



MEETING AGENDA (REVISED)
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 17, 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 May 3, 2023 Planning Advisory Board (PAB) minutes.

3.B Approval of the March 15, 2023 Planning Advisory Board (PAB) minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing – An Ordinance amending the Future Land Use Map designation from City Multi Family Medium Density Residential (MF-MDR) to City Commercial General (CG): Storeright Boggy Creek, LUPA-23-0001 - Proposed Ordinance #23-06

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

5.B Public Hearing - An Ordinance amending the Zoning Map designation from City Residential Planned Unit Development (RPUD) to City General Commercial (B-3): Storeright Boggy Creek, ZMA-23-0001 - Proposed Ordinance #23-07

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

7.A Planning Advisory Board Appointments & Reappointments

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Planning Advisory Board – May 17, 2023

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 May 3, 2023 Planning Advisory Board (PAB) minutes.

Request

Approval of the May 3, 2023 Planning Advisory Board (PAB) minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 05.03.2023 pab minutes



MEETING MINUTES
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 Members Present:** Board Member Robert Spalding, Board Member Robert Bussiere, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, School Board Member Tamara Pelc
Staff Present: Brenda Ryan, Planning Manager, Patricia Prevost, Planner I, Kalanit Oded, Deputy City Attorney, Yolanda Hazley, Planning Technician

Chairman Bussiere called the meeting to order at 06:00 PM.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

- 3.A Approval of the June 1, 2022 Planning Advisory Board (PAB) Workshop minutes.
Board Member Spalding made a motion to Approve . Board Member Marrero-Pinto seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker, School Board Member Pelc
NAY: None

Motion to Approve Passed 5 - 0.

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.

Planner Prevost stated that this is an approval for a Zoning Map from AC (Agricultural Conservation-City to (RC-1) Multiple Family Medium Density Residential-City.

Planner Prevost stated 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).

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 2 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.

Member Thacker asked has the City received a Site Plan for this request.

Planning Manager Ryan stated that there has not been a Site Plan submitted for this request.

Sam Sebaali representing the applicant stated that they are in agreement with Staff recommendations.

Chairman Bussiere asked what FEMA flood zone is for this property.

Mr. Sebaali stated that it is the 100-year flood zone on the east side of the property.

Planning Manager Ryan informed the Board that there would be a K-8 school planned on the southwest corner of this request.

Chairman Bussiere asked is there an anticipated timeline for the K-8 school to open.

School Board stated that the anticipated date is August of 2024.

Board Member Thacker made a motion for approval with 2 conditions. Board Member Spalding seconded the motion.

- 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.**

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker, School Board Member Pelc

NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

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

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:11 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B

Approval of the March 15, 2023 Planning Advisory Board (PAB) minutes.

Request

Approval of the March 15, 2023 Planning Advisory Board (PAB) minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 03.15.2023 pab minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
(BROWNFIELDS ADVISORY COMMITTEE)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MARCH 15, 2023 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Robert Spalding, Board Member Robert Bussiere, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker
Staff Present: Douglas Etheredge, Assistant Director, Patricia Prevost, Planner I, Kalanit Oded, Deputy City Attorney

Chairman Bussiere called the meeting to order at 06:00 PM.

- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. MINUTES

- 3.A Approval of the January 4, 2023 Planning Advisory Board (PAB) Workshop minutes.
Vice Chairman Marrero-Pinto made a motion to Approve. Member Spalding seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker
NAY: None

Motion to Approve Passed 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Presentation Conservation from the Sustainable Workplace Alliance (SWA) about the Brownfields Job Training Grant.

Community Redevelopment Manager Samia Singleton stated that this is a Presentation regarding the Brownfields Job Training Grant and the Sustainable Workplace Alliance (SWA) is a not-for-profit 501(c)(3) organization that focuses on the environmental, health, and safety training needs of US industries and its workers. SWA has actively supported underserved communities through training and outreach across the United States. SWA provides expert guidance to employers and employees in such areas as Occupational Safety & Health Administration (OSHA) regulations, hazardous waste operations, Department of Transportation (DOT) HazMat transportation, risk management, and emergency response.

David Cassavant, presented on behalf of the SWA Organization stated that they received a grant from the Environmental Protection Agency that is a Brownfields job-training grant.

Mr. Cassavant, also stated that the City of Kissimmee was one of four cities that received

funding for assessments and clean up of Brownfields in the State.

Mr. Cassavant presented the Board with a presentation.

Member Santiago asked in addition to the grant how else is the program promoted.

Mr. Cassavant stated that this is a non-profit organization and the organization work with both the community and faith based organizations.

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

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:48 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing – An Ordinance amending the Future Land Use Map designation from City Multi Family Medium Density Residential (MF-MDR) to City Commercial General (CG): Storeright Boggy Creek, LUPA-23-0001 - Proposed Ordinance #23-06

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

Request

Recommendation of approval of a Land Use Plan Amendment changing the Future Land Use Map designation from City Multi-Family Medium Density Residential (MF-MDR) to City Commercial Commercial (CG) on approximately 6.73 acres of land.

Explanation

The property was annexed into the City in 2006 with a Future Land Use designation of Multi-Family Medium Density Residential (MF-MDR)(DRC#06-059) to accommodate residential uses. This designation can accommodate residential densities between 10-20 dwelling units per acre (du/ac).

A trip generation analysis has been provided with the DRC Support Documents to demonstrate that, at the current maximum density of 20 du/ac, an average of 845 daily vehicular trips is projected. With the amendment to Commercial General (CG), coupled with the concurrent rezoning request (ZMA-23-0001) and the applicant's intent to develop a self-storage use, average daily vehicular trip projection decreases to 167. Any potential adverse impacts must be addressed and mitigated through site improvements such as landscaping, access/roadways, drainage, lighting, etc., through the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with Policy 1.2.3.2, Commercial General (CG): Future Land Use Designation, that is intended to accommodate office uses, general retail sales, and service uses that are highly accessible and adjacent to major thoroughfares and transit facilities and possess necessary location, site, and market requirements. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

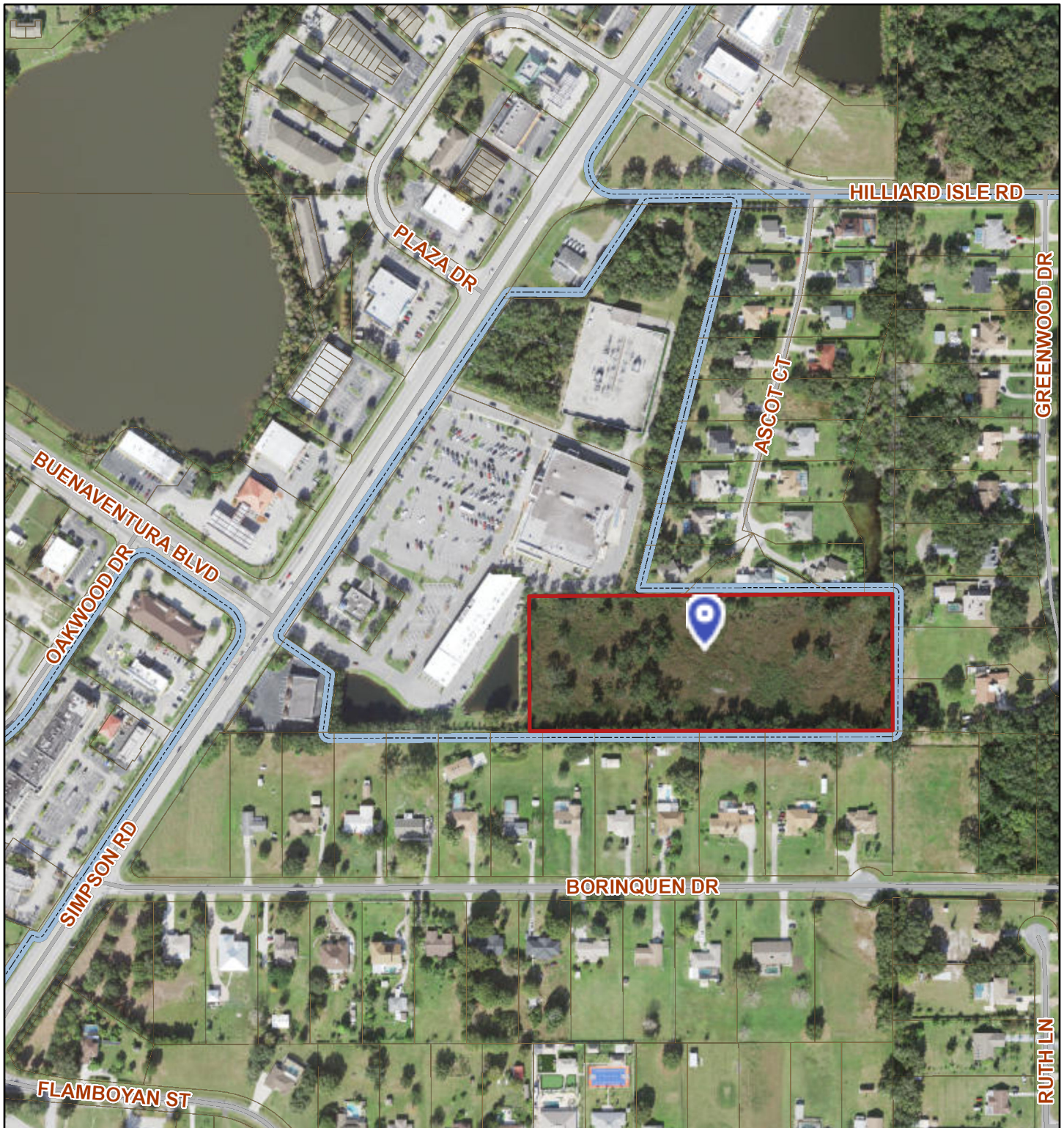
The Development Review Committee (DRC) recommended approval on February 7, 2023.

City of Kissimmee

Attachment(s):

1. LUPA-23-0001 Aerial Map
2. LUPA-23-0001 Vicinity Map
3. LUPA-23-0001 Site Data Tables
4. LUPA-23-0001 Proposed Ord 23-06
5. LUPA-23-0001 PAB Ad
6. LUPA-23-0001 DRC Comments
7. LUPA-23-0001 DRC Support Documents

Storight - Boggy Creek
Land Use Amendment
LUPA-23-0001

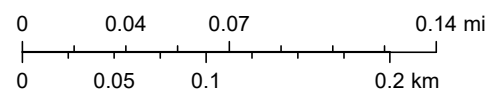


May 1, 2023

1:4,671

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

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



State of Florida, Maxar

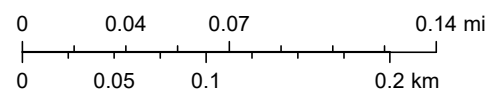
Storight - Boggy Creek
Land Use Amendment
LUPA-23-0001



May 1, 2023

1:4,671

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|------------------|---|
| Address Points | Future Land Use |
| Parcels | SF-LDR (Single Family Low Density Residential) |
| Road Centerlines | SF-MDR (Single Family Medium Density Residential) |
| City Limits | MH-MDR (Mobile Home Medium Density Residential) |
| CITY | MF-MDR (Multiple Family Medium Density Residential) |
| COUNTY | MF-HDR (Multiple Family High Density Residential) |
| | OR (Office Residential) |



State of Florida, Maxar

Storeright Boggy Creek Land Use Amendment, LUPA-23-0001
Parcel ID#08-25-30-00U0-0130-0000
East of Simpson Rd., south of Royal Palm Dr., north of Fortune Rd.
Site Data Tables

Site Data	
Size	6.73 acres
Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR)
Proposed Future Land Use Designation	Commercial General (CG) – City
Zoning District Designation	Residential Mixed Use District (RPUD) - City
Proposed Zoning District Designation	General Commercial (B-3) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Self Storage Facility
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR) – County
South	Single Family Low Density Residential (SF-LDR) – County
East	Single Family Low Density Residential (SF-LDR) – County
West	Commercial General (CG) – City
Adjacent Zoning	
North	Estate Development (E-1) - County
South	Estate Development (E-1) - County
East	Estate Development (E-1) - County
West	General Commercial (B-3) - City
Zoning History	DRC-06-058 Annexation DRC-06-059 Land Use Amendment DRC-06-060 Rezoning DRC-06-061 Preliminary Plat DRC-06-120 City Commission Variance
Past/Current Project Tracking	ZMA-23-0001 (Pending)

Comprehensive Plan Summary
Policy 1.2.3.2, Commercial General (CG): The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR. The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. This future land use designation shall be implemented through the City's Land Development Code.

This area is not intended to accommodate manufacturing, processing, or assembly of goods, sales and service of heavy commercial vehicle and equipment, or related services or maintenance activities; warehousing; uses requiring extensive outside storage; or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards.

Criteria for considering residential uses in areas with a Commercial General designation shall be outlined in the Land Development Code.

Potential Zoning Districts	Neighborhood Commercial (B-2)
	General Commercial (B-3)
	Highway Commercial (HC)
	Office Commercial (B-5)
	Mixed-Use Planned Unit Development District - MUPUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(J), General Commercial (B-3) Intent: to provide for a broad range of business activities including a variety of retail sales, office, and service establishments, and uses requiring a high degree of accessibility for vehicular traffic. However, it is not suitable for warehousing, manufacturing, and most other industrial activities. Areas zoned B-3 should generally be located on or close to arterial or collector streets. The district is intended for use in suitable areas which have been assigned a Commercial General (CG) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	MF-MDR City Land Use (10-20 du/ac)	Commercial General (CG) – City
	RPUD City Zoning (56 townhomes)	B-3 City Zoning
	Vacant	Self Storage Facility

Public Facilities Analysis

Transportation	
Adjacent street	N/A. Property is accessible via an easement
Street Quality of Service (QOS)	Adjacent Street (Simpson Rd.) 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. 23-06
ORDINANCE NO. _____

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

WHEREAS, the City of Kissimmee, Florida, has adopted Ordinance No. 3050 pursuant to the Local Government Comprehensive Planning Act of 1975, as amended, and

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

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

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

SECTION 1. Amend the Land Use Plan as to the following area:

FROM: MF-MDR (Multi Family Medium Density Residential) - City

TO: CG (Commercial General) – City

The subject property is located at: Parcel ID: 08-25-30-00U0-0130-0000

Legal Description:

SLY 330 FT OF SE 1/4 OF SW1 /4 & SLY 330 FT OF SW 1/4 OF SW 1/4 LYING E OF BOGGY CREEK RD LESS BEG AT INT OF S SEC LINE & ELY R/W FL 530, E 771.8 FT, N 330 FT, W 548.2 FT, S 34 DEG W ALONG ELY R/W 398.62 FT MOL TO POB ORD #2618

A map of the area is included with this ordinance.

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

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

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

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

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ____ day of _____, 2023.

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

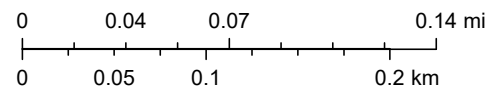
Storight - Boggy Creek
Land Use Amendment
LUPA-23-0001



May 1, 2023

1:4,671

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|------------------|---|
| Address Points | Future Land Use |
| Parcels | SF-LDR (Single Family Low Density Residential) |
| Road Centerlines | SF-MDR (Single Family Medium Density Residential) |
| City Limits | MH-MDR (Mobile Home Medium Density Residential) |
| CITY | MF-MDR (Multiple Family Medium Density Residential) |
| COUNTY | MF-HDR (Multiple Family High Density Residential) |
| | OR (Office Residential) |



State of Florida, Maxar

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, May 17, 2023** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **MF-MDR (Multi Family Medium Density Residential)- City**

TO: **CG (Commercial General)-City**

The subject property is located at **Parcel ID: 08-25-30-00U0-0130-0000**

Legal Description:

SLY 330 FT OF SE 1/4 OF SW1 /4 & SLY 330 FT OF SW 1/4 OF SW 1/4 LYING E OF BOGGY CREEK RD LESS BEG AT INT OF S SEC LINE & ELY R/W FL 530, E 771.8 FT, N 330 FT, W 548.2 FT, S 34 DEG W ALONG ELY R/W 398.62 FT MOL TO POB ORD #2618

PROPOSED ORDINANCE# **23-06**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

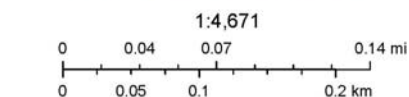
The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140 or planning@kissimmee.gov.

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

Storeright - Boggy Creek
 Land Use Amendment
 LUPA-23-0001



May 1, 2023



State of Florida, Maxar

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

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



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

DEVELOPMENT PROJECT COMMENT FORM

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

ADDRESS: 08-25-30-00U0-0130-0000

DATE: 2/1/2023

PLAN (DRC) NUMBER: LUPA-23-0001

**Review Status:
REVISE & RESUBMIT.**

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

PLANNING COMMENTS:

1. Please provide an ITE Trip Generation Statement for the existing category Land Use (MF-MDR) for maximum density of apartment homes (20 units per acre).
2. Please provide an ITE Trip Generation Statement for a maximum intensity (FAR) of 1.0 for a shopping center under the proposed land use category CG (Commercial General).

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: VACANT LAND = 08-25-30-00U0-0130-0000
PLAN (DRC) NUMBER: LUPA-23-0001**

DATE: 2/1/2023

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ashley Cornelison - 407.518.2141 - Ashley.Cornelison@kissimmee.gov

1. After reviewing the Land Use Map Amendment application, staff will require additional information prior to giving a final review of this application. Almost three quarters of this property encroaches into the County neighborhood to the north, south, and east and there is great concern that this land use is inappropriate. Additionally, while a traditional self-storage facility (proposed under the zoning map amendment application) may be less intense, it will require a mixed-use component compliant with the percentage breakdown in Chapter 14-2. Please provide staff with a conceptual/bubble plan showing what consideration(s) will be taken to the single-family neighborhood bordering this property and provide justification as to why this land use is felt to be appropriate. Once this is received, Staff will review and can provide a more thorough review.
2. Note: the City has had several applications within this area. It is highly recommended that you reach out to the surrounding properties to begin a conversation with them about this development. This can assist with building a relationship with the surrounding community and show good-faith.

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**

SDOC#: 2022/23-0142

DRC#: LUPA-23-0001

Current FLU: MDR

Requested FLU: COMM GEN

PROJECT NAME: Storeright – Boggy Creek

Current Zoning: RPUD

PROJECT LOCATION: Boggy Creek Rd, 34744

Requested Zoning: GEN COMM

COMMENTS DUE DATE: 2.1.2023

PID#: 08-25-30-00U0-0130-0000

This Land Use Plan Amendment has no impact on public school capacity.



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

ADDRESS: Boggy Creek Rd., 34744
PLAN (DRC) NUMBER: LUPA-23-0001

DATE: 1/13/2023

Review Status:
APPROVED.

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

Comments/Conditions (if applicable): This Land Use Plan 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 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.

TO: Shaun Puri

FROM: Scott Israelson

DATE: 12 April 2023

RE: Trip Generation Statement
StoreRight Self Storage
Kissimmee, FL

This memorandum serves as a Trip Generation Statement for the proposed StoreRight Self Storage development in Kissimmee. The storage facility is expected to be approximately 115,000 SF. The 6.7-acre parcel is east of Simpson Road and will share access with the commercial property at the Buenaventura Boulevard intersection.

The City of Kissimmee requested analysis for the proposed development, plus trip generation estimates for existing MF-MDR zoning (20 units per acre), for a shopping center (with FAR of 1.0) under CG zoning, and for the existing use of townhomes under the current PUD.

Trip Generation

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development. This is attached to this memo. Table 1 summarizes the trip generation estimate.

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size	Daily Trips	Enter	Exit	Enter	Exit
Proposed Development							
Mini-Warehouse	150	151 Th.Sq.Ft. GFA	167	6	4	8	9
Existing MF-MDR Zoning							
Multifamily Housing (Low-Rise)	220	120 Dwelling Units	845	14	46	45	27
CG Zoning							
Strip Retail Plaza (<40k)	822	29.2 Th.Sq.Ft. GFA	1590	41	28	84	83
PUD Townhomes							
Multifamily Housing (Low-Rise)	220	54 Dwelling Units	421	10	30	28	16

Of the alternatives, the proposed development is projected to generate the fewest trips. The CG zoning would result in the most generated trips, followed by existing MF-MDR zoning, and then PUD. Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.



Osceola County Property Appraiser

Katrina S. Scarborough, CFA, CCF, MCF

Basic Search

Advanced Search

Sales Search

Search Results

Parcel Result

Map

Help

Parcel Result

Parcel: 08253000U001300000

TRIM Notice Property Record Card Map Image Tax Collector Map View E-Mail Parcel **NEW Bird's Eye View**

Owner Information

Owner Name

BOGGY CREEK ROAD REALTY LLC

Mailing Address

838 GREEN ST STE 201
ISELIN, NJ 08830

Physical Address

BOGGY CREEK RD, KISSIMMEE FL 34744

Description

VACANT COMMERCIAL

Tax District

200 - KISSIMMEE

Tax Values

View Tax Estimate

Current Values

Certified Values

Current Value represents working appraised values as of 01/11/2023, which are subject to change prior to certification

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

Land	\$447,300	Land	\$447,300
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(Just)	\$447,300	Appraised(just)	\$447,300
Assessed(estimated)	\$447,300	Assessed*	\$409,970
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$447,300	Taxable	\$409,970

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

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3277-0336	\$1,100,000	2006-08-21	Warranty Deed (WD)
1	2440-2013	\$250,000	2004-02-05	Warranty Deed (WD)
2	0294-0770	\$28,900	1973-10-01	Warranty Deed (WD)

Land Information - Total Acreage: 6.73

Land Description	Units	Depth	Land Type	Land Value
COM AC	6.73	0.00	AC	\$447,300

Legal Description

Legal Description

SLY 330 FT OF SE 1/4 OF SW1 /4 & SLY 330 FT OF SW 1/4 OF SW 1/4 LYING E OF BOGGY CREEK RD LESS BEG AT INT OF S SEC LINE & ELY R/W FL 530, E 771.8 FT, N 330 FT, W 548.2 FT, S 34 DEG W ALONG ELY R/W 398.62 FT MOL TO POB ORD #2618

NUMBER

407-742-5000

EMAIL

info@property-appraiser.org

ADDRESS

Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours

HOURS OF OPERATION
Monday - Friday : 8am to 5pm
Closed Saturday and Sunday





About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

ITEM 5.B

Public Hearing - An Ordinance amending the Zoning Map designation from City Residential Planned Unit Development (RPUD) to City General Commercial (B-3): Storeright Boggy Creek, ZMA-23-0001 - Proposed Ordinance #23-07

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 Residential Planned Unit Development (RPUD) to City General Commercial (B-3) on approximately 6.73 acres of land.

Explanation

This property was annexed and rezoned as the Boggy Creek Townhomes Residential Planned Unit Development (DRC#06-060) with a maximum of 56 units. The applicant intends to establish a self-storage facility with this proposed rezoning to General Commercial (B-3).

A trip generation analysis has been provided with the DRC Support Documents to demonstrate that the townhomes generate more average daily vehicular trips (421) than the proposed self storage facility (167). Any potential adverse impacts must be addressed and mitigated through site improvements such as landscaping, access/roadways, drainage, lighting, etc., through the subsequent development review process and is subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with the intent of the General Commercial (B-3) zoning district as outlined in Section 14-4-4(J) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-2, 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..3.2, Commercial General, in that this designation is compatible with the General Commercial (B-3) Zoning designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on February 7, 2023.

CONDITION:

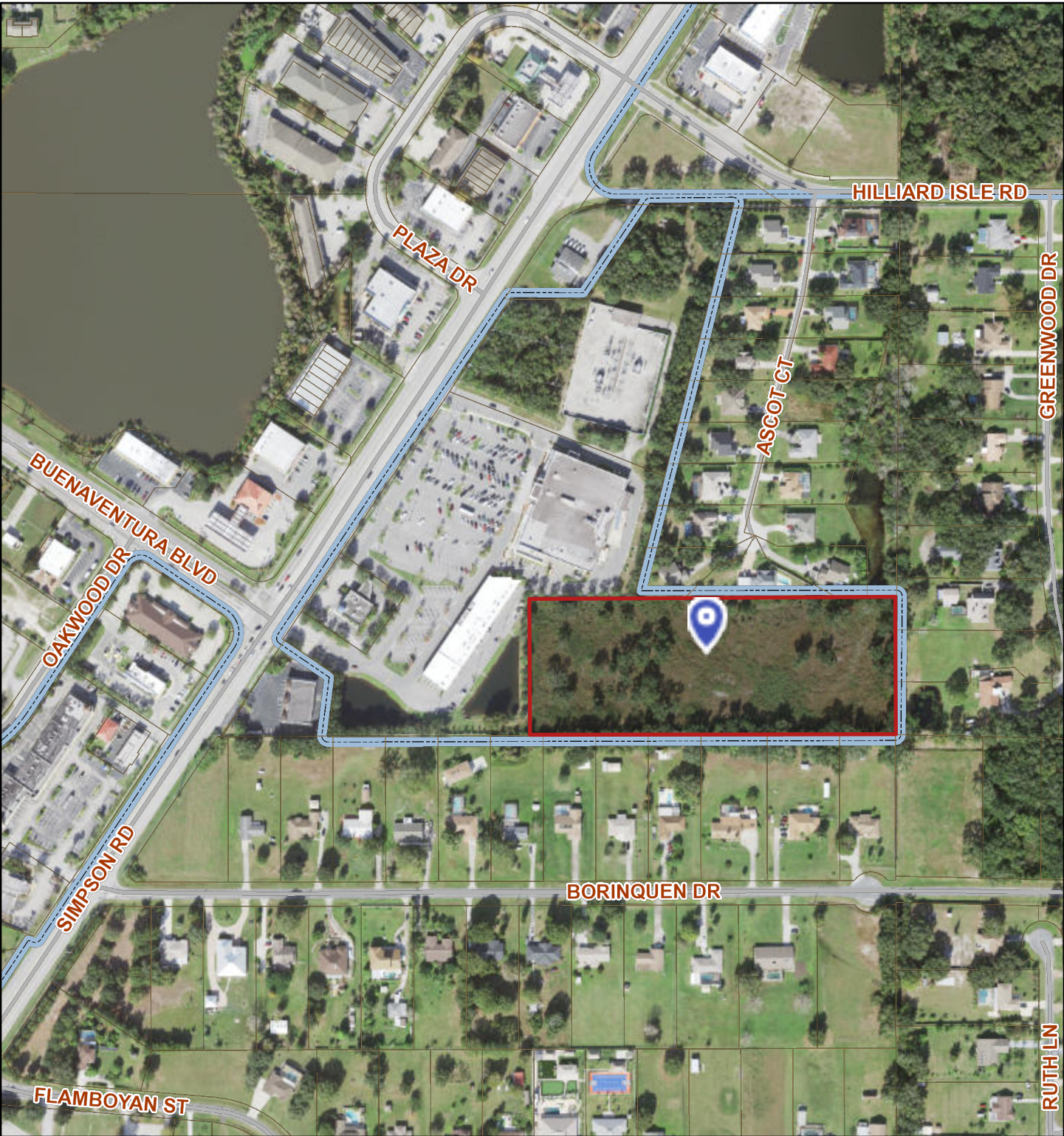
1. Subject to the approval of the associated Land Use Plan Amendment (LUPA-23-0001).

City of Kissimmee

Attachment(s):

1. ZMA-23-0001 Aerial Map
2. ZMA-23-0001 Vicinity Map
3. ZMA-23-0001 Site Data Tables
4. ZMA-23-0001 Proposed Ord. 23-07
5. ZMA-23-0001 PAB Ad
6. ZMA-23-0001 DRC Comments
7. ZMA-23-0001 DRC Support Documents

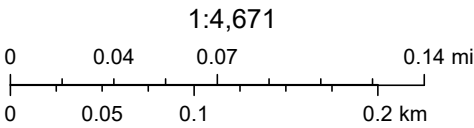
Storeright - Boggy Creek
Zoning Map Amendment
ZMA-23-0001



May 1, 2023

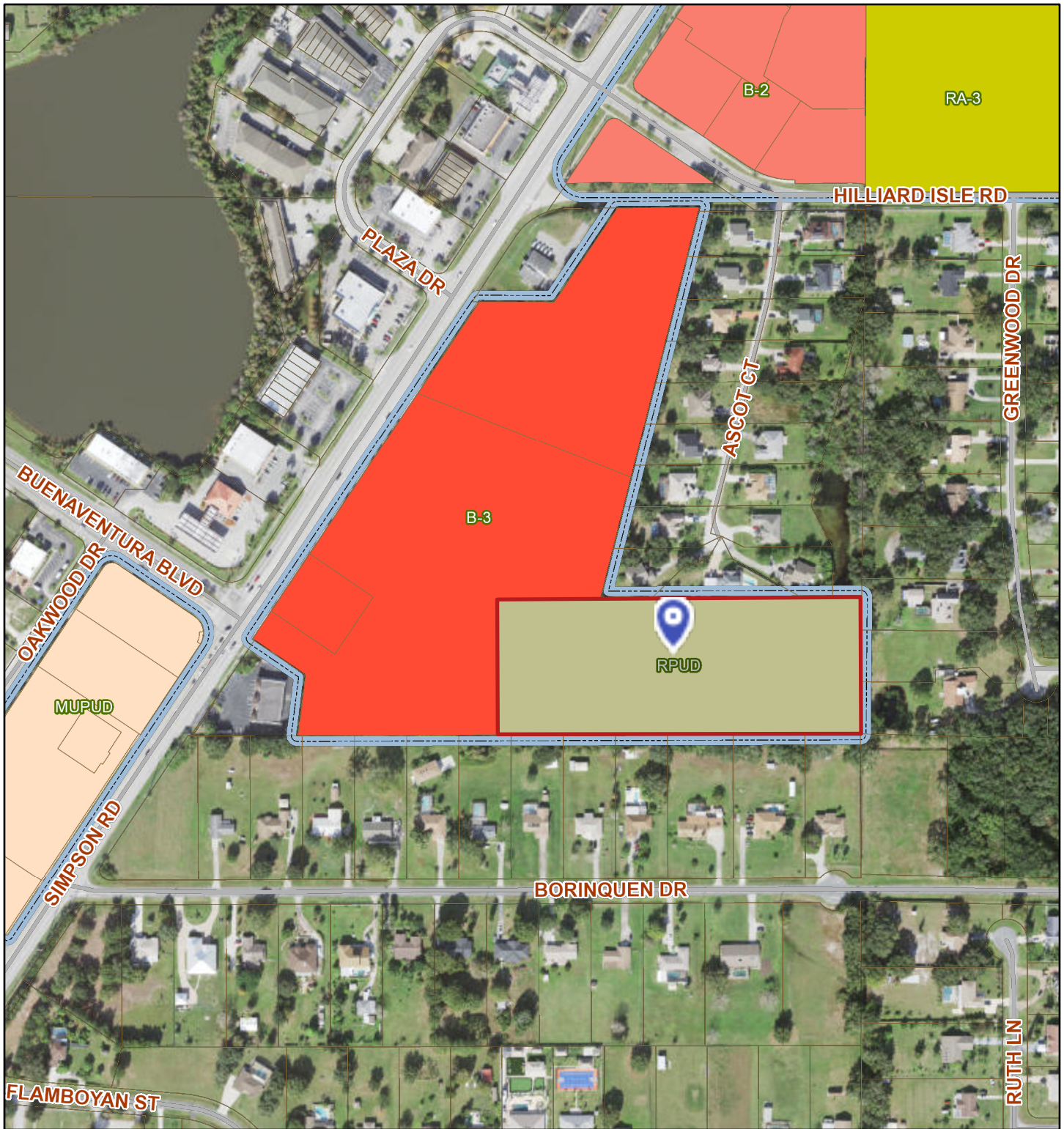
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

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



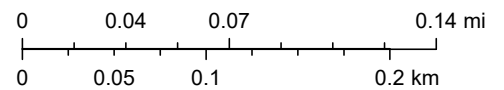
State of Florida, Maxar

Storight - Boggy Creek
Zoning Map Amendment
ZMA-23-0001



May 1, 2023

1:4,671



State of Florida, Maxar

Storeright Boggy Creek Zoning Map Amendment, ZMA-23-0001
Parcel ID#08-25-30-00U0-0130-0000
East of Simpson Rd., south of Royal Palm Dr., north of Fortune Rd.
Site Data Tables

Site Data	
Size	6.73 acres
Future Land Use Designation	Multi Family Medium Density Residential (MF-MDR)
Proposed Future Land Use Designation	Commercial General (CG) – City
Zoning District Designation	Residential Mixed Use District (RPUD) - City
Proposed Zoning District Designation	General Commercial (B-3) - City
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Self Storage Facility
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR) – County
South	Single Family Low Density Residential (SF-LDR) – County
East	Single Family Low Density Residential (SF-LDR) – County
West	Commercial General (CG) – City
Adjacent Zoning	
North	Estate Development (E-1) - County
South	Estate Development (E-1) - County
East	Estate Development (E-1) - County
West	General Commercial (B-3) - City
Zoning History	DRC-06-058 Annexation DRC-06-059 Land Use Amendment DRC-06-060 Rezoning DRC-06-061 Preliminary Plat DRC-06-120 City Commission Variance
Past/Current Project Tracking	LUPA-23-0001 (Pending)

Comprehensive Plan Summary
Policy 1.2.3.2, Commercial General (CG): The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR. The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. This future land use designation shall be implemented through the City's Land Development Code.

This area is not intended to accommodate manufacturing, processing, or assembly of goods, sales and service of heavy commercial vehicle and equipment, or related services or maintenance activities; warehousing; uses requiring extensive outside storage; or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards.

Criteria for considering residential uses in areas with a Commercial General designation shall be outlined in the Land Development Code.

Potential Zoning Districts	Neighborhood Commercial (B-2)
	General Commercial (B-3)
	Highway Commercial (HC)
	Office Commercial (B-5)
	Mixed-Use Planned Unit Development District - MUPUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(J), General Commercial (B-3) Intent: to provide for a broad range of business activities including a variety of retail sales, office, and service establishments, and uses requiring a high degree of accessibility for vehicular traffic. However, it is not suitable for warehousing, manufacturing, and most other industrial activities. Areas zoned B-3 should generally be located on or close to arterial or collector streets. The district is intended for use in suitable areas which have been assigned a Commercial General (CG) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	MF-MDR City Land Use (10-20 du/ac)	Commercial General (CG) – City
	RPUD City Zoning (56 townhomes)	B-3 City Zoning
	Vacant	Self Storage Facility

Public Facilities Analysis

Transportation	
Adjacent street	N/A. Property is accessible via an easement
Street Quality of Service (QOS)	Adjacent Street (Simpson Rd.) 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. 23-07
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: RPUD (Residential Planned Unit Development) – City

TO: B-3 (General Commercial) – City

The subject property is located at: Parcel ID: 08-25-30-00U0-0130-0000

Legal Description:

SLY 330 FT OF SE 1/4 OF SW1 /4 & SLY 330 FT OF SW 1/4 OF SW 1/4 LYING E OF BOGGY CREEK RD LESS BEG AT INT OF S SEC LINE & ELY R/W FL 530, E 771.8 FT, N 330 FT, W 548.2 FT, S 34 DEG W ALONG ELY R/W 398.62 FT MOL TO POB ORD #2618

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 ____, 2023.

Mayor - Commissioner

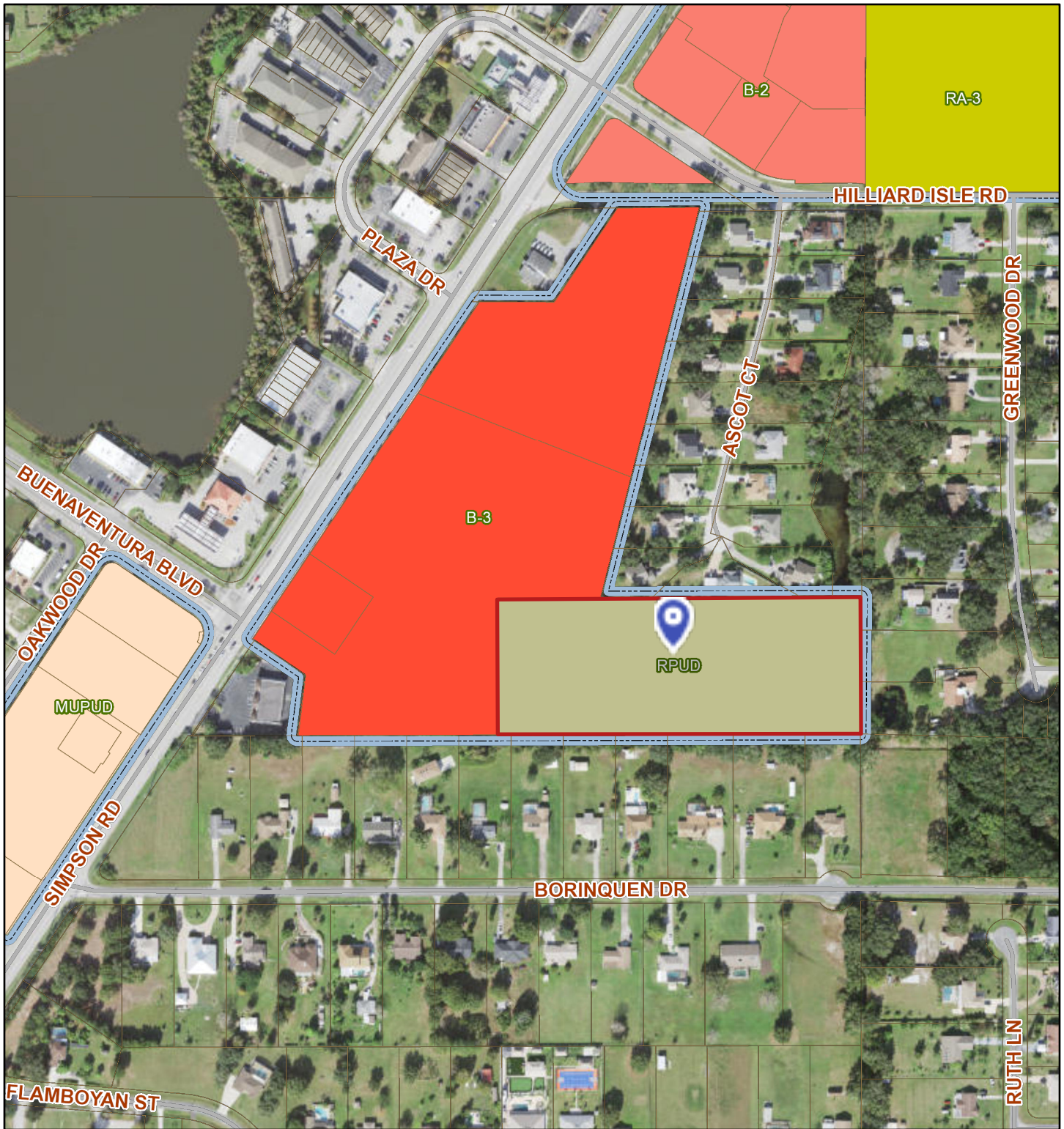
ATTEST:

City Clerk

Approved as to form and legality:

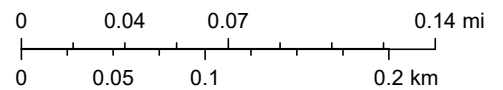
City Attorney

Storight - Boggy Creek
Zoning Map Amendment
ZMA-23-0001



May 1, 2023

1:4,671



State of Florida, Maxar

**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: RPUD (Residential Planned Unit Development) - City

TO: B-3 (General Commercial District) - City

The subject property is located at **Parcel ID: 08-25-30-00U0-0130-0000**

Legal Description:

SLY 330 FT OF SE 1/4 OF SW1 /4 & SLY 330 FT OF SW 1/4 OF SW 1/4 LYING E OF BOGGY CREEK RD LESS BEG AT INT OF S SEC LINE & ELY R/W FL 530, E 771.8 FT, N 330 FT, W 548.2 FT, S 34 DEG W ALONG ELY R/W 398.62 FT MOL TO POB ORD #2618

PROPOSED ORDINANCE #23-07: 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 on **Wednesday, May 17, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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.

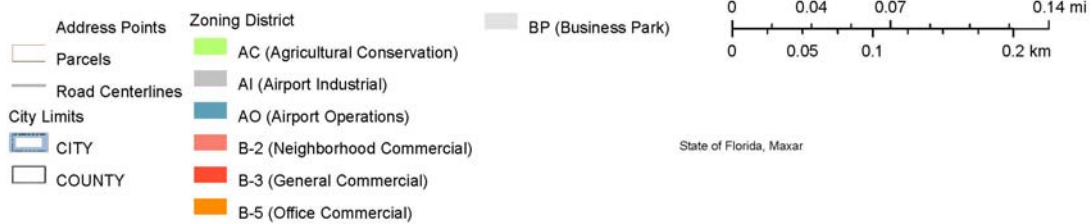
**Reference # ZMA-23-0001
Storeright Boggy Creek**

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

Storeright - Boggy Creek
Zoning Map Amendment
ZMA-23-0001



May 1, 2023



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.



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

DEVELOPMENT PROJECT COMMENT FORM

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

ADDRESS: 08-25-30-00U0-0130-0000

DATE: 2/1/2023

PLAN (DRC) NUMBER: ZMA-23-0001

Review Status:
REVISE & RESUBMIT.

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

PLANNING COMMENTS:

1. Please provide an ITE Trip Generation Statement for the existing use of townhomes under the current PUD zoning district.
2. Please provide an ITE Trip Generation Statement for the proposed use of self-storage facility with proposed mixed use.
3. Land Development Code (LDC) Section 14-4-4, Tale 4-2 allows Storage Facilities, Self-Service subject to the following: Only allowed within a mixed-use development and not directly fronting an arterial roadway.
4. LDC Section 14-2 defines Mixed-use development as the following:
Mixed-use development. A development which includes a mixture of commercial, office, and/or residential uses. For a development to qualify as a "mixed-use" development, the secondary use may not be reserved for use only by the principal user (for example, a residents-only gym or an employee cafeteria) and must include the following, unless different percentages are specified elsewhere in this Code:
 - A. If the development includes residential uses, they shall comprise a minimum of 20 percent of the total development square footage;
 - B. Commercial uses shall comprise a minimum of 30 percent of the total development square footage or 3,500 square feet, whichever is less;
 - C. Office uses shall comprise a minimum of 30 percent of the total development square footage
5. LDC Section 14-6-47 requires the following for Self-Storage Facilities:
Self-storage facilities are allowed as noted in Table 4-2. However, they shall be designed to and constructed in accordance with the following requirements (Figure 6-2):
 - A. In districts other than IB, self-storage facilities are only allowed as part of a mixed-use development, as defined in chapter 14-2, and must include retail, restaurants or office uses on the ground floor.
 - B. Access to the individual storage units shall not be visible from the street and may only be provided from interior spaces.
 - C. There shall be no outdoor storage allowed.

- D. Loading docks shall be located inside the building.
- E. Privacy fences or walls are not allowed around the property unless they are required by this Code.

Figure 6-2: Examples of Self-Storage Facilities



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.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rosa de Calzada
Equitable Title Agency, Inc.
6985 Wallace Road
Orlando, Florida 32819
Property Appraisers Parcel Identification (Folio) Numbers:
Grantee SS #: and

LARRY WHALEY
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT
CL 2006227925 OR 3277/336
MLC Date 09/14/2006 Time 15:40:42
DOC STAMPS: 7,700.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21st day of August, 2006 by **B.C. Properties, LLC**, herein called the grantor, to **Boggy Creek Road Realty LLC** whose post office address is **838 Green Street, Ste. 201, Iselin, NJ 00830**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Osceola County, State of Florida, viz.:

The Southerly 330 feet of the SE 1/4 of the SW 1/4 and the Southerly 330 feet of that part of the SW 1/4 of the SW 1/4 lying East of the Road called Boggy Creek Road, all being in Section 8, Township 25 South, Range 30 East, Osceola County, Florida.

Less: Beginning at a point, 12.08 feet, North 89°59'50" West of the Northwest corner of Tract A of Greenville Estates, as recorded in Plat Book 2, Page 159, of the Public Records of Osceola County, Florida, said point being on the Easterly Right of Way line of State Road 530, run South 89°59'50" East, along the South line of Section 8, Township 25 South, Range 30 East, 771.80 feet; run thence North 00°00'14" East, 330 feet; run thence North 89°59'50" West, 548.20 feet to the Easterly Right of Way of State Road No. 530; run thence South 34°07'28" West to the Point of Beginning.
Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
LA SHEKA JORDAN
Witness #1 Printed Name
Witness #2 Signature
Rosa de Calzada
Witness #2 Printed Name

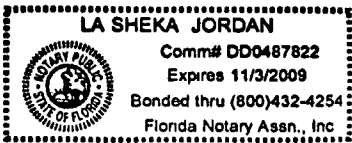
B.C. Properties, LLC
Brytter Rojas, Manager
9213 Kilgore Road, Orlando, Florida 32836

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 21st day of August, 2006 by Brytter Rojas, Manager of B.C. Properties, LLC on behalf of the corporation. He/She is personally known to me or has produced **Driver's License** as identification.

SEAL

My Commission Expires:



Notary Signature
LA SHEKA JORDAN
Printed Notary Signature

TO: Shaun Puri

FROM: Scott Israelson

DATE: 12 April 2023

RE: Trip Generation Statement
StoreRight Self Storage
Kissimmee, FL

This memorandum serves as a Trip Generation Statement for the proposed StoreRight Self Storage development in Kissimmee. The storage facility is expected to be approximately 115,000 SF. The 6.7-acre parcel is east of Simpson Road and will share access with the commercial property at the Buenaventura Boulevard intersection.

The City of Kissimmee requested analysis for the proposed development, plus trip generation estimates for existing MF-MDR zoning (20 units per acre), for a shopping center (with FAR of 1.0) under CG zoning, and for the existing use of townhomes under the current PUD.

Trip Generation

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development. This is attached to this memo. Table 1 summarizes the trip generation estimate.

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size	Daily Trips	Enter	Exit	Enter	Exit
Proposed Development							
Mini-Warehouse	150	151 Th.Sq.Ft. GFA	167	6	4	8	9
Existing MF-MDR Zoning							
Multifamily Housing (Low-Rise)	220	120 Dwelling Units	845	14	46	45	27
CG Zoning							
Strip Retail Plaza (<40k)	822	29.2 Th.Sq.Ft. GFA	1590	41	28	84	83
PUD Townhomes							
Multifamily Housing (Low-Rise)	220	54 Dwelling Units	421	10	30	28	16

Of the alternatives, the proposed development is projected to generate the fewest trips. The CG zoning would result in the most generated trips, followed by existing MF-MDR zoning, and then PUD. Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.