



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 7, 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 17, 2023 Planning Advisory Board (PAB) Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Ordinance to annex 0.79 acres of land - AX-23-0001 - Proposed Ordinance #23-08

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

5.B Public Hearing – An Ordinance amending the Future Land Use Map designation from County Vacated Right-of-Way (ROW) to City Commercial General (CG): Hilliard Isle ROW Vacation, LUPA-23-0002 - Proposed Ordinance #23-09

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.C Public Hearing - An Ordinance amending the Zoning Map designation from County Vacated Right-of-Way to City Neighborhood Commercial (B-2): Hilliard Isle ROW, ZMA-23-0003 - Proposed Ordinance #23-10

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

Planning Advisory Board – June 7, 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 17, 2023 Planning Advisory Board (PAB) Meeting Minutes.****Request**

Approval of the May 17, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 05.17.2023 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 17, 2023 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Santos
Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager

Chairman Bussiere called the meeting to order at 06:03 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 May 3, 2023 Planning Advisory Board (PAB) minutes.

Board Member Spalding made a motion to Approve . Board Member Santiago seconded the motion.

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

Motion to Approve Passed 5 - 0.

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

Board Member Marrero-Pinto made a motion to Approve . Board Member Spalding seconded the motion.

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

Motion to Approve Passed 5 - 0.

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.

Planning Manager Ryan stated that this is a request for approval of a Land Use Plan Amendment changing the Future Land Use Map designation from (MF-MDR) Multi-Family Medium Density Residential-City to (CG) Commercial General-City on approximately 6.73 acres of land.

Planning Manager Ryan stated that with this change to Commercial General that has a maximum (FAR) Floor Area Ratio of 2.0; a trip generation analysis was provided to support that with the current entitlements on the property that the vehicular trips with this change will decrease.

Staff recommends approval for the following 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.

Jennifer Cockcroft, Attorney representing the applicant and was available for any questions.

Vice Chairman Marrero-Pinto asked if this request is next to an earlier request for development.

Planning Manager Ryan stated that it is in the same neighborhood to the south.

Luis Aviles, 2685 Borinquen Dr., Kissimmee, FL asked for clarification on how they will access the property for this request.

Ms. Cockcroft stated that this request is solely for the Land Use Amendment and the Site Plan will address access to the property during that time.

Juan Baez, 2505 Ascot Ct., Kissimmee, FL asked what kind of wall and material they would use for this property.

Ms. Cockcroft stated the request is for Land Use and the Site Plan will address concerns regarding the wall during the Site Plan.

Jeanette Acevedo, 2685 Borinquen Dr., Kissimmee, FL expressed concerns about trash and debris.

Planning Manager Ryan stated that if there are issues related to trash and debris at that

time the residents can contact Code Enforcement.

Board Member Spalding made a motion to Approve. Board Member Thacker seconded the motion.

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

Motion to Approve Passed 5 - 0.

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.

Planning Manager Ryan stated that this is a request for approval of a Zoning Map Amendment to change the Zoning designation from (RPUD) Residential Planned Unit Development to (GC) General Commercial-City on approximately 6.73 acres of land.

Planning Manager Ryan stated that the applicant's primary use is for a self-storage on the property.

Planning Manager Ryan stated that the property was annexed and rezoned as townhomes. However, The applicant intends to establish a self-storage facility.

Planning Manager Ryan stated that a trip generation analysis has been provided and that the self-storage facility would have less trips of 167 than the townhomes of 421 daily trips.

Jennifer Cockcroft, Attorney representing the applicant stated that she was available for any questions.

Board Member Thacker made a motion to Approve w/Conditions . Board Member Spalding seconded the motion.

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

Motion to Approve w/Conditions Passed 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Planning Advisory Board Appointments & Reappointments

Planning Manager Ryan discussed appointments & reappointments as well as there being

another possible workshop.

8. HEAR CHAIRMAN AND BOARD MEMBERS

- 9. ADJOURNMENT** Board Member Spalding made a motion to Adjourn. Board Member Marrero-Pinto seconded the motion.

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

NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:35 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Ordinance to annex 0.79 acres of land - AX-23-0001 - Proposed Ordinance #23-08

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

Request

Approval to Annex approximately 0.79 acres of property located east of Simpson Road and north of Hilliard Isle Road.

Explanation

The subject property has a total land area of 1.3 acres of land. A portion to the south of this property, approximately 0.79 acres of land, remains in Osceola County's jurisdiction. The applicant has initiated this annexation application to annex this portion of vacated ROW to develop the entire site in the near future. The proposed annexation meets all the requirements set forth by local and Florida State Statutes for a voluntary annexation as the property is contiguous, or adjacent, to the City Limits along the northern and southern boundaries.

Property History: The subject site has gone through various changes over time. In 2000, the City of Kissimmee Commission approved an annexation request, which included a portion of the subject property to the south (please see attached Ordinance #2410). It was during this time that Hilliard Isle Road was to the south of the subject property. In 2007, a final plat was approved by the City of Kissimmee where it introduced a realignment of Hilliard Isle Road to the north of the subject property (refer to attached Final Map "Hilliard Isle Commercial Center"). In 2015, the Board of County Commissioners of Osceola County initiated the vacation of right-of-way of Hilliard Isle Road to the south (refer to Osceola County Vacation ROW Map). Since then, this portion has remained in Osceola's County jurisdiction as a vacated ROW.

FINDINGS AND REASONS:

1. Compliance with Chapter 171 of the Florida Statutes as it meets all the criteria for voluntary annexation as the property is contiguous, or adjacent, to the City Limits along the northern and southern boundaries of the parcel. Public services, including water, sewer, drainage, and emergency services are already provided to these adjacent City parcels. The subject property is reasonably compact and will not result in the creation of an enclave if annexed.
2. Compliance with Section 14-3-25 annexation regulations outlined in the Land Development Code that refers to Chapter 171, Florida Statutes, and the general annexation procedures in the City's Comprehensive Plan utilizing either the City's land use conversion table in Future Land Use Policy 1.1.10.5, an Annexation Agreement, or a Future Land Use Map amendment. A concurrent Future Land Use Amendment (LUPA-23-0002) will be utilized to establish the Future Land Use designation on this property.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

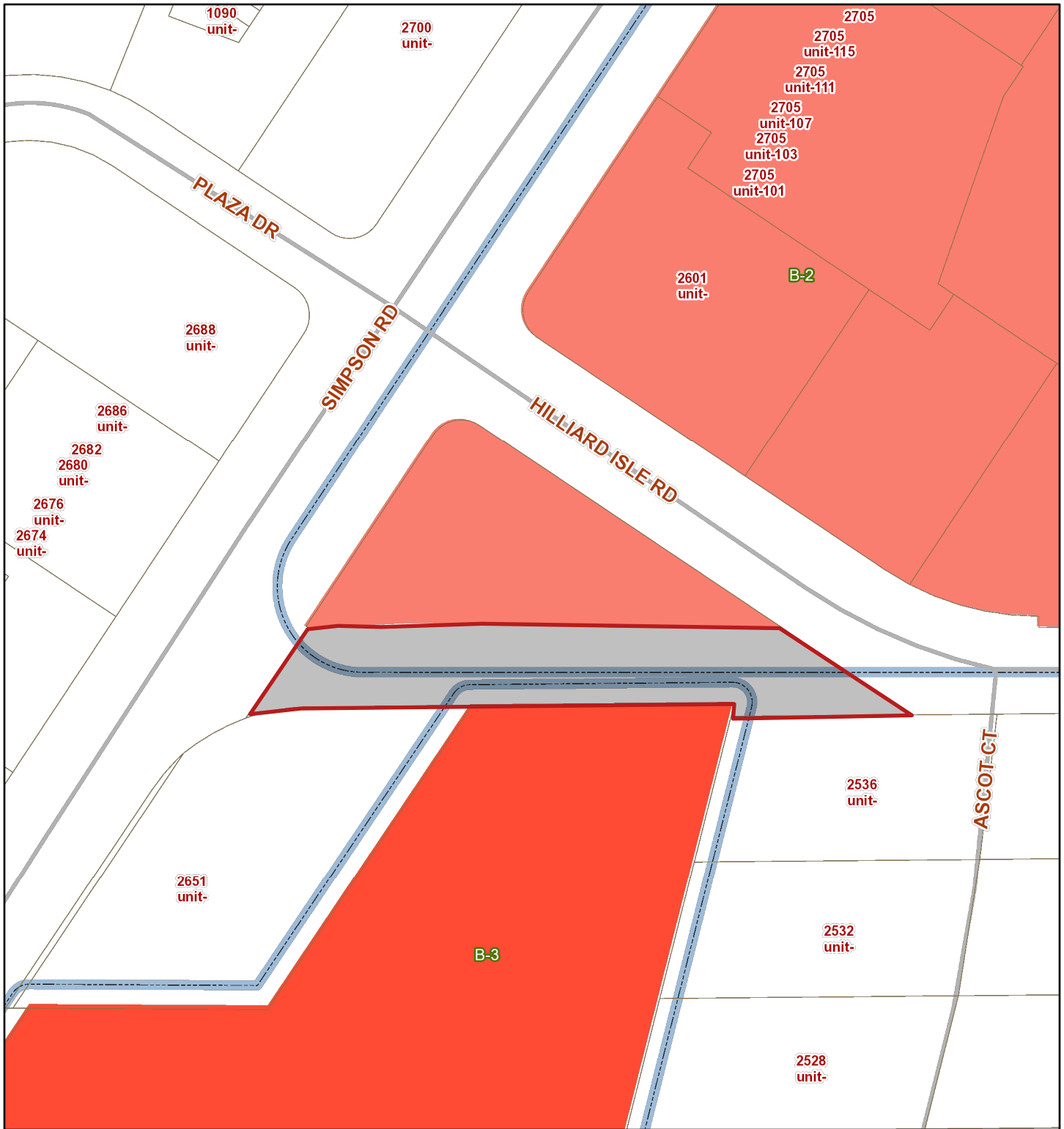
City of Kissimmee

The Development Review Committee (DRC) recommended approval on April 4, 2023.

Attachment(s):

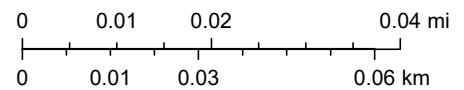
1. AX-23-0001 Vicinity Map
2. AX-23-0001 Aerial Map
3. AX-23-0001 Site Data Tables
4. AX-23-0001 Proposed Ordinance 23-08
5. AX-23-0001 PAB Ad
6. AX-23-0001 DRC Comments
7. AX-23-0001 DRC Application

Hilliard Isle ROW Annexation AX-23-0001

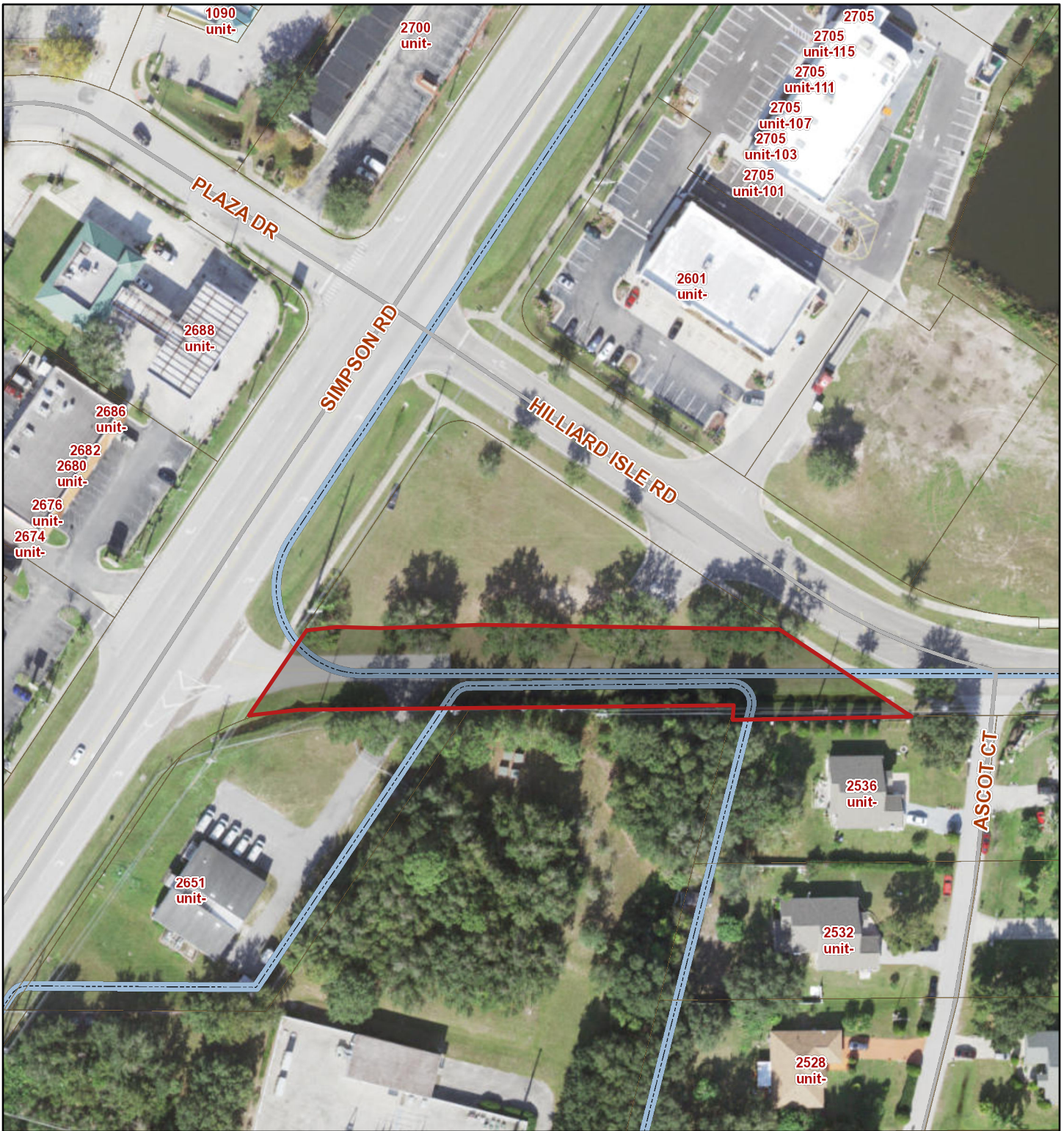


May 9, 2023

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Hilliard Isle ROW Annexation AX-23-0001

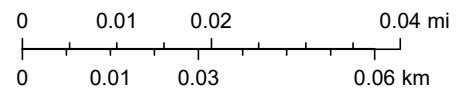


May 9, 2023

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

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



State of Florida, Maxar

Hilliard Isle ROW Annexation, AX-23-0001
Portion of Parcel ID# 08-25-30-1534-0001-0010
East of Simpson Road and North of Hilliard Isle Road.
Site Data Tables

Site Data	
Size	0.79 acres
Future Land Use Designation	N/A (Vacated Right Of Way)(ROW) – County
Proposed Future Land Use Designation	Commercial General (CG) – City
Zoning District Designation	N/A (Vacated ROW) – County
Proposed Zoning District Designation	Neighborhood Commercial District (B-2) - City
Existing Overlay District	N/A
Existing Use(s)	Vacated ROW
Proposed Use(s)	Commercial
Adjacent Land Use	
North	Commercial General (CG) – City
South	Utilities (UT) - City, Commercial - County, & Low Density Residential (LDR) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Adjacent Zoning	
North	Neighborhood Commercial District (B-2) - City
South	General Commercial (B-3) – City, Estate (E-1) – County, & Residential (RS-1A) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Zoning History	N/A - This portion of this parcel is currently within County jurisdiction.
Past/Current Project Tracking	00-0036 Annexation 00-0037 Land Use Amend. (CG County to CG City) 00-0038 Rezoning (CR- County to B-2 City) LUPA-23-0002 Land Use Amend. (<i>Pending</i>) ZMA-23-0003 Zoning Map Amendment (<i>Pending</i>)

Comprehensive Plan Summary
Policy 1.2.3.2, Commercial General (CG): 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.

Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.

Potential Zoning Districts	Agriculture and Conservation District (AC)
	Neighborhood Commercial District (B-2)
	General Commercial District (B-3)
	Highway Commercial District (HC)
	Office Commercial District (B-5)

Zoning District Standards District Summary

Land Development Code Section 14-4-4(I), Neighborhood Commercial (B-2) Intent: The Neighborhood Commercial (B-2) District is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve commercial needs of the surrounding neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services, urge business operations and extensions of strip commercial areas are not desired. Areas zoned B-2 shall have a minimum size of five acres and shall be located on 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	N/A Vacated ROW	Commercial General (CG) – City 2.5 Max. Floor Area Ratio (FAR) Future Land Use
	N/A Vacated ROW	Neighborhood Commercial (B-2) - City Zoning
	Vacated ROW	Commercial

Public Facilities Analysis

Transportation	
Adjacent street	Simpson Road, Hilliard Isle Road
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance

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

PROPOSED ORDINANCE NO. 23-08
ORDINANCE NO. _____

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

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

SECTION 1. After public hearing and proper legal advertisement, the City Commission of the City of Kissimmee determined that the hereinafter described property is susceptible of municipal benefits and that the best interest of the City of Kissimmee will be served by the annexation of the hereinafter described land.

Acreage: 1.3

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd. **Portion of Parcel ID: 08-25-30-0000-0085-000008**

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 114 of the Southeast 114 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17'43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17'43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58'45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16'44" West for a distance of 38.05 feet; thence run South 77°16'48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21'58" East for a distance of 78.16 feet; thence run South 88°36'49" East for a distance of 166.47

feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

SECTION 2. That upon the effective date of this Ordinance, the land described in Section 1 of this Ordinance shall be part of the City of Kissimmee, Florida, and the boundaries of said shall now include the herein above described land from the effective date of this Ordinance.

SECTION 3. That the land described in Section 1 of this Ordinance shall from the effective date of this Ordinance be susceptible to all of the municipal benefits and responsibilities. That the land shall be subject to taxation by the City of Kissimmee beginning the first date of the first calendar year after the effective date of this Ordinance.

However, until that date, no real or personal property within the area described in this Ordinance and so annexed, shall be liable for or taxed to pay any bonded indebtedness of the City of Kissimmee existing at the time of the passage of this Ordinance. Except the exemption provided in this Ordinance, said land shall be subject to all of the obligations and duties as any other lands within the corporate boundaries of the City of Kissimmee, Florida.

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

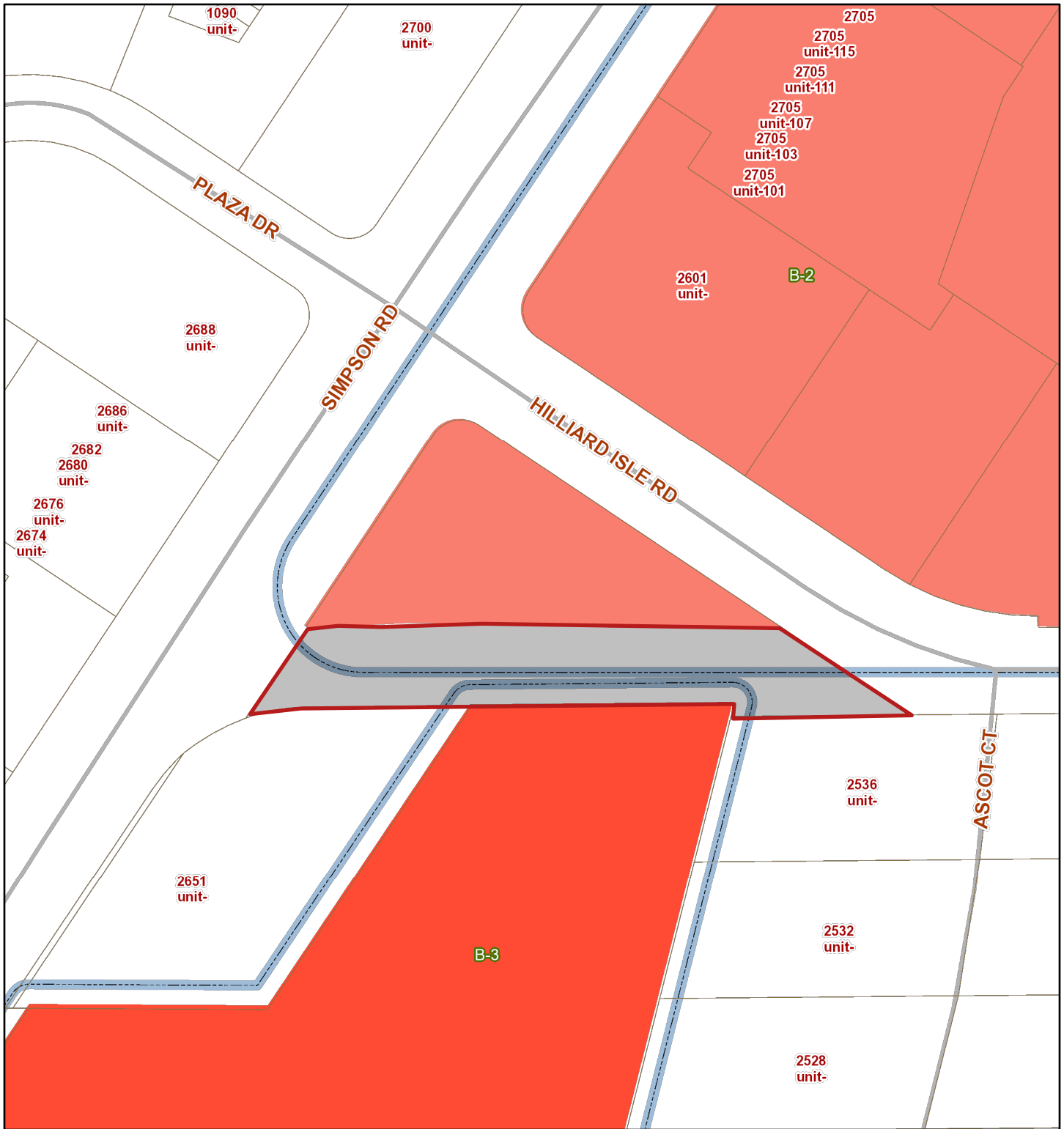
ATTEST:

City Clerk

Approved as to form and legality:

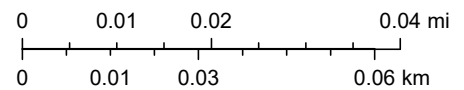
City Attorney

Hilliard Isle ROW Annexation AX-23-0001



May 9, 2023

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**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD**

This is to inform you that the Planning Advisory Board of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation of the project known as Hilliard Isle Right-of-Way (ROW) Annexation.

PROPOSED ORDINANCE#23-08 AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

The city is requesting annexation as follows:

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd. **Portion of Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 1 | 4 of the Southeast 1 | 4 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17' 43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17' 43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58' 45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16' 44" West for a distance of 38.05 feet; thence run South 77°16' 48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21' 58" East for a distance of 78.16 feet; thence run South 88°36' 49" East for a distance of 166.47 feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

The Planning Advisory Board will meet to consider their recommendation on said request on **Wednesday, June 7, 2023 at 6:00 P.M.** in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida,

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 # **AX-23-0001**
Hilliard Isle ROW Annexation

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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: 08-25-30-1534-0001-0010

DATE: 3/28/2023

PLAN (DRC) NUMBER: AX-23-0001

Review Status:
APPROVED WITH CONDITIONS.

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

Request is for the annexation of a vacated road, where half of this road went to the subject property and the other half to Osceola County. This annexation will unify the entire property into the City in order to be developed. The applicant is requesting the existing (City) zoning and land use, which are B2 zoning and CG land use.

1. Annexation is subject to Planning and Advisory Board, and City Commission review and approvals.

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#:2020/21-0080

DRC#: ZMA-23-0002

Current FLU: LDR
Requested FLU: N/A

PROJECT NAME: Hilliard Isle ROW Vacate Annex

Current Zoning: LDR
Requested Zoning: N/A

PROJECT LOCATION: Hilliard Isle Blvd.

COMMENTS DUE DATE: 4.3.23

PID#: 35-25-28-00U0-0040-0000
35-25-28-00U0-0015-0000

This zoning map 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: Hilliard Isle Blvd.
PLAN (DRC) NUMBER: ZMA-23-0002

DATE: 4/4/2023

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.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 3/29/2023

PROJECT: Hilliard Isle ROW Annexation

DRC NUMBER: AX-23-0001

REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

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

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

- Approval is for annexation only.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

###



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Hilliard Isle ROW Vacate Annex DRC#

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

Agent Signature: Nathan Wolff Date: 2-23-2023

Agent Name (Print): Nathan Wolff

Property Owner Signature: [Signature] Date: 2-23-2023

Property Owner Name (Print): Hans Pistor



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

- Home
- Base Maps
- Layers
- Sales
- Identify
- Tools
- Print

Identify

Image Not Found

- TRIM Notice
 - Property Record Card
 - Tax Collector
 - NEW - Bird's Eye View**
- Info

Values

Building

Land

XFOB

Sales

Parcel	08-25-30-1534-0001-0010
Owner Name	NADINA CAPITAL GROUP LLC
Mailing Address	1000 COLOUR PL APOPKA, FL 32703
Physical Address	HILLIARD ISLE RD, KISSIMMEE FL 34744
Property Type	VACANT COMMERCIAL
Tax District	200 - KISSIMMEE
Acres	1.3
Desc	HILLIARD ISLE COMMERCIAL CENTER





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

Parcel: 08-25-30-1534-0001-0010



Owner Information

Owner Name NADINA CAPITAL GROUP LLC

Mailing Address 1000 COLOUR PL
APOPKA, FL 32703

Physical Address HILLIARD ISLE RD, KISSIMMEE FL 34744

Description VACANT COMMERCIAL

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 02/22/2023, which are subject to change prior to certification

Land	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed(estimated)	\$382,173
Exemption(estimated)	\$0
Taxable(estimated)	\$382,173

* 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	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed*	\$347,430
Exemption	\$0
Taxable	\$347,430

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4254-2883	\$400,000	2012-03-29	SW
1	4211-2209	\$100	2011-12-15	CT

Land Information - Total Acreage: 1.30

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	60112.80	0.00	SF	\$793,500

Legal Description

Legal Description	HILLIARD ISLE COMMERCIAL CENTER PB 21 PG 45 LOT 1 AND THAT PORTION OF VAC HILLIARD ISLE RD ABUTTING S SIDE
--------------------------	---



CFN 2015175442
Bk 4876 Pgs 121-130 (10 Pgs)
DATE: 11/23/2015 10:00:59 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$0.00

Resolution No. 15-096R

A RESOLUTION APPROVING RV14-00006

WHEREAS, after filing of sworn Petition, Adoption of Resolution by the Board of County Commissioners of Osceola County, Florida, for hearing on petition and proper publication of Notice of Hearing on Petition to vacate, abandon and discontinue the portions of roads, streets and/or alleys shown on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described in Exhibit A, attached hereto and incorporated herein, the Board of County Commissioners of Osceola County, Florida, did conduct a hearing on said Petition at its public meeting at 1:30 P.M. on Monday, November 9, 2015, at the County Administration Building in Kissimmee, Osceola County, Florida; and

WHEREAS, it appears to the said Board that the closing, vacating, abandoning and discontinuing of the said portions of roads, streets, and/or alleys will not deprive any person or persons of a reasonable means of ingress and egress to his premises from at least one County, State or Federal Highway and that, subject to retention of an ingress and egress, drainage, maintenance, and utility easement over, under and across the land described in Exhibit B attached hereto and incorporated herein, the said portions of roads, streets, and/or alleys should be closed, vacated, abandoned and discontinued.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Osceola County, Florida, that, except for an ingress and egress, drainage, maintenance, and utility easement which is hereby retained in the name of Osceola County, Florida over, under and across the land legally described in Exhibit B, the roads, streets, and/or alleys described in Exhibit A are hereby vacated, abandoned and closed and discontinued as public roads, streets and/or alleys, and that any right of the County and the public in and to the lands included in said portions of roads, streets, and/or alleys be, and the same is hereby forever renounced and disclaimed as right of way.

BE IT FURTHER RESOLVED that Notice of Adoption of this Resolution shall be published one time, within thirty (30) days following its adoption, in one issue of a newspaper of general circulation

published in Osceola County, Florida.

DONE AND ADOPTED by the Board of County Commissioners of Osceola County, Florida, at
its meeting of the 9th of November, 2015.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

BY: [Signature]
Chairman/Vice-Chairman

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: [Signature]
Clerk/Deputy Clerk to the Board

As authorized for execution at the Board of
County Commissioners meeting of:

11-9-15
Resolution 15-096R
RV14-00006



Exhibit A

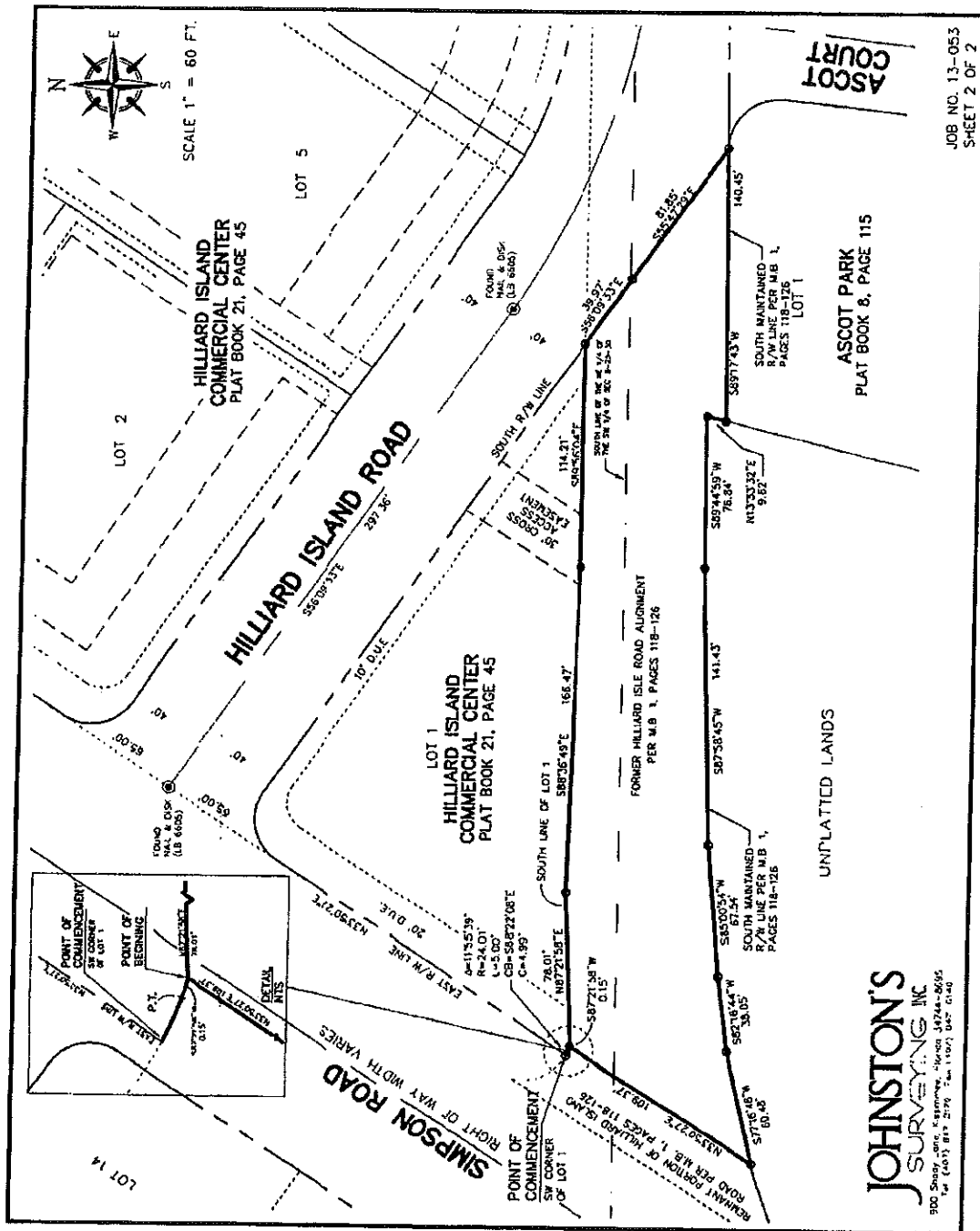
Vacated, abandoned and closed public roads, streets and/or alleys

Legal Description

A parcel of land being a portion of former Hilliard Island Road alignment as shown on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows:

Commence at the Southwest corner of Lot 1, HILLIARD ISLAND COMMERCIAL CENTER, as recorded in Plat Book 21, Page 45 of the Public Records of Osceola County, Florida, said point being a point on a curve, concave to the Northeast, having a Radius of 24.01 feet and Central Angle of 11°55'39"; thence along the South line of said Lot 1 the following two (2) courses and distances; thence run Easterly along the Arc of said curve, a distance of 5.00 feet (Chord Bearing = S68°22'08"E, Chord = 4.99 feet to the Point of Tangency thereof; thence run N87°21'58"E, a distance of 0.15 feet to the Point of Beginning; thence along the South line of said Lot 1 the following three (3) courses and distances; thence run N87°21'58"E, a distance of 78.01 feet; thence run S88°36'49"E, a distance of 166.47 feet; thence run S89°56'04"E, a distance of 114.21 feet to a point on the South Right of Way line of Hilliard Island Road; thence run S56°09'33"E, along said South Right of Way line, a distance of 39.97 feet; thence run S55°47'29"E, a distance of 81.85 feet to a point on the South Maintained Right of Way line of Hilliard Island Road as shown on aforesaid Osceola County Road Map Book 1, Pages 118-126; thence along said South Maintained Right of Way line the following seven courses and distances; thence run S89°17'43"W, a distance of 140.45 feet; thence run N13°33'32"E, a distance of 9.62 feet; thence run S89°44'59"W, a distance of 76.84 feet; thence run S87°58'45"W, a distance of 141.43 feet; thence run S85°00'54"W, a distance of 67.54 feet; thence run S82°16'44"W, a distance of 38.05 feet; thence run S77°16'48"W, a distance of 60.48 feet to a point 70 feet off the future centerline of Simpson Road; thence run N33°50'27"E along said 70 ft line, a distance of 109.37 feet to the Point of Beginning.

Containing 29,964.91 square feet or 0.6879 acres, more or less.



JOB NO. 13-053
SHEET 2 OF 2

JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kennesaw, Georgia 30144-8655
Tel: (404) 875-2179 Fax: (404) 875-0140

Exhibit B

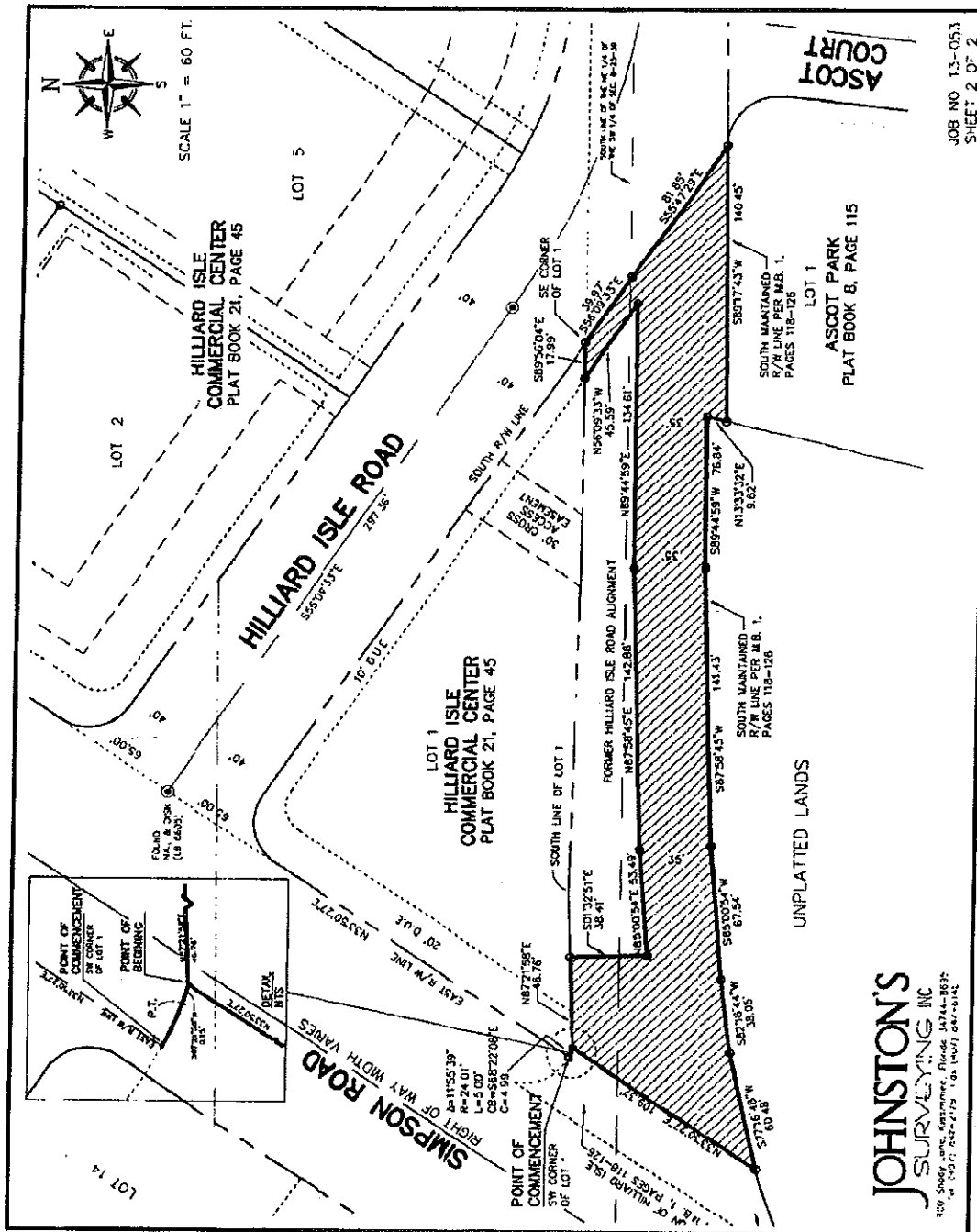
Ingress and Egress, Drainage, Maintenance, and Utility Easement

Legal Description

A parcel of land being a portion of former Hilliard Island Road alignment as shown on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows:

Commence at the Southwest corner of Lot 1, HILLIARD ISLAND COMMERCIAL CENTER, as recorded in Plat Book 21, Page 45 of the Public Records of Osceola County, Florida, said point being a point on a curve, concave to the Northeast, having a Radius of 24.01 feet and Central Angle of 11°55'39"; thence along the South line of said Lot 1 the following two (2) courses and distances; thence run Easterly along the Arc of said curve, a distance of 5.00 feet (Chord Bearing = S68°22'08"E, Chord = 4.99 feet to the Point of Tangency thereof; thence run N87°21'58"E, a distance of 0.15 feet to the Point of Beginning; thence run N87°21'58"E, along the South line of said Lot 1, a distance of 46.76 feet; thence departing said South line, run S01°32'51"E, a distance of 38.41 feet; thence run N85°00'54"E, a distance of 53.49 feet; thence run N87°58'45"E, a distance of 142.88 feet; thence run N89°44'59"E, a distance of 134.61 feet; thence run N56°09'33"W, a distance of 45.59 feet to a point on the aforesaid South line of Lot 1; thence run S89°56'04"E along said South line, a distance of 17.99 feet to the Southeast corner of said Lot 1 and a point on the South Right of Way line of Hilliard Isle Road; thence run S56°09'33"E, along said South Right of Way line, a distance of 39.97 feet; thence run S55°47'29"E, a distance of 81.85 feet to a point on the South Maintained Right of Way line of said Hilliard Isle Road as shown on Osceola County Road Map Book 1, Pages 118-126; thence along said South Maintained Right of Way line the following seven (7) courses and distance; thence run S89°17'43"W, a distance of 140.45 feet; thence run N13°33'32"E, a distance of 9.62 feet; thence run S89°44'59"W, a distance of 76.84 feet; thence run S87°58'45"W, a distance of 141.43 feet; thence run S85°00'54"W, a distance of 67.54 feet; thence run S82°16'44"W, a distance of 38.05 feet; thence run S77°16'48"W, a distance of 67.54 feet; thence run S82°16'44"W, a distance of 38.05 feet; thence run S77°16'48"W, a distance of 60.48 feet to a point 70 feet off of the future centerline of Simpson Road; thence run N33°50'27"E along said 70 foot line, a distance of 109.37 feet to the Point of Beginning.

Containing 20,661.41 square feet or 0.4743 acres, more or less.



**NOTICE OF PROCEEDINGS FOR THE CLOSING OF ROADS
RV 14-00006**

TO WHOM IT MAY CONCERN:

YOU WILL TAKE NOTICE that the Board of County Commissioners of Osceola County, Florida, upon sworn petition of qualified landowners, will be at 1:30 p.m. on the 9th day of November, A.D., 2015, or as soon thereafter as the matter may be heard and considered, at its office in the County Administration Building in Kissimmee, Florida, determine or not the County of Osceola will vacate, abandon and discontinue, renounce and disclaim any and all right and title of the County of Osceola, a political subdivision of the State of Florida, and the public, in and to a portion of the former Hilliard Island Road alignment as shown and delineated on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows, to wit:

Legal Description:

A parcel of land being a portion of former Hilliard Island Road alignment as shown on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows:

Commence at the Southwest corner of Lot 1, HILLIARD ISLAND COMMERCIAL CENTER, as recorded in Plat Book 21, Page 45 of the Public Records of Osceola County, Florida, said point being a point on a curve, concave to the Northeast, having a Radius of 24.01 feet and Central Angle of 11°55'39"; thence along the South line of said Lot 1 the following two (2) courses and distances; thence run Easterly along the Arc of said curve, a distance of 5.00 feet (Chord Bearing = S68°22'08"E, Chord = 4.99 feet to the Point of Tangency thereof; thence run N87°21'58"E, a distance of 0.15 feet to the Point of Beginning; thence along the South line of said Lot 1 the following three (3) courses and distances; thence run N87°21'58"E, a distance of 78.01 feet; thence run S88°36'49"E, a distance of 166.47 feet; thence run S89°56'04"E, a distance of 114.21 feet to a point on the South Right of Way line of Hilliard Island Road; thence run S56°09'33"E, along said South Right of Way line, a distance of 39.97 feet; thence run S55°47'29"E, a distance of 81.85 feet to a point on the South Maintained Right of Way line of Hilliard Island Road as shown on aforesaid Osceola County Road Map Book 1, Pages 118-126; thence along said South Maintained Right of Way line the following seven courses and distances; thence run S89°17'43"W, a distance of 140.45 feet; thence run N13°33'32"E, a distance of 9.62 feet; thence run S89°44'59"W, a distance of 76.84 feet; thence run S87°58'45"W, a distance of 141.43 feet; thence run S85°00'54"W, a distance of 67.54 feet; thence run S82°16'44"W, a distance of 38.05 feet; thence run S77°16'48"W, a distance of 60.48 feet to a point 70 feet off the future centerline of Simpson Road; thence run N33°50'27"E along said 70 ft line, a distance of 109.37 feet to the Point of Beginning.

Containing 29,964.91 square feet or 0.6879 acres, more or less..

The said portions of streets, roads, and/or alleys lie outside the corporate limits of any municipality in Osceola County, Florida. Persons interested may appear and be heard at the time and place above specified.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

BY: [Signature]
Chairman/Vice-Chairman

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: [Signature]
Clerk/Deputy Clerk to the Board
BCC approved 11-9-15
Notice of Proceedings RV14-0006



NOTICE OF ADOPTION OF RESOLUTION

**15-096R
RV14-00006**

NOTICE IS HEREBY GIVEN, that on the 9th day of November, A.D. 2015, the Board of County Commissioners of Osceola County, Florida, adopted a Resolution vacating, abandoning, and discontinuing as a public road or street and forever renouncing and disclaiming any right of the County of Osceola, State of Florida, and the public, in and to a portion of the former Hilliard Island Road alignment as shown and delineated on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows, to wit:

Legal Description

A parcel of land being a portion of former Hilliard Island Road alignment as shown on Osceola County Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida and located in Section 8, Township 25 South, Range 30 East and being more particularly described as follows:

Commence at the Southwest corner of Lot 1, HILLIARD ISLAND COMMERCIAL CENTER, as recorded in Plat Book 21, Page 45 of the Public Records of Osceola County, Florida, said point being a point on a curve, concave to the Northeast, having a Radius of 24.01 feet and Central Angle of 11°55'39"; thence along the South line of said Lot 1 the following two (2) courses and distances; thence run Easterly along the Arc of said curve, a distance of 5.00 feet (Chord Bearing = S68°22'08"E, Chord = 4.99 feet to the Point of Tangency thereof; thence run N87°21'58"E, a distance of 0.15 feet to the Point of Beginning; thence along the South line of said Lot 1 the following three (3) courses and distances; thence run N87°21'58"E, a distance of 78.01 feet; thence run S88°36'49"E, a distance of 166.47 feet; thence run S89°56'04"E, a distance of 114.21 feet to a point on the South Right of Way line of Hilliard Island Road; thence run S56°09'33"E, along said South Right of Way line, a distance of 39.97 feet; thence run S55°47'29"E, a distance of 81.85 feet to a point on the South Maintained Right of Way line of Hilliard Island Road as shown on aforesaid Osceola County Road Map Book 1, Pages 118-126; thence along said South Maintained Right of Way line the following seven courses and distances; thence run S89°17'43"W, a distance of 140.45 feet; thence run N13°33'32"E, a distance of 9.62 feet; thence run S89°44'59"W, a distance of 76.84 feet; thence run S87°58'45"W, a distance of 141.43 feet; thence run S85°00'54"W, a distance of 67.54 feet; thence run S82°16'44"W, a distance of 38.05 feet; thence run S77°16'48"W, a distance of 60.48 feet to a point 70 feet off the future centerline of Simpson Road; thence run N33°50'27"E along said 70 ft line, a distance of 109.37 feet to the Point of Beginning.

Containing 29,964.91 square feet or 0.6879 acres, more or less.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

BY: [Signature]
Chairman/Vice-Chairman

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: [Signature]
Clerk/Deputy Clerk to the Board

BCC Approved 11-09-15
Notice of Adoption RV14-00006
Resolution 15-096R



LEGAL DESCRIPTION

RIGHT OF WAY VACATION HILLIARD ISLE ROAD

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17'43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17'43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58'45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16'44" West for a distance of 38.05 feet; thence run South 77°16'48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21'58" East for a distance of 78.16 feet; thence run South 88°36'49" East for a distance of 166.47 feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

SHEET 1 OF 3



213 S. Dillard Street, Suite 210
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 AS HAVING AN ASSUMED BEARING OF SOUTH 00°13'31" WEST.

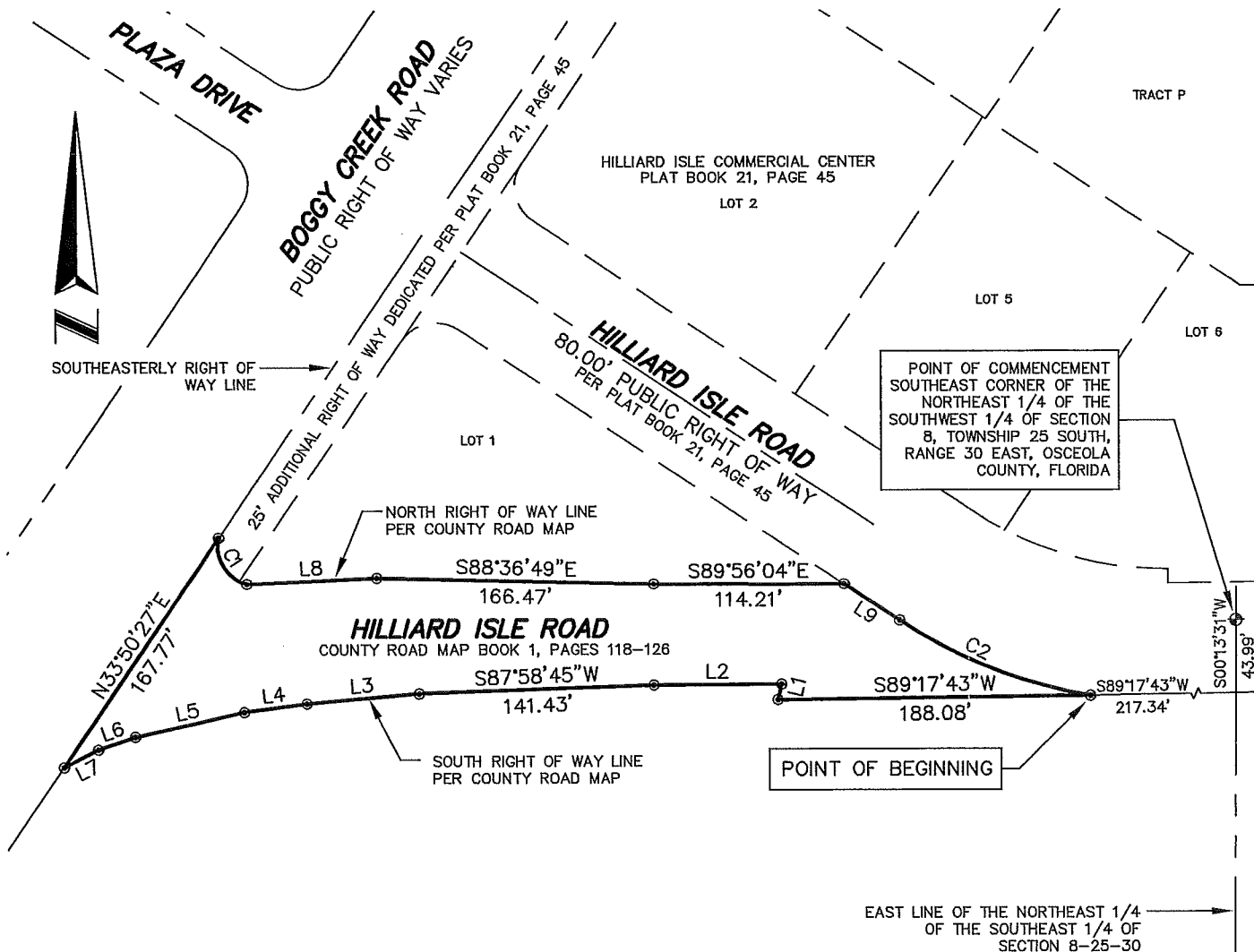
JOB NO. 20120017
DATE: MAY 9, 2012
SCALE: 1 INCH = 100 FEET
FIELD BY: N/A

CALCULATED BY: EGT
DRAWN BY: EGT
CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, PSM #5633

SKETCH OF DESCRIPTION



SHEET 2 OF 3



213 S. Dillard Street, Suite 210
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 AS HAVING AN ASSUMED BEARING OF SOUTH 00°13'31" WEST.

JOB NO. 20120017

DATE: MAY 9, 2012

SCALE: 1 INCH = 100 FEET

FIELD BY: N/A

CALCULATED BY: EGT

DRAWN BY: EGT

CHECKED BY: JLR

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.62'	N13°33'32"E
L2	76.84'	S89°44'59"W
L3	67.54'	S85°00'54"W
L4	38.05'	S82°16'44"W
L5	67.66'	S77°16'48"W
L6	23.45'	S70°37'29"W
L7	23.30'	S62°20'20"W
L8	78.16'	N87°21'58"E
L9	39.97'	S56°09'33"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	24.01'	36.51'	33.10'	S31°05'18"E	87°07'13"
C2	290.00'	124.90'	123.94'	S68°29'54"E	24°40'37"

SHEET 3 OF 3



213 S. Dillard Street, Suite 210
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-25-30 AS HAVING AN ASSUMED BEARING OF SOUTH 00°13'31" WEST.

JOB NO. 20120017
DATE: MAY 9, 2012
SCALE: 1 INCH = 100 FEET
FIELD BY: N/A

CALCULATED BY: EGT
DRAWN BY: EGT
CHECKED BY: JLR

ITEM 5.B

Public Hearing – An Ordinance amending the Future Land Use Map designation from County Vacated Right-of-Way (ROW) to City Commercial General (CG): Hilliard Isle ROW Vacation, LUPA-23-0002 - Proposed Ordinance #23-09

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 County Vacated Right-of-Way to City Commercial Commercial (CG) on approximately 0.79 acres of land.

Explanation

The subject parcel was annexed to the City of Kissimmee in 2000 with a Future Land Use Map designation of Commercial General (CG). On April 1, 2008, a Final Plat was approved by the City of Kissimmee which resulted in the realignment of Hilliard Isle Road connecting to Simpson Road. The existing portion of Hilliard Isle south of the realignment was closed and no longer used as a road. On November 9, 2015, the property owner initiated a Vacation of Right-of-Way (ROW) for the existing portion with the County to offset the loss in property that was provided with the dedication of the new road alignment, which was approved by Osceola County

Even though the Vacation of the ROW application was approved, this portion of land (0.47 acres) remained in Osceola County jurisdiction. The applicant wishes to use the same Land Use designation of Commercial General (CG) in order to develop the entire property as a unified commercial development.

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.
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 w/Conditions

The Development Review Committee (DRC) recommended approval on May 2, 2023.

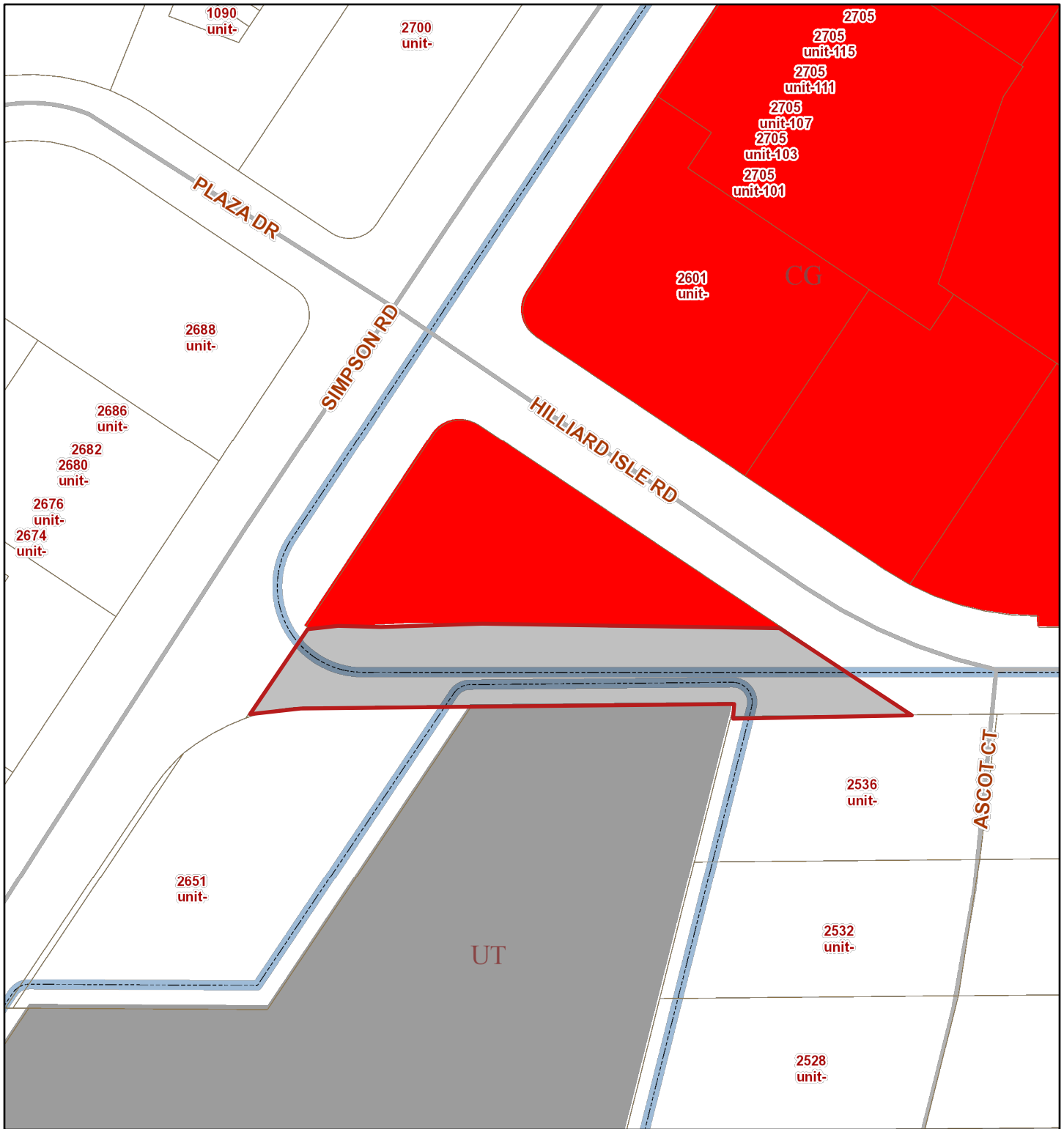
CONDITION:

1. Subject to the approval of the Hilliard Isle ROW Annexation (AX-23-0001).

Attachment(s):

1. LUPA-23-0002 Vicinity Map
2. LUPA-23-0002 Aerial Map
3. LUPA-23-0002 Site Data Tables
4. LUPA-23-0002 Proposed Ord 23-09
5. LUPA-23-0002 PAB Ad
6. LUPA-23-0002 DRC Comments
7. LUPA-23-0002 DRC Application

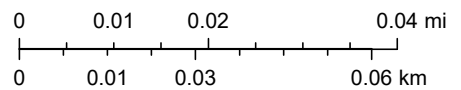
Hilliard Isle ROW Land Use Amendment LUPA-23-0002



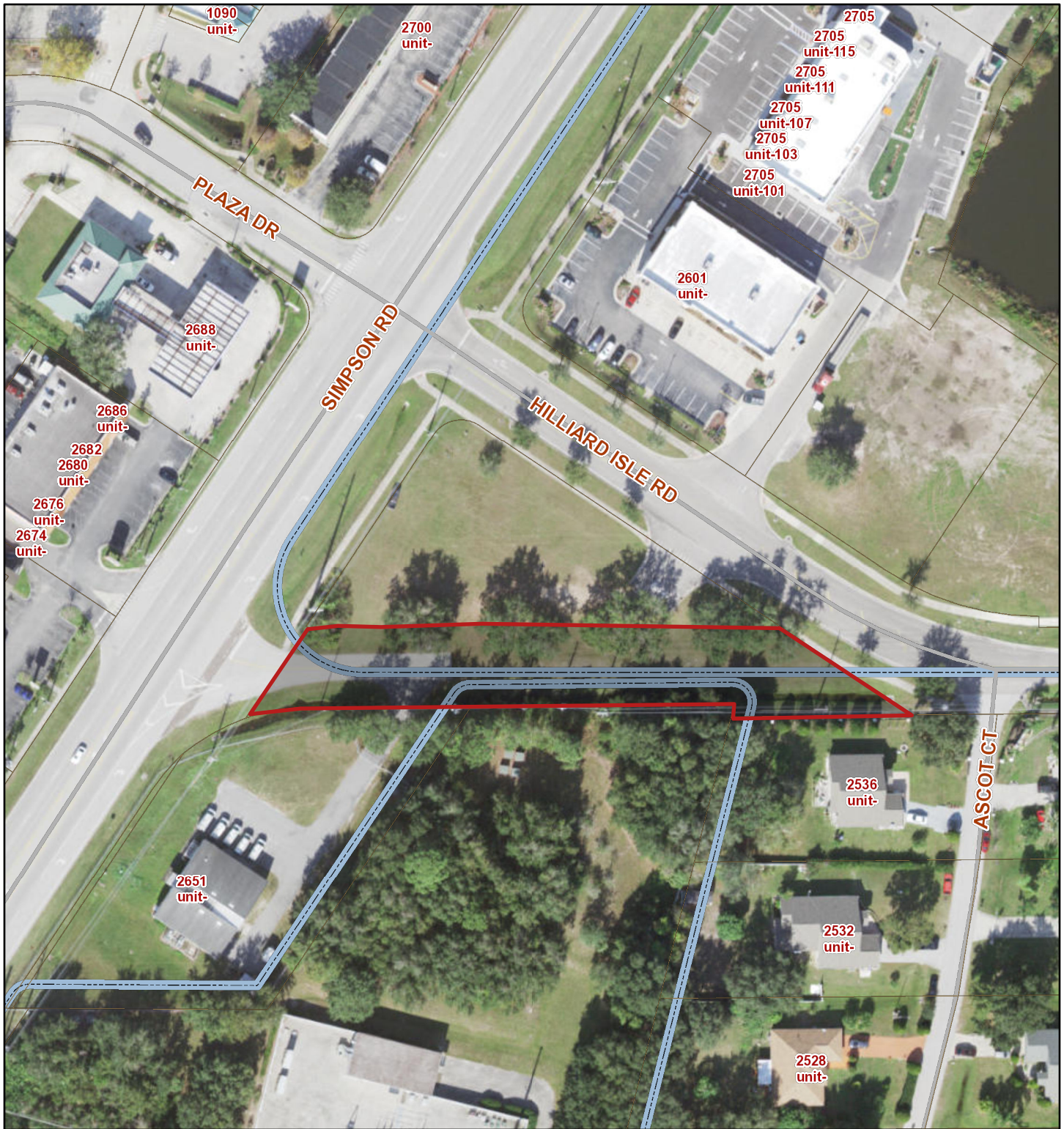
May 9, 2023

1:1,462

- | | |
|------------------|---|
| 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) |



Hilliard Isle ROW Land Use Amendment LUPA-23-0002

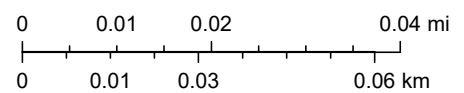


May 9, 2023

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

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



State of Florida, Maxar

Hilliard Isle ROW Land Use Amendment, LUPA-23-0002
Portion of Parcel ID# 08-25-30-1534-0001-0010
East of Simpson Road and North of Hilliard Isle Road.
Site Data Tables

Site Data	
Size	0.79 acres
Future Land Use Designation	N/A (Vacated Right Of Way)(ROW) – County
Proposed Future Land Use Designation	Commercial General (CG) – City
Zoning District Designation	N/A (Vacated ROW) – County
Proposed Zoning District Designation	Neighborhood Commercial District (B-2) - City
Existing Overlay District	N/A
Existing Use(s)	Vacated ROW
Proposed Use(s)	Commercial
Adjacent Land Use	
North	Commercial General (CG) – City
South	Utilities (UT) - City, Commercial - County, & Low Density Residential (LDR) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Adjacent Zoning	
North	Neighborhood Commercial District (B-2) - City
South	General Commercial (B-3) – City, Estate (E-1) – County, & Residential (RS-1A) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Zoning History	N/A - This portion of this parcel is currently within County jurisdiction.
Past/Current Project Tracking	00-0036 Annexation 00-0037 Land Use Amend. (CG County to CG City) 00-0038 Rezoning (CR- County to B-2 City) AX-23-0001 Annexation (<i>Pending</i>) ZMA-23-0003 Zoning Map Amendment (<i>Pending</i>)

Comprehensive Plan Summary
Policy 1.2.3.2, Commercial General (CG): 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.

Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.

Potential Zoning Districts	Agriculture and Conservation District (AC)
	Neighborhood Commercial District (B-2)
	General Commercial District (B-3)
	Highway Commercial District (HC)
	Office Commercial District (B-5)

Zoning District Standards District Summary

Land Development Code Section 14-4-4(I), Neighborhood Commercial (B-2) Intent: The Neighborhood Commercial (B-2) District is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve commercial needs of the surrounding neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services, urge business operations and extensions of strip commercial areas are not desired. Areas zoned B-2 shall have a minimum size of five acres and shall be located on 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	N/A Vacated ROW	Commercial General (CG) – City 2.5 Max. Floor Area Ratio (FAR) Future Land Use
	N/A Vacated ROW	Neighborhood Commercial (B-2) - City Zoning
	Vacated ROW	Commercial

Public Facilities Analysis

Transportation	
Adjacent street	Simpson Road, Hilliard Isle Road
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance

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

PROPOSED ORDINANCE NO. 23-09
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: Vacated Right-of-Way (ROW) - County

TO: CG (Commercial General) – City

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd. **Portion of Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 114 of the Southeast 114 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17' 43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17' 43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a

distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58' 45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16' 44" West for a distance of 38.05 feet; thence run South 77°16' 48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21 '58" East for a distance of 78.16 feet; thence run South 88°36' 49" East for a distance of 166.47 feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

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

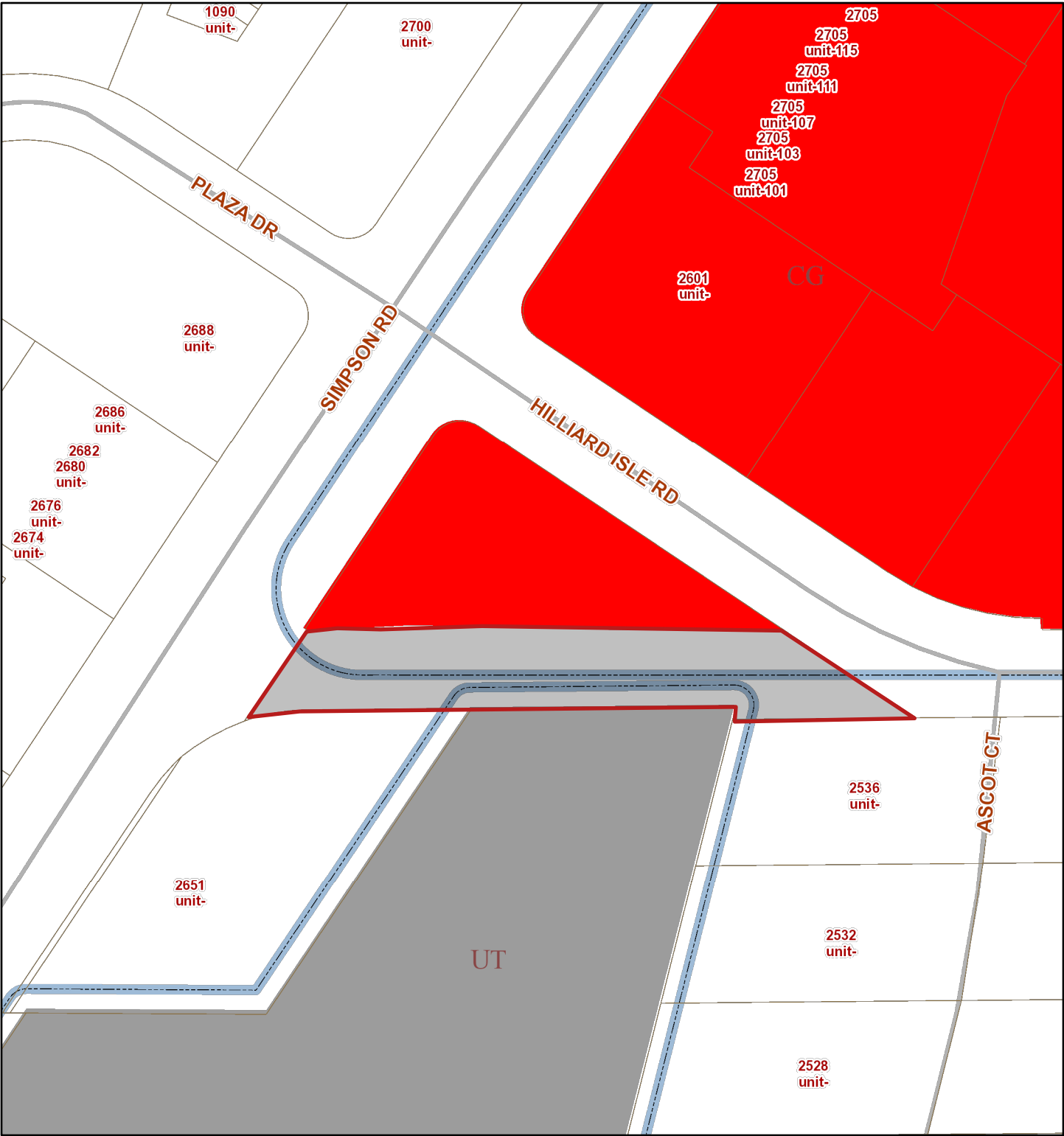
ATTEST:

City Clerk

Approved as to form and legality:

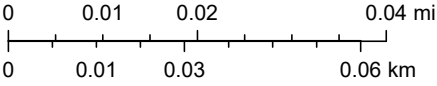
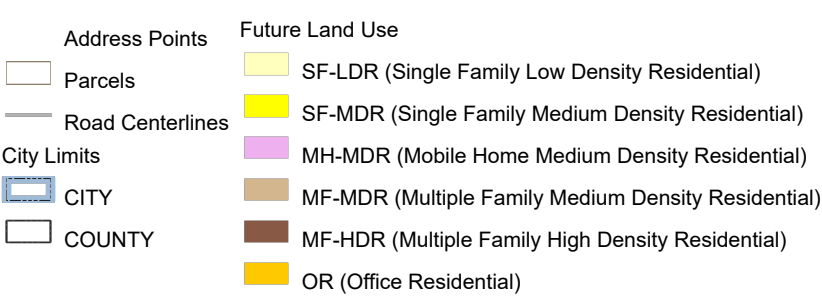
City Attorney

Hilliard Isle ROW Land Use Amendment LUPA-23-0002



May 9, 2023

1:1,462



**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, June 7, 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: **Vacated Right-of-Way (ROW) - County**

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

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd. **Portion of Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 1 | 4 of the Southeast 1 | 4 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17' 43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17' 43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58' 45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16' 44" West for a distance of 38.05 feet; thence run South 77°16' 48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21 '58"

East for a distance of 78.16 feet; thence run South 88'36' 49" East for a distance of 166.47 feet; thence run South 89'56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56'09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68'29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24'40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

PROPOSED ORDINANCE# 23-09: 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.

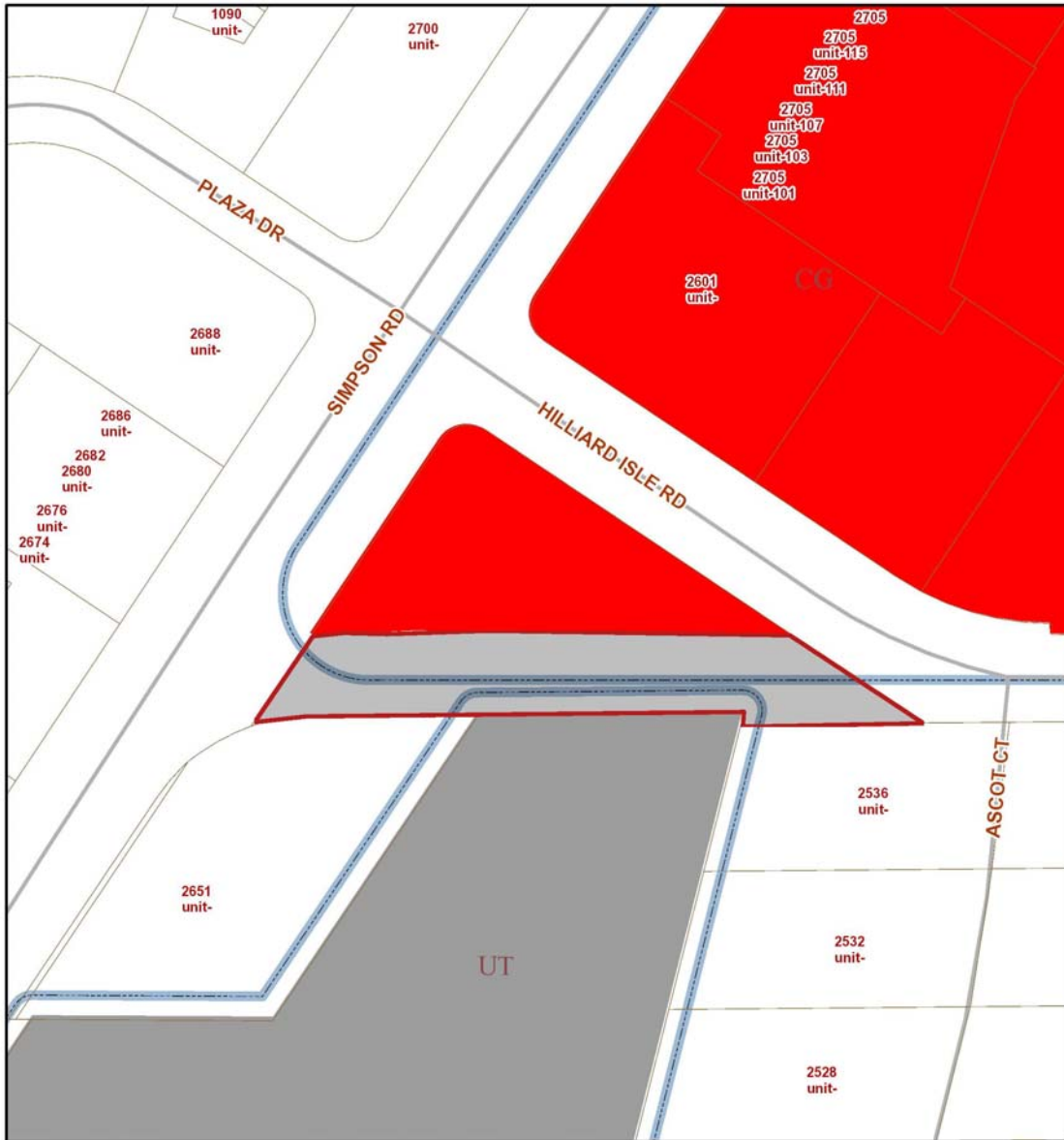
The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services 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.

Reference # **LUPA-23-0002**
Hilliard Isle ROW

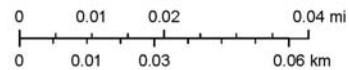
PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

Hilliard Isle ROW
Land Use Amendment
LUPA-23-0002



May 9, 2023

1:1,462



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: 08-25-30-1534-0001-0010
PLAN (DRC) NUMBER: LUPA-23-0002

DATE: 4/12/2023

Review Status:
APPROVED WITH CONDITIONS.

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

This application was initiated by the applicant to designate the Future Land Use (FLU) from County Vacated ROW to City of Kissimmee Commercial General, is subject to Planning and Advisory and City Commission review and approval.

This application is part of Annexation SP-23-0001.

GENERAL (if applicable to project)

1. Signage must be reviewed and approved under a separate building permit; not part of this approval.
2. Any Mobility and Impact fees will be due at the time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact 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. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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

Parcel: 08-25-30-1534-0001-0010



Owner Information

Owner Name NADINA CAPITAL GROUP LLC

Mailing Address 1000 COLOUR PL
APOPKA, FL 32703

Physical Address HILLIARD ISLE RD, KISSIMMEE FL 34744

Description VACANT COMMERCIAL

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 02/22/2023, which are subject to change prior to certification

Land	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed(estimated)	\$382,173
Exemption(estimated)	\$0
Taxable(estimated)	\$382,173

* 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	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed*	\$347,430
Exemption	\$0
Taxable	\$347,430

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4254-2883	\$400,000	2012-03-29	SW
1	4211-2209	\$100	2011-12-15	CT

Land Information - Total Acreage: 1.30

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	60112.80	0.00	SF	\$793,500

Legal Description

Legal Description	HILLIARD ISLE COMMERCIAL CENTER PB 21 PG 45 LOT 1 AND THAT PORTION OF VAC HILLIARD ISLE RD ABUTTING S SIDE
--------------------------	---

ITEM 5.C

Public Hearing - An Ordinance amending the Zoning Map designation from County Vacated Right-of-Way to City Neighborhood Commercial (B-2): Hilliard Isle ROW, ZMA-23-0003 - Proposed Ordinance #23-10

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 County Vacated Right-of-Way to City Neighborhood Commercial (B-2) on approximately 0.79 acres of land.

Explanation

The subject parcel is in the Neighborhood Commercial (B-2) zoning district and has a total land area of 1.3 acres of land. A portion to the south of this property, approximately 0.79 acres of land, is currently in Osceola County jurisdiction with no zoning designation (classified as Vacated ROW). The applicant has requested to annex this portion of vacated ROW in order to develop the site in the near future.

The subject site has gone through various changes over time. In 2000, the City of Kissimmee Commission approved an annexation request, which included a portion of the subject property to the south (please see attached Ordinance #2410). It was during this time that Hilliard Isle Road was to the south of the subject property. In 2007, a final plat was approved by the City of Kissimmee where it introduced a realignment of Hilliard Isle Road to the north of the subject property (refer to attached Final Map "Hilliard Isle Commercial Center"). In 2015, the Board of County Commissioners of Osceola County approved the vacation of right-of-way of Hilliard Isle Road to the south (refer to Osceola County Vacation ROW Map). Since then, this portion has remained in Osceola's County jurisdiction as a vacated ROW.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Commercial (B-2) zoning district as outlined in Section 14-4-4(I) 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 Neighborhood Commercial (B-2) Zoning designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

City of Kissimmee

The Development Review Committee (DRC) recommended approval on May 2, 2023.

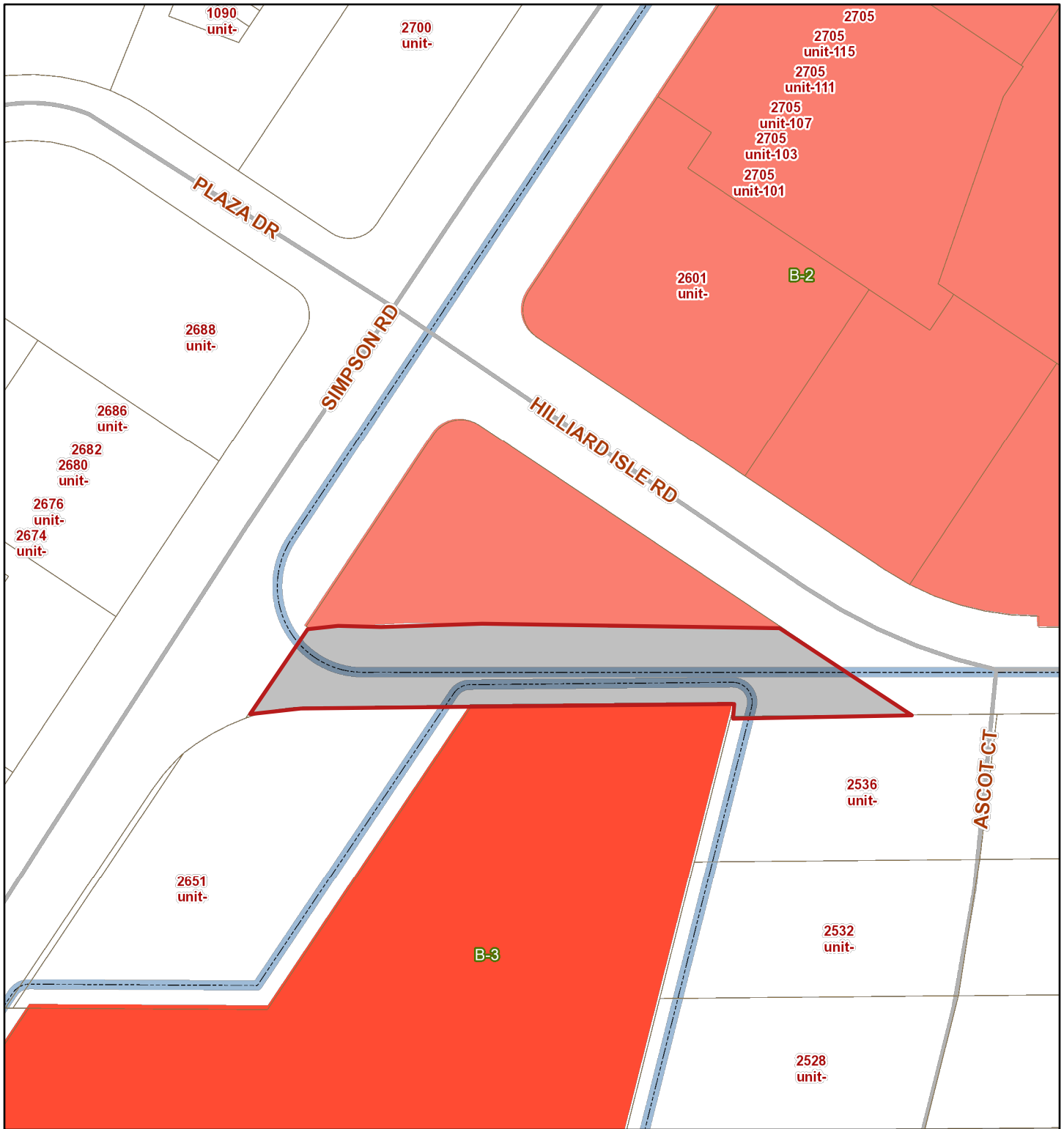
CONDITION:

1. Subject to the approval of the associated Hilliard Isle ROW Annexation (AX-23-0001) and Land Use Plan Amendment (LUPA-23-0002).

Attachment(s):

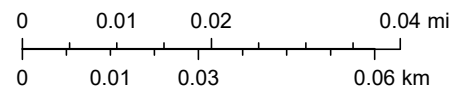
1. ZMA-23-0003 Vicinity Map
2. ZMA-23-0003 Aerial Map
3. ZMA-23-0003 Site Data Tables
4. ZMA-23-0003 Proposed Ordinance 23-10
5. ZMA-23-0003 PAB Ad
6. ZMA-23-0003 DRC Comments
7. ZMA-23-0003 DRC Application

Hilliard Isle ROW Zoning Map Amendment ZMA-23-0003

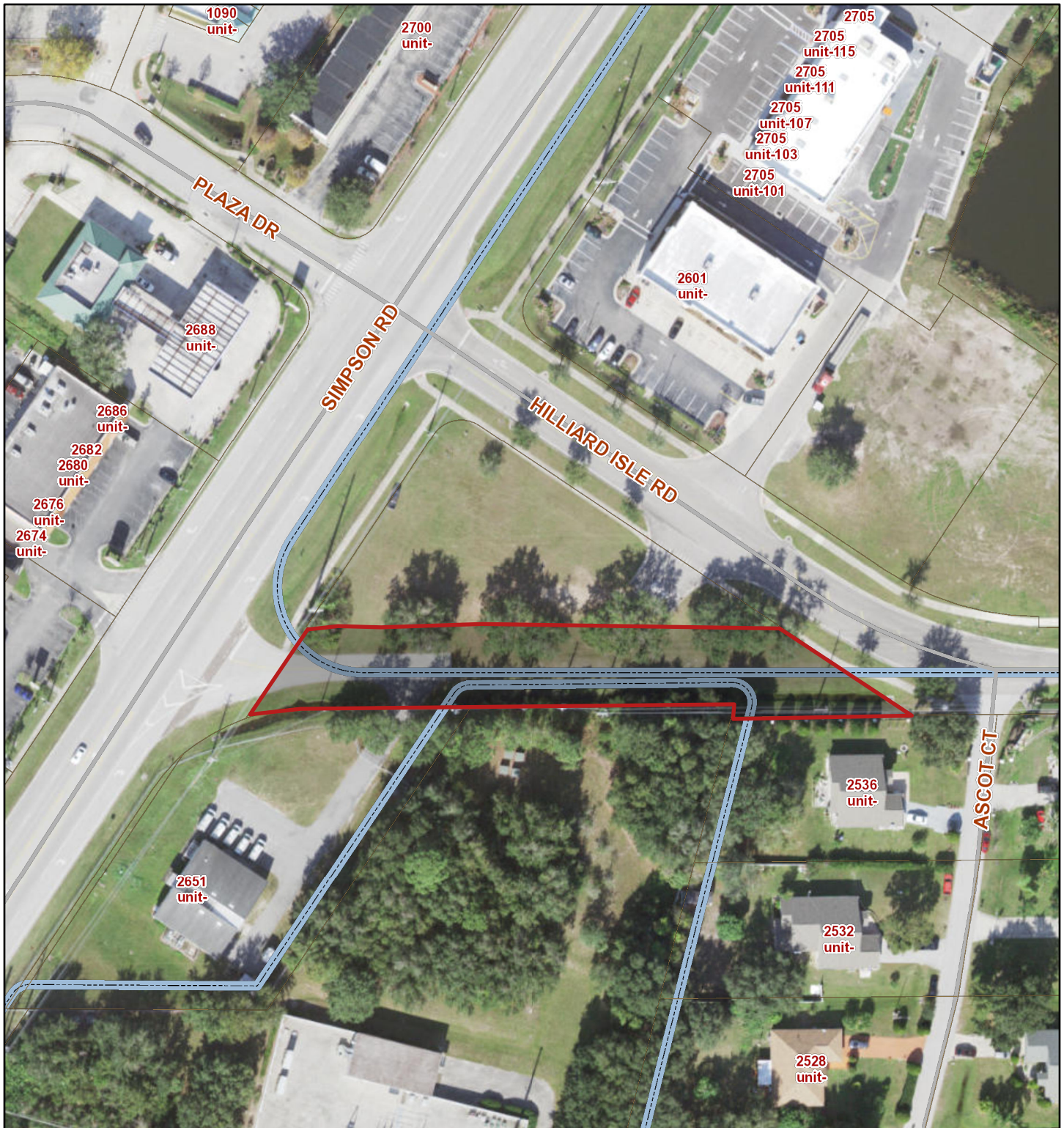


May 9, 2023

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Hilliard Isle ROW Zoning Map Amendment ZMA-23-0003

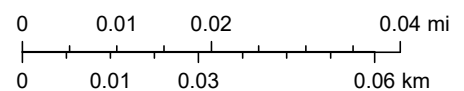


May 9, 2023

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

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



State of Florida, Maxar

Hilliard Isle ROW Zoning Map Amendment, ZMA-23-0003
Portion of Parcel ID# 08-25-30-1534-0001-0010
East of Simpson Road and North of Hilliard Isle Road.
Site Data Tables

Site Data	
Size	0.79 acres
Future Land Use Designation	N/A (Vacated Right Of Way)(ROW) – County
Proposed Future Land Use Designation	Commercial General (CG) – City
Zoning District Designation	N/A (Vacated ROW) – County
Proposed Zoning District Designation	Neighborhood Commercial District (B-2) - City
Existing Overlay District	N/A
Existing Use(s)	Vacated ROW
Proposed Use(s)	Commercial
Adjacent Land Use	
North	Commercial General (CG) – City
South	Utilities (UT) - City, Commercial - County, & Low Density Residential (LDR) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Adjacent Zoning	
North	Neighborhood Commercial District (B-2) - City
South	General Commercial (B-3) – City, Estate (E-1) – County, & Residential (RS-1A) – County
East	N/A Hilliard Isle Road - County
West	N/A Simpson Road - County
Zoning History	N/A - This portion of this parcel is currently within County jurisdiction.
Past/Current Project Tracking	00-0036 Annexation 00-0037 Land Use Amend. (CG County to CG City) 00-0038 Rezoning (CR- County to B-2 City) AX-23-0001 Annexation (<i>Pending</i>) LUPA-23-0002 Land Use Amendment (<i>Pending</i>)

Comprehensive Plan Summary
Policy 1.2.3.2, Commercial General (CG): 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. Development and redevelopment projects within this future land use designation

may be built with an intensity of up to 2.5 FAR.

Potential Zoning Districts	Agriculture and Conservation District (AC)
	Neighborhood Commercial District (B-2)
	General Commercial District (B-3)
	Highway Commercial District (HC)
	Office Commercial District (B-5)

Zoning District Standards District Summary

Land Development Code Section 14-4-4(I), Neighborhood Commercial (B-2) Intent: The Neighborhood Commercial (B-2) District is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve commercial needs of the surrounding neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services, urge business operations and extensions of strip commercial areas are not desired. Areas zoned B-2 shall have a minimum size of five acres and shall be located on 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	N/A Vacated ROW	Commercial General (CG) – City 2.5 Max. Floor Area Ratio (FAR) Future Land Use
	N/A Vacated ROW	Neighborhood Commercial (B-2) - City Zoning
	Vacated ROW	Commercial

Public Facilities Analysis

Transportation	
Adjacent street	Simpson Road, Hilliard Isle Road
Street Quality of Service (QOS)	Adjacent Streets are under Osceola County jurisdiction.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	

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

PROPOSED ORDINANCE NO. 23-10
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: Vacated ROW (Right-of-Way) – County

TO: B-2 (Neighborhood Commercial) – City

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd.
Portion of Parcel ID: 08-25-30-0000-0085-0000

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 114 of the Southeast 114 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17' 43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17' 43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58' 45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16' 44" West for a distance of 38.05 feet; thence run South 77°16' 48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South

31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21'58" East for a distance of 78.16 feet; thence run South 88°36'49" East for a distance of 166.47 feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

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

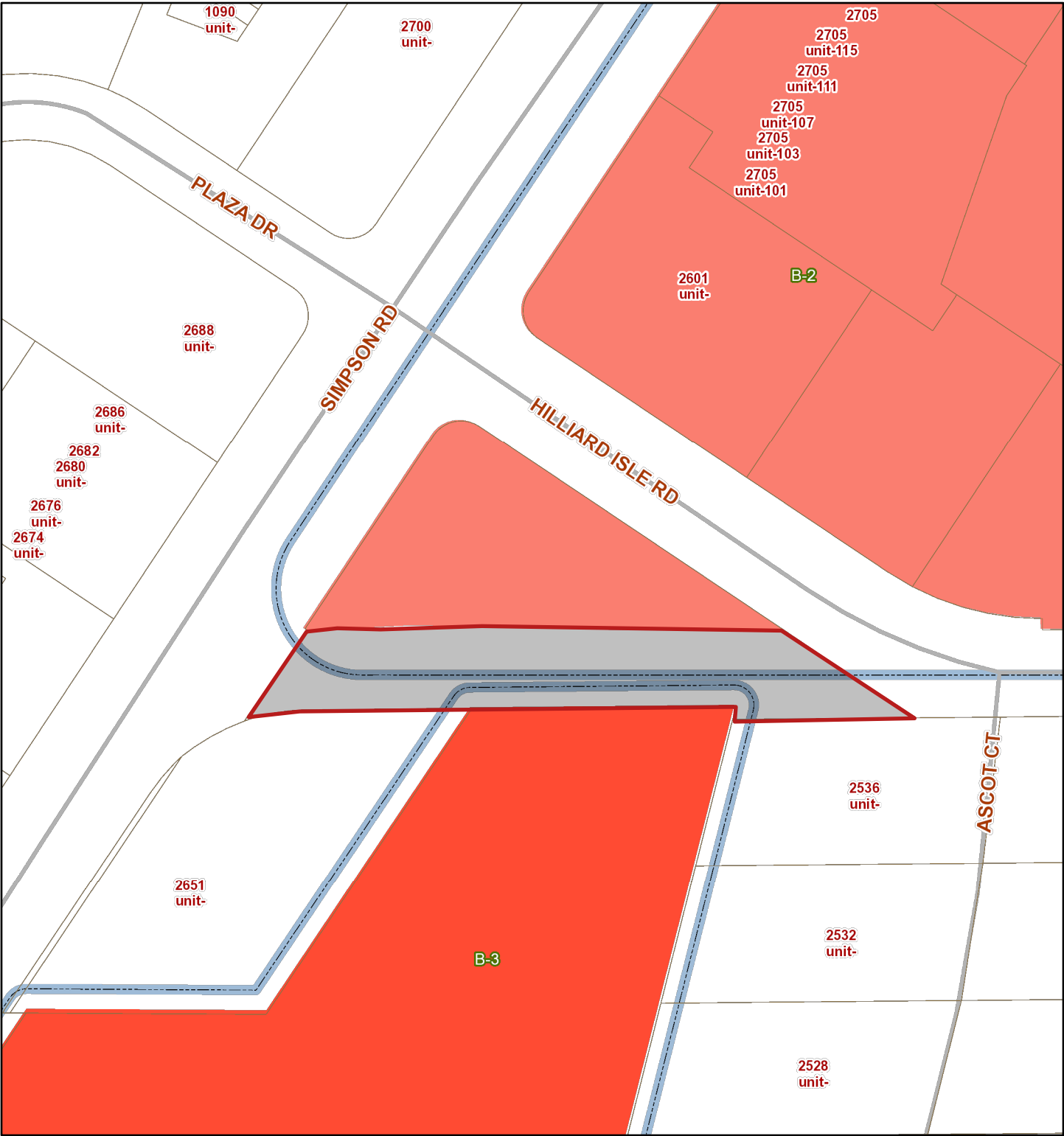
ATTEST:

City Clerk

Approved as to form and legality:

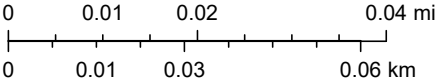
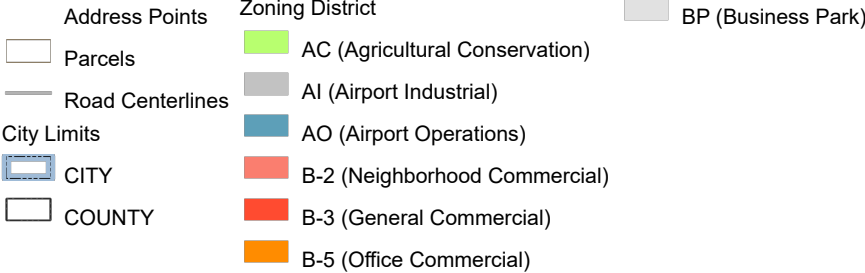
City Attorney

Hilliard Isle ROW Zoning Map Amendment ZMA-23-0003



May 9, 2023

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**NOTICE OF PUBLIC HEARING
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: Vacated ROW – County

TO: B-2 (Neighborhood Commercial District) – City

The subject property is vacated ROW located at Hilliard Isle Rd. & Simpson Rd. **Portion of Parcel ID: 08-25-30-0000-0085-0000**

Legal Description:

A portion of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast 114 of the Southwest 114 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida; thence run South 00°13'31" West, along the East line of the Northeast 1 | 4 of the Southeast 1 | 4 of said Section 8, for a distance of 43.99 feet to a point on the South right of way line of Hilliard Isle Road, as recorded in County Road Map 1, Pages 118 through 126, inclusive; thence departing said East line, run South 89°17' 43" West, along said South right of way line, for a distance of 217.34 feet to the POINT OF BEGINNING; thence continue South 8°17' 43" West, along said South right of way line, for a distance of 188.08 feet; thence along said South right of way line the following courses and distances: North 13°33'32" East for a distance of 9.62 feet; thence run South 89°44'59" West for a distance of 76.84 feet; thence run South 87°58' 45" West for a distance of 141.43 feet; thence run South 85°00'54" West for a distance of 67.54 feet; thence run South 82°16' 44" West for a distance of 38.05 feet; thence run South 77°16' 48" West for a distance of 67.66 feet; thence run South 70°37'29" West for a distance of 23.45 feet; thence run South 62°20'20" West for a distance of 23.30 feet to a point on the Southeasterly right of way line of Boggy Creek Road; thence departing said South right of way line, run North 33°50'27" East, along the said Southeasterly right of way line of Boggy Creek Road, for a distance of 167.77 feet to a point on the North right of way line of said Hilliard Isle Road, said point being a point on a curve, concave Northeasterly, having a radius of 24.01 feet, a chord bearing of South 31°05'18" East and a chord distance of 33.10 feet; thence run Southeasterly along the arc of said curve through a central angle of 87°07'13" for an arc distance of 36.51 feet; thence run along said North right of way line the following courses and distances: North 87°21 '58" East for a distance of 78.16 feet; thence run South 88°36' 49" East for a distance of 166.47 feet; thence run South 89°56'04" East for a distance of 114.21 feet; thence departing said North right of way line, run South 56°09'33" East for a distance of 39.97 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 290.00 feet, a chord bearing of South 68°29'54" East and a chord distance of 123.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 24°40'37" for an arc distance of 124.90 feet to the POINT OF BEGINNING.

Containing 37,474 square feet, or 0.79 acres, more or less.

PROPOSED ORDINANCE# **23-10**: 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 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.

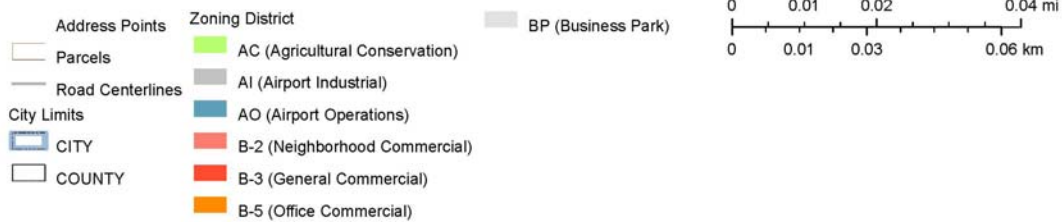
Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Hilliard Isle ROW
Zoning Map Amendment
ZMA-23-0003



May 9, 2023

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Reference # **ZMA-23-0003**
Hilliard Isle ROW

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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: 08-25-30-1534-0001-0010

DATE: 4/12/2023

PLAN (DRC) NUMBER: ZMA-23-0003

Review Status:
APPROVED WITH CONDITIONS.

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

This application was initiated by the applicant to designate a Zoning Map Amendment from County Vacated ROW to City of Kissimmee Neighborhood Commercial (B-2) zoning, which is subject to Planning and Advisory, and City Commission review and approval.

This application is part of Annexation SP-23-0001.

GENERAL (if applicable to project)

1. Signage must be reviewed and approved under a separate building permit; not part of this approval.
2. Any Mobility and Impact fees will be due at the time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact 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. 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#: 2020/21-0080

DRC#: ZMA-23-0003

Current FLU: Comm Gen
Requested FLU: n/a

PROJECT NAME: Hilliard Isle ROW Vacate FLU amendment

PROJECT LOCATION: Hilliard Isle Comm. Center

Current Zoning: Comm Gen
Requested Zoning: B-2

COMMENTS DUE DATE: 4.12.2023

PID#: 08-25-30-1534-0001-0010

This zoning map 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: Hilliard Isle Rd., Kissimmee, 34744
PLAN (DRC) NUMBER: ZMA-23-0003

DATE: 4/12/2023

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.



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: 08-25-30-1534-0001-0010



Owner Information

Owner Name NADINA CAPITAL GROUP LLC

Mailing Address 1000 COLOUR PL
APOPKA, FL 32703

Physical Address HILLIARD ISLE RD, KISSIMMEE FL 34744

Description VACANT COMMERCIAL

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 02/22/2023, which are subject to change prior to certification

Land	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed(estimated)	\$382,173
Exemption(estimated)	\$0
Taxable(estimated)	\$382,173

* 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	\$793,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$793,500
Assessed*	\$347,430
Exemption	\$0
Taxable	\$347,430

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4254-2883	\$400,000	2012-03-29	SW
1	4211-2209	\$100	2011-12-15	CT

Land Information - Total Acreage: 1.30

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	60112.80	0.00	SF	\$793,500

Legal Description

Legal Description	HILLIARD ISLE COMMERCIAL CENTER PB 21 PG 45 LOT 1 AND THAT PORTION OF VAC HILLIARD ISLE RD ABUTTING S SIDE
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