



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, NOVEMBER 2, 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 September 7, 2022 and October 5, 2022 Planning Advisory Board Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

Public Hearing - Ordinance amending the Zoning Map from County Agricultural & Conservation (AC) to City Agricultural & Conservation (AC): Give Kids the World, ZMA-22-0005 - Proposed Ordinance #22-14

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

- 5.B Public Hearing to vacate portions of Right-of-Way on Aultman Street and N. Beaumont Avenue -- ABDN-22-0002

- 5.C Public Hearing for a Conditional Use with Site Plan to develop a six-unit multifamily residential project at 925 Hughey Street -- CU-22-0004

- 5.D Public Hearing for a Conditional Use with Site Plan Waiver for a heavy manufacturing use at 941 Armstrong Boulevard. -- CU-22-0008

- 5.E Public Hearing for a Conditional Use with Site Plan Waiver for a cosmetology school at 505 W Vine St. -- CU-22-0017

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Planning Advisory Board – November 2, 2022

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 September 7, 2022 and October 5, 2022 Planning Advisory Board Meeting Minutes.****Request**

Approval of the September 7, 2022 and October 5, 2022 Planning Advisory Board Meeting Minutes.

Explanation

Approval of the September 7, 2022 and October 5, 2022 Planning Advisory Board Meeting Minutes.

Recommendation**REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve

Attachment(s):

1. 09.07.2022 pab minutes
2. 10.05.2022 pab minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 7, 2022 AT 6:00 PM**

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

Staff Members Present: Brenda Ryan, Planning Manager 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 June 15, 2022 Planning Advisory Board Meeting Minutes.

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

Chairman Bussiere	AYE	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

MOTION CARRIED 5-0

4. **OLD BUSINESS**
5. **NEW BUSINESS**

Due to technical difficulties minutes are not transcribed in its entirety.

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

Planning Manager Ryan stated that this is a request for a Zoning Map Amendment to change the Zoning designation from: MUPUD (Mixed Use Planned Unit Development)-City to: RC-1 (Multiple Family Medium Density Residential)-City on 30.98 acres of land. The subject property is located east of S. John Young Pkwy., north of Hacienda Cir., & west of Lake Tohopekaliga.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition:

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

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

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

Chairman Bussiere

AYE

Member Marrero-Pinto

AYE

Member Spalding

AYE

Member Thacker

ABSTAINED

Member Santiago

AYE

MOTION CARRIED 4-0-1

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

Planning Manager Ryan stated that this is a request for approval of a Conditional Use w/Site Plan to establish a childcare facility located on approximately 0.86 acres with a T5-U (Mixed-Use Urban Corridor) Zoning designation. The subject property is located at 1425 and 1429 Smith St.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 5 conditions:

1. Approval for a childcare 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.
3. Any transportation services that may be provided by the childcare 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).

ACTION: Member Spalding made a motion to approve subject to 5 conditions. Seconded by Member Santiago.

1. **Approval for a childcare 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.**
3. **Any transportation services that may be provided by the childcare 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).**

**Chairman Bussiere
Member Spalding
Member Santiago**

**AYE
AYE
AYE**

**Member Marrero-Pinto
Member Thacker**

**AYE
AYE**

MOTION CARRIED 5-0

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

Planning Manager Ryan stated that this is a request to Appoint/Reappoint a Planning Advisory Board Chair and Vice Chair.

Planning Manager Ryan stated that 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
Member Spalding Nominated Robert Bussiere for Chairman

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

Chairman Bussiere	ABSTAINED	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

MOTION CARRIED 4-0-1

Member Spalding nominated Diana Marrero-Pinto for Vice Chairman

ACTION: Member Spalding made a motion to approve. Seconded by Member Santiago.

Chairman Bussiere	AYE	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

MOTION CARRIED 5-0

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

Adjourned-6:56 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.



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 5, 2022 AT 6:00 PM**

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

Staff Members Present: Brenda Ryan, Planning Manager Ashley Cornelison, Senior Planner, Patricia Prevost, Planner I, Kalanit Oded, Deputy City Attorney.

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

No minutes

- 4. OLD BUSINESS**
- 5. NEW BUSINESS**

- 5.A Public Hearing – Glitch Ordinance: LUPA-22-0005 - Proposed Ordinance 22-017
Planner Cornelison stated that this is a request for approval of a Glitch Ordinance to correct minor errors in the LDC (Land Development Code) and revise sections that were changed in the original updated approval.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; UPDATING LANGUAGE THROUGHOUT THE LAND DEVELOPMENT CODE, CHAPTER 14; MOVING A STATEMENT IN CODE OF ORDINANCES SECTION 42-48 TO SECTION 14-4-6.A.9 IN THE LAND DEVELOPMENT CODE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Staff recommends approval for the following reasons:

Chapter 14-2: Terms Defined Added a definition for Affordable Housing per recommendation from the Affordable Housing Advisory Committee. Removed the requirement for five vendors in the definition of a Special Event. This is no longer necessary in the definition.

Chapter 14-3: Development Review Boards and Procedures Edited Table 3-1 to change that LDC text amendments be reviewed by DRC. Clarified minor language and formatting.

Chapter 14-4: Zoning Edited the title of section 14-4-6 so its standards apply to all zoning districts, not just standard zoning districts. Relocated language that no residential lot shall have more than 40% of the front and side yards covered. This

was previously in another section of the Code of Ordinances. Added language requiring buildings to front a right-of-way or civic space. Increase the amount of affordable housing from ten to 20% for density bonuses. This change was made after a recommendation from the Affordable Housing Advisory Committee. Clarified minor language and formatting.

Chapter 14-5: Form-Based Code Adding churches as a permitted use (if they existed prior to August 2020) in the T5-M. Added the other portion of the Street Hierarchy Map in Figure 5-25. Added language in the Stormwater Management section per recommendations from Public Works and Engineering. Clarified minor language and formatting. Added figures to the Code.

Chapter 14-6: Standards for Accessory, Temporary, and other uses. Surrounding area with conditional use approval. Clarify language in the Accessory Dwelling Unit section. Add standards for recreational vehicles. Clarified minor language and formatting.

Chapter 14-7: Access, Circulation, and Parking Added standards for drive aisles. Edit the standards for parallel parking spaces in 14-7-24 to match the general standards. Update 14-7-31 to have vehicular access points based on street and not parcel. Clarified minor language and formatting.

Chapter 14-9: Environment Updated language throughout per recommendations from Public Works and Engineering.

Chapter 14-10: Subdivision and Site Design; Public Improvements Updated language throughout per recommendations from Public Works and Engineering. Added the breakdown of active and passive recreation, which was erroneously left out of the Code.

ACTION: Member Thacker made a motion to approve. Seconded by Member Spalding

Vice Chairman Marrero-Pinto	AYE	Member Wolff	AYE
Member Spalding	AYE	Member Thacker	AYE

MOTION CARRIED 4-0

- 5.B Public Hearing – Car Washes in the FBC: - ZMA-22-0003 Proposed Ordinance 22-018
Planning Cornelison stated that this is a request for approval of standards for car washes in the Form-Based Code area.

Planner Cornelison stated that there are a new set of standards for car washes to allow them within the corridor however, there are limited areas where car washes are located along with Development Standards.

Staff recommends approval for the following reasons:

1. This is a request to add car washes as a permitted use within the T5-U Transect Zone and establish development standards for car washes. The Form-Based Code gave the unique opportunity to establish development standards that would allow a use typically not permitted within the district. The proposed standards

include active uses for frontage streets, no bay doors/tunnels facing a street, and screening requirements to protect the intent of the Form-Based Code. It also includes location and noise measurement standards to protect other uses, particularly residential, from vacuum stations and similar ancillary activities.

Vice Chairman Marrero-Pinto asked in what areas the car washes permitted.

Planner Cornelison stated that car washes will be allowed in the T5-U transect zone and specifically on John Young Pkwy.

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

Vice Chairman Marrero-Pinto	AYE	Member Wolff	AYE
Member Spalding	AYE	Member Thacker	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 Map from County Agricultural & Conservation (AC) to City Agricultural & Conservation (AC): Give Kids the World, ZMA-22-0005 - Proposed Ordinance #22-14

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

Request

Recommendation of approval of a zoning map amendment to change the Zoning designation from County Agricultural (AC) to City Agricultural Conservation (AC) on 15.5 acres of land.

Explanation

Approval of a Zoning Map Amendment from County Agricultural (AC) to City Agricultural Conservation (AC) for approximately 15.5 acres. This application will move forward to catch up with the Annexation (AX-22-0002) application, which was recommended for approval by the Planning Advisory Board on June 15, 2022.

The applicant is proposing to utilize the subject property as temporary satellite/overflow parking for Give Kids the World events and activities. According to the applicant, there are no immediate development plans for the parcels at this time. However, consistent with the Land Development Code, the AC zoning designation can be used as a holding zone which will permit appropriate rural development until such time new urban development is appropriate.

The proposed zoning map amendment is consistent and compatible with adjacent uses and Future Land Use designations.

FINDINGS AND REASONS:

1. Compliance with the intent of the AC zoning district as outlined in Section 14-4-4(A)(3) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-1, is consistent and compatible with the surrounding area.
3. 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.
4. Compliance with Comprehensive Plan Future Land Use Policy 1.1.10.5, Osceola County and City of Kissimmee Land Use Conversions, in that the existing Osceola County Low Density Residential (LDR) Future Land Use Map designation is equivalent to the City's Single Family Low Density Residential (SF-LDR) Future Land Use designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

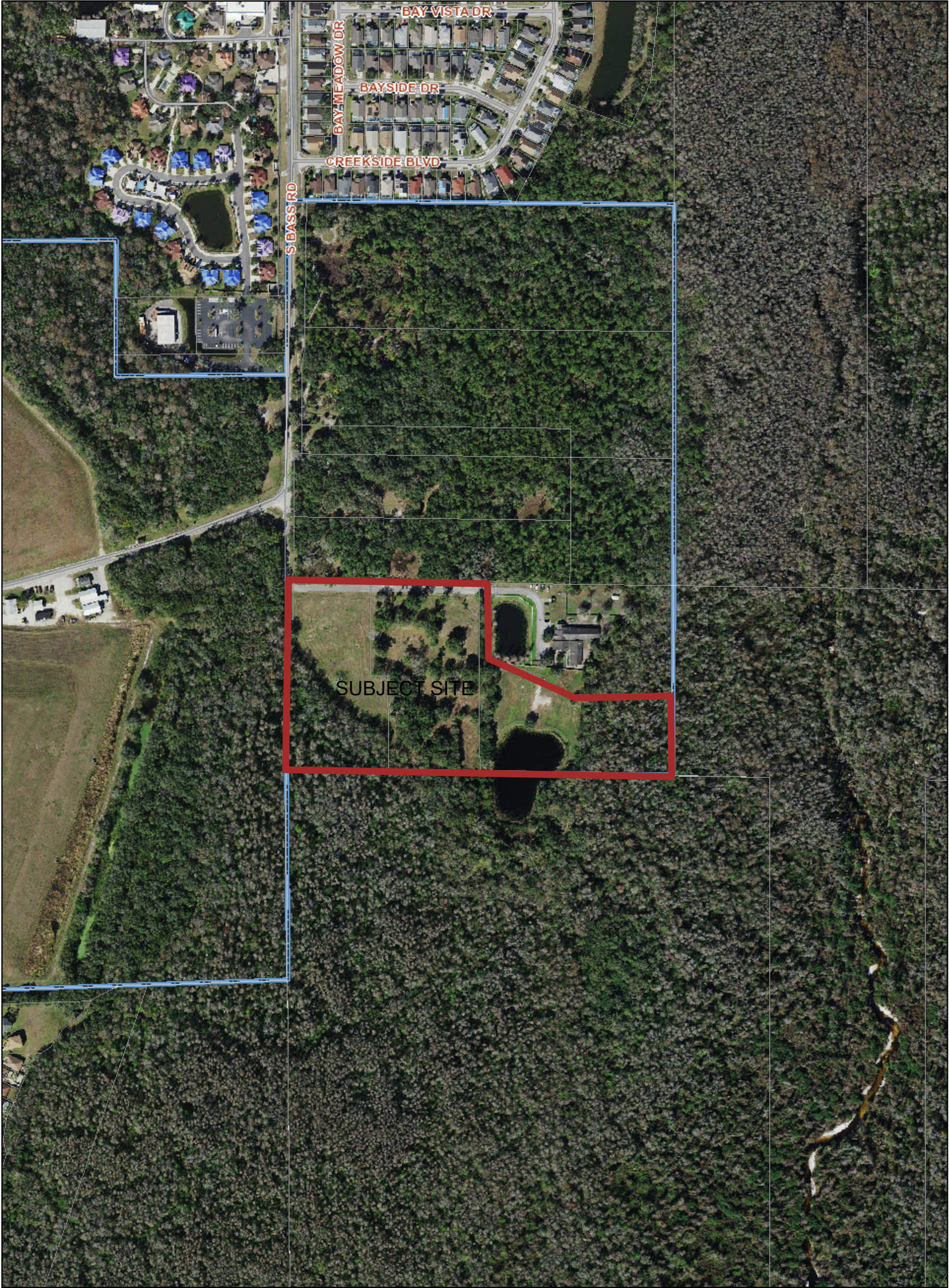
The Development Review Committee (DRC) recommended approval on September 20, 2022.

CONDITION:

1. Subject to the approval of the annexation (AX-22-0002) ordinance.

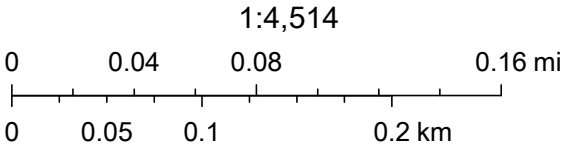
Attachment(s):

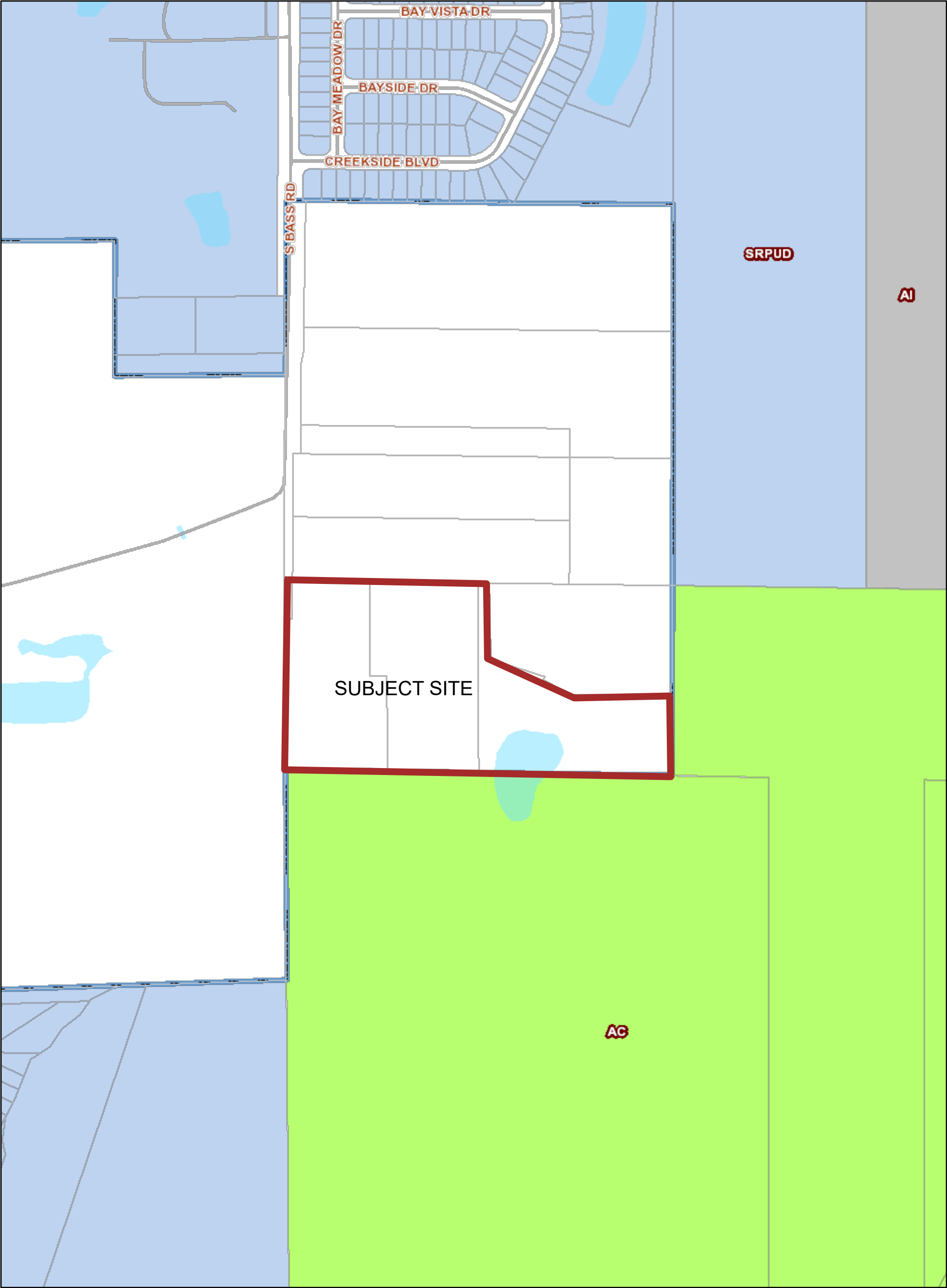
1. ZMA-22-0005 Aerial Map
2. ZMA-22-0005 Vicinity Map
3. ZMA-22-0005 Site Data Tables
4. ZMA-22-0005 Proposed Ordinance 22-14
5. ZMA-22-0005 PAB Ad
6. ZMA-22-0005 DRC Comments
7. ZMA-22-0005 DRC Application



10/27/2022, 4:17:11 PM

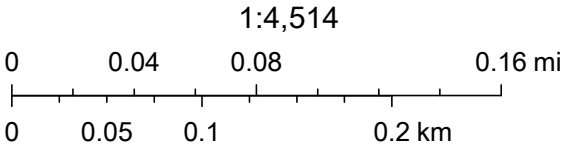
-  City Limits
-  Road Centerlines
-  Parcels





10/27/2022, 4:18:13 PM

- | | | |
|--------------------------------|-------------------------------|-----------------------------|
| City Limits | B-2 (Neighborhood Commercial) | MH (Mobile Home 6,000 sqft) |
| Road Centerlines | B-3 (General Commercial) | MHP (Mobile Home Park) |
| Parcels | B-5 (Office Commercial) | |
| County | BP (Business Park) | |
| Zoning Districts | | |
| AC (Agricultural Conservation) | HC (Highway Commercial) | |
| AI (Airport Industrial) | HF (Hospital Facility) | |
| AO (Airport Operations) | IB (Industrial Business) | |
| | CF (Community Facility) | |



Give Kids the World, ZMA-22-0005
Parcel ID# 30-25-29-0000-0110-0000; 30-25-29-0000-0082-0000 &
30-25-29-0000-0081-0000

East of Poinciana Boulevard, north of Old Tampa Highway, south of W. Vine Street, &
west of Hoagland Boulevard.

Site Data Tables

Site Data	
Size	15.50 acres
Future Land Use Designation	Low Density Residential (LDR) - County
Proposed Future Land Use Designation	Single Family Low Density (SF-LDR)
Zoning District Designation	AC - County
Proposed Zoning District Designation	AC (Agricultural Conservation) – City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Low Impact Overflow Parking
Adjacent Land Use	
North	Low Density Residential and Institutional - County
South	Single Family - Low Density Residential (SF-LDR) – City
East	Low Density Residential (LDR) - County
West	Single Family - Low Density Residential (SF-LDR) – City
Adjacent Zoning	
North	Institutional (IN) - County
South	Agricultural Conservation (AC) – City
East	Institutional (IN) - County
West	Agricultural Conservation (AC) – City
Zoning History	N/A – Vacant Land
Past/Current Project Tracking	AX-22-0002 Annexation

Comprehensive Plan Summary
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations. Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses. The low density designation is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods

Potential Zoning Districts	Agriculture and Conservation – AC
	Residential Estate District – RE
	Single Family Residential Districts – RA-1, RA-2, RA-3 and RA-4
	Short-Term Rental Planned Unit Development - SRPUD
	Mixed-Use Planned Unit Development District - MUPUD

<i>Zoning District Standards District Summary</i>
Land Development Code Section 14-4-4 (A.3), Agriculture and Conservation District (AC) – When an annexed area is given a future land use designation other than Single Family Low Density Residential (SF-LDR), the AC district should be considered a holding zone which will permit appropriate rural development until such time as new urban development is appropriate. When new urban development is appropriate for such areas, the property subject to the proposed development may be rezoned to be consistent with its future land use designation and the new development shall be consistent with the new zoning.

<i>Comprehensive Plan Future Land Use & Zoning Comparisons</i>		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Policy 1-1.2.8: Low Density Residential (LDR) (3 - 8 du/ac) – County	Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR) (up to 6 du/ac)

<i>Public Facilities Analysis</i>	
Transportation	
Adjacent street	Bass Road
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	

Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 22-14
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: AC (Agricultural & Conservation Development) – County

TO: AC (Agricultural & Conservation Development) – City

The subject property is located at: S Bass Rd; 1045 S. Bass Rd.; & 1033 S. Bass Rd.
Parcel ID: 30-25-29-0000-0110-0000; 30-25-29-0000-0082-0000 & 30-25-29-0000-0081-0000

Legal Description:

NW 1/4 OF NW 1/4 OF SW 1/4 LESS BEG AT NE COR OF NW 1/4 OF NW 1/4 OF SW 1/4, S 663.4 FT, W 320 FT, N 333.12 FT, W 60 FT, N 330 FT, E 380 FT TO POB

Together with Parcel 2:

COM AT W 1/4 COR OF SEC, S 89 DEG E 680.11 FT TO POB; CONT S 89 DEG E 40.02 FT, S 266.76 FT, S 72 DEG E 198.30 FT, S 29 DEG W 11.71 FT, S 62 DEG E 114.80 FT, N 89 DEG E 354.97 FT, S 285.13 FT, N 89 DEG W 674.90 FT, N 663.40 FT TO POB

Together with Parcel 3:

BEG AT NE COR OF NW 1/4 OF NW 1/4 OF SW 1/4, S 663.4 FT, W 320 FT, N 333.12 FT, W 60 FT, N 330 FT, E 380 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.

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this _____ day of _____, 20____.

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

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: **AC - (Agricultural Conservation) – County**

TO: **AC - (Agricultural Conservation) - City**

The subject property is located at located at **S Bass Rd; 1045 S. Bass Rd.; & 1033 S. Bass Rd. Parcel ID: 30-25-29-0000-0110-0000; 30-25-29-0000-0082-0000 & 30-25-29-0000-0081-0000**

Legal Description:

NW 1/4 OF NW 1/4 OF SW 1/4 LESS BEG AT NE COR OF NW 1/4 OF NW 1/4 OF SW 1/4, S 663.4 FT, W 320 FT, N 333.12 FT, W 60 FT, N 330 FT, E 380 FT TO POB

Together with Parcel 2:

COM AT W 1/4 COR OF SEC, S 89 DEG E 680.11 FT TO POB; CONT S 89 DEG E 40.02 FT, S 266.76 FT, S 72 DEG E 198.30 FT, S 29 DEG W 11.71 FT, S 62 DEG E 114.80 FT, N 89 DEG E 354.97 FT, S 285.13 FT, N 89 DEG W 674.90 FT, N 663.40 FT TO POB

Together with Parcel 3:

BEG AT NE COR OF NW 1/4 OF NW 1/4 OF SW 1/4, S 663.4 FT, W 320 FT, N 333.12 FT, W 60 FT, N 330 FT, E 380 FT TO POB

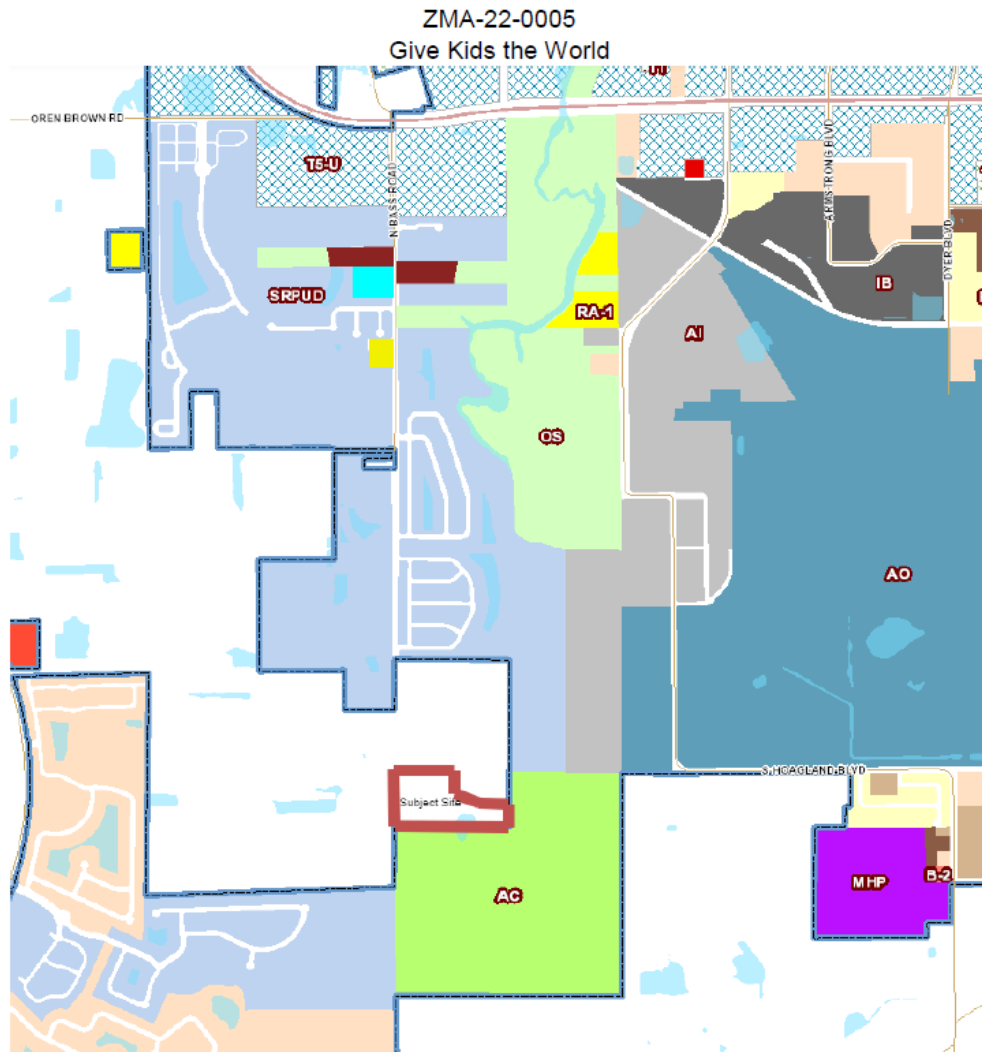
PROPOSED ORDINANCE #22-20: AN ORDINANCE AMENDING ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **November 2, 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-22-0005**
Give Kids the World ZMA

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.



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

ADDRESS: 30-25-29-0000-0110-0000, 30-25-29-0000-0081-0000 & 30-25-29-0000-0082-0000 **DATE:** 9/14/2022
PLAN (DRC) NUMBER: ZMA-22-0005

Review Status:
APPROVED WITH CONDITIONS.

PLANNING DIVISION - Cristian I. Arias - 407-518-2373 Cristian.Arias@kissimmee.gov

Comments/Conditions (if applicable):

Zoning Map Amendment ZMA 22-0005 is part of annexation application AX-22-0002 for Give Kids the World. Annexation AX-22-0002 was reviewed and approved by the PAB on May 18, 2022. Zoning Map Amendment application requires review by DRC and PAB, and will run concurrently with Annexation application, which will be reviewed and approved by City Commission.

After further analysis, staff will recommend the following for the ZMA application:

Land Development Code Section 14-4-4 (A.3), Agriculture and Conservation District (AC) – When an annexed area is given a future land use designation other than Single Family Low Density Residential (SF-LDR), the AC district should be considered a holding zone which will permit appropriate rural development until such time as new urban development is appropriate. When new urban development is appropriate for such areas, the property subject to the proposed development may be rezoned to be consistent with its future land use designation and the new development shall be consistent with the new zoning.

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

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

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

ITEM 5.B

Public Hearing to vacate portions of Right-of-Way on Aultman Street and N. Beaumont Avenue -- ABDN-22-0002

Request

Public Hearing to vacate 9,187 square feet of right of way on the north side of Aultman Street, 1,967 square feet of right of way on the west side of N. Beaumont Ave. near the intersection with Aultman, and 1,257 square feet of right of way on N. Beaumont adjacent to the intersection with Sumner Street.

Explanation

This is a request to vacate portions of rights-of-way directly adjacent to the Beaumont Government Complex, which is owned by the City but currently supports County offices. There are 3 separate segments of right-of way included with this application. There are 2 portions on N. Beaumont Ave. and 1 portion on Aultman St. The rights of way are only adjacent to the Beaumont Government Complex. Therefore, if vacated, the rights-of-way will only be included within the parcel boundary of the Beaumont Complex and not to any other adjacent properties. The vacated portions are needed to facilitate the redevelopment of the approximately 20 acre parcel with a mixed use development consisting of multi-family and commercial uses (SP-22-0011).

The Beaumont Government Complex was rezoned in 2016 from Community Facilities (CF) to Downtown Commercial (B-1) (DRC#16-079, Ord.#2936) and recently rezoned to Mixed-Use Center (T5-M) with the adoption of the Form Based Code with the updated Land Development Code in 2020 (DRC#20-00053, Ord.#3034) to further encourage redevelopment.

FINDINGS AND REASONS:

1. Removal of the rights-of-way does not have an impact or affect on the roadway network.
2. Consistent with applicant justification; future development; emergency responses; city services; and other Land Development Code documents.
3. Compliance with Land Development Code Sections 14-3-4, Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way vacation requests.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 20, 2022.

CONDITIONS:

1. Any additional easement dedication requirements over the vacated portions of rights of way shall be provided and reviewed with the final plat submittal.

Attachment(s):

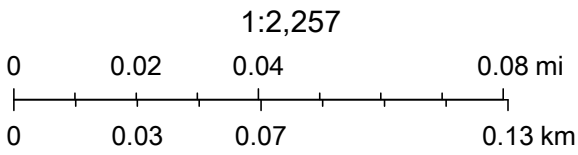
1. ABDN-22-0002 Aerial Map
City of Kissimmee

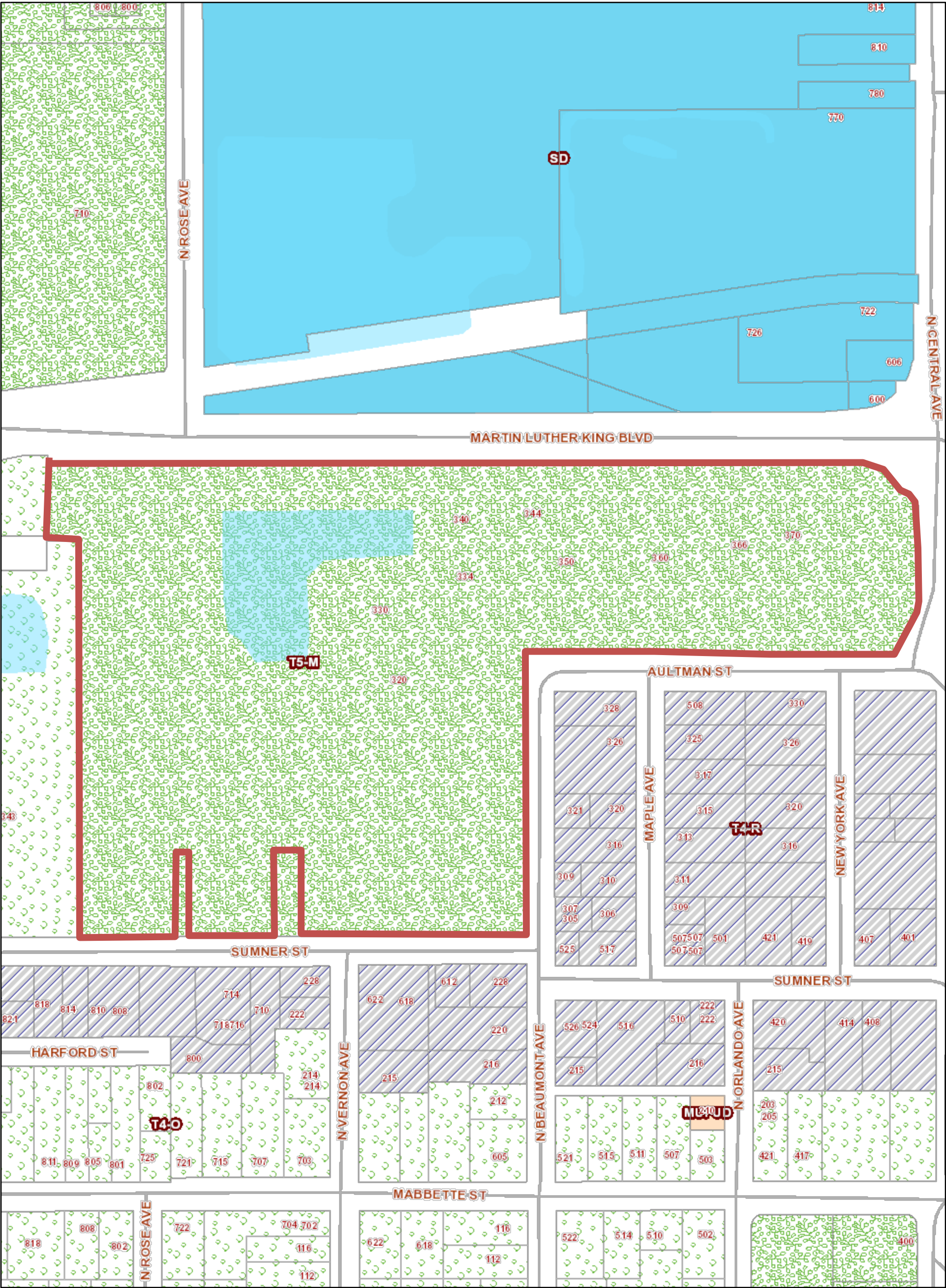
2. ABDN-22-0002 Vicinity Map
3. ABDN-22-0002 PAB Ad
4. ABDN-22-0002 DRC Comments
5. ABDN-22-0002 DRC Application



10/26/2022, 8:28:07 AM

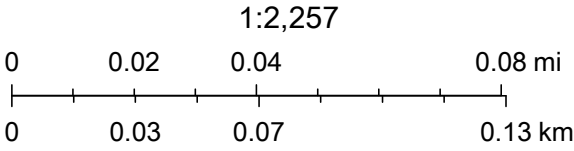
-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points





10/26/2022, 8:29:16 AM

- | | | |
|--------------------------------|-------------------------------|-----------------------------|
| City Limits | AO (Airport Operations) | IB (Industrial Business) |
| Road Centerlines | B-2 (Neighborhood Commercial) | MH (Mobile Home 6,000 sqft) |
| Parcels | B-3 (General Commercial) | MHP (Mobile Home Park) |
| Address Points | B-5 (Office Commercial) | |
| County | BP (Business Park) | |
| Zoning Districts | CF (Community Facility) | |
| AC (Agricultural Conservation) | HC (Highway Commercial) | |
| AI (Airport Industrial) | HF (Hospital Facility) | |



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, November 2, 2022 at 6:00 p.m.** in the City of Kissimmee Commission Chambers, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida. The purpose of this Public Hearing is to make a recommendation to the City Commission to vacate the right-of-way as described as follows:

That portion of **W. Aultman Street & N Beaumont Ave.**

A parcel of land being a portion of Beaumont Avenue, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Legal Description

Commence at the Southeast corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of the Public Records of Osceola County, Florida and the North Right of Way line of Sumner Street; thence departing said North Right of Way line, run N00°06'36"E, along the West Right of Way line of Beaumont Avenue, a distance of 133.24 feet to the Point of Beginning; thence continue N00°06'36"E, along said West Right of Way line, a distance of 299.84 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 25.00 feet and a Central Angle of 31°51'34"; thence departing said West Right of Way line, run Southerly along the arc of said curve, a distance of 13.90 feet (Chord Bearing = S15°49'09"E, Chord = 13.72 feet); thence S00°02'07"E, a distance of 108.24 feet; thence S01°56'08"E, a distance of 25.04 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,041.50 feet and a Central Angle of 03°18'01"; thence run Southerly along the Arc of said curve, a distance of 59.99 feet (Chord Bearing = S03°35'09"E, Chord = 59.99 feet) to a Point of Reverse Curve, Concave to the West having a Radius of 945.23 feet and a Central Angle of 04°15'39"; thence Southerly along the arc, a distance of 70.29 feet, (Chord Bearing = S03°06'20"E, Chord = 70.28 feet) to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 64°16'19"; thence run Southwesterly along the arc of said curve, a distance of 28.04 feet (Chord Bearing = S28°44'22"W, Chord = 26.60 feet) to the Point of

Beginning. Containing 1,967 square feet or 0.045 acres, more or less.

Together with:

A parcel of land being a portion of Beaumont Avenue, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of

the Public Records of Osceola County, Florida and the North Right of Way line of Sumner Street; thence departing said North Right of Way line, run N00°06'36"E, along the West Right of Way line of Beaumont Avenue, a distance of 103.33 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 63°36'31"; thence departing said West Right of Way line, run Southeasterly along the arc of said curve, a distance of 27.75 feet (Chord Bearing = S31°05'33"E, Chord = 26.35 feet); thence S00°42'26"W, a distance of 67.08 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 28.58 feet and a Central Angle of 32°09'39"; thence run Southwesterly along the arc of said curve, a distance of 16.04 feet (Chord Bearing = S26°33'08"W, Chord = 15.83 feet); thence N85°26'30"W, a distance of 5.92 feet to the Point of Beginning.

Containing 1,257 square feet or 0.029 acres, more or less

Together with:

A parcel of land being a portion of Aultman Street, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Begin at the Southeasterly corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of the Public Records of Osceola County, Florida and the West Right of Way line of Central Avenue; thence N89°57'18"W, along the South line of said Lot 1, said line also being the North Right of Way line of Aultman Street, a distance of 579.54 feet; thence departing said North Right of Way line, run S84°48'22"E, a distance of 29.17 feet; thence S84°53'56"E, a distance of 31.01 feet; thence S82°33'44"E, a distance of 44.39 feet; thence S83°19'49"E, a distance of 20.72 feet; thence S84°14'22"E, a distance of 10.64 feet; thence S85°09'55"E, a distance of 21.28 feet; thence S86°23'58"E, a distance of 21.28 feet; thence S87°56'32"E, a distance of 31.92 feet; thence S89°16'46"E, a distance of 89.66 feet; thence N89°49'35"E, a distance of 247.35 feet to the Point of Curvature of a curve, Concave to the North, having a Radius of 51.22 feet and a Central Angle of 39°52'08"; thence run Easterly along the Arc of said curve, a distance of 35.64 feet (Chord Bearing = N69°53'31"E, Chord = 34.93 feet); thence N02°11'36"E, a distance of 6.82 feet to the Point of Beginning.

Containing 9,187 square feet or 0.211 acres, more or less.

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

Reference # ABDN-22-0002
Beaumont Redevelopment Phase I

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. (FS 286.26)

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.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 9/14/2022

PROJECT: Beaumont Redevelopment Phase 1

DRC NUMBER: ABDN-22-0002

REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. Please provide the following:
 - a) Reason for the request to abandon. Ref. LDC §14-3-47(B)(1)(c)
 - b) Names and addresses of the owners and occupants of real property bounding and abutting the street, alley, special purpose easement or other nonfee interest of the city which the applicant seeks to have abandoned. Ref. LDC §14-3-47(B)(1)(d)
 - c) Supporting documentation showing the location of all existing utilities/improvements within the boundary of the proposed right-of-way to be vacated. Ref. LDC §14-3-47(B)(1)(e)

ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

SITE SPECIFIC:

- Access easement(s) may be required over the vacated right-of-way. Ref. §14-3-47(E)(1,2)
- A perpetually unobstructed drainage easement of sufficient width shall be provided over any existing stormwater drainage pipe(s). Easement widths shall be in conformance with City Construction Standards and Specifications.

GENERAL:

- 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.
- 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: off Central Ave., Altman St., & Beaumont

DATE: 6/29/2022

PLAN NUMBER: ABDN- 22-0002, Beaumont Redevelopment ROW Vacation

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Subject to Planning Advisory Board and City Commission approval.
2. Note that a Preliminary Plat (SR-22-0018) and a Final Plat (SR-22-0017) has been submitted. The Final Plat has been placed on hold until the Preliminary Plat has been reviewed and approved.
3. All right of way, easements, tract, and lot dedications will also be reviewed under the Preliminary and Final Plat applications.

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

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

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



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

**ADDRESS: 343 N CLYDE AVE
PLAN (DRC) NUMBER: ABDN-22-0002**

DATE: 8/29/2022

**Review Status:
APPROVED WITH CONDITIONS.**

TOHO WATER AUTHORITY – Crystal Muniz - 407.833.3855 - cmuniz@tohowater.com

Comments/Conditions (if applicable):

1. Toho does not object as long as a utility easement be placed on the vacated right away.

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: Beaumont Redevelopment Phase I DRC# SP-22-001

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

Agent Signature: [Signature] Date: 08/16/2022

Agent Name (Print): Abdul Alkadry

Property Owner Signature: _____ Date: _____

Property Owner Name (Print): City of Kissimmee



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

PROJECT

Name of Project: Beaumont Redevelopment Phase I
(If site development plans, use name on DRC submittal)
343 N Clyde Ave, Kissimmee FL 34741 & 310 N Beaumont Ave, Kissimmee FL 34741 &
Location (Address if possible): TBD Sumner St, Kissimmee FL 34741
Parcel ID#: 21-25-29-1884-0001-0010 & 21-25-29-1700-000N-0150 & 21-25-29-1558-0001-0010
Associated DRC#(s): SP-22-001

APPLICANT

Name: Abdul Alkadry, P.E.
Firm: Harris Civil Engineers, LLC
Address: 1200 Hillcrest Street Suite 200 Orlando, FL 32803
Phone: (407) 629 - 4777 E-Mail: AbdulA@harriscivilengineers.com

AGENT (Contact Person)

Name: Abdul Alkadry, P.E.
Firm: Harris Civil Engineers, LLC
Address: 1200 Hillcrest Street Suite 200 Orlando, FL 32803
Phone: (407) 629 - 4777 E-Mail: AbdulA@harriscivilengineers.com

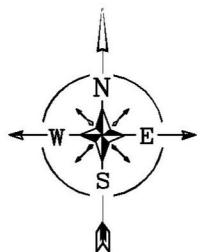
OWNER

Name: City of Kissimmee
Firm: _____
Address: 101 Church St. Kissimmee, FL 34741
Phone: (_____) _____ - _____ E-Mail: _____

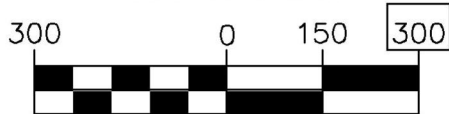
*** An email address is required in order to facilitate and expedite communication between staff reviewers and the applicant. Please provide if possible.**

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.

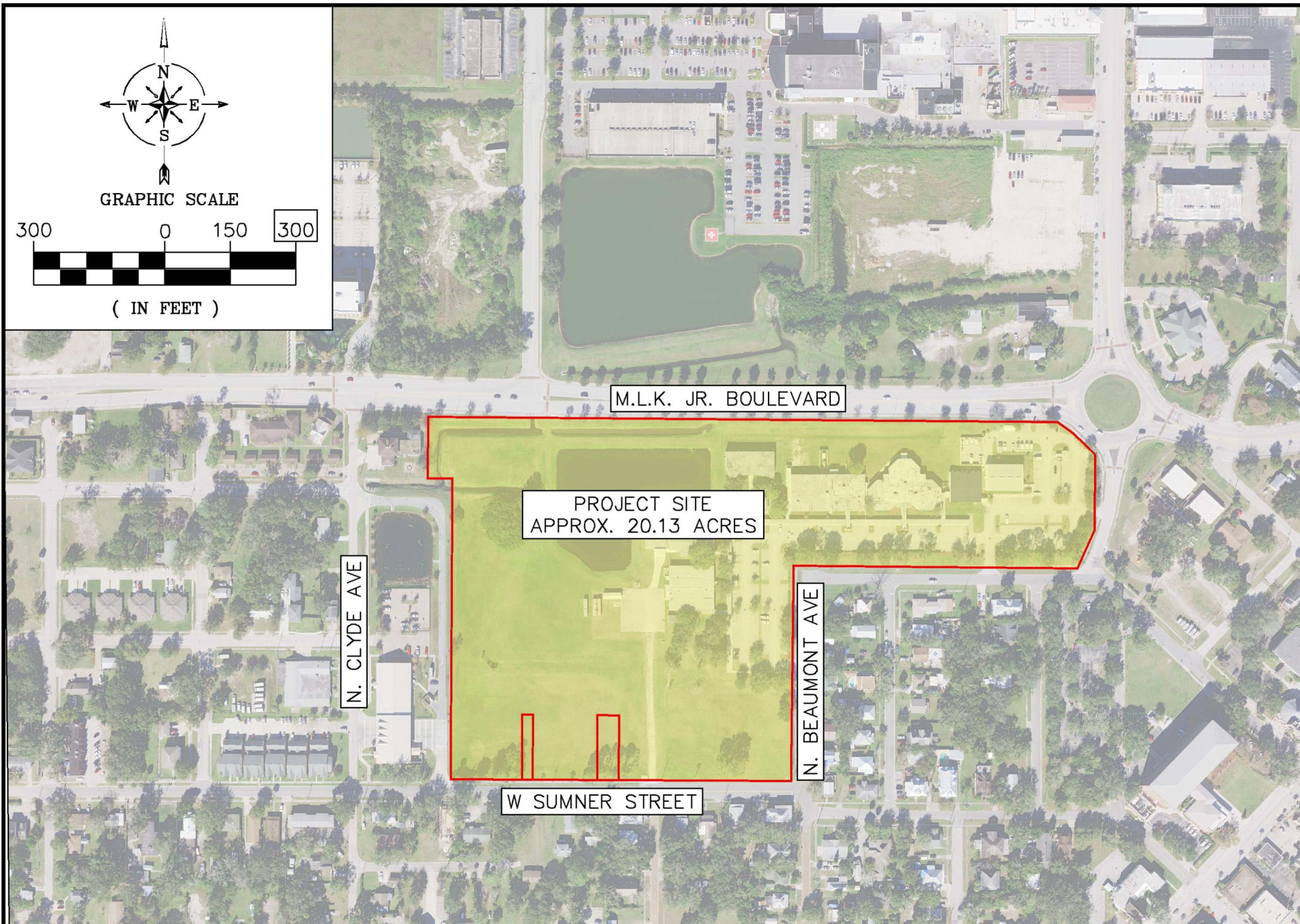
FOR OFFICE USE ONLY			
REQUEST _____		FEE COLLECTED _____	
DATE _____	REC'D BY _____	DRC # _____	
SUFFICIENCY REVIEW (Y/N) _____ PROJECT MANAGER _____			



GRAPHIC SCALE



(IN FEET)



HARRIS

Harris Civil Engineers, LLC
1200 E. Hillcrest Street
Suite 200
Orlando, Florida 32803

BEAUMONT REDEVELOPMENT PROJECT - PROJECT LOCATION

BEAUMONT AVE, CITY OF KISSIMMEE

MAP

SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

SEE SHEETS 2 & 3 OF 3 FOR SKETCH

LEGAL DESCRIPTION:

A parcel of land being a portion of Aultman Street, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Begin at the Southeasterly corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of the Public Records of Osceola County, Florida and the West Right of Way line of Central Avenue; thence N89°57'18"W, along the South line of said Lot 1, said line also being the North Right of Way line of Aultman Street, a distance of 579.54 feet; thence departing said North Right of Way line, run S84°48'22"E, a distance of 29.17 feet; thence S84°53'56"E, a distance of 31.01 feet; thence S82°33'44"E, a distance of 44.39 feet; thence S83°19'49"E, a distance of 20.72 feet; thence S84°14'22"E, a distance of 10.64 feet; thence S85°09'55"E, a distance of 21.28 feet; thence S86°23'58"E, a distance of 21.28 feet; thence S87°56'32"E, a distance of 31.92 feet; thence S89°16'46"E, a distance of 89.66 feet; thence N89°49'35"E, a distance of 247.35 feet to the Point of Curvature of a curve, Concave to the North, having a Radius of 51.22 feet and a Central Angle of 39°52'08"; thence run Easterly along the Arc of said curve, a distance of 35.64 feet (Chord Bearing = N69°53'31"E, Chord = 34.93 feet); thence N02°11'36"E, a distance of 6.82 feet to the Point of Beginning.

Containing 9,187 square feet or 0.211 acres, more or less.

REQUESTED BY: SKYVIEW KISSIMMEE DEVELOPER, LLC

SHEET 1 OF 3

DATE OF SURVEY	7/14/2022	REVISIONS
SCALE	1" = 60'	
F.B.	PAGE	
SECTION	21	
TWP.	25 S., RNG. 29 E.	
JOB NO.	20-274A	

**JOHNSTON'S
SURVEYING INC.**

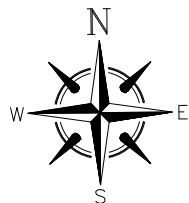
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

7/15/2022

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

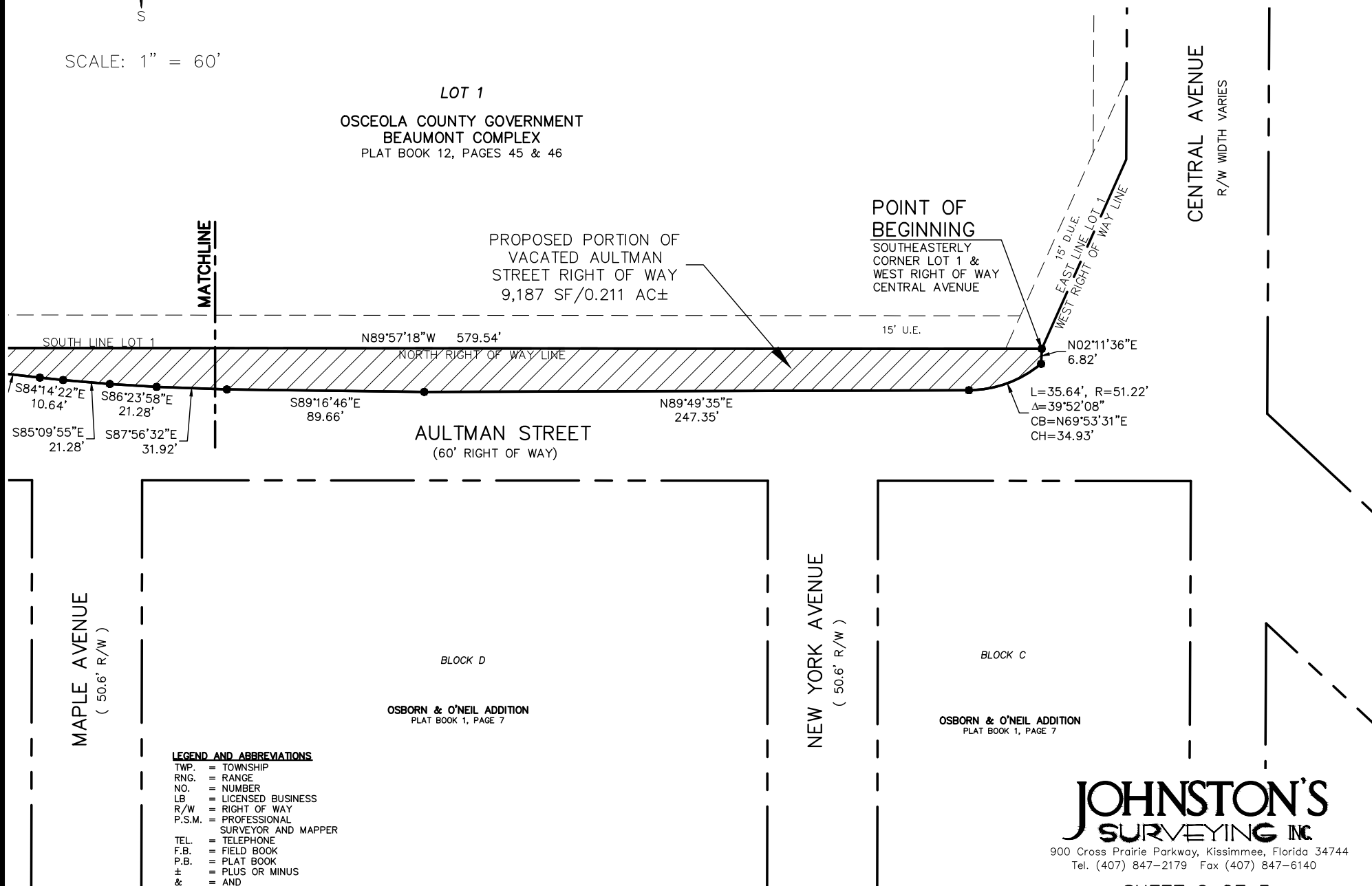
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION

SCALE: 1" = 60'

LOT 1
OSCEOLA COUNTY GOVERNMENT
BEAUMONT COMPLEX
PLAT BOOK 12, PAGES 45 & 46

PROPOSED PORTION OF
VACATED AULTMAN
STREET RIGHT OF WAY
9,187 SF/0.211 AC±

POINT OF
BEGINNING
SOUTHEASTERLY
CORNER LOT 1 &
WEST RIGHT OF WAY
CENTRAL AVENUE



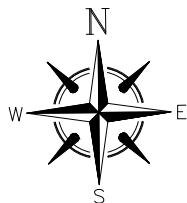
LEGEND AND ABBREVIATIONS

TWP. = TOWNSHIP
RNG. = RANGE
NO. = NUMBER
LB. = LICENSED BUSINESS
R/W = RIGHT OF WAY
P.S.M. = PROFESSIONAL
SURVEYOR AND MAPPER
TEL. = TELEPHONE
F.B. = FIELD BOOK
P.B. = PLAT BOOK
± = PLUS OR MINUS
& = AND

**JOHNSTON'S
SURVEYING INC.**

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

SHEET 2 OF 3



SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

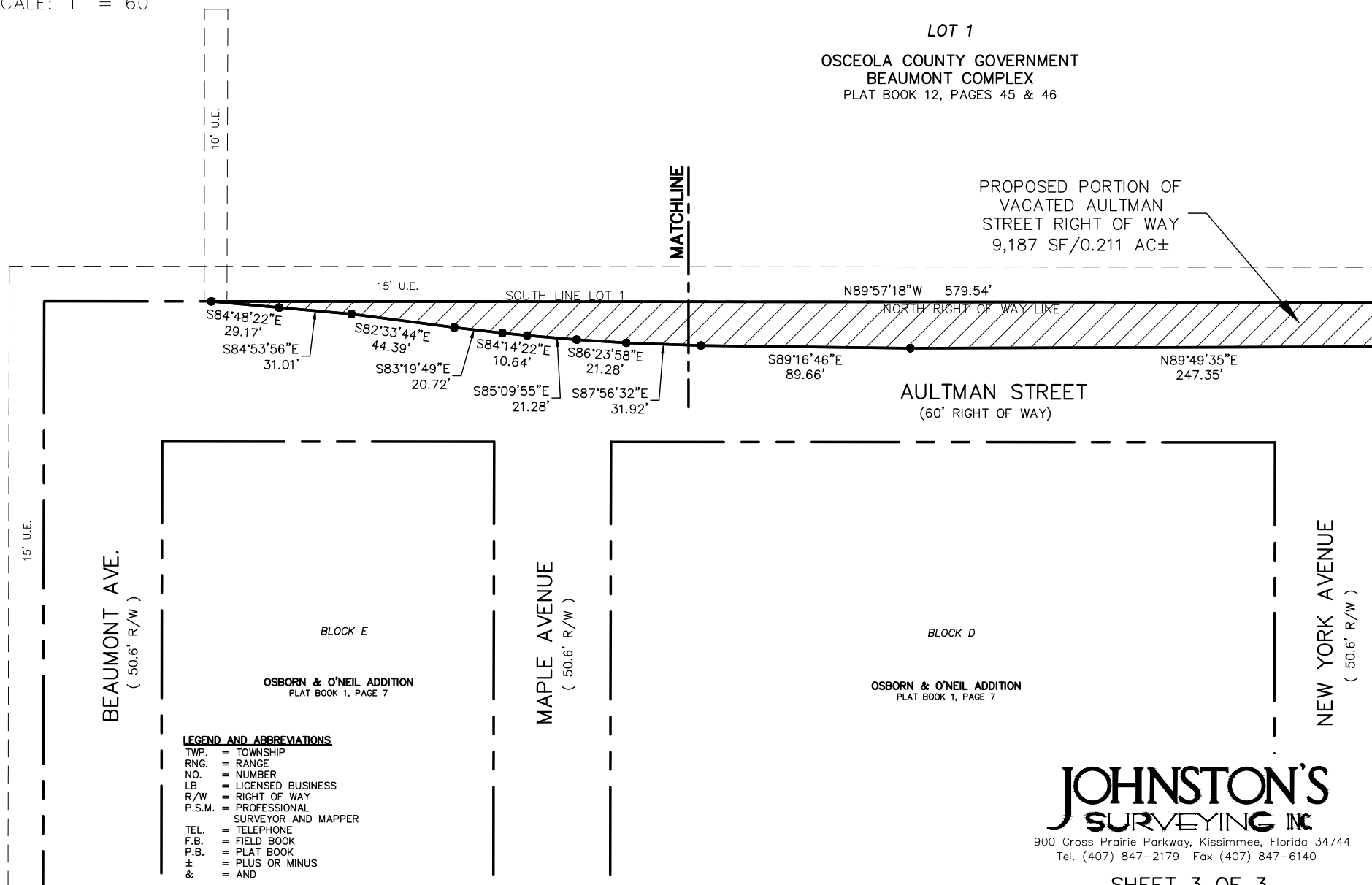
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION

SCALE: 1" = 60'

LOT 1

OSCEOLA COUNTY GOVERNMENT
BEAUMONT COMPLEX
PLAT BOOK 12, PAGES 45 & 46

PROPOSED PORTION OF
VACATED AULTMAN
STREET RIGHT OF WAY
9,187 SF/0.211 AC±



**JOHNSTON'S
SURVEYING INC**

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

SHEET 3 OF 3

SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

SEE SHEET 2 OF 2 FOR SKETCH

LEGAL DESCRIPTION:

A parcel of land being a portion of Beaumont Avenue, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of the Public Records of Osceola County, Florida and the North Right of Way line of Sumner Street; thence departing said North Right of Way line, run N00°06'36"E, along the West Right of Way line of Beaumont Avenue, a distance of 133.24 feet to the Point of Beginning; thence continue N00°06'36"E, along said West Right of Way line, a distance of 299.84 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 25.00 feet and a Central Angle of 31°51'34"; thence departing said West Right of Way line, run Southerly along the arc of said curve, a distance of 13.90 feet (Chord Bearing = S15°49'09"E, Chord = 13.72 feet); thence S00°02'07"E, a distance of 108.24 feet; thence S01°56'08"E, a distance of 25.04 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,041.50 feet and a Central Angle of 03°18'01"; thence run Southerly along the Arc of said curve, a distance of 59.99 feet (Chord Bearing = S03°35'09"E, Chord = 59.99 feet) to a Point of Reverse Curve, Concave to the West having a Radius of 945.23 feet and a Central Angle of 04°15'39"; thence Southerly along the arc, a distance of 70.29 feet, (Chord Bearing = S03°06'20"E, Chord = 70.28 feet) to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 64°16'19"; thence run Southwesterly along the arc of said curve, a distance of 28.04 feet (Chord Bearing = S28°44'22"W, Chord = 26.60 feet) to the Point of Beginning.

Containing 1,967 square feet or 0.045 acres, more or less.

REQUESTED BY: SKYVIEW KISSIMMEE DEVELOPER, LLC

SHEET 1 OF 2

DATE OF SURVEY	7/14/2022	REVISIONS
SCALE	1" = 60'	
F.B.	PAGE	
SECTION	21	
TWP.	25 S., RNG. 29 E.	
JOB NO.	20-274A	

JOHNSTON'S
SURVEYING INC.

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

R.D.B.

7/15/2022

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

SEE SHEET 2 OF 2 FOR SKETCH

LEGAL DESCRIPTION:

A parcel of land being a portion of Beaumont Avenue, lying in Section 21, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Lot 1, OSCEOLA COUNTY GOVERNMENT BEAUMONT COMPLEX, according to the plat thereof, as recorded in Plat Book 12, Pages 45 and 46 of the Public Records of Osceola County, Florida and the North Right of Way line of Sumner Street; thence departing said North Right of Way line, run N00°06'36"E, along the West Right of Way line of Beaumont Avenue, a distance of 103.33 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 63°36'31"; thence departing said West Right of Way line, run Southeasterly along the arc of said curve, a distance of 27.75 feet (Chord Bearing = S31°05'33"E, Chord = 26.35 feet); thence S00°42'26"W, a distance of 67.08 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 28.58 feet and a Central Angle of 32°09'39"; thence run Southwesterly along the arc of said curve, a distance of 16.04 feet (Chord Bearing = S26°33'08"W, Chord = 15.83 feet); thence N85°26'30"W, a distance of 5.92 feet to the Point of Beginning.

Containing 1,257 square feet or 0.029 acres, more or less

REQUESTED BY: SKYVIEW KISSIMMEE DEVELOPER, LLC

SHEET 1 OF 2

DATE OF SURVEY	7/14/2022	REVISIONS
SCALE	1" = 60'	
F.B.	PAGE	
SECTION	21	
TWP.	25 S., RNC. 29 E.	
JOB NO.	20-274A	

**JOHNSTON'S
SURVEYING INC.**

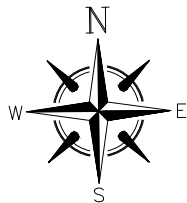
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

7/15/2022

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



SKETCH OF DESCRIPTION TO VACATE RIGHT OF WAY

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

SCALE: 1" = 60'

LOT 1

OSCEOLA COUNTY GOVERNMENT
BEAUMONT COMPLEX
PLAT BOOK 12, PAGES 45 & 46

20' D.U.E.

LOT 1

OSCEOLA COUNTY GOVERNMENT
BEAUMONT COMPLEX
PLAT BOOK 12, PAGES 45 & 46

PROPOSED PORTION OF
VACATED BEAUMONT
AVENUE RIGHT OF WAY
1,257 SF/0.029 AC±

POINT OF
BEGINNING

SOUTHEAST CORNER LOT 1,
OSCEOLA COUNTY
GOVERNMENT BEAUMONT
COMPLEX & NORTH RIGHT OF
WAY LINE OF SUMNER STREET

15' U.E.

SOUTH LINE LOT 1
NORTH RIGHT OF WAY LINE

SUMNER STREET

(50.6' R/W)

15' U.E.

EAST LINE LOT 1
WEST RIGHT OF WAY LINE

BEAUMONT AVE.
(50.6' R/W)

AULTMAN STREET
(60' RIGHT OF WAY)

BLOCK E

OSBORN & O'NEIL ADDITION
PLAT BOOK 1, PAGE 7

L=27.75', R=25.00'
Δ=63°36'31"
CB=S31°05'33"E
CH=26.35'

LEGEND AND ABBREVIATIONS

TWP. = TOWNSHIP
RNG. = RANGE
NO. = NUMBER
LB. = LICENSED BUSINESS
R/W = RIGHT OF WAY
P.S.M. = PROFESSIONAL
SURVEYOR AND MAPPER
TEL. = TELEPHONE
F.B. = FIELD BOOK
P.B. = PLAT BOOK
± = PLUS OR MINUS
& = AND

L=16.04', R=28.58'
Δ=32°09'39"
CB=S26°33'08"W
CH=15.83'

JOHNSTON'S
SURVEYING INC

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

SHEET 2 OF 2

ITEM 5.C

Public Hearing for a Conditional Use with Site Plan to develop a six-unit multifamily residential project at 925 Hughey Street -- CU-22-0004

Request

Request for Conditional Use with Site Plan approval for a six-unit multi-family residential development on approximately 0.28 acres located at 925 Hughey Street with a Neighborhood Restricted (T4-R) Zoning designation.

Explanation

The subject property is a vacant corner lot with approximately 0.28 acres in the Neighborhood Restricted (T4-R) zoning district, located on the northeast corner of Hughey Street and Dillingham Avenue.

The proposed project consists of a 6-unit multifamily residential building with 12 parking spaces. The placement of the building will be 16 feet from Hughey Street and 10 feet from Dillingham Avenue. As part of the design of the building, a stoop area on each unit facing Hughey Street, which will be the front yard. The parking area will be towards the back of the building as depicted in the site plan (attached).

Staff has reviewed the project and it is consistent with the Form Based Code (FBC) standards set forth in the Land Development Code. On September 20, 2022, the Development Review Committee (DRC) determined that the proposed parking layout did not meet the intent of LDC Section 14-8-18(B) which requires a landscape island at the end of every 10 parking spaces. The applicant can install a bicycle locker to remove two required parking spaces (LDC Section 14-7-22(E)(1)). The redesign will demonstrate that there will only be 10 parking spaces and 1 bicycle locker located onsite.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Restricted (T4-R) transect zoning standards as outlined in Section 14-5-4(C) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a multiple family residential is a use listed as potential conditional use allowance in the Neighborhood Restricted (T4-R) 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 1.2.9.2, Mixed Use - Downtown (MU-D), Low Density Residential sub-area, which is primarily residential in character, and is generally intended to remain so. The mix of uses in this sub-area shall be 85-95 percent residential and 5-15 percent non-residential, with a maximum project density of up to 20 du/acre.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 20, 2022.

CONDITIONS:

1. A 14-foot wide streetscape zone shall be established on Hughey Street and Dillingham Avenue and shall consist of an 8-foot wide furnishing zone and a 6-foot wide sidewalk.
2. The existing trees on Hughey Street above existing power lines are in conflict with separation requirements and shall be removed in order to accommodate the streetscape zone requirements.

3. Parking islands shall be installed every 10 parking spaces and parking abutting a landscaped area shall require a curb.
4. Street walls, building design, massing, articulation and other design elements shall meet the Form Based Code requirements in the Land Development Code.
5. Parking reduction is subject to the installation of a bicycle locker. A bicycle locker shall be maintained and not substituted with a bicycle rack. Bicycle locker details must be provided with the construction plan review.

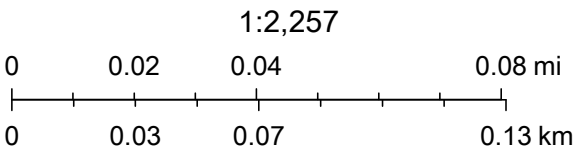
Attachment(s):

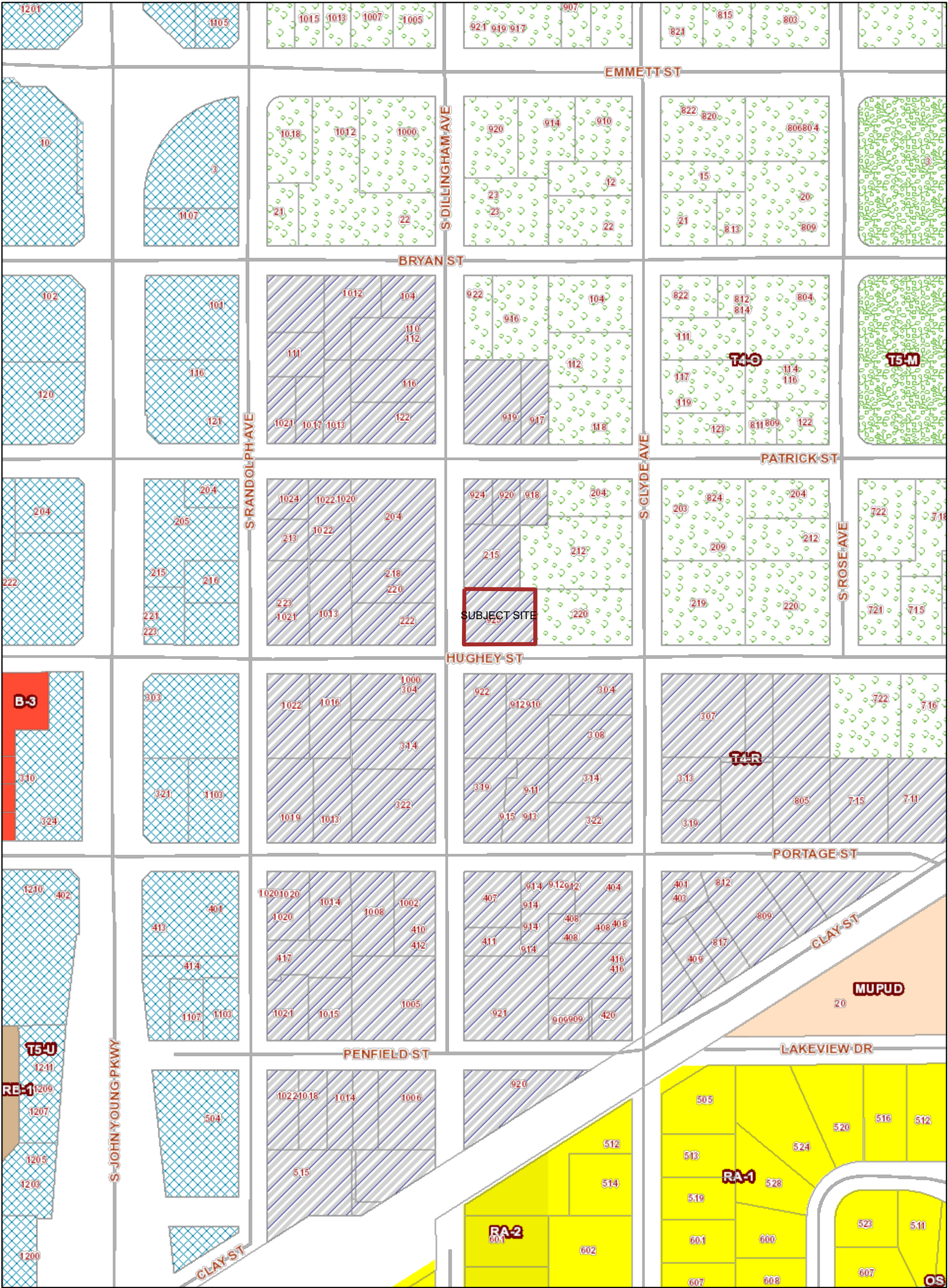
1. CU-22-0004 Aerial Map
2. CU-22-0004 Vicinity Map
3. CU-22-0004 Site Plan
4. CU-22-0004 Floor Plan
5. CU-22-0004 Landscape Plan
6. CU-22-0004 PAB Ad
7. CU-22-0004 DRC Comments
8. CU-22-0004 DRC Application



10/27/2022, 2:42:57 PM

-  City Limits
-  Road Centerlines
-  Parcels
- Address Points





10/27/2022, 2:40:48 PM

City Limits

Road Centerlines

Parcels

Address Points

County

Zoning Districts

AC (Agricultural Conservation)

AI (Airport Industrial)

AO (Airport Operations)

B-2 (Neighborhood Commercial)

B-3 (General Commercial)

B-5 (Office Commercial)

BP (Business Park)

CF (Community Facility)

HC (Highway Commercial)

HF (Hospital Facility)

IB (Industrial Business)

MH (Mobile Home 6,000 sqft)

MHP (Mobile Home Park)

1:2,257

00.020.040.08 mi

00.030.070.13 km

Web AppBuilder for ArcGIS

Page 47 of 95

SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
S2. 24" THERMOPLASTIC STOP BAR.
S3. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S4. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.

SITE CONSTRUCTION KEYNOTES

- C1. 6" HEAD CURB, TYPICAL.
C2. 3' TRANSITION CURB.
C3. PAVEDRAIN BRICK PAVEMENT.
C4. CONCRETE SIDEWALK, TYPICAL.
C5. CITY OF KISSIMMEE SOLID WASTE UNDERGROUND VAULT.
C6. BICYCLE PAD AND RACKS (4 SPACES).
C7. BOLLARD POST, TYPICAL.
C8. WHEELSTOP PER 2022 F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C9. STREET WALL/FENCE. (MIN. 2.5', MAX. 5')

FLOOD_ZONE

FLOOD_ZONE "X" PER FEMA F.I.R.M. PANEL 12097C0066G DATED: 06/18/2013.

SOILS

23 - MYAKKA-URBAN LAND COMPLEX; HSG: A/D

LIGHTING NOTE

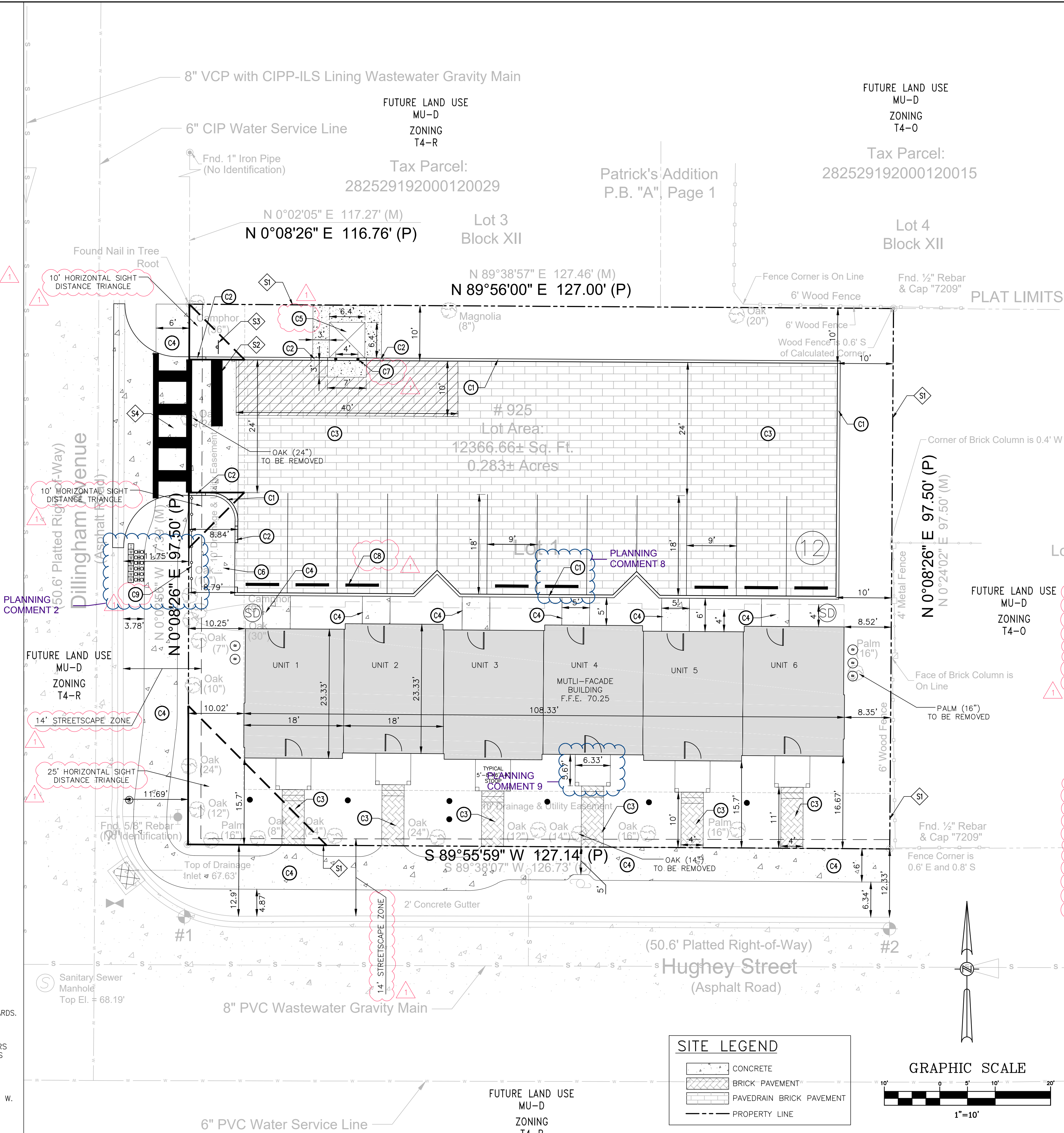
LIGHTING SHALL COMPLY WITH CITY OF KISSIMMEE LAND DEVELOPMENT CODE DESIGN STANDARDS.

SOLID WASTE NOTE

THE SITE WILL BE SERVED BY CURBSIDE TRASH PICKUP. THE INDIVIDUAL CONTAINERS FOR EACH UNIT WILL BE STORED WITHIN A SCREENED FENCED ENCLOSURE AREA AS IDENTIFIED ON THIS PLAN.

SITE NOTES

1. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S 89°55'59" W. UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.
2. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.



SITE DATA

PROPERTY LOCATION: 925 HUGHEY STREET, KISSIMMEE, FL 34741

EXISTING PROPERTY USE: VACANT RESIDENTIAL
FUTURE LAND USE DESIGNATION: MU-D
ZONING: T4-R

PROJECT AREA: 0.284 ACRE

PROPOSED DEVELOPMENT: 6 UNIT 1 BEDROOM MULTI-FAMILY APARTMENT PROJECT
PROPOSED GROSS FLOOR AREA: 5,474 S.F.

PROPOSED DENSITY: 21 DU/ACRE

BUILDING SETBACKS (REQUIRED)
FRONT (SOUTH) 5' MIN., 20' MAX
SIDE (EAST) 0' MIN. (ATTACHED) 5' MIN. (DETACHED) 15.7'
SIDE (WEST) 0' MIN. (ATTACHED) 5' MIN. (DETACHED) 8.35'
REAR (NORTH) 5' MIN. 10.02'
BUILDING SETBACKS (PROPOSED)
FRONT (SOUTH) 15.7'
SIDE (EAST) 8.35'
SIDE (WEST) 10.02'
REAR (NORTH) 57.5'

BUFFERS (REQUIRED)
FRONT (SOUTH) 5'
SIDE (EAST) 25'
SIDE (WEST) 5'
REAR (NORTH) 25'
BUFFERS (PROPOSED)
FRONT (SOUTH) 10'
SIDE (EAST) 10*
SIDE (WEST) 8.7'
REAR (NORTH) 10*

*PER SECTION 14-8-16 (C.3.), FOR LOTS LOCATED WITHIN THE FORM-BASED CODE AREA, A WAIVER IS REQUESTED TO ALLOW A REDUCTION OF THE BUFFERS FROM 25' TO 10' ON THE EAST AND NORTH SIDES OF THE SITE ADJACENT TO THE SINGLE-FAMILY RESIDENTIAL PROPERTY.

BLOCK STANDARDS: T4-R TRANSECT ZONE
STREET FRONTAGE
PRIMARY STREET (HUGHEY STREET) REQUIRED 60% MIN PROVIDED 85.2%**
SECONDARY STREET (DILLINGHAM AVE) 30% MIN 29.1%**
**BUILDING LENGTH 108.33'
***BUILDING DEPTH 28.34' (INCLUDING 1' OFFSET)

LOT STANDARDS
LOT WIDTH 18' MIN., 200' MAX
LOT DEPTH 60' MIN. 200' MAX

MAXIMUM ALLOWABLE BUILDING HEIGHT 3 STORIES
BUILDING HEIGHT PROPOSED 2 STORIES

MINIMUM ALLOWABLE BUILDING HEIGHT 16'

GROUND FLOOR CEILING HEIGHT 9' MINIMUM
GROUND FLOOR CEILING HEIGHT PROPOSED 9' MINIMUM

UPPER FLOOR CEILING HEIGHT 9' MINIMUM
UPPER FLOOR CEILING HEIGHT PROPOSED 9' MINIMUM

PARKING

PARKING REQUIRED
APARTMENTS 6 UNITS x 6 UNITS x (1.5 SPACES PER 1 BEDROOM UNIT) 9 SPACES
TOTAL PARKING REQUIRED 6 UNITS x (0.5 SPACES GUEST PARKING PER 1 BEDROOM UNIT) 3 SPACES
12 SPACES

PARKING PROVIDED
STANDARD PARKING SPACES 12 SPACES
TOTAL PARKING PROVIDED 12 SPACES

MAXIMUM IMPERVIOUS COVER ALLOWED 70 %
IMPERVIOUS COVER PROPOSED 0.188 AC. 66.43 %
OPEN SPACE PROPOSED 0.110 AC. 33.57 %

PHASING NOTE

THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

STREETSCAPE_ZONE

A 6' WIDE SIDEWALK IS PROVIDED IN THE STREETSCAPE_ZONE ALONG EACH STREET FRONTAGE PER SECTION 14-5-6.E.2. A REQUEST IS HEREBY MADE TO RECONFIGURE THE FURNISHING_ZONE AS SHOWN ON THE PLANS IN ORDER TO PROTECT THE EXISTING CANOPY TREES ON SITE ALONG THE ROADWAY FRONTAGE. THE SIDEWALK CANNOT BE LOCATED FURTHER AWAY FROM THE ROADWAY TO PROVIDE THE REQUIRED 8 FT. WIDE FURNISHING_ZONE ADJACENT TO THE ROADWAY WITHOUT REQUIRING REMOVAL OF THE EXISTING TREES.

TRAFFIC STATEMENT

THIS PROJECT WILL GENERATE APPROXIMATELY 4 PM PEAK HOUR TRIPS PER DAY (0.56 TRIPS PER UNIT) AND APPROXIMATELY 44 AVERAGE DAILY TRIPS PER DAY (7.32 TRIPS PER UNIT) BASED ON THE TRIP GENERATION MANUAL, 10TH. EDITION FOR LAND USE (220) MULTI-FAMILY HOUSING (LOW-RISE).

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

08/02/2022	PER CITY OF KISSIMMEE COMMENTS DATED 05/31/2022	AT	SJS
DATE	REVISIONS	BY	CHECKED

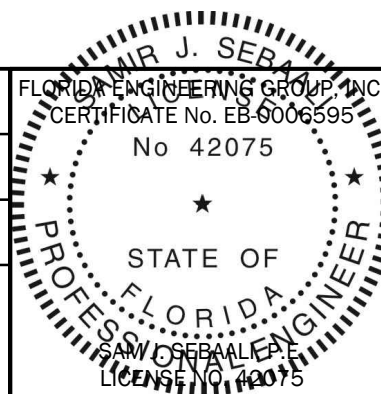
CONDITIONAL USE PLAN
HUGHEY STREET APARTMENTS
925 HUGHEY STREET
KISSIMMEE, FL 34741



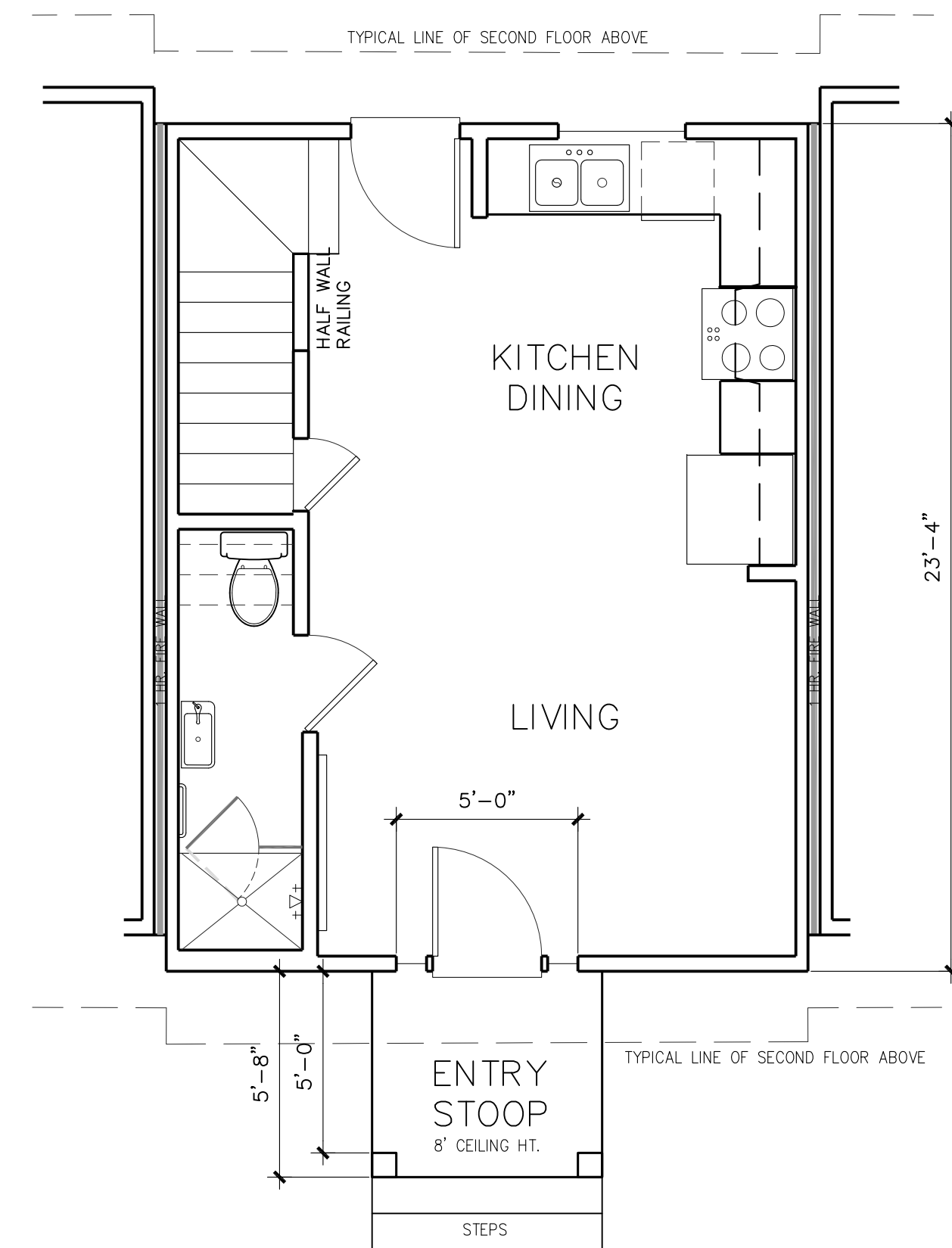
CONDITIONAL USE SITE PLAN

DESIGNED BY SJS
DRAWN BY AT
CHECKED BY SJS
APPROVED BY SJS

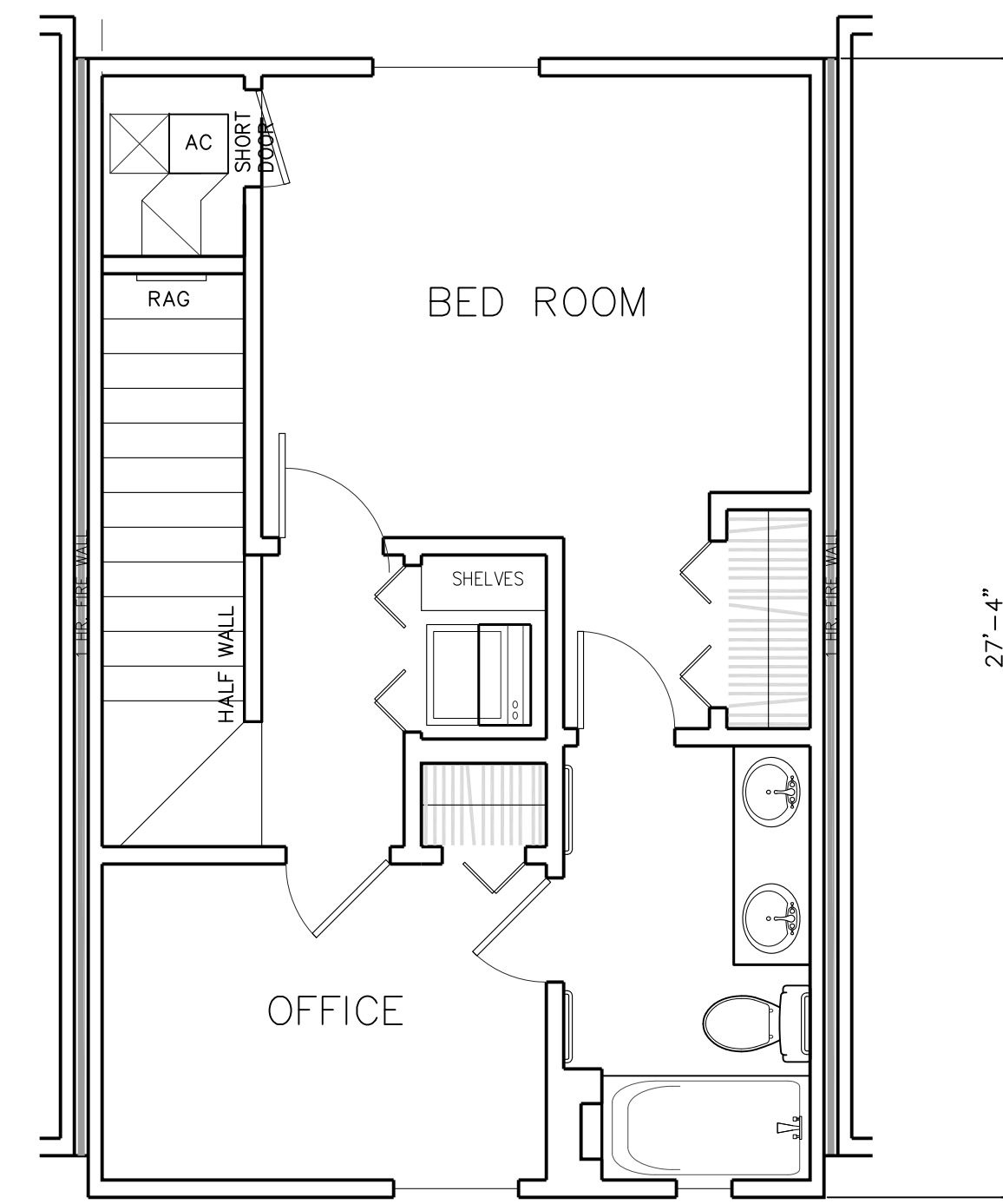
PROJECT NO.	21-156
SCALE	1"=10'
DATE	APRIL 6, 2022
SHEET NO.	C-3
SHEET 3	OF 7



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY:
SAM J. SEBAALI, P.E.
ON August 3, 2022 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



HUGHEY 1st FLOOR PLAN



HUGHEY 2nd FLOOR PLAN

LANDSCAPE NOTES

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
2. ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL, ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
3. ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
4. A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
5. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
10. ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE, WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFIC DETAILS.
12. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL MEET OR EXCEED THE STANDARDS OF A FLORIDA NO 1 OR BETTER QUALITY AS SET FORTH IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE.

CITY OF KISSIMMEE NOTES

SHRUBS SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 30" WITHIN ONE YEAR OF PLANTING. 14-2-91(B)(3).

ALL LANDSCAPING WITHIN A SIGHT TRIANGLE MUST MAINTAIN AN UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 30" AND 8'. 14-2-97(A).

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.

UTILITY CLEARANCE: NO TREES MAY BE PLANTED UNDER OR WITHIN TEN LATERAL FEET OF ANY OVERHEAD UTILITY WIRE. NO TREE SHALL BE PLANTED OVER OR WITHIN FIVE FEET OF ANY CURB AND GUTTER, DRIVEWAY, UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE OR OTHER UTILITY. 14-2-96(A)(6). PUBLIC SIDEWALK, BIKEWAY, AND STREET CLEARANCE: NO TREE OR SHRUB SHALL BE PLANTED IN SUCH A MANNER THAT AT THE TIME OF PLANTING THE BASE OF THE PLANT IS WITHIN THREE FEET FOR SMALL TREES OR FIVE FEET FOR LARGE TREES OF ANY PUBLIC SIDEWALK, OR BIKEWAY. ALL TREES AND SHRUBS SHALL BE PRUNED TO ENSURE THAT:

- A. THE MINIMUM CLEARANCE OF ANY OVERHANGING PORTION IS AT LEAST EIGHT FEET ABOVE ANY PUBLIC SIDEWALK OR PUBLIC BIKEWAY AND 14 FEET ABOVE ANY PUBLIC STREET, AND THAT
- B. NO PORTION OF ANY TREE OR SHRUB SHALL BE WITHIN ONE FOOT OF ANY PUBLIC SIDEWALK, BIKEWAY, OR STREET OR WITHIN ONE FOOT OF THE AREA ABOVE THESE FACILITIES UNLESS THE MINIMUM CLEARANCE AS STATED ABOVE IS SATISFIED. 14-2-94(a)(7).

ALL PLANTS ARE INSTALLED TO THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. THE LANDSCAPE INSTALLER MUST ATTEST TO THIS IN AN AFFIDAVIT.

TOHO WATER AUTHORITY NOTE:
ALL NEW TREES SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 5 FEET BETWEEN FROM ALL TOHO UTILITIES.

ROOT BALLS OF ALL TREES ARE TO BE 2.5' FROM THE FOUNDATION OF ALL STRUCTURES.

ORGANIC MULCH IS TO BE USED AND APPLIED TO A DEPTH OF 2 TO 4 INCHES, LEAVING A 2-INCH SPACE AROUND BASE OF PLANT.

WHY A BARRIER

- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS

WHY IT WORKS

- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS
- TO PROTECT ALL ADJACENT AREAS

SPECIFICATIONS FOR WOOD BARRIER

- MINIMUM BARRIER TO BE PROTECTED IS 4" DIA.
- MINIMUM 2" IN HEIGHT
- MINIMUM 1/2" DIA. BARRIER
- MINIMUM 1/2" DIA. BARRIER

NOTE: MUST BE SETBACK PRIOR TO CONSTRUCTION

TREE PROTECTION MEASURES

FORM SAUCER WITH 3" CONT. RIM

MULCH

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

FLORIDA NATIVE LANDSCAPE SCHEDULE							
SYMBOL	CANOPY TREES						
	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
	QV	QUERCUS VIRGINICA 'HIGH RISE'	HIGH RISE LIVE OAK	12' HT. 4" CAL.	1	SINGLE STRAIGHT TRUNK	Y
	AR	ACER RUBRUM	RED MAPLE	12' HT. 4" CAL.	2	SINGLE STRAIGHT TRUNK	X
UNDERSTORY TREES							
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10' HT	1		X
	IC	ILEX CASSINE	DAHOOON HOLLY	10' HT	7	SINGLE STRAIGHT TRUNK	X
	LL	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	8' HT 4" SPRD. CONTAINER GROWN	5		X
SHRUBS							
	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	24" HT. 30" O.C.	X		
	LC	LOROPETALUM CHINENSE	LORPETALUM	3 GAL. 24" HT. 36" O.C.	X		
	RS	RHODODENDRON KURUME	KURUME AZALEA	3 GAL. 24"-30" 36" O.C.	X		X
GROUND COVER							
	RI	RAPHIOLEPIS INDICA ALBA	INDIAN HAWTHORN	3 GAL. 18"x18" 30" O.C.	X		
	JS	JUNIPERUS CHINENSIS	PARSONS JUNIPER	3 GAL. 24" O.C.	X		
	IV	ILEX VOMITORIA	SCHELLINGS DWARF	3 GAL. 12"x15" 24" O.C.	X		
	CF	CANNA FLACIDA	WILD CANNA	1 GAL. 12" O.C.	X		
SOD/MISC.							
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR				

FLORIDA NATIVE PLANTS
PLANT LIST EXCEEDS 80% NATIVE PLANT MATERIALS IN QUANTITIES AND COVERAGE.
ALL PLANTS ARE INSTALLED TO THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. THE LANDSCAPE INSTALLER MUST ATTEST TO THIS IN AN AFFIDAVIT.

PLANT SPACING AS PER PLAN

SLOPE AWAY FROM BLDG. 2% OR GREATER

2" MULCH INSTALLED BEFORE PLANTING

PREPARED PLANTING SOIL 4" TO 6" <SEE SPECS>

GRANULAR HERBICIDE RONSTAR G OR APPROVED PRE-EMERGENT HERBICIDE APPLY ACCORDING TO MANUFACTURER'S DIRECTIONS ABOVE AND BELOW MULCH

GROUND COVER PLANTING

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

PAINT ALL CUTS OVER 1" DIAM. NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE METAL WIRE OR ANY STAKES.

HARDWOOD STAKES 3 STAKES 2" x 2" DRIVEN 18" MIN. FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

TREE PLANTING VERTICAL STAKES

08/02/2022	PER CITY OF KISSIMMEE COMMENTS DATED 05/31/2022	AT	SJS
DATE	REVISIONS	BY	CHECKED

CONDITIONAL USE PLAN
HUGHEY STREET APARTMENTS
925 HUGHEY STREET
KISSIMMEE, FL 34741

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

CONCEPTUAL SITE
LANDSCAPE PLAN

DESIGNED BY RTA	DRAWN BY SMH	CHECKED BY RTA	APPROVED BY SJS
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PROJECT NO. 21-156
SCALE 1" = 10'
DATE APRIL 6, 2022
SHEET NO. L-1
SHEET 7 OF 7

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. EB-0006595
RICK ABT LICENSE NO. 1321

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY:
RICK ABT
ON August 3, 2022 USING A
DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

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 to allow a Multi-Family Apartment Development. The Planning Advisory Board will hold a meeting on **Wednesday, November 2, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **925 Hughey St.** Parcel ID: **28-25-29-1714-0001-0010**

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-22-0004**
Hughey Street Apartments

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 ENERGOV & BLUEBEAM

**ADDRESS: 925 Hughey Street
PLAN (DRC) NUMBER: CU-22-0004**

DATE: 9/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Cristian I. Arias - 407-518-2373 Cristian.Arias@kissimmee.gov

DRC RESUBMITAL:

This project was reviewed by DRC on 6/07/2022. DRC recommendation was to revise and resubmit. The first review for this project was for a five unit multifamily residential development project. This second review, the applicant is proposing 6-unit multifamily residential development, which has altered the parking spaces and landscaping requirements set forth by Land Development Code (LDC).

Please note: this project is subject to approval of a Conditional Use Permit, which will be reviewed and approved by the Planning and Advisory Board. Conditionals of approval will be forthcoming.

LANDSCAPING

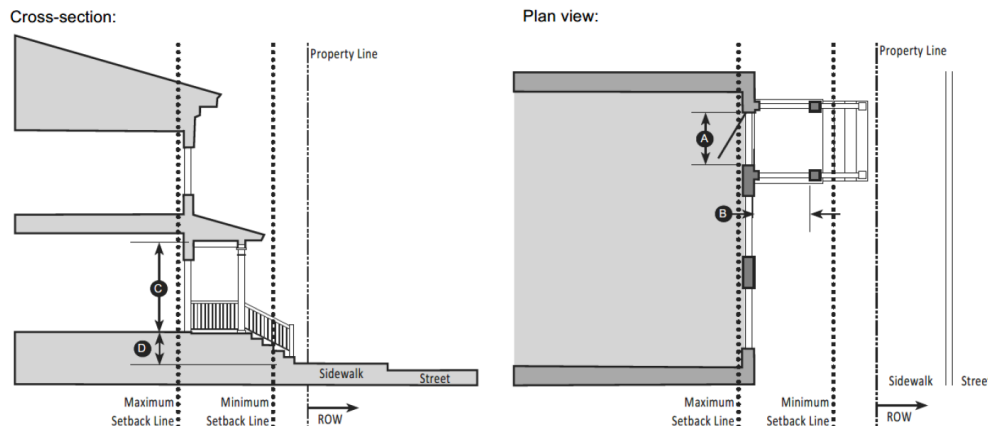
1. Please revise landscaping plan to meet the following requirements set forth by LDC Section 14-8-18(A-I) regarding landscaped islands in the parking use area:
 - A. At least 25 square feet of landscaped area shall be provided per parking space.
 - B. There shall be a landscape island at the end of every parking row, and also every ten parking spaces.
 - C. Each separate required landscaped area or island shall contain a minimum of 50 square feet of landscaping with a minimum width of at least ten feet and a minimum depth at least the depth of the adjacent parking space.
 - D. Landscape island(s) which contain an interior sidewalk to connect the public sidewalk to the building shall be a minimum of 15 feet in width.
 - E. 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](#).
 - H. The tree species shall only be approved if they provide adequate shade protection.
 - I. Light poles shall not be located within any required landscape island, unless waived by the director after demonstration that the light pole(s) would not interfere with the required canopy tree and the lighting of the site.
2. Please ensure that the proposed street wall meets the following requirements set forth by LDC Section 14-5-11(F)(1-8):
 1. Street walls/fences shall have a minimum height of 2.5 feet and a maximum height of five feet (measured from the elevation of the public sidewalk) in all transect zones. The portion of the street wall/fence above 2.5 feet shall be transparent (e.g., wrought iron or similar). Transparent fences shall have columns (one foot by one foot minimum) spaced every 24 feet (see Figure 5-70).

2. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
 5. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.
 6. The area in front of a street wall shall include a landscaped strip with a minimum width of five feet (with ground cover, hedges, or shrubs). The landscape strip may be waived by the director if the area in front of the wall is needed to expand the public sidewalk.
 7. The area between the street wall and on-site parking shall also include a three-foot-wide landscape strip.
3. Please revise plan to meet LDC Section 14-8-23(A)(7), Table 8-1 minimum separation between landscaping and features. Please pay close attention distance from trees to buildings.

BUILDING DESIGN STANDARDS

4. Building design shall be consistent with Land Development Code (LDC) Section 14-5-7.
5. Building massing for proposed project shall be subject to Land Development Code Section 14-5-7(A)(1&3) for articulation spacing and projection/recess depth. Please ensure this is met at the time of construction site review. Plans, both site plan and building elevations shall satisfy this requirement.
6. Please ensure to include the following requirements set forth by LDC Section 14-5-7(H) during site construction review:
Foundation screening. Foundations lifted several inches above ground level are typical in Florida. These spaces between the ground and the base of the building shall be screened with durable materials including painted lattice or brick, wood paneling, stucco or stone. Additionally, shrubs shall be planted along this foundation line to soften the architectural edge.
7. Proposed stoop shall comply with LDC Section 14-5-7(D)(4). Please ensure that minimum and maximum depth, width, height and finish level above side walk are met:
 Width, clear 5' min., 8' max. (A)
 Depth, clear 5' min., 8' max. (B)
 Height, clear 8' min. (C)
 Height 1 Story max.
 Finish level above sidewalk 24" min. (D)

4. Stoop



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

PARKING STANDARDS

8. Please provide curb type (type A, B or D) at the end of the proposed parking area, labeled C1 on page C-3. This will be required for site construction review.

SITE LIGHTING

9. Please ensure to include a lighting plan for site construction review, which shall be consistent with LDC Section 14-10-9.

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

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

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

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

DATE: 9/14/2022

PROJECT: Hughey Street Apartments

SITE PLAN (DRC) NUMBER: CU-22-0004

REVIEW NUMBER: 2

Review Status:
REVISE & RESUBMIT

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

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION (§14-7):

1. Please provide minimum unobstructed parking spaces in conformance with LDC §14-7-23(C)(1), particularly in the area of the tree planting diamonds.

STORMWATER MANAGEMENT/GRADING:

2. Please verify the proposed PaveDrain system will be capable of the following:
 - a) Limit post-development offsite discharge rate to no more than pre for the 10yr/72hr peak storm event (must include roof area)
 - b) Have capacity to retain/detain water quality treatment volume specified in §14-10-3(B)(2), including additional ½-inch dry pretreatment
 - c) Have pavement elevations above the 10yr/24hr peak storm event
 - d) Have the ground surface at the bottom of the PaveDrain basin be a minimum of three feet above the normal wet season water table
 - e) Capable of recovering 50% of the volume in 24 hours and 100% within 72 hours
 - f) Have a detailed maintenance plan

ADVISORY COMMENTS (No Responses Necessary):

SITE SPECIFIC

- Comments based on plans dated 8/3/2022 and response to comment letter dated 8/3/2022.
- 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.
- This site plan appears to have some construction plan level detail that has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
- Please provide a digitally certified copy of the boundary and topographic survey with construction plan submittal. Ref. LDC §14-3-31(C)(2)(h)
- Please provide drainage patterns for the pervious areas around the perimeter of this project and the disposition of surface drainage on the construction drawings. Lot grading shall not impose any additional runoff onto nor impede runoff from adjacent properties Ref. LDC §14-2-191(C)(16)
- The proposed street wall/fence shall provide clear sight distances, in accordance with the requirements of §14-7-2.
- Location and orientation of the proposed underground solid waste vault subject to review and approval by the Sanitation Division. Please contact Jody Kirkendall for more details: jody.kirkendall@kissimmee.gov.
- A minimum clear distance of 13 feet shall be provided between the center of the NORD container and any landscaping trees.

GENERAL

- 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:

- Type (i.e. Director, DRC, BOA, City Manager)
- Land Development Code reference
- Code requirement (i.e. distance, quantity, type)
- Requested waiver/variance (percent of dimensional requirement)
- Date of approval
- Please provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the plans. Be sure to include total daily and peak am/pm trips information. Ref. LDC §14-3-31(C)(2)(b)
- Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
 - Sidewalks, curb/gutters, bikeways, driveways: 3 feet for understory trees, 5 feet for canopy trees
 - Intersections: 35 feet
 - Manholes/catch basins: 10 feet for understory trees, 10 feet for canopy trees
 - Street lights: 10 feet for understory trees, 25 feet for canopy trees
 - Regulatory signs: Not to block signs
- The stormwater management system detailed with the construction plan submittal shall include 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).
- Please note: No roadway open-cuts will be permitted, unless no other alternative is available.
- 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.

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

**ADDRESS: 925 Hughey St
PLAN (DRC) NUMBER: CU-22-0004**

DATE: 5/31/2022

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

1. Shall the project be phased, a Master Utility Plan will be required.
2. Existing water and sewer size and material shall be called out
3. Specify how tie-ins will occur
4. 6" cleanouts and 6" laterals will be required
5. 1% slope for laterals
6. Additional comments at construction review
7. Impact fees shall be due

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

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

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



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Hughey Apartments DRC# _____

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

Agent Signature: _____ Date: 4/1/2022

Agent Name (Print): Sam J. Sebaali, P.E., President, Florida Engineering Group, Inc.

Property Owner Signature: _____ Date: 4/1/2022

Property Owner Name (Print): Aristotelis Koufos, MGR, Fortune Eagle Real Estate Investment, LLC



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

Project Name: Hughey Street Apartments

Subject Property Address: 925 Hughey Street

Subject Property Parcel ID #: 28-25-29-1714-0001-0010

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

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

Existing and Proposed Site Improvements

- ☒ *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.
- ☐ *Dedications Rights-of-Way and Easements:* On-site and adjacent dedications, rights-of-way and easements.
- ☒ *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.
- ☒ *Walls:* Location of existing and proposed walls, fences, and entrance features, and their height, type and size.



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.



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.



Open Space: Location, percentages, and purpose of open space and impervious areas, including any proposed recreation area and amenities.



Slopes: Unusual grading affecting relationship of building shall be shown on a preliminary grading plan.



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.



Fire Protection: Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.



Solid Waste: Garbage storage provisions, including full enclosure, a minimum of 6-feet in height and constructed in like manner of the building.



Soils: Soil conditions and muck depths (where applicable) based upon the Soil Survey of Osceola County.



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: 4/5/2022

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:

Review Type	Progressive Review Time
- 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



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

Parcel: 28-25-29-1714-0001-0010



Owner Information

Owner Name	FORTUNE EAGLE REAL ESTATE INVESTMENTS LLC
Mailing Address	1060 WOODCOCK RD ORLANDO, FL 32814
Physical Address	925 HUGHEY ST, KISSIMMEE FL 34741
Description	VACANT
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/31/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$53,400	Land	\$44,300
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$53,400	Appraised(just)	\$44,300
Assessed(estimated)	\$53,400	Assessed*	\$44,300
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$53,400	Taxable	\$44,300
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6068-1799	\$110,000	2021-10-15	WD
1	5834-1003	\$50,600	2020-11-03	CT
2	4462-2037	\$35,000	2013-06-06	WD

Land Information - Total Acreage: 0.28

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	97.00	127.00	FF	\$53,400

Legal Description

Legal Description MIDDEN ADDITION PB 19 PG 200 LOT 1

LETTER OF AGENT AUTHORIZATION

The undersigned, as Owner or Authorized Agent of the Owner of the land described in the attached Legal Description, appoints, designates, and authorizes **Sam J. Sebaali, P.E., President of Florida Engineering Group, Inc.**, as its agent and representative to apply for, process, and obtain any and all permits needed for development of the described land from the **City of Kissimmee, South Florida Water Management District, Osceola County, TOHO Water Authority, Florida Department of Environmental Protection and other permitting agencies.**

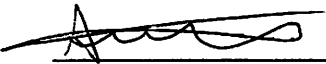
This appointment includes execution of permit applications or modifications to existing permits which have been or may be filed. It also includes furnishing any supplemental information in support of these permit applications; appearance(s) before any administrative or legislative body considering these applications; and authorization to act in all respects as our agent in matters pertaining to these permit applications.

Done and executed upon the date signed below.

Print Owner Name:

Aristotelis Koufos, MGR

Sign Owner Name:


By:

STATE OF Florida
COUNTY OF Orange

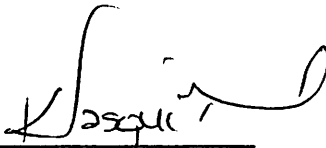
The foregoing instrument was acknowledged before me this 4th day of April, 2022, by Aristotelis Koufos, who are personally known to me or who have produced FL Driver License as identification.

Witness my hand and official seal in the county and state stated above on the 4th day of April, in the year 2022.



Katherine Vasquez
Notary Public
State of Florida
Comm# HH004498
Expires 8/3/2024

(Notary Seal)


Signature of Notary Public

My Commission Expires: 08/03/2024

ITEM 5.D

Public Hearing for a Conditional Use with Site Plan Waiver for a heavy manufacturing use at 941 Armstrong Boulevard. -- CU-22-0008

Request

Request for Conditional Use with Site Plan Waiver approval for a heavy manufacturing use at 941 Armstrong Boulevard.

Explanation

The subject site is in the Industrial Business (IB) zoning district and consists of a 4.12 acre lot, developed with four single-story buildings and a parking lot with over 100 parking spaces that was originally part of the Gasperoni Center (DRC#95-039) and amended under the Emerald Center (DRC#01-143) Site Plan. The building is 8,450 total sq. ft. and the applicant's tenant space occupies 3,907 sq. ft. Primary uses within the existing buildings are light manufacturing and other industrial uses.

The applicant is proposing to install appliances and customized equipment in food trucks. According to the applicant, there will be no direct retail sales that will be conducted in the tenant space. The proposed submitted floor plan depicts a large warehouse and storage area, three office spaces and an appliance display room, all within an existing tenant space. There will be no expansion or modifications to the building. Hence, the request for a Site Plan Waiver.

Staff and DRC have reviewed the proposed application, where conditions of approval have been established to mitigate any potential impacts that might come out of the heavy manufacturing use.

FINDINGS AND REASONS:

1. Compliance with the intent of the Industrial Business (IB) zoning standards, Land Development Code (LDC) Section 14-4-4(N).
2. Compliance with LDC Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
3. Compliance with Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

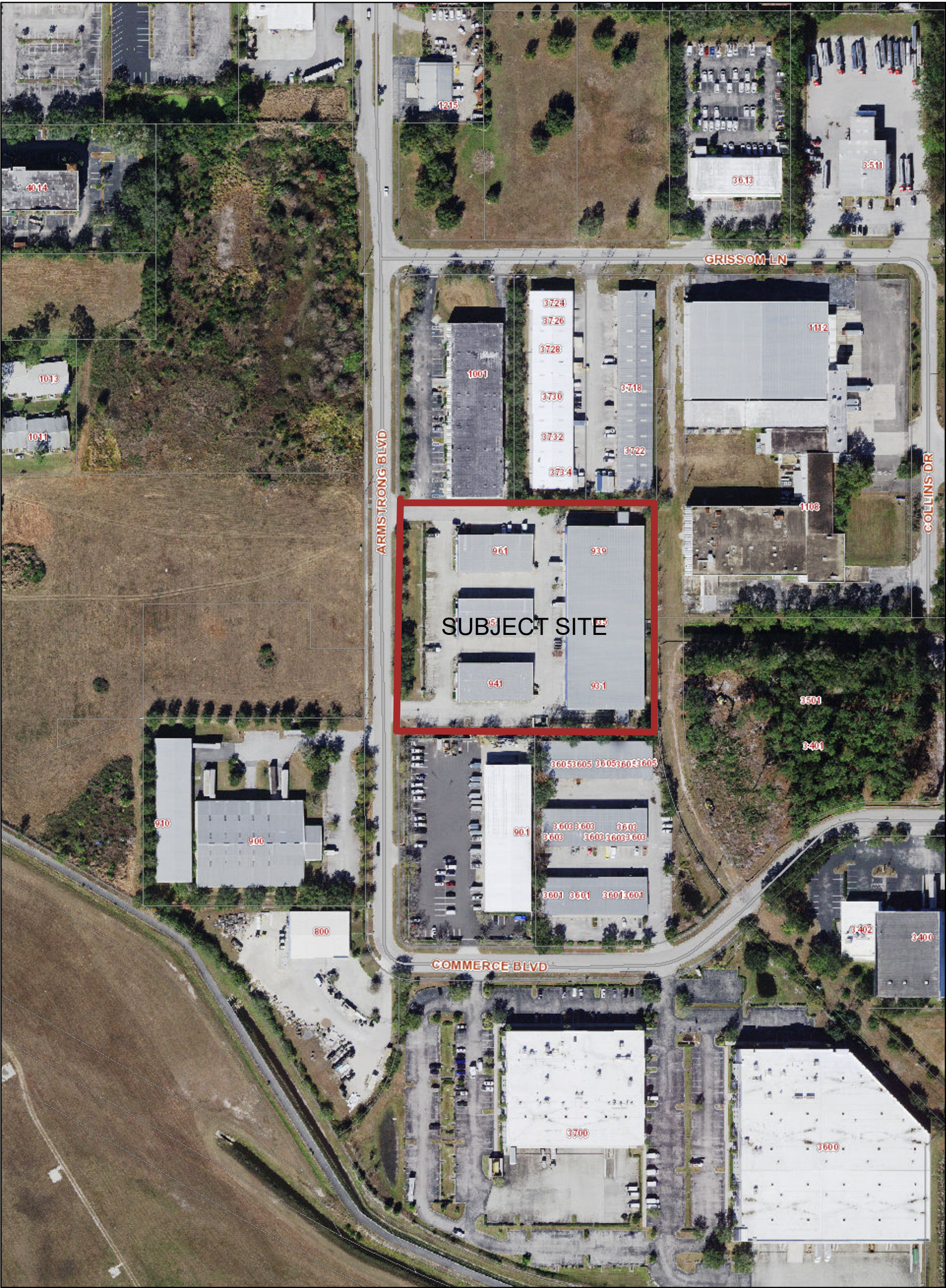
The Development Review Committee (DRC) recommended approval on September 20, 2022.

CONDITIONS:

1. This conditional use approval is for heavy manufacturing and installation of appliances and equipment within food trucks at 941 Armstrong Boulevard only and cannot be transferred or expanded to other tenant space on this parcel.
2. Outdoor display and storage of food trucks, appliances, materials, or any other related items shall be prohibited.
3. No food truck, vehicular, or appliance sales shall be permitted onsite. All sales will be conducted solely online and delivered and/or installed onsite on a temporary basis.
4. No food truck, vehicular, or appliance repair, or maintenance is permitted.
5. No test driving of food trucks or vehicles shall be permitted in the parking lot.
6. Parking of all vehicles shall be located on paved surfaces within marked parking spaces and shall not be conducted within any driveway, access points, handicapped access aisle, loading zone, or fire lanes.

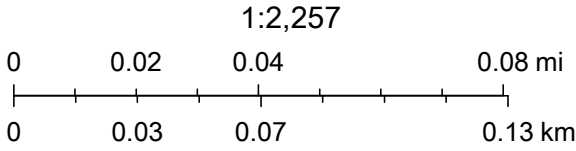
Attachment(s):

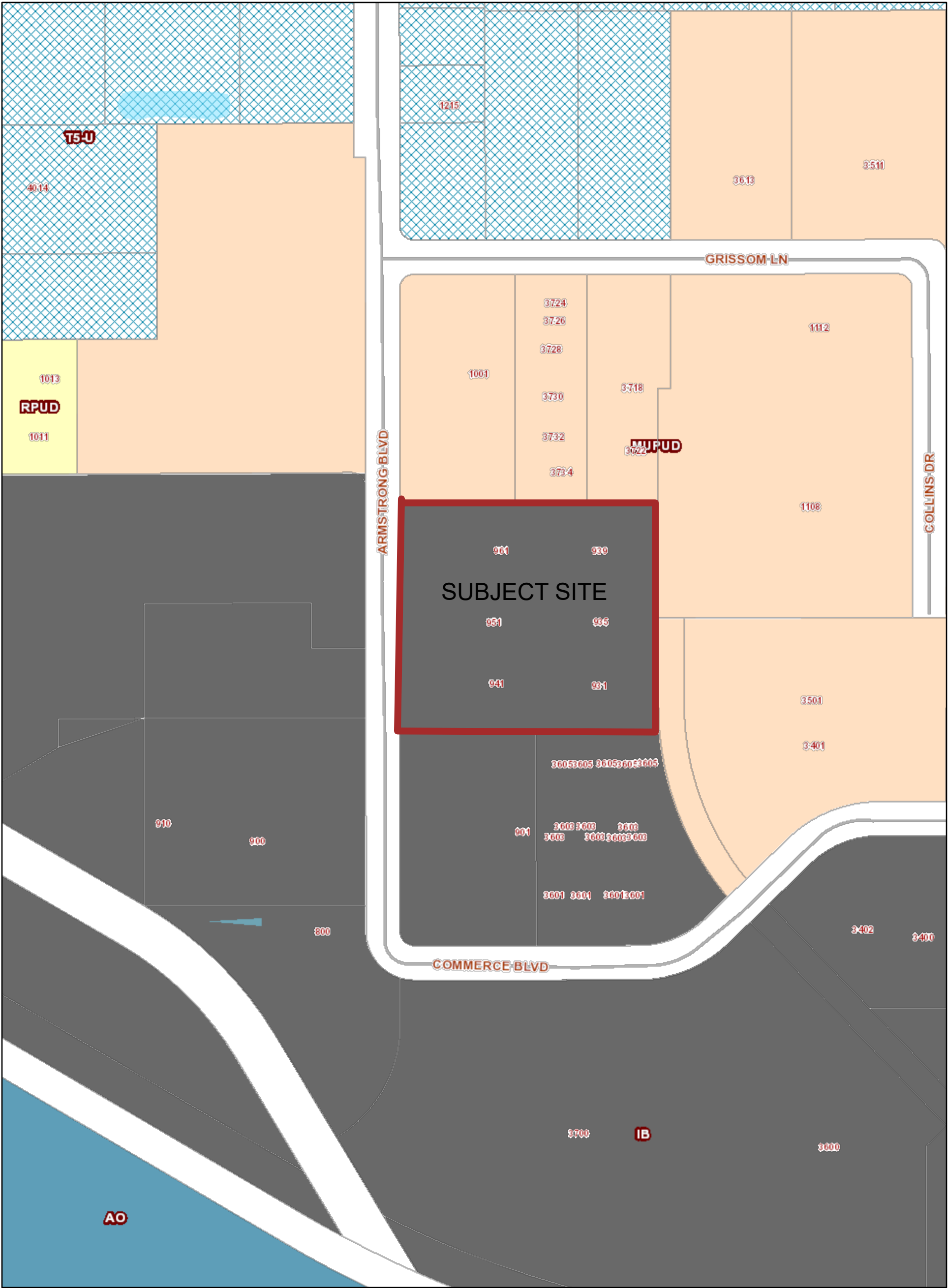
1. CU-22-0008 Aerial Map
2. CU-22-0008 Vicinity Map
3. CU-22-0008 Site Plan
4. CU-22-0008 Floor Plan
5. CU-22-0008 PAB Ad
6. CU-22-0008 DRC Planning Comments
7. CU-22-0008 DRC Engineering Comments
8. CU-22-0008 DRC Application



10/27/2022, 4:39:40 PM

-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points





10/27/2022, 4:38:07 PM

- City Limits

Road Centerlines

Parcels

Address Points

County

AO (Airport Operations)

B-2 (Neighborhood Commercial)

B-3 (General Commercial)

B-5 (Office Commercial)

BP (Business Park)

CF (Community Facility)

HC (Highway Commercial)

HF (Hospital Facility)

IB (Industrial Business)

MH (Mobile Home 6,000 sqft)

MHP (Mobile Home Park)

AC (Agricultural Conservation)

AI (Airport Industrial)
- Scale bar showing distances in miles and kilometers. The scale is 1:2,257. The bar is marked with 0, 0.02, 0.04, 0.08 mi and 0, 0.03, 0.07, 0.13 km.
- Web AppBuilder for ArcGIS
- Page 67 of 95

ARMSTRONG BOULEVARD

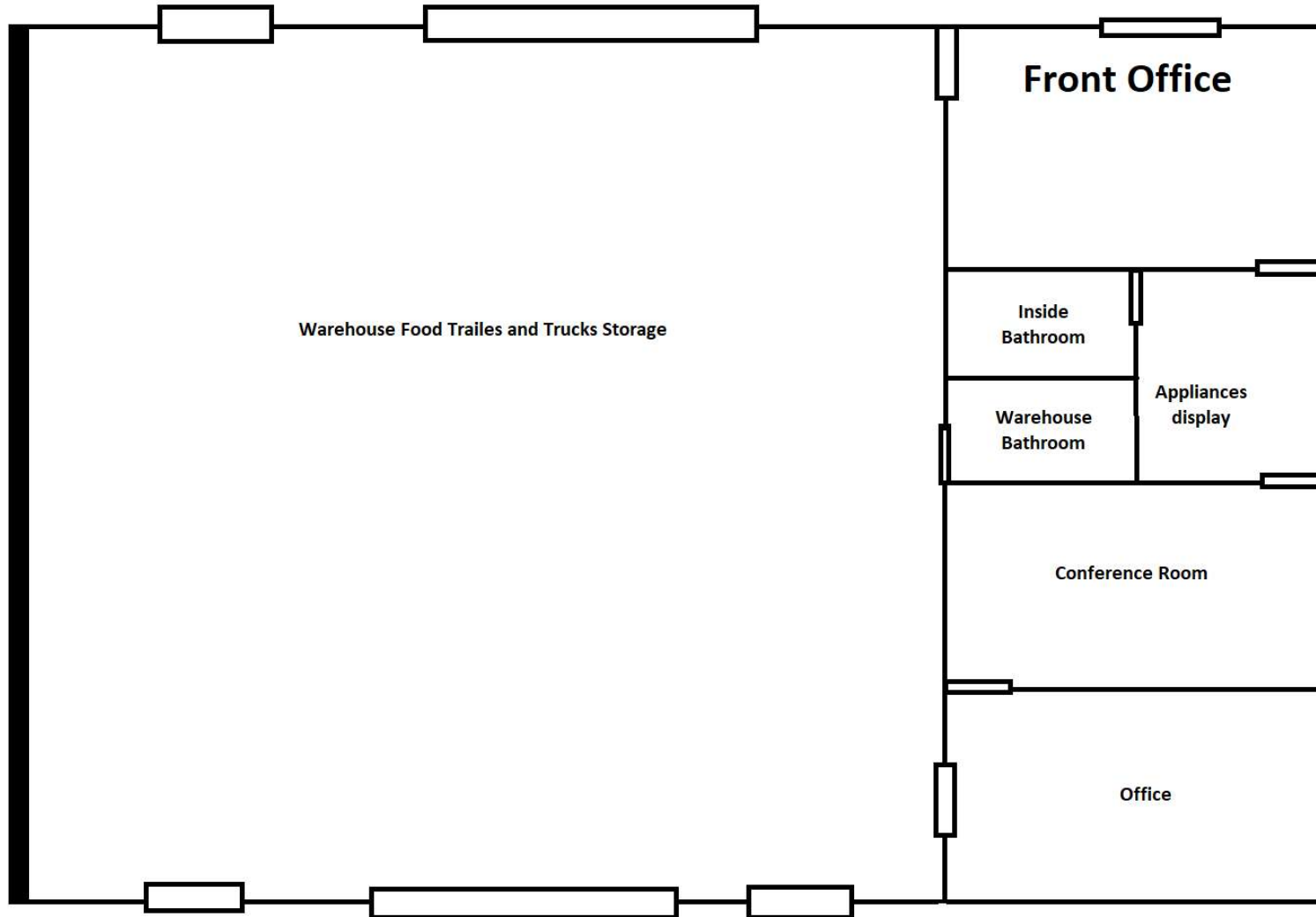
Parking

GRAPHIC SCALE
1 INCH = 30 FT.
0 30 60

PROJECT NO.	EMERALD-KISSIMMEE
DATE	01/11/11
DESIGNED BY	ARMSTRONG BOULEVARD
DRAWN BY	ARMSTRONG BOULEVARD
CHECKED BY	ARMSTRONG BOULEVARD
APPROVED BY	ARMSTRONG BOULEVARD

MICHAEL PETULA PROFESSIONAL LAND SURVEY

Smart Minds Inc dba Paradise Food Trucks
Total Sqf 3907



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for proposing to operate a warehouse manufacturing with office use and display showroom. The Planning Advisory Board will hold a meeting on **Wednesday, November 2, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **941 Armstrong Blvd.** Parcel ID: **15-25-29-2232-0001-0010** and **20-25-29-1449-0001-0020**.

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-22-0008**
Paradise Food Trucks

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 ENERGOV & BLUEBEAM

**ADDRESS: 941 Armstrong Blvd.
PLAN (DRC) NUMBER: CU-22-0008**

DATE: 9/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Cristian I. Arias - 407-518-2373 Cristian.Arias@kissimmee.gov

Comments/Conditions (if applicable):

Applicant is proposing to operate a warehouse (manufacturing) with office use and display showroom. According to the applicant, the manufacturing portion will include the modification of food trucks for the installation of appliances and other equipment requested by customers. No direct retail sales will be conducted, only by internet, phone and appointment.

The proposed project will require review and approval by the Planning and Advisory Board. Therefore, additional conditions of approval will be forthcoming.

PARKING

1. Please ensure to include the office use areas and the manufacturing area in order for staff to calculate parking for the proposed use.
2. Please depict and demonstrate proper loading and unloading areas.

ADDITIONAL COMMENTS/CONDITIONS OF APPROVAL

3. Please note that no outside storage will be allowed for the manufacturing use.
4. The proposal does not indicate any modifications to the exterior of the existing building. Therefore, any future expansion to the use or the building will require additional review and approval of this conditional use permit by a separate application process.
5. No direct sales will be allowed onsite, only by internet, phone and BY appointment as mentioned by applicant.
6. No display of vehicles or advertisement allowed at the exterior of the building or anywhere on the subject site.
7. All manufacturing work shall be done exclusively in the interior of the existing warehouse building.
8. Existing bay doors in the manufacturing portion of the building portion shall remain closed during business hours to mitigate excessive noise on to neighboring properties.

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

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

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

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

DATE: 9/14/2022

PROJECT: Paradise Food Trucks – 941 Armstrong Blvd

SITE PLAN (DRC) NUMBER: CU-22-0008

REVIEW NUMBER: 2

**Review Status:
APPROVED WITH CONDITIONS**

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

ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

- Plans indicate that this is for the use for the proposed business and no exterior/ site improvements are being proposed. Should there be any exterior/site improvements (Ex: adding or removing parking spaces, adding impervious, or changes to traffic circulation) a separate review and approval will be required.
- 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 above.

###



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: 9411 Armstrong Blvd. Suite B
Emerald Commerce Center, LLC DRC# _____

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

Agent Signature: _____ Date: _____

Agent Name (Print): _____

Property Owner Signature: _____ Date: 5/20/22

Property Owner Name (Print): Greg Zeifman, Manager
Emerald Commerce Center LLC



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

Parcel: 20-25-29-1449-0001-0020



Owner Information

Owner Name	EMERALD COMMERCE CENTER LLC
Mailing Address	1680 MICHIGAN AVE STE 700 MIAMI BEACH, FL 33139
Physical Address	931 ARMSTRONG BLVD, KISSIMMEE FL 34741
Description	WAREHOUSE FLEX
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/16/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$793,500	Land	\$661,300
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$143,200	Extra Features	\$144,300
Buildings	\$3,296,800	Buildings	\$3,351,600
Appraised(just)	\$4,233,500	Appraised(just)	\$4,157,200
Assessed(estimated)	\$4,233,500	Assessed*	\$4,115,573
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$4,233,500	Taxable	\$4,115,573
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5381-2235	\$4,100,000	2018-08-02	SW
1	4832-1631	\$3,165,000	2015-08-25	WD
2	1920-2025	\$615,000	2001-08-13	WD

Land Information - Total Acreage: 4.16

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	181166.05	0.00	SF	\$793,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	24556	2003	\$37,792
COMMERCIAL-LIGHTS AVERAGE	3	2003	\$1,800
COMMERCIAL-PARKING CURBS/BUMPERS	27	2003	\$132
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK AVERAGE	384	2003	\$1,521
COMMERCIAL-CONCRETE/CONCRETE BLOCK WALL AVG	384	2003	\$1,382
COMMERCIAL-LOADWELL GOOD	3400	2003	\$22,100
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	35476	2004	\$55,272
ASPHALT PAVING PER PARKING SPACE AVERAGE	72	2003	\$21,528
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK AVERAGE	432	2003	\$1,711

Building Information**Building 1**

Description	FLEX WAREHOUSE	Bedrooms	
Year Built	2003	Bathrooms	
Value	\$2,073,900	Fixtures	8
Actual Area	43200	Roof Cover	1 CORRUGATED METAL
Heated Area	41600	Exterior Wall	(0.40) 17 PREFINISHED METAL (0.60) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
LOAD PLATFORM COVERED	LPC	2003	500
MEZZANINE LOW	MZL	2003	2842
CANOPY	CAN	2003	1600
OFFICE-AVERAGE	OFA	2003	2784
BASE AREA	BAS	2017	3016
BASE AREA	BAS	2003	32014
OFFICE-AVERAGE	OFA	2017	1410
OFFICE-AVERAGE	OFA	2007	2376
LOAD PLATFORM COVERED	LPC	2003	500

Building 2

Description	FLEX WAREHOUSE	Bedrooms	
Year Built	2004	Bathrooms	
Value	\$439,300	Fixtures	9
Actual Area	8450	Roof Cover	1 CORRUGATED METAL
Heated Area	7800	Exterior Wall	(0.40) 17 PREFINISHED METAL (0.60) 10 CONCRETE BLOCK STUCCO

Building 2 subarea

Description	Code	Year Built	Total Sketched Area
OFFICE-AVERAGE	OFA	2005	1362
BASE AREA	BAS	2004	4504
BASE AREA	BAS	2007	406
CANOPY	CAN	2004	650
OFFICE-AVERAGE	OFA	2007	364
OFFICE-AVERAGE	OFA	2007	364
OFFICE-AVERAGE	OFA	2005	800

Building 3

Description	FLEX WAREHOUSE	Bedrooms	
Year Built	2004	Bathrooms	
Value	\$377,400	Fixtures	6
Actual Area	8450	Roof Cover	1 CORRUGATED METAL
Heated Area	7800	Exterior Wall	(0.40) 17 PREFINISHED METAL (0.60) 10 CONCRETE BLOCK STUCCO

Building 3 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2004	6855
OFFICE-AVERAGE	OFA	2004	525
CANOPY	CAN	2004	650
BASE AREA	BAS	2004	-525
OFFICE-AVERAGE	OFA	2004	420
OFFICE-AVERAGE	OFA	2004	525

Building 4

Description	FLEX WAREHOUSE	Bedrooms	
Year Built	2004	Bathrooms	
Value	\$406,300	Fixtures	10
Actual Area	8450	Roof Cover	1 CORRUGATED METAL
Heated Area	7800	Exterior Wall	(0.40) 17 PREFINISHED METAL (0.60) 10 CONCRETE BLOCK STUCCO

Building 4 subarea

Description	Code	Year Built	Total Sketched Area
CANOPY	CAN	2004	650
BASE AREA	BAS	2004	5850
OFFICE-AVERAGE	OFA	2004	1950

Legal Description

Legal Description GASPERONI CENTER PHASE 2 PB 13 PG 49-50 LOT 2

Building 1 Property Photo



Building 2 Property Photo



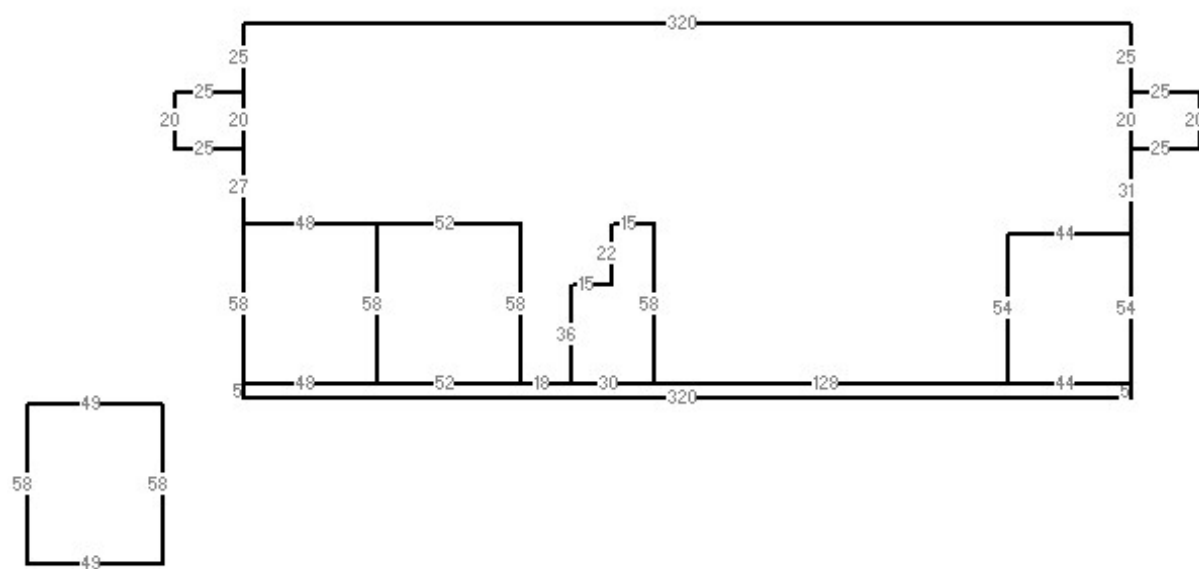
Building 3 Property Photo



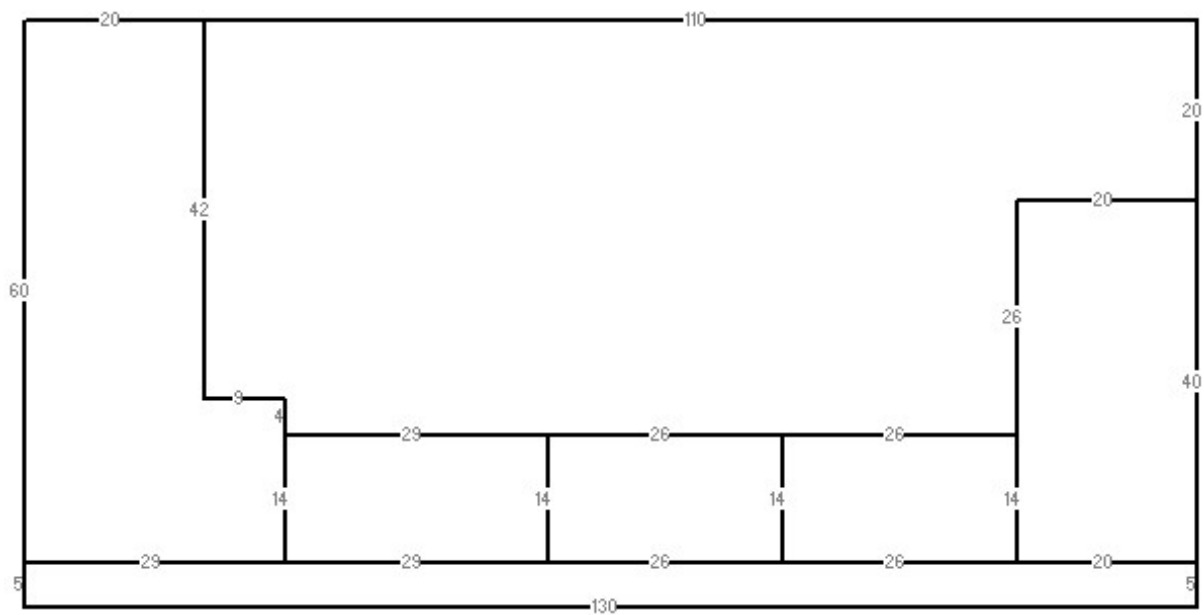
Building 4 Property Photo



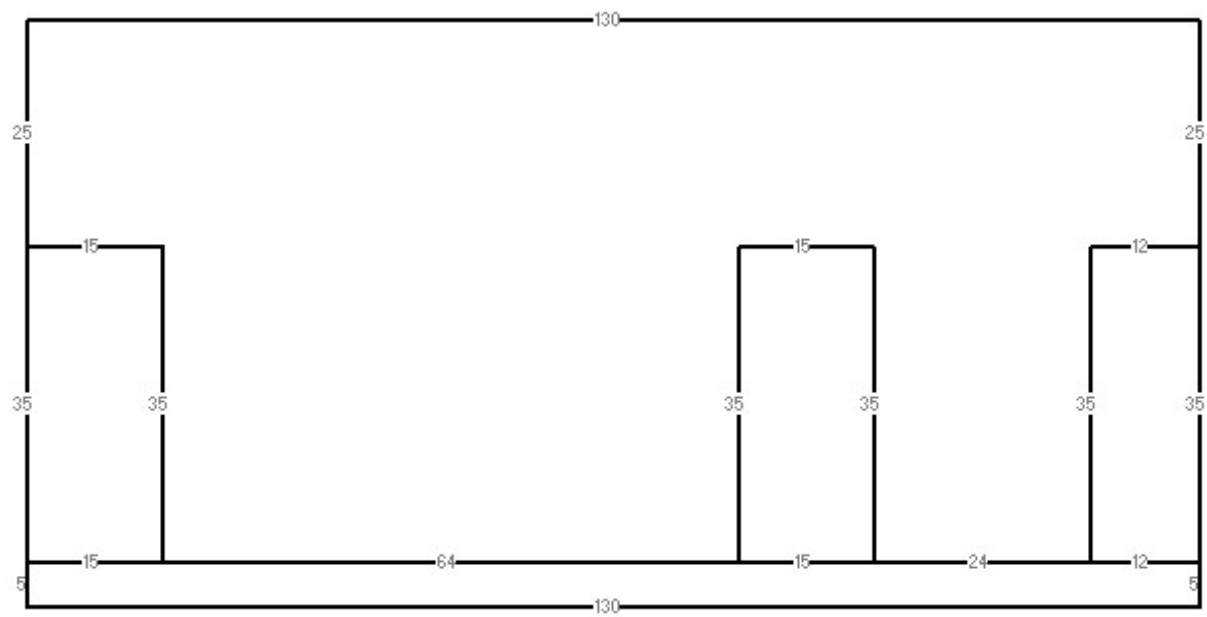
Building 1 Sketch



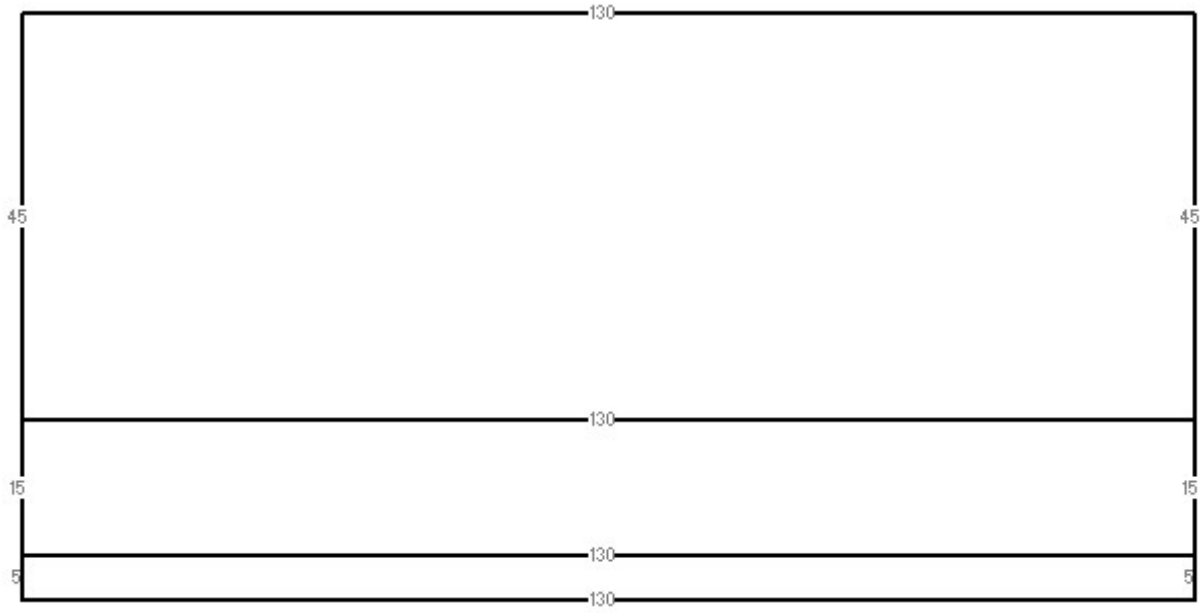
Building 2 Sketch

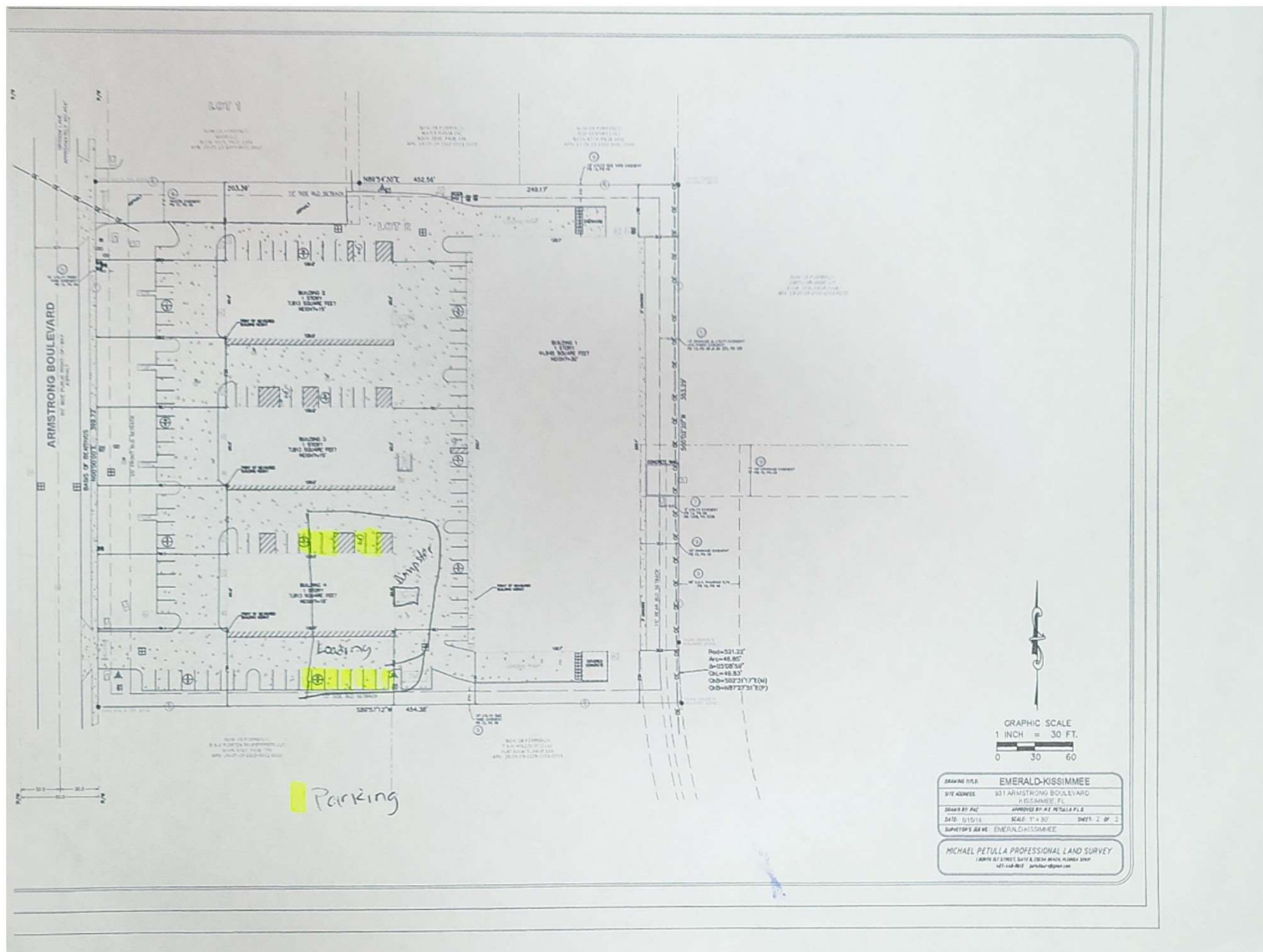


Building 3 Sketch



Building 4 Sketch





ITEM 5.E

Public Hearing for a Conditional Use with Site Plan Waiver for a cosmetology school at 505 W Vine St. -- CU-22-0017

Request

Request for Conditional Use approval with Site Plan waiver for an educational service establishment located at 505 W Vine St.

Explanation

This is a request to establish an educational service establishment on the property at 505 W Vine. This building was originally established as a 3 story, 18,800 sq ft medical office building. Parking was calculated at 1 space per 200 sq ft for a total of 94 spaces. The vocational school can support a maximum of 96 students and has 10 employees. Per the property owner, the other businesses occupying the building are a medical office (4,800 sq ft) and an administrative office (1,100 sq ft).

Using the vocational school parking calculations, Buffalo Ambition Beauty Academy would require 32 parking spaces at their maximum capacity. The other businesses on the property require a total of 28 parking spaces combined. Buffalo Ambition will only occupy the 2nd floor of the building, and, based on the medical office parking calculations, this use is less intense than the original medical office use. The use of an educational service establishment would not increase parking demand and is consistent with the neighborhood's commercial character.

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 an educational service establishment 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(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 20, 2022.

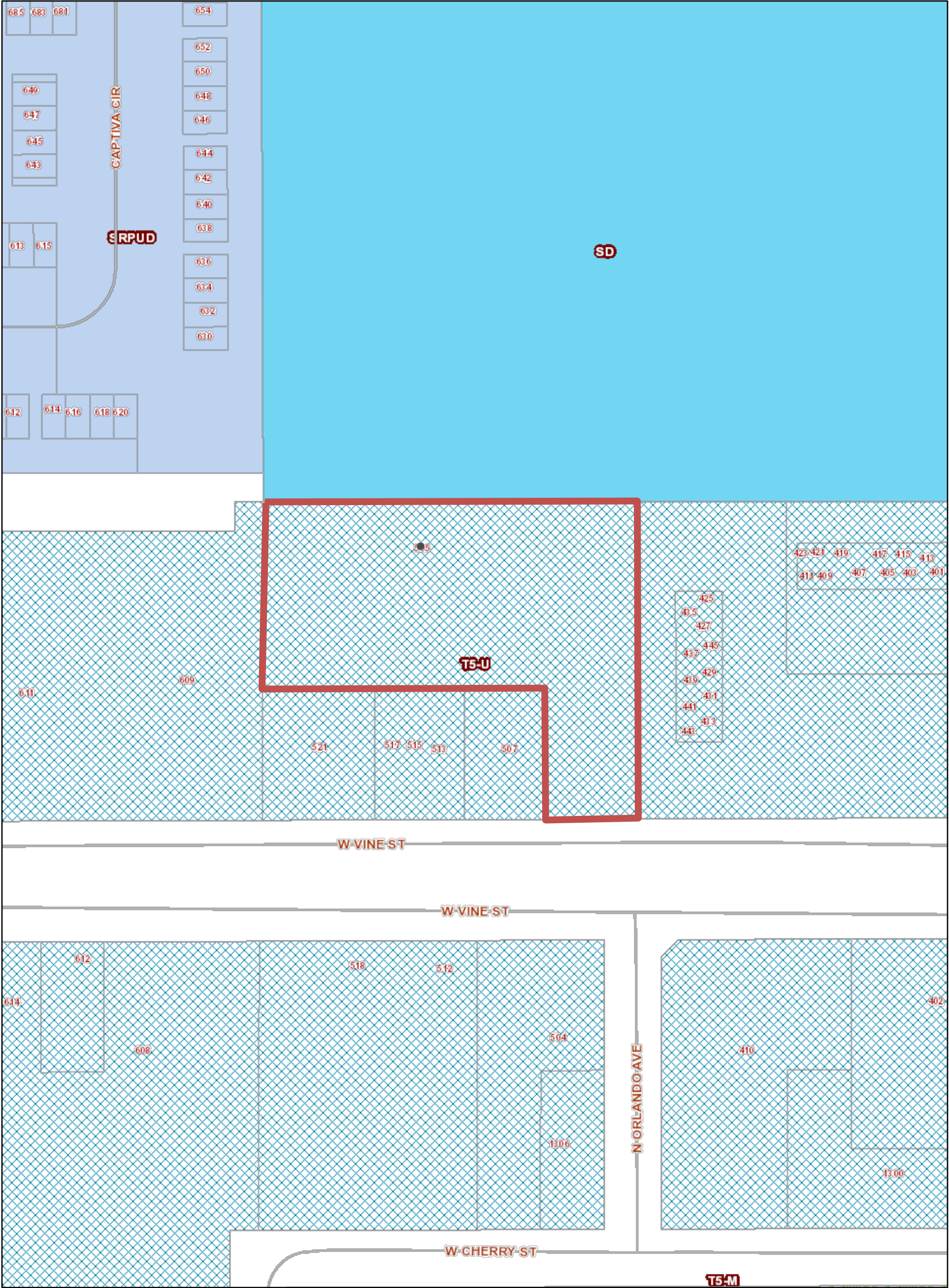
CONDITION:

1. Educational service use is limited to the 2nd floor of the building up to a maximum of 96 students only.

Attachment(s):

City of Kissimmee

1. CU-22-0017 Vicinity Map
2. CU-22-0017 Aerial Map
3. CU-22-0017 PAB Ad
4. CU-22-0017 DRC Comments
5. CU-22-0017 DRC Application



10/26/2022, 8:38:03 AM

- City Limits

Road Centerlines

Parcels

Address Points

County

Zoning Districts

AC (Agricultural Conservation)

AI (Airport Industrial)

AO (Airport Operations)

B-2 (Neighborhood Commercial)

B-3 (General Commercial)

B-5 (Office Commercial)

BP (Business Park)

CF (Community Facility)

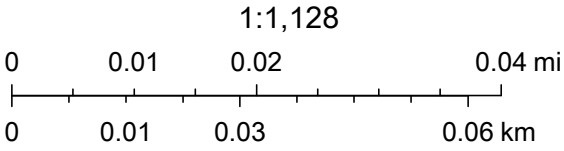
HC (Highway Commercial)

HF (Hospital Facility)

IB (Industrial Business)

MH (Mobile Home 6,000 sqft)

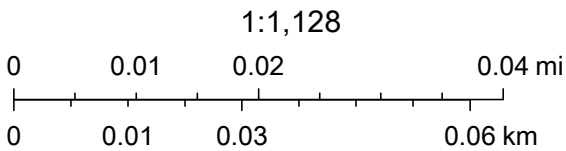
MHP (Mobile Home Park)





10/26/2022, 8:36:27 AM

-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points



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 proposing a Conditional Use to allow a Cosmetology School. The Planning Advisory Board will hold a meeting on **Wednesday, November 2, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **505 W. Vine St.** Parcel ID: **16-25-29-1151-0001-0010**

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-22-0017**
Buffalo Ambition Beauty Academy

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.



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 505 W Vine

DATE: 9/14/2022

PERMIT NUMBER: CU-22-0017

Plan status:

Approved with conditions.

PLANNING DIVISION - Patricia Prevost - 407.518.2107 - Patricia.Prevost@kissimmee.gov

Please see below the comments/conditions:

1. Subject to Planning Advisory Board approval. Conditions of approval may be forthcoming.

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

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

Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation.

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



DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 9/14/2022

PROJECT: Buffalo Ambition Beauty Academy – 505 W VINE ST

SITE PLAN (DRC) NUMBER: CU-22-0017

REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

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

ADVISORY COMMENTS/CONDITIONS OF APPROVAL (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.
- Plans/ application request indicate that this is for the use for the proposed business and no exterior/ site improvements are being proposed. Should there be any exterior/site improvements (Ex: adding or removing parking spaces, adding impervious, or changes to traffic circulation) a separate review and approval will be required.
- 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.
- Note that any site improvements will require a separate review and approval.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

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Date: 08/25/22

Shaun Koffinas - 911Addressing

Studio Session CU-22-0017 08-25-2022

CU-22-0017, Buffalo Ambition Beauty Academy , Session# 660-522-897

General Comments

1. Compliance – No comments



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:

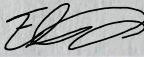
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
-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

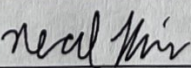
Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: Buffalo Ambition Beauty Academy DRC# _____

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

Agent Signature:  Date: 08/15/2022

Agent Name (Print): Deannys Echavarria

Property Owner Signature:  Date: 8/15/22

Property Owner Name (Print): Neal V Rajyaguru

Omega Square LLC
505 West Vine Street, Suite 301
Kissimmee, FL 34741
Ph #: 407-935-9404

August 16, 2022

Dear Sir/Madam,

As per the request by the City hall for the conditional approval for the Academy, I am preparing this response revealing the contemporaneous total parking situation at 505 W. Vine St., Kissimmee, FL 34741. Currently we have total three tenants and there is a vacancy for one more tenant as explained in detail underneath. This property has approximately 18,000 rentable square feet. These 18,000 square feet includes Common Area square feet. This property has total 96 parking spots, i.e. this property has capacity to accommodate 96 vehicles at a given time. The makeup and its parking requirement of the tenants are as under.

1. Advanced Pain Clinic (Approximate square feet 4,800): In this clinic, an average 35 patients are seen over eight hours on Mondays, Thursdays and Fridays. So it boils down to five parking spot per hour during the hours of operation. In other word, the clinic does not use more than five parking spot at any given time during the hours of operation which is 8 to 5 on Mondays, Thursdays and Fridays. This clinic has no clinical hours on Tuesday and Wednesday at this location.
2. Buffalo Ambition Barbers Academy (Approximate square feet 10,700): The Academy has given me the statistics of its anticipated parking use. The Academy is going to have eight students per month. It means that during their hours of operation, that is 9 AM to 9 PM, the Academy will be using eight spots of the parking on the premises. The academy indicated that there will be 2 to 3 students per classroom, 5 classrooms.
3. R P Jayleen (Approximate square feet 1,100): this is an administrative office for a pottery business. They do not do any sales at the location. The parking requirement with its employees is 2 to 5.

So, based on the available information, the total anticipated maximum parking spots use at this address at a given time will not exceed 21 once the Academy starts its business at this location. The current parking spot use at this property is 12. This property has 96 parking spots. Number of total businesses in Omega Square currently is two (2), Advanced Pain Clinic and R P Jayleen. Once Buffalo Ambition Barbers Academy joins Omega Square, the total number of businesses will be three (3). Current total number of leased tenet spaces is three as outlined above. There is one vacant, rentable space of 1,400 square feet available in the building.

I hope this provides you the information on the parking situation you're looking for in processing conditional approval for the Academy. Should you have any questions, please do not hesitate to contact me.

Truly,



Neal V. Rajyaguru, M.D.
Property owner
505 W. Vine Street
Kissimmee, FL 34741

