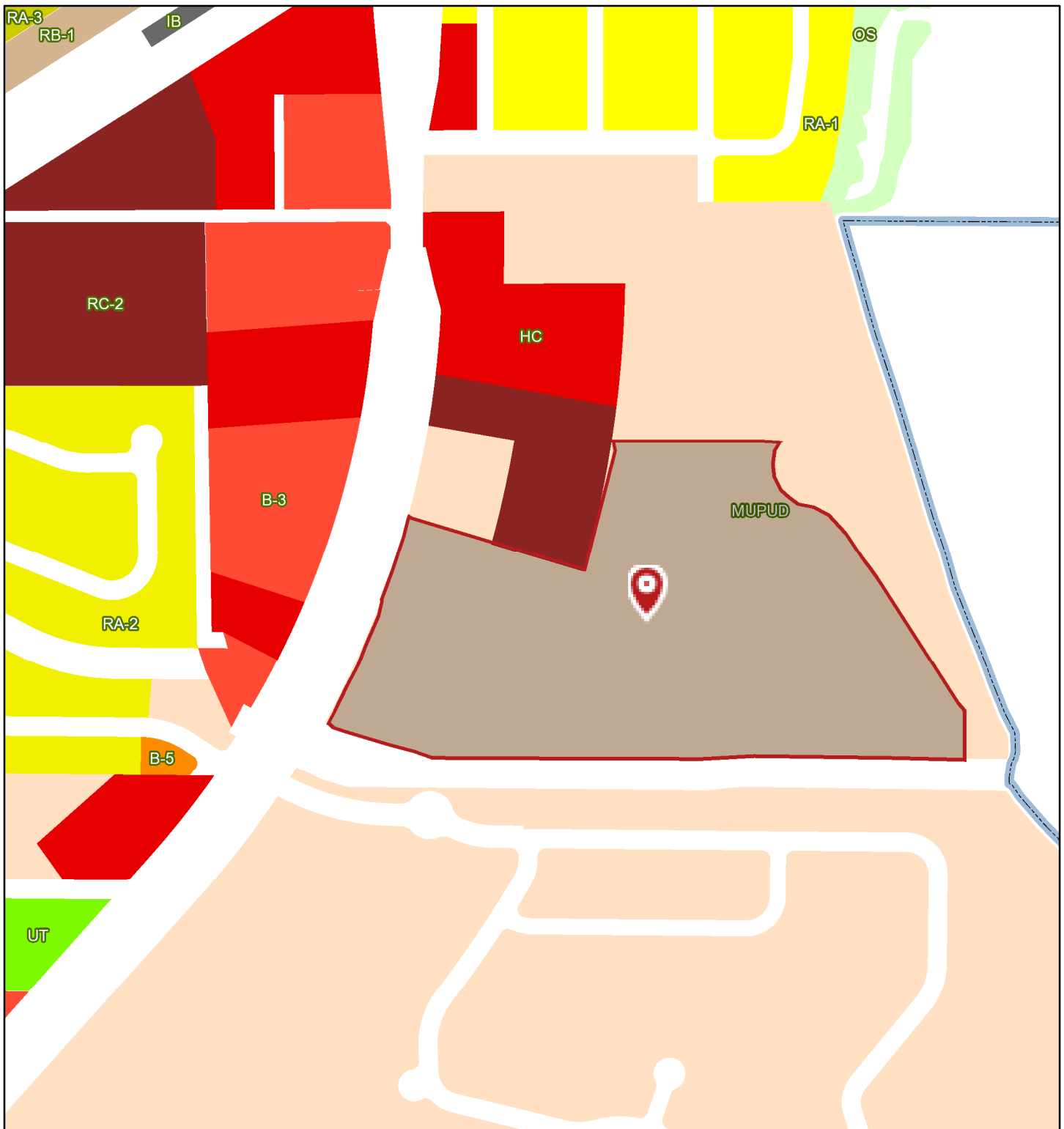
CONDITION:

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

Attachment(s):

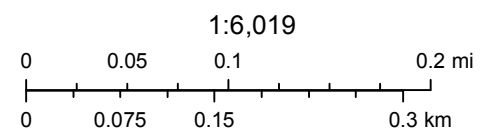
1. ZMA-22-0004 Vicinity Map
2. ZMA-22-0004 Aerial Map
3. ZMA-22-0004 Site Data Tables
4. ZMA-22-0004 Proposed Ordinance 22-16
5. ZMA-22-0004 PAB Ad
6. ZMA-22-0004 Traffic Statement
7. ZMA-22-0004 Public Comments
8. ZMA-22-0004 DRC Comments
9. ZMA-22-0004 DRC Application

ZMA-22-0004
Zoning Map Amendment
Kissimmee Residential JYP

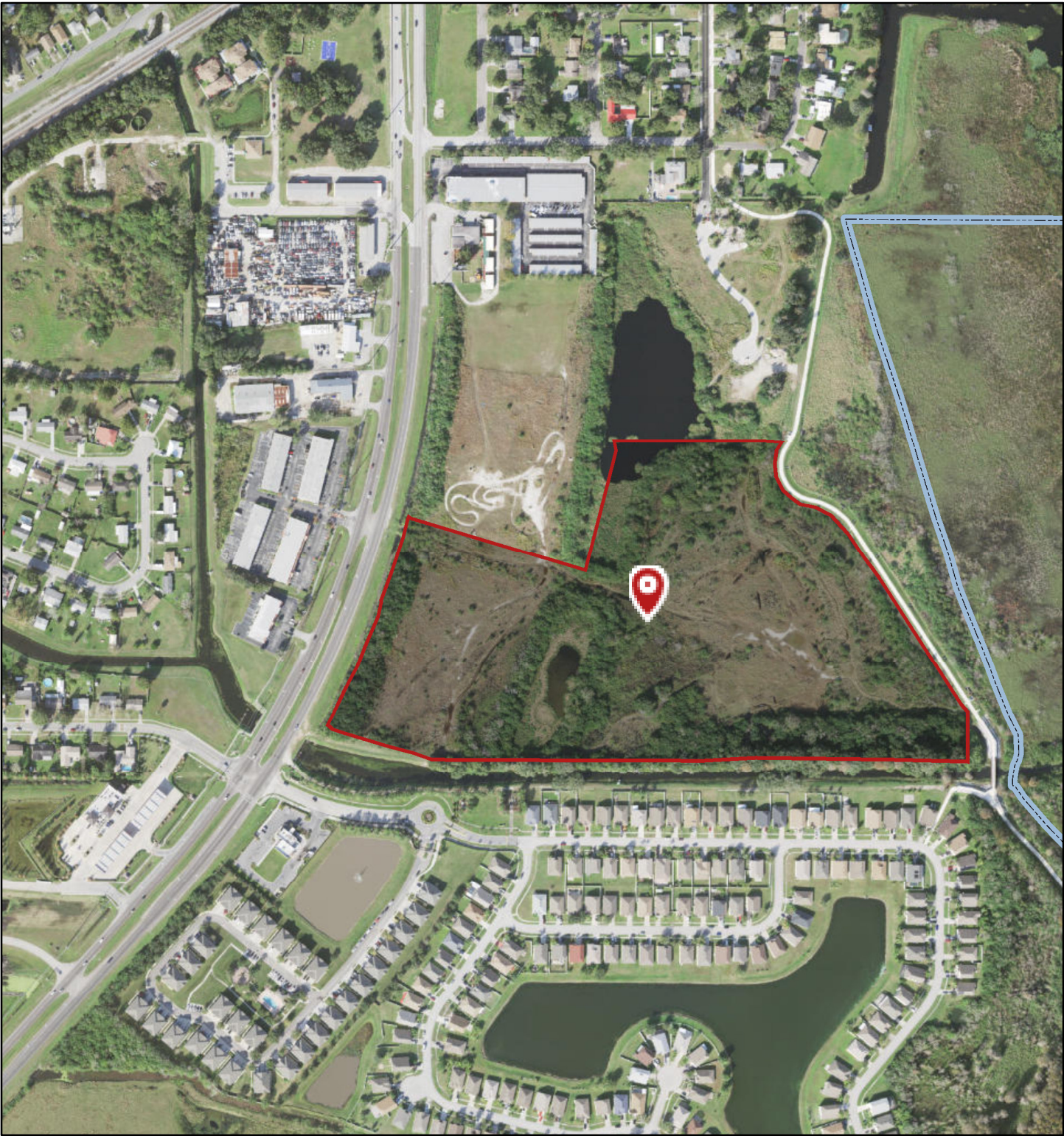


September 2, 2022

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



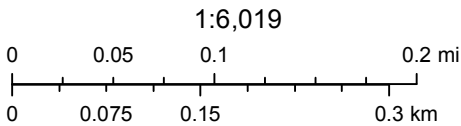
ZMA-22-0004
Zoning Map Amendment
Kissimmee Residential JYP



September 2, 2022

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

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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ZMA-22-0004
Kissimmee Residential JYP Zoning Map Amendment,
East of S. John Young Pkwy., North of Hacienda Cir., and west of Lake Tohopekaliga
Site Data Tables

Site Data	
Size	30.98 acres
Future Land Use Designation	MF-MDR (Multi Family Medium Density Residential)
Proposed Future Land Use Designation	N/A
Zoning District Designation	MUPUD (Mixed Use Planned Unit Development)
Proposed Zoning District Designation	RC-1 (Multi Family Medium Density Residential)
Existing Overlay District	None
Existing Use(s)	Vacant
Proposed Use(s)	Multi-Family
Adjacent Land Use	
North	SF-LDR, MF-MDR, & MF-HDR (Multi Family High Density Residential) – City
South	SF-LDR & CONS (Conservation) – City
East	CONS – City
West	Commercial General – City
Adjacent Zoning	
North	MUPUD & RC-2 (Multi Family Medium Density Residential) - City
South	MUPUD – City
East	MUPUD – City
West	B-3 (General Commercial) & HC (Highway Commercial) - City
Future Land Use & Zoning History	99-046 Annexation (Huntington Properties) 99-047 MUPUD Zoning (expired) 02-034 MUPUD Amendment (SF, MF, & Commercial) 03-078 MUPUD Amendment (TH & SF - Expired) 04-164 Land Use Amendment (CG to MF-MDR) 05-0049 Land Use Amendment (SF-LDR to CG) 05-0047 MUPUD Amendment (TH & Self Storage) 07-075 MUPUD Amendment (Townhomes & Layout) 15-038 Rezoning (MUPUD to HC – Vine Church) 15-068 Land Use Amendment (MF-MDR to CG – Vine) 18-113 Land Use Amendment (CG to MF-HDR – Vine) 18-114 – Rezoning (HC to RC-2 – Vine Church)
Past/Current Project Tracking	00-051 Final Plat 01-088 PUD Site Plan (Retail Warehouse, expired) 03-094 Preliminary Plat (Single Family) 05-048 Preliminary Plat (Townhomes) 05-127 PUD Site Plan (Noah's Ark Self Storage) 06-034 Final Plat (Single Family - expired)

	08-024 Final Plat (Single Family) 15-152 Final Plat (Vine Church) 19-050 Final Plat (Vine Church)
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 multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.	
Potential Zoning Districts	Multiple Family Medium Density Residential - RC – 1
	Agriculture and Conservation - AC
	Residential Planned Unit Development District - RPUD
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

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

Comprehensive Plan Future Land Use & Zoning Comparisons		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	MF-MDR – City FLU (Max. 20 du/ac)	N/A
	MUPUD Zoning	RC-1 Zoning
	Vacant	Multi-Family

Public Facilities Analysis	
Transportation	
Adjacent street	South John Young Parkway
Street Quality of Service (QOS)	Adjacent Street is under State jurisdiction.
Sanitary Sewer	
Is volume less than 98%	Yes – Compliance

capacity?	
Potable Water	
Is volume less than 98% capacity?	Yes – Compliance
Is water pressure at least 40lbs per square inch?	Yes – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	Yes – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	Yes – Compliance
Is urban open space area at least 2 acres per 1,000 population?	Yes – Compliance
Is total recreation area at least 4 acres per 1,000 population?	Yes – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	Yes – Compliance

PROPOSED ORDINANCE NO. 22-16
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: PMUD (Planned Mixed Use Development) – City

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

The subject property is located at: Parcel ID: 28-25-29-1512-0001-00B0

Legal Description:

HUNTINGTON PB 12 PGS 109-112 TRACT B AND PORTION OF TRACT A: COM NW COR OF SE 1/4, N 179.80 FT, E 54 FT TO ELY R/W OF US 17-92, S 203.26 FT, N 88 DEG E 256.01 FT, S 1 DEG E 201.16 FT, S 88 DEG W 219.48 FT, S 14 DEG E 80 FT TO NON-TAN CURVE, CONC NWLY, RAD 2974.79 FT, CENT ANG 15 DEG (CH BEARING S 9 DEG W) ALONG CURVE 665.42 FT TO POB; S 75 DEG E 580.22 FT TO NON-TAN CURVE, CONC NWLY, RAD 3554.59 FT, CENT ANG 2 DEG (CH BEARING S 15 DEG W 100 FT) TO POC, CONC NWLY, RAD 3554.59 FT, CENT ANG 8 DEG (CH BEARING S 20 DEG W 519.95 FT), W 259.16 FT, N 75 DEG W 305 FT, N 66 DEG W 38.39 FT TO NON-TAN CURVE, CONC NWLY, RAD 2984.79 FT, CENT ANG 8 DEG (CH BEARING N 23 DEG E 417.91 FT), N 71 DEG W 10 FT TO NON-TAN CURVE, CONC NWLY, RAD 2974.79 FT, CENT ANG 3 DEG (CH BEARING N 17 DEG E 169.14 FT) TO POC, CONC NWLY, RAD 2974.79 FT, CENT ANG 1 DEG (CH BEARING N 15 DEG E 100 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 ____ day of ____, 2022.

Mayor - Commissioner

ATTEST:

City Clerk

**CITY OF KISSIMMEE
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: **MUPUD - (Planned Mixed Use Development) – City**

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

The subject property is located at **Parcel ID: 28-25-29-1512-0001-00B0**

Legal Description:

HUNTINGTON PB 12 PGS 109-112 TRACT B AND PORTION OF TRACT A: COM NW COR OF SE 1/4, N 179.80 FT, E 54 FT TO ELY R/W OF US 17-92, S 203.26 FT, N 88 DEG E 256.01 FT, S 1 DEG E 201.16 FT, S 88 DEG W 219.48 FT, S 14 DEG E 80 FT TO NON-TAN CURVE, CONC NWLY, RAD 2974.79 FT, CENT ANG 15 DEG (CH BEARING S 9 DEG W) ALONG CURVE 665.42 FT TO POB; S 75 DEG E 580.22 FT TO NON-TAN CURVE, CONC NWLY, RAD 3554.59 FT, CENT ANG 2 DEG (CH BEARING S 15 DEG W 100 FT) TO POC, CONC NWLY, RAD 3554.59 FT, CENT ANG 8 DEG (CH BEARING S 20 DEG W 519.95 FT), W 259.16 FT, N 75 DEG W 305 FT, N 66 DEG W 38.39 FT TO NON-TAN CURVE, CONC NWLY, RAD 2984.79 FT, CENT ANG 8 DEG (CH BEARING N 23 DEG E 417.91 FT), N 71 DEG W 10 FT TO NON-TAN CURVE, CONC NWLY, RAD 2974.79 FT, CENT ANG 3 DEG (CH BEARING N 17 DEG E 169.14 FT) TO POC, CONC NWLY, RAD 2974.79 FT, CENT ANG 1 DEG (CH BEARING N 15 DEG E 100 FT) TO POB

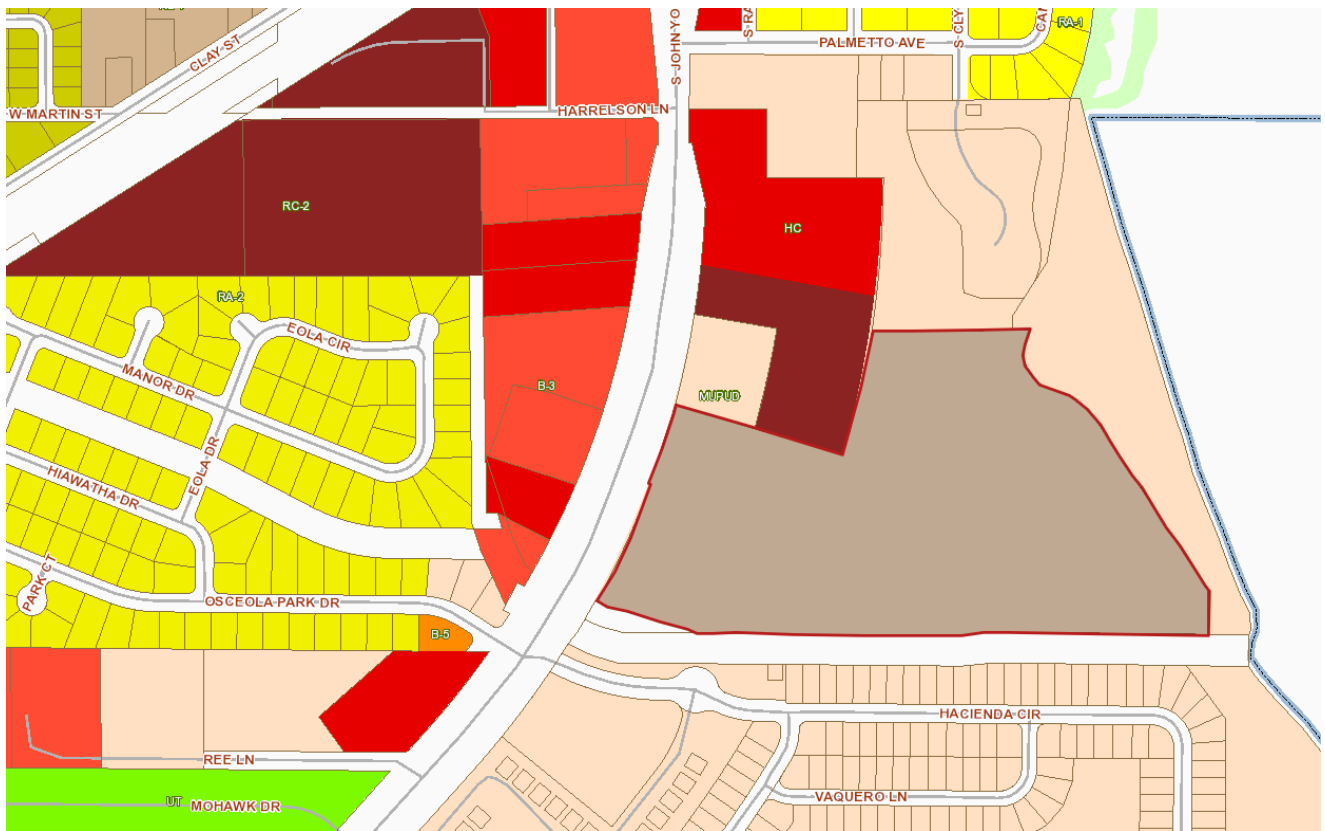
PROPOSED ORDINANCE #**22-16**: AN ORDINANCE AMENDING ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **September 7, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person. Any questions may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # **ZMA-22-0004**
Kissimmee Residential JYP

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.

MEMORANDUM

To: Nabil Muhaisen, MSCE
Public Works & Engineering, City of Kissimmee

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: August 29, 2022

Subject: Traffic Impact Analysis (TIA) Methodology
Kissimmee Residential JYP

PURPOSE

The following is a Traffic Impact Analysis (TIA) methodology outline for the above-referenced project in the City of Kissimmee, Florida. The forthcoming TIA will generally conform to the methodology herein and the policies and guidelines of the City of Kissimmee.

PROJECT DESCRIPTION

Kissimmee Residential JYP is a proposed multifamily development generally located on the east side of John Young Parkway (US 17/92), north of Hacienda Circle in the City of Kissimmee, Florida. The proposed development will consist of 534 dwelling units of multifamily housing. The project site is currently vacant and is anticipated for buildout in Year 2024. Access to the development is proposed via one (1) existing full-access driveway along John Young Parkway, approximately 790 feet northeast of US 17/92 & Hacienda Circle / Osceola Park Drive.

Figure 1 shows the location of the proposed development and driveway.





TRIP GENERATION

Trip generation rates for the proposed development were calculated using the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. Land Use Code (LUC) 221 (Multifamily Housing Mid-Rise) was used to estimate the trip generation of the development. Excerpts from ITE's *Trip Generation Manual* are provided in **Attachment A**.

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the project. The proposed development is anticipated to generate approximately 2,498 daily trips, of which 224 occur during the AM peak hour (52 inbound / 172 outbound) and 209 during the PM peak hour (127 inbound / 82 outbound). Since the proposed development is estimated to generate more than 99 two way peak hour trips (AM and/or PM), the forthcoming TIA will follow requirements for a Tier 3 TIA.

Table 1: Trip Generation Summary

Daily	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	Daily Trip Generation				
						Total	In ¹		Out ¹	
	Multifamily Housing (Mid-Rise)	221	534	DU	4.68	2,498	50%	1,249	50%	1,249
Total Generated Trips						2,498	1,249		1,249	
AM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	AM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
	Multifamily Housing (Mid-Rise)	221	534	DU	0.42	224	23%	52	77%	172
Total Generated Trips						224	52		172	
PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
	Multifamily Housing (Mid-Rise)	221	534	DU	0.39	209	61%	127	39%	82
Total Generated Trips						209	127		82	

Notes: ¹ Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Edition



STUDY AREA

Per the City's TIA procedures and requirements for a Tier 3 TIA, an operational analysis will be conducted for all roadway segments, signalized intersections, and major unsignalized intersections within a 2-mile radius of the proposed development. Therefore, the proposed study area will include the following roadway segments and intersections:

Roadway Segments

- John Young Parkway
 - o Pleasant Hill Road to Portage Street
 - o Portage Street to Emmett Street
 - o Emmett Street to US 192-441
 - o US 192 to Columbia Avenue
- US 192 (Vine Street)
 - o Hoagland Boulevard to Thacker Avenue
 - o Thacker Avenue to Main Street/US 441-17/92
- Pleasant Hill Road
 - o Grasmere View Parkway to US 17/92
- Neptune Road
 - o Broadway Avenue/Main Street to Lakeshore Boulevard

Study Intersections

1. John Young Parkway & Columbia Avenue (*signalized*)
2. John Young Parkway & US 192 (Vine Street) (*signalized*)
3. John Young Parkway & M.L.K. Jr Blvd (*signalized*)
4. John Young Parkway & Emmett Street (*signalized*)
5. John Young Parkway & Hacienda Circle / Osceola Park Drive (*signalized*)
6. John Young Parkway & Pleasant Hill Road (*signalized*)
7. Broadway/Main Street & Neptune Road (*signalized*)
8. John Young Parkway & Project Driveway (*stop-controlled*)

Intersections within the 2-mile area of influence where a significant number of project turns are anticipated were included in the analysis. A test for two percent (2%) significance is provided in **Table 2**. As shown in the table, project trips are only expected to consume greater than two percent (2%) of the above-listed John Young Parkway segments.

**Table 2: Significance Test**

AM Peak Hour Trip Generation: **52 IN** **172 OUT**
 PM Peak Hour Trip Generation: **127 IN** **82 OUT**

Roadway Segment Count # ¹ Segment		PHPD MSV ¹	Trip Distribution (%) ²	Project Trips		Maximum Significance (%)	Significance > 2%?
				AM Peak	PM Peak		
John Young Parkway							
911	Pleasant Hill Rd to Portage St	2,060	81%	139	103	6.75%	Yes
920003	Portage St to Emmett St	2,060	77%	132	98	6.41%	Yes
319	Emmett St to US 192-441	2,940	63%	108	80	3.67%	Yes
318	US 192 to Columbia Ave	2,780	36%	62	46	2.23%	Yes
US 192 (Vine St)							
905	Hoagland Blvd to Thacker Ave	2,970	13%	22	17	0.74%	No
925016	Thacker Ave to Main St/US 441-17/92	2,830	13%	22	17	0.78%	No
Pleasant Hill Road							
205	Grasmere View Pkwy to US 17/92	1,850	4%	7	5	0.38%	No
Neptune Road							
364	Broadway Ave/Main St to Lakeshore Blvd	1,760	6%	10	8	0.57%	No

Notes:

1. Data obtained from Osceola County's 2022 Roadway Network Capacity Report (updated 07/18/2022)
2. Maximum distribution along segment



TRIP DISTRIBUTION

Projected traffic demand of project trips on study roadways was derived with use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Central Florida Regional Planning Model (CFRPM v7) model set and situated within the existing roadway network. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percent of daily project distribution is provided in **Attachment B**.

Daily model project distribution was referenced to manually assign project distribution at study area intersections and driveway in general accordance with model output. **Figure 2** shows the intersection movement project distribution generated by the proposed development within the study area to be used in the TIA.

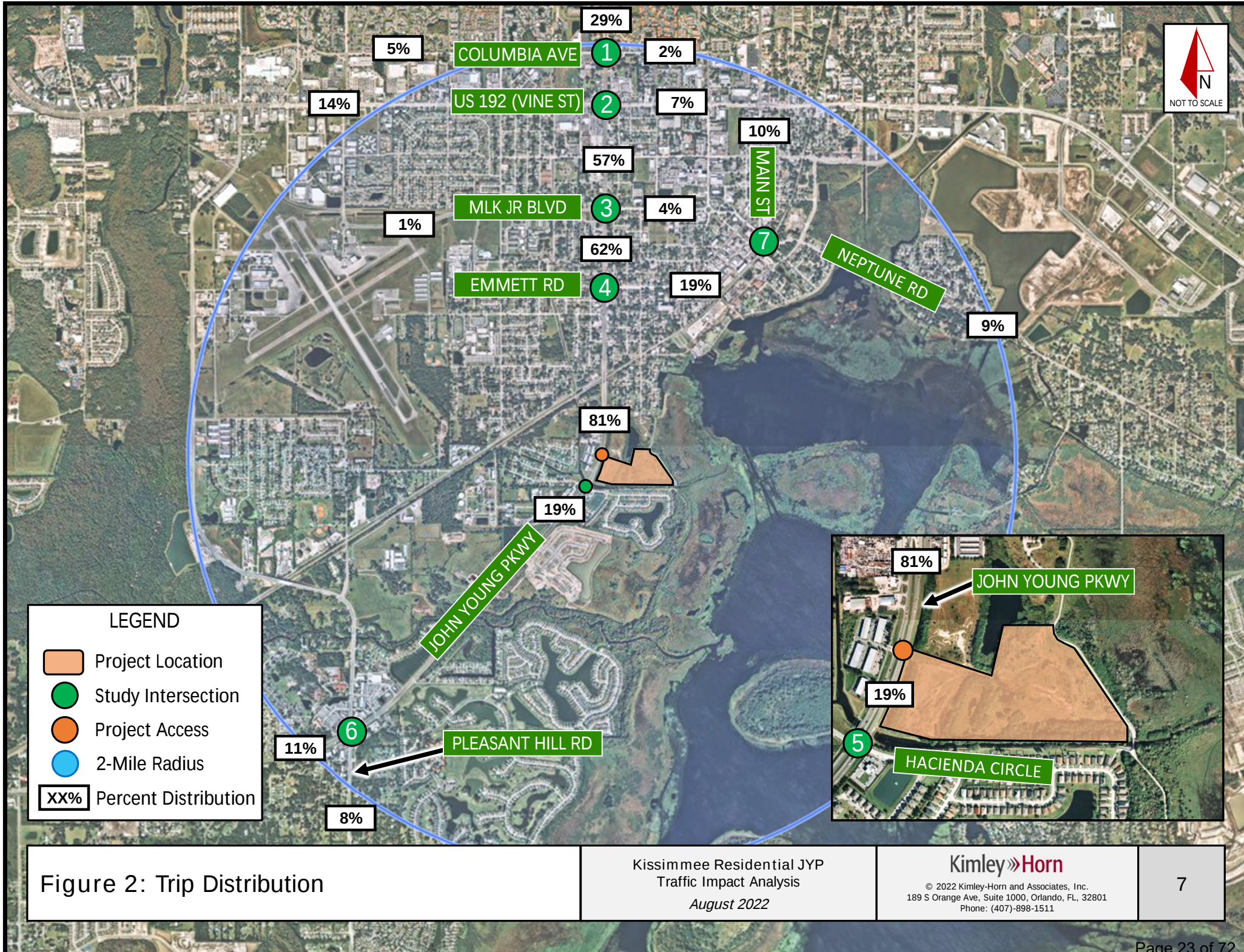


Figure 2: Trip Distribution

Kissimmee Residential JYP
Traffic Impact Analysis
August 2022

Kimley»Horn
© 2022 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando, FL, 32801
Phone: (407)-898-1511



DATA COLLECTION

Turning movement counts (TMCs) will be collected on a standard mid-week day (Tuesday, Wednesday, or Thursday) during the AM (7:00 AM to 9:00 AM) peak period. Existing TMCs will be adjusted by a seasonal factor based on the latest data from FDOT's Florida Traffic Online (FTO) Web Application.

FUTURE GROWTH

To develop future background volumes, the seasonally adjusted existing TMCs will be forecasted to Year 2024 volumes using the greater of:

- 1) Annual growth rate calculated using historical AADTs, or
- 2) Five percent (5%) annual growth rate

Vested trips provided by the City will be incorporated into the background analysis. Project trips will be assigned to background traffic according to project trip distribution. Buildout traffic volumes will be derived by adding project volumes to background volumes.

INTERSECTION OPERATIONAL ANALYSIS

An AM peak hour intersection capacity analysis will be performed using the operational analysis procedures outlined in the *Highway Capacity Manual* 6th Edition (HCM 6). Specifically, Synchro (v11) software will be used to evaluate PM peak hour existing, future background, and future buildout operational conditions at the study area intersections by reporting level of service (LOS) and volume to capacity (v/c) ratios.

ROADWAY SEGMENT ANALYSIS

A roadway segment analysis will be conducted for existing and future scenarios under daily and PM peak hour conditions. Roadway data, traffic volumes and vested trips will be obtained from Osceola County's *2022 Roadway Network Capacity Report*.

TURN LANE ANALYSIS

The need for auxiliary turn lanes at the proposed access points will be evaluated based on guidance provided in FDOT's *Access Management Guidebook*. If necessary, mitigating measures for any operational deficiencies identified due to project traffic impact will be recommended in the TIA.

MULTIMODAL ANALYSIS

An analysis of impacts and connectivity to existing and future funded transit, bicycle, pedestrian, and trail facilities within the study area will be conducted. This analysis will include a narrative of provisions this project will maintain or improve upon relating to sidewalk connections, bicycle racks, and transit stops and connectivity to the project site.

REPORT/CONCLUSIONS

All analyses and findings will be documented in a report to be provided to the City of Kissimmee for review.

K:\ORL_Civil\249043001-Kissimmee Residential JYP\TPTO\02_Documentation\01_Methodology\Kissimmee Residential JYP_TIA Methodology_2022.08.29.docx

ATTACHMENT A
Excerpts from ITE's
Trip Generation Manual, 11th Edition

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

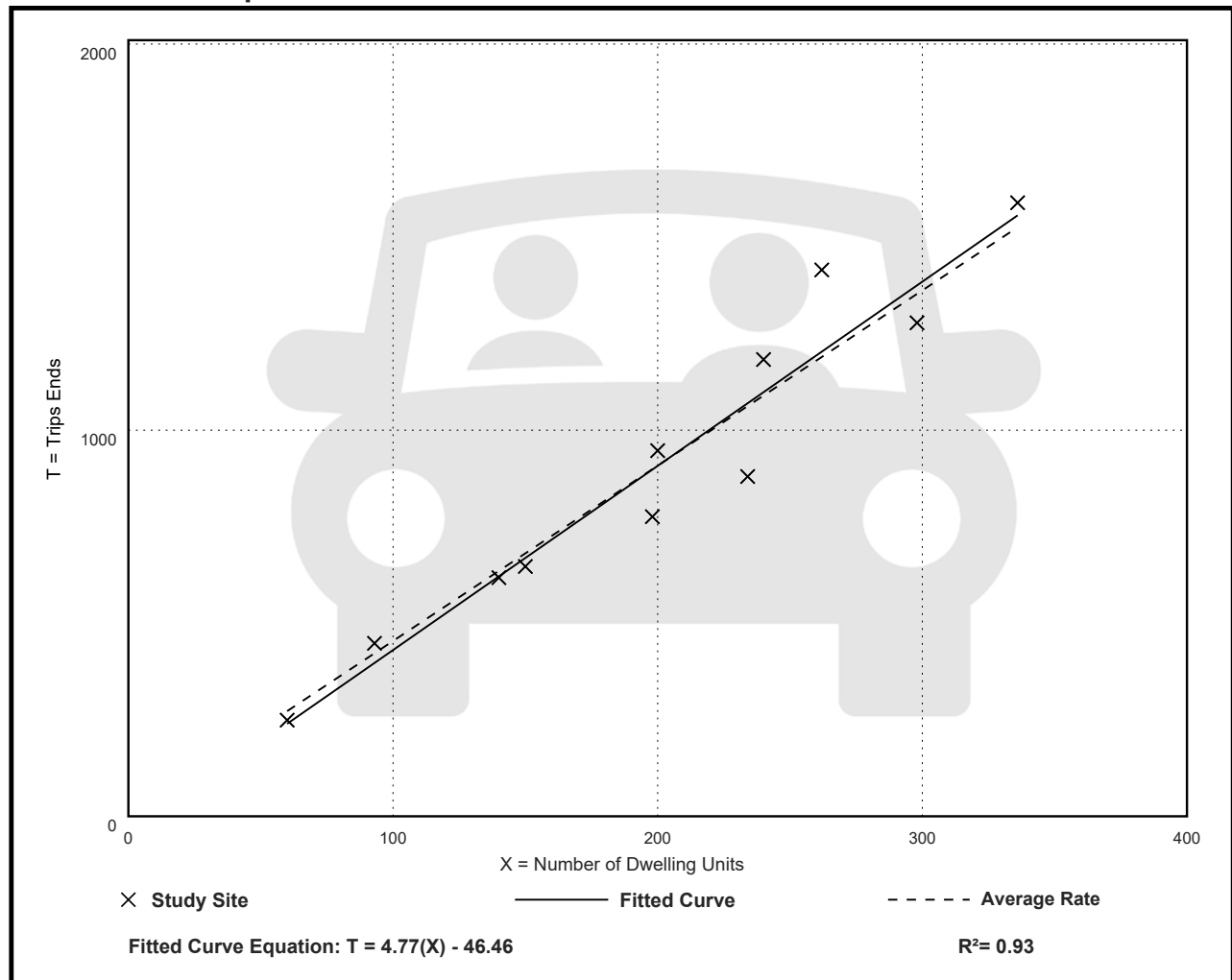
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

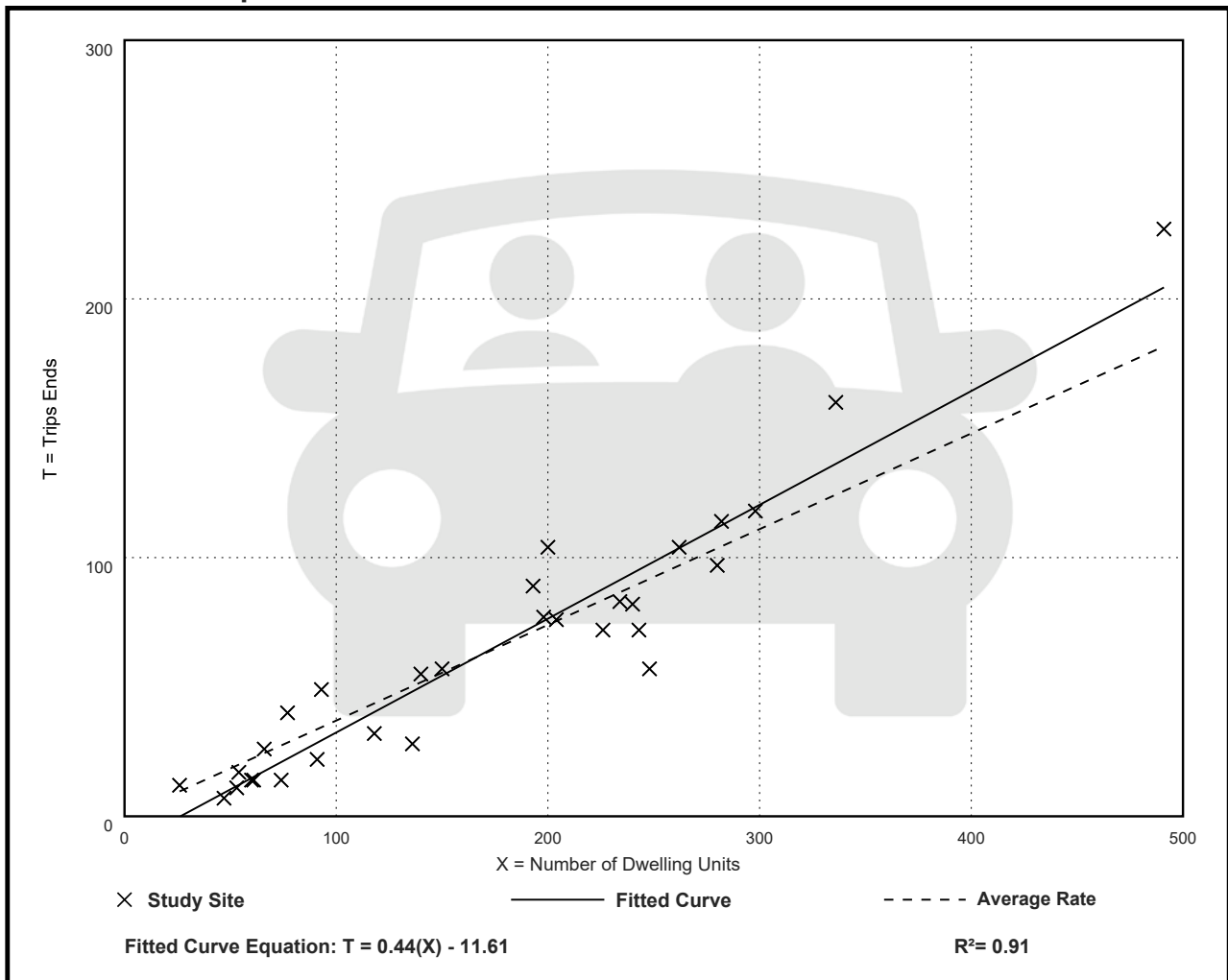
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

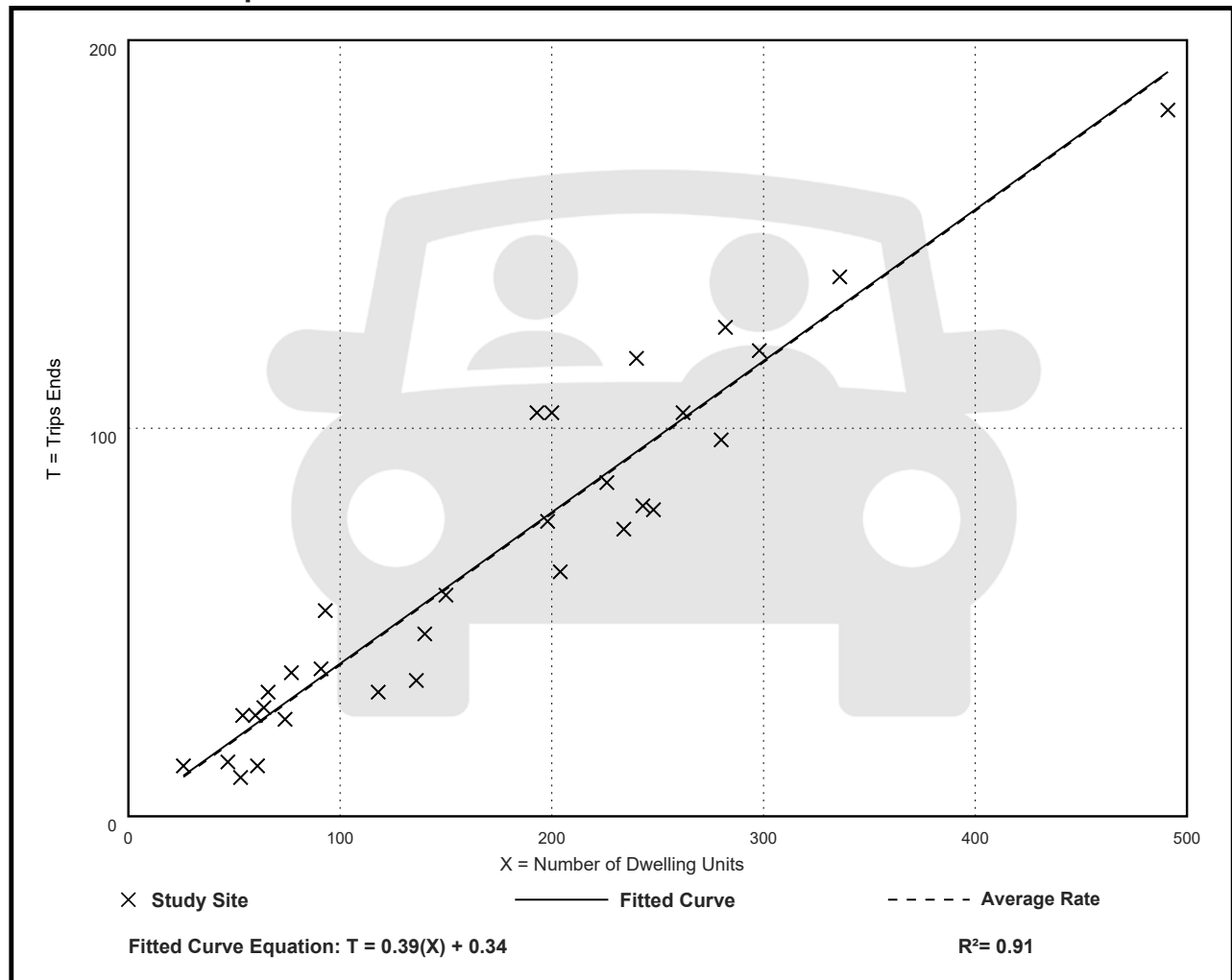
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

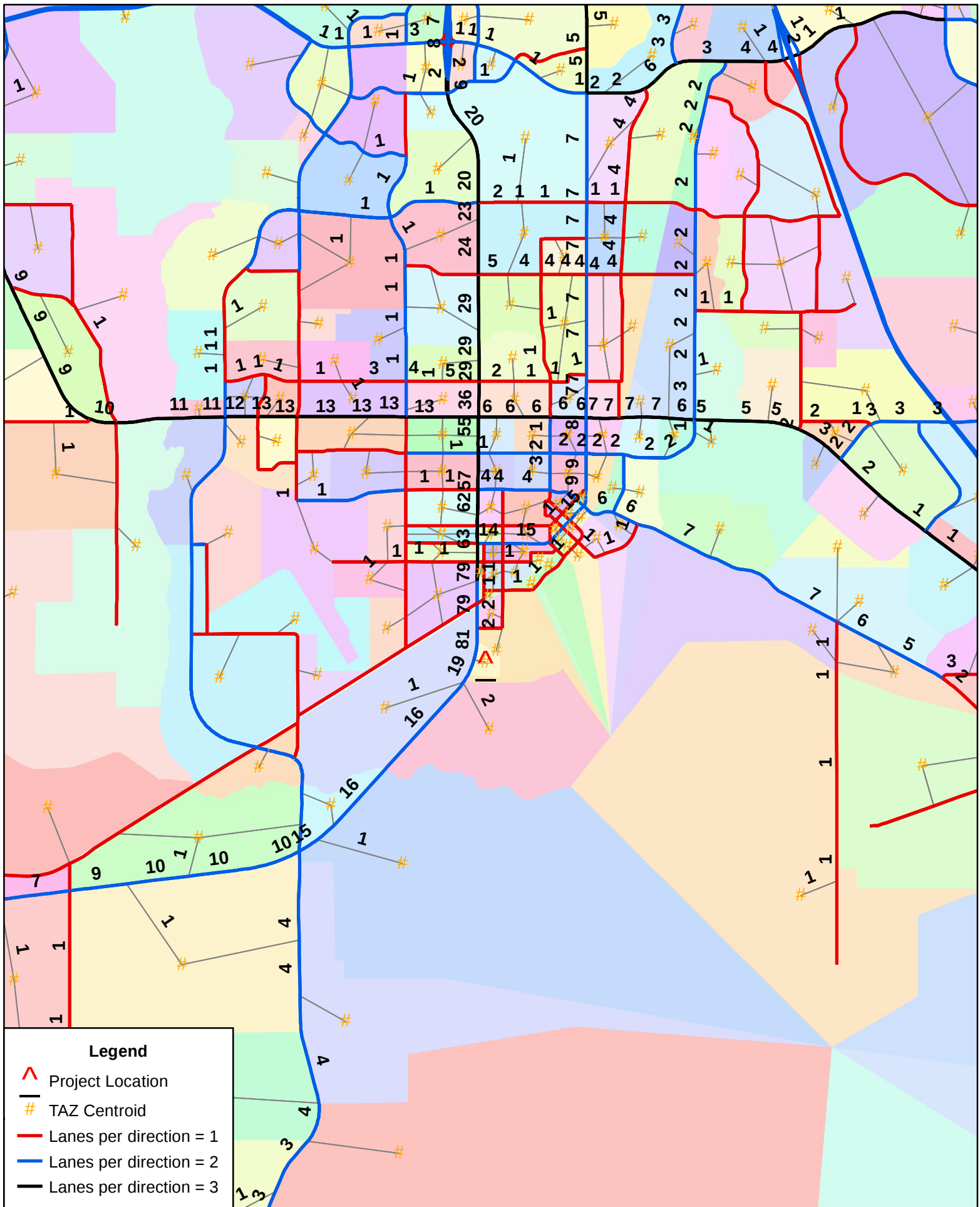
Vehicle Trip Generation per Dwelling Unit

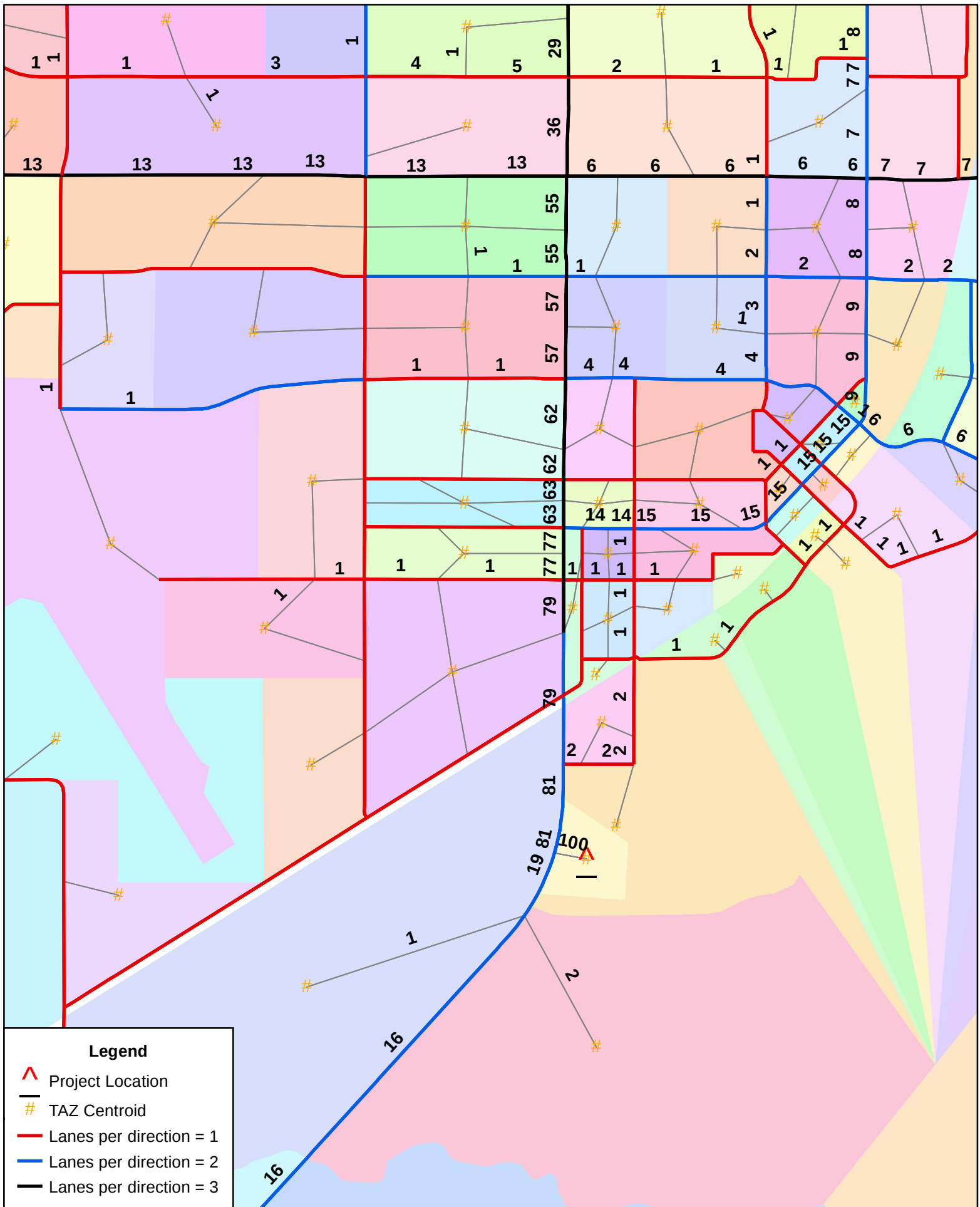
Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



ATTACHMENT B
CFRPMv7 Model Plot





Reference #ZMA-22-0004 Kissimmee Residential JYP

Michelle <gomezchell@aol.com>

Sun 8/28/2022 12:57 PM

To: CITY CLERK <CityClerkEmail@kissimmee.gov>; City of Kissimmee Planning Division <Planning@kissimmee.gov>; mmiller@sentrymgt.com <mmiller@sentrymgt.com>;

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

Hello,

I received the notice for the above referenced zoning change request. I have a few questions/concerns if the request is approved:

- Will a wall be put up along the canal side of the property? This is basically my back yard.
- Will a wall be put up along the bike/walking path?
- Is a traffic signal going to be put in place for the new development?
- What is the timeline on expanding JYP to 3 lanes on both sides in this area?
- What type of multiple family project is planned for this property? This could decrease my property value and raises some safety and crime concerns.
- How is the canal between the 2 properties going to be maintained? It's currently only mowed every 6-8 weeks on my side and the canal itself is not cleaned up well at all. We've had to call to get it cleaned up when it was becoming overgrown and full of trash. My concern is that with the additional people on the other side it will start to look like some of the other areas along the bike//walking path within the city - along the canal and along the bike/walking path currently there.
- Will the city be installing some type of lock/security measure on the gate from my subdivision to the bike/walking path? We already have people coming into the neighborhood from the path and additional building will increase this traffic I'm sure. This is a gated community and leaving that gate "open" allows others into the neighborhood who should not be in the neighborhood.

JYP is already very difficult to move on with the 3 lanes merging into 2 lanes at Patrick St heading south. My office used to be 2 miles on JYP from my house in The Estancia subdivision and it would take 45 minutes to get home. There is a large development already going in on one side of my subdivision which is going to make traffic much worse and now there is a possibility of another large development going in on the other side. Traffic is going to be a complete grid lock with no alternatives other than JYP.

I know a resurfacing project is due to start in a week or so on JYP, which is going to be a nightmare - even with most work being done at night. I also don't know how resurfacing is going to improve traffic movement since there will still be the same number of vehicles and the same number of traffic lanes - no increase in traffic lanes for movement of vehicles.

An increase in people in this area with no improvement to roads, poor maintenance of current property, the need for additional police patrols, and the possibility of decreasing my home value is not an agreeable option for me.

Thank you,
Michelle Gomez
1075 Hacienda Cir
Kissimmee, FL 34741



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

ADDRESS: off S. John Young Pkwy.
PLAN NUMBER: ZMA-22-0004

DATE: 7/26/2022

**Review Status:
REVISE & RESUBMIT.**

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

1. This is a rezoning for a portion of an existing Mixed Use Planned Unit Development (MUPUD) (Huntington Properties). This MUPUD was originally approved with a maximum of 252 multi-family units, 22 single-family units, and 22 acres of Commercial (DRC#99-047, DRC#02-034).
2. An PUD amendment in 2005 changed the multi-family entitlements to 374 townhome units (DRC#05-0047) for this portion of the MUPUD.
3. This RC-2 rezoning seeks to replace the 374 townhomes units to accommodate 534 multi family units which is more intense than the currently approved MUPUD.
4. A PUD Amendment is the most appropriate method to re-establish multi family entitlements on this property in lieu of the rezoning.
 - a) There will remnant parcel remaining of this MUPUD. If a rezoning is proposed, all of the remaining MUPUD areas should be included.
5. Subject to Planning Advisory Board recommendation and City Commission approval.

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

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

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

DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS



CITY OF KISSIMMEE
SITE DEVELOPMENT PLAN (CONSTRUCTION PLAN)
AND MINOR SITE PLAN APPLICATION

PROJECT

Name of Project: Kissimmee Residential JYP

(If site development plans, use name on DRC submittal)

Location (Address if possible): Hacienda Circle, Kissimmee, FL 34741

Parcel ID#: 28-25-29-1512-0001-00B0

Associated DRC#(s): _____

APPLICANT

Name: Ed Kobel

Firm: Abiding Apartments LLC

Address: 3435 Bayshore Blvd, PH 2100, Tampa, FL 33629

Phone: (_____) _____ - _____

E-Mail: _____

AGENT (Contact Person)

Name: Derek Ramsburg, P.E.

Firm: Kimley-Horn and Associates, Inc.

Address: 189 S. Orange Ave, Suite 1000, Orlando, FL 32801

Phone: (407) 427 - 1642

E-Mail: derek.ramsburg@kimley-horn.com

OWNER

Name: Narula Neelam, Nischal Rekha

Firm: _____

Address: 1058A Albion Road Ste 207, Etobicoke, ON M9V 1A7 Canada

Phone: (_____) _____ - _____

E-Mail: _____

*** An email address is required in order to facilitate and expedite communication between staff reviewers and the applicant. Please provide if possible.**

NOTE: All requests must be accompanied by a completed application, fee, plan(s), a CD containing PDFs of all documentation submitted, and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Please allow 15 business days for preliminary site development plan review. A comment letter will be sent out to the agent on record at the end of this period.

FOR OFFICE USE ONLY			
REQUEST _____		FEE COLLECTED _____	
DATE _____	REC'D BY _____	DRC # _____	
SUFFICIENCY REVIEW (Y/N) _____	PROJECT MANAGER _____		

Zoning Map Amendment Narrative

Findings regarding compatibility with the Comprehensive Plan

This zoning amendment is compatible with the Comprehensive Plan for the following reasons:

1. Land Use Element: The amendment from MUPUD to RC-1, will ensure that the character and use of the property matches the Multiple Family – Medium Density Residential (MF-MDR) future land use designation for the property.
2. Transportation Element: The amendment from MUPUD to RC-1 will ensure that the traffic and parking needs matches the Multiple Family – Medium Density Residential (MF-MDR) future land use designation for the property.
3. Housing Element: The amendment from MUPUD to RC-1 will ensure additional housing is available to meet the diverse housing needs of the existing and future City population. This will also help keep the surrounding residential areas protected from incompatible commercial uses allowed under the current MUPUD.
4. Recreation and Open Space Element/Conservation Element: The amendment from MUPUD to RC-1 will require additional open space elements that will tie into the trails and other conversation areas adjacent to the property.

Reasons or findings as to why the amendment should be adopted:

The property has a future land use designation of Multiple Family – Medium Density Residential (MF-MDR). Under the City of Kissimmee Land Development Code, the zoning districts for properties with the future land use designation of MF-MDR include RC-1 and RC-2. Most commercial uses are prohibited within the RC-1 and RC-2 zoning districts and those commercial uses that are not prohibited, require a conditional use permit. The current MUPUD for the property allows for commercial uses, which does not align with the future land use designation for the property. Furthermore, the MUPUD density and intensity requirements do not necessarily align with the intensity and density requirements for the RC-1 and RC-2 zoning districts. A zoning amendment from MUPUD to RC-1 makes this property compatible with the MF-MDR future land use designation and ensures the development of the property matches the City's vision for this property.

Kissimmee Residential JYP – Ownership Statement:

“Kissimmee Residential JYP” is a proposed four-story multi-family Class A apartment community, located in the John Young Parkway corridor between Hacienda Circle and Palmetto Ave. The developer is proposing to rezone the ±31-acre site from MUPUD to RC-1 in conjunction with the future land use of Multiple Family Medium Density Residential. This rezoning and land use would allow for approximately 534 units. The proposed community would be a compatible use and fit into the fabric of the neighborhood.

Parcel 1 (Fee Simple Estate)

A portion of Tract "A" and all of Tract "B" of the Huntington Subdivision, as recorded in Plat Book 12, Pages 109-112, of the Official Records Book of Osceola County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Huntington Subdivision, being a point on the Easterly right of way line of U.S. 17-92 (State Road 600), also being a point on a curve concave Westerly having a radius of 2984.79 feet, a central angle of 08 degrees 01 minutes 20 seconds and a chord distance of 417.57 feet which bears North 23 degrees 18 minutes 39 seconds East; thence Northerly along the arc of said curve a distance of 417.91 feet; thence continue along the Easterly right of way line of U.S. 17-92 the following two courses: North 70 degrees 42 minutes 01 seconds West, a distance of 10.00 feet to a point of curvature of a non-tangent curve concave Westerly having a radius of 2,974.79 feet, a central angle of 05 degrees 11 minutes 02 seconds and a chord distance of 269.05 feet which bears North 16 degrees 42 minutes 28 seconds East; thence Northerly along the arc of said curve a distance of 269.14 feet; thence departing said Easterly right of way line South 74 degrees 55 minutes 16 seconds East, a distance of 579.87 feet; to a point of curvature of a non-tangent curve concave Westerly having a radius of 3,554.59 feet, a central angle of 06 degrees 39 minutes 07 seconds and a chord distance of 412.44 feet which bears north 10 degrees 56 minutes 50 seconds East; thence northerly along the arc of said curve a distance of 412.68 feet; thence North 88 degrees 15 minutes 21 seconds East, a distance of 526.82 feet to a point of curvature of a non-tangent curve concave Easterly having a radius of 125.00 feet, a central angle of 112 degrees 30 minutes 59 seconds and a chord distance of 207.89 feet which bears South 21 degrees 51 minutes 46 seconds East; thence Southerly along the arc of said curve a distance of 245.47 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet, a central angle of 43 degrees 08 minutes 49 seconds and a chord distance of 169.14 feet which bears South 56 degrees 32 minutes 51 seconds East; thence Southeasterly along the arc of said curve a distance of 173.20 feet to a point of tangency; thence South 34 degrees 58 minutes 26 seconds East, a distance of 664.04 feet; thence South 00 degrees 35 minutes 27 seconds East, a distance of 145.21 feet; thence South 89 degrees 24 minutes 33 seconds West, a distance of 707.09 feet; thence South 82 degrees 58 minutes 33 seconds West, a distance of 111.44 feet; thence South 89 degrees 07 minutes 33 seconds West, a distance of 851.47 feet; thence North 74 degrees 58 minutes 27 seconds West, a distance of 305.00 feet; thence North 65 degrees 48 minutes 27 seconds West, a distance of 38.39 feet to the Point of Beginning.

Parcel 2 (Non-Exclusive Easement Estate) Huntington Right of Way as per instrument recorded in Official Records Book 1689 Page 2021, as affected by Corrective Warranty Deed in Official Records Book 1748 Page 1891 of the Public Records of Osceola County, Florida

Together with those certain Non- Exclusive Easement rights over, under and across the following described property:

A portion of plan of a resurvey of LAKE SHORE ADDITION as recorded in Plat Book 1, Page 98, and a portion of Section 28, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast Quarter of said Section 28; thence North 00 degrees 05 minutes 38 seconds West, along the centerline of U.S. 17-92 (S.R. 600), a distance of 179.80 feet; thence departing said centerline run North 89 degrees 54 minutes 02 seconds East, a distance of 54.00 feet to the Easterly right-of-way line of U.S. 17-92; thence North 88 degrees 39 minutes 58 seconds East, along the Northerly line of Blocks 16 and 17 of B.C. MILLERS RESUBDIVISION of Blocks 11-12-13-14-15-16-17 and 19 of the WALTERS & SONS ADDITION to Kissimmee, Osceola County, Florida per Plat Book 1, Page 52, of the Public Records of Osceola County, Florida, a distance of 550.90 feet to the Easterly right-of-way line of Dillingham Avenue; thence departing said North line, run South 00 degrees 05 minutes 58 seconds East, along said Easterly right-of-way line, a distance of 149.30 feet to the North right-of-way line of Martin Avenue; thence, departing said Easterly right-of-way, run North 88 degrees 15 minutes 21 seconds East, along the Northerly right of way line of Martin Avenue, a distance of 726.76 feet to a

line lying 50 feet East of the top of bank of East Lake Tohopekaliga; thence departing said Northerly right-of-way line, run the following courses along said line lying 50 feet East of the top-of bank of East Lake Tohopekaliga; thence South 16 degrees 46 minutes 43 seconds East, a distance of 144.12 feet; thence South 17 degrees 58 minutes 33 seconds East, a distance of 102.23 feet; thence South 16 degrees 57 minutes 17 seconds East, a distance of 106.61 feet; thence South 17 degrees 44 minutes 14 seconds East, a distance of 97.02 feet; thence South 20 degrees 05 minutes 17 seconds East, a distance of 103.62 feet; thence South 19 degrees 48 minutes 32 seconds East, a distance of 99.44 feet; thence South 18 degrees 34 minutes 51 seconds East, a distance of 88.63 feet; thence departing said line lying 50 feet East of the top of bank of East Lake Tohopekaliga South 82 degrees 29 minutes 39 seconds West, a distance of 375.63 feet; thence South 88 degrees 15 minutes 21 seconds West, a distance of 526.82 to a point of a non-tangent curve, said curve is concave Westerly, having a radius of 3554.59 feet and an included angle of 06 degrees 07 minutes 28 seconds (chord bearing South 10 degrees 41 minutes 00 seconds West, chord distance of 379.77 feet), run along said curve a distance of 379.95 feet to the Point of Beginning; thence continue along said last curve having a radius of 3554.59 feet and a central angle of 01 degrees 36 minutes 43 seconds and a chord bearing of South 14 degrees 33 minutes 05 seconds West; thence run Southwesterly 100.00 feet along the arc of said curve; thence run North 75 degrees 26 minutes 55 seconds West, a distance of 579.87 feet to the East right-of-way line of U.S. Highway 17-92 (State Road 600) said point on a non-tangent curve, concave Northwesterly, having a radius of 2974.79 feet and a central angle of 01 degrees 55 minutes 34 seconds and a chord bearing North 14 degrees 33 minutes 05 seconds East; thence run Northeasterly, 100.00 feet along the arc of said curve to the end thereof; thence run South 75 degrees 26 minutes 55 seconds East, a distance of 579.87 feet to the Point of Beginning.

Parcel 3 (Non-Exclusive Easement Estate) Reciprocal Easement (Ingress/Egress and Storm Water Drainage) by and between Huntington Properties and Investments, Inc., a Florida corporation, Grantor, and Waters of Paradise Community Developers, LLC, a Florida limited liability company, Grantee, recorded November 14, 2005, in Official Records Book 2962, Page 2042; Amendment to Reciprocal Easement recorded May 23, 2006, in Official Records Book 3166, Page 2732, all of the Public Records of Osceola County, Florida

Together with those certain Non-Exclusive Ingress/Egress and Stormwater Drainage Rights over, under, across and upon the following described property:

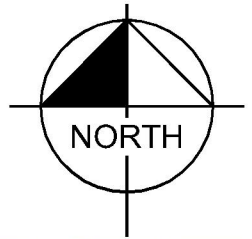
A portion of Tract "A" and Tract "B", HUNTINGTON, as recorded in Plat Book 12, Pages 109 through 112, of the Public Records of Osceola County, Florida being more particularly described as follows: Commence at the Southwest corner of said Tract A, also being a point on the Easterly right of way line US 17-92 (S.R. 600); thence along the South boundary line of said Tract A the following three courses and distances: South 65°48'27" East, a distance of 38.39 feet; thence South 74°58'27" East, a distance of 305.00 feet; thence North 89°07'33" East a distance of 236.13 feet to the Point of Beginning; thence departing said South boundary line, North 61°01'19" West, a distance of 46.82 feet; thence North 00°10'29" West, a distance of 56.15 feet; thence North 23°37'05" East, a distance of 142.31 feet; thence North 20°27'23" East, a distance of 180.33 feet; thence North 29°00'04" East, a distance of 91.68 feet; thence North 38°26'09" East, a distance of 40.12 feet; thence North 73°10'45" East, a distance of 54.63 feet; thence South 73°05'19" East, a distance of 63.44 feet; thence South 43°11'56" East, a distance of 57.38 feet; thence South 08°35'17" East, a distance of 44.30 feet; thence South 13°52'59" West, a distance of 65.29 feet; thence South 19°21'53" West, a distance of 322.12 feet; thence South 51°53'13" West, a distance of 51.93 feet, thence South 89°07'33" West, a distance of 143.88 feet to the Point of Beginning.

TOGETHER WITH:

A portion of Tract "A" and Tract "B" Huntington as recorded in Plat Book 12, Pages 109 through 112 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract "B"; thence North 64°32'38" West, a distance of 91.97 feet to the Point of Beginning; thence North 03°28'09" East, a distance of 391.70 feet; thence North 01°01'10" West, a

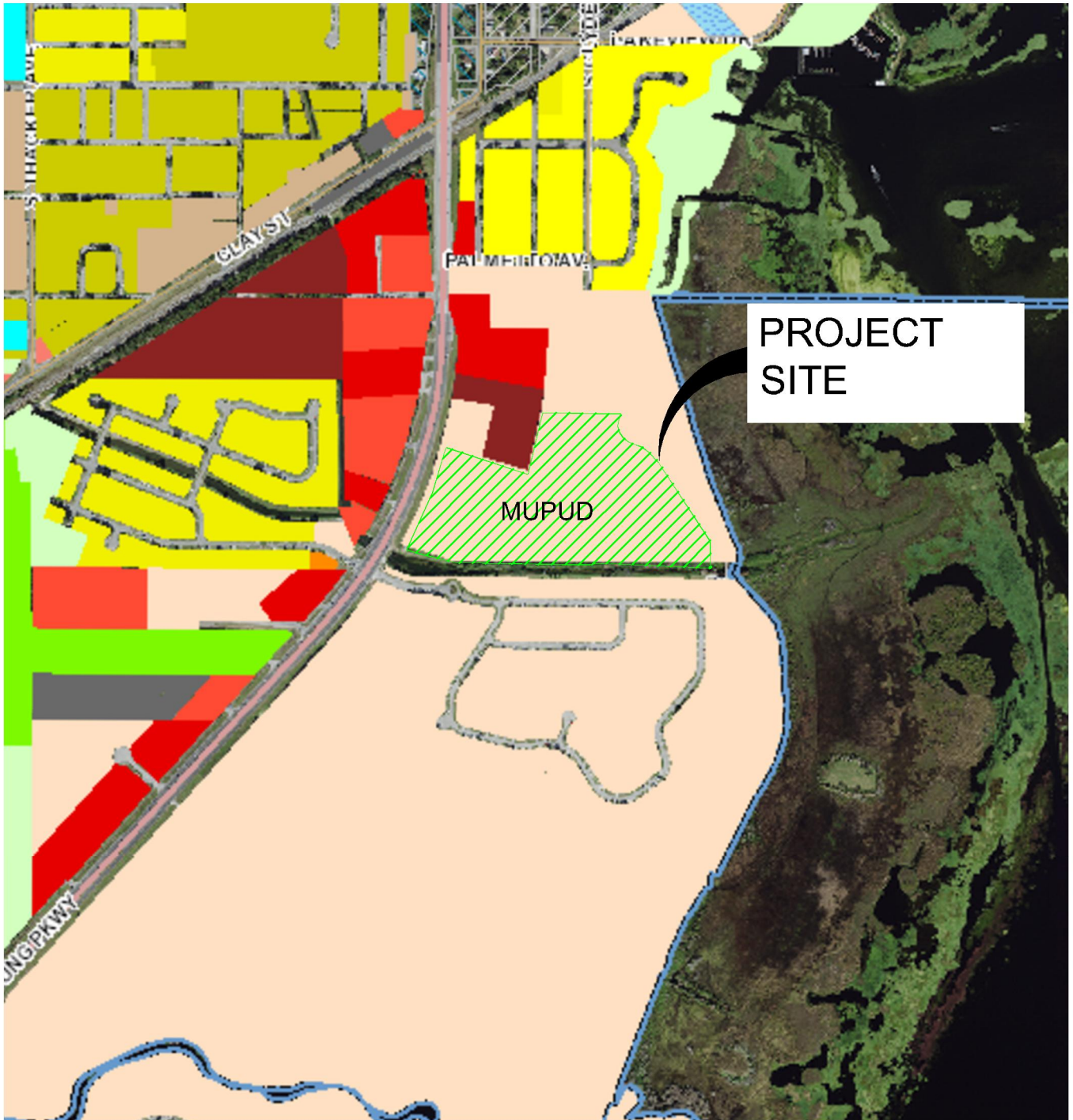
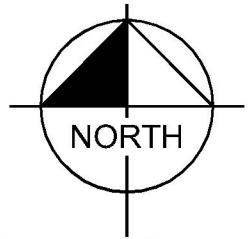
distance of 81.75 feet; thence North 56°40'38" West, a distance of 15.10 feet; thence North 12°07'52" East, a distance of 96.40 feet; thence North 23°18'21" West, a distance of 40.81 feet; thence North 03°39'00" East, a distance of 48.60 feet; thence North 41°06'44" East, a distance of 45.94 feet; thence South 74°13'24" East, a distance of 23.99 feet; thence North 59°23'32" East, a distance of 21.52 feet; thence South 64°51'20" East, a distance of 37.98 feet; thence South 78°18'37" East, a distance of 39.80 feet; thence South 25°22'53" East, a distance of 47.96 feet; thence South 12°17'36" East, a distance of 61.42 feet; thence South 28°28'42" East, a distance of 91.70 feet; thence South 05°10'44" West, a distance of 29.53 feet; thence South 33°52'36" East, a distance of 73.21 feet; thence South 45°47'39" East, a distance of 108.42 feet; thence South 26°47'14" East, a distance of 38.08 feet; thence South 01°54'53" East, a distance of 179.44 feet; thence South 39°41'15" East, a distance of 34.51 feet; thence South 61°37'58" East, a distance of 22.02 feet; thence South 88°23'41" East, a distance of 77.87 feet; thence South 63°14'37" East, a distance of 70.99 feet; thence South 31°32'00" West, a distance of 27.85 feet; thence South 04°54'54" East, a distance of 124.09 feet; thence North 84°18'24" West, a distance of 142.97 feet; thence South 86°45'16" West, a distance of 125.21 feet; thence South 58°07'55" West, a distance of 75.08 feet; thence South 32°58'50" West, a distance of 53.01 feet; thence South 11°44'17" West a distance of 241.89 feet; thence South 34°39'25" West, a distance of 53.63 feet; thence South 74°03'54" West, a distance of 40.39 feet; thence North 74°56'23" West, a distance of 113.41 feet, thence North 45°51'46" West, a distance of 54.50 feet; thence North 09°45'15" East, a distance of 413.11 feet to the Point of Beginning.



PROJECT
SITE

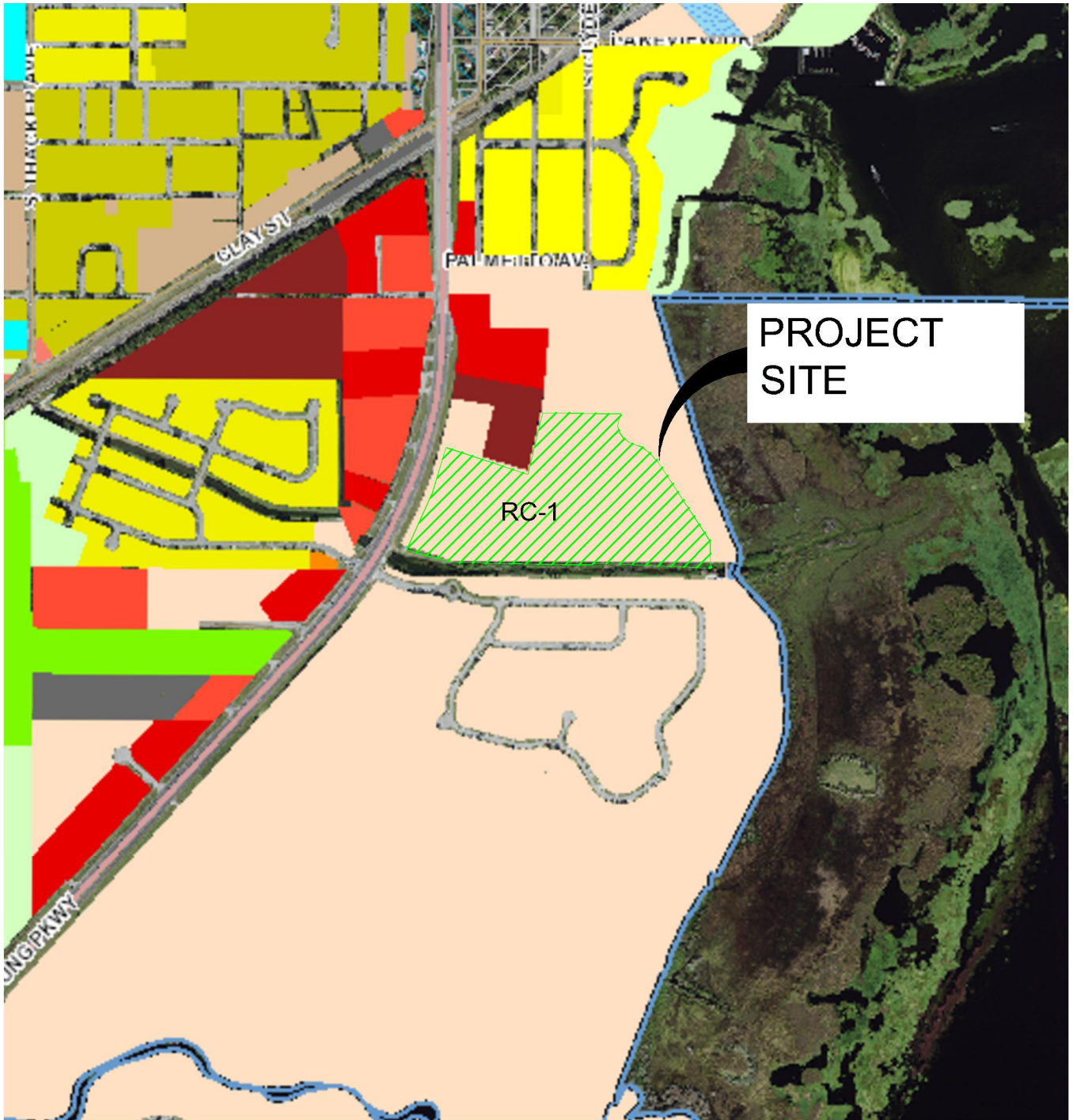
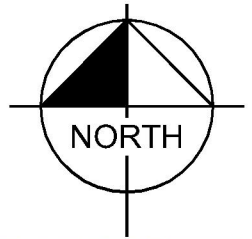
PROJECT SITE: 30.98-ACRES

SCALE N.T.S.	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 00000696	DATE 06/29/22	AERIAL MAP	DESIGN ENGINEER:	SHEET NO.:
DESIGNED BY		PROJECT NO.		FLORIDA P.E. LICENSE NO.:	A-1
DRAWN BY					
CHECKED BY					



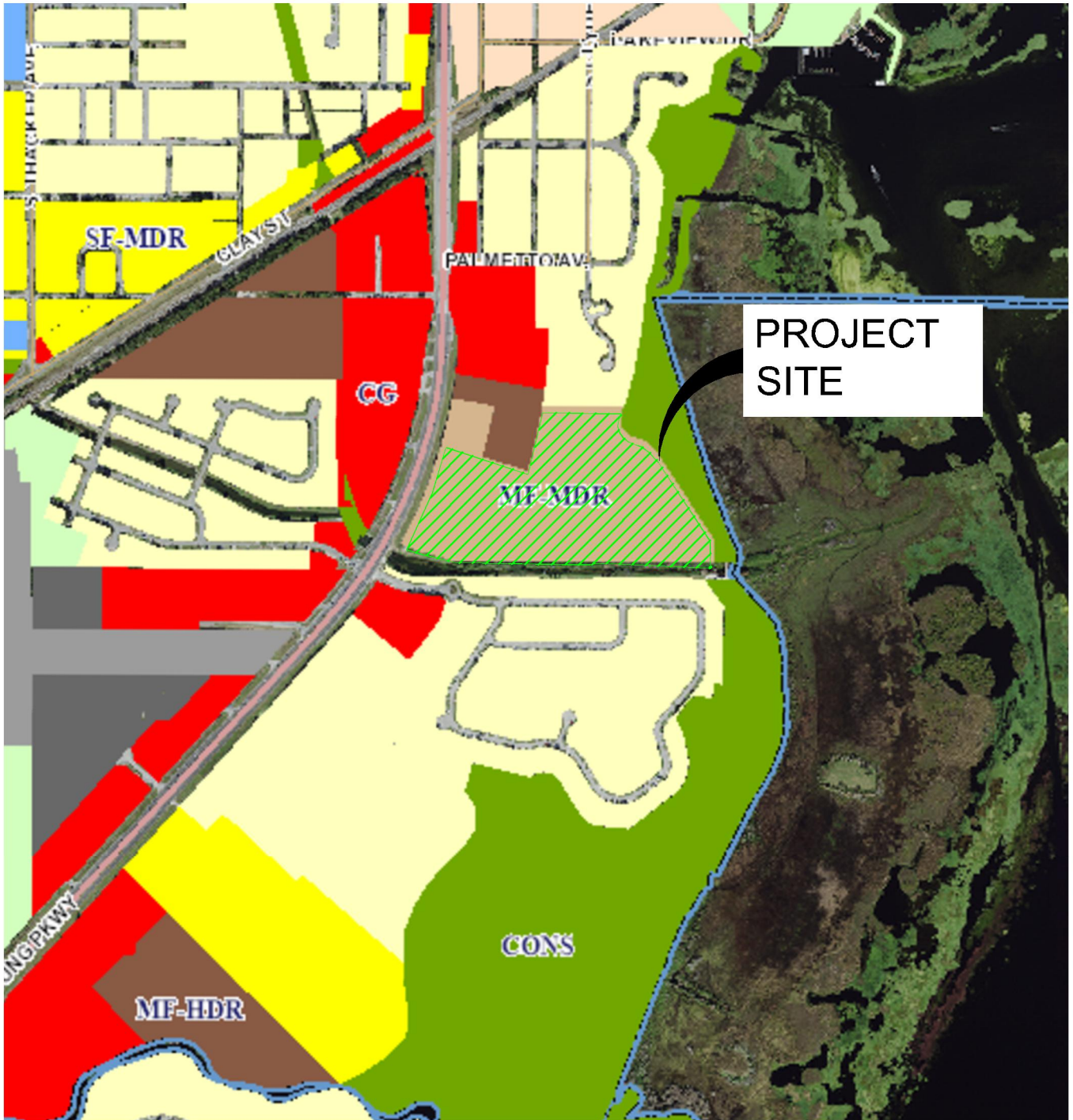
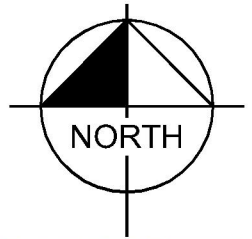
ZONING - MIXED USE PLANNED UNIT DEVELOPMENT

SCALE N.T.S.	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 00000696	DATE 06/29/22	EXISTING ZONING MAP CITY OF KISSIMMEE	DESIGN ENGINEER:	SHEET NO.: A-1	
DESIGNED BY		PROJECT NO.		FLORIDA P.E. LICENSE NO.:		
DRAWN BY						
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ZONING - MULTIPLE FAMILY MEDIUM DENSITY RESIDENTIAL

SCALE N.T.S.	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 00000696	DATE 06/29/22	PROPOSED ZONING MAP CITY OF KISSIMMEE	DESIGN ENGINEER:	SHEET NO.: A-1	
DESIGNED BY		PROJECT NO.		FLORIDA P.E. LICENSE NO.:		
DRAWN BY						
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FUTURE LAND USE - MULTIPLE FAMILY MEDIUM DENSITY RESIDENTIAL

SCALE	N.T.S.	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 00000696	DATE	FUTURE LAND USE MAP CITY OF KISSIMMEE	DESIGN ENGINEER:	SHEET NO.: A-1
DESIGNED BY	06/29/22		PROJECT NO.		FLORIDA P.E. LICENSE NO.:	
DRAWN BY						
CHECKED BY						



CITY OF KISSIMMEE DEVELOPMENT REVIEW FEE SCHEDULE



Selection

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

ITEM 5.B

Public Hearing - Conditional Use with Site Plan to establish a child care facility at 1425 and 1429 Smith St. - CU-22-0007

Request

Request for Conditional Use with Site Plan approval for a child care facility located on approximately 0.86 acres located at 1425 and 1429 Smith Street with a Mixed Use Urban Corridor (T5-U) Zoning designation.

Explanation

The existing building at 1429 Smith St. was originally approved in 1990 as a one (1) story structure for a restaurant equipment supply business (DRC#89-078). The building was expanded in 2009 to the current two (2) story, 7,000 sq. ft. building (DRC#09-00007). The southern parcel (1425 Smith St.) previously included a single family home that was demolished in 2015. The proposed child care facility will have the capacity for up to a maximum of 125 students with weekly hours of operation from 6:30am to 6:30pm. Additional parking, playground area, and stormwater expansion will be provided on the adjacent parcel to the south (1425 Smith St.).

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) transect zoning standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a child care facility is a use listed as potential conditional use allowances in the Mixed Use Urban Corridor (T5-U) transect zoning district.
3. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9., Mixed Use - Vine Street Overlay District (MU-V), intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. The maximum project level density is 40 dwelling units per acre (du/ac) and up to 6.0 Floor Area Ratio (FAR) and shall be implemented through the adopted Vine Street Community Redevelopment Agency (CRA) Master Plan.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on August 2, 2022.

CONDITIONS:

1. Approval for a child care facility only. Public and private schools and other educational services are not permitted.
2. Drop off and pick up in the drive aisles and in front of the building are prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.

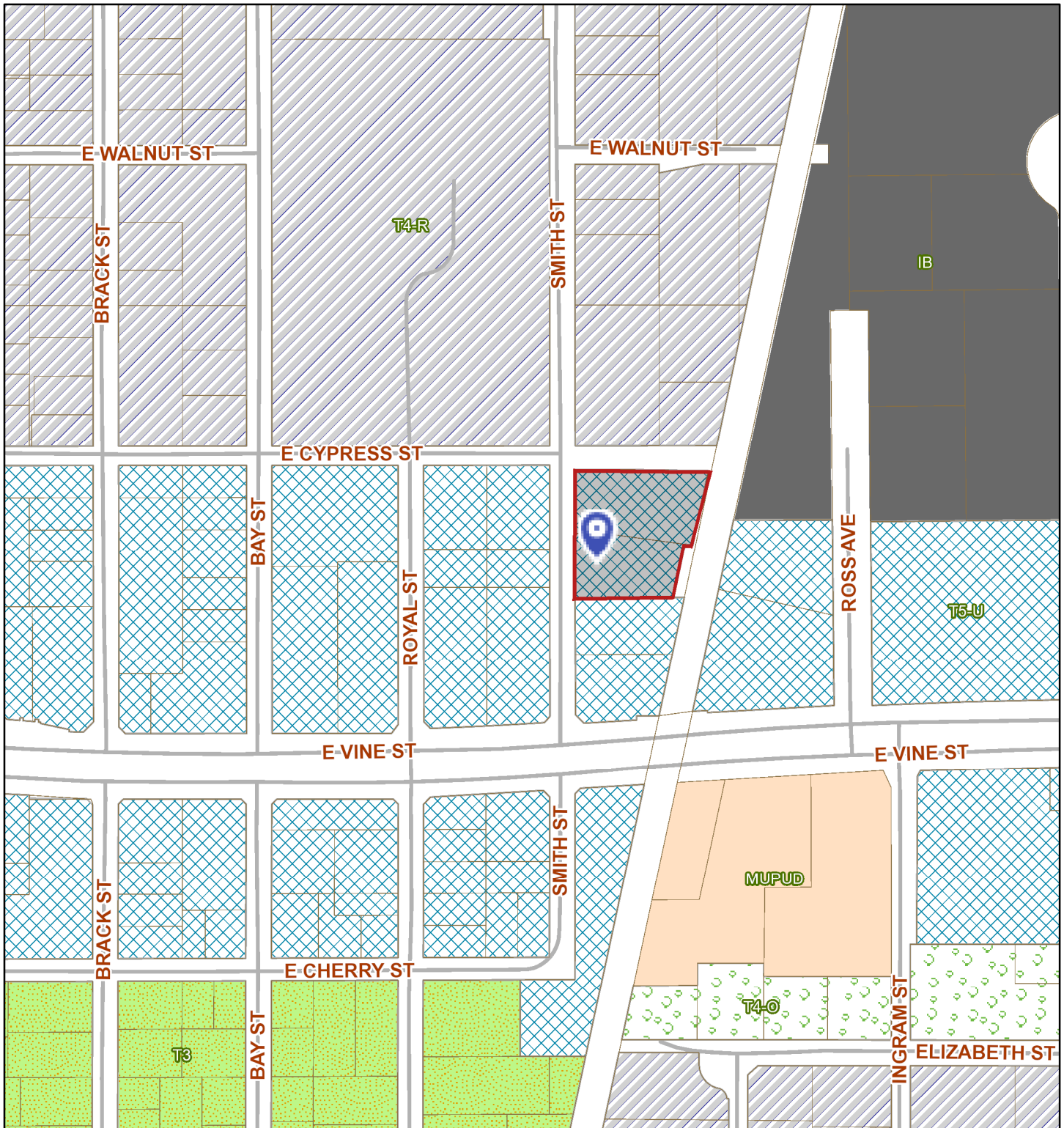
City of Kissimmee

3. Any transportation services that may be provided by the child care facility shall be limited to only children currently enrolled at the facility. Transportation services for general hire, rental, leasing, or sales is prohibited.
4. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2 way traffic.
5. A final plat must be approved and recorded prior to the issuance of the Certificate of Occupancy (CO).

Attachment(s):

1. CU-22-0007 Vicinity Map
2. CU-22-0007 Aerial Map
3. CU-22-0007 Site Plan
4. CU-22-0007 PAB Ad
5. CU-22-0007 DRC Comments
6. CU-22-0007 DRC Application

CU-22-0007
 Conditional Use/Site Specific Redevelopment Plan
 My First Academy 4



September 2, 2022

1:3,009

Address Points



COUNTY

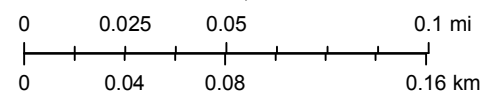
Parcels

Road Centerlines

City Limits



CITY



CU-22-0007
Conditional Use/Site Specific Redevelopment Plan
My First Academy 4



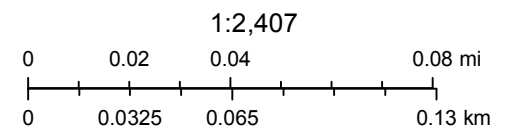
September 2, 2022

- Address Points
- Parcels
- Road Centerlines

City Limits

- CITY
- COUNTY

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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ELECTRIC: **KISSIMMEE UTILITY AUTHORITY**
1701 W. CARROLL STREET
KISSIMMEE, FL. 34741
407-933-7777

RCE
Consultants
Engineering Real Solutions



**MY FIRST ACADEMY 4
SITE PLAN
KISSIMMEE, FL., 34741**

PROJECT #: 8.2022	
DRAWN:LMP CHECKED: LMP	
DATE: MAY 2022	SHEET: C-1.0
SCALE: 1"=20'	
SITE PLAN	

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use with Site Plan for a daycare. The Planning Advisory Board will hold a meeting on **Wednesday, September 7, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **1425 and 1429 Smith St.** Parcel ID: **15-25-29-2232-0001-0010** and **15-25-29-1050-00YL-0030**.

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.

Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # **CU-22-0007**
MY FIRST ACADEMY 4

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.



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

ADDRESS: 1425 Smith St.

DATE: 8/31/2022

PLAN NUMBER: CU-22-0007, My First Academy - 3rd Review

**Review Status:
APPROVED WITH CONDITIONS.**

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

General

1. This are additional comments to the 2nd Review of this project. When submitting the construction plans, please provide responses to the 2nd DRC Planning review comments.
2. Planning Advisory Board (PAB) Conditions of approval to include:
 - a. Approval for a day care only. Public and private schools and other educational services will not be permitted.
 - b. No parking permitted in front of the building.
 - c. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.
 - d. Any transportation services that may be provided by the child care facility shall be limited to only children currently enrolled at the facility. Transportation services for general hire, rental, leasing, or sales is prohibited.
 - e. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2 way traffic.
 - f. A final plat must be approved and recorded prior to the issuance of the Certificate of Occupancy (CO).

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 ENERGVO & BLUEBEAM

ADDRESS: 1425 Smith St.

DATE: 7/28/2022

PLAN NUMBER: CU-22-0007, My First Academy - 2nd Review

**Review Status:
REVISE & RESUBMIT.**

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

General

1. There was no revision included to indicate tutoring or test prep services will be provided to school age children. Therefore, these educational service uses will not be allowed to children that are not enrolled at the day care facility. Please confirm the hours of operation and the age range of children on the Site Plan. The maximum number of students (125) is included on the plans.
 - a. Public and private schools will not be permitted.
2. Not addressed: There is a future building depicted on the plans. Please provide phase lines to indicate what site improvements will be completed during the initial first phase and what improvements will be completed in future phase(s). If everything but the future structure will be constructed in the initial phase, add a phase line depicting this. Or remove the future structure from the plans and a separate Site Plan review will be required when the office is constructed.
3. Subject to Planning Advisory Board approval. Additional conditions of approval will be forthcoming once comments are sufficiently addressed to move the project forward to the Planning Advisory Board.

Development Standards

4. Not addressed: There is currently 2 separate lots. The lots must be replatted together into a single lot (refer to Comment #6 below). The minimum frontage is total frontage on both lots. The future building is not meeting the minimum 30% frontage buildout requirements of the T5-U transect Zoning district. It is currently approximately 15%. The future building footprint must be revised so that it meets the 30% requirement. Or remove the future structure from the plans and a separate Site Plan review will be required when the office is constructed 14-5-6, Table 5-2.
5. Dumpster should have an enclosure with a minimum of six feet in height and shall be made of a finished, maintenance free material such as brick, split-faced masonry block, textured concrete or similar materials, which shall be consistent with the architectural style of the building(s) on site. 14-10-8D
 - a. Shrubs, a minimum of 24 inches in height and spaced a minimum of 30 inches on center shall be provided adjacent to three sides of dumpster enclosures. 14-8-19B
6. Project consists of 2 parcels that must either be:
 - a. Combined by a final plat or
 - b. A cross-access easement must be recorded prior to construction plan approval.

Parking & Roadways

7. Partially addressed: Site has no drop off/pick up area, therefore the parking ratio is 1 parking space for every 5 children which requires 25 parking spaces for 125 children. 14-7-22, Table 7-2
 - a. There are total of 25 parking spaces proposed between the existing building and proposed, future structure. 25 parking spaces must be provided for the day care center and cannot be deferred until the future building is completed.
 - b. A maximum of 25 parking spaces is to be provided since the future structure will not be constructed at this time. Remove 5 parking spaces for the office and extend the street wall along Smith St.
 - i. Parking spaces in excess of the minimum number required shall not be permitted in new surface parking lots. 14-7-22A(2)
 - c. Add a phase line or remove the future structure from the plans and a separate Site Plan review will be required when the office is constructed. The number of required parking spaces may be different given the minimum frontage requirement is still not being met.
8. Partially addressed: Streetwall needed for new parking spaces that remains visible from ROW after revisions to southern parcel has been received. If the future is removed, the street wall must be extended to mask new parking areas from the ROW (see Comments #2, #4, #7c) Replace magnolia trees, which are considered canopy trees, with an understory tree species. 14-5-9B(3)
 - a. Understory trees shall be planted in front or behind the street wall at a rate of 1 tree per 25 feet of wall length. If planted behind the street wall, the landscape area shall be at least 5 feet wide to accommodate such trees. The trees may be waived by the director if they conflict with the required or existing street trees or if the space is needed to expand the public sidewalk. 14-5-11F(6) and F(8)
9. Partially addressed: Modify the landscape island where the bicycle parking is identified (see Comment #14) and relocate the bicycle rack. Multi-family and non-residential development shall provide secure bicycle parking spaces/lockers for a minimum of ten (10) percent of the total required automotive parking spaces, not to exceed 50 bicycle spaces. 14-7-27
 - a. All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
 - b. Bicycle parking should be located in a secure area covered from weather (not applicable to bicycle lockers) and shall be located as close to a building entrance as the closest on-site automobile parking space.

Architectural/Design Standards

10. Not addressed: "Bump out" details must be provided. Changes in material or color along the vertical direction shall occur at a hard-edge "bump-out" transition. Cannot determine whether there is a bump out projection/recess where cedar façade begins. 14-5-7(G)(3)(c)
11. Not addressed: Revised right and left elevations visible from Smith St. were not included with the plans. The window and façade treatments on the right and left need to be consistent with the front elevation façade treatments.
12. Not addressed: The architectural details of the proposed fencing around the playground was not included with the plans. Provide cross section details of the fencing.
 - a. Allowable fence materials include wrought iron, brick, masonry, stone, powder coated aluminum or other decorative materials that complement the finish on the primary building are permitted.

Landscaping

13. Partially addressed: A minimum 5ft. landscape strip shall be provided between vehicular use areas and side and rear property lines. Include a 5ft. landscape on the northern side adjacent to the existing parking spaces. This strip should stretch the entire length of the northern side. Existing trees may remain but the trees do not appear to stretch along the entire length of the northern side. If additional existing hedging or other landscaping is to remain, please identify them on the landscaping plans. 14-5-11C(3)
14. Parking islands must be a minimum of 50 square feet of landscaping with a minimum width of at least 10 feet and a minimum depth at least the depth of the adjacent parking space. Some of the new landscape islands on the south parcel are not meeting this requirement. 14-8-18C
 - a. Each required island within parking areas located between the building and the adjacent right(s)-of-way shall have a canopy tree with a minimum caliper of four inches in size, rather than 2½ inches, at the time of planting. All other islands shall have a minimum of one canopy tree meeting the standards of section 14-8-23 (2 ½ inch caliper, at least 25 gallon container). 14-8-18E, 14-8-23

Advisory Comments (To be addressed with Construction Plan Submittal)

15. Provide a note on the geometry, demo, land clearing, and the grading sheets in capitalized letters indicating that when any roots of existing trees are encountered during land clearing and/or grading of the site, the roots must be cut off evenly with clean sharp pruning tools. The contractor/developer shall minimize the damage to existing tree root systems.
16. There are existing trees that will be remaining on site. Revise and include the tree protection detail with the diagram below with the construction plans. 14-8-6
 - a. Protective posts two inches by four inches or larger wooden post, two inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength shall be implanted deep enough in the ground to be stable and with at least four feet of the post visible above the ground.
 - b. Posts shall be placed at points not closer than the drip line of the protected tree, with the posts being not further than six feet apart, except that access may be allowed within this line as specified on site plans, but in no case shall heavy equipment be permitted access with the protective barrier zone.
 - c) All protective posts shall be linked together (fencing at least four feet high, two courses of rope or cord not less than one-half inch in diameter or a chain of comparable visibility). Each section shall be clearly flagged with yellow plastic tapes or other markers.
17. Signage:
 - a) Note that all signage will be reviewed and permitted through a separate building permit.
 - b) Please note that, per Code, wall signs shall not be located above the first floor elevation and signs cannot protrude above the roof line or roof cornice. Although revised plans include separate review and permits, the signs on the roof and above the first floor elevation will not be permitted. 14-11-6A(2)
 - c) If illuminated, when submitting the sign permit, please provide a detail showing how this sign will be illuminated at night. 14-2-152 (B)(5)
18. Street lighting shall be provided along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and shall comply with illumination standards adopted by the city. To avoid conflicts with street trees and to provide pedestrian-scale lighting, street lighting structures shall not exceed 18 feet in height. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible. Decorative or similar street lighting shall be utilized. All concrete or aluminum poles and mast arms shall have decorative features.
19. Provide a photometric plan with the Preliminary Site Development Plan. Light locations and styles shall be chosen to reduce any potential light pollution spilling onto adjacent rights-of-

way. Please provide location, photometric and shielding plan for proposed lighting accordingly. LDC 14-2-192(A)(3)

20. Provide a note on the plans that all mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-2-65 (K)
21. Provide signed and sealed landscaping plans from a landscape architect.
22. Provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan approval. 14-2-91(B)(12)
23. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.
24. A Business License must be submitted and approved after Planning Advisory Board (PAB) Conditional Use approval.
25. Include dumpster details mentioned under Comment #5 consistent with the standards in Section 14-10-8 with the construction plan submittal.
26. 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 ENERGVOV & BLUEBEAM

DATE: 7/27/2022

PROJECT: My First Academy 4

SITE PLAN (DRC) NUMBER: CU-22-0007

REVIEW NUMBER: 2

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. It is not clear how the following previous comments have been addressed.
2. Please provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the site plan. Be sure to include total daily and peak am/pm trips information. Ref. LDC §14-3-31(C)(2)(b)

LANDSCAPING:

3. Please show the 10-foot horizontal sight distance triangles at driveway intersection(s) with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10.
4. Please provide wheel stops or curbing between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2)
5. Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
 - a) Sidewalks, curb/gutters, bikeways, driveways: 3 feet for understory trees, 5 feet for canopy trees
 - b) Intersections: 35 feet
 - c) Manholes/catch basins: 10 feet for understory trees, 10 feet for canopy trees
 - d) Street lights: 10 feet for understory trees, 25 feet for canopy trees
 - e) Regulatory signs: Not to block signs

DEDICATIONS/RIGHTS-OF-WAY/EASEMENTS:

6. Please note: A public sidewalk easement for that portion of public sidewalk located within the property boundary will be required prior to construction plan approval, or as approved by the City.
7. Please note: This project is located within a zoning district requiring streetscape improvements. There may be areas within the property boundary that may require right-of-way (ROW) reservation or easement dedication to accommodate these improvements. Please clearly show these areas on the site plan.

PHASING:

8. Provide a phasing plan to include a phasing statement, phasing boundary lines, and approximate timing for each phase. Ref. LDC §14-3-31(C)(2)(g)

BUILDINGS/STRUCTURES:

9. Provide approximate building dimensions and lowest finished floor elevation for all existing and proposed structures on the site plan.

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

10. Please provide a minimum 24-foot backing distance for the 90-degree parking spaces. Ref. LDC §14-7-23(C), Table 7-3

WALLS/FENCING/GROUND SIGNAGE:

11. Provide the location and dimensions of 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

UTILITIES:

12. Please show existing and conceptual utility layout, including water, sewer, gas and street lighting; connections to off-site facilities within 25 feet. Ref. LDC §14-3-31(C)(2)(l)

STORMWATER MANAGEMENT/GRADING:

13. Please provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the site plan. Ref. LDC §14-2-191(C)(16)

GARBAGE STORAGE/COLLECTION/DISPOSAL:

14. Clarify the method of trash collection for this site. Please provide a garbage storage, collection, and disposal statement on the site plan. Be sure to include information on screening type and height. Ref. LDC §14-3-31(C)(2)(r)

PRELIMINARY PLAT/FINAL PLAT/REPLAT:

15. Please submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff prior to final construction plan approval.

ADVISORY COMMENTS (No Responses Necessary):

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.
- Please list any requested Modification of Standard variances on the construction drawings, in accordance with LDC §14-3-50, preferably on the cover page. Be sure to include the following for each:
 - o Type (i.e. Director, DRC, BOA, City Manager)
 - o Land Development Code reference
 - o Code requirement (i.e. distance, quantity, type)
 - o Requested waiver/variance (percent of dimensional requirement)
 - o Date of approval
- The stormwater management system detailed with the construction plan submittal shall include the following:
 - o 1/2-inch of additional dry pre-treatment
 - o Sufficient information to show compliance with LDC §14-10-3, 3(B)
- Please note: It is the responsibility of the design engineer to verify and show the location of any existing utilities and encumbrances on the construction drawings that might affect the location of improvements (i.e. pipes, recorded easements, rights-of-way).
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit digital copies all final closeout documents for review and approval. This will be required for recommendation of approval for any Certificate of Occupancy. Email: engineering@kissimmee.gov
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

###



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

**ADDRESS: 1425 Smith St
PLAN (DRC) NUMBER: CU-22-0007**

DATE: 7/25/2022

**Review Status:
REVISE & RESUBMIT.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov

Comments/Conditions (if applicable):

1. 10.12.1. Access Boxes. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.

2. 13.3.1.1. General. All automatic sprinkler systems installed in any building must include an electronic supervision, containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code.

3. 13.3.2. Where Required. All new nonresidential buildings totaling 5,000 square feet or more gross floor area shall have an approved automatic sprinkler system installed in accordance with section 13.3.1.1. Any renovation or alteration to an existing structure, which results in an increase of the total gross floor area that exceed 5,000 square feet of the entire structure, shall be required to install throughout the structure an approved automatic sprinkler system in accordance with section 13.3.1.1. Any renovation or alteration to an existing structure 5,000 square feet or more, which has a net increase in total square footage in exceeding 5,000 square feet, shall be required to install an approved automatic sprinkler system in accordance with section 13.3.1.1 throughout the structure.

4. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant

5. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of

Transportation standards and the following:

1. The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke.

2. FDC signage shall have the letters "FDC" and the address of the building it serves.
3. The Backflow Preventer shall have the address of the building it serves
6. In all existing and new buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined the National Fire Prevention Association 1, edition 2015, Section 11 sub-section 11.10.3)by the AHJ. (FFPC, NFPA 1,
7. Dead-end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire truck turn-around. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.3.4.4)

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: My First Academy 4 DRC# _____

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

Agent Signature: [Signature] Date: 5/12/22

Agent Name (Print): Larry Polines

Property Owner Signature: [Signature] Date: 5/12/22

Property Owner Name (Print): Maria Dos Santos



CITY OF KISSIMMEE DEVELOPMENT SERVICES SITE PLAN AND SITE SPECIFIC REDEVELOPMENT PLAN REVIEW CRITERIA CHECKLIST

Project Name: My First Academy 4

Subject Property Address: 1425-1429 Smith St Kissimmee FL 34741

Subject Property Parcel ID #: 15-25-29-1050-00YL-0030 & 15-25-29-2232-0001-0010

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

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

General Information

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

Existing and Proposed Site Improvements

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

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

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

Signed: _____

Date: 5/12/22

Please Note: The list is provided to ensure that all site plans submitted are uniform and contained the minimum information required for review under Section 14-2-191 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning site plan review to the City of Kissimmee Development Services Department at (407)518-2140.

Approximate Review Time for a Site Plan Request:

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

Estimation does not include review time for PUD Site Plan, and Minor Site Plan requests. Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and any other required documentation. ** Process does not include building construction plan. See Building Division for submittal requirements. *** Dependent upon if all preliminary site development comments have been addressed and revised.

11/20/09

ITEM 5.C

Appoint/Reappoint Planning Advisory Board Chair and Vice Chair

Request

Appoint/Reappoint Planning Advisory Board (PAB) Chair and Vice Chair

Explanation

The Planning Advisory Board (PAB) Chair and Vice Chair must be appointed by voting PAB members. The term of the Chair and Vice-Chair shall be one (1) year with eligibility for reelection. PAB members are required to serve on the board for one (1) year before they are eligible to be elected Chair.

The PAB members listed below are eligible to be elected as Chair:

Robert Bussiere (Current Chair)	Jeff Wolff (Current Vice Chair)
Jackie Espinosa	Robert Spalding
Fatima Santiago	Diana Marrero-Pinto

The PAB members listed below are eligible to be elected as Vice Chair:

Robert Bussiere (Current Chair)	Jeff Wolff (Current Vice Chair)
Jackie Espinosa	Robert Spalding
Fatima Santiago	Diana Marrero-Pinto
Melissa Thacker	

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Appoint/Reappoint

Select and appoint/reappoint the Planning Advisory Board (PAB) Chair and Vice Chair for a period of one (1) year with terms expiring on September 7, 2023.

Attachment(s):

1. ORD 2578 2005 Planning Advisory Board
2. Code of Ordinances - Ch. 2, Article III, Div. 3, Section 2-211 PAB Organization

PROPOSED ORDINANCE #05-35
ORDINANCE NO. 2578

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CHAPTER 14-2-CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REVISING SECTION §14-2-174 THE DEVELOPMENT REVIEW PROCESS – AMENDING THE REGUALTIONS REGARDING THE MEMBERSHIP OF THE DEVELOPMENT REVIEW COMMITTEE AND SECTION §14-2-220 PLANNING ADVISORY BOARD – ADDING AN EIGHTH NON-VOTING MEMBER TO THE PLANNING ADVISORY BOARD TO BE APPOINTED BY THE OSCEOLA COUNTY SCHOOL BOARD; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA THAT CHAPTER 14-2 IS AMENDED TO READ AS FOLLOWS:

SECTION 1.

§ 14-2-174 THE DEVELOPMENT REVIEW PROCESS.

(A) In General. Table A-1 is a matrix listing most of the development permits required by this chapter together with the bodies that review and approve them. Some references are provided to other subchapters for details. Division (C) summarizes the procedures for obtaining developments associated with site plans and subdivisions. §§ 14-2-220 - 14-2-222 contains the organizational aspects of the Planning Advisory Board and Board of Adjustment.

(B) City Staff Role.

(1) Director of Planning Development Services Department (Director):
Shall be responsible for receiving application materials and coordinating the review process for the following development permit requests:

- (a) Amendments to Map I-1 of the Kissimmee Comprehensive Plan (Future Land Use Map: Policy Designations).
- (b) Amendments to the zoning map.
- (c) Planned Unit Development (PUD) preliminary plans.

12/7/05
DS
CA
CM

- (d) Preliminary subdivision plats (~~major subdivision~~).
- (e) Site Plans.
- (f) Conditional uses.
- (g) Subdivision and Site Development Plans.

(2) Building Official: Shall be responsible for receiving application materials and coordinating the review process for all other development permits requests, ~~including subdivision and site development plans~~, except where otherwise indicated.

(3) City Engineer: Shall have staff review functions both as specified in this chapter and as specified by the Director, based upon the nature of the application.

(4) Development Review Committee: The Director ~~and the Building Official~~ shall refer all development permits as required by this chapter or deemed appropriate to this Committee for recommendations or action (depending on the type of request and circumstances involved). The following city departments and outside agencies shall be represented on the Committee:

- (a) Planning.
- (b) Building.
- (c) Engineering and Public Works.
- (d) ~~Water Resources.~~ Toho Water Authority.
- (e) Parks and Recreation.
- (f) Fire.
- (g) Police.
- (h) Airport.
- (i) The School District of Osceola County, Florida.
- (j) Kissimmee Utility Authority.
- (k) Osceola County 911.

This list may be supplemented by representatives of other public agencies deemed appropriate by the City Manager or his designee.

SECTION 2.

§ 14-2-220 PLANNING ADVISORY BOARD.

(A) Composition and Terms.

- (1) Membership: The Planning Advisory Board is hereby established and shall consist of seven ~~eight~~ members,
 - a. Seven voting members who shall be city residents and appointed by the City Commission-, and
 - b. One non-voting member, appointed by the School Board, representing the School District of Osceola County, Florida. The member of the Board appointed by the School District may only comment on comprehensive plan amendments and zoning changes that would increase residential density on the subject property. This non-voting member is not required to be a resident of the City of Kissimmee. The Kissimmee City Commission may recommend an individual to the School Board for consideration to this appointment.
- (2) Terms: Terms of the seven voting members of the Board shall begin on June 1 and run through May 31 for three years. The School Board-appointed member shall serve at the pleasure of the School District of Osceola County, Florida.
- (3) Vacancies: Any vacancy in the voting membership shall be filled for the unexpired term by the Commission who shall have the authority to remove any member for cause, upon written charges, after a public hearing. Any vacancy in the School Board appointed position shall be filled by the School Board, which shall have the authority to remove an appointee at their discretion.
- (4) Attendance: Any voting member of the Board missing three consecutive regular meetings without justification acceptable to the Board shall be considered resigned; in no case, shall a member miss more than six regular

meetings per calendar year. The non-voting member's attendance shall be reported to the Osceola County School District on a periodic basis.

(5) Compensation: Members of the Board shall receive no salaries or fees for service on the Board, but may receive actual and necessary expenses incurred in the performance of their duties of office. The School District of Osceola County, Florida shall be responsible for and shall pay to the City all expenses incurred by the School District's appointee.

(B) Organization.

(1) Quorum: Four voting members of the Board shall constitute a quorum for the transaction of business. At least a majority of the quorum is required to take action on an agenda item.

(2) The Board shall elect its Chair and Vice-Chair from among its voting members. The term of the Chair and Vice-Chair shall be one year with eligibility for reelection.

(3) Rules: The Board shall make its own rules of procedure and determine its time of meeting. All meetings of the Board shall be open to the public and all records of the Board shall be a public record.

SECTION 3. All ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect six months after adoption by the City Commission.

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

AYES

Commissioner Van Meter
Commissioner Brooks
Commissioner Gemskie
Mayor Goodwin-Nichols

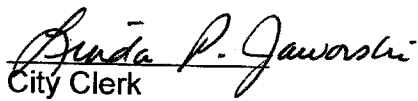
NAYS

Commissioner McKinnon was absent.

Said motion having been duly carried, thereupon, Mayor-Commissioner Linda Goodwin-Nichols declared said Ordinance duly passed and adopted the 6th day of December 2005.


Mayor-Commissioner

ATTEST:


City Clerk

Sec. 2-211. - Organization.

- (a) Four voting members of the planning advisory board shall constitute a quorum for the transaction of business. At least a majority of the quorum is required to take action on an agenda item.
- (b) The planning advisory board shall elect its chair and vice-chair from among its voting members. Planning advisory board members, however, are required to serve on the board for one year before they are eligible to be elected chair. The term of the chair and vice-chair shall be one year with eligibility for reelection.
- (c) The planning advisory board shall make its own rules of procedure and determine its time of meeting. All meetings of the planning advisory board shall be open to the public and all records of the planning advisory board shall be a public record.

(Code 1995, § 14-2-220(B); Ord. No. 2038, 12-20-1994; Ord. No. 2468, 5-6-2003; Ord. No. 2578, 12-6-2005; Ord. No. 2662, 9-18-2007)