



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

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A Approval of the November 2, 2022 Planning Advisory Board Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing for a Conditional Use with Site Specific Redevelopment Plan to establish a child care facility at 820 Emmett Street - CU-22-0011

5.B Public Hearing for a Conditional Use with Site Specific Redevelopment Plan to establish an office conversion at 721 Mabbette Street - DRC-21-00055

5.C Public Hearing for a Conditional Use with Site Specific Redevelopment Plan to establish a 30 unit multi-family residential development at 511 Dillingham Avenue - CU-22-0010

Public Hearing - Ordinance amending the Zoning Map from City Planned Mixed Use Development (PMUD) to City Multiple Family Medium Density Residential (RC-1): Ivey Creek, ZMA-22-0006 - Proposed Ordinance #22-21

5.D AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

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

ITEM 3.A**Approval of the November 2, 2022 Planning Advisory Board Meeting Minutes.****Request**

Approval of the November 2, 2022 Planning Advisory Board Meeting Minutes.

Explanation

Approval of the November 2, 2022 Planning Advisory Board Meeting Minutes.

Recommendation**REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve

Attachment(s):

1. pab minutes 11.02.22 minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, NOVEMBER 2, 2022 AT 6:00 PM**

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

Staff Members Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Patricia Prevost, Planner I, 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 September 7, 2022 and October 5, 2022 Planning Advisory Board Meeting Minutes.

ACTION: Member Spalding made a motion to approve the minutes of the September 7, 2022, and October 5, 2022. Planning Advisory Board meeting. Seconded by Member Santiago.

Chairman Bussiere	AYE	Member Thacker	AYE
Member Spalding	AYE		
Member Santiago	AYE		

MOTION CARRIED 4-0

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

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.

Planner Arias stated that this is a request for a Zoning Map Amendment AC (Agricultural & Conservation)-County to AC (Agricultural Conservation)-City. The subject site consists of 15.5 acres of land.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition:

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

Michael Bausman, Director of Facilities Resources for Give Kids the World Village, representing the applicant stated GKTW (Give Kids the World) thanked Staff for their help in this process.

ACTION: Member Thacker made a motion to approve subject to 1 condition. Seconded by Member Spalding.

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

Chairman Bussiere
Member Spalding
Member Santiago

AYE Member Thacker
AYE
AYE

AYE

MOTION CARRIED 4-0

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

Planning Manager Ryan stated that this is a request for a Vacation of Right-of-Way to vacate a portion of Aultman and N. Beaumont Ave.

Planning Manager Ryan stated that the buildings located in the Beaumont Complex have been demolished making way for redevelopment that is currently in review for a Mixed Use project.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition:

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

Debbie Luke stated she owned property on Maple and Beaumont, wanted clarification if the easement would be encroach on the east side of the property, as it would affect her property.

Planning Manager Ryan stated that this request would not affect her property.

ACTION: Member Spalding made a motion to approve subject to 1 condition. Seconded by Member Santiago.

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

Chairman Bussiere
Member Spalding
Member Santiago

AYE Member Thacker
AYE
AYE

AYE

MOTION CARRIED 4-0

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

Planner Arias stated that this is a request for a Conditional Use w/Site Plan for a six-unit multi-family residential development. The subject property is located at 925 Hughey St.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 5 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.

Sam Sebaali, 5127 Orange Ave. Orlando, FL, representing the applicant stated they are in a agreement with Staff's recommendations and was available for any questions.

John Tiller resident of 922 Hughey St., stated that the use should be for a single family or a duplex and he did not agree with this request.

Darcy Tiller, resident of 922 Hughey St., stated that this request does not fit for this area and is in disagreement with this request.

Chairman Bussiere asked where the parking would be located.

Planner Arias stated that it would be on the northern portion of the property.

Mr. Seballi stated that they do recognize that the property is surrounded by single family, however the zoning designation and Code as it stands does allow for the request they are proposing.

Member Thacker asked what the timeline for this request is.

Mr. Seballi stated that they do not currently have a timeline for this request.

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

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.**

Chairman Bussiere
Member Spalding
Member Santiago

AYE Member Thacker
AYE
AYE

AYE

MOTION CARRIED 4-0

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

Planner Arias stated that this is a request for a Conditional Use w/Site Plan for a heavy manufacturing use. The subject property is located at 941 Armstrong Blvd.

Planner Arias stated that the applicant is proposing to install appliances and customized equipment in food trucks.

Staff recommends approval for the following 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).

Staff recommends approval subject to the following 6 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.

Member Spalding asked for clarification if this would be manufacturing of food trucks.

Planner Arias stated that this would be strictly for the customization of existing food trucks.

Cristina Gallo, 941 Armstrong Blvd., representing the applicant stated this is for the customization of new food trucks only.

ACTION: Member Spalding made a motion to approve subject to 6 conditions. Seconded by Member Thacker.

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.**

Chairman Bussiere
Member Spalding
Member Santiago

AYE Member Thacker
AYE
AYE

AYE

MOTION CARRIED 4-0

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

Planner Prevost stated that this is a request for a Conditional Use w/Site Plan for a Cosmetology School. The subject property is located at 505 W. Vine St.

Planner Prevost stated that this building is 3 stories with approximately 18,800 square feet that was originally established as medical offices.

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 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.

Staff recommends approval subject to the following 1 condition:

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

Member Spalding asked for clarification if the medical office would remain in the building.

Planner Prevost stated that there are only two other businesses occupying space which consists of one medical office and one administrative office in the building.

ACTION: Member Spalding made a motion to approve subject to 1 condition. Seconded by Member Santiago.

1. **Educational service use is limited to the second floor of the building up to maximum of 96 students only.**

Chairman Bussiere	AYE	Member Thacker	AYE
Member Spalding	AYE		
Member Santiago	AYE		

MOTION CARRIED 4-0

6. **PUBLIC HEARINGS**
7. **DISCUSSION**
8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT** – Meeting adjourned at 6:44 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 for a Conditional Use with Site Specific Redevelopment Plan to establish a child care facility at 820 Emmett Street - CU-22-0011

Request

Request for Conditional Use with Site Plan approval for a Child Care Facility with 50 children maximum located at 820 Emmett with a Neighborhood Open (T4-O) zoning designation.

Explanation

This is a request to establish an educational service establishment on the property at 820 Emmett St. This building was originally established in 1981 as a 5,135 sq ft dental office. The property has 10 parking spaces. The original application projected a maximum of 80 children.

The parking calculations are made based on the fact there is no designated drop-off area, so there is a requirement of 1 space per 5 children. With 10 spaces, the maximum number of children this site can support is 50. There are no other businesses on this property.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Open (T4-O) transect zoning standards as outlined in Section 14-5-4 of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a child care facility is listed as a potential conditional use allowance in the Neighborhood Open (T4-O) zoning district
3. Compliance with Section 14-3-29(G) 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), Government District sub-area, which is primarily non-residential in character, and is generally intended to remain so. The mix of uses in this sub-area shall be 5-15 percent residential and 58-95 percent non-residential, with a maximum project density of up to 4.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

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

CONDITIONS:

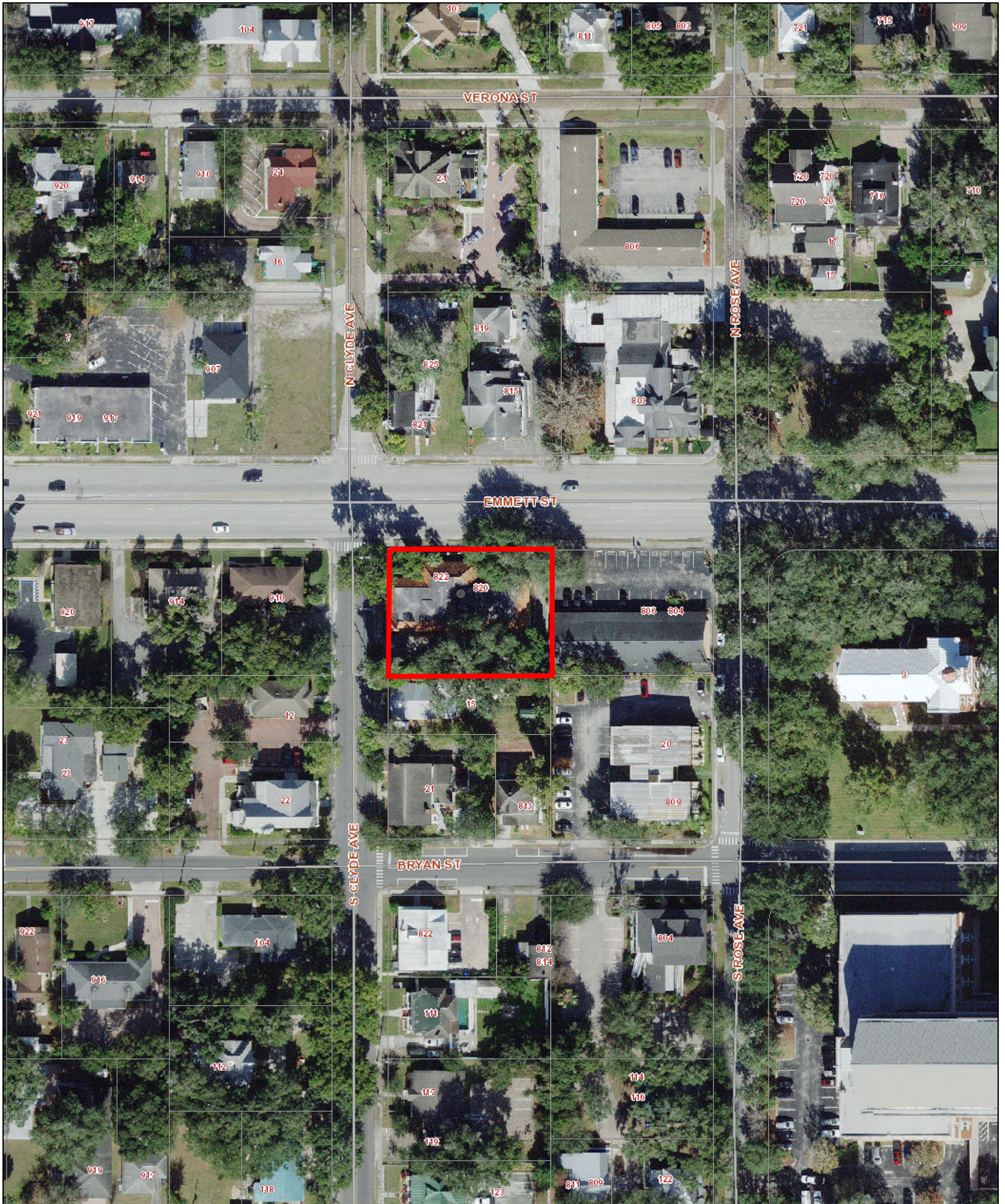
1. This approval is for a child care facility only. Private and public schools and educational service establishments require separate Conditional Use approval.
2. The maximum number of children is 50 based on the existing number of parking spaces.
3. Should the applicant wish to increase the number of children, a satellite parking agreement in accordance with the standards in Section 14-7-26 must be provided.
4. Should the applicant not obtain State approval for the child care facility, this Conditional Use approval shall be revoked.
5. Accessory structures, such as playground equipment, shall not be placed in front of the building or in the rear within the drive aisles.

6. Drop off and pick up in the drive aisles or on Emmett St. or S. Clyde St. is prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.
7. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain clearance for vehicle circulation.

Attachment(s):

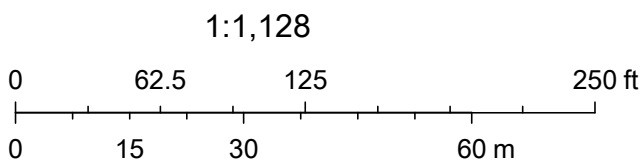
1. CU-22-0011 Aerial Map
2. CU-22-0011 Vicinity Map
3. CU-22-0011 Site Plan
4. CU-22-0011 PAB Ad
5. CU-22-0011 DRC Comments

CU-22-0011 Aerial Map

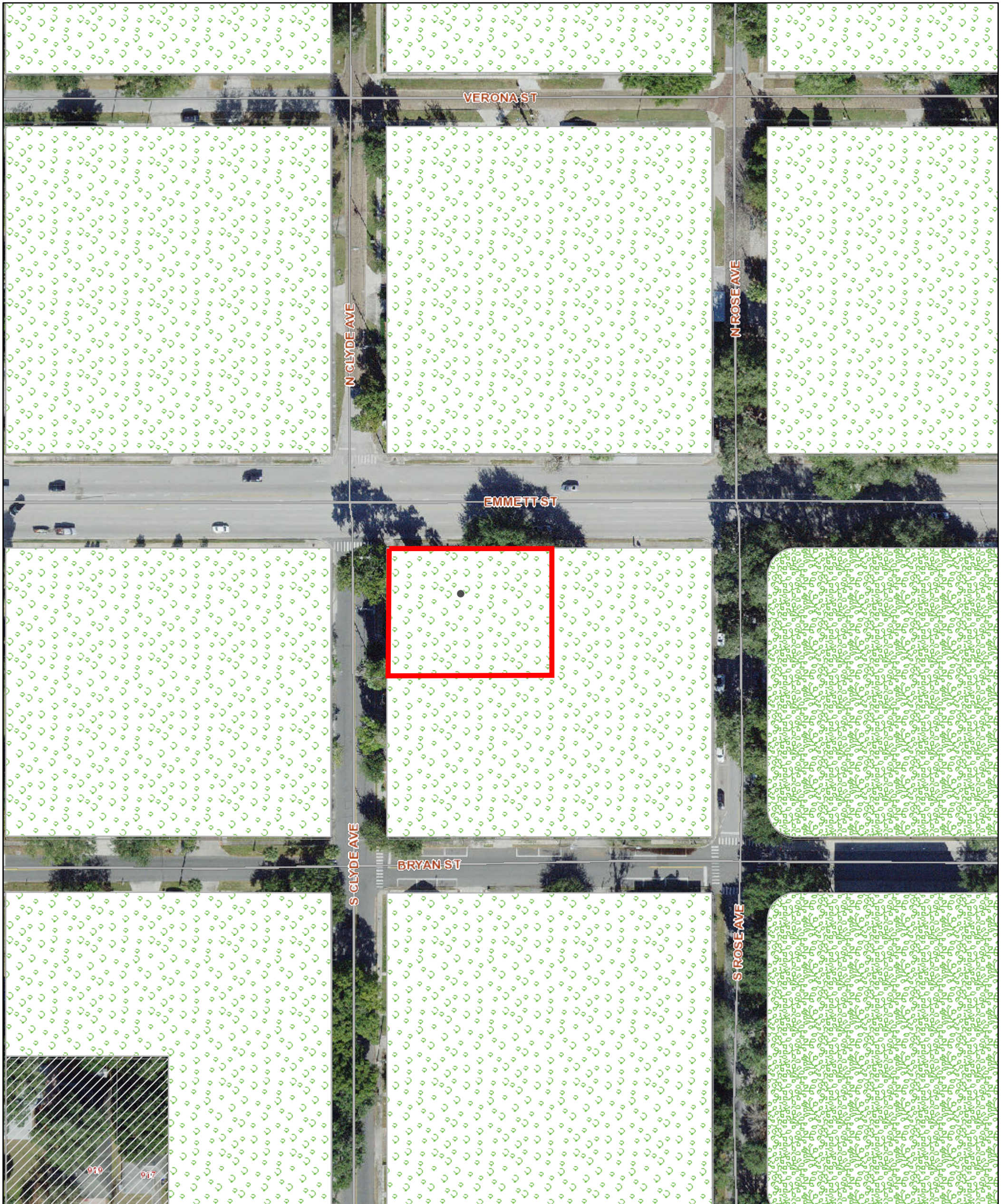


12/3/2022, 1:13:41 AM

-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points



CU-22-0011 Vicinity Map



12/3/2022, 1:15:55 AM

Zoning Districts

T4-O (Neighborhood Open)

T4-R (Neighborhood Restricted)

T5-M (Mixed-Use Center)

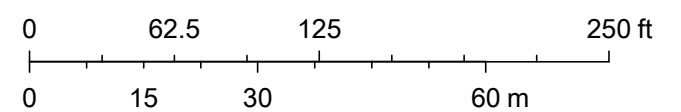
City Limits

Road Centerlines

Parcels

Address Points

1:1,128

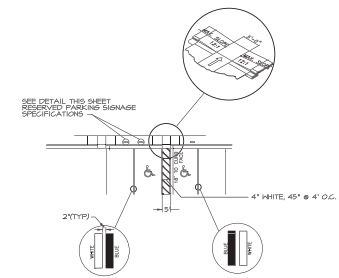
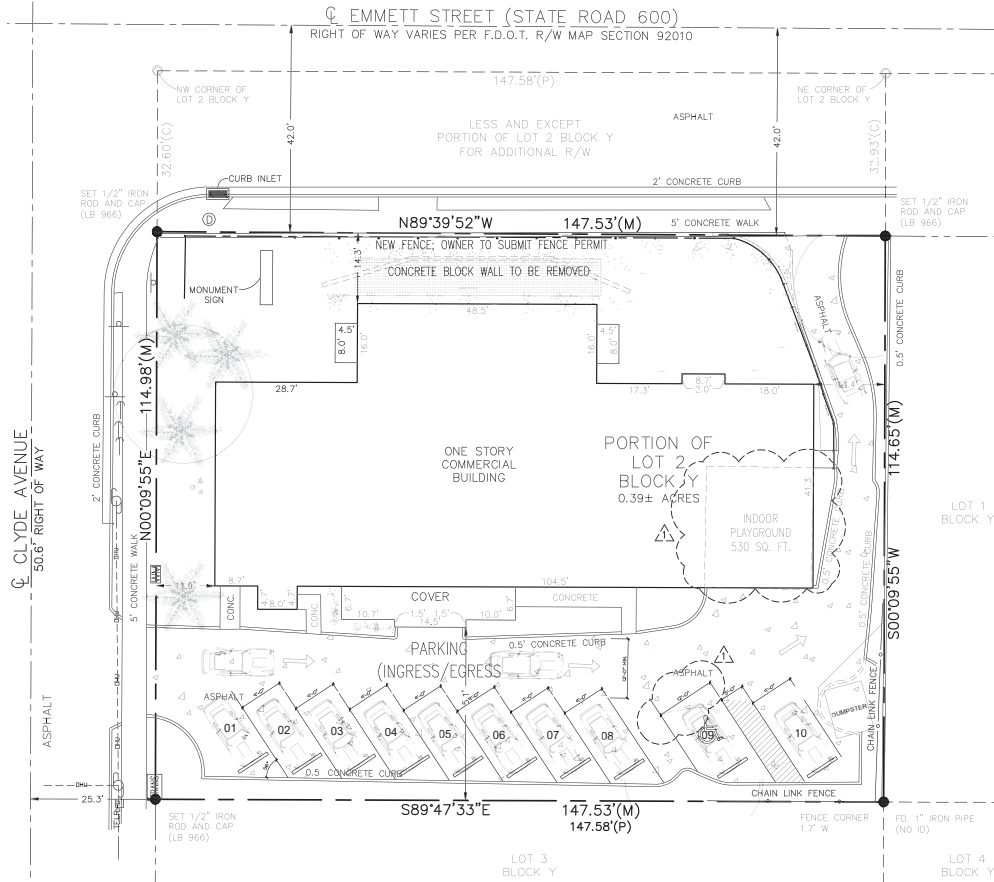


Teaching Time Daycare

820 Emmett Street

Kissimmee, Florida 34741

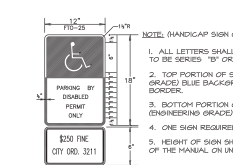
1 INCH = 20 FEET



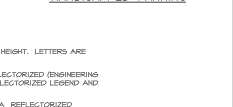
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY," OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGN SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.

2. F.L. DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

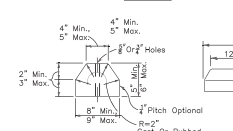
HANDICAP PARKING STRIPING FOR MULTIPLE SPACES



TYPICAL PAVEMENT SYMBOL FOR HANDICAPPED PARKING



TYPICAL RESERVED PARKING SIGNAGE



CONCRETE BUMPER GUARD

CHAPTER 14-7, ACCESS CIRCULATION AND PARKING N.T.S.

HEEL STOPS, STANDARD HHEEL STOPS OR A CURB SHALL BE PROVIDED FOR ALL PARKING SPACES ADJACENT TO A LANDSCAPE AREA. SUCH HHEEL STOPS SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND A MAXIMUM OF 24 INCHES FROM THE END OF THE PARKING SPACE. THE AREA BETWEEN A HHEEL STOP AND A LANDSCAPED AREA MAY BE IN GRASS OR MULCH. WHERE CONTINUOUS CONCRETE CURBING IS PROVIDED WITH AT LEAST TWO FEET SEPARATING THE CURB FROM ANY SIDEWALK, HHEEL STOPS WILL NOT BE REQUIRED. SEE FIGURE 1-10, IF THE SIDEWALK IS A MINIMUM OF SEVEN FEET IN WIDTH, NEITHER HHEEL STOPS NOR A TWO-FOOT SEPARATION ARE REQUIRED.

DESIGN NOTES:

DESIGN AND INSTALLATION TO COMPLY W/ FBC 2020 7TH EDITION

- ULTIMATE DESIGN WIND SPEED 140 MPH
- NORMAL DESIGN WIND SPEED 108 MPH
- RISK CATEGORY: II
- IMPORTANCE FACTOR: I=1.0
- EXPOSURE: "C"
- ROOF LIVE LOAD: 20 PSF

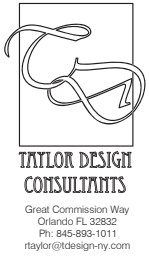
SCOPE

- NEW OFFICE IN EXISTING SPACE/INT
- EXISTING PLUMBING TO BE REMAIN
- EXISTING ELECTRICAL TO REMAIN
- EXISTING MECHANICALS TO REMAIN

INTERIOR ALTERATION TO EXISTING STRUCTURE ONLY.
NOT TO EXTEND EXISTING STRUCTURE
NO ADDITIONAL BUILDING SQUARE FOOTAGE

DESCRIPTION

LOT 2, BLOCK Y, W.A. PATRICK AND COMPANY AND HUEY'S ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THAT PART OF SAID LAND LYING WITHIN 42 FEET SOUTH OF THE CENTER LINE OF CONSTRUCTION OF STATE ROAD 600, SECTION 92010, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF BERNALDA AVENUE, SECTION 92550 AND THE CENTER LINE OF SURVEY OF SECTION 92010; THENCE RUN SOUTH 89 DEGREES 13'55" EAST A DISTANCE OF 220 FEET; THENCE RUN SOUTH 89 DEGREES 44'05" WEST A DISTANCE OF 2 FEET TO THE CENTER LINE OF CONSTRUCTION; THENCE RUN SOUTH 89 DEGREES 15'55" EAST A DISTANCE OF 2180.91 FEET TO THE BEGINNING OF A CURVE; CONCAVE NORTHEASTLY HAVING A RADIUS OF 440.74 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 51' A DISTANCE OF 560.38 FEET TO THE END OF THIS CENTER LINE OF CONSTRUCTION.



TEACHING TIME
820 Emmett Street
Kissimmee, Florida 34741
Proposed Daycare

Digitally signed by Xiaoming Zhong
Date: 2022.08.17 20:20:06 -04'00'

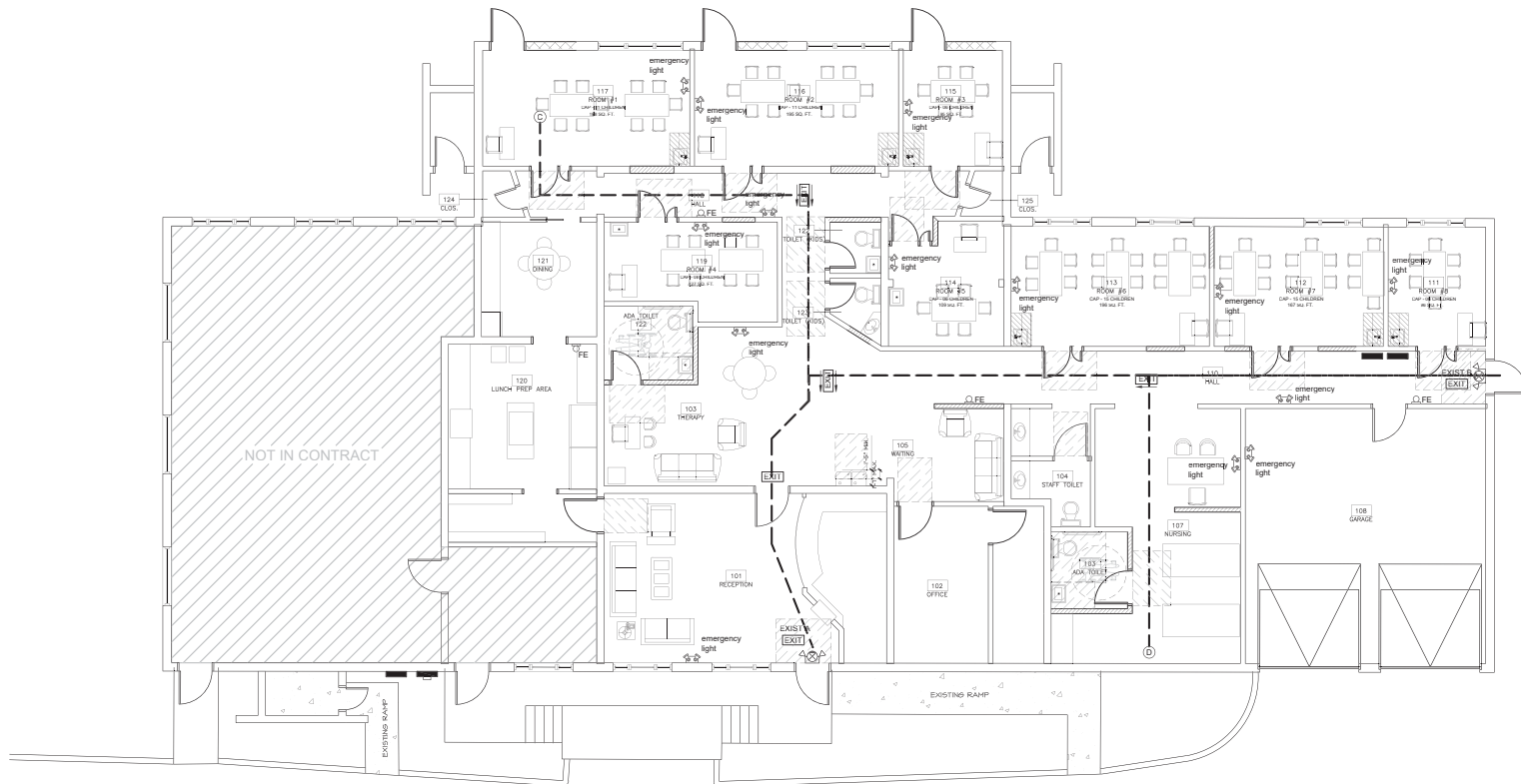
REVISIONS	NO.	ISSUE	DATE

DRAWING TITLE
COVER SHEET
SITE PLAN

DATE: 05/30/2022

PROJECT NO.: 01-820-EMMETT
DRAWN BY: T.D.C.
CHECKED BY:

DRAWING NO.: A000



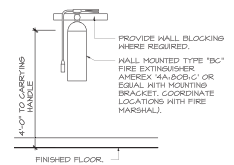
LIFE SAFETY PLAN
3/16" = 1'-0"

1

1. PROVIDE FIRE EXTINGUISHER 10LB TYPE K WALL MT TOP 64"-0" APP. PROVIDE ONE FOR EVERY 2500 SF AND AT 75'-0" OF TRAVEL DISTANCE AS PER NFPA 101 MIN (2) REQUIRED.
2. CONTRACTOR SHALL COOPERATE WITH OPERATIONAL TESTS OF EXIT SIGNS & EMERGENCY LIGHTS BY A FIRE INSPECTOR AS REQUIRED BY AUTHORITIES HAVING LOCAL JURISDICTION.

EXIT ACCESS TRAVEL DISTANCE	
POINT	TRAVEL DISTANCE
C TO EXIT A'	74'-0"
D TO EXIT B'	97'-0"
D TO EXIT A'	82'-0"
C TO EXIT B'	110'-0"

EMERGENCY LIGHTING	N = NEW E = EXISTING
PORTABLE FIRE EXTINGUISHER	N = NEW E = EXISTING
TRAVEL DISTANCE	---
EXIT SIGN	EXIT



FIRE EXTINGUISHER DETAIL (SURFACE MOUNTED)
SCALE N/A

TEACHING TIME
PROJECT:
820 Emmett Street
Kissimmee, Florida 34741
Proposed Daycare

SCALE:



Digitally signed
by Xiaoming
Zhong
Date: 2022.08.17
20:22:13 -04'00'

REVISIONS		
NO.	ISSUE	DATE
1	ISSUED FOR BIDDING	8/16/19

DRAWING TITLE:
EGRESS AND FURNISHING PLAN
DATE: 05/30/2022
PROJECT NO.: 01520 EMMETT.2022
DRAWN BY: T.D.C.
CHECKED BY:

DRAWING NO: A002.1

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

The subject property is located at **820 Emmett St.** Parcel ID: **21-25-29-1920-000Y-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-22-0011**
820 Emmet St Daycare

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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

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

DATE: 9/14/2022

PROJECT: Teaching Time Daycare - 820 EMMETT ST

SITE PLAN (DRC) NUMBER: CU-22-0011

REVIEW NUMBER: 2

**Review Status:
APPROVED WITH CONDITIONS**

ENGINEERING DEPARTMENT - Erika Allen - 407.518.2168 - Erika.Allen@kissimmee.gov

ADVISORY COMMENTS (No Responses Necessary):

- Plans indicate that this is an interior alteration to the existing structure only. 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.
- 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.

###



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

**ADDRESS: 820 Emmett Street
PLAN (DRC) NUMBER: CU-22-0011**

**DATE: 9/9/2022
SDOC#: 2022/23-0003**

**Review Status:
APPROVED.**

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

Comments/Conditions (if applicable):

No additional comments.

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

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

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



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

SDOC#: 2022/23-0003	RRESUBMITTAL DRC#: CU-22-0011	Current FLU: MU-D Requested FLU: N/A
PROJECT NAME: Teaching Time Daycare		Current Zoning: T4-O Requested Zoning: N/A
PROJECT LOCATION: 820 Emmett Street		
COMMENTS DUE DATE: September 14, 2022		PID#: 21-25-29-1920-000Y-0020

No additional comments.



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

**ADDRESS: 820 EMMETT ST
PLAN (DRC) NUMBER: CU-22-0011**

DATE: 9/12/2022

**Review Status:
APPROVED WITH CONDITIONS.**

TOHO WATER AUTHORITY – Crystal Muniz - 407.483.3855 - Cmuniz@tohowater.com

Comments/Conditions:

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



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

**ADDRESS: 820 EMMETT ST.
PLAN (DRC) NUMBER: cu-22-0011**

DATE: 9/14/2022

**Review Status:
APPROVED WITH COMMENTS.**

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

Comments/Conditions (if applicable)

1. 1. SEC. 24-20 13.3.2. Where Required. All new nonresidential buildings totaling 5,000 square feet or more gross floor area shall have an approved automatic sprinkler system installed in accordance with section
2. 2. 13.3.1.1. General. All automatic sprinkler systems installed in any building must include an electronic supervision, containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code.
3. 3. 10.12.1. Access Boxes. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.
4. 4. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant. Show location and details on plans
5. 5. All FDCs are to be marked with a Fire Department approved sign. The sign shall be designed in accordance with Florida Department of Transportation standards for information signage. Provide sign details on plans
6. 6. Signage background will be contrasting in color to lettering and shall be either: white with red lettering or red with white lettering. The letters "FDC" shall have a one and three-fourths inch minimum brush stroke.
7. 6. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of Transportation standards and the following:
A.. The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke. B . FDC signage shall have the letters "FDC" and the address of the building it serves. C. The Backflow Preventer shall have the address of the building it serves. Provide location and details on plans
8. 7. Provide hydrant locations on plans.

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 for a Conditional Use with Site Specific Redevelopment Plan to establish an office conversion at 721 Mabbette Street - DRC-21-00055

Request

Request for Conditional Use with Site Specific Redevelopment Plan approval for an office conversion on approximately 0.23 acres located at 721 Mabbette Street with a Neighborhood Open (T4-O) zoning designation.

Explanation

This is a request to establish an office establishment on the property at 721 Mabbette St. This building was originally established in 1926 as a 1,303 sq ft residence and has been used as a single-family home. The lot is approximately 0.23 acres.

The conversion includes the addition of 6 parking spaces (1 ADA) and a paved access drive to the rear of the property. Other improvements include addition of pedestrian access and a ramp, landscaping improvements, and bike racks in accordance with the Land Development Code.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Open (T4-O) transect zoning standards as outlined in Section 14-5-4 of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as an office is listed as a potential conditional use allowance in the Neighborhood Open (T4-O) zoning district
3. Compliance with Section 14-3-29(G) 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 non-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 4.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

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

CONDITIONS:

1. The applicant shall make the required changes and meet the conditions of approval outlined by the Historic Preservation Board's Certificate of Appropriateness before the final inspection of the building permit.
2. Remove the ramp that connects to the sidewalk on Mabbette Street. Like other residential conversions in the area, the ramp should connect to the parking area and have a minimal

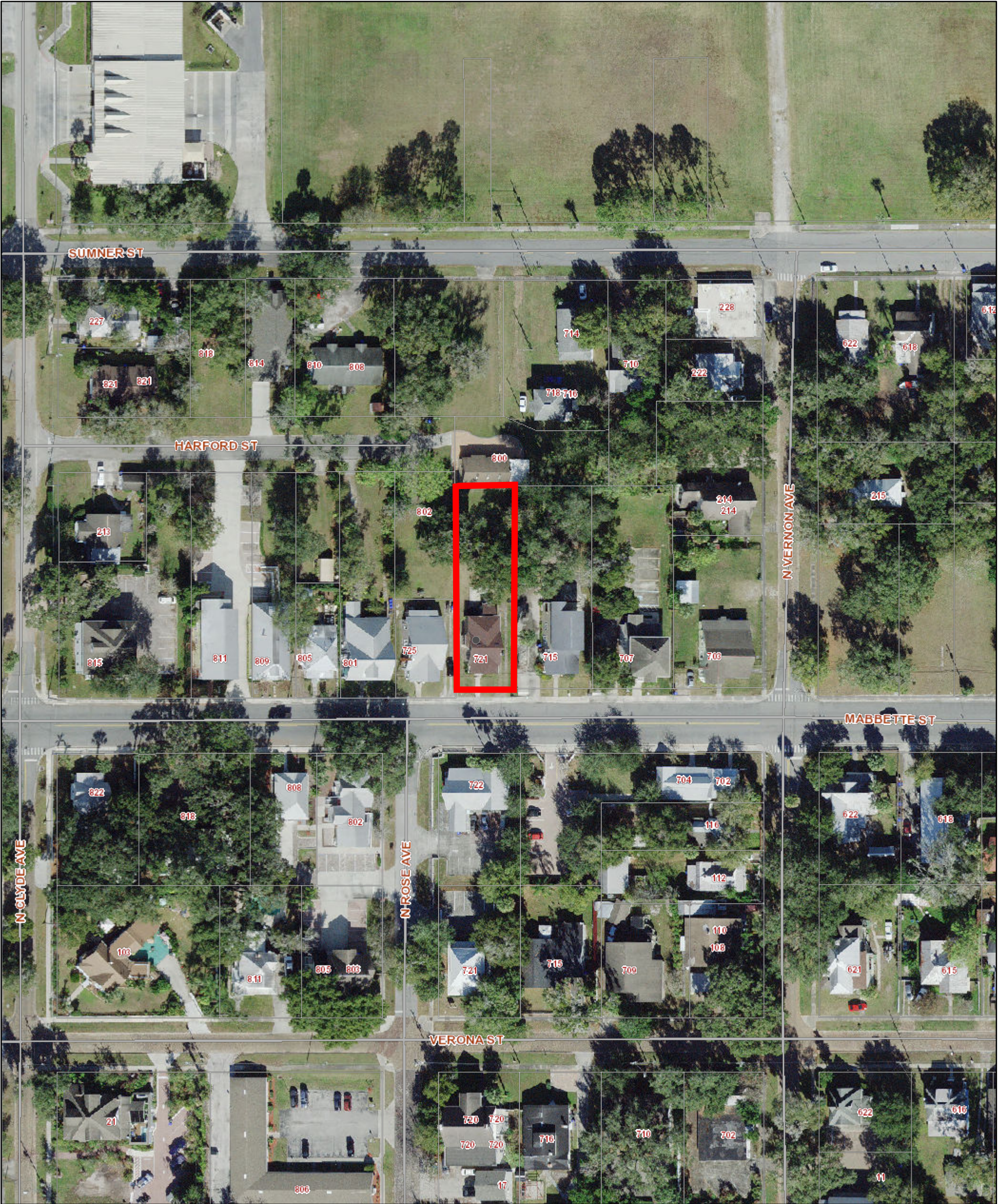
impact to the integrity of the structure. The ramp should only connect to the parking area and shall not extend in front of the front facade.

3. Slats for the ramp shall match the style of other similar style improvements within the district and be consistent with slat styles appropriate for the bungalow style. Samples have been included as a reference.
4. The trash receptacles shall be moved to the rear of the structure and comply with any Land Development Code requirements for screening.
5. Any changes to the approved work, including a change in work materials, must be presented to the Historic Preservation Board before starting or continuing with construction. Failure to do so will result in Code Enforcement Action.

Attachment(s):

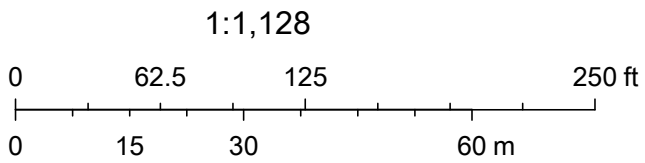
1. DRC-21-00055 Aerial Map
2. DRC-21-00055 Vicinity Map
3. DRC-22-00055 Certificate of Appropriateness & Site Plan
4. DRC-21-00055 PAB Ad
5. DRC-22-00055 DRC Comments
6. DRC-21-00055 DRC Application

DRC-21-00055 Aerial Map

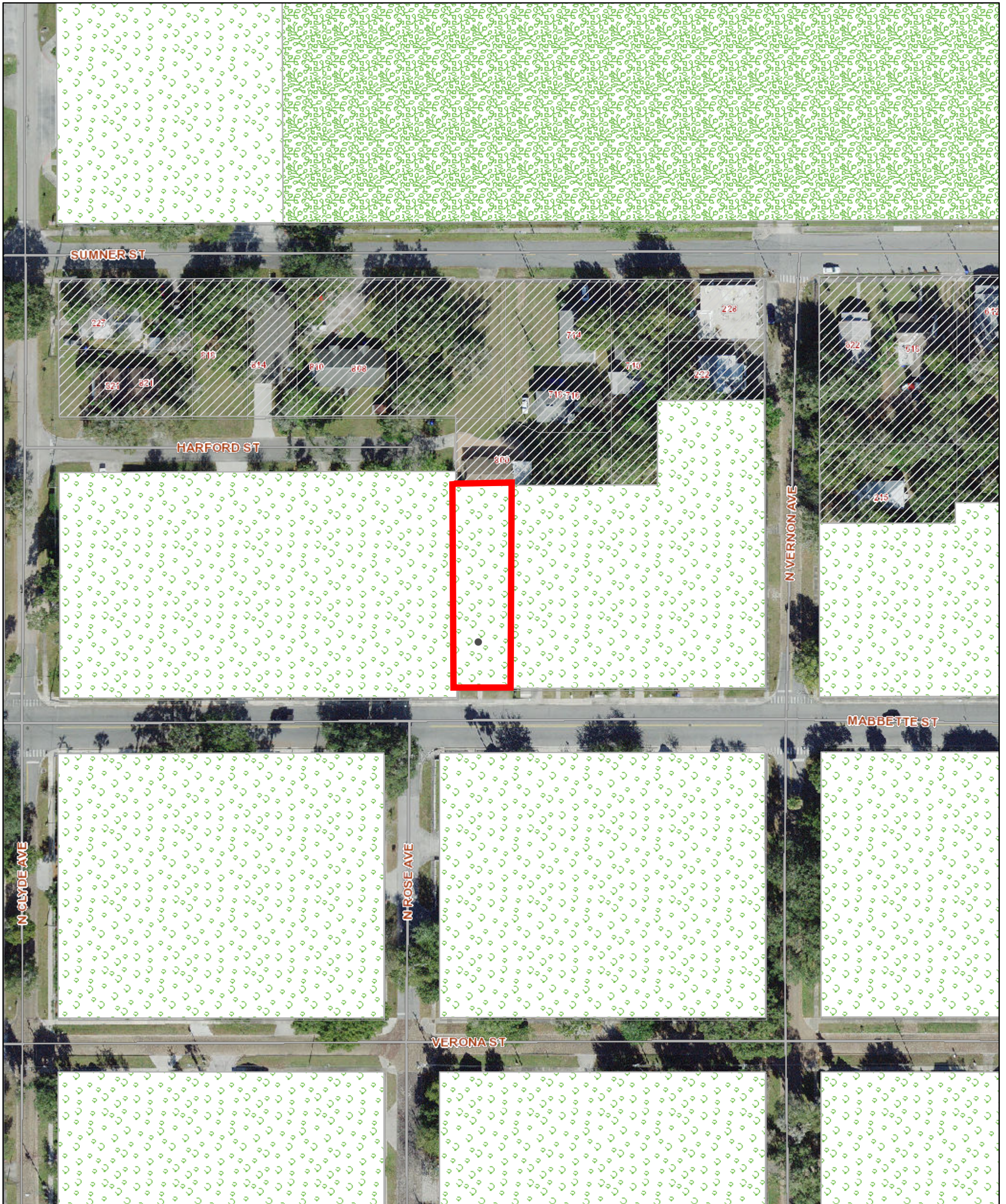


12/3/2022, 1:19:26 AM

-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points



DRC-21-00055 Vicinity Map



12/3/2022, 1:21:02 AM

Zoning Districts

T4-O (Neighborhood Open)

T4-R (Neighborhood Restricted)

T5-M (Mixed-Use Center)

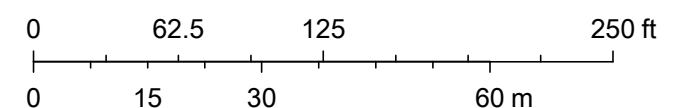
City Limits

Road Centerlines

Parcels

Address Points

1:1,128





DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2501

Certificate of Appropriateness (Major)

The City of Kissimmee Historic Preservation Board has awarded **Juan A. Vasquez Mata** this Certificate of Appropriateness (Major) on **November 14, 2022** for the work described on the attached pages. This Certificate of Appropriateness has been exclusively issued for **721 Mabbette Street** located in the South Beaumont Historic Preservation District. The attached pages detailing the proposed work include the approved improvements.

The following conditions apply to the issuance of this Certificate of Appropriateness and must be addressed prior to the final inspection of the building permit.

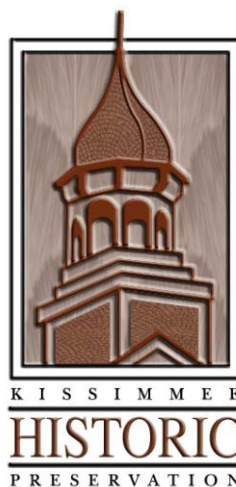
1. **Remove the ramp that connects to the sidewalk on Mabbette Street. Like other residential conversions in the area, the ramp should connect to the parking area and have a minimal impact to the integrity of the structure. The ramp should only connect to the parking area and shall not extend in front of the front facade.**
2. **Slats for the ramp shall match the style of other similar style improvements within the district and be consistent with slat styles appropriate for the bungalow style. Samples have been included as a reference.**
3. **The trash receptacles shall be moved to the rear of the structure and comply with any Land Development Code requirements for screening.**

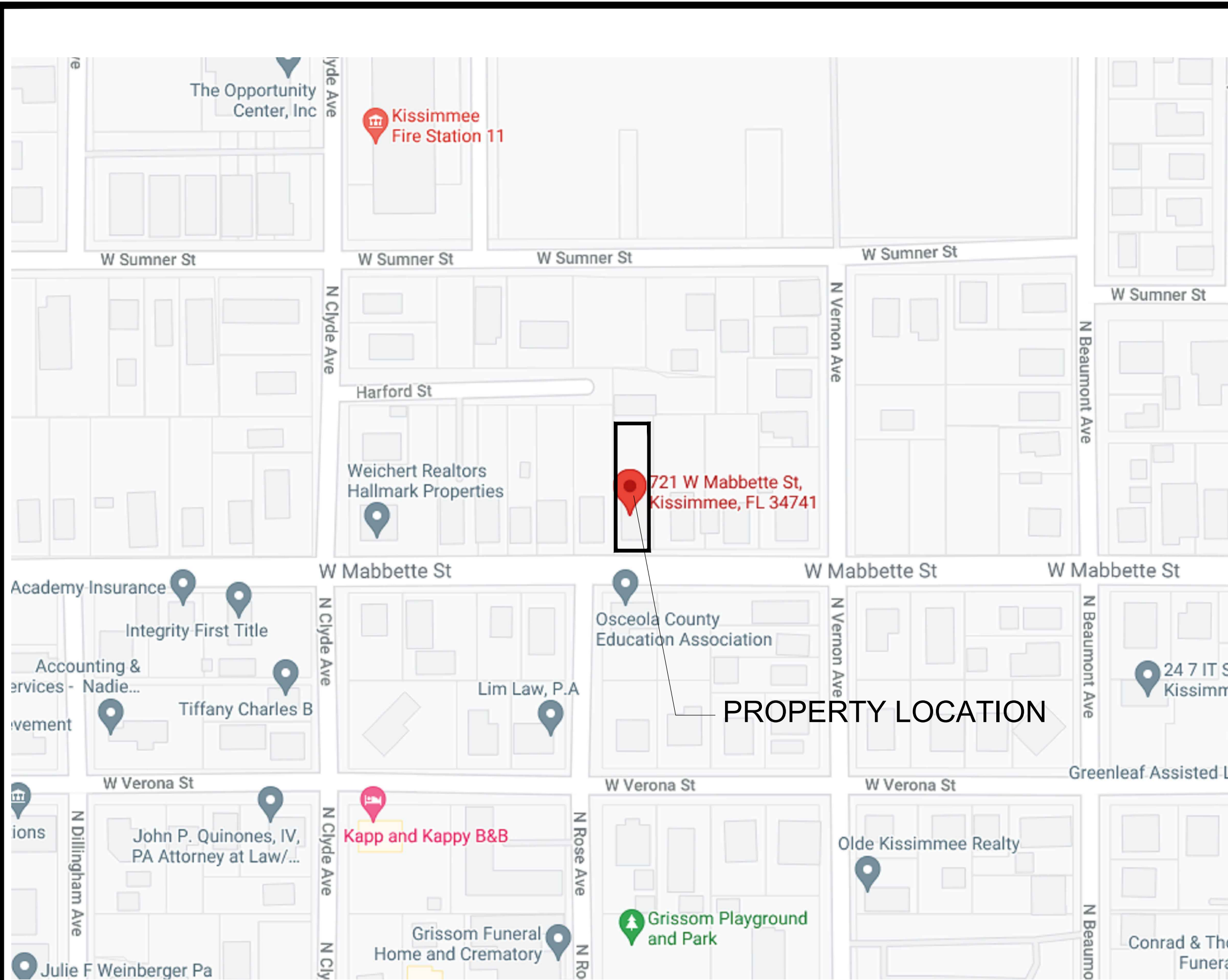
This Certificate of Appropriateness has been issued because the proposed work meets the adopted design standards of the South Beaumont Historic Preservation District. The issuance of this Certificate of Appropriateness does not constitute or guarantee the issuance of a building permit or Development Review Committee, Planning Advisory Board or City Commission approvals, if needed.

Any changes to the approved work, including a change in work materials, must be presented to the Historic Preservation Board before starting or continuing with construction. Failure to do so will result in Code Enforcement Action.

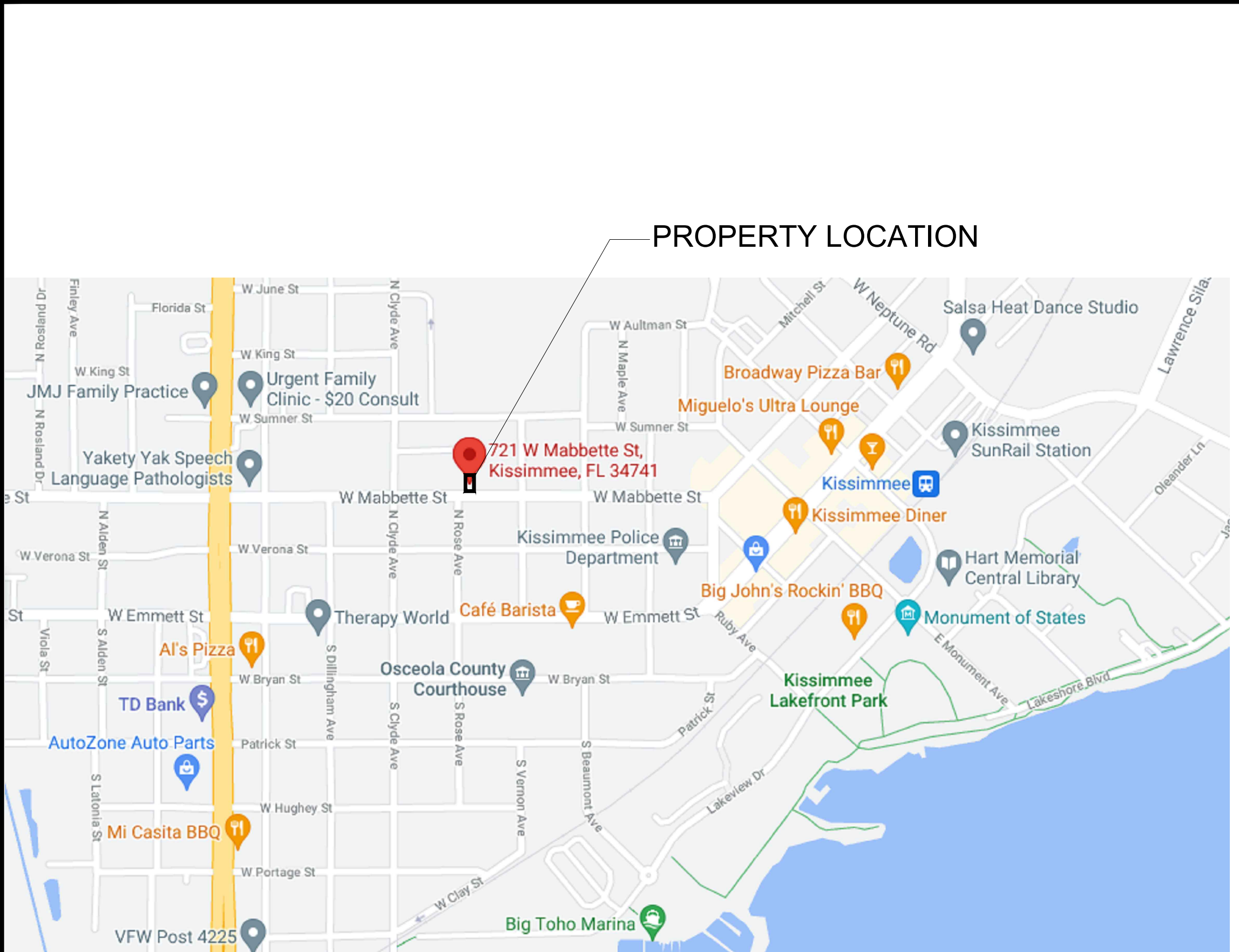
Please contact the Development Services Department at 407-518-2140 with any questions regarding this document.

Expires: **November 14, 2023**





LOCATION MAP



VICINITY MAP

721 Mabbette St., Kissimmee, Fl. 34741

Project: **New Office Space** Owner: **Fernando Homs PA**
PHASING: THIS PROJECT WILL ONLY HAVE ONE PHASE

STRUCTURAL DESIGN CRITERIA:

EXPOSURE CATEGORY:	B	FLOOR:
BASIC WIND SPEED:	140	LIVE LOAD- 40 P.S.F.
INTERNAL PRESSURE COEFFICIENTS:		DEAD LOAD- 20 P.S.F.
WIND IMPORTANCE FACTOR:	1	SOIL BEARING PRESSURE = 2,000. P.S.F. MIN.
BUILDING, ENCLOSED - +/- 0.18		
ROOF DESIGN WIND PRESSURE:	30 P.S.F.	ROOF & WIND LOADS
FBC, SECTION 1604.6		ROOF LIVE LOAD- 30 P.S.F.
ROOF LOADS:		ROOF DEAD LOAD- SHINGLE: 20 P.S.F.
TOP CHORD LIVE LOAD:	20.0	TILE: 40 P.S.F.
TOP CHORD DEAD LIVE LOAD:	7.0/15.0	
BOTTOM CHORD DEAD LIVE LOAD:	10.0	WIND IMPORTANCE FACTOR- 1.00
ROOF LIVE LOAD EQUALS WIND LOADS, FBC 1604.6		BASIC WIND SPEED- 140 M.P.H
ROOF DEAD LOAD EQUALS WEIGHTS OF MATERIALS		WIND IMPORTANCE FACTOR- 1.00
AND CONSTRUCTION.FBC TABLE A1 SECT. 4101.		WIND EXPOSURE- B
FLOOR LOADS:		APPLICABLE INTERNAL PRESSURE
FLOOR LIVE LOAD EQUALS LOAD PRODUCED BY		COEFFICIENT- + INCREASE + .18
RESIDENTIAL OCCUPANCY, FBC TABLE 1604.1		NEGATIVE INCREASE .4
FLOOR DEAD LOAD EQUALS WEIGHTS OF MATERIALS		DESIGN PARAMETERS
AND CONSTRUCTION, FBC TABLE A1 SECT. A101.		2- STORY MAX. HGT. - 35'-0" = 26.8 P.S.F. @ 140 M.P.H.
WINDOW DESIGN WIND PRESSURE:		
A. POSITIVE PRESSURE OF 22 P.S.F.		
B. NEGATIVE PRESSURE OF 30 P.S.F.		
DOOR DESIGN WIND PRESSURE:		
SLIDING GLASS DOORS: ALL SIZES		
A. POSITIVE PRESSURE OF 21 P.S.F.		
B. NEGATIVE PRESSURE OF 28 P.S.F.		
ENTRY DOORS: ALL CONFIGURATIONS		
A. POSITIVE PRESSURE OF 20 P.S.F.		
B. NEGATIVE PRESSURE OF 25 P.S.F.		
GARAGE DOORS: ALL GARAGE DOORS		
A. POSITIVE PRESSURE OF 20 P.S.F.		
B. NEGATIVE PRESSURE OF 24.5 P.S.F.		

INDEX

- Sheet #1 A-1 COVER SHEET
- Sheet #2 A-2 PROPOSED SITE PLAN
- Sheet #3 A-3 DRAINAGE PLAN
- Sheet #4 A-4 LANDSCAPING PLAN
- Sheet #5 A-5 DETAILS
- Sheet #5 A-6 PROPOSED FLOOR PLAN
- Sheet #5 A-7 DETAILS
- Sheet #5 A-8 RAMP DETAILS
- Sheet #6 E-1 ELECTRICAL PLAN
- Sheet #7 M-1 MECHANICAL PLAN

CODE DATA:

THIS PROJECT HAS BEEN DESIGNED TO MEET ALL APPLICABLE REQUIREMENTS OF THE FOLLOWING CODES:

- * 2020 FLORIDA BUILDING CODE (7 TH EDITION)
- * 2020 FLORIDA MECHANICAL CODE
- * 2020 FLORIDA PLUMBING CODE
- * 2020 FLORIDA FIRE PREVENTION CODE (7 TH EDITION)
- * 2020 FLORIDA GAS CODE
- * 2017 NATIONAL ELECTRICAL CODE
- * NFPA 101 LIFE SAFETY CODE (2020) W/FLORIDA AMENDMENTS
- * NFPA 1 LIFE UNIFORM FIRE CODE (2020) W/ FLORIDA AMENDMENTS.

Carlos A. Moreno

State of Florida Professional Engineer
Lic. # 76540
1912 Partin Terrace Rd.,
Kissimme, Florida 34744

Property ID:
2125291690000v0100

SCOPE OF WORK:
Existing Residence to be converted in new office space. All work to comply with building codes and owner requirements.

PROJECT INFORMATION:

Lot Information:
Land Use: Commercial
Lot Size: 9,975 Sf.

Propose Building Information:
Building Area:
One Story Building: 1,303 sf.

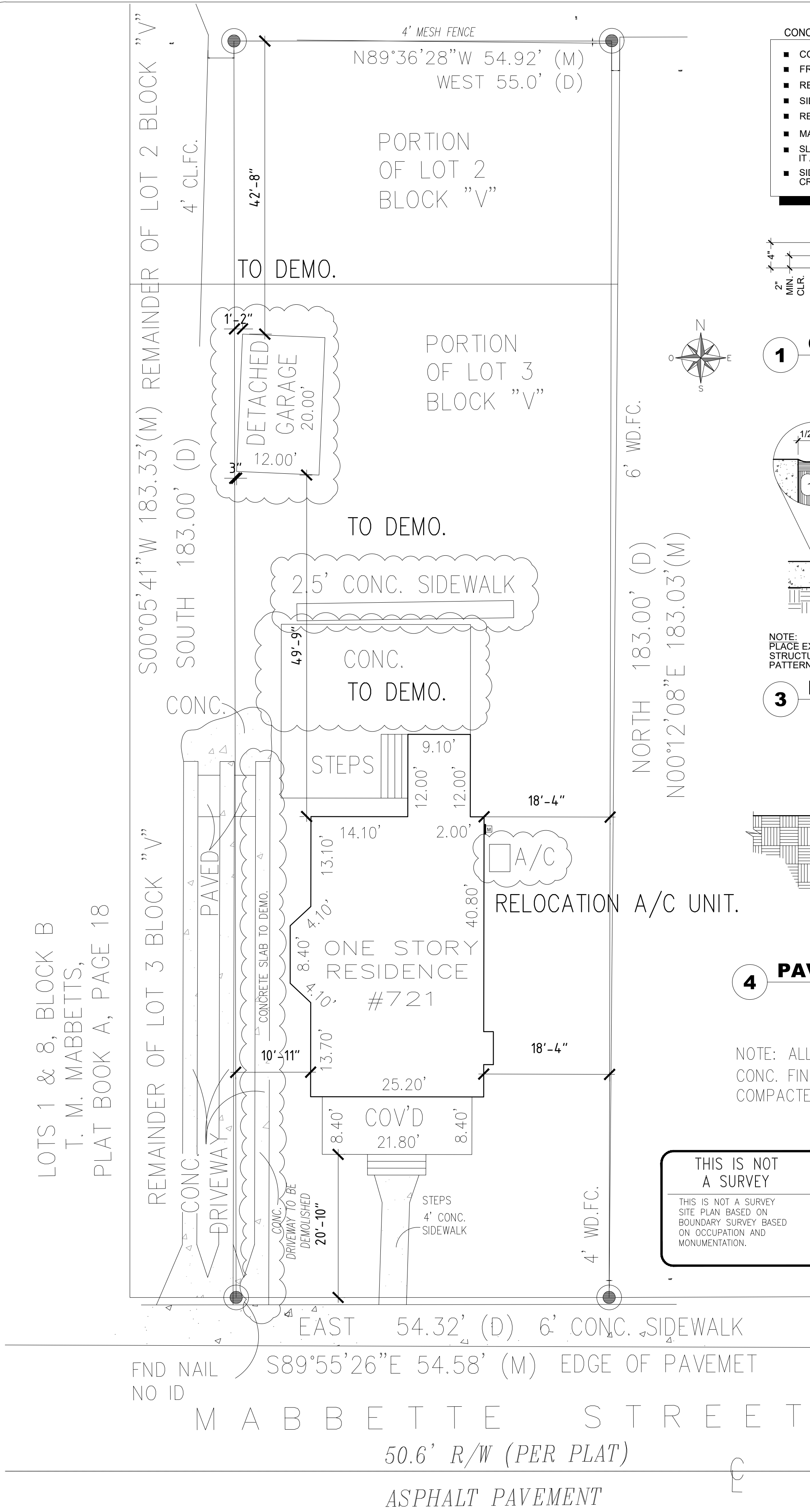
Building Use: Business - Group B (Office) FBC 304.1
Construction Type: Type VB
Building Height: 40' Max.

DIGITAL STAMP:



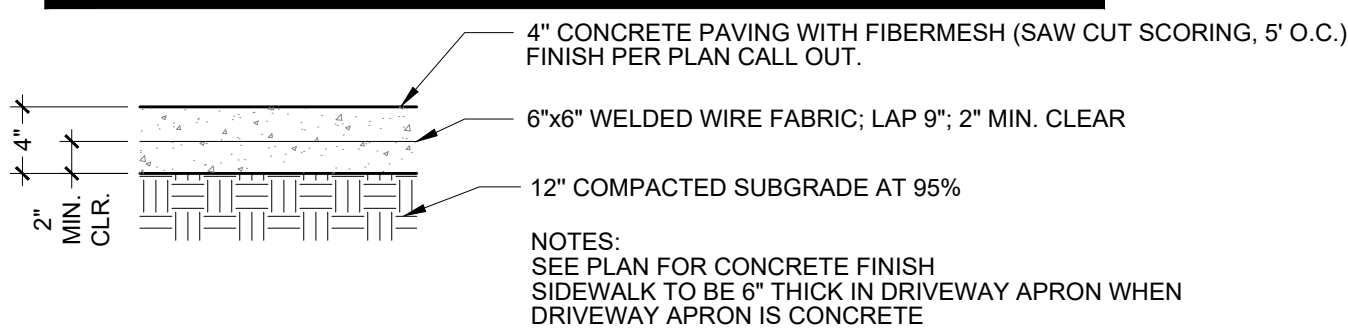
This item has been electronically signed and sealed by Carlos A. Moreno-Jusino, PE using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Carlos
Moreno
Date: 2022.09.15
20:52:17 -04'00'

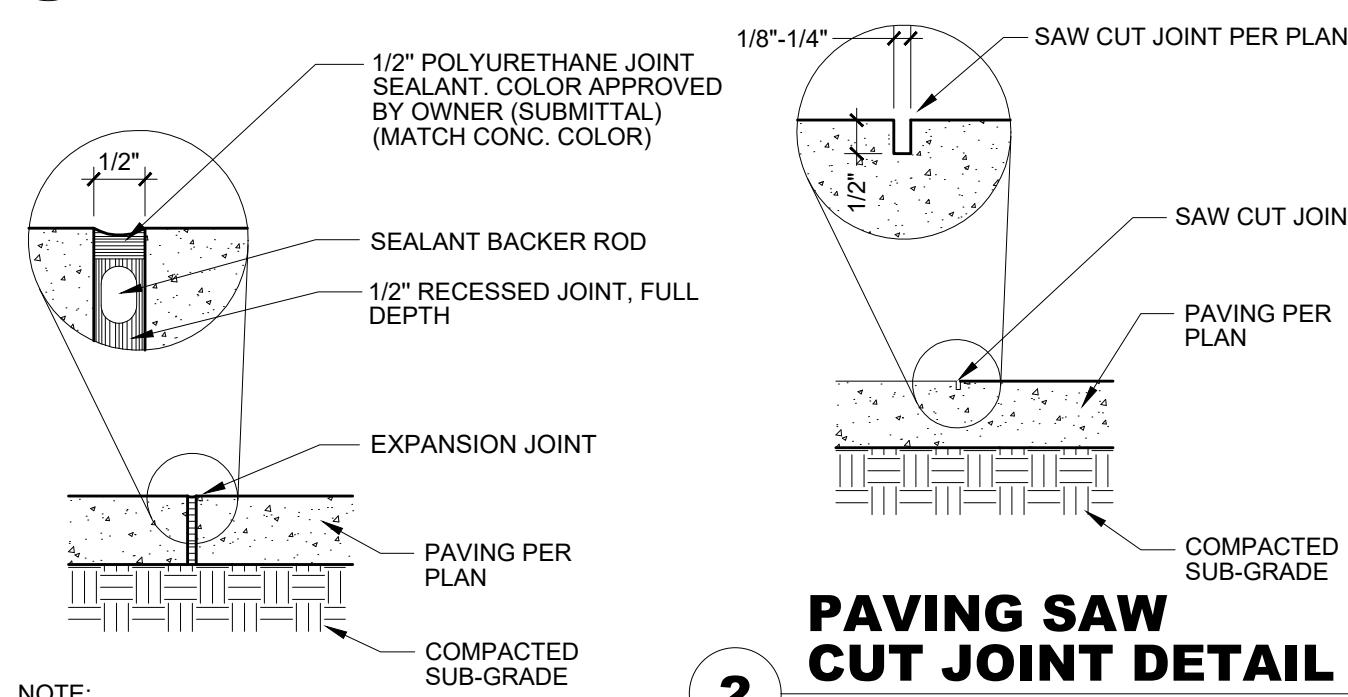


1
A-2
EXISTING SITE PLAN
SCALE 3/32" = 1'

- CONCRETE SIDEWALK & CONCRETE DRIVEWAY NOTES / SPECS
- CONCRETE STRENGTH TO BE 3000 PSI @ 28 DAYS
 - FRICTION COEFFICIENT .05 MIN.
 - REFER TO SAW CUT JT. & EXP. JT. DETAIL
 - SIDEWALK CROSS SLOPE OR CROWN @ 2% FOR DRAIN
 - REFER TO SITE PLAN FOR DRIVEWAY SLOPES
 - MAXIMUM RUNNING SLOPE OF SIDEWALK NOT TO EXCEED 5%
 - SLOPE SIDEWALK @ CROSSWALK TO MEET FLUSH WITH MIAMI CURB (WHERE IT APPLIES)
 - SIDEWALK TO BE NO CLOSER THAN 3'-6" FROM BACK OF CURB EXCEPT AT CROSSWALKS (WHERE IT APPLIES)

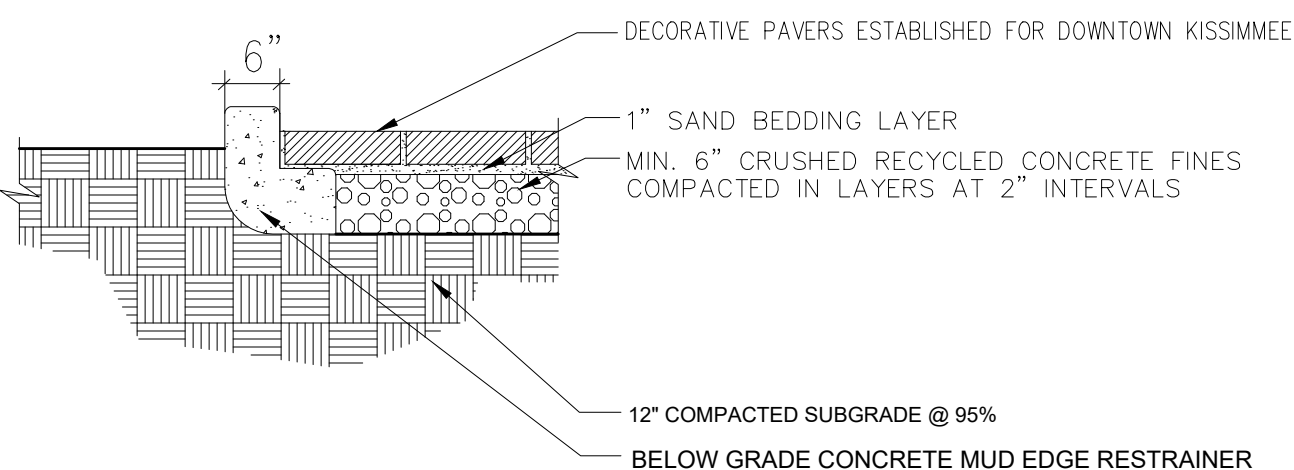


1
CONCRETE SIDEWALK / SLAB SECTION
N.T.S.



2
PAVING SAW CUT JOINT DETAIL
N.T.S.

3
PAVING EXP. JOINT DETAIL
N.T.S.



4
PAVER SLAB DETAIL
N.T.S.

NOTE: ALL PAVERS TO HAVE COMPACTED 6" MIN. CRUSHED CONC. FINES 1" SAND LEVELLING ON TOP OF 95% COMPACTED BASE, SEAL ALL PAVERS.

THIS IS NOT A SURVEY

THIS IS NOT A SURVEY
SITE PLAN BASED ON
BOUNDARY SURVEY BASED
ON OCCUPATION AND
MONUMENTATION.

Site Plan Notes

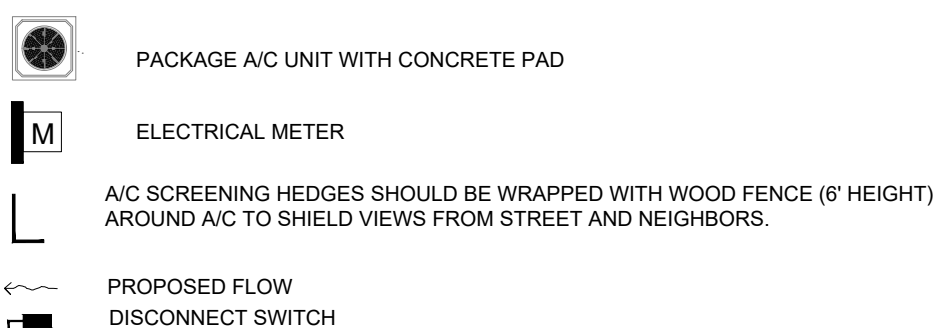
This is not a survey. The designer assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the property.

The designer assumes no responsibility for specific design or location. Specific if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per local health requirements or as per governing codes.

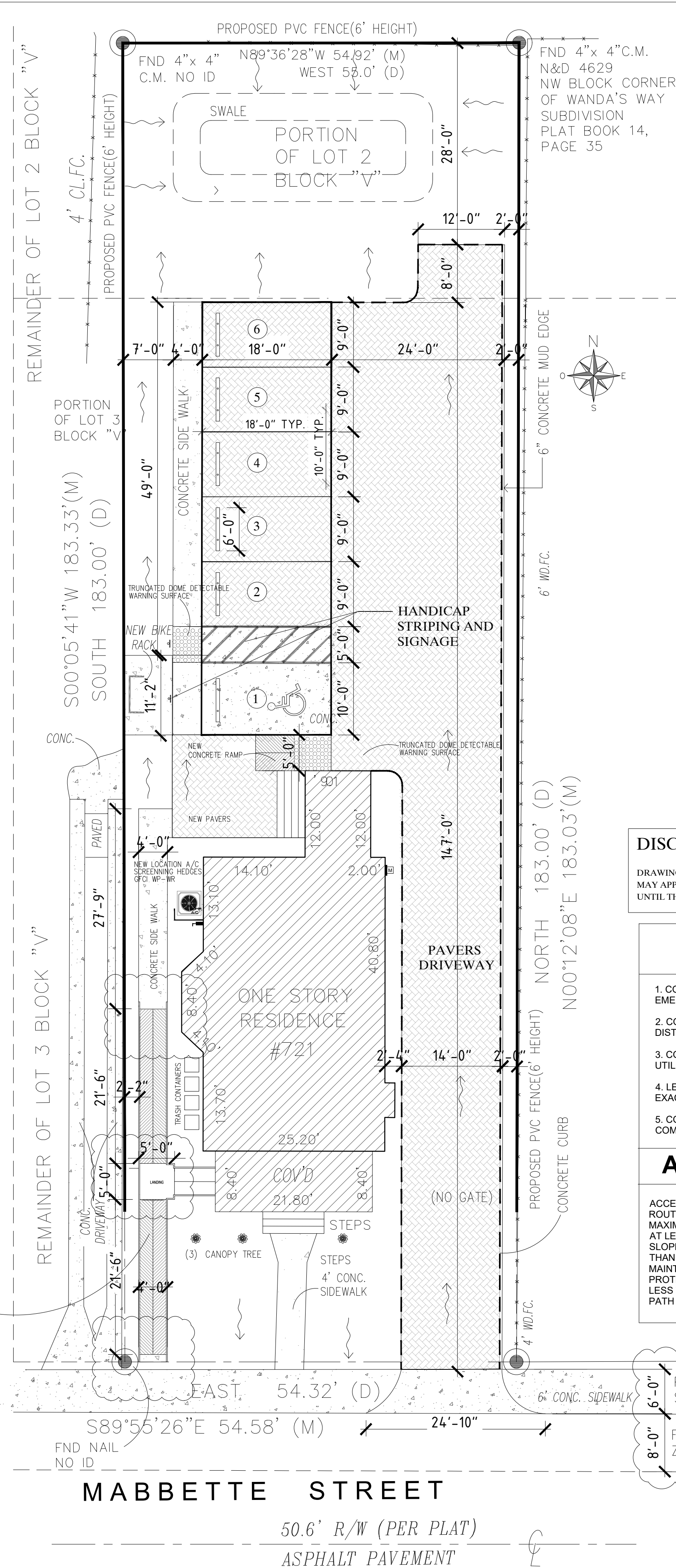
NOTES:

ADVISORY: FLOOR OR GROUND SURFACE, THE FLOOR OR GROUND SURFACE OF THE RAISED RUN OR LANDING SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE.

ADVISORY: FLOOR OR GROUND SURFACE, THE FLOOR OR GROUND SURFACE OF THE RAISED RUN OR LANDING SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE. THE RAMP GRATE SHALL BE FINISHED WITH A RAMP GRATE.



NOTE: LDC 14-5-9.8.10 STATES ALL USES WITHIN THE DOWNTOWN CRA SHALL USE DECORATIVE PAVERS AND/OR STAMPED/DECORATIVE CONCRETE INSTEAD OF ASPHALT OR CONCRETE FOR THE EXTENT OF THE ENTIRE PARKING LOT, INCLUDING DRIVE AISLES.



2
A-2
PROPOSED SITE PLAN
SCALE 3/32" = 1'

PARKING CALCULATIONS: (TABLE 4.7.8 - OFFICES & PROFESSIONAL SERVICES LAND USE: REQUIRED PARKING 1 SPACE PER 300 SF. GFA.	
TOTAL EXISTING BUILDING AREA: (PER PROPERTY APPRAISAL)	1,303 SF.
1,303 SF. AREA / 300 SF. PER SPACE: 5 PARKING SPACE INCLUDED HANDICAP	
REGULAR PARKING SPACE:	PROVIDED 5 PARKING
HANDICAP PARKING SPACE:	1 PARKING
TOTAL PARKING SPACES:	6 PARKING PROVIDED

GENERAL NOTES:

GENERAL:
PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS
OF CITY OF KISSIMMEE LAND DEVELOPMENT CODE.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS
OF CITY OF KISSIMMEE LAND DEVELOPMENT CODE.
SEE LANDSCAPING PLANS FOR MORE INFORMATION.

EASEMENTS:
ALL EASEMENTS SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO
CERTIFICATE OF OCCUPANCY.

STORMWATER MANAGEMENT:
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET
CITY OF KISSIMMEE CODE AND THE LOCAL WATER MANAGEMENT DISTRICT.

UTILITY SERVICE:
CITY OF KISSIMMEE UTILITIES SHALL NOT OWN, OPERATE OR MAINTAIN THE
ON-SITE WATER, WASTEWATER OR RECLAIMED WATER SYSTEM(S).

UTILITY PROVIDERS:
WATER CITY OF KISSIMMEE
WATER REUSE CITY OF KISSIMMEE
WASTE WATER CITY OF KISSIMMEE
ELECTRIC PROGRESS ENERGY
WASTE MANAGEMENT

IMPERVIOUS SURFACE RATIO SCHEDULE:

TOTAL HOUSE AREA	1,303 SF
DRIVE WAY, WALKWAY, PARKING	3,794 SF
A/C PAD	9 SF
TOTAL	5,106 SF

TOTAL IMPERVIOUS AREA (TIA)	9,975 SF
TIA: 5,106 SF / TOTAL LAND AREA 9,975 SF =	0.5119
TOTAL SURFACE RATIO (%) =	51%

DISCREPANCIES IN DRAWINGS

DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES WHICH
MAY APPEAR. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY
UNTIL THE ENGINEER HAS CORRECTED THE DISCREPANCY.

GENERAL NOTES

- CONTRACTOR TO ORGANIZE AND STORE CONSTRUCTION ACTIVITIES OUT OF EMERGENCY VEHICLE ACCESS AT ALL TIMES.
- CONTRACTOR TO COORDINATE TEMPORARY FENCING AT ALL SITES WITH DISTRICT.
- CONTRACTOR TO SURVEY ALL AREAS OF WORK TO LOCATE EXISTING UTILITIES & PROTECT ACCORDINGLY.
- LEGEND SYMBOLS ARE FOR REFERENCE ONLY AND DO NOT REPRESENT EXACT SHAPE OR DIMENSION OF EXISTING OR NEW CONDITIONS.
- CONTRACTOR TO VERIFY ALL BARRIERS HAVE BEEN REMOVED AND COMPLIANCE WITH CBC 11B.

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.



Digitally signed
by Carlos
Moreno
Date:
2022.09.15
20:52:45 -04'00'

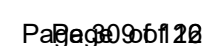
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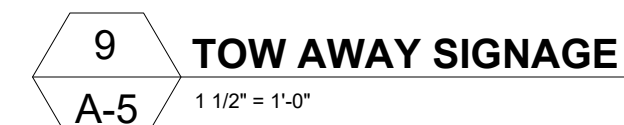
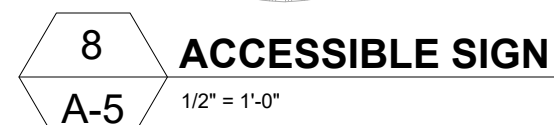
Carlos A. Moreno
State of Florida Professional Engineer
Lic. # 76540

Interior Alteration
New Office Space
Owner: Fernando Hons PA
Location: 721 Mabbette St., Kissimmee, FL 34741
Parcel ID#: 212529169000v0100

3VD CONSTRUCTIONS LLC
DRAWINGS PLANS
juan@3vdconstructions.com
407-219-8252

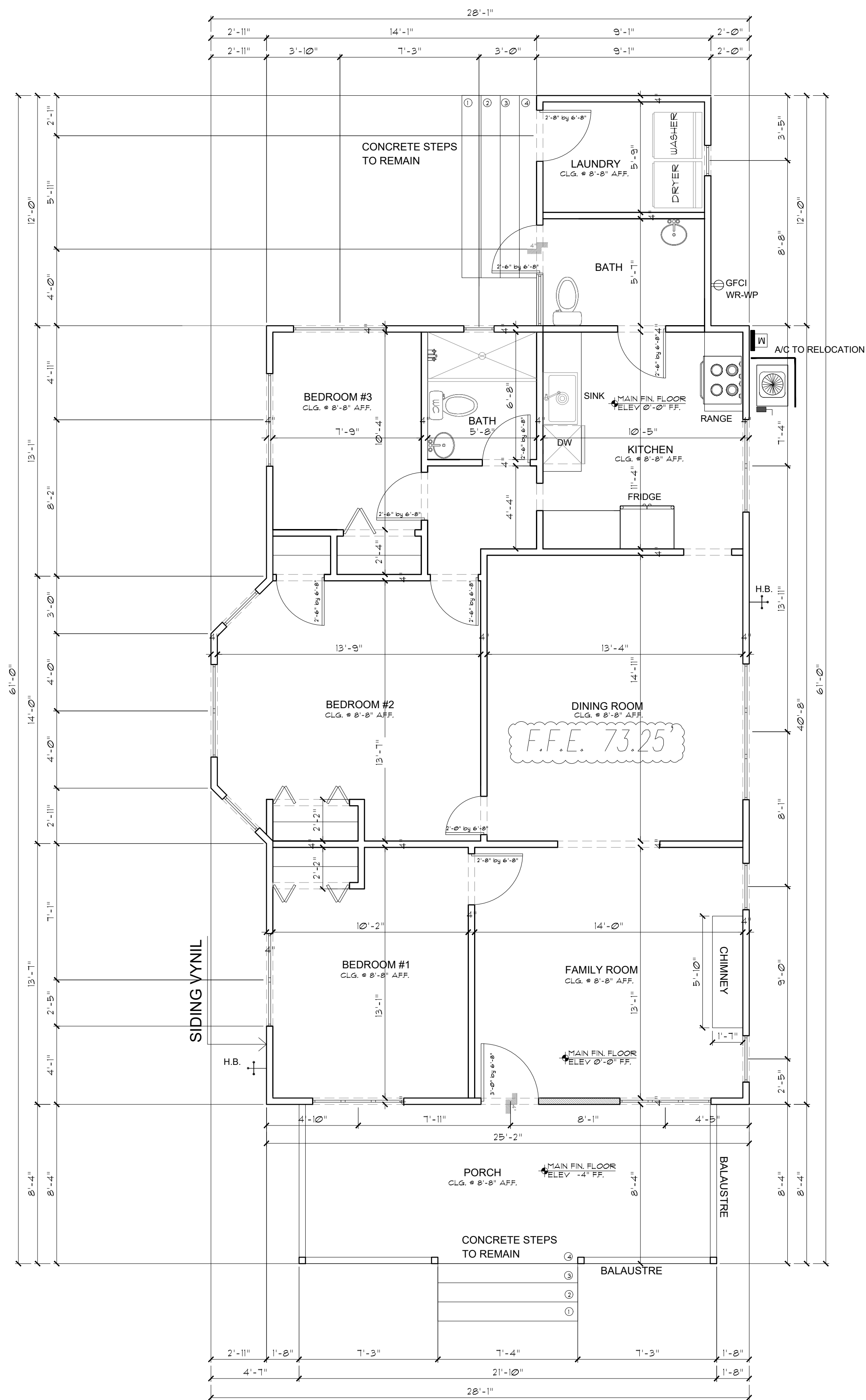
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CHECK: JV
DATE: 02-14-2022
CADD: mabbette
JOB No. SHEET
2022-0010 A-2



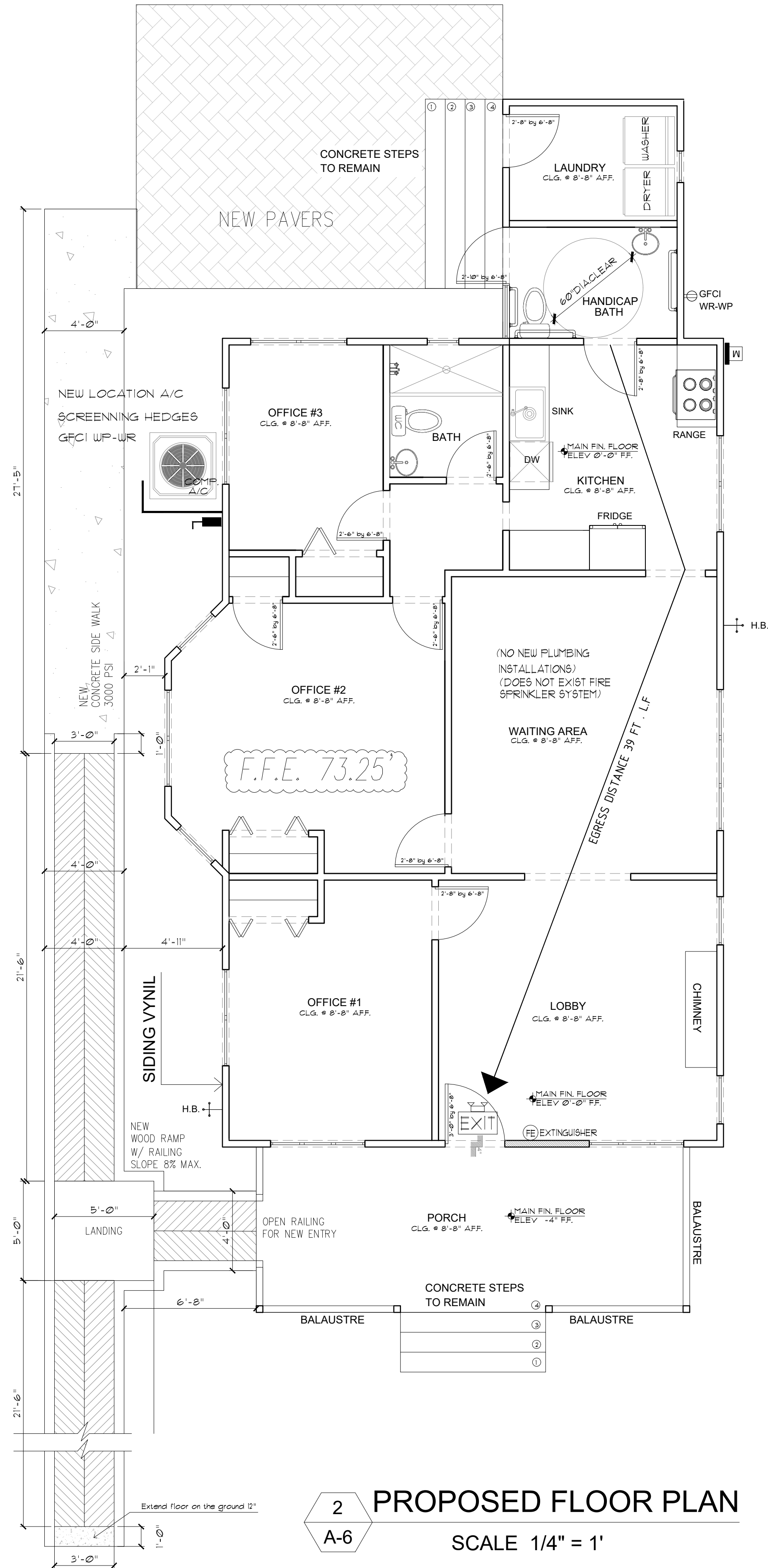


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1 EXISTING FLOOR PLAN
A-6 SCALE 1/4" = 1'

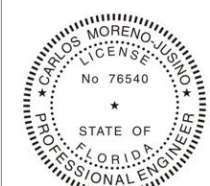


2 PROPOSED FLOOR PLAN
A-6 SCALE 1/4" = 1'

SCOPE OF WORK:
Existing Residence to be converted in new office space. All work to comply with building codes and owner requirements.
New Parking area
New pavers in Driveway and Parking area
New pavers in Rear Area
New Handicap Ramp
Relocate A/C

OCCUPANT LOAD CALCULATION		
USE	(\$/PERSON)	(# PERSON)
BUSINESS Collaboration rooms/spaces > 450 SF in area		
WAITING ROOM	15	13
BUSINESS USE	150	3
IN ACCORDANCE WITH NFPA 101		

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A-7 / SCALE NTS



A-7 SCALE NTS



NOTES:

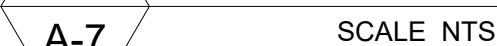
1. TOILET PAPER DISP. MOUNTED BELOW G.B.
2. TOILET SEAT HEIGHT 2" MAX.



SCALE NTS



SCALE NTS



NOTE: X SHALL BE LESS THAN, OR EQUAL TO 25". Z SHALL BE GREATER THAN, OR EQUAL TO X. WHEN X<20", THEN Y SHALL BE 48" MAX. WHEN X IS 20" TO 25" THEN Y SHALL BE 44" MAX. W=27" MIN. WHEN X< 20" AND 30" MIN. WHEN X > 20"



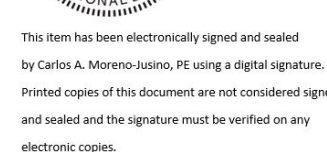
* 39" MAX TO OPERABLE PART OF UNIT
** 29" AT FRONT APRON

A-7 / SCALE NTS

NOTES

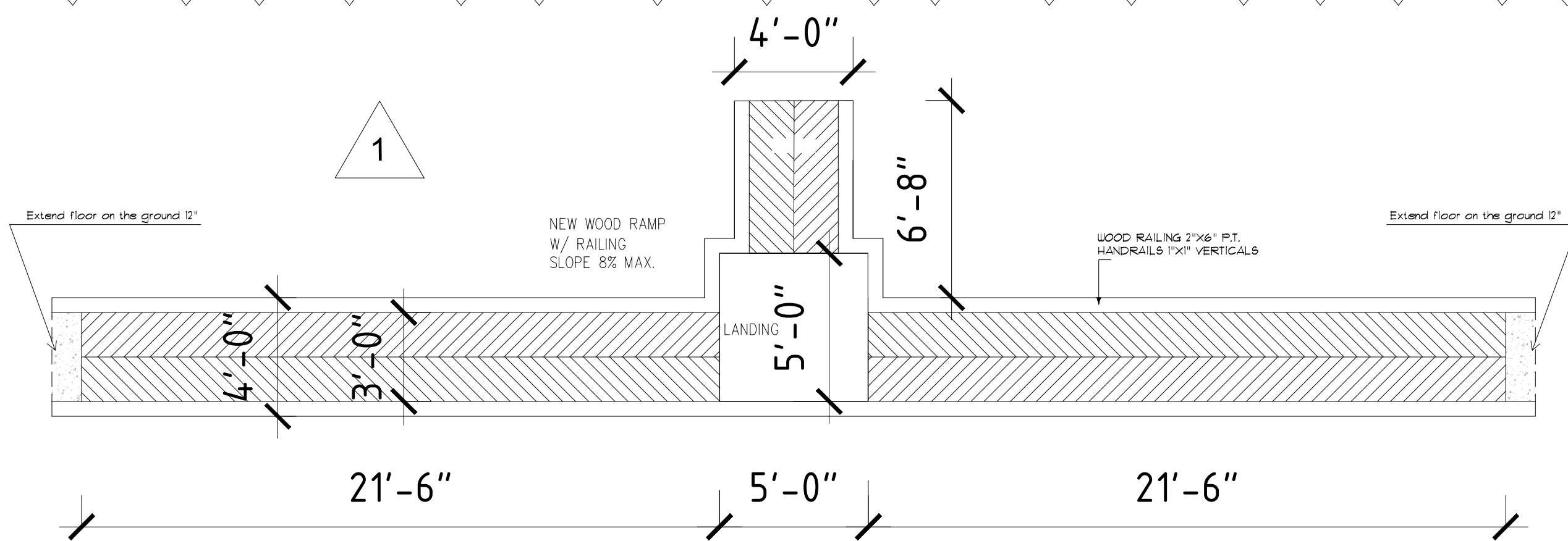
1. ALL FIXTURES AND ACCESSORIES ARE ACCESSIBLE UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. SEE INTERIOR ELEVATIONS FOR TOILET ACCESSORY LOCATIONS. U.O.N.
3. ALL ACCESSORIES ARE TO BE ACCESSIBLE WITH A MAXIMUM REACH HEIGHT OF 3'-4" FROM FLOOR TO CENTER OF FUNCTIONAL POINT.
4. PROVIDE 2X WOOD BLOCKING (OVER 3 STUDS MIN.) FOR ALL TOILET ACCESSORIES.
5. DRAIN & H.W. PIPING TO BE INSULATED AREA BENEATH SINK TO BE FREE OF ALL SHARP OR ABRASIVE SURFACES.

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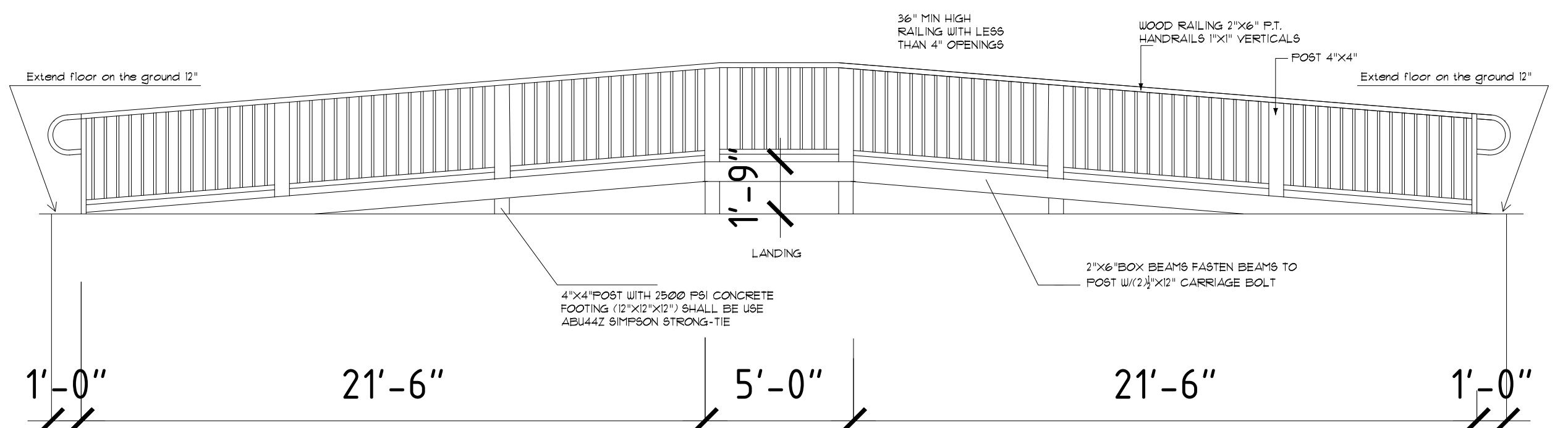


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Carlos Moreno
Date:
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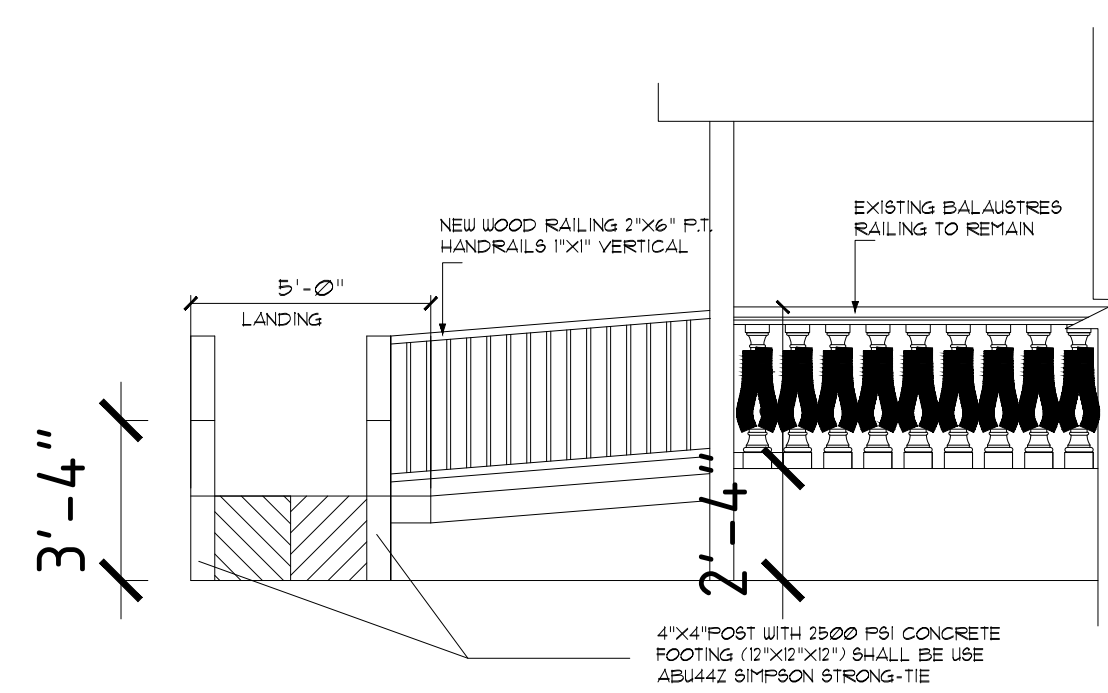
DRC-21-00055



4 FLOOR PLAN HANDICAP RAMP
A-8 SCALE 1/4" = 1'



4 SIDE ELEVATION
A-8 SCALE 1/4" = 1'



4 FRONT ELEVATION
A-8 SCALE 1/4" = 1'

NOTES:

405.9.1 EXTENDED FLOOR OR GROUND SURFACE. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH 505. ADVISORY: THE EXTENDED SURFACE PREVENTS WHEELCHAIR CASTERS AND CRUTCH TIPS FROM SLIPPING OFF THE RAMP SURFACE.

HANDRAIL: ADVISORY 505.1 GENERAL HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 6 INCHES. HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20.

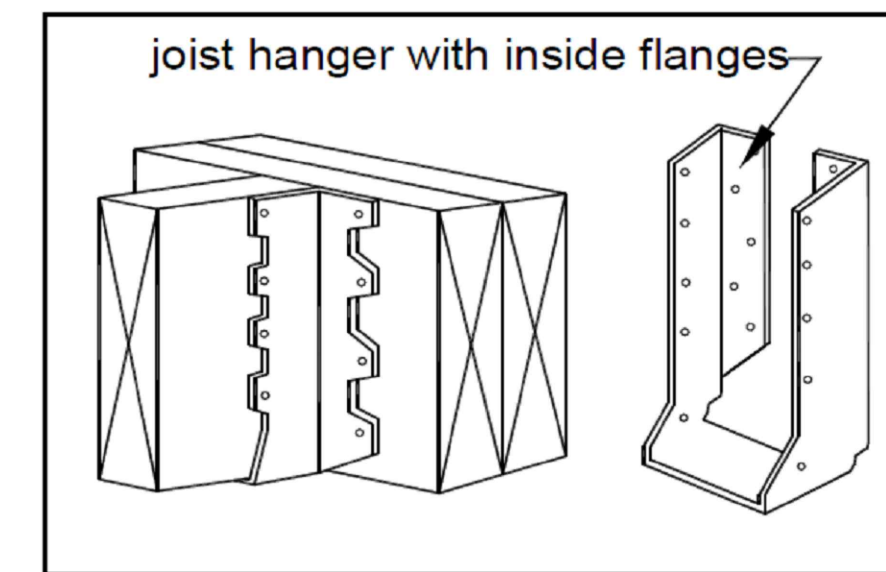
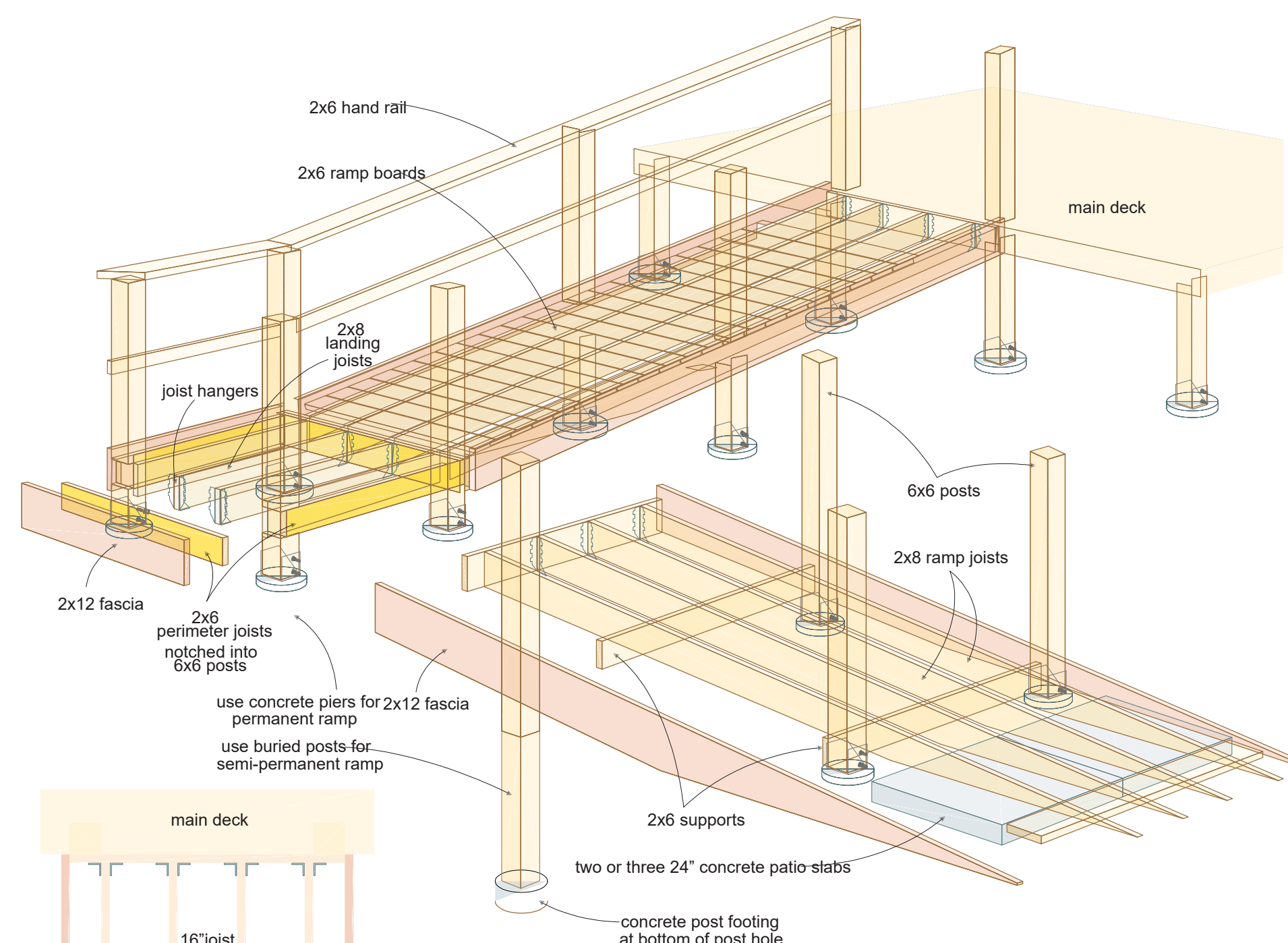
505.4 HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

Note: Wood posts, poles and columns supporting permanent structures shall be wood that is preservative treated (PT) unless exceptions apply. (FBC-Residential R317)
Note: Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground must be preservative-treated (PT) or wood that is naturally durable, unless separated from such slab by an impervious moisture barrier. (FBC-Residential R317).

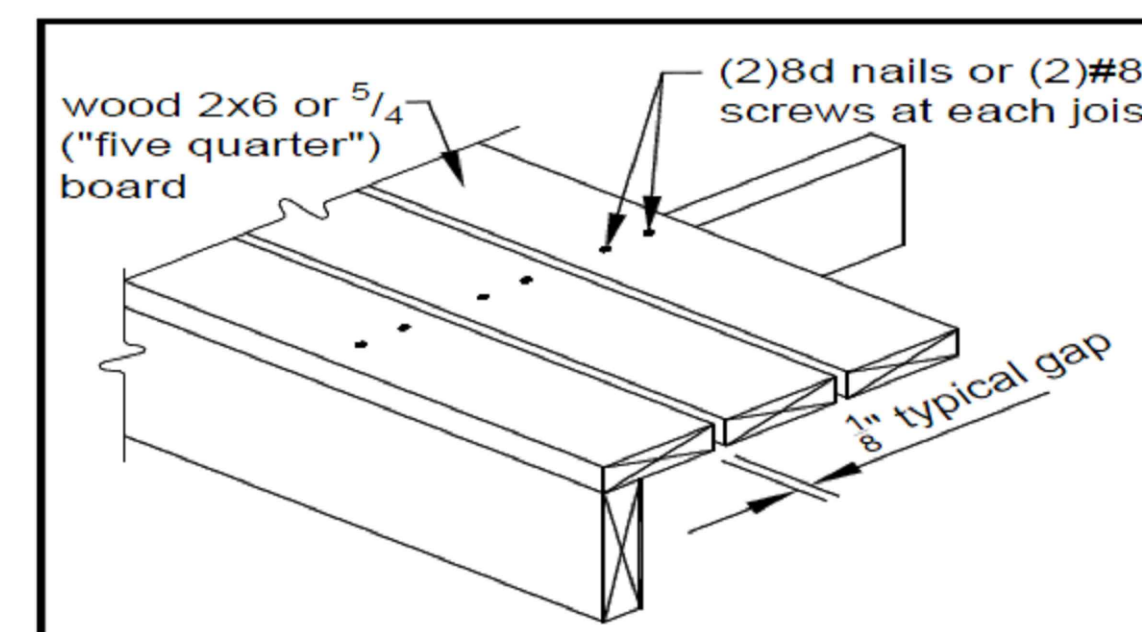
MAXIMUM JOIST SPAN LENGTH¹

Joists without Overhangs				Joists with Overhangs			
Joist Spacing→	12"	16"	24"	Joist Spacing→	12"	16"	24"
Joist Size↓				Joist Size↓			
2x8	13'-8"	12'-5"	10'-2"	2x8	10'-6"	10'-6"	10'-2"
2x10	17'-5"	15'-10"	13'-1"	2x10	15'-2"	15'-2"	13'-1"
2x12	18'-0"	18'-0"	15'-5"	2x12	18'-0"	18'-0"	15'-5"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of $\Delta = l/360$ for main span and $l/180$ for overhang.



TYPICAL JOIST HANGERS



TYPICAL DECKING

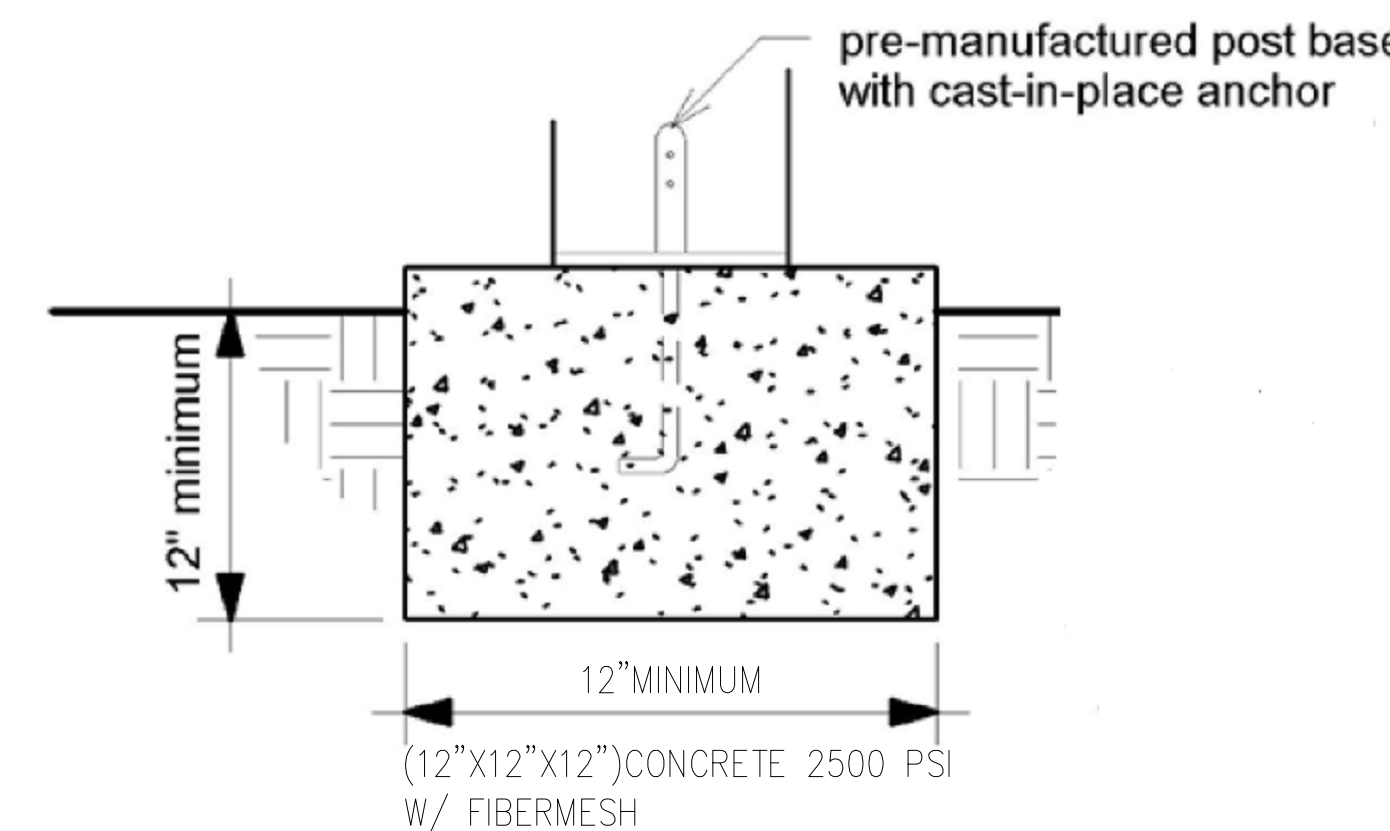
FOOTING SIZE

Beam Span	Joist Span	Size of Square	Size of Round	Minimum Thickness ¹
≤ 8'	≤ 10'	15"	17"	6"
	> 10' - 14'	18"	20"	8"
> 8' - 12'	> 14' - 18'	21"	23"	9"
	≤ 10'	19"	21"	8"
	> 10' - 14'	22"	24"	10"
> 12' - 17'	> 14' - 18'	26"	28"	11"
	≤ 10'	23"	25"	10"
	> 10' - 14'	28"	30"	12"

¹ The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

Notes:

1. post must be centered on footing
2. footings must bear on solid ground

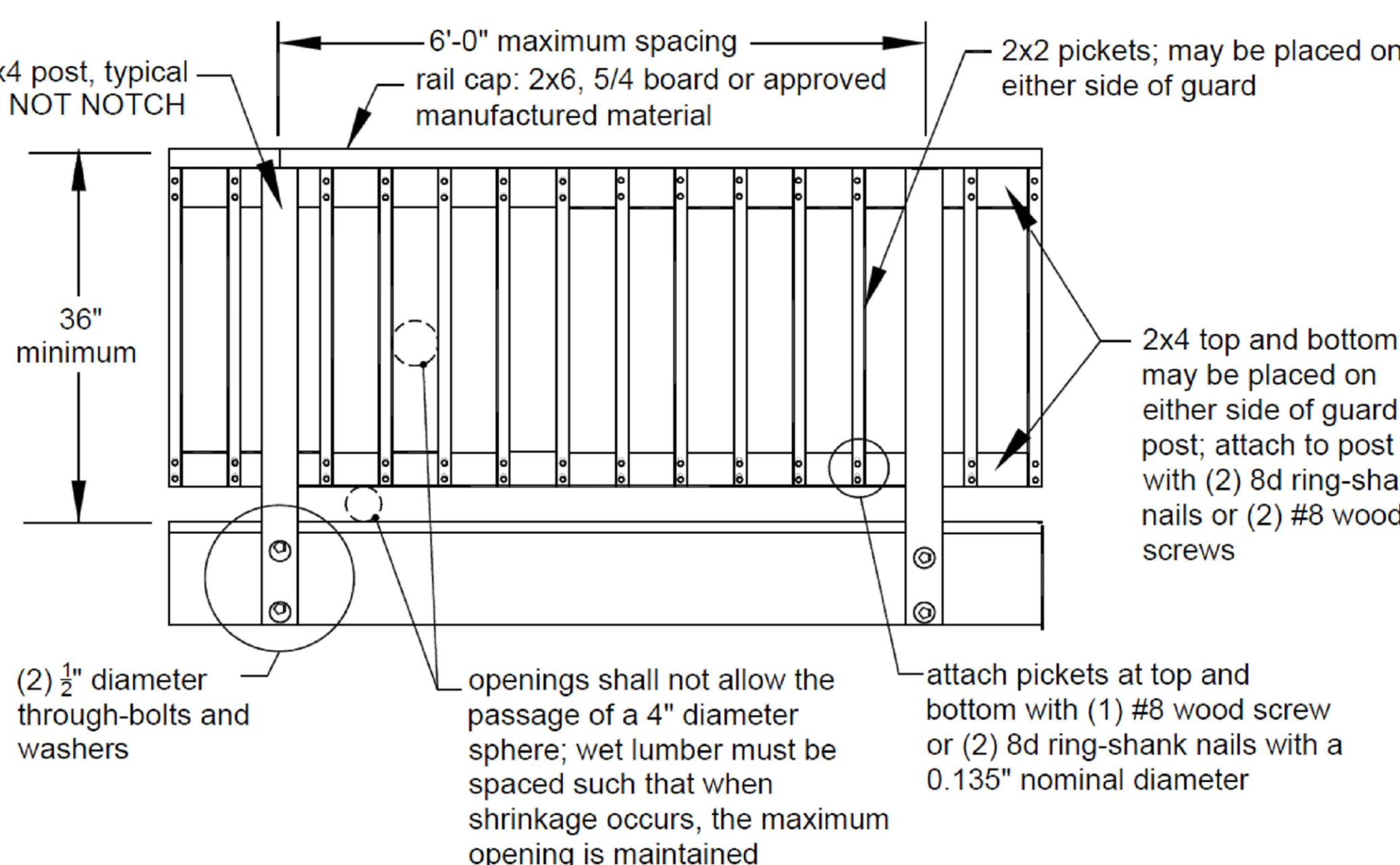


Soil treatment used for subterranean termite prevention shall be applied under all exterior concrete or gradewithin 1 foot of the primary structure sidewalls. (FBC-Residential R506, R402.2, Table R402.2, R318.1.6)

DIGITAL STAMP:



Digitally signed by Carlos Moreno
Date: 2022.09.15 20:54:12 -04'00'



TYPICAL GUARD DETAIL

Interior Alteration
New Office Space
Owner: Fernando Homs P.A.
Location: 721 Mabbette St., Kissimmee, FL 34741
Parcel ID#: 2125291690000v0100

Carlos A. Moreno
State of Florida Professional Engineer
Lic. # 76540
1912 Partin Terrace Rd., Kissimmee, Florida 34744

APP	DESCRIPTION	DATE

3VD CONSTRUCTIONS LLC
DRAWINGS PLANS
juan@3vdconstructions.com
407-219-8252

DRAWN: ARKIT
CHECK: JV
DATE: 02-14-2022
CADD: mabbette
JOB No. SHEET
2022-0010 A-8

DRC-21-00055

1. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND MEASURE SPECIFICATIONS FOR CORRECT INSTALLATION. ELEC.
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION. ALL INSTALLATIONS ARE TO BE CHECKED AS WORKING PRIOR TO OCCUPANCY CERTIFICATION.
3. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND WITH ALL LOCAL ORDINANCES HAVING JURISDICTION, PER 2017 NEC EDITION.
4. VERIFY LOCATION OF ALL OUTLETS, RECEPTACLES, SWITCHES, COAX CABLE, CAT 5/6, AND TELEPHONE, WITH OWNER PRIOR TO ANY INSTALLATION.
5. ALL SECURITY SYSTEMS SHALL HAVE 3 PADS. VERIFY OWNER/CONTRACTOR AGREEMENT AND LOCATIONS OF PADS PRIOR TO ANY INSTALLATION.
6. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN/CONTRACTOR.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE UNDERWRITERS LABEL (UL) WHERE APPLICABLE.
8. THE ELECTRICAL, TELEPHONE, DATA AND CABLE TELEVISION INSTALLATIONS SHALL MEET ALL REQUIREMENTS BY THE LOCAL UTILITIES AGENCIES.
9. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NEC).
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE FUTURE COURSE OF CONSTRUCTION.
11. UNDER OUTSTANDING, ALL ELECTRICAL RECEPTACLES, CABLE, DATA, AND TELEPHONE OUTLETS TO BE 18" AFF.
12. SMOKE DETECTORS ARE INTERCONNECTED AND TO HAVE BATTERY BACKUP. INSTALLED PER NFPA 729.3.3.4
13. ALL NON-GFI OUTLETS TO BE ON 20 AMP CIRCUIT IN NO CASE SHALL MORE THAN 12 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE DETECTING MEANS IS A CARBON MONOXIDE PER 729.3.3.4
14. GFI OUTLETS LOCATION OUTDOORS ARE TO BE WATERPROOF 4 TAMPER-RESISTANT
15. GFI OUTLETS LOCATED IN GARAGES, KITCHENS AND BATHROOMS, SHALL BE TAMPER-PROOF.
16. ALL DETECTORS SHALL BE CARBON MONOXIDE COMBO, AND SHALL BE HARDCWIRED AND INTERCONNECTED WITH BATTERY BACKUP, AND SHALL BE INSTALLED PER NFPA 72.9.3.3.4 - IN NO CASE SHALL MORE THAN 12 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE DETECTING MEANS IS A CARBON MONOXIDE PER 72.9.3.3.4
17. IN HOMES WITH A LARGE NUMBER OF BEDROOMS WHERE MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARM COMBINATION, WILL REQUIRE A SEPARATE PERMIT FOR A FIRE ALARM SYSTEM.
18. ELECTRICAL METER AN PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.
19. ALL WIRING TO BE COPPER.
20. IF CHOSEN BY OWNER, CONTRACTOR TO VERIFY LOCATION OF E.C.P. 240V ELECTRIC CHARGING PORT WITH OWNER PRIOR TO INSTALLATION. ELECTRIC CAR CHARGING STATION SHALL BE INSTALLED IN ACCORD WITH MANUFACTURER'S SPECIFICATIONS. VERIFY CHARGING STATION SPECIFICATIONS MATCH OWNERS VEHICLES.

NOTE: THIS DIAGRAMMATIC PLAN IS
INTENDED TO SHOW LIGHTING AND
CONVENIENCE OUTLETS ONLY. ZERO
LATITUDE INC. WILL BEAR NO
RESPONSIBILITY FOR ITS ACCURACY. IT IS
THE ELECTRICAL CONTRACTOR'S
RESPONSIBILITY TO VERIFY THE
REQUIREMENTS AND LOCATIONS OF ALL
ELECTRICAL EQUIPMENT AND PROVIDE AND
INSTALL COMPLETE ELECTRICAL SERVICES
AS REQUIRED PRIOR TO COMMENCING WITH
ANY INSTALLATION. ELECTRICAL
CONTRACTOR TO SUBMIT PLAN AND FULL
PERMIT.

ELECTRICAL CONTRACTOR AND OR SECURITY SYSTEMS CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET, PER THE REQUIREMENTS DESCRIBED IN FLORIDA STATUTES SECTIONS 515.21 - 515.31, THE RESIDENTIAL SWIMMING POOL SAFETY ACT.

A SUPERVISED FIRE ALARM SYSTEM IS REQUIRED TO BE INSTALLED PER NFPA 72.29.5.2 - A SEPARATE FIRE ALARM PERMIT IS REQUIRED. THE SYSTEM DESIGN, PERMIT APPLICATION AND INSTALLATION IS THE RESPONSIBILITY OF THE FIRE ALARM SYSTEM COMPANY. ZERO LATITUDE INC. WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY.

01. INSTALL EMERGENCY LIGHTING TO PROVIDE MINIMUM ONE FOOT CANDLE FLOOR ILLUMINATION. A FIRE INSPECTOR SHALL WITNESS AN OPERATIONAL TEST ON THE EMERGENCY LIGHTING PRIOR TO FINAL BUILDING APPROVAL.
02. FIRE EXTINGUISHERS - SIZE, TYPE, NUMBER, AND LOCATION MUST BE DETERMINED AT TIME OF FINAL INSPECTION.
03. LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY FOR OPERATION FROM INSIDE THE BUILDING (5-2.15.1 NFPA 101, 9T ED.).
04. POST LEGIBLE SIGN STATING MAXIMUM NUMBER OF OCCUPANTS PERMITTED BASED ON NEW AND EXISTING EXITS.
05. HVAC SYSTEM SHALL COMPLY WITH NFPA 90A (REFERENCE CHAPTER 4, CONTROLS) IN SYSTEMS OF OVER 2000 CFM CAPACITY. SMOKE DETECTORS APPROVED FOR DUCT INSTALLATION SHALL BE INSTALLED AT A SUITABLE LOCATION IN:
 1. THE MAIN SUPPLY DUCT ON THE DOWNSTREAM SIDE OF THE FILTERS TO AUTOMATICALLY STOP THE FAN.
 2. THE RETURN AIR STREAM, PRIOR TO EXHAUSTING FROM THE BUILDING OR BEING DILUTED BY OUTSIDE AIR, TO AUTOMATICALLY EXHAUST THE SMOKE-LADEN RETURN AIR OR TO STOP THE FAN.

**** EXCEPTIONS:

1. THE SMOKE DETECTOR IN THE RETURN AIR MAY BE OMITTED IN SYSTEMS OF LESS THAN 15,000 CFM CAPACITY.
2. BOTH DETECTORS MAY BE OMITTED PROVIDED THAT THE SYSTEM IS LESS THAN 15,000 CFM CAPACITY, THE ENTIRE SYSTEM IS WITHIN THE SPACE SERVED, AND SUCH SPACE IS PROTECTED BY AN AREA SMOKE DETECTION SYSTEM.

06. WHERE A FIRE ALARM SYSTEM IS REQUIRED ON A BUILDING, THE SMOKE DETECTORS USED TO SHUT DOWN FANS WILL ALSO INITIATE THE FIRE ALARM SYSTEM (4-5.3 NFPA 90A, 9T ED.).

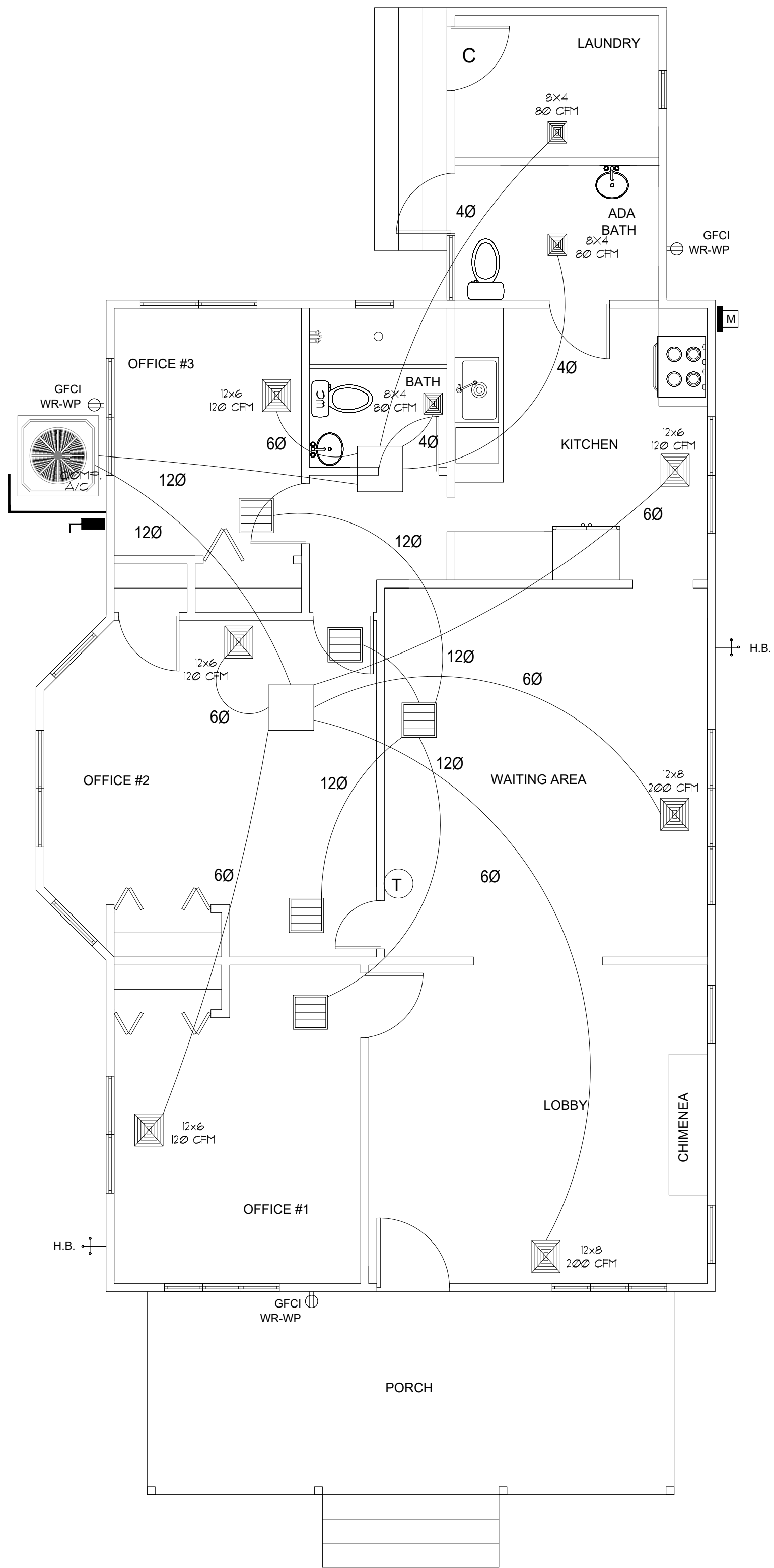


DIGITAL STAMP:



The digital stamp is a circular seal for Carlos Moreno, a member of the Mexican Congress. The outer ring contains the text 'CONGRESO DE LOS ESTADOS UNIDOS MEXICANOS' at the top and 'CARLOS MORENO' at the bottom. The inner circle contains 'C. MORENO', 'No. 76545', and 'ESTADO DE OAXACA'. To the right of the seal, the text reads: 'Digitally signed by Carlos Moreno Date: 2022.09.15 20:54:45 -04\'00\' DRC-21-00055'.

DRAWN: ARKIT	
CHECK: JV	
DATE: 02-14-2022	
CADD: mabbette	
JOB No. 2022-0010	SHEET E-1



EXISTING
MECHANICAL PLAN

SCALE 1/4" = 1'

NOTE: ONLY RELOCATE A/C COMPRESSOR

MECHANICAL GENERAL NOTES

- 1.- INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING SUBCONTRACTORS BEFORE ANY CONSTRUCTION WORK.
- 2.- IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED. HVAC CONTRACTOR IS RESPONSIBLE FOR ANY ADDED ELECTRICAL COSTS WHICH MAY RESULT FROM SUBSTITUTED EQUIPMENT.
- 3.- COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES.
- 4.- VERIFY VOLTAGE WITH ELECTRICAL BEFORE ORDERING EQUIPMENT.
- 5.- ALL MECHANICAL WORK SHALL MEET ALL THE REQUIREMENTS OF THE LAST EDITION OF "FLORIDA MECHANICAL CODE".
- 6.- DO NOT CUT STRUCTURAL MEMBERS WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT. ARRANGE FOR REPAIRS REQUIRED TO RESTORE OTHER WORK, BECAUSE OF DAMAGE CAUSED AS A RESULT OF MECHANICAL INSTALLATIONS.
- 7.- ALL WALL MOUNTED THERMOSTAT SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED THERMOSTAT SHALL BE COORDINATED WITH OTHERS TRADES FOR A NEAT APPEARANCE.
- 8.- VERIFY EXACT LOCATION OF AIR HANDLER UNITS AND CONDENSING UNITS PROVIDE POWER AS REQUIRED TO EACH WITH DISCONNECT AND PROVIDE A 110 V OUTLET GFCI-WP-WR FOR USE DURING MAINTENANCE.
- 9.- VERIFY LOCATION OF WATER HEATER (WH), OR TANKLESS ELECTRICAL WATER HEATER (TWH) PROVIDE POWER WITH DISCONNECT AS REQUIRED PROVIDE A 110 V OUTLET FOR SERVICE WORK IN AREA OF WATER HEATER IF NOT SERVICEABLE BY UNIT OUTLETS.
- 10.- ERRORS OR OMISSIONS: WHEN THE INTENT OF ARCHITECT/ENGINEER WITH REGARD TO ANY DETAIL IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING. OTHERWISE, NO EXTRA CHARGE WILL BE ALLOWED FOR THE WORK OR MATERIAL WHICH THE ARCHITECT/ENGINEER WILL REQUIRE, PROVIDED THAT IT COMES WITHIN A REASONABLE INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS.
- 11.- NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS.

EXHAUST DUCTS NOTES

- 1-EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCTS TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKRAFT DAMPER. SCREEN NOT BE INSTALLED AT THE DUCT TERMINATION.
- 2-EXHAUST DUCTS FOR DOMESTIC CLOTHES DRYERS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 504-8-1 THROUGH 504.8.6

LEGEND

- SUPPLY AIR DIFFUSER WHITE ALUMINIUM UNLESS SPECIFIED OTHERWISE.
- AIR HANDLE UNIT. MANUF. SELECTED BY OWNER. SIZE OF UNIT SPECIFIED ON ENEGY CALCULATIONS. INSTALLED OVER CEILING JOIST IN ATTIC.
- PACKAGE A/C UNIT (NEW LOCATION)
- TRANSITION DUCTBOARD BOX. SIZE AS REQUIRED PER MECHANICAL CONTRACTOR TO ACCOMMODATE FLEX DUCT WORK.
- DUCT LINE TO SUPPLY AIR DIFFUSER AND SIZE
- DUCT SIZE IN INCHES
- DIRECTION FROM SUPPLY AIR
- THERMOSTAT LOCATION SHOWN ON LAYOUT
- SIZE OF SUPPLY AND RETURN GRILLES.
- END DUCTBOARD BOX, SIZE AS REQUIRED PER MECHANICAL CONTRACTOR TO ACCOMMODATE FLEX DUCT WORK.
- RETURN GRILLE WHITE ALUMINIUM UNLESS SPECIFIED OTHERWISE (12"x12").
- DISCONNECT SWITCH

AIR ACONDITIONING HEATING AND VENTILATION SPECIFICATIONS

TEMPERATURE CONTROLS AND WRING:

- 1) ALL WRING IS INCLUDED UNDER THE ELECTRICAL DIVISION OF THE SPECIFICATIONS. ALL INTEGRAL STARTERS, CONTROLS, RELAYS AND OTHER DEVICES ARE INCLUDED UNDER THE MECHANICAL DIVISION. ALL EQUIPMENT, DEVICES AND WRING SHALL CONFORM TO THE NATIONAL ELECTRIC CODE. ALL CONTROLS SHALL BE FURNISHED AND PROPERLY IDENTIFIES WITH INSTRUCTIONS FOR PROPER CONNECTIONS. RESPONSIBILITY FOR PROPER CONNECTIONS AND OPERATION IS INCLUDED UNDER THE MECHANICAL CONTRACTOR RESPONSIBILITY. VERIFY ALL VOLTAGES, PHASES AND ELECTRICAL CONNECTIONS WITH THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT, AND IF DISCREPANCIES OCCUR, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR FOR THEIR DECISION.

DUCTWORK:

- 1) ALL OIR CONDITIONING AND HEATING DUCT WORK SHALL BE CONSTRUCTED OF FIBERGLASS DUCT.
- 2) FLEXIBLE DUCT WORK SHALL BE CONSTRUCTED OF U.L. CLASS 1 POLYESTER LINED, METAL HELIX SUPPORTED, INSULATED FIBERGLASS FLEXIBLE DUCT (R-6.0). MAXIMUM DEVELOPED LENGTH INSTALLED ON THIS PROJECT IS LIMITED TO FIFTEEN (15) FEET.
- 3) EACH DUCT SYSTEM SHALL BE COMPLETE WITH ALL REQUIRED DUCTWORK FITTINGS, TURNING VANES, SPUTTER DAMPERS AND SUPPORTS, AND EXTRACTORS AT ALL RIGHT ANGLE TAKEOFFS AND TEES.
- 4) DUCT SIZES SHOWN ON THE DRAWINGS ARE THE INSIDE OF ACOUSTICAL/INSULATION LININGS. INCREASE SIZES OD DUCTS AS REQUIRED TO ALLOW FOR CLEAR INSIDE DISTANCE.
- 5) DUCTWORK SHALL CONFORM TO DIMENSIONS ON THE DRAWINGS, UNLESS LOCATION OF STRUCTURAL MEMBERS PROHIBITED. IN CASE OF CHANGE IN DIMENSIONS, CROSS SECTIONAL AREAS SHALL BE MAINTAINED.

GRILLES, REGISTERS AND DIFFUSERS:

- 1) FURNISH AND INSTALL ALL GRILLES, REGISTERS, CEILING DIFFUSERS AND DOOR GRILLES WHERE INDICATED. THEY SHALL BE OF SIZE AND MODEL CALLED FOR ON THE DRAWINGS.
- 2) ALL GRILLES, REGISTERS AND CEILING DIFFUSERS MUST BE SET FLUSH AND TRUE TO WALL OR CEILING TO PREVENT AIR LEAKAGE AROUND EDGES. ALL UNIT SHALL BE PROVIDED WITH NEOPRENE GASKETING AROUND THE INSIDE OF THE FRAME.
- 3) ALL UNITS SHALL BE FACTORY FINISHED, OF COLOR SELECTED BY THE ARCHITECT, OR AS OTHERWISE INDICATED.

A/C COMPRESSOR INSTALLATION

ANCHORAGE OF APPLIANCES.

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED OR ANCHORED IN AN APPROVED MANNER. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THIS STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES (102 MM) ABOVE THE CONTROLS. PER M13072.

GROUND-MOUNTED UNITS

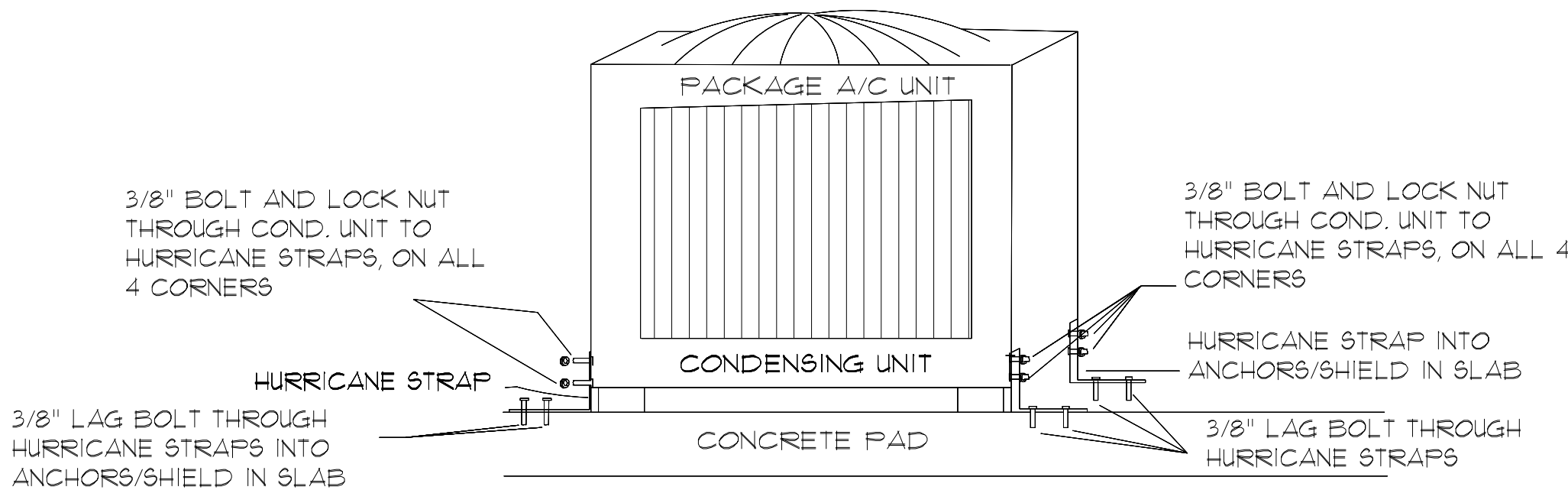
GROUND-MOUNTED UNITS FOR GROUP R3 RESIDENTIAL APPLICATIONS MANY BE ANCHORED WITH #14 SCREWS WITH GASKETED WASHERS ACCORDING TO THE FOLLOWING.

1. FOR UNITS WITH SIDES LESS THAN 12 INCHES (305 MM), ONE SCREW SHALL BE USED AT EACH SIDE OF THE UNIT.
2. FOR UNITS BETWEEN 12 AND 24 INCHES (305 AND 610 MM), TWO SCREWS SHALL BE USED PER SIDE.
3. FOR UNITS BETWEEN 24 AND 36 INCHES (610 AND 9144 MM), THREE SCREWS SHALL BE USED PER SIDE.
4. FOR UNITS GREATER THAN 36 INCHES OR 5 TONS (9144 MM AND 18 KW), ANCHORAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1307.3.

NOTES:

1. CORROSION PROTECTION. BUILDINGS LOCATED WITHIN 3,00 FEET (914 400 MM) OF THE OCEAN SHOULD UTILIZE NONFERROUS METAL, STAINLESS STEEL OR STEEL WITH MINIMUM G-90 HOT-DIP GALVANIZED COATING EQUIPMENT STANDS AND ANCHORS AND STAINLESS STEEL SCREWS.
2. STRAPPING. JOB-SITE STRENGTHENING OF FAN COWLINGS AND VENT HOODS IS RECOMMENDED. TWO OR FOUR STAINLESS STEEL CABLES ARE RECOMMENDED, DEPENDING ON DESIGN WIND CONDITIONS. ALTERNATIVELY, ADDITIONAL, HEAVY STRAPS CAN BE SCREWED TO THE COWLING AND CURB,

CONDENSING UNIT MOUNTAING DETAIL



DIGITAL STAMP:



Digitally
signed by
Carlos Moreno
Date:
2022.09.15
20:55:14
-04'00'

DRC-21-00055

Interior Alteration
New Office Space
Owner: Fernando Homas P.A.
Location: 721 Mabbette St., Kissimmee, Fl. 34741
Parcel ID#: 2125291690000v0100

Carlos A. Moreno
State of Florida Professional Engineer
Lic. # 76540

1912 Partin Terrace Rd., Kissimmee, Florida 34744

DATE	DESCRIPTION	APP

3VD CONSTRUCTIONS LLC
DRAWINGS PLANS
juan@3vdconstructions.com
407-219-8252

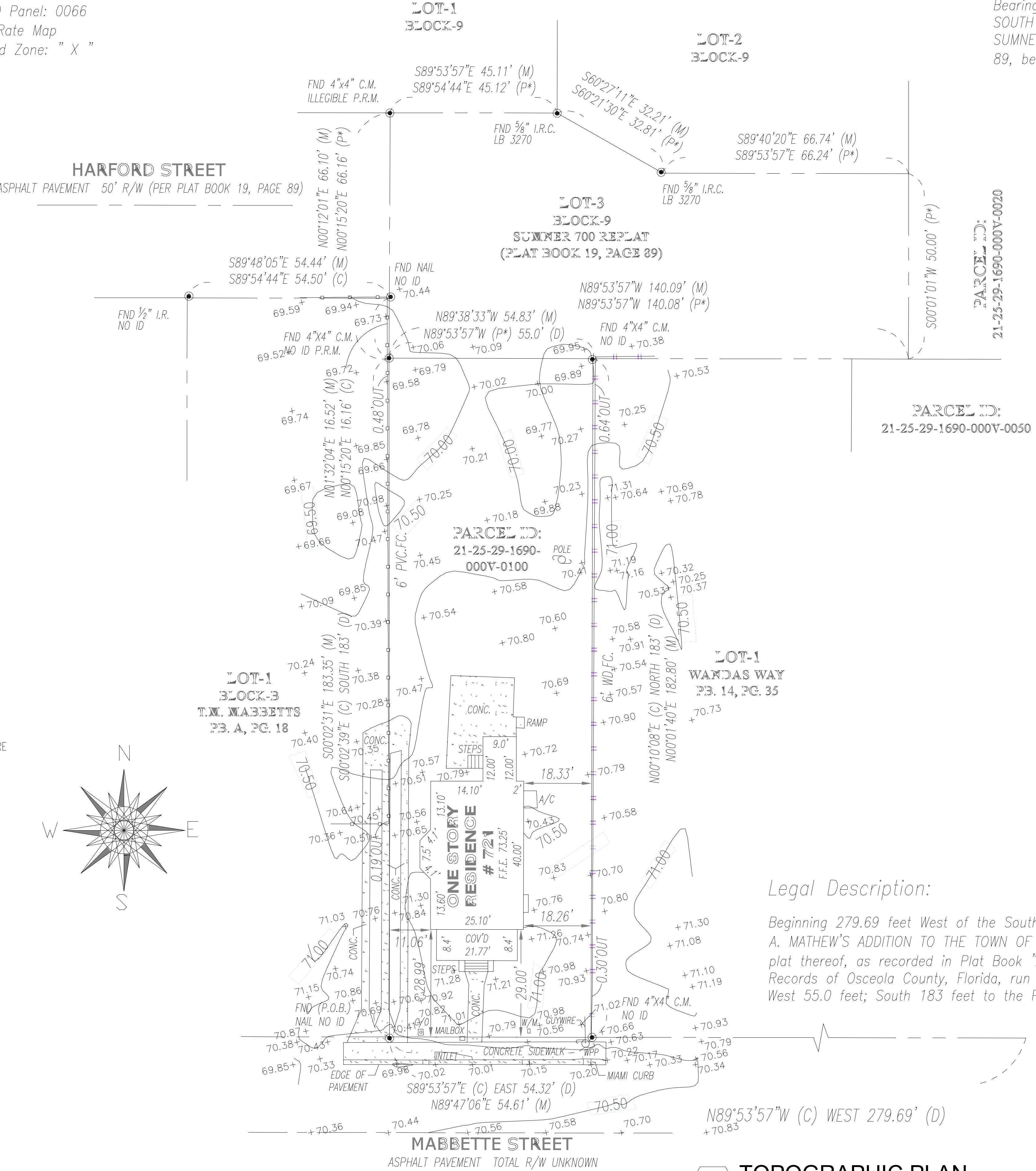
DRAWN: ARKIT
CHECK: JV
DATE: 02-14-2022
CADD: mabbette
JOB No. SHEET
2022-0010 M-1

Flood Insurance Rate Map:

Community Number: 120190 Panel: 0066
Suffix "G" Flood Insurance Rate Map
Dated June 18, 2013 Flood Zone: " X "
Map ID: 12097C0066

Abbreviations:

- (D) = DEED
(M) = MEASURE
(P) = PLAT
(A) = ASSUMED
(C) = COMPUTED
BLK. = BLOCK
COV'D = COVERED
O.H.L. = OVERHEAD LINES
CATV. = CABLE TV RAISER
C.L. = CENTER LINE
DESC. = DESCRIPTION
ELEV. = ELEVATION
ID. = IDENTIFICATION
R.O.W. = RIGHT OF WAY
R/W = RIGHT OF WAY
ESMT. = EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE UTILITY EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
E.P.E. = ELECTRIC POWER EASEMENT
E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
DRAIN. = DRAINAGE
UTIL. = UTILITY
SET I.R.C. = 1/2" I.R.C. LB 7615
I.P. = IRON PIPE
I.R. = IRON ROD
N&D = NAIL AND DISK
FND = FOUND
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER
RLS = REGISTERED LAND SURVEYOR
LB = LICENSES BUSINESS
I.R.C. = IRON ROD AND CAP
I.P.C. = IRON PIPE AND CAP
C.M. = CONCRETE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.L. = POINT ON LINE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
W.P. = WITNESS POINT
T.B.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERCEPTION
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
Δ = CENTRAL ANGLE
L = ARC LENGTH
CB = CHORD BEARING
R = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
W/H = WATER HEATER
W/P = WATER PUMP
CONC. = CONCRETE
CONC.FC. = CONCRETE FENCE
WD.FC. = WOOD FENCE
PVC.FC. = VINYL FENCE
CL.FC. = CHAIN LINK FENCE
AL.FC. = ALUMINUM FENCE
MT.FC. = METAL FENCE
BFP. = BACK FLOW PREVENTER
S.M.H. = STORM SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
FH. = FIRE HYDRANT
W/M = WATER METER
W/V = WATER VALVE
I/V = IRRIGATION VALVE
C/O = CLEAN OUT
LP. = LIGHTING POLE
PP. = POWER POLE
WPP. = WOOD POLE



Basis of Bearing:

Bearings shown hereon are based on the
SOUTH BOUNDARY LINE OF LOT 3, BLOCK 9,
SUMNER 700 REPLAT, Plat Book 19, Page
89, being N 89°53'57" W.

Address: 721 Mabbette Street, Kissimmee, Florida 34741

Certified to/ for the exclusive use of:
Fernando Homs

Surveyor's Notes:

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the Information provided. The local F.E.M.A. Agency should be contacted for verification.
19. Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
20. This Survey is intended for construction, permitting, design, mortgage or refinance purposes only, exclusively for this, used by those to whom it is certified. This Survey is not to be used for any other purpose without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.
21. Elevation (if) shown hereon are based on the Benchmark C5197, with recorded Elevation 62.094' NAVD88.

Legal Description:

Beginning 279.69 feet West of the Southeast corner of Block "V", HENRY A. MATHEW'S ADDITION TO THE TOWN OF KISSIMMEE, according to the plat thereof, as recorded in Plat Book "A", Page(s) 6, of the Public Records of Osceola County, Florida, run East 54.32 feet; North 183 feet; West 55.0 feet; South 183 feet to the Point of Beginning.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CODE:721MABTTESTREET20222041
HECTOR LEBRON PSM #6634
Professional Surveyor and Mapper

DATE: JULY 13, 2022
JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

DIGITAL STAMP:

Digitally signed by Carlos Moreno
Date: 2022.09.15 20:55:02 -04'00'

2 TOPOGRAPHIC PLAN
A-2 SCALE 1/16" = 1'

Interior Alteration
New Office Space
Owner: Fernando Homs PA
Location: 721 Mabbette St., Kissimmee, FL 34741
Parcel ID#: 212529169000V0100

Carlos A. Moreno
State of Florida Professional Engineer
Lic. # 76540
1912 Partin Terrace Rd., Kissimmee, Florida 34744

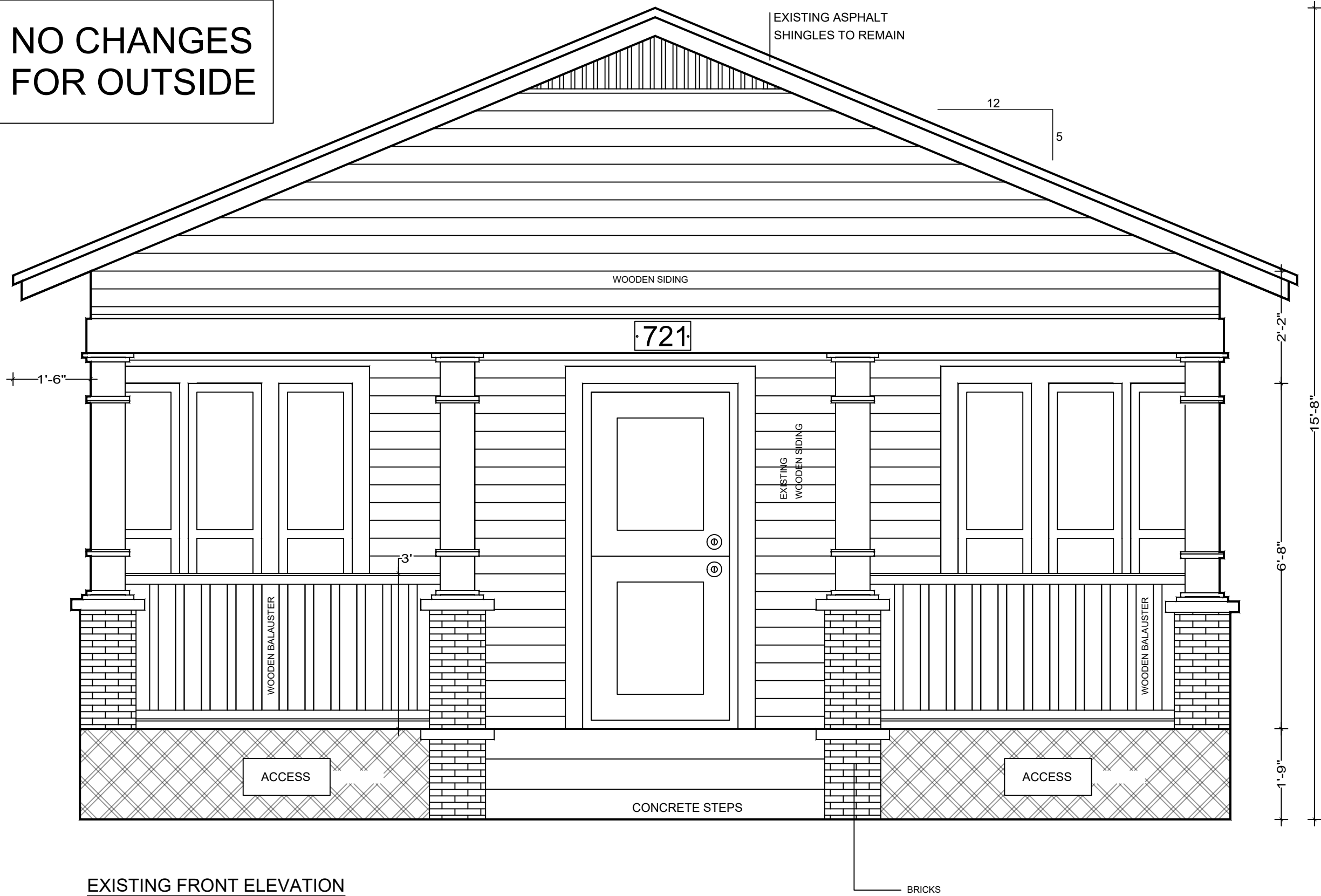
DATE	DESCRIPTION	APP
02		
11		
20		
22		

3VD CONSTRUCTIONS LLC
DRAWINGS PLANS
juan@3vdconstructions.com
407-219-8252

DRAWN: ARKIT
CHECK: JV
DATE: 02-14-2022
CADD: mabbette
JOB No. SHEET
2022-0010 A-2a

DRC-21-00055

NO CHANGES
FOR OUTSIDE



EXISTING FRONT ELEVATION
SCALE 1/2" : 1'-00"

Carlos A. Moreno J.
STATE OF FLORIDA PROFESSIONAL ENGINEER
Lic. 76540
1912 Partin Terrace Rd., Kissimmee FL 34744

PLANS DRAWINGS
407.21.8252
3VD_Constructions LLC
General Contractor

DATE	DESCRIPTION

REVISIONS

Interior Alteration
New Office Space
Owner: Fernando Homs PA
Location: Mabbette St., Kissimmee, FL 34741
Parcel ID#: 2125291690000V0100

DATE
02.14.2022

JOB #
2022-0010

SHEET
C01











**CITY OF KISSIMMEE
CERTIFICATE OF APPROPRIATENESS (COA)
INFORMATION PACKET**



Any improvements done within the Historic District must obtain a Certificate of Appropriateness (COA). These are broken down into a Major Certificate of Appropriateness, which is reviewed by the Historic Preservation Board (HPB) at a public hearing, and a Minor Certificate of Appropriateness (COA), which is reviewed by the by the Historic Preservation Planner or Development Services Director.

Major Certificate of Appropriateness

A Major COA Is required for alterations, construction, restorations, relocations, demolition or significant changes to the appearance of a historic structure in a historic district, which has a major impact on the structure and/or district. A COA is not required for any interior work or construction.

Examples of projects that would require a Major Certificate of Appropriateness*:

- Additions
- Alterations
- Demolitions
- New Construction
- Relocation
- Restoration
- Change in Use

Minor Certificate of Appropriateness

A Minor COA is required for exterior construction and/or alternations, which have a minor impact on the structure and/or the district. A COA is not required for any interior work or construction. If the Historic Preservation Planner determines that there would be a major impact or potential detriment as a result of the proposed action, the application shall be submitted for a Major Review.

Examples of projects that would require a Minor Certificate of Appropriateness*:

- All fences and gates
- Awnings
- Foundation skirting
- Garage doors
- Windows, when replaced with similar materials
- Steps
- Driveways/walkways
- Painting and colors
- Roofs, when replaced with similar materials
- Doors, not including changing openings
- Signage
- Exterior walls, including siding, when using similar materials
- Accessory structures, such as sheds less than 100-sqft

*Please note: Not every item listed above must be reviewed, items vary from district to district. Please check with the Development Services Department to verify if any approval is required. For specific criteria, please review Land Development Code Section 14-3-37.

**CITY OF KISSIMMEE
CERTIFICATE OF APPROPRIATENESS (COA)
APPLICATION**



PROJECT

Project Name: New office space

Property Address: 721 Mabbette Street, Kissimmee, Fl 34741

Parcel ID: 21-25-2-1690-000V-0100

Historic District: _____

Building Permit Number: DRC-21-00055

OWNER

Name: Fernando Homs

Address: 4601 Neptune Road, St. Cloud, Fl 34769

Email: fernando@fernandohoms.com Telephone: 407.873.9370

APPLICANT/AGENT (IF DIFFERENT FROM OWNER)

Name: Juan A Vasquez Mata

Address: 3626 Rosswood Drive, Orlando Fl 32806

Email: juan@3vdconstructions.com Telephone: 407.219.8252

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

- ☒ The owner of the property described herein
☒ An agent for the owner of the property
☐ Other: _____

[Signature]
Property Owner (Signature)

10-24-2022
Date

Fernando Homs
Property Owner (Print Name)

[Signature]
Agent (Signature)

10.24.2022
Date

Juan A. Vasquez Mata
Agent (Print Name)

PROPOSED WORK: Please indicate the type of work proposed.

Major Certificate of Appropriateness

- | | | |
|-------------------------------------|---|---|
| ☐ Addition | ☐ Relocation | ☐ Other (describe below) |
| ☐ Alteration | ☐ Restoration | |
| ☐ Demolition | ☒ Change of Use | |

Minor Certificate of Appropriateness

- | | | |
|--|---|---|
| ☐ Fences/Gates | ☐ Doors | ☐ Roof (like to like) |
| ☐ Foundation Skirting | ☐ Signage | ☐ Accessory Structure (100-sqft or less) |
| ☐ Awnings | ☐ Driveways/Walkways | ☐ Other (describe below) |
| ☐ Garage Doors | ☐ Exterior Walls/Siding | |
| ☐ Steps | ☐ Windows (like to like) | |

Please be specific and list each proposed exterior alteration (construction, demolition, relocation). Use additional pages if necessary.

There is no changes in the exterior of the structure.

New driveway, parking (6 units) and sidewalk.

New landscaping, and swale.

New vynil fence, and wooden ramp w/handrails

Relocated the A/C compressor.

Metal shed was demolished.

REQUIRED SUBMITTAL MATERIALS (Must be 11" x 17" or smaller):

- | | |
|---|---|
| ☒ Completed Application | ☒ Survey/Site Plan to scale (if applicable) |
| ☒ Elevations drawn to scale | |
| ☒ Floor Plan to scale (if applicable) | |

A Major Certificate of Appropriateness (COA) application must be completed and submitted with all required back up documentation prior to the third Friday of each month for the next month's Historic Preservation Board (HPB) meeting. Failure to complete the application, comply with instructions, and/or submit necessary documents in a timely manner will delay presentation to the HPB. Meetings are held the second Monday of each month in the City of Kissimmee Commission Chambers at 5:15 p.m.

DO NOT WRITE BELOW THIS LINE (CITY USE ONLY)

Date Application Accepted: _____ Date: _____

Review Result: _____ HPB Date: _____

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 request to convert a residential property to office use. The Planning Advisory Board will hold a meeting on **Wednesday, December 7, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **721 Mabbette St.** Parcel ID: **21-25-29-1690-000V-0100**

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 # **DRC-21-00055**
721 Mabbette Office Conversion

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.

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 3711 W Vine St
PLAN NUMBER: DRC-21-00055

DATE: 6/2/2022

This plan has been APPROVED WITH CONDITIONS.

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

Please see below the comments/conditions:

STREETSCAPE ZONE

1. An easement dedication 14 ft in width on Mabbette St shall be provided in order to meet the Streetscape Zone requirement set forth by the Land Development Code (LDC) 14-5-6.E. The dedicated easement will serve for any future development for this site. The dedicated easement shall be depicted in the final construction plans and survey.
 - a. 8ft furnishing zone requirement satisfied by on-street parking.
 - b. Remaining 6ft sidewalk must be constructed and dedicated via easement.

LANDSCAPING

1. Landscaping and irrigation shall be consistent with LDC sections 14-5-11 and 14-8. Any missing and/or dead landscaping shall be installed or replaced in accordance with the approved site plan.

GENERAL

1. Signage must be reviewed and approved under a separate building permit.
 - a. Signage at this location is regulated by the Downtown CRA Design Manual: Gateway District.
2. A Certificate of Appropriateness must be obtained to ensure compliance with the South Beaumont Historic Preservation District. Please complete the provided form and email it to Ashley.Cornelison@kissimmee.gov.
 - a. Must be approved prior to building permit issuance.
3. Mobility and Impact fees will be due at time of permit issuance. To find out more information, please contact Juan F. Hernandez at juan.hernandez1@kissimmee.gov and Toho Water Authority at 407-944-5000 for water/sewer fees.

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.

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

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

DATE: 10/12/2022
PROJECT: 721 Mabbette Street
SITE PLAN (DRC) NUMBER: DRC-21-00055
REVIEW NUMBER: 3

Review Status:
APPROVED WITH CONDITIONS

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

ADVISORY COMMENTS (No Responses Necessary):

SITE SPECIFIC

- Comments based on plans dated 9/15/2022.
- All landscaping/pervious areas shall be protected from vehicle use areas by wheel stops or raised vertical curbing. This shall be shown on the construction drawings. Ref. LDC §14-7-23(C)(2)
- The drainage pond appears to be designed as dry retention system. The stormwater calculations provided on the site plan have not been reviewed at this time. Sufficient information shall be provided with construction plan submittal to show compliance with the requirements of LDC §14-10-3 and §14-5-12.
- Please provide horizontal sight distance triangles on the landscaping plans in conformance with LDC §14-7-2(A,B), Figure 2-10.
- Provide an ITE traffic statement (latest edition) on the construction drawings, including am/pm peak hour and total trips. Ref. LDC §14-3-31(C)(2)(b)
- Please submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff prior to final construction plan approval.
- Please use engineering scale for all drawings.
- Please note: Wheel stops shall be a minimum 6-feet-wide. Ref. LDC §14-7-23(B)(2)
- Recommend separating architectural plans from civil plans with construction plan submittal.
- The proposed curbside collection units must be properly screened.

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 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
- 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
- Please verify no proposed grading slopes are greater than 3:1.
- 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 provide a signage and striping plan with construction submittal. Ref. LDC §14-7-23(G), §14-3-42(H)(2), 14-3-32(A)(1)
- 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.

###



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:

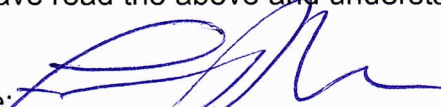
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
-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

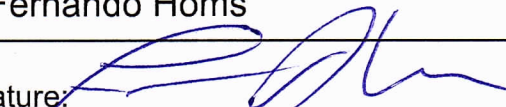
Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: 721 Mabbette Street DRC#

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

Agent Signature:  Date: 05.19.2021

Agent Name (Print): Fernando Homs

Property Owner Signature:  Date: 05.19.2021

Property Owner Name (Print): Fernnado Homs



CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW



PROJECT

Name of Project: 721 Mabbette Street

Location (Address if possible): 721 Mabbette Street

Parcel ID#: 21-25-29-1960-000V-0100

APPLICANT

Name: Fernando Homs

Firm: [Signature]

Address: 4601 Neptune Road, St. Cloud FL 34769

Phone: (407) 873-9370

E-Mail: fernando@fernandohoms.com

AGENT (Contact Person)

Name: Fernando Homs

Firm: [Signature]

Address: 4601 Neptune Road, St. Cloud FL 34769

Phone: (407) 873-9370

E-Mail: fernando@fernandohoms.com

OWNER

Name: Fernando Homs

Firm: [Signature]

Address: 4601 Mabbette Street, St. Cloud FL 34769

Phone: (407) 873-9370

E-Mail: fernando@fernandohoms.com

LEGAL DESCRIPTION/LOCATION

MATHEWS ADDN PB A PG 06 BLK V BEG 279.69 FT W OF SE COR E 54.32 FT, N 183 FT, W 55 FT, S 183 FT TO POB

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

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



CITY OF KISSIMMEE CONDITIONAL USE CHECKLIST

Project Name: 721 Mabbette Street

Subject Property Address: 721 Mabbette Street, Kissimmee Fl 34741

Subject Property Parcel #: 21-25-29-1960-000V-0100

Site Plan: All conditional use requests shall be accompanied by 15 folded copies of a site plan meeting the requirements of Section 14-2-191 of the Land Development Code, along with the site plan checklist and the conditional use application and checklist.

Site Plan Waiver: A site plan waiver may be granted by the Community Development Department provided the project meets one of the following criteria:

- ☐ 1. Any Construction is limited to the interior of an existing building.
- ☐ 2. The existing parking, loading, lighting, traffic and other site characteristics are not being altered in any manner by the conditional use request.
- ☐ 3. No special buffers are required.

If a site plan waiver is granted, the following shall be submitted with the conditional use application:

☐ **Sketch Plan:** The applicant shall submit 15 copies of a sketch plan drawn at an appropriate scale, containing the following information:

☒ **Building Location:** Location of all buildings on the site showing the proposed conditional use and any existing uses to remain.

☐ **Traffic Circulation:** Location and dimensions of the internal traffic circulation system, ingress/egress driveways, parking areas, number of existing parking spaces, and the number and location of the parking spaces to be utilized by the use.

☐ **Landscaping:** Location and configuration of existing and proposed landscaping, dimensions of all buffer areas, including location and height of all walls or fences.

☐ **Building Elevations:** Elevation drawings or photographs of the existing buildings and building heights.

☐ **Description of Proposed Use:** A written description of the conditional use to be located on site.

☐ **Hours of Operation:** Proposed days and hours of operation of the conditional use.

☐ **Additional Items:** Any additional information necessary to demonstrate compliance with the conditional use review criteria in Section 14-2-206 of the Land Development Code.

☐ **Justification:** A set of findings or reasons why the conditional use should be granted.

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

Signed: _____

Date: 05-19-2021

Please Note: This list is provided to ensure that all conditional use applications submitted are uniform and contain the minimum information required for review under Section 14-2-206 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 conditional use review to the City of Kissimmee Community Development Department at (407) 518-2140.



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

Project Name: 721 Mabbette Street

Subject Property Address: 721 Mabbette Street, Kissimmee FL 34741

Subject Property Parcel ID #: 21-25-29-1960-000V-0100

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.
- ___ **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: 05.19.2021

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

Approximate Review Time for a Site Plan Request:

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

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



CITY OF KISSIMMEE CONDITIONAL USE APPLICATION

Project Name: 721 Mabbette Street

Zoning District for subject property: _____ Acreage: _____

The Applicant is requesting a Conditional Use of (type of request): Existing residence
to be converted in new office space.

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

☒

Owner of the property described herein

☐

Party to an agreement for purchase of this property

☐

An agent for the owner or purchase of this property

☐

Other _____

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Applications will not be accepted unless accompanied by the following:

- ✓ Completed applications for development review and conditional use,
- ✓ Completed conditional use submittal checklist,
- ✓ All items required for site plan submittal (if applicable)**,
- ✓ Completed site plan checklist (if applicable)**,
- Other items required when a site plan waiver is granted,
- ✓ A CD containing PDFs of all documentation submitted,
- ✓ Fee

**Conditional use requests that require site plan review. The conditional use/site plan review can be submitted as one request, thus reducing the time of the review process.

Date: 05.19.2021

Printed Name: Fernando Homs

Signature: _____

See next page for approximate timing of the review process

Approximate Review Time for a Conditional Use Request:

<i>Review Type</i>	<i>Progressive Review Time</i>
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant * - 2 weeks	2 Weeks
- 14 day notification period for advertisement - 2 weeks	4 Weeks
- Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)	
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks review period	7 Weeks
- Resubmittal of Site Development Plans *	
- Final Site Development Review (Construction Plans) *** - 3 weeks	10 Weeks
- Development Order Issued	
Approximate Time of Review Total	10 - 12 Weeks *

* Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and required advertisement dates.

** 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.

NOTE: Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.



CITY OF KISSIMMEE
DEVELOPMENT REVIEW FEE SCHEDULE



Selection

☐	Annexation	\$0
☐	Land Use Map Amendment Review*	
☐	Land Use Plan Amendment (Small)	\$2,489.14
☐	Land Use Plan Amendment (Large)	\$4,157.42
☐	Land Use Plan Amendment (Text)	\$4,157.42
☐	Zoning Map Amendment*	\$2,579.52
☐	Plan Unit Development (PUD) Review	
☐	PUD Zoning/Preliminary Plan	\$4,185.07
☐	PUD Amendment (Minor)	\$852.75
☐	PUD Amendment (Major or Moderate)	\$3,877.78
☐	PUD Site Plan	\$4,187.20
☐	PUD Name Change	\$538.02
☐	Conditional Use Review	
☐	Conditional Use	\$1,892.64
☐	Conditional Use/Site Plan	\$3,014.40
☐	Conditional Use/Site Specific Redevelopment Plan (CRAO)	\$3,141.99
☐	Site Plan Review	
☐	Minor Site Plan	\$2,584.83
☐	Site Plan (Full)	\$2,087.22
☐	Site Specific Redevelopment Plan (CRAO)	\$2,159.52 2189.75
☐	Site Plan Extension	\$804.90
☐	Site Development (Construction) Plan Review	
☐	Preliminary & Final Site Development (Construction) Plan	\$5,523.74
☐	Resubmittal of a Final Site Development (Construction) Plan	\$4,918.73
☐	Switch out pages (Developer Initiated)	\$360.45
☐	Final Site Development (Construction) Plan Amendment after issuance of Development Order	\$1,416.29
☐	Subdivision Review	
☐	Preliminary Plat	\$5,614.12
☐	Preliminary Plat Amendment	\$4,260.56
☐	Final Plat	\$1,316.34
☐	Lot Combination Agreement	\$1,149.41
☐	Development of Regional Impact (DRI) Review	
☐	Application for Development Approval	\$12,759.36 + \$5 per acre
☐	Non-Substantial DRI Amendment	\$2,605.04
☐	Substantial DRI Amendment	\$4,634.34
☐	Annual Report	\$961.20
☐	Rescission	\$2,084.03
☐	Special Event Review	
☐	Without Sales	\$1,033.51
☐	With Sales	\$1,056.90
☐	In Right-of-Way	\$749.61
☐	Renewal	\$559.29
☐	Late Submittal	\$1,204.70

Abandonment		
☐	Vacation of Right-of-Way/Easement	\$2,155.27
Right-of-Way Review		
☐	Temporary Sign in the Right-of-Way	\$146.73
☐	Outdoor Use Agreement in Right-of-Way	\$749.61
☐	Sidewalk Permit in B-1 District	\$475.29
☐	Street Name Change	Cost to be of advertisement and notifications to be paid for by the applicant
Variance/Waiver Review		
☐	City Commission Variance	\$2,160.58
☐	Buffer Waiver	\$1,705.50
☐	Board of Adjustments	\$2,946.35
☐	City Commission Extension of a public hearing item	\$1,110.06
☐	City Manager Extension of a public hearing item	\$480.60
☐	Administrative Waiver/Variance	\$292.40
Transportation		
☐	Request for Alternative Mobility Fee Analysis	Cost of consultant to be paid for by the applicant
☐	Request for Mobility Fee Estimate with Credits	\$846.37
☐	Request for Mobility Fee Estimate without Credits	\$0
☐	Transportation Studies/Reviews	Cost of consultant to be paid for by the applicant
Zoning & State Funding Letter		
☐	Standardized	\$48.91
☐	Customized	\$292.40
Tree Inspection		
☐	1-10 Trees	\$82.94
☐	11 Trees & Greater	\$970.77
Miscellaneous		
☐	Authorization of True Work of Art	\$1,252.54
☐	State Application for Alcoholic Beverage License	\$219.04
☐	Pain Medication License	\$1,892.64
☐	Developer's or Annexation Agreement	\$961.20
☐	Community Development District	\$591.18
☐	Folding Fee (Plans that are unfolded)	\$275.39
☐	Resubmittal (Upon 3 rd Submittal of any DRC Request)	Review fee of original request
☐	Applicant Requested Continuance of an Advertised Request	\$829.36
☐	Appeal of Staff, Planning Advisory Board and/or City Commission	\$1,632.13

**A fee waiver can be approved at the discretion of the City Manager (or designee) when a Small Scale Land Use Plan Amendment and Zoning Map Amendment request are submitted concurrently with the annexation request.*

NOTE: Fees shall increase annually on October 1, in accordance with the Consumer Price Index for All Urban Consumers (CPI-U), U.S. city average, percentage change from the previous year as determined by the U.S. Department of Bureau of Labor Statistics (BLS). Fees were amended by City Commission on December 15, 2015 by Resolution #34-2015. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. DRC meets every other Tuesday at 8:30 a.m.

Checks must be made to the City of Kissimmee and cannot be dated more than 14 days prior to the date of submittal.



UPDATED 2020 CITY OF KISSIMMEE SCHEDULE
Development Review Committee (DRC)
Planning Advisory Board (PAB)
& City Commission (CC)



SUBMITTAL DEADLINE** (4:00 P.M.)	DRC MEETING (8:30 A.M.)	PAB PUBLIC HEARING (if applicable) (6:00 P.M.)	CC PUBLIC HEARING (if applicable) (6:00 P.M.)
July 29, 2020	August 25, 2020	October 7, 2020	November 3, 2020
August 12, 2020	September 8, 2020	October 21, 2020	November 17, 2020
August 26, 2020	September 22, 2020	November 4, 2020	December 1, 2020
September 9, 2020	October 13, 2020	November 18, 2020	December 15, 2020
September 16, 2020	October 13, 2020	November 18, 2020	December 15, 2020
September 30, 2020	October 27, 2020	December 2, 2020	January 5, 2021
October 14, 2020	November 10, 2020	December 16, 2020	January 19, 2021
October 28, 2020	November 24, 2020	January 6, 2021	February 2, 2021
November 11, 2020	December 8, 2020	January 20, 2021	February 16, 2021
November 25, 2020	December 12, 2020	February 3, 2021	March 2, 2021
December 9, 2020	January 12, 2021	February 17, 2021	March 16, 2021
December 23, 2020	January 26, 2021	March 3, 2021	April 6, 2021
January 6, 2021	January 26, 2021	March 3, 2021	April 6, 2021

* January 1, 2020 Planning Advisory Board (PAB) and December 31, 2020 submittal deadline are canceled due to holiday.

** Submittal deadline has been moved to Wednesday 4:00 PM.

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be submitted electronically and accompanied by a completed application, checklist, fee, folded plan(s), a PDF of any exhibits and/or plans and any other supporting materials. If there is a fee related to the project, please scan a copy of the check and upload it with the rest of the documents. This will show proof that you're ready to submit the fee. Then mail the check and once received, it will be processed. We will process the plan and start reviewing it, but we will not be able to move to the next step until payment is received. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Once you are ready to submit, please contact our offices at 407-518-2146 or planning@kissimmee.org to obtain a dropbox hyperlink. Unless specifically noted, deadlines for submittals are **WEDNESDAY at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

ITEM 5.C

Public Hearing for a Conditional Use with Site Specific Redevelopment Plan to establish a 30 unit multi-family residential development at 511 Dillingham Avenue - CU-22-0010

Request

Request for Conditional Use with Site Specific Redevelopment Plan approval for a 30 unit multi-family residential development on approximately 1.2 acres located at 511 Dillingham Avenue with a Neighborhood Restricted (T4-R) Zoning designation.

Explanation

The site currently consists of 12 buildings that includes the Sunrise Drop in Center that was previously approved as a social and mental health services facility and transitional housing (DRC#10-00117). This application will demolish the Sunrise Drop in Center and the smaller, transitional housing buildings. The only remaining structure will be the 4,874 sq. ft. building that will continue to provide transitional housing and acute care. These uses and building are legal, non-conforming within the current Neighborhood Restricted (T4-R) transect zoning district and is limited to a maximum of 16 residents.

The new three (3) story, thirty (30) unit multi family building will provide permanent, supporting housing for individuals with serious mental illnesses who are more vulnerable to homelessness than the general population. Because of the economic and social services this site provides, the City Manager has deemed the project of significance to the City that warrants greater flexibility with the Form Based Code design and development standards. The designation and alternative standards are included within the attached Developer's Agreement that was approved at the November 1, 2022 City Commission Meeting.

In addition, an administrative parking variance (VAR-22-0007) was approved that reduced the minimum number of parking spaces from 51 spaces to 21 spaces that includes on-street parking, subject to providing 6 bicycle lockers.

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 Section 14-5-14, Form Based Code Flexibility, with the accompanying Developer's Agreement that acknowledges this project of significance to the City which is defined as any development or redevelopment project with special site characteristics of size, especially very small or very large, determined by the City Manager to be of such economic or social importance to the city that it warrants greater flexibility in the interpretation of the Form Based Code standards of the Land Development Code.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed Use - Downtown (MU-D), Medical Campus sub-area, This sub-area is centered on the hospital and medical use area and includes residential uses to provide housing for area employees. The mix of uses in this sub-area shall be 5-25 percent residential, and 75-95 percent non-

residential, with a maximum project density and intensity of up to 40 du/ac and up to 6.0 FAR. The proposed project density for this conditional use is 30 du/ac.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on October 11, 2022.

CONDITIONS:

1. Design and development standards included within the Developer's Agreement is limited to the new, 30 unit multi family building and existing, non conforming institutional use building only. Any future multi family expansions, alterations, or additions to the new building or site is not subject to the Developer's Agreement and must meet all Land Development Code (LDC) design and development standards.
2. The legal, non-conforming institutional care use within the existing building is limited to a maximum of 16 residents. This existing use and building cannot be increased or expanded and is subject to the City's legal non conforming standards in the Land Development Code (LDC).
3. Six (6) bicycle lockers must be provided and cannot be replaced with bicycle racks with the approval of a parking reduction for this site. If bicycle lockers are not installed, a minimum of 51 parking spaces must be provided.
4. On-street parking shall remain open to the public and cannot be reserved or dedicated for private use or ADA-accessible spaces.
5. NORD dumpster cannot be located in the streetscape zone or right-of-way.

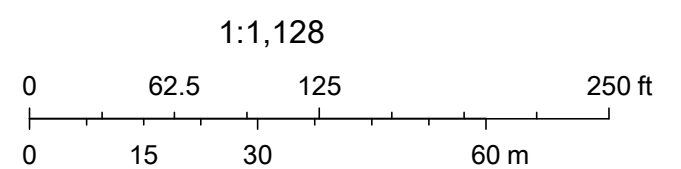
Attachment(s):

1. CU-22-0010 Aerial Map
2. CU-22-0010 Vicinity Map
3. CU-22-0010 Site Plan
4. CU-22-0010 Developer's Agreement
5. CU-22-0010 PAB Ad
6. CU-22-0010 DRC Comments
7. CU-22-0010 DRC Application

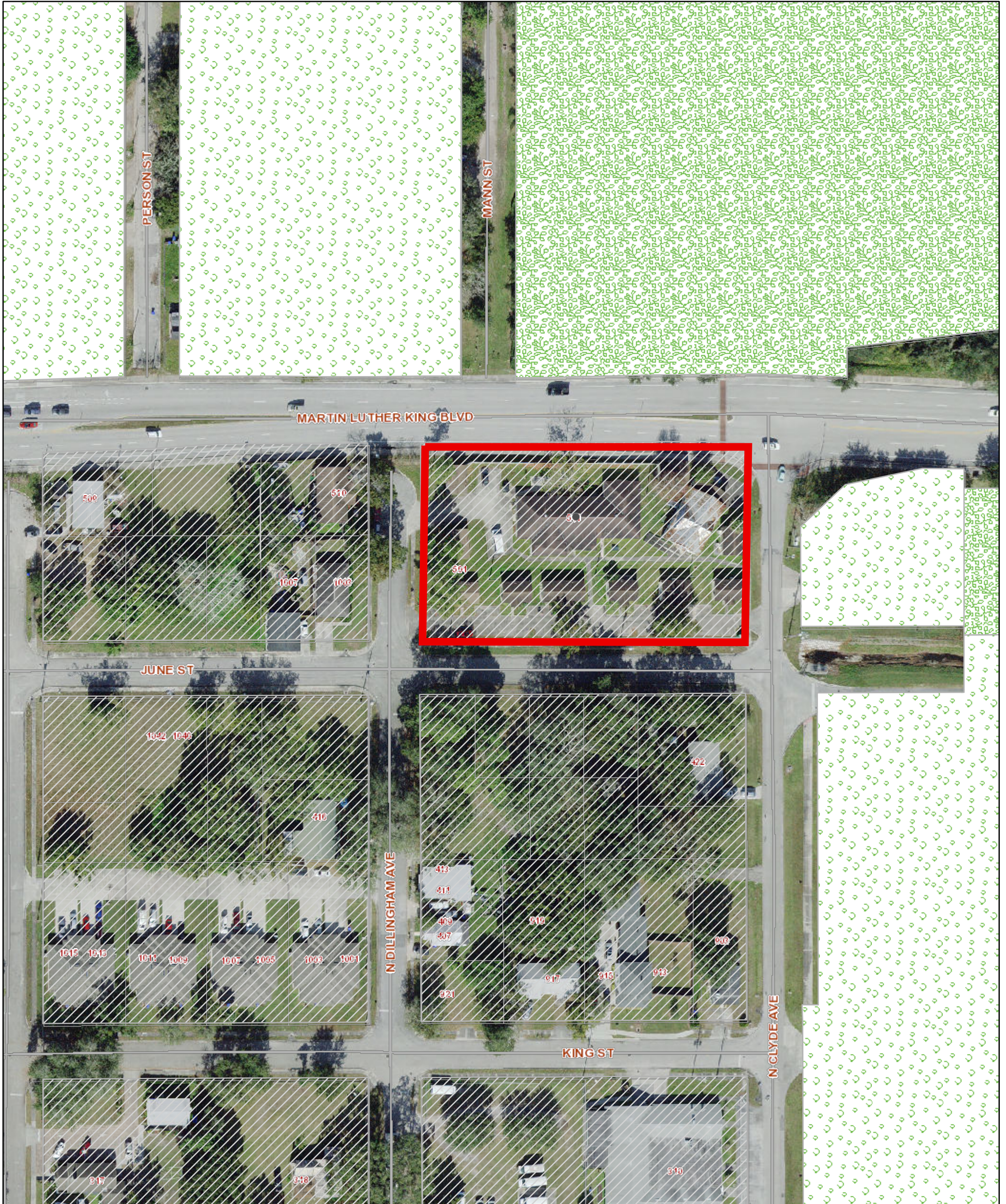
CU-22-0010 Aerial Map



-  City Limits
-  Road Centerlines
-  Parcels
-  Address Points



CU-22-0010 Vicinity Map



Zoning Districts

T4-O (Neighborhood Open)

T4-R (Neighborhood Restricted)

T5-M (Mixed-Use Center)

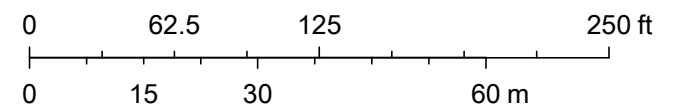
City Limits

Road Centerlines

Parcels

Address Points

1:1,128



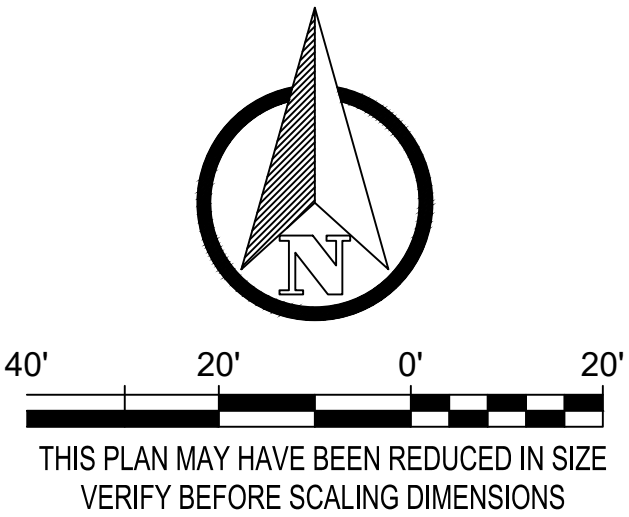
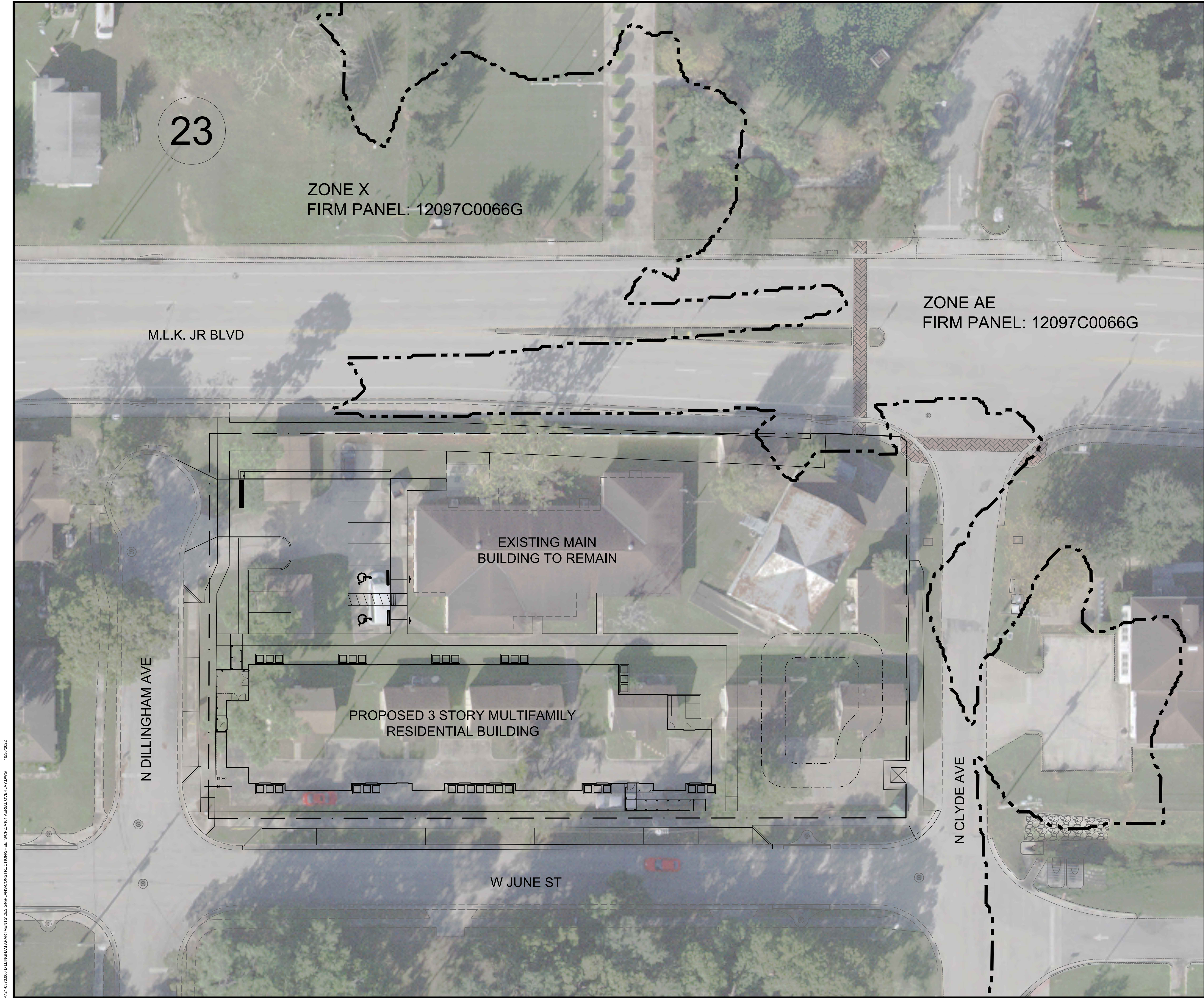


**222 CHURCH ST
KISSIMMEE, FL 34741
PHONE (407)846-1216**

JOB NO: 21-0370.000	
DESIGN: ALEXIS C JEREZ	
DRAWN: ALEXIS C JEREZ	
APPROVED: MURRY A BULLION	
SHEET NO: GI002	REV:

TOTAL PROVIDED 51 P/S

CITY OF KISSIMMEE CU-22-0010 VAR-22-0007



LEGEND
- - - - - FEMA 100 YR FLOOD ZONE

BFE = 65.1 FEET (NAVD88), BASED ON THE 2013 OSCEOLA COUNTY FLOOD INSURANCE STUDY

SOILS LEGEND

SOIL NO.	DESCRIPTION
(23)	MYAKKA-URBAN LAND COMPLEX

THIS SOIL COMPLEX CONSISTS OF AREAS OF MYAKKA FINE SAND THAT IS NEARLY LEVEL AND POORLY DRAINED AND AREAS OF NEARLY LEVEL URBAN LAND SO INTERMIXED THAT SEPARATE MAPPING IS NOT POSSIBLE. IN THEIR NATURAL STATE, DURING YEARS OF NORMAL RAINFALL, MYAKKA SOIL HAS A SEASONAL HIGH-WATER TABLE WITHIN 10 INCHES (0.8 FEET) OF THE SURFACE FOR 1 TO 4 MONTHS, RECEDING TO A DEPTH OF MORE THAN 40 INCHES (3.3 FEET) DURING VERY DRY SEASONS. MYAKKA SOIL IS GENERALLY PREDOMINANTLY SANDY THROUGHOUT THE DEFINE DEPTH OF 82 INCHES (6.8 FEET). BETWEEN TYPICAL DEPTHS OF 6 AND 26 INCHES (0.5 AND 2.2 FEET), MYAKKA SOIL IS WEAKLY CEMENTED WITH ORGANIC MATTER; TYPICAL ORGANIC CONTENTS OF THIS LAYER ARE ON THE ORDER OF 3.5 PERCENT. URBAN LAND IS MOSTLY COVERED BY DWELLINGS, STREETS, DRIVEWAYS, BUILDINGS, PARKING LOTS, AND OTHER RELATED CONSTRUCTION. UNOCCUPIED AREAS OF URBAN LAND ARE MOSTLY LAWNS, PARKS, VACANT LOTS, AND PLAYGROUNDS. SOME OF THESE AREAS HAVE BEEN ALTERED BY FILLING, 15 INCHES (1.3 FEET) ON AVERAGE BUT RANGING FROM 8 TO 24 INCHES (0.7 TO 2.0 FEET). THE FILL IS TYPICALLY OBTAINED FROM EXCAVATIONS MADE FOR ADJACENT STREETS.



REVISION NO.	DATE	STATUS
8		10/31/2022
7		
6		
5		
4		
3		
2		
1		

REVISION NO.	DATE	STATUS
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

AERIAL OVERLAY PLAN	DILLINGHAM APARTMENTS
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CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

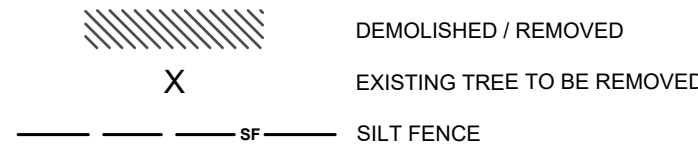
Digitally signed by Murry A. Bullion Date: 2022.10.31 10:13:31-0400'	
JOB NO: 21-0070-000	
DESIGN: ALEXIS C. JEREZ	
DRAWN: ALEXIS C. JEREZ	
APPROVED: MURRY A. BULLION	
SHEET NO:	REV:
CA101	



1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SADBAGS, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)



- # DEMOLITION NOTES**

 1. EXISTING BUILDING TO BE DEMOLISHED
 2. EXISTING CONCRETE PAD TO BE DEMOLISHED
 3. EXISTING DRIVEWAY AND PARKING TO BE DEMOLISHED
 4. EXISTING SIDEWALK TO BE DEMOLISHED
 5. EXISTING CURB TO BE DEMOLISHED
 6. EXISTING HANDICAP RAMP AND METAL RAILING TO BE DEMOLISHED
 7. EXISTING POWER POLE TO BE DEMOLISHED
 8. EXISTING WATER METER TO BE DEMOLISHED
 9. EXISTING CLEAN OUT TO BE DEMOLISHED
 10. EXISTING ROAD SIGN TO BE RELOCATED
 11. EXISTING FIRE HYDRANT TO BE RELOCATED
 12. SEDIMENT BARRIER INLET PROTECTION
 13. EXISTING STORM PIPE TO BE DEMOLISHED
 14. EXISTING FENCE TO BE DEMOLISHED
 15. EXISTING INLET AND MANHOLE TO BE DEMOLISHED
 16. EXISTING LIGHT POLE TO BE RELOCATED
 17. EXISTING POWER POLE TO BE RELOCATED BY OTHERS

- NOTES:**
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
 2. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 3. ALL EXISTING INLETS LOCATED ON EXISTING ROAD TO HAVE INLET PROTECTION DURING CONSTRUCTION.
 4. ALL SILT FENCE INSTALLED (SINGLE OR DOUBLE) TO BE FOOT TYPE III
 5. WATER TRUCK SHALL BE ONSITE DURING CONSTRUCTION TO KEEP DUST LEVEL AT MINIMUM. (OR USE OTHER METHODOLOGY FOR DUST ABATEMENT/CONTROL APPROVED BY COUNTY)
 6. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING DEMOLITION OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN, SHARP RUNNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO THE EXISTING TREE ROOT SYSTEM.

**222 CHURCH ST
KISSIMMEE, FL 34741
PHONE (407)846-1216**

ISSUE NO. 8	DATE:	
ISSUE NO. 7	DATE:	
ISSUE NO. 6	DATE:	
ISSUE NO. 5	DATE:	
ISSUE NO. 4	DATE:	
ISSUE NO. 3	DATE:	
ISSUE NO. 2	DATE:	
ISSUE NO. 1	DATE:	10/31/2022

STATUS:

SITE DEVELOPMENT PLAN

REFNO2	10	DATE	
REFNO2	9	DATE	
REFNO2	8	DATE	
REFNO2	7	DATE	
REFNO2	6	DATE	
REFNO2	5	DATE	
REFNO2	4	DATE	
REFNO2	3	DATE	
REFNO2	2	DATE	
REFNO2	1	DATE	

DEMOLITION AND EROSION CONTROL PLAN	DILLINGHAM APARTMENTS

CAUTION

0 1/2 1

IF THIS SCALE BAR
DOES NOT MEASURE 1"
THE DOCUMENT IS
NOT TO SCALE



JOB NO: 21-0370-000	
DESIGN: ALEXIS C JEREZ	
DRAWN: ALEXIS C JEREZ	
APPROVED: MURRY A BULLION	
SHEET NO: CD101	REV:



**DEVELOPER AGREEMENT BY AND BETWEEN THE CITY OF KISSIMMEE,
DDER DEVELOPMENT, LLC, d/b/a BIRDSONG HOUSING PARTNERS,
OSCEOLA MENTAL HEALTH, INC, d/b/a PARK PLACE BEHAVIORAL
HEALTH CARE and OSCEOLA MENTAL HEALTH, INC, d/b/a PARK
PLACE BEHAVIORAL HEALTH CARE – THE DILLINGHAM
APARTMENTS**

THIS AGREEMENT is made this 1st day of November 2022, by and between the City of Kissimmee, Florida, a Florida municipal corporation (the "City"), and DDER Development, LLC d/b/a/ Birdsong Housing Partners, a Florida limited liability company and Osceola Mental Health, Inc, d/b/a Park Place Behavioral Health Care, a Florida Non-Profit Corporation, (collectively, the -"Developers") and Osceola Mental Health, Inc, d/b/a, Park Place Behavioral Health Care, a Florida Non-Profit Corporation, (the "Owner".)

RECITALS:

WHEREAS, Park Place Behavioral Health Care is the owner of certain real property located in the City of Kissimmee known as Dillingham Apartments (the "Property") which is more particularly described in Exhibit "A," attached hereto and incorporated herein.

WHEREAS, Birdsong Housing Partners does not have ownership rights on the Property.

WHEREAS, all duties created by this Agreement are to be faithfully performed by the Developers and maintained by the Owner.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the Parties hereto agree as follows:

1. **Purpose.** The purpose of this Agreement is to request authorization from the city to deem Dillingham Apartments a project of Significant Importance to the City and acknowledge the Developer's request for flexibility from the Form Based Code on specific design considerations for their Project.

2. **Intent.** The intent of this Project is to provide Permanent Supportive Housing for Persons with Special Needs to help support individuals with a diagnosed Serious Mental Illness (SMI). The existing building to remain on the site is essential to the City's community and has been providing services in Central Florida for over 25 years. The services rendered are designed to meet the needs of those served at every stage of treatment and recovery. Currently, the property provides no permanent housing, but does provide therapeutic assistance to 16 individuals in a long-term residential program to 16. The intent of the new building is to further assist the community by providing permanent supportive housing to individuals with SMI who are more vulnerable to homelessness than the general population. In total this development will provide permanent supportive housing for 38 individuals within

the new building and will continue to provide therapeutic programming for 16 individuals within the residential level II program in the existing adjacent building who desperately need this help to be able integrate themselves back into the community and contribute to the future growth and essence of the City.

3. Authorization. The following list provides the requested authorization of specific conditions related to the site in accordance with code requirements, compliance, and deviations.

a. Building Placement (LDC Section 14-5-6):

- i. Code Requirement: Building shall have 5 ft minimum and 20 ft maximum setback from a Primary Street (MLK)
 - a) The existing building on the property is to remain, the building setback is an existing, non-conformity. The proposed building would be excluded from this requirement as it would only front June Street and Dillingham Ave.
- ii. Code Requirement: Ground floor ceiling height measured from finished flood to finished ceiling must be a minimum of 9 ft.
 - a) The Developers request authorization to deviate from the minimum height to 8 feet, 10 inches to ensure the tie-beam for ledger connection falls within standard block coursing.

b. Building Standards (LDC Section 14-5-7):

- i. *Code Requirement*: Buildings shall be articulated to provide a projection/recess depth of 3 ft minimum every 50 ft.
 - a) Building Façade internal to the site (rear side of building) does not articulate the required 3 ft due to the proximity of the existing structure and fire separation requirements. The Developers request authorization to provide architectural treatment to the rear side of the building with brick material similar to the June Street elevation in lieu of providing the 3 ft articulation
- ii. *Code Requirement*: Building Frontage buildout 60% min primary street (MLK Blvd.) and Building Frontage buildout other streets 30% min
 - a) The proposed building complies with the required 30% min building frontage on W. June St. The developer requests authorization for the existing building frontage on MLK Blvd to be granted as an existing, legal non-conforming building. The existing building provides 11% frontage on MLK Blvd.
- iii. *Code Requirement*: Parcels with more than two frontages shall meet the standards along two streets, giving priority to the primary frontage.
 - a) The property is not in compliance with this requirement as the existing building provides 11% frontage on MLK Blvd and does not meet the minimum 60% frontage. A 2.5 ft masonry retaining wall and 4 ft of landscaping will be provided adjacent to MLK Blvd to buffer the proposed parking area. The Developers request

authorization of the new building to front on June Street which meets the minimum 30% frontage requirement.

iv. **Code Requirement:** Corner lots shall orient the primary entrance to the primary street or may provide a corner entrance.

a) The existing building does not comply as the primary entrance faces W. June St. and not the primary street. The Developers request authorization for the new building to provide a primary entrance on June Street without a corner entrance.

c. **Access, Circulation, and Parking (LDC Section 14-5-9):**

i. **Code Requirement:** Parking shall be located behind the primary building or, if rear parking is not feasible, on the side of the building. Parking lots located on the side shall be masked from the street by a street wall (see Section 14-5-11. F)

a) The proposed parking lot will be masked from the street by a masonry wall and landscaping as required by code. The street wall specifications will be submitted and reviewed with the construction plans and not required for the preliminary site plan.

ii. **Code Requirement:** All uses within the downtown CRA shall use decorative pavers and/or stamped/decorative concrete instead of asphalt unless the Project has greater or equal to 15 dwelling units.

a) The existing non-conforming use and building provides non-permanent housing to 16 individuals. The Developers are proposing to build 30 dwelling units which would provide 38 individuals with permanent housing and retain request authorization to provide an asphalt parking lot with a 5 ft paver strip behind the driveway apron for sidewalk connections/delineation.

d. **Stormwater Management Requirement (LDC Section 14-5-12):**

i. **Code Requirement:** Retention pond(s) must be placed in the back or side yard, not facing the public right-of-way.

a) The proposed property has a public right-of-way on all four (4) property lines. After adding the proposed building and required off-street parking, the retention pond will be placed on the side yard of the existing building. The Developers request authorization for the proposed retention location to face the public right-of-way.

4. **Summary.** The Project is of great significance to City and the community at large. The Developers consider the requested deviation from established standards to be consistent with the overall design intent of the form-based code. The location of the proposed building and design are of great significance to the Project as they are more economically feasible than what is typically considered code compliant. A substantial modification to the site plan would greatly increase the cost of construction and due to material shortages caused by the COVID-19 pandemic, strict compliance with code requirements would threaten the financial viability of this critical Project. All conditions contained herein are in addition to any and all requirements of the City's Code of Ordinances and Form Based Code, and Florida Statutes, and are not intended to supersede any requirements contained therein.

5. Modifications. This Agreement may only be amended in writing by the Parties with approval by the City Commission.

6. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, and assigns, as applicable.

7. Recording of Agreement. This Agreement shall be recorded in the official Records of Osceola County, Florida and shall be construed as a covenant running with the land, and shall serve as notice to prospective purchasers, other interested parties and the public at large on notice as to the terms and provisions hereof.

8. Title and Authority. Owner expressly warrants and represents to the City that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Developer Agreement. The Developers and the undersigned individuals understand that the City is relying on such representations and warranties in entering into this Agreement.

9. Public Records. Developers acknowledge City's obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and that the constitutional and statutory provisions control over the terms of this Agreement. As such, Developers shall keep and maintain public records required by the City to perform the service.

If Developers have questions regarding the application of Chapter 119, Florida Statutes, to Developers' duty to provide public records relating to this Agreement, contact the Custodian of Public Records at 407-518-2308, cityclerkemail@kissimmee.gov and 101 Church Street, Kissimmee, Florida 34741.

- a. If City's Custodian of Records requests records from Developers, Developers shall provide the City's Custodian of Records with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost charged by City, as provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- b. Developers shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the agreement if the Developers do not transfer the records to City.
- c. Upon completion of the Agreement, Developers shall transfer, at no cost, to City all public records in possession of Developers or keep and maintain public records required by City to perform the service. If Developers transfer all public records to

City upon completion of the Agreement, Developers shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Developers keep and maintain public records upon completion of the Agreement, Developers shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of City. Unless otherwise directed by City, all records will be transferred at the conclusion of the Agreement.

- d. Upon notice to Developers of a request to inspect or copy public records relating to City's agreement for services, Developers shall provide the records to City or allow the records to be inspected or copied within a reasonable time.
- e. If Developers do not comply with City's request for records, such failure shall constitute a material breach and the Agreement shall terminate upon notice by the City.
- f. If the Developers fail to provide the public records to City within a reasonable time may be subject to penalties under Florida Statutes §119.1.

10. E-Verify. In compliance with Section 448.095, Fla. Stat., Developers and their subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

- a. Developers shall require each of its subcontractors to provide Developers with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, Developers shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.
- b. City, Developers, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.
- c. City, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Developers otherwise complied, shall promptly notify Developers and Developers shall immediately terminate the contract with the subcontractor.
- d. Termination of this Agreement under the provisions of this section is not a breach of contract and may not be considered such. Any Agreement termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Developers acknowledge that upon termination of this Agreement by the City for a violation of this section by Developers, Developers may not be awarded a public contract for at least one (1) year. Developers further acknowledges that Developers is liable for any additional costs incurred by the City as a result of termination of any contract for a violation of this section.

- e. *Subcontracts.* Developers or subcontractors shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Developers shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, the Parties hereto, by their duly authorized representatives, have executed this Agreement effective 1st day of November, 2022.

**DDER DEVELOPMENT, LLC, d/b/a
BIRDSONG HOUSING PARTNERS**

By: _____

Title: CEO

Date: 10/26/22

STATE OF FLORIDA
COUNTY OF Orange

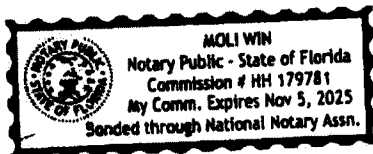
The foregoing instrument was acknowledged before me this 26th day of Oct, 2022, by means of ☒ physical presence or ☐ online notarization, by Steve Angel, as CEO for **DDER DEVELOPMENT, LLC, d/b/a BIRDSONG HOUSING PARTNERS**, a Florida Limited Liability Corporation, who is personally known to me OR has produced _____ as identification.

Notary Seal:

Notary: Moli Win

Print Name: Moli Win

My Commission Expires: Nov 5, 2025



**OSCEOLA MENTAL HEALTH, INC, d/b/a
PARK PLACE BEHAVIORAL HEALTH CARE**

By: _____

Title: _____

Date: _____

- e. **Subcontracts.** Developers or subcontractors shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Developers shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, the Parties hereto, by their duly authorized representatives, have executed this Agreement effective 1st day of November, 2022.

**DDER DEVELOPMENT, LLC, d/b/a
BIRDSONG HOUSING PARTNERS**

By: _____

Title: _____

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by means of ☐ physical presence or ☐ online notarization, by _____, as _____ for **DDER DEVELOPMENT, LLC, d/b/a BIRDSONG HOUSING PARTNERS**, a Florida Limited Liability Corporation, who is personally known to me OR has produced _____ as identification.

Notary Seal:

Notary: _____
Print Name: _____
My Commission Expires: _____

**OSCEOLA MENTAL HEALTH, INC. d/b/a
PARK PLACE BEHAVIORAL HEALTH CARE**

By: [Signature]

Title: President / CEO

Date: 10/26/2022

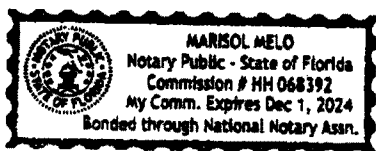
STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 26 day of October, 2022, by means of ☒ physical presence or ☐ online notarization, by James A. Shanks, as President/CEO for OSCEOLA MENTAL HEALTH, INC, d/b/a PARK PLACE BEHAVIORAL HEALTH CARE, a Florida Not for Profit Corporation, who is personally known to me OR has produced _____ as identification.

Notary Seal:

Notary: Marisol Melo
Print Name: Marisol Melo

My Commission Expires: 12/1/2024



CITY OF KISSIMMEE

By: Olga Gonzalez
Mayor - Commissioner

Date: Nov 02 2022



ATTEST:

Linda S. Hansell

Linda Hansel, City Clerk

Approved as to form and legal sufficiency:

Olga Sanchez de Fuentes

City Attorney

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Exhibit "A"

Legal Description

Parcel ID: 2125291690000D0010

Area: 1.2 acres

MATHEWS ADDN PB A PG 6 BLK D LESS BEG AT INT OF SR/W RR AND WR/W CLYDE AVE, S 3.61 FT TO
NON-TAN CURVE, CONC SWLY, RAD 32.50 FT, (CHN 49 DEG W 3.10 FT), NWLY ALONG CURVE 3.10 FT
TOPOC, CONC SWLY, RAD 1 FT, (CHN 69 DEG W .62 FT), NWLY ALONG CURVE .63 FT, N 87 DEG W
29.72 FT, E 32.62 FT TO POB

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 Multi-Family. The Planning Advisory Board will hold a meeting on **Wednesday, December 7, 2022** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **511 N. Dillingham Ave.** Parcel ID: **21-25-29-1690-000D-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-22-0010**
Dillingham 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 ENERGОВ & BLUEBEAM

**ADDRESS: 511 N Dillingham Ave
PLAN (DRC) NUMBER: CU-22-0010**

DATE: 7/11/2022

**Review Status:
APPROVED.**

BUILDING DIVISION – Elisabeth Richter-Belote - 407.518.2129 - Elisabeth.Richter@kissimmee.gov

1. Approved for Conditional Use only at this time.

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

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

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

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

DATE: 07/13/2022
PROJECT: Dillingham Apartments
SITE PLAN (DRC) NUMBER: CU-22-0010
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

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

ADVISORY COMMENTS (No Responses Necessary):

SITE SPECIFIC:

- 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 show the 10-foot horizontal sight distance triangles at driveway intersection(s) with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10. Also, show the 25-foot horizontal sight distance triangles at the corner of intersecting streets. Vertical sight distances shall be maintained within these areas.
- A public sidewalk easement for that portion of public sidewalk located within the property boundary will be required prior to construction plan approval, or as approved by the City.
- Please submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff prior to final construction plan approval.
- Please add all of the DRC reference numbers to the lower right corner of the cover sheet of the construction drawings.
- Please provide a digitally certified copy of the boundary and topographic survey in accordance with Florida Administrative Code, with construction plan submittal. Ref. LDC §14-3-31 (C)(2)(h)
- The City has determined the base flood elevation (BFE) for this site to be 65.1 feet (NAVD88), based on the 2013 Osceola County Flood Insurance Study and any applicable revisions. Please provide a FEMA floodplain statement to match the boundary and topo survey and clearly delineate the BFE contour on the construction drawings.
- Driveway aprons to be constructed to FDOT and City of Kissimmee Construction Standards and Specifications. Decorative pavers may not be allowed to be used for the driveway apron.
- Please add property boundary line bearings and distances to the construction drawings.
- KPM Franklin has determined the proposed NORD storage and collection system location has been approved by the Sanitation Department.
- Parallel parking spaces in the Downtown District may be reduced to 8-feet by 22-feet (as shown).

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.
- Wheel stops or curbing shall be provided between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2)
- 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
- Please note: No roadway open-cuts will be permitted, unless no other alternative is available.
- The storm water management system detailed with the construction plan submittal shall include the following:
 - 1/2-inch of additional dry pre-treatment

- Sufficient information to show compliance with LDC §14-10-3, 3(B)
- It is the responsibility of the design engineer to verify and show the location of any existing utilities and encumbrances on the construction drawings that might affect the location of improvements (i.e. pipes, recorded easements, rights-of-way).
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit digital copies all final closeout documents for review and approval. This will be required for recommendation of approval for any Certificate of Occupancy. Email: engineering@kissimmee.gov.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

###



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

**ADDRESS: 511 Dillingham
PLAN (DRC) NUMBER: CU-22-0010**

DATE: 7/7/2022

**Review Status:
APPROVED WITH COMMENTS.**

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

Comments/Conditions (if applicable):

1. All new or existing building shall be required to have a light-frame truss placard on each entryway if the building or structure is made of a light-frame material. 69A-60.0081 Notice Required for Structures with Light-frame Truss-type Construction.
2. 10.12.1. Access Boxes. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.

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: S. of MLK, west of N. Clyde
PLAN NUMBER: CU-22-0010, Dillingham Apts., 2nd Review

DATE: 10/10/2022

**Review Status:
REVISE & RESUBMIT.**

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

General

1. Developer's Agreement (project of City significance; LDC 14-5-14) must be approved by City Commission prior to this Conditional Use (CU) moving forward to the Planning Advisory Board (PAB) to establish and address the project's non-conformities and deviations from the Form Based Code standards. for a project of City significance (LDC 14-5-14).
2. The Developer's Agreement fee must be paid (\$1,027.29) prior to scheduling to City Commission.
3. The Parking Reduction review will be completed separately under the Administrative Variance submittal (VAR-22-0007).
4. Additional conditions of approval will be forthcoming once comments and Developer's Agreement is sufficiently addressed to move the project forward to Planning Advisory Board (PAB).

Development Standards

5. **Partially addressed within the Developer's Agreement:** What is the maximum number of residents on-site between the existing buildings and new building? Based on information provided with the Parking Reduction Justification, there are currently 31 residents and the new building will house up to 38 new tenants for a total maximum of 69 residents.
 - a. A previous Conditional Use approval (DRC#10-00117) was granted to use the Sunrise Drop in Center as female-only housing with a maximum of 11 residents.
 - i. Note that the conditions of approval for the conversion of the Sunrise Drop in Center for housing included parking on unpaved surfaces and on adjacent rights-of way and backing into the rights-of-way shall be prohibited.

There is inconsistency with the number of residents in the existing building in the Developer's Agreement. 16 and 18 residents is provided as part of the response and confirmation is provided with the staff review of the previous approval with 17 residents.

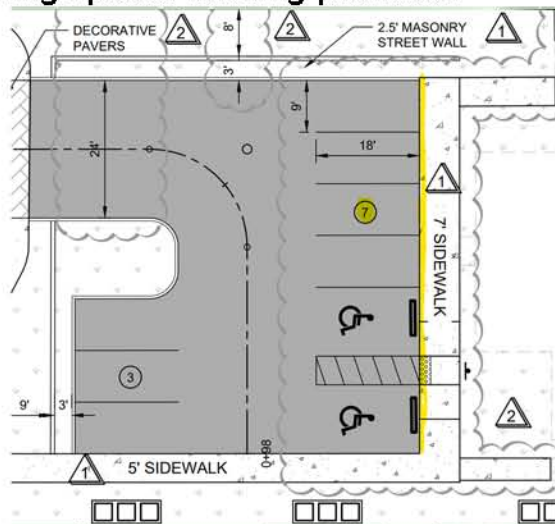
6. Not addressed (Developer's Agreement): Lots with more than two frontages shall meet the standards along two streets, giving priority to the primary frontages. New building is not oriented along the primary street, which is Martin Luther King, Jr. 14-5-7(C)(1)
7. **Addressed within Developer's Agreement:** Corner lots shall orient the primary entrance to the primary street or may provide a corner entrance. 14-5-7F(1)
8. Include and identify on the plans that the parcel is a legal, non conforming lot, the existing structure to remain is a legal, non-conforming structure, and the existing structure contains a legal, non-conforming use (Institutional Care) that have been previously approved.
9. **Addressed within Developer's Agreement:** For new construction, retention must be placed in the rear or side yard, not facing the public right-of-way, unless it is integrated into the design and featured as a site amenity. Dry pond is facing Martin Luther King, Jr. 14-5-12B(5)

Parking & Roadways

10. The Parking Reduction review will be completed separately under the Administrative Variance submittal (VAR-22-0007).

11. **Comment partially addressed:** The new multi-family addition requires 49 parking spaces for 30 multi-family units (22 – one (1) bedrooms & 8 – two (2) bedrooms). The Parking Reduction Justification states that 26 parking spaces will be provided. But the Conditional Use Site Plan submittal (CU-22-0010) includes 22 parking spaces. Is it 26 or 22 spaces? Clarify the total number of parking spaces that will be provided on site.

- a. **49 parking spaces for the new 3 story building and 2 spaces for the existing building for employees (CU-10-00117 staff analysis) for a total of 51 parking spaces required.**
- b. **21 parking spaces are being provided and a credit of 10 parking spaces is being applied for a maximum of 5 bicycle lockers. A total of 31 parking spaces is being provided.**
- c. **Since the 50% parking reduction incentive within LDC 14-5-13A(4) of providing a public space area that was included with the 1st review comments was not considered, this parking variance exceeds 30% and requires Board of Adjustment (BOA) approval. It cannot be approved under this administrative variance through DRC.**
 - i. **This application, as submitted, will not meet all 9 criteria for staff BOA variance approval under Section 14-3-51E of the LDC.**
- d. **There is an error on the plans that labels 6 parking spaces as 7 spaces. 22 spaces are labeled but 21 parking spaces is being provided.**



- e. **For each shower facility or bicycle locker (not a bike rack) provided on-site, the total number of vehicular parking spaces required may be reduced by two (2). There shall be no reduction in vehicular parking spaces greater than ten (10%) percent of the parking spaces, or ten (10) parking spaces, whichever is greater. Six (6) bicycle lockers provides a credit of 12 parking spaces which exceeds the maximum 10 parking spaces. Parking credit can only be provided for up to 5 bicycle lockers.**
12. On-street parking spaces on N. Dillingham Ave. (3 spaces) and W. June St. (9 spaces) can be applied to the required amount of parking spaces but must remain open to the general public.

These parking spaces cannot be reserved, used for ADA accessible parking, or utilized for other uses or purposes other than general, standard parking spaces.

13. Bicycle locker specifications must be submitted with a variance associated with a parking reduction.
 - a. The bicycle lockers provides a reduction to the overall parking spaces. The number of bicycle lockers cannot be reduced and bicycle lockers cannot be substituted for bicycle racks.
 - b. Relocate the bicycle lockers inside of the new building or closer to the building.
14. The NORD underground system must be relocated out of the furnishing zone in the ROW of N. Clyde Ave.

Architectural/Design Standards

15. **Addressed within Developer's Agreement:** Label and include the linear feet of all sides of the building facades on all elevation sheets. It does not appear that the building facades are meeting the T4-R articulation spacing requirement 50 linear feet and is not meeting the projection/recess depth of 3 feet minimum. Vertical and horizontal projections and recesses shall have a minimum depth as noted in Table 5-3. 14-5-7A, Table 5-3
16. There seems to be pages missing from the elevation set that may include more information about the façade treatments, windows, and doors. Review the façade articulation and doors and window section of the Form Based Code for specific standards. 14-5-7E through 14-5-7I
17. **Comment Partially addressed:** Include the ground floor ceiling height, upper floors ceiling height, and ground floor elevation on all facades on the elevation sheets consistent with the T4-R zoning requirements.
 - a. The 2nd floor is not meeting the 9ft. minimum ceiling height (Table 5-2, 14-5-6)
18. **Addressed within Developer's Agreement:** Buildings on corner lots and buildings that terminate vistas shall incorporate distinctive architectural treatments to emphasize their prominent location. 14-5-7A(3)

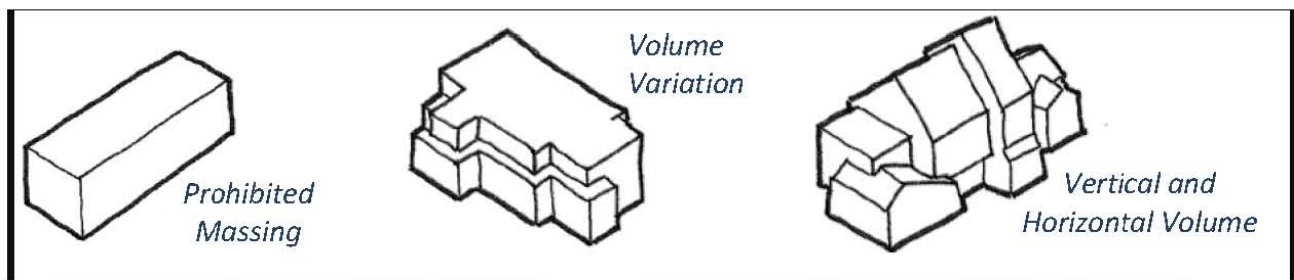
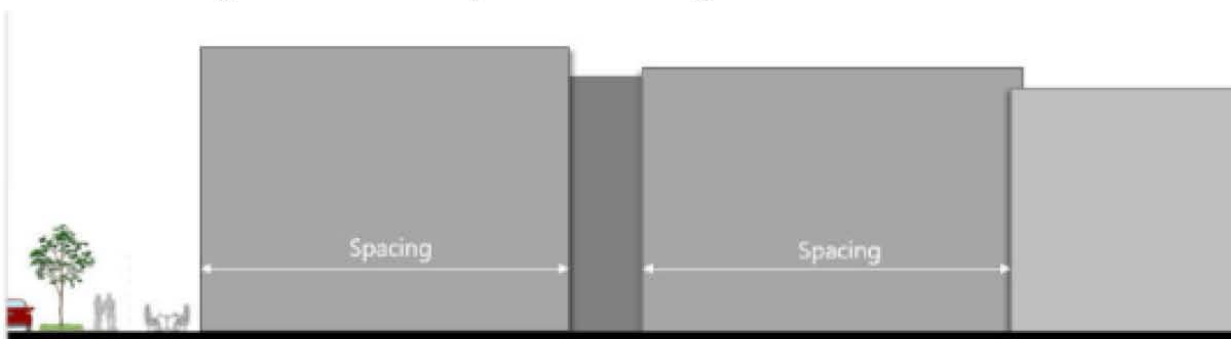
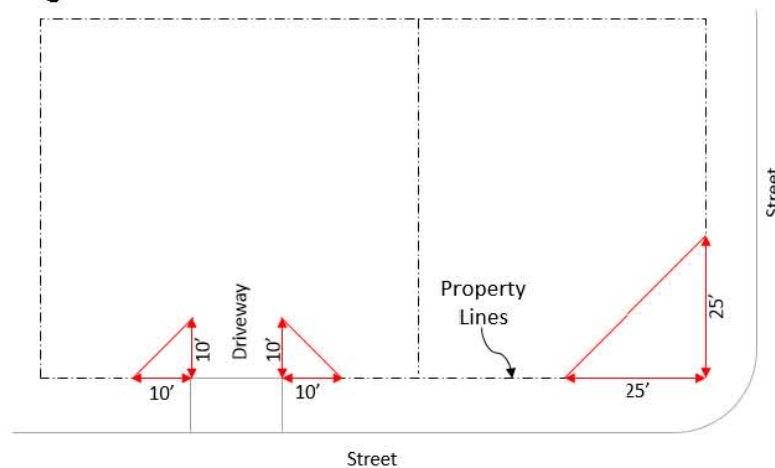


Figure 5-27: Examples of Building and Roof Articulation



Landscaping

19. **Not addressed:** The landscaping plans is inconsistent with the demolition sheet. The existing fence along MLK will be removed on the demolition sheet yet the landscaping plans depicts the fence remaining. The fence must be removed. Street walls/fences to mask parking areas may be permitted within the required setbacks. 14-5-11F
20. **Not addressed:** There are conflicts between the utility and landscaping plans. There are new drainage pipes proposed where trees and landscaping is proposed. Revise and relocate trees and landscaping so that the separation requirements in Table 8-1 are met. 14-8-23A
- a. Note that landscaping between the street and building (W June St.) is not required within the Form Based Code areas. All other landscaping requirements in 14-8 must be met.
21. **Not addressed:** Include site triangles on the landscaping plans.
- a. All landscaping, walls and fences within the site triangle areas shall provide unobstructed cross-visibility at a level between 30 inches and 8 feet; the exception is a retaining wall. Landscaping, except required grass and ground cover, shall not be located closer than 3 feet from the edge of any accessway pavement or swales within the triangular area. 14-7-2



22. **Not addressed:** There is only 3 different trees provided. A minimum of 4 species is required for duplex, triplex, and multi-family residential sites. 14-8-23A(1)c
23. **Not addressed:** Landscape notes indicates 25 sq. ft. of landscaping per parking spaces with only 10 parking spaces provided. More than 10 parking spaces is provided. Revise.
24. **Not addressed:** There shall be a landscape island at the end of every parking row, and also every ten parking spaces. 14-8-18
25. Additional landscaping comments will be forthcoming once revisions have been received.

Advisory Comments (To be addressed with Construction Plan Submittal)

34. Signage:
- a) Note that all signage will be reviewed and permitted through a separate building permit.
- b) Please note that, per Code, wall signs shall not be located above the first floor elevation and signs cannot protrude above the roof line or roof cornice. 14-11-6A(2)
35. Street lighting shall be provided along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and shall comply with illumination standards adopted by the city. To avoid conflicts with street trees and to provide pedestrian-scale lighting, street lighting structures shall not exceed 18 feet in height. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible. Decorative or similar street lighting shall be utilized. All concrete or aluminum poles and mast arms shall have decorative features.
36. Provide a photometric plan with the Preliminary Site Development Plan. Light locations and styles shall be chosen to reduce any potential light pollution spilling onto adjacent rights-of-

way. Please provide location, photometric and shielding plan for proposed lighting accordingly. LDC 14-10-8

37. Provide a note on the plans that all mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-4-6D(4)
38. Include the street wall specifications consistent with the construction plans.
39. Provide full landscaping plans that complies with the landscaping requirements in 14-8.
40. Provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan approval. 14-8-24
41. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.
42. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.
43. Include NORD dumpster details consistent with the standards in Section 14-10-8 with the construction plan submittal.

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 SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date: 6/28/22
SDOC #: 2021/22-0139
Jurisdiction: Kissimmee
DRC #: CU-22-0010
Project Name: Dillingham Apartments
Project Location: 511 N. Dillingham Ave
Comments Due Date: 7/13/22
AC: 1.2

Current FLU: MU-D
Requested FLU: N/A
Current Zoning: T4-R
Requested Zoning: N/A

PID: 21-25-29-1690-000D-0010

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

Total Proposed Residential Units by Type

SF	0	TH	0	MF	30
Single Family		Townhome		Multi-Family	
Condo	0	MH	0	STR	0
Condominium		Mobile Home		Short Term Rental	
HOP	0	VV	0	AWH	0
Housing for Older Persons		Vacation Villas		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5)	5	Middle (6-8)	3	High (9-12)	4
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Student Generation Calculations

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

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
30	0	0	30	0	0

Student Generations Rates			
	Elem. (K-5)	Middle (6-8)	High (9-12)
SF	0.139	0.086	0.144
TH	0.096	0.052	0.089
MF	0.157	0.083	0.114
CONDO	0.059	0.03	0.047
MH	0.107	0.065	0.082

Total Students	
Elem (K-5)	5
Middle (6-8)	3
High (9-12)	4

Level of Service (LOS)

School Boundaries Impacted	2021-2022			2024-2025		
	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
TAES	621	928	67%	656	661	71%
DJMS	920	1,318	70%	872	1,075	82%
OCHS	2,401	2,817	85%	2,556	2,949	105%

Comments

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Osceola High School is overcapacity and utilizes fifteen (15) relocatables to accommodate its existing enrollment. Oseola High School is projected NOT to have capacity to serve the potential students generated through the 2024-2025 school year. Capacity may be met through existing space reconfigurations, classroom wing additions, the addition of relocatables, redistricting and/or charter schools.



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: Dillingham Apartments DRC# _____

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

Digitally signed by Adriannis
Suarez

Agent Signature: Date: 2022.01.07 13:19:44-05'00' Date: 01/07/2022

Agent Name (Print): Adriannis Suarez

Property Owner Signature: *Josanna S. Smith* Date: 12.15.21

Property Owner Name (Print): Osceola Mental Health Inc.



CITY OF KISSIMMEE

Development Services Department - Planning Division
101 Church Street · Kissimmee, Florida 34741-5054 · Phone 407-518-2146 · Fax 407-518-2497

March 28, 2022

Jim Shanks, President and CEO
Park Place Behavioral Health Care
208 Park Place BLVD
Kissimmee, FL 34741

RE: 512 Dillingham Road – Structure not historical

Mr. Shanks,

The City of Kissimmee does not consider the above structure historical. Also, the City's Building Official, Juan F. Hernandez has deemed the building unviable and recommends the structure be demolished. Please see the attachment to this letter.

If you or any other agencies have any questions or need any future assistance, please feel free to contact me at craig.holland@kissimmee.gov or 407-518-2148.

Sincerely,

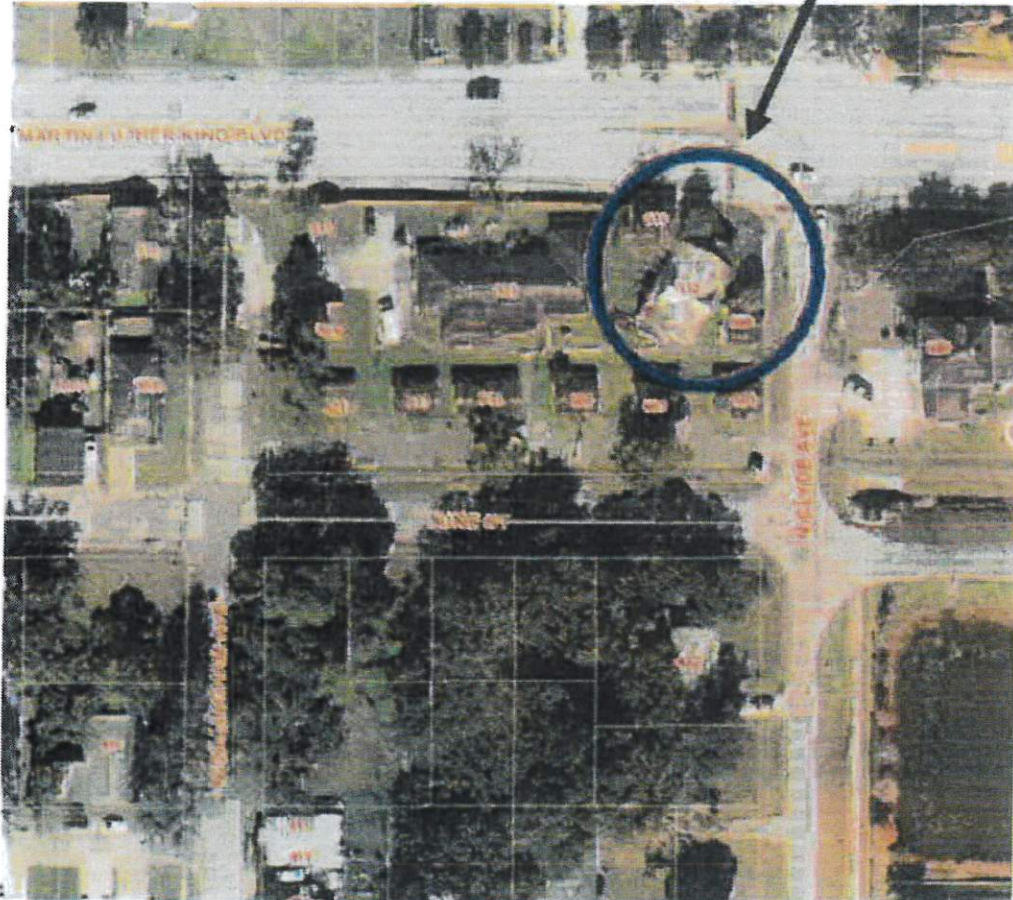
Craig Holland, AICP

Development Services Director

Cc: Mike Steigerwald, City Manager

CITY OF
KISSIMMEE
1883

Subject location: Osceola Mental Health, Inc.
512 Dillingham Ave
Parcel Address: 511 Dillingham Ave
Kissimmee, Florida 34741
21-25-29-1690-000D-0010



DEVELOPMENT SERVICES DEPARTMENT
CITY OF KISSIMMEE 101 CHURCH STREET KISSIMMEE, FLORIDA 34741-5004
BUILDING DIVISION PH: 407-518-3379 permits@kissimmee.org

S:\PROJECT SURVEY PROJECTS\2021\21-0370.000 DILLINGHAM APARTMENTS.DWG (SURVEY)\21-0370.000 DILLINGHAM APARTMENTS BOUNDARY & TOPO.DWG - 1/5/2022 4:08 PM

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

OF
A PARCEL OF LAND LYING WITHIN A PORTION OF
OF SECTION 21 TOWNSHIP 25 SOUTH, RANGE 29 EAST,
OSCEOLA COUNTY, FLORIDA
NOT VALID WITHOUT SHEET 2 OF 2

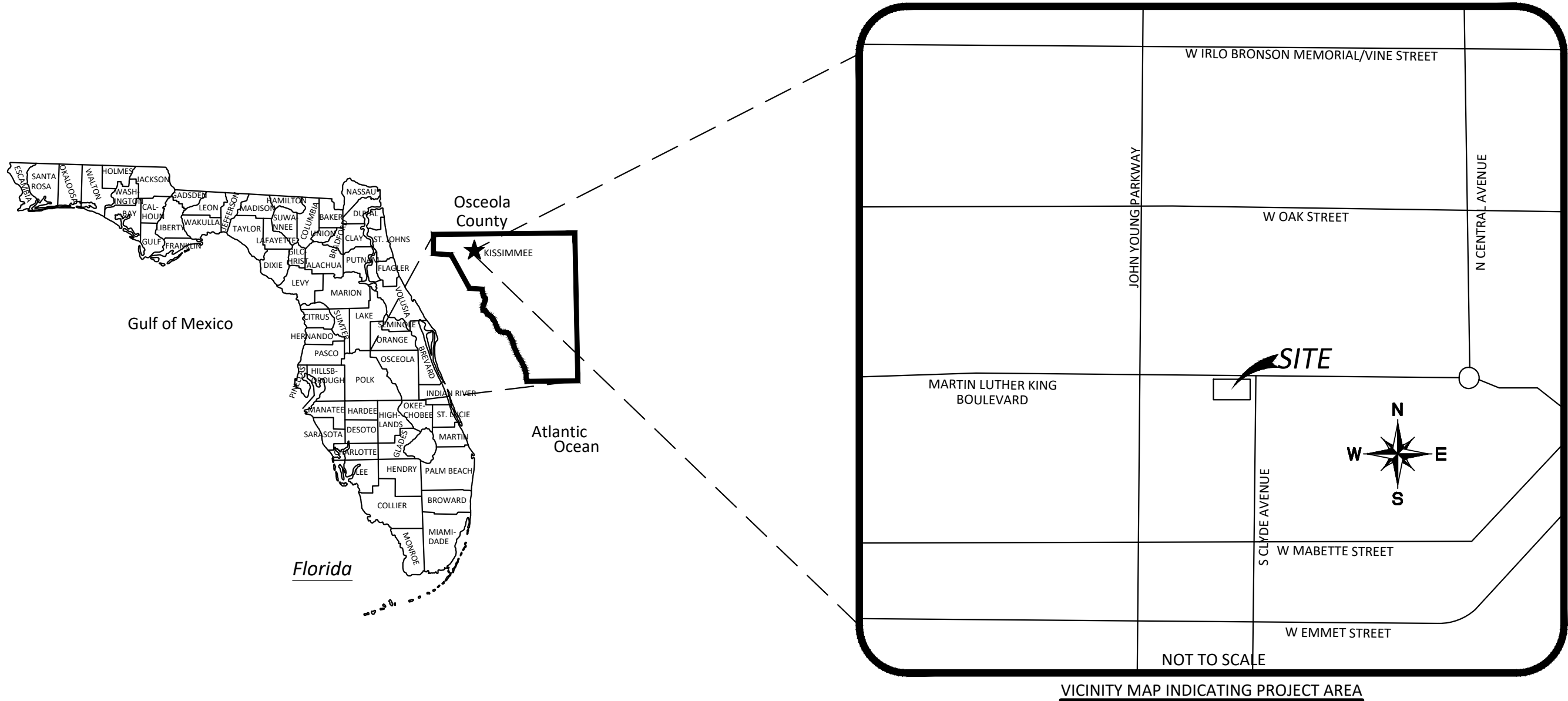
LEGAL DESCRIPTION:

ORB 924 PG 2639

ALL OF BLOCK D, HENRY A MATTHEW'S ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 6 OF THE PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE NORTH RIGHT OF WAY LINE OF JUNE STREET. (BEARING BASE: N89°57'52"E)
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.05(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY, WAS TO CONVEY A BOUNDARY SURVEY AND THE PARCEL FEATURES TOPOGRAPHICALLY.
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
- THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPN (FLORIDA PERMANENT REFERENCE NETWORK).
 - THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON DECEMBER 3, 2021.
 - A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
 - HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
- THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05*√1). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
- THE VERTICAL CONTROL IS BASED ON GPS LEVELING.
 - VERTICAL DATA IS BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
 - VERTICAL DATA IS BASED ON FDOT POINT DESIGNATED AS 21301009-2007 ELEV=67.73'(NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT)
 - TWO TEMPORARY BENCH MARKS WERE SET ON THE SITE. SEE THE MAP OF SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD, BY THIS SURVEYOR. WITHOUT BENEFIT OF TITLE WORK SURVEYOR CAN'T DETERMINE IF UTILITIES LAY OUTSIDE EASEMENTS.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
- THIS PROPERTY LIES WITHIN ZONES "X" WERE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" (WITH A BASE FLOOD ELEVATION OF 66') OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12097C0066G WITH A EFFECTIVE DATE OF JUNE 18, 2013.
- ONE FOOT CONTOUR INTERVALS ARE SHOWN HEREON.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
- ALL TYPES, SIZES, LOCATIONS, GRADES, ETC, OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS SURVEY IS NOT INTENDED TO INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES, OR HABITATS FOR PROTECTED SPECIES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



SYMBOLS LEGEND:

- TRAFFIC SIGNAL POLE
- ELECTRIC VAULT
- FIRE HYDRANT
- MAIL BOX
- ELECTRIC PEDESTAL
- WOOD UTILITY POLE
- TELEPHONE SERVICE POLE
- SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- WATER VALVE
- FIBER OPTIC MARKER
- ADA PARKING SPACE
- LIGHT POLE
- CLEAN OUT

- GUY ANCHOR
- BACKFLOW PREVENTER
- IRON ROD
- SANITARY MANHOLE
- STORM DRAINAGE MANHOLE
- BOLLARD
- FIBER OPTIC MARKER
- ELECTRICAL VAULT
- IRRIGATION CONTROL VALVE
- WATER SPIGOT
- WATER METER

TREE LEGEND:

- UNKNOWN TREE SPECIES
- CYPRESS TREE
- OAK TREE
- PALM TREE

ABBREVIATIONS LEGEND:

- ADI ADJUSTED
- (C) CALCULATED DATA
- COA CERTIFICATE OF AUTHORIZATION
- CONC CONCRETE
- (D) DESCRIPTION DATA
- (P) PLAT DATA
- E.D.M. ELECTRONIC DISTANCE MEASUREMENT
- FAC FLORIDA ADMINISTRATIVE CODE
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- G.D.R. GROUND PENETRATING RADAR
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED DATA
- NAD NORTH AMERICAN DATUM
- NO NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ORB OFFICIAL RECORDS BOOK
- RTK REAL TIME KINEMATICS
- R/W RIGHT-OF-WAY
- SEC SECTION
- S.U.E. SUBSURFACE UTILITY EXPLORATION
- (TYP) TYPICAL
- U.S. UNITED STATES
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PG(S) PAGE - PAGES
- P.O.C. POINT ON CURVE
- MES MITERED END SECTION
- A DELTA
- R RADIUS
- L= ARC LENGTH
- CB CHORD BEARING
- C CHORD DISTANCE

LINE LEGEND:

- OH-E OVER HEAD ELECTRIC
- S-T STORM PIPE
- S-A N SANITARY PIPE
- PVC FENCE

PROJECT INFORMATION:

FIELD DATE: 12/02/21
PARTY CHIEF: DM
DRAWN BY: AR
CHECKED BY: JMP
APPROVED BY: JMP
JOB NUMBER: 21-0370.000
DRAWING: 21-0370.000 Dillingham Apartments Boundary & Topo.dwg
DRAWING DATE: 12/16/21
FIELD BOOK: 607/40

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN MILLER PULICE, P.S.M. LS6811
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER.
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED BY THE
REGISTERED LAND SURVEYOR USING A 3RD PARTY DIGITAL SIGNATURE SERVICE.



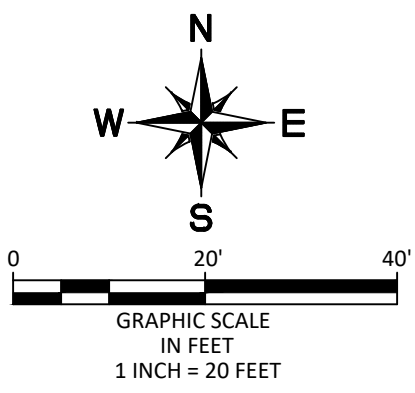
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7	6	
6	5	
5	4	
4	3	
3	2	
2	1	

REV. NO.	DATE	DESCRIPTION
10	9	
9	8	
8	7	
7	6	
6	5	
5	4	
4	3	
3	2	
2	1	

DILLINGHAM APARTMENTS	MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
-----------------------	--------------------------------------

CAUTION
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	12-13-21
JOB NO:	21-0370.000
DRAWN:	AR
APPROVED:	DRH
SHEET NO:	SHEET 1
REV:	



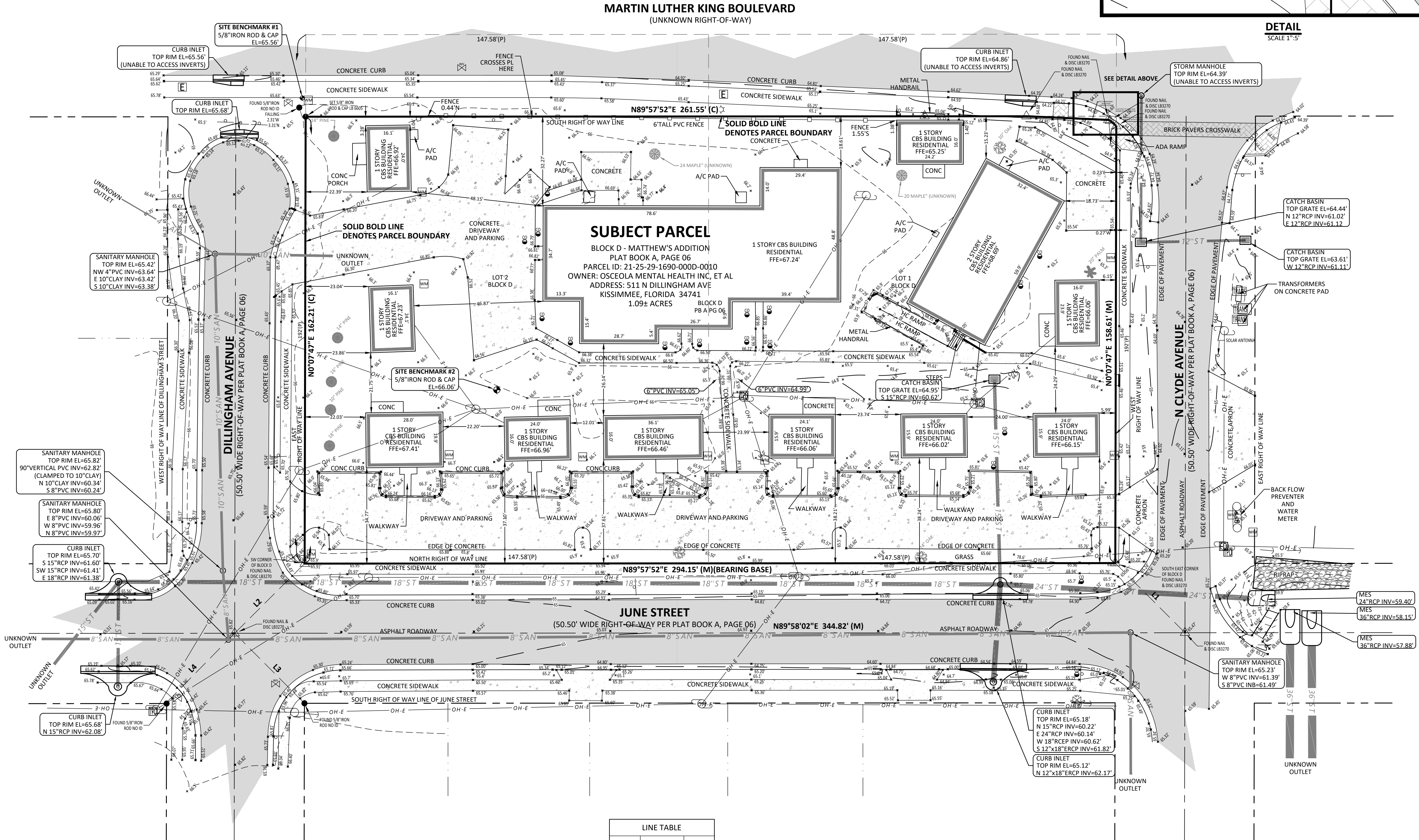
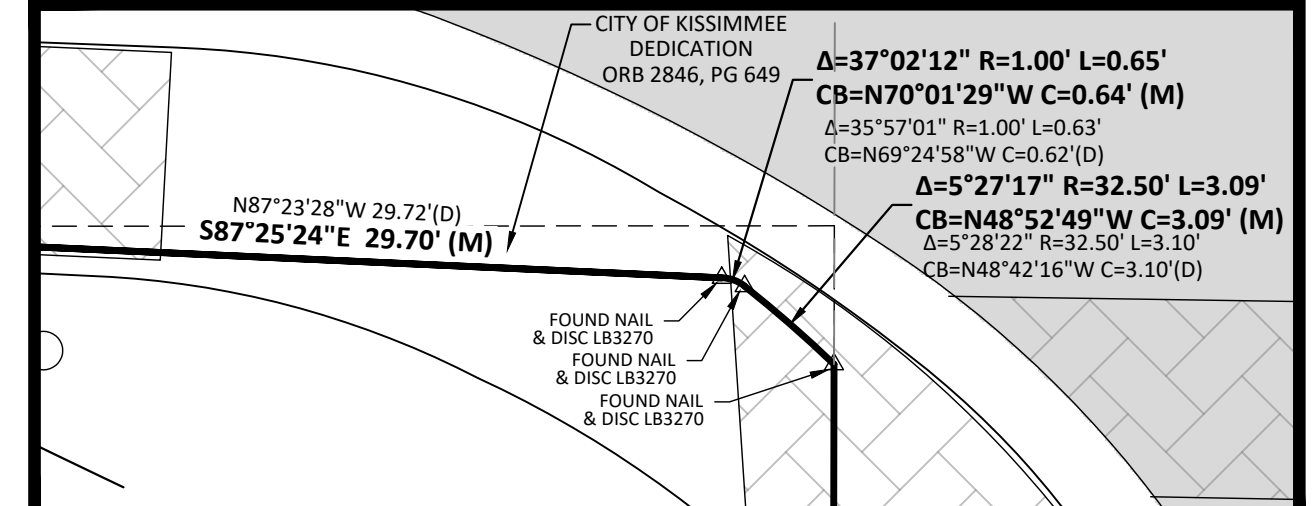
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

OF
A PARCEL OF LAND LYING WITHIN A PORTION OF
SECTION 21 TOWNSHIP 25 SOUTH, RANGE 29 EAST,
OSCEOLA COUNTY, FLORIDA
NOT VALID WITHOUT SHEET 1 OF 2



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1012 EMMET STREET, SUITE A
KISSIMMEE, FL 32741
PHONE: (407) 846-1216
COA 32069 LB 6605



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S45°00'33"E	35.74'
L2	N45°07'03"E	35.83'
L3	S44°53'34"E	35.88'
L4	N44°30'02"E	35.23'

REV. NO.	8	DATE:
REV. NO.	7	DATE:
REV. NO.	6	DATE:
REV. NO.	5	DATE:
REV. NO.	4	DATE:
REV. NO.	3	DATE:
REV. NO.	2	DATE:
REV. NO.	1	DATE:

REV. NO.	10	DATE:
REV. NO.	9	DATE:
REV. NO.	8	DATE:
REV. NO.	7	DATE:
REV. NO.	6	DATE:
REV. NO.	5	DATE:
REV. NO.	4	DATE:
REV. NO.	3	DATE:
REV. NO.	2	DATE:
REV. NO.	1	DATE:

DILLINGHAM APARTMENTS

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

CAUTION

IF THIS SCALE BAR DOES NOT MEASURE 1\"/>

DATE:	12-13-21
JOB NO:	21-0370.000
DRAWN:	AR
APPROVED:	DRH
SHEET NO:	SHEET 2
REV:	

S:\PROJECT SURVEY PROJECTS\2021\21-0370.000 DILLINGHAM APARTMENTS.DWG (SURVEY)\21-0370.000 DILLINGHAM APARTMENTS BOUNDARY & TOPO.DWG - 1/5/2022 4:08 PM



Fire Flow Calculations

Dillingham Apartments

Multi-Family

Document Purpose and Calculation Method Disclaimer:

The purpose of this document is to demonstrate correct Fire Flow Calculations for the Fire Hydrants servicing the warehousing area of the Stevens Commerce Parc property. All calculations have been determined in accordance with the NFPA 1 fire Code and NFPA 220: Standard on Types of Building Construction. All Fire Flow Calculations are considered to be at a min. pressure of 20 PSI.

Initial Minimum Fire Flow Calculation (Ignoring Possible Reductions)

Building Type According to NFPA 220: Standard on Types of Building Construction

Total Area of Largest Proposed Structure including all floor levels:

Minimum Allowable Fire Flow according to Table 18.4.5.1.2 of the NFPA 1 Fire Code:

Type V(111)
28929
3000 GPM at 20 PSI

Reductions

Approved Automatic Sprinkler System According to section 18.4.5.3.2 of the NFPA 1 Fire Code:

75%

Calculations with Reductions Applied

3000 GPM at 20 PSI - (0.75 x 3000) = 750 GPM at 20 PSI

Resulting fire flow shall not be less than 1000 GPM at 20 PSI as per section 18.4.5.3.2 of the NFPA 1 Fire Code

750 GPM at 20 PSI
1000 GPM at 20 PSI

Final Minimum Required Fire Flow

1000 GPM at 20 PSI



Murry A. Bullion

Digitally signed by Murry A Bullion
Date: 2022.10.26 12:16:57-04'00'

Murry Bullion, PE

FL Lic No. 42340

RE: Dillingham Apartments - Residential



Nagel Altrui <NAGEL.ALTRUI@kissimmee.gov>

To  Murry Bullion

Cc  Alexis Jerez;  Adriannis Suarez;  Ryan Kilman



Reply



Reply All



Forward



Fri 4/8/2022 11:29 AM

Good morning,

Since the zone is residential, the ½-inch **dry pretreatment** for the site is not required.

Nagel Altrui, CFM

Stormwater Engineer II

City of Kissimmee Public Works & Engineering

101 Church Street, Suite 301

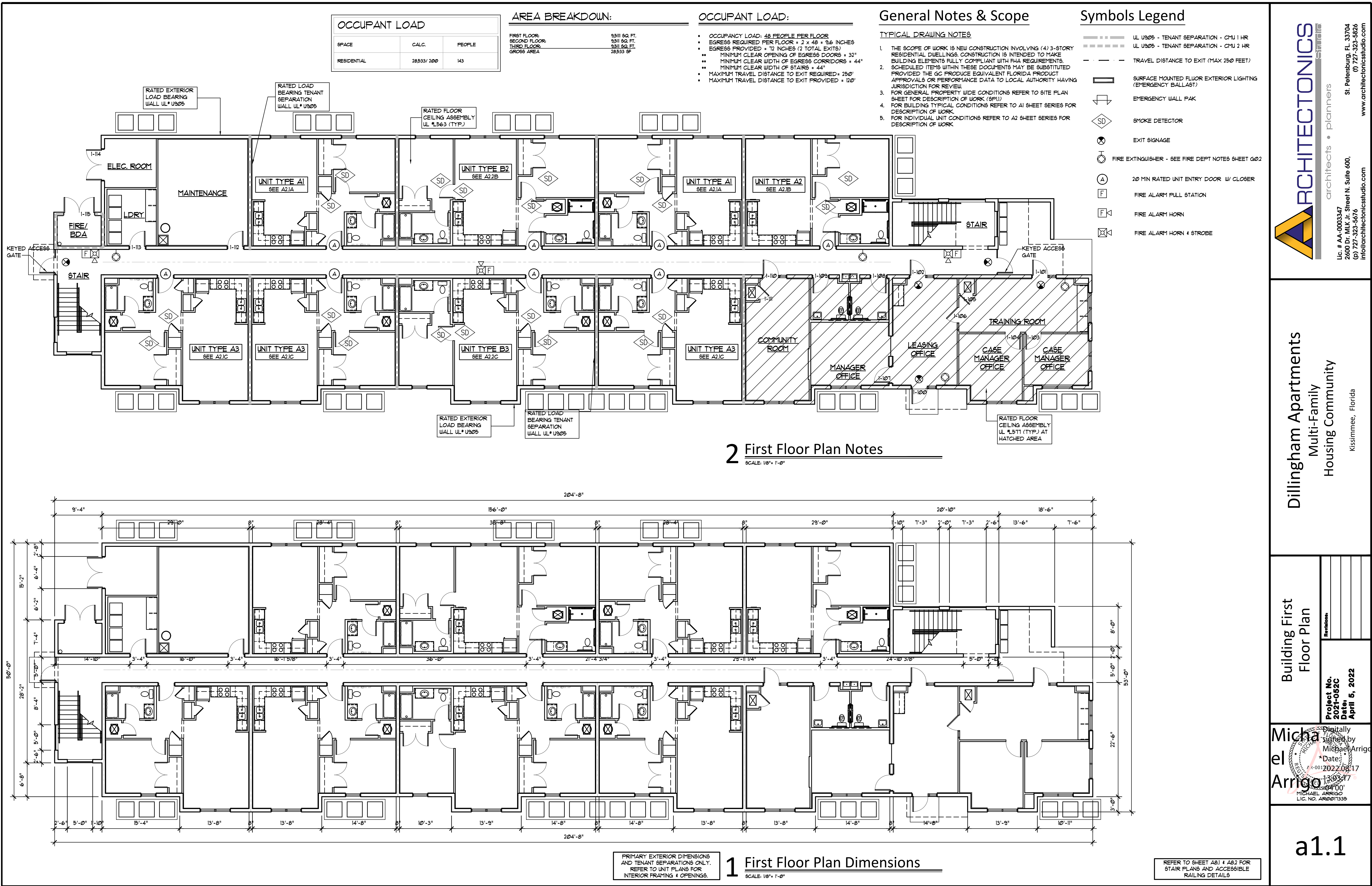
Kissimmee, Florida 34741

407-518-2536 desk

321-624-6346 cell

Nagel.Altrui@kissimmee.gov





1. REFER TO SHEET G02 FOR GENERAL CONSTRUCTION NOTES.
2. REFER TO SHEETS A01-A03 FOR TYPICAL WALL TYPES & CONSTRUCTION ASSEMBLIES.
3. REFER TO SHEET A04 FOR DOOR & WINDOW SCHEDULES.
4. STUCCO CONTROL JOINTS PER INDUSTRY STANDARDS LOCATIONS - LEVEL CHANGES AND SUBSTRATE CHANGES.

STC STUCCO - (COLORS PER OWNER SELECTION)
5/8" UNLESS OTHERWISE NOTED

STN STONE VENEER - BRICK PATTERN

FB FOAM BAND

AS GAF ASPHALT SHINGLES (COLOR TBD)

SCF VENTED SOFFIT AT EAVES

 WINDOW PER SCHEDULE SHEET A04

 DOOR PER SCHEDULE SHEET A04



1. REFER TO SHEET G02 FOR GENERAL CONSTRUCTION NOTES.
2. REFER TO SHEETS A01-A03 FOR TYPICAL WALL TYPES & CONSTRUCTION ASSEMBLIES.
3. REFER TO SHEET A04 FOR DOOR & WINDOW SCHEDULES.
4. STUCCO CONTROL JOINTS PER INDUSTRY STANDARDS LOCATIONS - LEVEL CHANGES AND SUBSTRATE CHANGES.

STC STUCCO - (COLORS PER OWNER SELECTION)
5/8" UNLESS OTHERWISE NOTED

STN STONE VENEER - BRICK PATTERN

FB FOAM BAND

AS GAF ASPHALT SHINGLES (COLOR TBD)

SOF VENTED SOFFIT AT EAVES

 WINDOW PER SCHEDULE SHEET A04

 DOOR PER SCHEDULE SHEET A04



UNIT MATRIX - PROJECT TOTALS

BEDS	BATHS	FLOOR	QUANTITY	GROSS SF
A1 TYP.	1	1-3	10	653
A2 ADA	1	1	1	653
A3 TYP.	1	1-3	11 (INCL. 1 HV1)	695
B1 TYP.	2	1-3	2	891
B2 ADA	2	1	1	891
B3 TYP.	2	1-3	5	926
TOTAL			30	

ITEM 5.D

Public Hearing - Ordinance amending the Zoning Map from City Planned Mixed Use Development (PMUD) to City Multiple Family Medium Density Residential (RC-1): Ivey Creek, ZMA-22-0006 - Proposed Ordinance #22-21

AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning designation from City Planned Mixed Use Development (PMUD) to City Multiple Family Medium Density Residential (RC-1) on approximately 62 acres of land.

Explanation

The property was annexed and rezoned into the City in 2006. The property utilized the City's Land Use Conversion table in Policy 1.1.10.5 in the Future Land Use Element of the Comprehensive Plan to establish a City Multi Family Medium Density Residential designation from the County Medium Density Residential. The Mixed Use Planned Unit Development (MUPUD) included 320 townhomes and 20 acres of commercial.

The proposed Multiple Family Medium Density Residential (RC-1) is compatible with the surrounding land uses. There is existing multi family northwest of the property and the vacant property within Lakeside Estates to the north includes multifamily and commercial as permitted uses (DRC#13-230). Improvements and conditions to mitigate impacts will be addressed with subsequent development review applications and reviews and are subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with the intent of the Multi 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, 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 1.2.1.3 Medium Density Residential, in that the Multiple Family Medium Density Residential (MF-MDR) designation is compatible with the Multi Family Medium Density Residential (RC-1) Zoning designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on October 11, 2022.

CONDITION:

1. Subject to Planning Advisory Board (PAB) and City Commission approval.

Attachment(s):

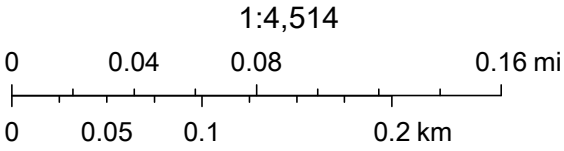
1. ZMA-22-0006 Aerial Map
2. ZMA-22-0006 Vicinity Map
3. ZMA-22-0006 Site Data Tables
4. ZMA-22-0006 Proposed Ordinance 22-21
5. ZMA-22-0006 PAB Ad
6. ZMA-22-0006 DRC Comments

ZMA-22-0006 Aerial Map

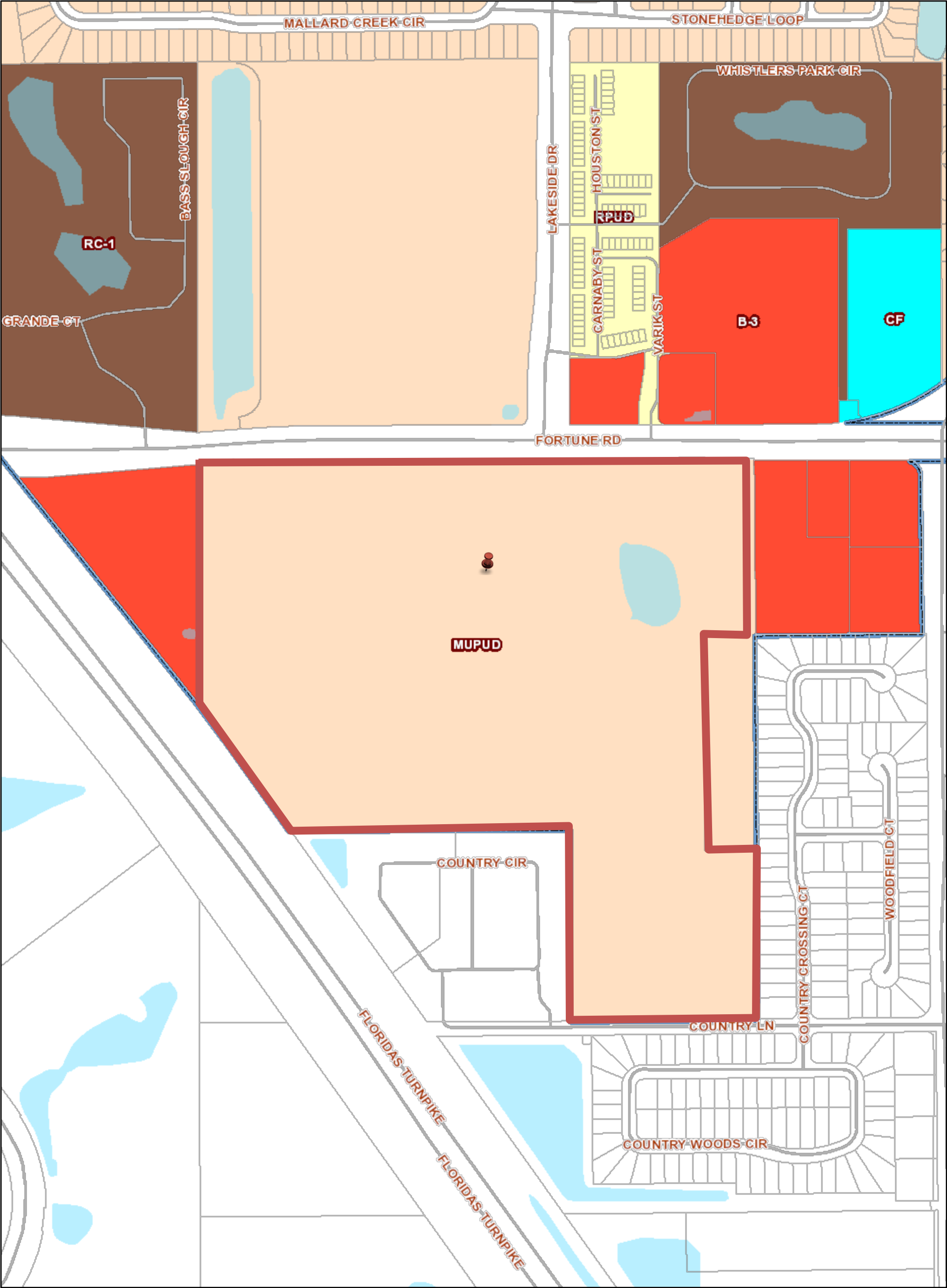


12/2/2022, 4:19:58 PM

-  City Limits
-  Road Centerlines
-  Parcels



ZMA-22-0006 Vicinity Map



12/2/2022, 4:32:17 PM

- City Limits

Road Centerlines

Parcels

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)
- 1:4,514

00.040.080.16 mi

00.050.10.2 km
- Web AppBuilder for ArcGIS

Page 103 of 112

Ivey Creek Zoning Map Amendment, ZMA-22-0006
Parcel ID#19-25-30-00U0-0050-0000
South of Fortune Road, east of Florida's Turnpike, west of Simpson Rd
Site Data Tables

Site Data	
Size	62.49 acres
Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR) – City
Proposed Future Land Use Designation	N/A
Zoning District Designation	Mixed Use Planned Unit Development (MUPUD) – City
Proposed Zoning District Designation	Multi-Family Medium Density Residential (RC-1) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Residential
Adjacent Land Use	
North	Commercial General (CG) & Multiple Family Medium Density Residential (MF-MDR) – City
South	Community Center – County
East	Commercial General (CG) – City Community Center– County
West	Commercial General (CG) – Florida's Turnpike
Adjacent Zoning	
North	Mixed Use Planned Unit Development (MUPUD), Residential Planned Unit Development (RPUD), General Commercial (B-3) - City
South	Multi- Family (RM-2), Multi-Family (RM-1) (Preceding Zoning Districts) - County
East	General Commercial (B-3) - City Multi-Family (RM-1) (Preceding Zoning District) - County
West	General Commercial (B-3) - City Florida's Turnpike
Past/Current Project Tracking	06-065 Annexation (w/Land Use Conversion from County MDR to City MF-MDR) 06-097 PUD Rezoning

Comprehensive Plan Summary
Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public

facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR.

The Multiple Family Medium Density Residential (MF-MDR) designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

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

Zoning District Standards District Summary

Land Development Code Section 14-4-4(E), Multiple Family Medium Density Residential District) Intent: This district is primarily intended to accommodate multiple family developments. The RC-1 district is envisioned for locations where medium density housing already exists and other places appropriate for such development. Frequently the locations serve as a transition between residential neighborhoods and non-residential development.

This district is intended for use in areas which have been assigned a Multiple Family Medium Density Residential (MF-MDR) or a Multiple Family High Density Residential (MF-HDR) future land use designation by the comprehensive plan. The RC-2 district is envisioned for areas that are adjacent to development with compatible intensity levels, arterial or collector roads, and have the requisite utilities. These areas should generally be highly accessible to commercial services. The RC-2 district is intended for use in areas which have been assigned a Multiple Family High Density Residential (MF-HDR) future land use designation. Future development proposals within these districts should provide for a smooth transition in residential density, preserve stability of established residential neighborhoods, and include sufficient open space, parking, and landscaping to reinforce objectives for quality living areas.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	MF-MDR (10-20 du/ac)	MF-MDR (10-20 du/ac)
	MUPUD City Zoning	RC-1 City Zoning
	Vacant	Multi-Family Residential

Public Facilities Analysis	
Transportation	
Adjacent street	Fortune Rd. & Country Ln.
Street Quality of Service (QOS)	Adjacent Street is under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 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. 22-21
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3068
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. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3068, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: MUPUD (Planned Mixed Use Development) – City

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

The subject property is located at: Parcel ID: 19-25-30-00U0-0050-0000

Legal Description:

N 1/2 OF NW 1/4 & NW 1/4 OF SE 1/4 OF NW 1/4 LESS SE 1/4 OF NE 1/4 OF NW 1/4 & LESS RD R/W & LESS R/W SUNSHINE ST PKWY & LESS RD R/W & LESS COM AT N 1/4 COR, S 669.97 FT, W 65 FT TO PT ON N/L COUNTRY CROSSING UNIT 3 PB 7 PG 32-33 & POB; CONT W 587.34 FT TO NW COR COUNTRY CROSSING UNIT 3, N 619.95 FT TO S R/W BOGGY CREEK RD, E 42.42 FT, S 10 FT, E 494.73 FT TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG 89 DEG, SELY ALONG CURVE 78.05 FT, S 555.25 FT TO POB & LESS BEG AT SW COR OF LOT 2, OWEN REPLAT PB 17 PG 173, N00-17-02W 615.52 FT TO PT ON S/L OF PARCEL 103 ADDL R/W TAKING PER OR 5910/941, N89-45-58W 30 FT, S00-16-51E 614.18 FT, S89-43-09W 154 FT, S00-16-51E 754 FT, N89-43-09E 183.99 FT TO PT ON W/L OF COUNTRY CROSSING UNIT 3 PB 7 PGS 32-33, N00-16-40W 752.39 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. 3068 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: **MUPUD - (Planned Mixed Use Development) – City**

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

The subject property is located at **Parcel ID: 19-25-30-00U0-0050-0000**

Legal Description:

N 1/2 OF NW 1/4 & NW 1/4 OF SE 1/4 OF NW 1/4 LESS SE 1/4 OF NE 1/4 OF NW 1/4 & LESS RD R/W & LESS R/W SUNSHINE ST PKWY & LESS RD R/W & LESS COM AT N 1/4 COR, S 669.97 FT, W 65 FT TO PT ON N/L COUNTRY CROSSING UNIT 3 PB 7 PG 32-33 & POB; CONT W 587.34 FT TO NW COR COUNTRY CROSSING UNIT 3, N 619.95 FT TO S R/W BOGGY CREEK RD, E 42.42 FT, S 10 FT, E 494.73 FT TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG 89 DEG, SELY ALONG CURVE 78.05 FT, S 555.25 FT TO POB & LESS BEG AT SW COR OF LOT 2, OWEN REPLAT PB 17 PG 173, N00-17-02W 615.52 FT TO PT ON S/L OF PARCEL 103 ADDL R/W TAKING PER OR 5910/941, N89-45-58W 30 FT, S00-16-51E 614.18 FT, S89-43-09W 154 FT, S00-16-51E 754 FT, N89-43-09E 183.99 FT TO PT ON W/L OF COUNTRY CROSSING UNIT 3 PB 7 PGS 32-33, N00-16-40W 752.39 FT TO POB

PROPOSED ORDINANCE #22-21: 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.

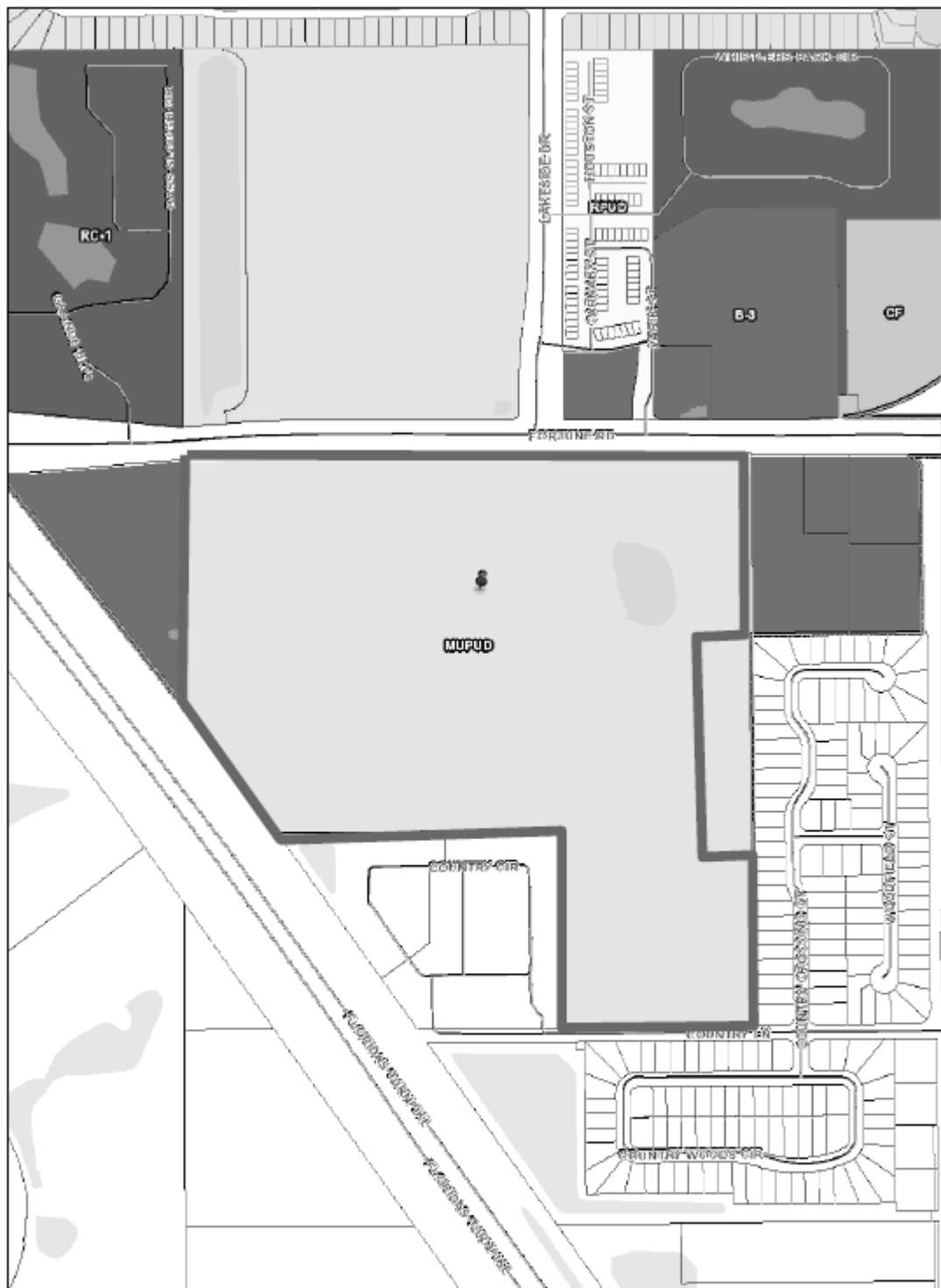
The Planning Advisory Board will hold a meeting to consider their recommendation on said request **December 7, 2022** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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

Reference # ZMA-22-0006
Ivey Creek Rezoning

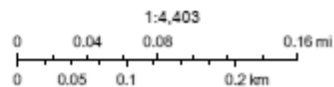
PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

ZMA-22-0006



11/8/2022, 11:18:07 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 8,000 sq ft)
MHP (Mobile Home Park)



Web AppBuilder for ArcGIS

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: 2220 Fortune Road (Ivey Creek MUPUD Rezoning)
PLAN NUMBER: ZMA-22-0006

DATE: 10/8/2022

Review Status:
APPROVED WITH CONDITIONS.

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

1. The current Ivey Creek Mixed Use Planned Unit Development (MUPUD)(DRC#06-097) approved 320 townhomes and 20 acres of commercial uses.
2. Confirm whether this rezoning request is to RC-1 or RC-2.
 - a) The RC-1 Zoning district is intended and compatible with the current Multiple Family Medium Density Residential (MF-MDR)(10-20 du/ac) Future Land Use designation. If this rezoning request is confirmed to be the RC-1 Zoning, this application can move forward, subject to Planning Advisory Board and City Commission approval. LDC 14-4-4E
 - b) If this rezoning request is confirmed to be the RC-2 Zoning, this application cannot move forward as RC-2 Zoning is only compatible and intended with the Multiple Family High Density Residential (MF-HDR)(21-25 du/ac) Future Land Use designation. Planning staff meeting is recommended to discuss density and compatibility concerns of a MF-HDR Land Use Amendment within the surrounding area that is currently primarily MF-MDR and Commercial. A Large Scale Comprehensive Plan Amendment application would be needed with a rezoning to RC-2. LDC 14-4-4E

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.