



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 3, 2023 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of the June 1, 2022 Planning Advisory Board (PAB) Workshop minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Ordinance amending the Zoning Map from City Agricultural Conservation (AC) to City Multiple Family Medium Density Residential (RC-1): Knightsbridge, ZMA-23-0002 - Proposed Ordinance #23-02

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 (Revised) with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

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

ITEM 3.A

Approval of the June 1, 2022 Planning Advisory Board (PAB) Workshop minutes.

Request

Approval of the June 1, 2022 Planning Advisory Board (PAB) Workshop minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 06.01.2022 PAB Workshop Minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
WORKSHOP
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 1, 2022 AT 6:00 PM**

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

Staff Members Present: Brenda Ryan, Planning Manager, Kalanit Oded, Deputy City Attorney, Tricia Prevost, Planner I, Yolanda Hazley, Planning Technician

1. **MEETING CALLED TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **PUBLIC HEARINGS**
7. **DISCUSSION**

7A. Presentation of Sunshine Law

Assistant City Attorney Kalanit Oded gave a presentation on Sunshine and Public Records, Quasi-Judicial Proceedings, Parliamentary Procedures and Voting Conflicts.

7B. Presentation of Comp Plan

Planning Manager Ryan gave a presentation on the Comprehensive Plan and local Zoning Rules and Regulations.

8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT**

Adjourned-8:11 p.m.

Robert Bussiere, Chairman
Planning Advisory Board

Yolanda Hazley, Planning Technician
Development Services Dept.

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

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

ITEM 5.A

Public Hearing - Ordinance amending the Zoning Map from City Agricultural Conservation (AC) to City Multiple Family Medium Density Residential (RC-1): Knightsbridge, ZMA-23-0002 - Proposed Ordinance #23-02

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 Agricultural Conservation (AC) to City Multiple Family Medium Density Residential (RC-1) on approximately 67 acres of land.

Explanation

The subject property went through a Land Use Plan Amendment to amend the Future Land Use from Mixed Use - Frank Brown Ranch (established under Ordinance No. 2404) to Multiple Family Medium Density Residential with the adoption of Ordinance No. 3049 (DRC#21-00005).

The Multiple Family Medium Density Residential (MF-MDR) Policy 1.2.1.3 and map designation was established with the adoption of Ordinance 3050 (DRC#21-00097) at the December 7, 2021 City Commission Meeting. The MF-MDR Future Land Use is intended to accommodate multiple family structures with a density of 10-20 units per acre.

Consistent with the Multiple Family Medium Density Residential (MF-MDR) Future Land Use Policy 1.2.1.3, the Zoning Map Amendment from Agricultural Conservation (AC) to Multifamily Medium Density Residential (RC-1) will establish City zoning standards to include allowable uses such as multifamily housing and townhomes.

Land Development Code Section 14-4-4.E establishes the intent of RC-1 zoning as 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.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-4-4.E, Multifamily Medium Density Residential (RC-1) Zoning District, that is compatible with the Multiple Family Medium Density Residential (MF-MDR) Land Use designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on April 4, 2023, subject to the following conditions:

City of Kissimmee

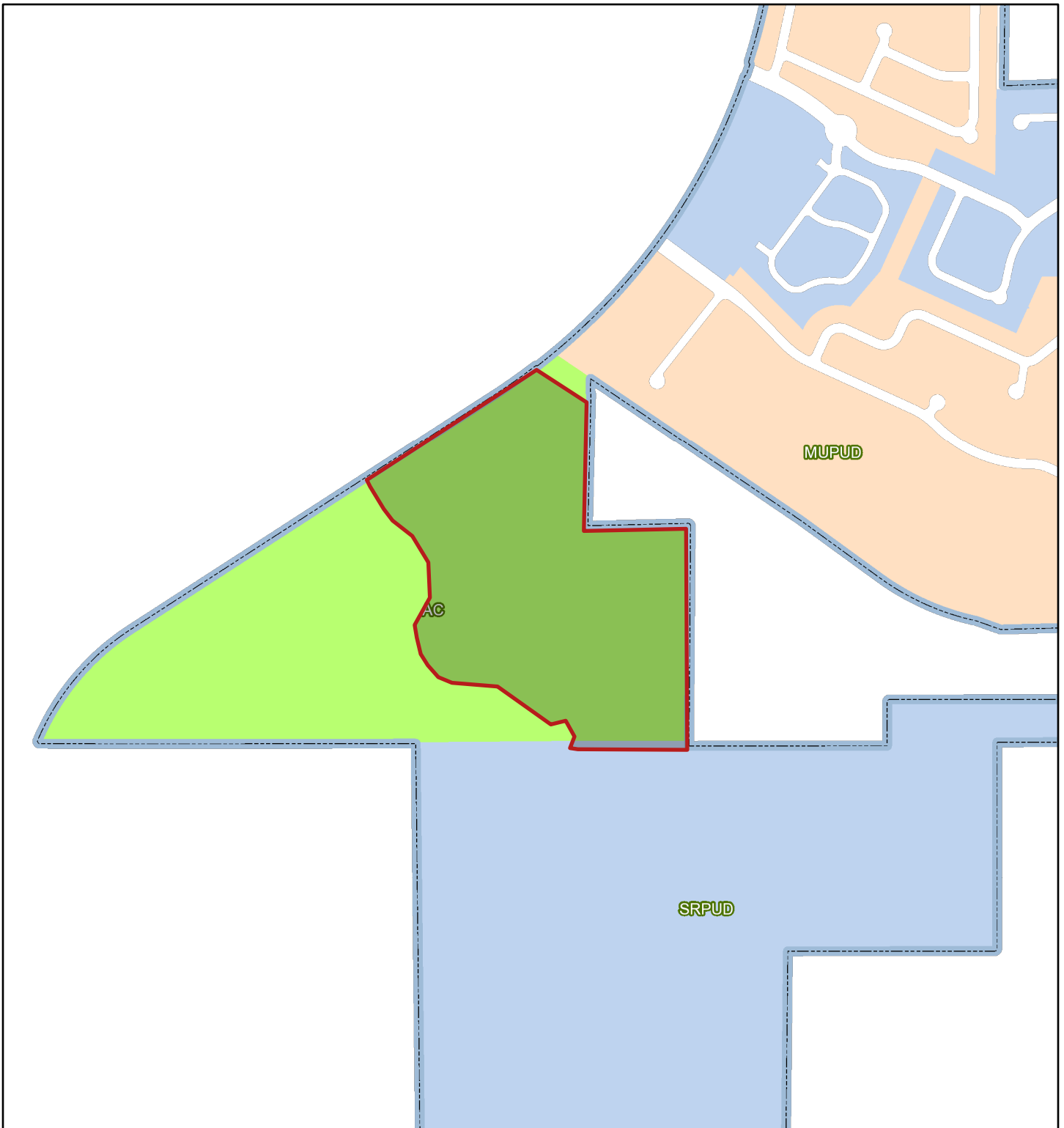
CONDITIONS:

1. Subject to Planning Advisory Board (PAB) and City Commission approval.
2. These properties are within the Short-Term Rental Overlay, but this approval does not include short-term rentals as a permitted use. The applicant must submit a separate Conditional Use application after the RC-1 zoning is established if they intend on establishing short-term rentals as a permitted use.

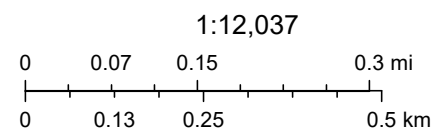
Attachment(s):

1. ZMA-23-0002 Vicinity Map
2. ZMA-23-0002 Aerial Map
3. ZMA-23-0002 Site Data Tables
4. ZMA-23-0002 Proposed Ordinance 23-02
5. ZMA-23-0002 PAB Ad
6. ZMA-23-0002 DRC Comments
7. ZMA-23-0002 Additional Documents

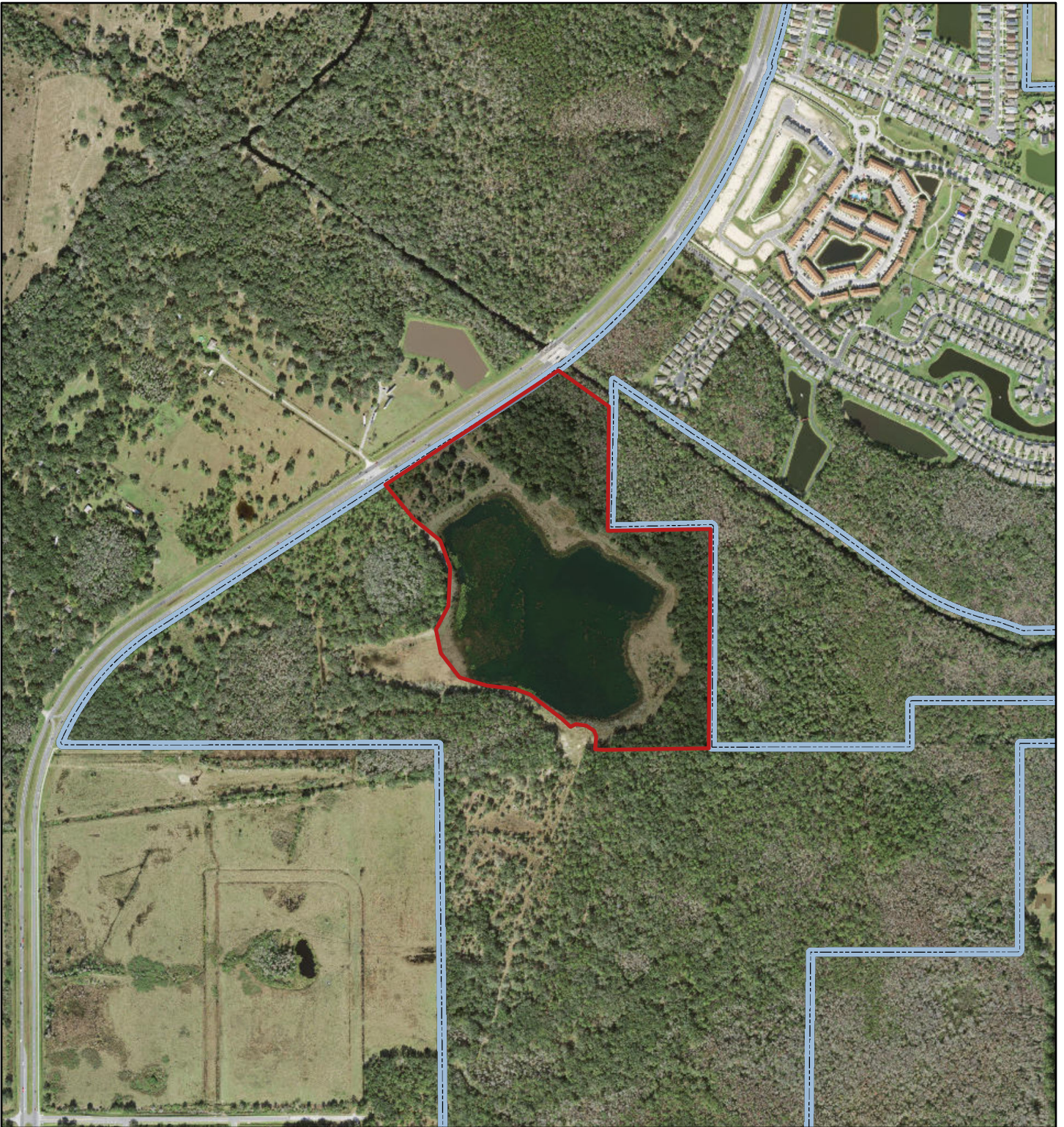
ZMA-23-0002
Knightsbridge



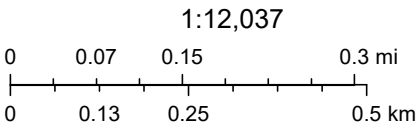
April 19, 2023



ZMA-23-0002
Knightsbridge



April 27, 2023



State of Florida, Maxar

Knightsbridge, ZMA-23-0002
Zoning Map Amendment
East of S. Poinciana Blvd., North of Old Tampa Hwy., West of Ham Brown Rd., & South
of Cumbrian Lakes Dr.
35-25-28-00U0-0040-0000 & 36-25-28-00U0-0015-0000
Site Data Tables

Site Data	
Size	67.5 acres
Future Land Use Designation	MF-MDR (Multifamily Medium Density Residential)
Proposed Future Land Use Designation	N/A
Zoning District Designation	AC (Agricultural & Conservation Development)
Proposed Zoning District Designation	RC-1 (Multifamily Medium Density Residential)
Existing Overlay District	None
Existing Use(s)	Vacant Pasture/Wetlands
Proposed Use(s)	Townhomes & Multifamily
Adjacent Land Use	
North	SF-LDR (Single Family Low Density Residential) – City & LDR (Low Density Residential) - County
South	SF-LDR (Single Family Low Density Residential) – City & Employment Center - County
East	LDR (Low Density Residential) - County
West	LDR (Low Density Residential) & TC (Tourist Commercial) - County
Adjacent Zoning	
North	MUPUD (Mixed Use Planned Unit Development) - City & RMH (Residential Manufactured Housing) - County
South	SRPUD (Short Term Rental Planned Unit Development) – City & PD (Planned Development) - County
East	RMH (Residential Manufactured Housing) - County
West	CT (Commercial Tourist) & AC (Agricultural & Conservation Development) - County
Future Land Use & Zoning History	99-156 – Annexation 99-157- Future Land Use Amendment (County Rural Agricultural to City Mixed Use Frank Brown Ranch) 99-158 – Zoning Map Amendment (County AC to City AC)
Past/Current Project Tracking	21-051 – Future Land Use Amendment

	(Remove FLU Policy 1.2.10.2 & change designation to INST & MF-MDR)
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Comprehensive Plan Summary

Policy 1.2.1.3, MF-MDR (Multi-Family Medium Density Residential): This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. New development in areas delineated on the Future Land Use Map for medium density residential uses shall be developed and/or maintained as residential neighborhoods. 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. Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so they provide a smooth transition between lower density residential areas, and mixed-use areas or those developed and/or designated for more intense uses.

Potential Zoning Districts	RC-1 (Multiple Family Medium Density Residential)
	RC-2 (Multiple Family High Density Residential)
	B-2 (Neighborhood Commercial)
	MUPUD (Mixed Use Planned Unit Development)

Zoning District Standards – District Summary

Multiple Family Medium Density Residential Districts (RC-1 and RC-2). 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</i>	<i>Requested Zoning</i>
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	& Zoning	
Uses	MF-MDR (Multi-Family Medium Density Residential) & AC (Agriculture Conservation District)	RC-1 (Multi-Family Medium Density Residential)

Public Facilities Analysis	
Transportation	
Adjacent street	S. Poinciana Blvd.
Street Quality of Service (QOS)	Adjacent Street is under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	Yes – Compliance
Potable Water	
Is volume less than 98% capacity?	Yes – Compliance
Is water pressure at least 40lbs per square inch?	Yes – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	Yes – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	Yes – Compliance
Is urban open space area at least 2 acres per 1,000 population?	Yes – Compliance
Is total recreation area at least 4 acres per 1,000 population?	Yes – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	Yes – Compliance

PROPOSED ORDINANCE NO. 23-02
ORDINANCE NO. _____

**AN ORDINANCE SUPERSEDING ORDINANCE NO. 3068
KNOWN AS THE ORDINANCE ADOPTING THE LAND
DEVELOPMENT CODE FOR THE CITY OF KISSIMMEE,
FLORIDA, UNDER THE AUTHORITY OF FLORIDA
STATUTE 163.3184; REZONING THE PROPERTY
HEREINAFTER DESCRIBED; PROVIDING FOR A PUBLIC
HEARING AS REQUIRED BY LAW; REPEALING ALL
ORDINANCES IN CONFLICT HERewith; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, the City of Kissimmee, Florida, has adopted Ordinance No. 3068 pursuant to the Local Government Comprehensive Planning Act of 1975, as amended, and

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

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

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

SECTION 1.

Remove Future Land Use Element Policy 1.2.10.2 Mixed Use - Frank Brown Ranch (MU-FB) and amend the Land Use Plan as to the following area:

FROM: AC (Agricultural Conservation) – City

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

A map of the area is included with this ordinance.

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

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

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

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

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

AYES

NAYS

Said motion having been duly carried, thereupon, Mayor Olga Gonzalez declared said
Ordinance duly passed and adopted the __ day of _____, 2023.

Mayor - Commissioner

ATTEST:

City Clerk

**CITY OF KISSIMMEE
PLANNING ADVISORY BOARD**

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3068 for the property described herein:

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

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

The subject property is located at located at **S Poinciana Blvd. Parcel ID: 35-25-28-00U0-0040-0000; 36-25-28-00U0-0015-0000**

Legal Description:

BEG AT NE COR BLK 0 LOT 1 POIN OFFICE & INDUSTRIAL PARK 1 SEC B PB 3 PG 236-238, W 1700.09 FT, CONT W 674 FT TO ELY R/W POIN BLVD ON NON-TAN CURVE, CO

Together with Parcel 2:

BEG AT W 1/4 COR OF SEC, E 651.37 FT, N 1341.77 FT, W 648.04 FT TO W/L OF SEC, S 1328 FT MOL TO POB AND N 47 FT OF W 651.50 FT OF SW ¼

PROPOSED ORDINANCE #23-02: 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.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **May 3, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

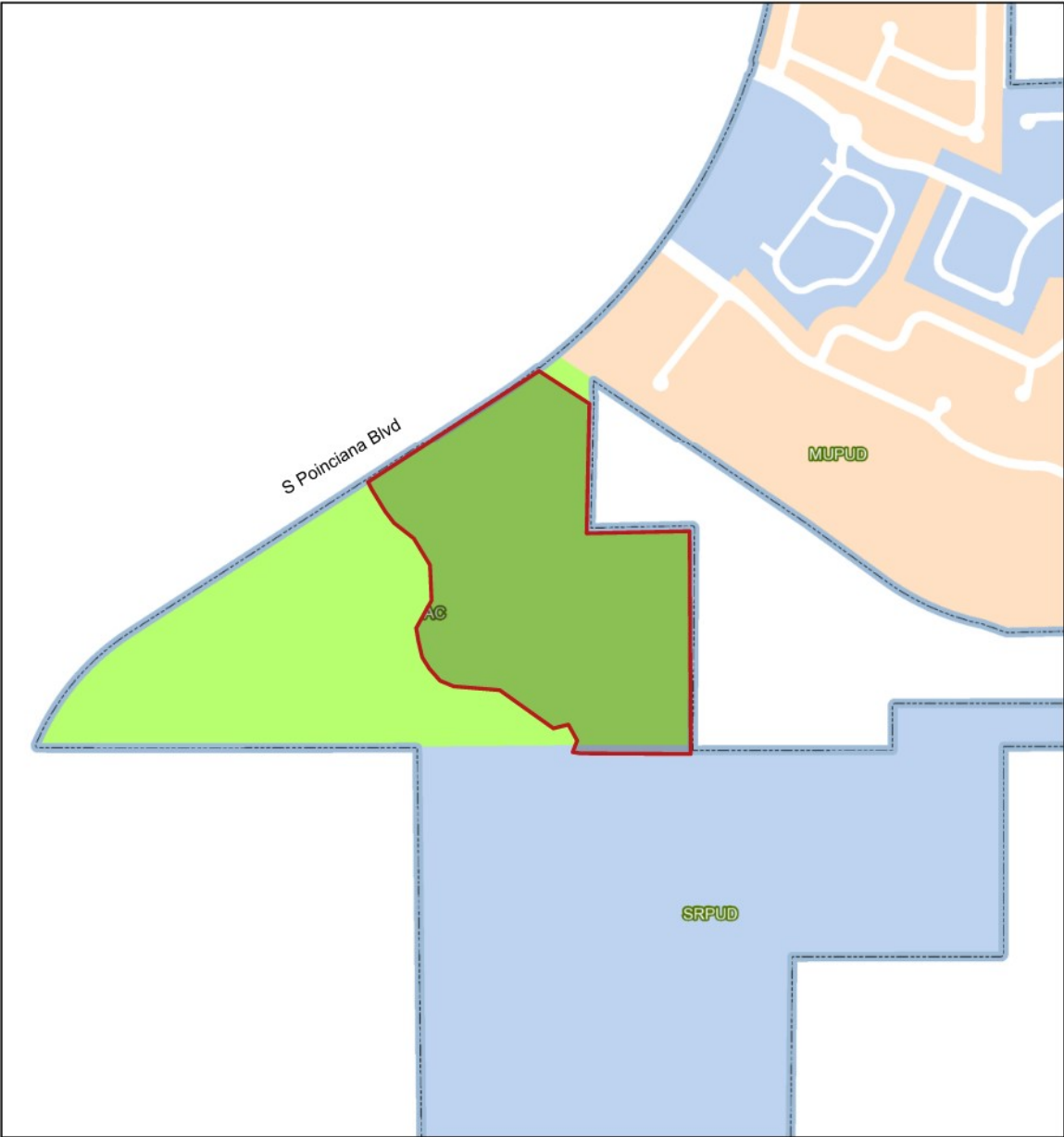
Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person. Any questions may be directed to the Development Services Department at (407) 518-2140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

**Reference # ZMA-23-0002
Knightsbridge ZMA**

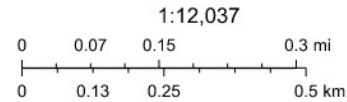
**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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

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



April 19, 2023





DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 35-25-28-00U0-0040-0000
36-25-28-00U0-0015-0000

DATE: 3/29/2023

PERMIT NUMBER: ZMA-23-0002

Plan status:

Approved with conditions.

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

Please see below the comments/conditions:

1. Subject to Planning Advisory Board and City Commission approval.
2. These properties are within the Short-Term Rental Overlay, but this approval does not include short-term rentals as a permitted use. The applicant must submit a separate Conditional Use application after the RC-1 zoning is established if they intend on establishing short-term rentals as a permitted use.

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 ENERGОВ & BLUEBEAM

ADDRESS: East Poinciana Blvd
PLAN (DRC) NUMBER: ZMA-23-0002

DATE: 4/6/2023

Review Status:
APPROVED.

**OSCEOLA COUNTY SCHOOL DISTRICT - Tamara Pelc - 407.518.2964 ext. 65411 -
Tamara.Pelc@osceolaschools.net**

Comments/Conditions (if applicable): This zoning map amendment has no impact on public school capacity.

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

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

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



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

SDOC#:2021/22-0218

DRC#: ZMA-23-0002

Current FLU: MF-MDR
Requested FLU: N/A

PROJECT NAME: Knightsbridge

Current Zoning: AC
Requested Zoning: RC-1

PROJECT LOCATION: East Poinciana Blvd.

COMMENTS DUE DATE: 4.4.23

PID#: 35-25-28-00U0-0040-0000

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. 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.



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

Parcel: 35-25-28-00U0-0040-0000



Owner Information

Owner Name LAND TRUST AGREEMENT JANUARY 15 2013
SABETI PARISA CO-TR
SABETI PEGAH CO-TR

Mailing Address 132 E COLONIAL DR STE 206
ORLANDO, FL 32801

Physical Address S POINCIANA BLVD, KISSIMMEE FL 34746

Description NO AG ACREAGE-VAC

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 12/23/2022, which are subject to change prior to certification

Land	\$464,600
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$464,600
Assessed(estimated)	\$464,600
Exemption(estimated)	\$0
Taxable(estimated)	\$464,600

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/05/2022

Land	\$1,027,400
AG Benefit	\$2,800
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,027,400
Assessed*	\$2,800
Exemption	\$0
Taxable	\$2,800

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6193-1755	\$100	2022-04-04	CD
1	5790-0673	\$100	2020-08-03	QC
2	1692-2088	\$1,242,500	2000-01-13	WD
3	0830-0046	\$0	1986-10-01	WD

Land Information - Total Acreage: 46.64

Land Description	Units	Depth	Land Type	Land Value
ACREAGE AC	21.00	0.00	AC	\$462,000
SUBMERGED LAND	25.64	0.00	AC	\$2,600

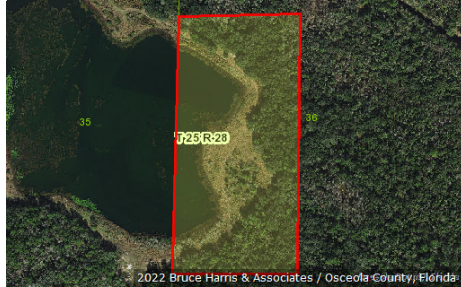
Legal Description**Legal Description**

BEG AT NE COR BLK 0 LOT 1 POIN OFFICE & INDUSTRIAL PARK 1 SEC B PB 3 PG 236-238, W 1700.09 FT, CONT W 674 FT TO ELY R/W POIN BLVD ON NON-TAN CURVE, CONC SELY, RAD 1500 FT, INCL ANG 34 DEG (CH BEARING N 40 DEG E 881.13 FT) ALONG CURVE 894.31 FT, N 57 DEG E 2737.08 FT TO POC, CONC NWLY, RAD 3900 FT, INCL ANG 4 DEG (CH BEARING N 55 DEG E 289.94 FT) ALONG CURVE 290.01 FT, S 56 DEG E TO E/L OF SEC, S TO A PT 1686.18 FT E OF POB, W 1686.18 FT TO POB AND N 53.80 FT OF SE 1/4 LESS W 1700 FT & LESS BEG AT INTER OF N/L OF POINCIANA OFFICE & INDUSTRIAL PARK 1 SEC B, PB 3 PGS 236-238 & ELY R/W LINE OF POINCIANA PKWY, SAID PT BEING ON NON-TAN CURVE, CONC SE, RAD 1500 FT, CENT ANG 34 DEG, (TAN BEARING N23-11-17E), NELY ALONG CURVE 894.31 FT, N57-20-54E 1636.78 FT TO POC, CONC SLY, RAD 30 FT, CENT ANG 90 DEG, ELY ALONG CURVE 47.12 FT, S32-39-06E 208.35 FT TO POC, CONC NELY, RAD 220 FT, CENT ANG 24 DEG, SELY ALONG CURVE 92.43 FT, S56-43-29E 101.53 FT TO POC, CONC SWLY, RAD 140 FT, CENT ANG 32 DEG, SELY ALONG CURVE 77.58 FT, S24-58-29E 100 FT TO POC, CONC WLY, RAD 140 FT, CENT ANG 26 DEG, SLY ALONG CURVE 64.84 FT, S01-33-34W 100 FT TO POC, CONC WLY, RAD 140 FT, CENT ANG 24 DEG, SLY ALONG CURVE 59.73 FT, S26-00-20W 100 FT TO POC, CONC ELY, RAD 220 FT, CENT ANG 32 DEG, SLY ALONG CURVE 121.91 FT, S05-44-40E 100 FT TO POC, CONC ELY, RAD 220 FT, CENT ANG 32 DEG, SLY ALONG CURVE 121.91 FT, S37-29-40E 100 FT TO POC, CONC NELY, RAD 220 FT, CENT ANG 32 DEG, SELY ALONG CURVE 121.91 FT, S69-14-40E 100.14 FT TO POC CONC NLY, RAD 220 FT, CENT ANG 17 DEG, ELY ALONG CURVE 64.99 FT, S86-10-13E 167.57 FT TO POC, CONC SLY, RAD 150 FT, CENT ANG 32 DEG, ELY ALONG CURVE 82.76 FT, S54-33-33E 322.25 FT TO POC, CONC SWLY, RAD 25 FT, CENT ANG 59 DEG, SELY ALONG CURVE 25.60 FT TO REV CURVE, CONC ELY, RAD 100 FT, CENT ANG 37 DEG, SLY ALONG CURVE 63.95 FT TO REV CURVE, CONC WLY, RAD 25 FT, CENT ANG 23 DEG, SLY ALONG CURVE 9.88 FT, S89-46-35W 804.79 FT, N00-25-12W 53.80 FT, N89-50-49W 2374.07 FT TO POB & LESS KNIGHTSBRIDGE PH 1 PB 32 PGS 190-193



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

Parcel: 36-25-28-00U0-0015-0000



Owner Information

Owner Name LAND TRUST AGREEMENT JANUARY 15 2013
SABETI PARISA CO-TR
SABETI PEGAH CO-TR

Mailing Address 132 E COLONIAL DR STE 206
ORLANDO, FL 32801

Physical Address KISSIMMEE FL 34746

Description PASTURELAND 1-VAC

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 12/23/2022, which are subject to change prior to certification

Land	\$1,200
AG Benefit	\$416,000
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$417,200
Assessed(estimated)	\$1,200
Exemption(estimated)	\$0
Taxable(estimated)	\$1,200

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/05/2022

Land	\$1,200
AG Benefit	\$416,000
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$417,200
Assessed*	\$1,200
Exemption	\$0
Taxable	\$1,200

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6193-1755	\$100	2022-04-04	CD
1	5790-0673	\$100	2020-08-03	QC
2	1692-2088	\$1,242,500	2000-01-13	WD
3	0830-0046	\$0	1986-10-09	WD

Land Information - Total Acreage: 20.86

Land Description	Units	Depth	Land Type	Land Value
NATIVE	11.79	0.00	AC	\$900
SWAMP MAR	9.07	0.00	AC	\$300
MARKET VALUE	20.86	0.00	AC	\$417,200

Legal Description

Legal Description BEG AT W 1/4 COR OF SEC, E 651.37 FT, N 1341.77 FT, W 648.04 FT TO W/L OF SEC, S 1328 FT MOL TO POB AND N 47 FT OF W 651.50 FT OF SW 1/4