



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 21, 2023 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**

5.A Public Hearing - An Ordinance amending the Zoning Map designation from City Open Space (OS) to City Multiple Family Medium Density (RC-2): Bass Road Townhomes, ZMA-22-0007 - Proposed Ordinance #23-12

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.

5.B Public Hearing - Conditional Use with Site Specific Redevelopment Plan request to convert a residential property to office use - 1012 Mabbette Office Conversion, CU-22-0023

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

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

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

ITEM 5.A

Public Hearing - An Ordinance amending the Zoning Map designation from City Open Space (OS) to City Multiple Family Medium Density (RC-2): Bass Road Townhomes, ZMA-22-0007 - Proposed Ordinance #23-12

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

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning designation from City Open Space (OS) to City Multiple Family Medium Density Residential (RC-2) on approximately 7.96 acres of land.

Explanation

This property went through an Annexation (DRC-19-00017) along with 34 other properties as part of an Interlocal Agreement between the City of Kissimmee and Osceola County. This ILA was intended to annex all enclave properties and their associated ROWs. This agreement was approved and adopted by the City Commission at the February 18, 2019 meeting. The Zoning and Future Land Use designations were determined and established in accordance with Comprehensive Plan Policy 1.1.10.5 -- Osceola County and City of Kissimmee Land Use Conversions.

FINDINGS AND REASONS:

Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.

Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Compliance with Land Development Code Section 14-4-4.E, Multifamily Medium Density Residential (RC-2) Zoning District, that is compatible with the Multiple Family Medium Density Residential (MF-MDR) Land Use designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on May 16, 2023, subject to the following conditions:

CONDITIONS:

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

A conservation impact report is required for any development occurring in the Conservation Overlay. This can be submitted at the site plan stage. (14-3-33).

Density will be calculated based on gross acreage.

City of Kissimmee

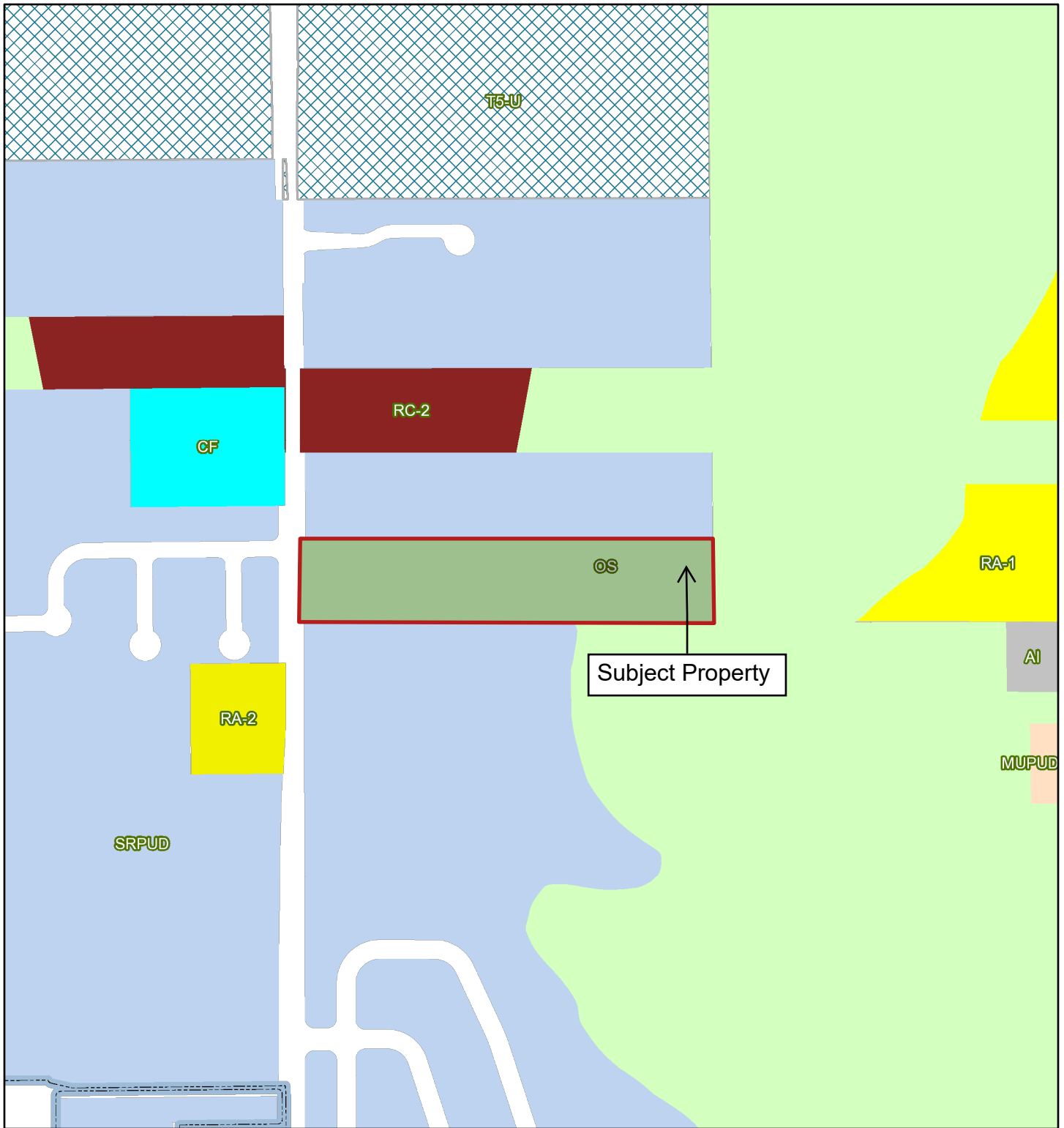
Open space requirements will be calculated based on buildable acreage only. Wetlands may not be amenitized to be included in the open space calculation.

The subject property is not within the Short-Term Rental Overlay, so short-term rentals will not be permitted in this development.

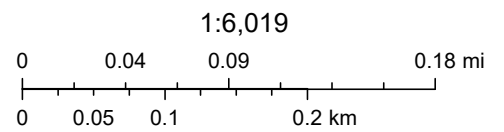
Attachment(s):

1. ZMA-22-0007 Bass Rd Townhomes Vicinity Map
2. ZMA-22-0007 Bass Rd Townhomes Aerial Map
3. ZMA-22-0007 Site Data Table
4. ZMA-22-0007 Proposed Ordinance 23-12
5. ZMA-22-0007 Ad
6. ZMA-22-0007 Staff Comments
7. ZMA-22-0007 Concept Rezoning_v2
8. ZMA-22-0007 Property record card

ZMA-22-0007
Bass Road Townhomes ZMA



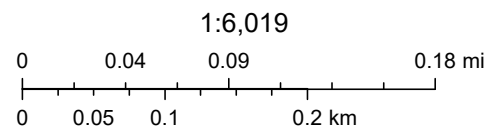
June 2, 2023



ZMA-22-0007
Bass Road Townhomes ZMA



June 2, 2023



State of Florida, Maxar

Bass Road, ZMA-22-0007
Zoning Map Amendment
East of Bass Rd, North of Waterford Way, West of S Hoagland Blvd, & South of W Vine
St.
19-25-29-0000-0200-0000
Site Data Tables

Site Data	
Size	7.96 acres
Future Land Use Designation	MF-MDR (Multifamily Medium Density Residential); CONS (Conservation)
Proposed Future Land Use Designation	N/A
Zoning District Designation	OS (Open Space)
Proposed Zoning District Designation	RC-2 (Multifamily Medium Density Residential)
Existing Overlay District	Conservation Overlay
Existing Use(s)	Vacant Pasture/Wetlands
Proposed Use(s)	Townhomes
Adjacent Land Use	
North	SF-MDR (Single Family Medium Density Residential) – City & REC (Recreation) - City
South	SF-LDR (Single Family Low Density Residential) – City & REC (Recreation) - City
East	REC (Recreation) - City
West	SF-LDR (Single Family Low Density Residential) – City
Adjacent Zoning	
North	SRPUD (Short Term Rental Planned Unit Development) – City
South	SRPUD (Short Term Rental Planned Unit Development) – City
East	OS (Open Space) – City
West	SRPUD (Short Term Rental Planned Unit Development) – City
Future Land Use & Zoning History	19-017 - Annexation
Past/Current Project Tracking	

Comprehensive Plan Summary
Policy 1.2.1.3, MF-MDR (Multi-Family Medium Density Residential): This designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. New development in areas delineated on the Future Land Use Map for medium density residential uses shall be developed and/or maintained as residential neighborhoods. The medium density designation

is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so they provide a smooth transition between lower density residential areas, and mixed-use areas or those developed and/or designated for more intense uses.

Policy 1.2.8.2, CONS (Conservation): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties. Where the designation is applied, the City shall adopt appropriate programs, policies, and/or ordinances for managing implementation of the Comprehensive Plan policies applicable to the designation.

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

Zoning District Standards – District Summary

Multiple Family Medium Density Residential Districts (RC-1 and RC-2). This district is primarily intended to accommodate multiple family developments. The RC-1 district is envisioned for locations where medium density housing already exists and other places appropriate for such development. Frequently the locations serve as a transition between residential neighborhoods and non-residential development. This district is intended for use in areas which have been assigned a Multiple Family Medium Density Residential (MF-MDR) or a Multiple Family High Density Residential (MF-HDR) future land use designation by the comprehensive plan. The RC-2 district is envisioned for areas that are adjacent to development with compatible intensity levels, arterial or collector roads, and have the requisite utilities. These areas should generally be highly accessible to commercial services. The RC-2 district is intended for use in areas which have been assigned a Multiple Family High Density Residential (MF-HDR) future land use designation. Future development proposals within these districts should provide for a smooth transition in residential density, preserve stability of established residential neighborhoods, and include sufficient open space, parking, and landscaping to reinforce objectives for quality living areas.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Zoning</i>
Uses	MF-MDR (Multi-Family Medium Density Residential) & CONS (Conservation)	RC-2 (Multi-Family Medium Density Residential)

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

PROPOSED ORDINANCE NO. 23-12
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: OS (Open Space) – City

TO: RC-2 (Multiple Family Medium Density Residential) – City

The subject property is located at: Parcel ID: 19-25-29-0000-0200-0000

Legal Description:

S 264 FT OF SW 1/4 OF NW 1/4 LESS THE FOLLOWING LYING WITHIN THE ABOVE LEGAL: BEG AT NW COR OF SW 1/4 OF 19-25-29, N 368.62 FT, E 2.44 FT, N 427.21 FT, N 4 DEG E 167.86 FT, N 227.71 FT, N 3 DEG W 261.80 FT, W 8.81 FT TO W/L OF SEC 19, N 918.91 FT TO S R/W OF HWY 192, E 48.07 FT, S 627.84 FT, S 1 DEG W 203.93 FT, S 213.14 FT, S 2 DEG E 264.13 FT, S 1061.60 FT, S 88 DEG W 41.91 FT TO POB

A map of the area is included with this ordinance.

SECTION 2. Upon the effective date of this ordinance, the City Manager shall promptly cause the rezoning as provided in Section 1 herein to be entered onto the official zoning map of the City of Kissimmee.

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3068 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this 16th day of July, 2023.

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

CITY OF KISSIMMEE

PLANNING ADVISORY BOARD

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

FROM: **OS (Open Space) - City**

TO: **RC-2 (Multiple Family Medium Density Residential) - City**

The subject property is located at **Parcel ID: 19-25-29-0000-0200-0000**

Legal Description:

S 264 FT OF SW 1/4 OF NW 1/4 LESS THE FOLLOWING LYING WITHIN THE ABOVE LEGAL: BEG AT NW COR OF SW 1/4 OF 19-25-29, N 368.62 FT, E 2.44 FT, N 427.21 FT, N 4 DEG E 167.86 FT, N 227.71 FT, N 3 DEG W 261.80 FT, W 8.81 FT TO W/L OF SEC 19, N 918.91 FT TO S R/W OF HWY 192, E 48.07 FT, S 627.84 FT, S 1 DEG W 203.93 FT, S 213.14 FT, S 2 DEG E 264.13 FT, S 1061.60 FT, S 88 DEG W 41.91 FT TO POB

PROPOSED ORDINANCE #23-12: 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.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, June 21, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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



Reference # **ZMA-22-0007**

Bass Road Townhomes

PLANNING ADVISORY BOARD

KISSIMMEE, FLORIDA

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

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



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 19-25-29-0000-0200-0000

DATE: 5/10/2023

PERMIT NUMBER: ZMA-22-0007

Plan status:

Approved with conditions.

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

Please see below the comments/conditions:

GENERAL

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

ADVISORY

1. A conservation impact report is required for any development occurring in the Conservation Overlay. This can be submitted at the site plan stage. **(14-3-33)**.
2. Density will be calculated based on gross acreage.
3. Open space requirements will be calculated based on buildable acreage only. Wetlands may not be amenitized to be included in the open space calculation.
4. The subject property is not within the Short-Term Rental Overlay, so short-term rentals will not be permitted in this development.

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

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

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

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





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

SDOC#:2022/23-0122

DRC#: ZMA-22-0007

Current FLU: MDR
Requested FLU: N/A

PROJECT NAME: Bass Rd. Townhomes

Current Zoning: OS
Requested Zoning: MDR

PROJECT LOCATION: N. Bass Rd., Kissimmee, 34746

COMMENTS DUE DATE: 5.10.23

PID#: 19-25-29-0000-0200-0000

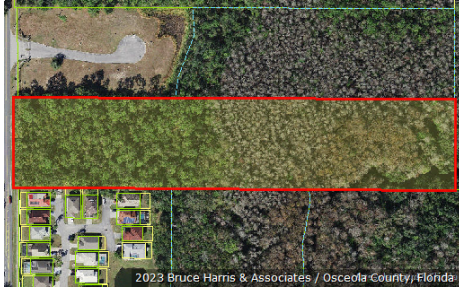
This zoning map amendment has no impact on public school capacity.

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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: 19-25-29-0000-0200-0000



Owner Information

Owner Name AM INVESTMENTS RE LLC

Mailing Address 301 E PINE ST
ORLANDO, FL 32801

Physical Address N BASS RD, KISSIMMEE FL 34746

Description VACANT

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/15/2023, which are subject to change prior to certification

Land	\$763,200
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$763,200
Assessed(estimated)	\$763,200
Exemption(estimated)	\$0
Taxable(estimated)	\$763,200

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

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$149,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$149,500
Assessed*	\$149,500
Exemption	\$0
Taxable	\$149,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6257-2812	\$875,000	2022-07-26	WD
1	4482-1265	\$200,000	2013-07-31	WD
2	3290-0732	\$200,000	2006-09-22	PR
3	2912-1095	\$0	2005-09-26	OR
4	3220-2987	\$0	2003-12-25	DC
5	0912-1782	\$0	1989-02-16	WD

Land Information - Total Acreage: 7.95

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	7.95	0.00	AC	\$763,200

Legal Description

Legal Description	S 264 FT OF SW 1/4 OF NW 1/4 LESS THE FOLLOWING LYING WITHIN THE ABOVE LEGAL: BEG AT NW COR OF SW 1/4 OF 19-25-29, N 368.62 FT, E 2.44 FT, N 427.21 FT, N 4 DEG E 167.86 FT, N 227.71 FT, N 3 DEG W 261.80 FT, W 8.81 FT TO W/L OF SEC 19, N 918.91 FT TO S R/W OF HWY 192, E 48.07 FT, S 627.84 FT, S 1 DEG W 203.93 FT, S 213.14 FT, S 2 DEG E 264.13 FT, S 1061.60 FT, S 88 DEG W 41.91 FT TO POB
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ITEM 5.B

Public Hearing - Conditional Use with Site Specific Redevelopment Plan request to convert a residential property to office use - 1012 Mabbette Office Conversion, CU-22-0023

Request

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

Explanation

This is a request to establish an office establishment on the property at 1012 Mabbette St. This building was originally established in 1926 as a 1,492 sq ft residence and has been used as a single-family home. The lot is approximately 0.21 acres.

This property has received multiple Notices of Violation regarding the use of the property for commercial uses prior to Conditional Use approval and obtaining a Change of Use permit. CE-22-02321 went to Special Magistrate on June 12, 2023 and the property owner was given a 90 day extension to come into compliance by September 10, 2023.

The conversion includes the addition of 5 parking spaces (1 ADA) and a paved access drive to the rear of the property. Other improvements include the addition of pedestrian access and a ramp, landscaping improvements, and bike racks in accordance with the Land Development Code.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Open (T4-O) transect zoning standards as outlined in Section 14-5-4 of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as an office is listed as a potential conditional use allowance in the Neighborhood Open (T4-O) zoning district
3. Compliance with Section 14-3-29(G) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed Use - Downtown (MU-D), Low Density Residential sub-area, which is primarily non-residential in character, and is generally intended to remain so. The mix of uses in this sub-area shall be 85-95 percent residential and 5-15 percent non-residential, with a maximum project density of up to 4.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on May 30, 2023.

CONDITIONS:

1. Note that this Conditional Use application is for office use only. Other uses which require CU approval in the T4-O zoning district, such as personal service, will require a separate CU application, review, and approval.
2. Staff comments

Attachment(s):

1. CU-22-0023 Vicinity Map
City of Kissimmee

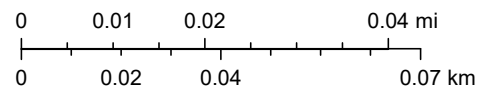
2. CU-22-0023 Aerial Map
3. CU-22-0023 Site plan
4. CU-22-0023 ad
5. CU-22-0023 DRC Comments

CU-22-0023
1012 Mabbette Office Conversion

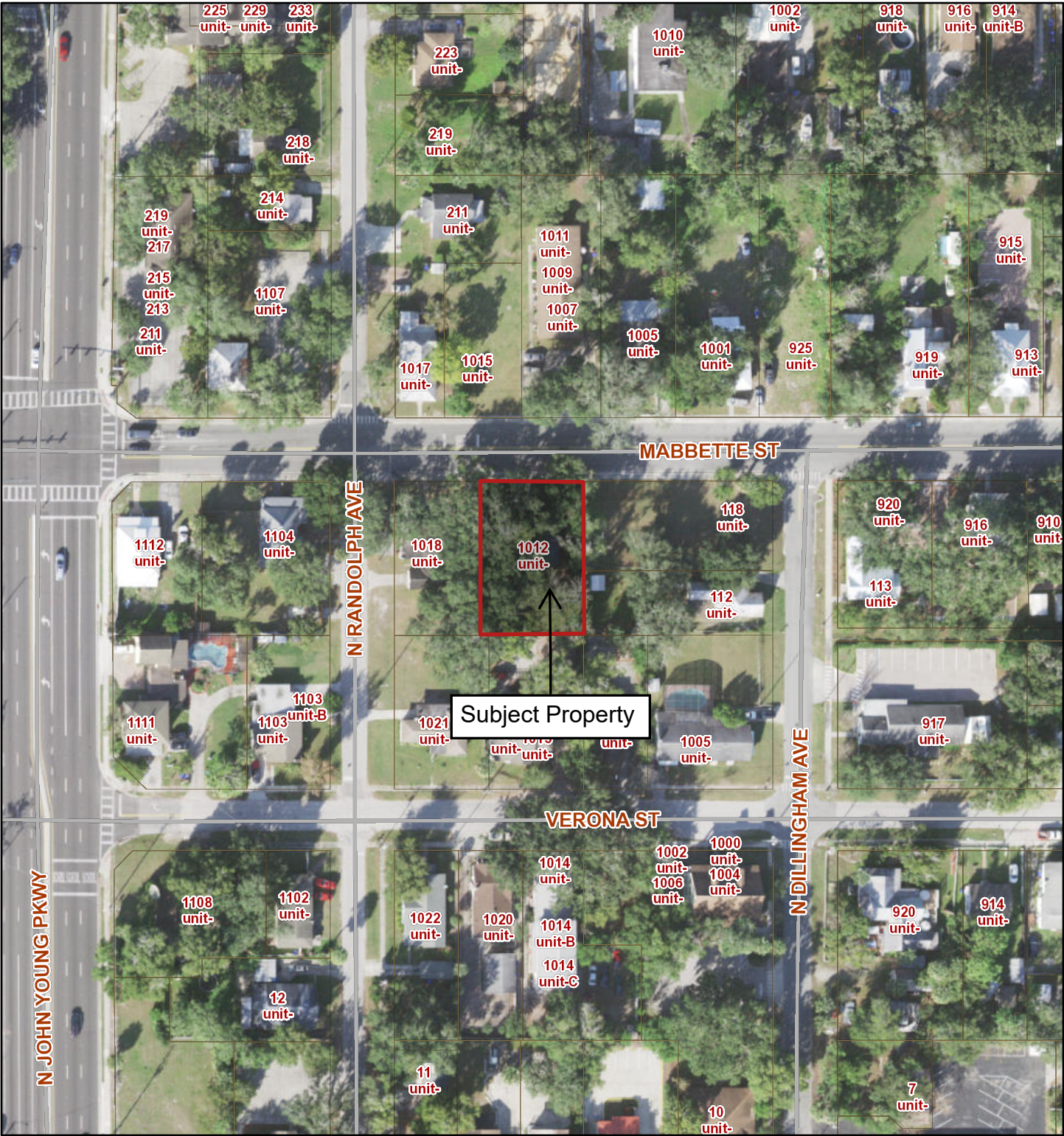


June 2, 2023

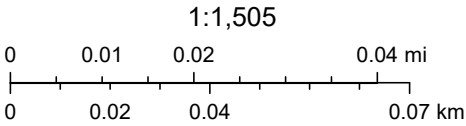
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CU-22-0023
1012 Mabbette Office Conversion



June 2, 2023



State of Florida, Maxar



1012 West Mabbette Street, Kissimmee, FL, USA 34741

SCOPE OF WORK PROPOSED IN THIS MODIFICATION:

The scope of work involved in this remodeling and renovation process will involve upgrading this existing residential structure. This building will be under construction, renovation, and repaired for several minor interior and exterior upgrades and modifications. This renovation process will improve the overall existing building structure, and enhance the physical appearance, and overall look of the existing building structure. This project currently has interior partition framed walls, and existing wooden framed perimeter load bearing walls already in place. There will be minor changes to the existing structure that will involve patching and repairing minor interior partitions, damage walls, and the replacement of some trim work along the interior perimeter walls.

The overall scope of work will involve the replacement, and repairs to all damaged and rotten interior and exterior building surfaces, trim, sheathing, exterior siding, and materials as shown on the proposed construction drawings (these repair items are shown or mentioned in these construction drawings during the building submittal phase. (All construction items will be upgraded to last Florida Building Codes and Requirements).

The current owner is proposing to restore, renovate, and upgrade this existing building structure back to its original state and position with a few minor modifications. In addition, the owner is proposing to convert this existing residence into a small office space, with additional parking spaces, and some landscaping. This property will upgrade and improve with some shrubs, hedges, trees, and landscaping as required by the City of Kissimmee. This existing residence will be renovated, restored, and modified to accommodate 3 to 4 employees that will serve to public.

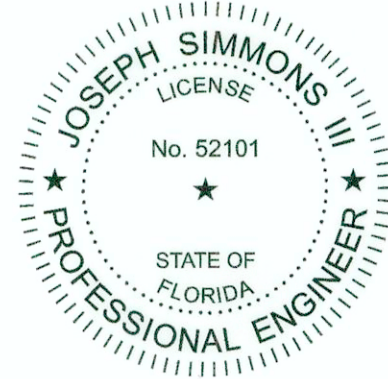
The Owners main objective is to bring everything into code compliance and up to the latest code requirements, regulations and standards set forth by the 2020, 7th Edition of the Florida Building Codes.

This project will be considered a level 2 interior and exterior renovation project and the scope of work will only involve upgrading this existing building structure and removing all weather damaged materials from the interior and exterior wall surfaces. The scope of work will also involve installing a handicap ramp to the existing building structure as shown on the proposed site plan.

The attached drawings will show the current owner concepts, design layout, and vision for this existing structure and property. It is the owner's intent to restore this existing building structure back to its original state and position (with exception of a few minor changes as shown in the attached drawings).

All construction activities that will be performed on this job site will meet all guidelines under the 2020, 7th Edition of the Florida Building Codes. All work will be performed in a professional manner and will meet all industry standards of acceptance.

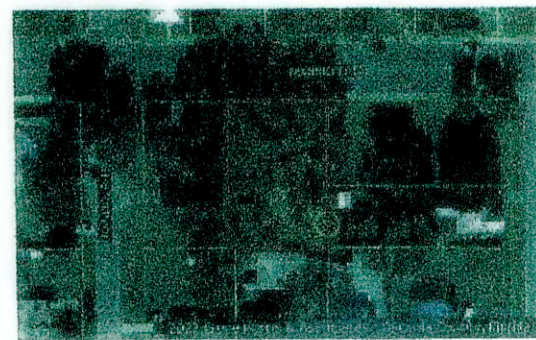
All considerations given to this request by the City of Kissimmee Building, and Planning Department will be greatly appreciated!



This item has been electronically signed and sealed by Joseph Simmons, III, PE-52101 on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC 61G15-23.004

Joseph Simmons, III, P.E. Digitally signed by Joseph Simmons, III, P.E. Date: 2023.04.05 14:17:06 -04'00'

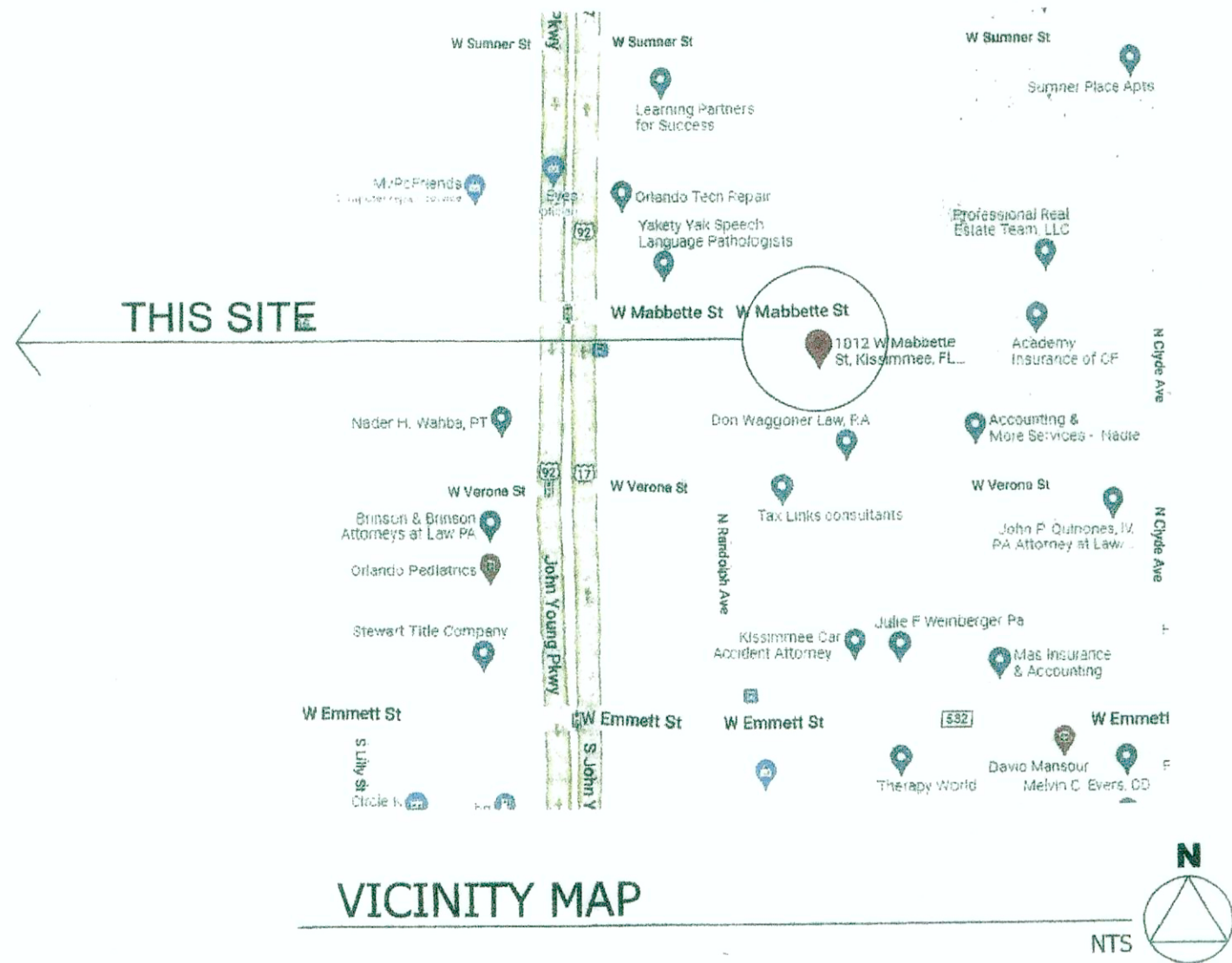
Parcel: 21-25-29-1920-000S-0020



Owner Information	
Owner Name	DELGADO ROSE IRIS
Mailing Address	1755 SMARTS RULE ST KISSIMMEE, FL 34744
Physical Address	1012 MABBETTE ST, KISSIMMEE FL 34741
Description	SINGLE FAMILY-IMPROVED
Tax District	200 - KISSIMMEE

DRAWING LIST

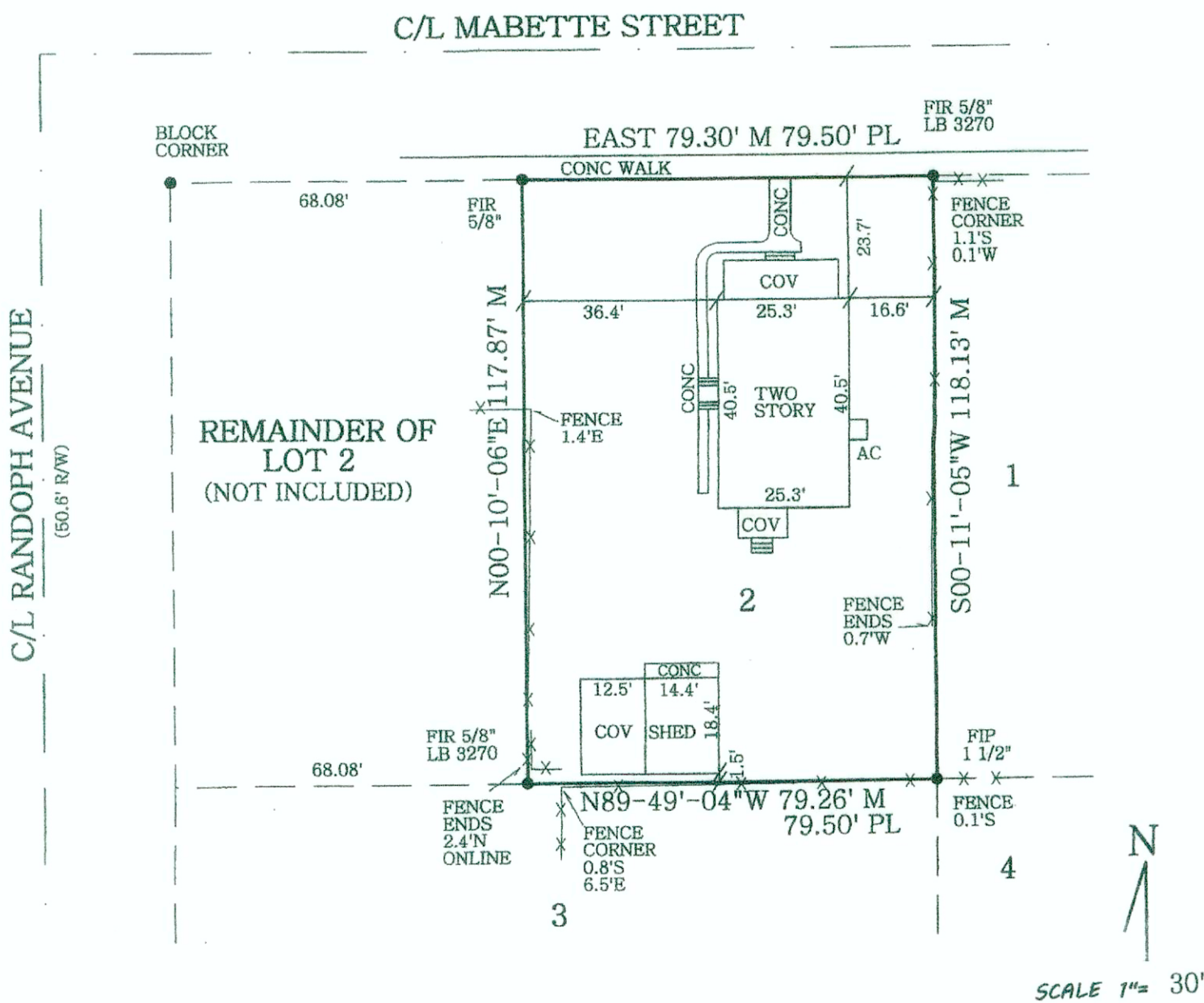
ARCHITECTURAL	
A0.1	COVER SHEET
A1.1	DEMO PLAN & PROPOSED FLOOR PLAN



MAP SHOWING SURVEY OF

EAST 79.5 FEET OF LOT 2, BLOCK S, W.A. PATRICK'S ADDITION TO THE TOWN OF KISSIMMEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO: ROSE IRIS DELGADO
TOWN SQUARE MORTGAGE & INVESTMENTS, LLC DBA TOWN SQUARE MORTGAGE ISAOA/ATIMA
STEWART TITLE COMPANY
STEWART TITLE GUARANTY COMPANY



Drawing legend:

Cover sheet	CS
Site plan	SP-1
Landscaping	LSP-1
Floor Plan	A-1

Iris Rose Delgado
1012 Mabbette street
Kissimmee, Florida 34741
SCOPE OF WORK:
Site Improvement Drawings

Vern Thompson
Design Consultant
Telephone: 407-860-0380
Email: vjtdesign@aol.com

Joseph Simmons, P.E. 52101
407-454-1890
7619 Gramercy Dr
Orlando, FL 32818
joesimmons3@gmail.com

GENERAL CONSTRUCTION NOTES:

DESIGN REQUIREMENTS:

- FLOORS, DECKS, STAIRS LIVE LOAD = 40 PSF.
- BALCONIES LIVE LOAD = 60 PSF.
- ROOF LIVE LOAD = 20 PSF.

WIND DESIGN LOAD INFORMATION:

(PER FBC CHAPTER 1603.3, REF. ASCE 7-10 CHAPTER 6)

- ULTIMATE WIND SPEED = 140 MPH (3 SECOND GUST)
- WIND IMPORTANCE FACTOR = 1.0
- RISK CATEGORY = II
- WIND EXPOSURE (ALL SIDES) = C
- INTERNAL PRESSURE COEFFICIENTS
ENCLOSED BUILDINGS = 0.18
PARTIALLY ENCLOSED BUILDINGS = 0.25
(NOTE: COEFFICIENTS FOR PARTIALLY ENCLOSED STRUCTURES ARE APPLIED WHEN DESIGN OF MEMBERS FALLS UNDER ASCE 7-10 DEFINITIONS CLASSIFYING AS SUCH)
- ALL COMPONENTS AND CLADDING NOT SPECIFIED ON PLANS SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING PRESSURES:
FOR WALL LOCATIONS: -47.25 PSF, 125.1 PSF
FOR ROOF LOCATIONS: -58.5 PSF, 43.3 PSF

FOUNDATIONS:

SOIL TO BE COMPACTED TO AT LEAST 95% UNDER SLABS AND 95% UNDER FOOTINGS OF MAX. DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR) 3000 PSF MIN. BEARING CAPACITY

CAST IN PLACE CONCRETE:

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2 TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.58.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 FOR 6X6Wx14Wx4 W/F SHALL BE LAPPED AT LEAST 6" & CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". FIBERGLASS OF EQUAL SPECIFICATIONS MAY BE USED IN LIEU OF W/F.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BLDG. CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318 LATEST EDITION, AND SPECIFICATIONS FOR "STRUCTURAL CONCRETE FOR BUILDING" ACI 301.
- HORIZONTAL FOOTING BARS SHALL BE BENT MIN. 12 BAR DIAMETERS (EXCLUDING BEND) AROUND CORNERS OR CORNER BARS WITH MIN. 12" LAP EXCLUDING BEND AT EACH END SHALL BE PROVIDED.
- MINIMUM LAP SPICES ON ALL REINFORCING BARS SHALL BE 48 BAR DIAMETERS.

WOOD CONSTRUCTION:

- WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION (NDS).
- ALL EXTERIOR WOOD STUD WALLS BEARING WALLS, SHEAR WALLS AND TIE-BACK STRUCTURAL WOOD FRAMING MEMBERS, (IE. BLOCKING OR GABLE END BRACING), SHALL BE SOUTH-YELLOW PINE OR EQUIVALENT, NO. 2 GRADE SHALL BE USED REGARDLESS OF SPECIES. (1000 PSI F_b)
- ALL WOOD IN CONTACT WITH CONCRETE TO BE "PRESERVATIVE TREATED WOOD" AS PER FBC, SECTION 2324.1
- ALL P.T. LUMBER & BEAMS GREATER THAN 6" NOMINAL DEPTH SHALL BE SYP NO.2 OR BETTER (UNO.)

BOLTS AND THREADED RODS:

- ALL BOLTS & THREADED RODS TO BE ASTM A307 OR BETTER (UNLESS NOTED OTHERWISE)

FIELD REPAIR NOTES:

- FOR MISSED VERTICAL REBAR IN MASONRY WALL USE THE FOLLOWING: DRILL A 3/4" DIAMETER HOLE MIN. 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL NO. 5 BAR INTO EPOXY FILLED HOLE EPOXY TO BE SAMPSON STRONG TIE EPOXY OR EQUIVALENT. FOLLOW MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM HOLE BY USING COMPRESSED AIR PRIOR TO APPLYING EPOXY. ALLOW EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL CELL IN THE NORMAL WAY DURING BOND BEAM POUR. USE MIN. BAR SPACING HOOKS AT TOP OF BAR TO BE MIN. 12 BAR DIAMETERS (EXCLUDING BEND).
- MAY SUBSTITUTE STRAPS/CONNECTORS WITH STRAPS/CONNECTORS OF EQUAL OR GREATER UPLIFT & LATERAL RESISTANCE VALUES IN FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURER INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) 5 VERT. IN CONC. FILLED CELL EA. SIDE OF JOINT (BAR DOES NOT HAVE TO BE CONT. TO FTG.)
- 2X12'S MAY BE USED ILO TIMBERSTRANDS FOR STAIR STRINGERS
- RFT BOARDS MAY BE USED FOR RISERS & TREADS ILO 2X12'S
- WOOD STUDS MAY BE SUBSTITUTED OF METAL STUDS IN NON-LOAD BEARING WALLS
- MISSED LINTEL STRAPS FOR MASONRY CONST. MAY BE SUBSTITUTED WITH (1) SIMPSON MT816 WITH (3) 3/16" X 2 1/4" TAPCONS AT BOND BEAM BLOCK AND (1) 10d COMMON NAILS TO TRUSS.
- MISSED "J" BOLT FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLT SET IN 1/4" DIA. 6" DEEP HOLE W/ UNITEK "EPOXY" 5000 ADHESIVE BINDER OR 1/4" DIA. RAIL STUD EXPANSION ANCHOR FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS.

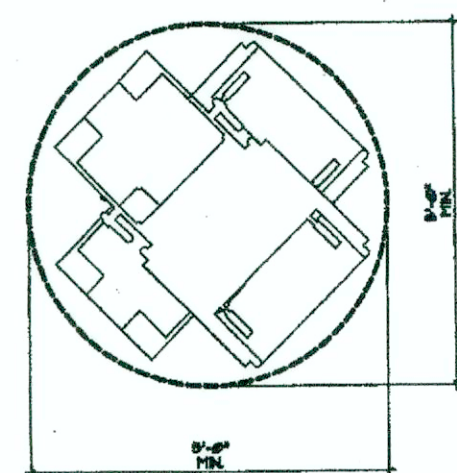
FIRE EXTINGUISHER NOTE:

PROVIDE FIRE EXTINGUISHER PER EVERY 3000 sq. ft. OF FLOOR AREA. FIRE EXTINGUISHERS TO BE 2A 10BC. TOP OF EXTINGUISHER IS NOT TO EXCEED HEIGHT OF 5'-0" AFF. AND BOTTOM SHALL NOT BE BELOW 4" AFF.

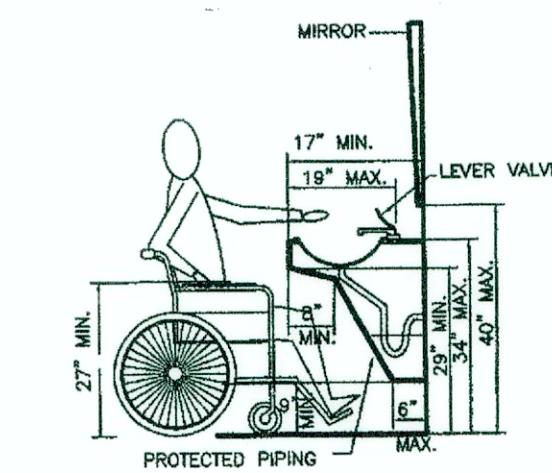
EGRESS TRAVEL DISTANCE:

MAXIMUM TRAVEL DISTANCE 15'-0" FOR NON-SPRINKLED STRUCTURE:

LONGEST TRAVEL DISTANCE 45'-4"



WHEELCHAIR TURNING SPACE
N.T.S.



NOTE: HANDICAPPED RESTROOM TO BE IN ACCORDANCE WITH FLA. ACCESSIBILITY CODE, CHAPTER 4 DRINKING FOUNTAIN TO COMPLY WITH 4.15 OF F.A.C.

NOTE: DOORS SHALL HAVE HARDWARE ACCORDING TO FL. STAT. CHAP. 553 PART 3 FL. ACCESSIBILITY CODE 4.13.9
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

NOTES:

- ALL INTERIOR ROOM DIMENSIONS ARE APPROXIMATE ESTIMATES. DUE TO UNCONTROLLABLE CONSTRUCTION METHODS, SOME DIMENSIONS ARE SUBJECT TO CHANGE.
- SMOKE DETECTORS TO BE CONNECTED TO HOUSE POWER. A SERIES OF DETECTORS MUST BE INTERCONNECTED, BOTH CARBON MONOXIDE DETECTORS UP AND DOWN STAIRS AND IN EVERY ROOM.
- EXTERIOR AND INTERIOR WALLS ARE INCLUDED IN TOTAL SQUARE FOOTAGE.
- ALL MATERIALS STORED ON SITE, EXCEPT THOSE WHICH ARE MOISTURE IMPERMEABLE, SHALL BE STORED UNDER COVER, AND SUCH MATERIALS SHALL BE PROTECTED FROM DIRECT CONTACT WITH THE GROUND.

BUILDING CODES IN EFFECT

- FLORIDA BUILDING CODE, 7TH EDITION (2020) BUILDING
- FLORIDA BUILDING CODE, 7TH EDITION (2020) EXISTING BUILDING
- FLORIDA BUILDING CODE, 7TH EDITION (2020) ENERGY CONSERVATION
- FLORIDA BUILDING CODE, 7TH EDITION (2020) PLUMBING
- FLORIDA BUILDING CODE, 7TH EDITION (2020) FUEL GAS
- FLORIDA BUILDING CODE, 7TH EDITION (2020) TEST PROTOCOLS
- FLORIDA BUILDING CODE, 7TH EDITION (2020) MECHANICAL
- FLORIDA BUILDING CODE, 7TH EDITION (2020) ACCESSIBILITY
- F.B.C. ADOPTED DECEMBER 31, 2020
- 2017 NATIONAL ELECTRICAL CODE (N.E.C.)
- ADA STANDARDS FOR ACCESSIBLE DESIGN, 2020 EDITION
- NFPA 101- LIFE SAFETY CODE, 2018 EDITION
- NFPA 70- NATIONAL ELECTRICAL CODE, 2018 EDITION
- NFPA 1- UNIFORM FIRE CODE, 2018 EDITION

DESIGN CRITERIA

- OCCUPANCY CLASSIFICATION: B - SECTION 303 ASSEMBLY (2020 FBC)
- CONSTRUCTION TYPE: TYPE V-B, UNSPRINKLERED
- TOTAL SQ. FT. = 1,025 SQ. FT.

SCOPE OF WORK

ALL INTERIOR DOORS CHANGED TO 36"x80". CONCRETE PARKING & SIDE CONCRETE PATIO ADDED. REAR COVERED PORCH ENCLOSED AND CONVERTED INTO STORAGE ROOM.

WINDOW & DOOR REPLACEMENT NOTES:

MAX. 1/4" TOLERANCE AT WINDOW OPENINGS. ADD 1/4" FLTYD. AS NECESSARY FOR SHIMS.

WINDOW DESIGN PRESSURE:

- POSITIVE PRESSURE OF 31.5 p.s.f.
- NEGATIVE PRESSURE OF 43.1 p.s.f.

DOOR DESIGN PRESSURE:

- POSITIVE PRESSURE OF 31.5 p.s.f.
- NEGATIVE PRESSURE OF 43.1 p.s.f.

ALL ENTRY DOOR CONFIGURATIONS:

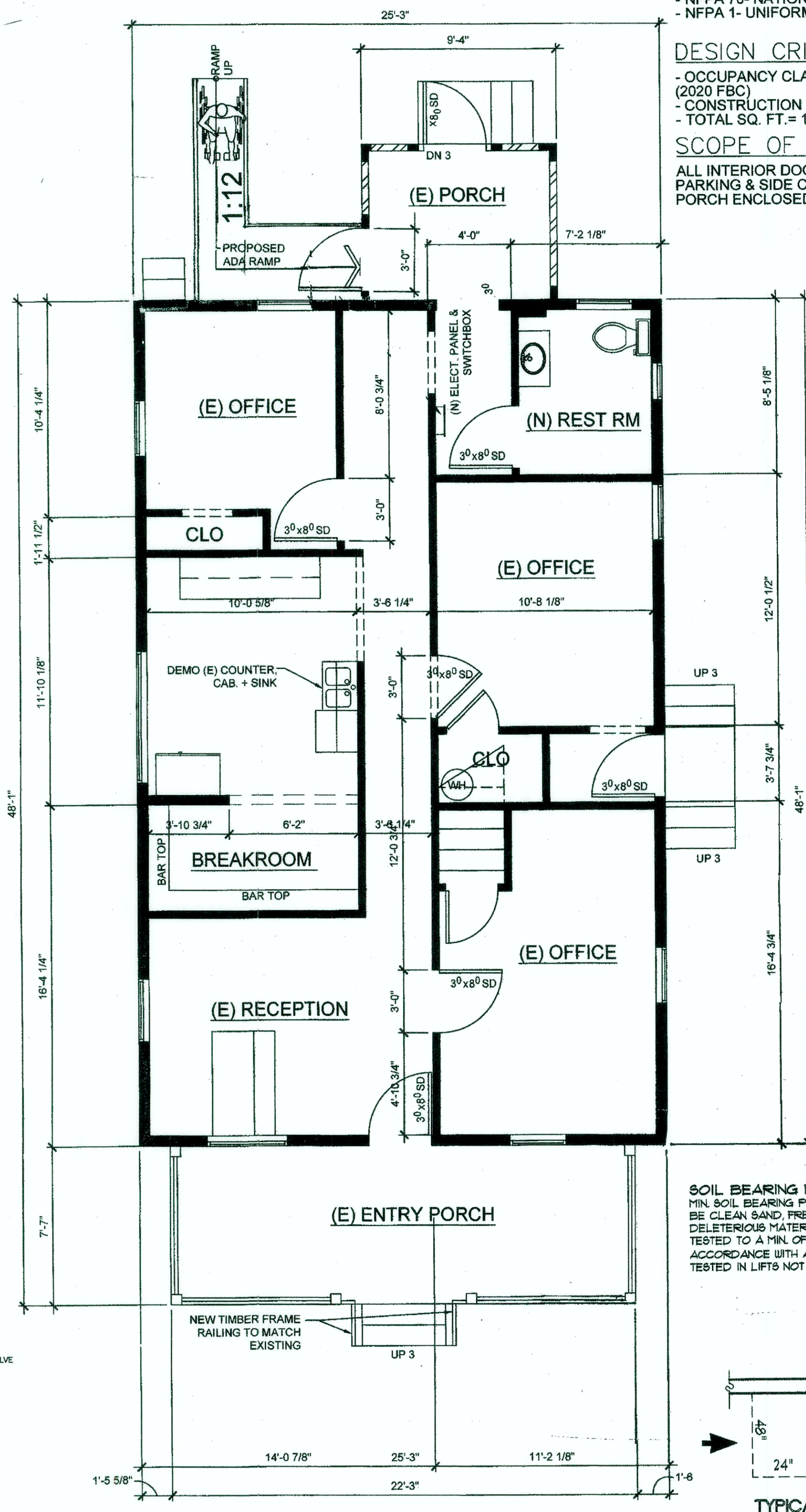
- POSITIVE PRESSURE OF 31.5 p.s.f.
- NEGATIVE PRESSURE OF 43.1 p.s.f.

BUILDER NOTE:

DO NOT SCALE DRAWINGS. VERIFY EACH DIMENSION PRIOR TO CONSTRUCTION OF THE FOUNDATION, THE INSTALLATION OF STRUCTURAL COLUMNS & BEAMS AND PRIOR TO ORDERING MATERIALS AND EQUIPMENT. REPORT ANY DISCREPANCIES WITH THE DESIGNER BEFORE EFFECTED WORK HAS BEGIN.

WINDOW & DOOR ATTACHMENT NOTES:

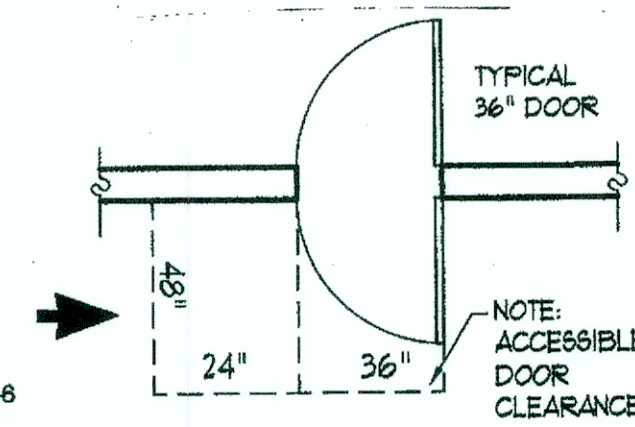
WINDOW AND DOOR ASSEMBLIES SHALL CONFORM TO FBC. ALL CONNECTIONS BY OTHERS SHALL BE CAPABLE OF RESISTING -43.1 PSF/31.5 PSF



PROPOSED NEW FLOOR PLAN

DOOR OPENING CHANGE TO 36" WIDE X 80" HIGH Scale: 1/4" = 1'-0"

SOIL BEARING NOTES:
MIN. SOIL BEARING PRESSURE = 2000 p.s.f. ALL FILL SHALL BE CLEAN SAND, FREE OF ANY ORGANIC AND OTHER DELETERIOUS MATERIALS. COMPACTED SOILS SHALL BE TESTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12". FBC 1804.2.



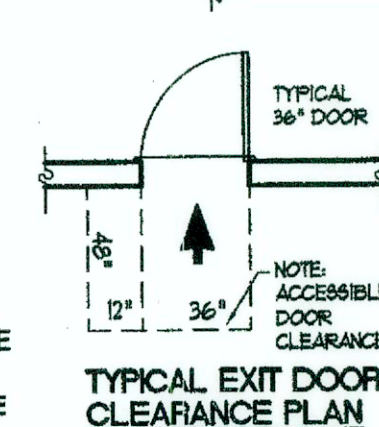
TYPICAL HALL DOOR CLEARANCE PLAN

SCALE: N.T.S.

INTERIOR FINISHES

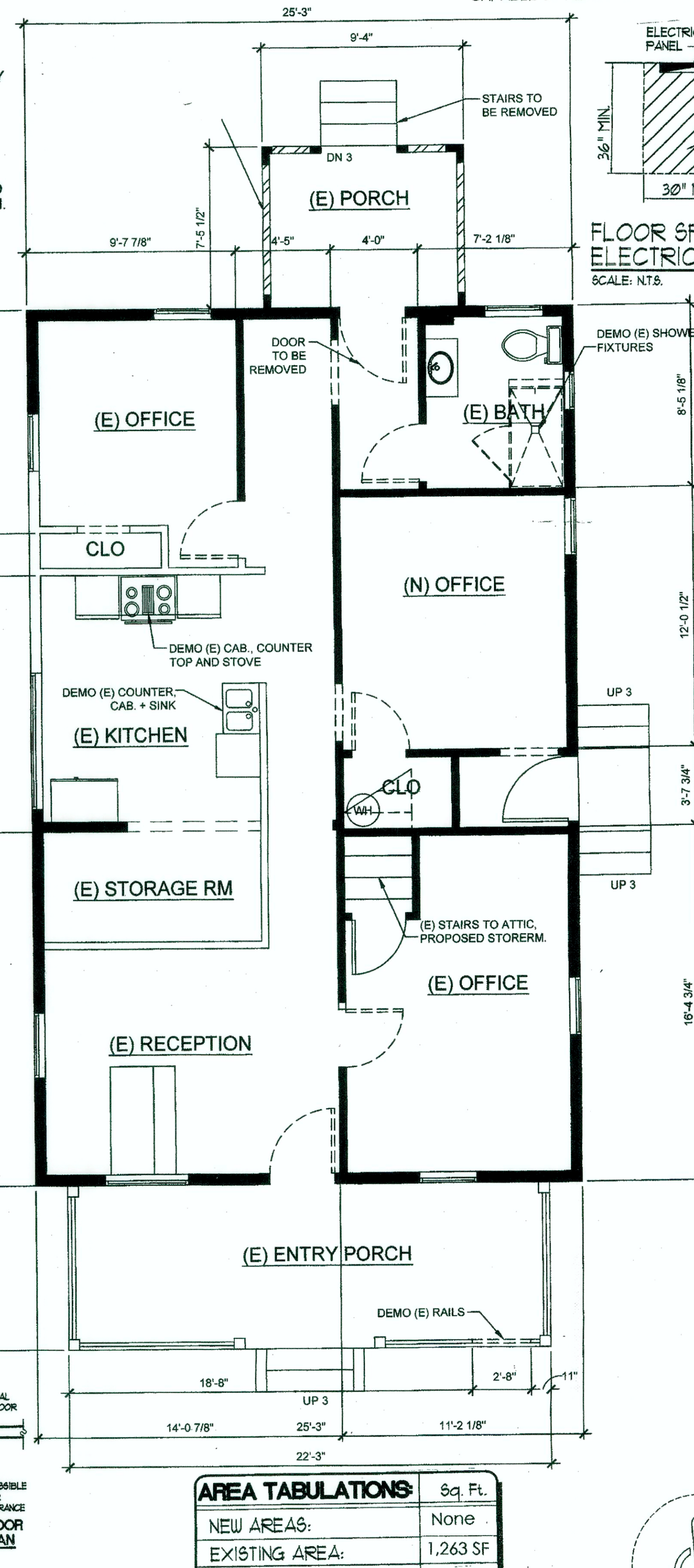
FLAME SPREAD NOTE:

ALL CEILING AND WALL FINISHES TO COMPLY WITH CLASS "C" FLAME SPREAD INDEX 16-200, SMOKE-DEVELOPED INDEX 0-450 AS PER FBC 203.1 AND TABLE 203.5.



TYPICAL EXIT DOOR CLEARANCE PLAN

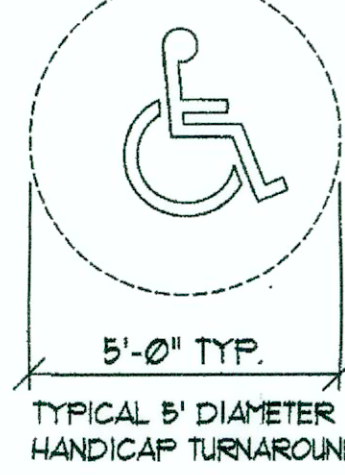
SCALE: N.T.S.



DEMOLITION PLAN

AREA TABULATIONS	Sq. Ft.
NEW AREA:	None
EXISTING AREA:	1,263 SF
TOTAL UNDER ROOF ...	1,263 SF

Scale: 1/4" = 1'-0"



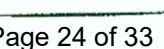
REVISIONS	BY

Joseph Simmons, P.E. 52101
407-454-1890
7619 Gramercy Dr
Orlando, FL 32818
joesimmons3@gmail.com

SCOPE OF WORK:
Site Improvement Drawings
Vern Thompson
Design Consultant
Telephone: 407-860-0380
Email: vtjdesign@aol.com

Iris Rose Delgado
1012 Mabbette street
Kissimmee, Florida 34741

DRAWN	VERN
CHECKED	
DATE	
SCALE	AS SHOWN
JOB NO.	
SHEET	
	A-1
OF	
SHEETS	



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use request to convert a residential property to office use. The Planning Advisory Board will hold a meeting on **Wednesday, June 21, 2023** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **1012 Mabbette St.** Parcel ID: **21-25-29-1920-000S-0020**

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

Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # **CU-22-0023**
1012 Mabbette Office Conversion

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

TRANSMITTAL FOR PLAN REVIEW

**ADDRESS: 1012 Mabbette St
21-25-29-1920-000S-0020**

DATE: 5/30/2023

PERMIT NUMBER: CU-22-0023

Plan status:

Approved with conditions.

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

Please see below the comments/conditions:

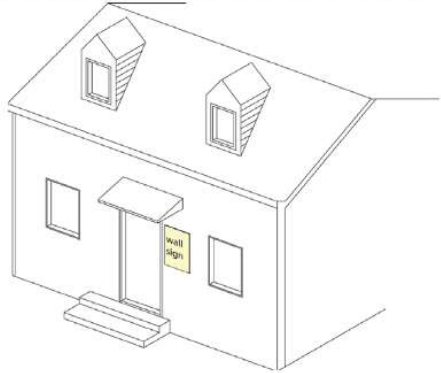
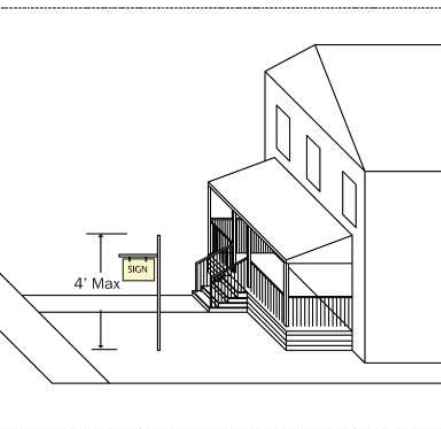
GENERAL

1. Note that this Conditional Use application is for office use only. Other uses which require CU approval in the T4-O zoning district, such as personal service, will require separate a separate CU application, review, and approval.
2. Subject to Planning Advisory Board approval. Additional conditions of approval will be forthcoming once comments are sufficiently addressed to move the project forward to the Planning Advisory Board.

ADVISORY (To be address with Construction Plan submittal)

1. Signage:
 - a) Note that all signage will be reviewed and permitted through a separate building permit.
 - b) Signs must conform with the Downtown CRA Neighborhood District sign standards. Signs must be illuminated by external means only. Internal illumination is prohibited.



b. wall, residential conversions	Wall signs shall be permitted at 1 sign per establishment with an entrance fronting a public street. Wall signs must not exceed 4 square feet and shall attach to the wall on the first floor. If illuminated, wall sign must be lit by external means only. Placard signs highly encouraged.	
c. free-standing/monument signs	Monument and post-style, are permitted in the Neighborhood District for non-residential and residential conversion properties. Free-standing signs must not exceed 4' in height and must be a maximum of 6 square feet. Free-standing signs adjacent to arterial/collector roads must not exceed a maximum of 12 square feet.	

- c)
2. There are trees depicted to remain. A tree survey should be provided to identify the trees species and tree size of any trees to remain. Landscaping plans must also include tree barricade detail that includes construction mesh fence which is not permitted. Refer to Tree Protection Barricade Detail below and replace the tree protection diagram on Sheet L-000. 14-8-6C
 - a. Protective posts two inches by four inches or larger wooden post, two inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength shall be implanted deep enough in the ground to be stable and with at least four feet of the post visible above the ground.
 - b. Posts shall be placed at points not closer than the drip line of the protected tree, with the posts being not further than six feet apart, except that access may be allowed within this line as specified on site plans, but in no case shall heavy equipment be permitted access with the protective barrier zone.
 - c. All protective posts shall be linked together (fencing at least four feet high, two courses of rope or cord not less than one-half inch in diameter or a chain of comparable visibility).
 - d. Each section shall be clearly flagged with yellow plastic tapes or other markers.
 3. Provide a note on the plans that all mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-2-65 (K)
 4. Provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan approval. 14-2-91(B)(12)

5. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.
6. 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.

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

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

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





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

SDOC#: 2022/23-0202

DRC#: CU-22-0023

Current FLU: T4-O
Requested FLU: N/A

PROJECT NAME: 1012 Mabbette St., Kissimmee, 34741

Current Zoning: T4-O
Requested Zoning: N/A

PROJECT LOCATION: 1012 Mabbette St., Kissimmee, 34741

COMMENTS DUE DATE: 4.26.2023

PID#: 21-25-29-1920-000S-0020

This application 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: 1012 Mabbette Street
PLAN (DRC) NUMBER: CU-22-0023

DATE: 4/10/2023

**Review Status:
APPROVED.**

TOHO WATER AUTHORITY – Cynthia Colon - 407.944.5036 - ccolon@tohowater.com

Comments/Conditions (if applicable):

No comment.

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

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

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



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

**ADDRESS: 1012 MABBETTE ST
PLAN (DRC) NUMBER:CU-22-0023**

DATE: 4/10/2023

**Review Status:
APPROVED.**

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

Comments/Conditions (if applicable):

NO COMMENTS

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

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

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

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

DATE: 4/26/2023
PROJECT: 1012 MABBETTE ST
SITE PLAN (DRC) NUMBER: CU-22-0023
REVIEW NUMBER: 2

Review Status:
APPROVED WITH CONDITIONS

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

GENERAL INFORMATION:

1. While most previous comments have been moved to advisory for this (DRC) approval, the plans still require a lot of work for construction plan approval. I encourage you to closely study each bullet point below, review the Land Development Code requirements, and feel free to reach out to me with any questions. Should the DRC recommend revise back to DRC, please incorporate as many of these items into the revision as possible.

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

SITE SPECIFIC:

- Comments based on plans uploaded on 4/5/2023.
- This site plan appears to have some construction plan level detail that has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
- Some property boundary lines are difficult to see. Please make sure all proposed and existing property lines are clear and contrast with other line work.
- Provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the construction drawings. Be sure to include total daily and peak am/pm trips information. Ref. LDC §14-3-31(C)(2)(b)
- Please provide engineering drawing scale(s) on the construction drawings.
- Please show the 10-foot horizontal sight distance triangles at driveway intersection(s) with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10. Sight visibility must be clear between 30-inches and eight feet within these areas.
- Wheel stops or raised curbing will be required between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2), §14-8-23(D)(2)
- Landscaping tree separation shall be provided in accordance with §14-8-23, Table 8-1.
- This project is located within a zoning district requiring streetscape improvements. There may be areas within the property boundary that may require right-of-way (ROW) reservation or easement dedication to accommodate these improvements. Please clearly show these areas on the construction drawings.
- Applicant indicates no phasing of improvements will be done.
- Provide a certified original copy of the most current boundary and topographic survey with the construction drawings, in accordance with LDC §14-3-31(C)(2)(h). The survey shall be prepared by a State of Florida licensed PLS, and include the following information:
 - Legal description
 - Current FEMA floodplain statement
 - Topographic contours at one-foot intervals, extending 25 FT beyond the property boundary lines/project limits
 - Property boundary monumentation
 - Vertical datum and benchmark
- Provide lowest finished floor elevation information on the construction drawings.
- All 90-degree parking spaces shall have 24 FT of backing distance.
- Only the one (1) two-way access drive on the west side of the building will be permitted.
- The driveway entranceway shall provide unobstructed stacking distance(s) of 7 FT in accordance with LDC §14-7-23(D).

- Provide the location, height, and type of all existing and proposed walls, fencing, and ground/monument signage on the construction drawings. Ref. LDC §14-3-31(C)(2)(k,m)
- The method of disposition of surface drainage and stormwater retention for this site is of concern. Please review the stormwater management requirements of LDC §14-10-3 and §14-5-12. Provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the construction drawings. Ref. LDC §14-2-191(C)(16)
- Provide the maximum impervious area/ratio provided for by the proposed stormwater retention pond and also the maximum allowable zoning impervious ratio on the construction plan.
- Provide DRC comment responses with preliminary construction plan submittal.

GENERAL:

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.
- Please list any requested Modification of Standard variances on the construction drawings, in accordance with LDC §14-3-50, preferably on the cover page. Be sure to include the following for each:
 - Type (i.e. Director, DRC, BOA, City Manager)
 - Land Development Code reference
 - Code requirement (i.e. distance, quantity, type)
 - Requested waiver/variance (percent of dimensional requirement)
 - Date of approval
- The stormwater management system detailed with the construction plan submittal shall include the following:
 - 1/2-inch of additional dry pre-treatment
 - Sufficient information to show compliance with LDC §14-10-3, 3(B)
- It is the responsibility of the design engineer to verify and show the location of any existing utilities and encumbrances on the construction drawings that might affect the location of improvements (i.e. pipes, recorded easements, rights-of-way).
- Landscaping trees and structures shall remain clear of drainage conveyance systems and/or easements. Tree separation should also meet the minimums from features, as specified in Table 8-1.
- Provide a signage and striping plan with construction plan submittal. Ref. LDC §14-7-23(G), §14-3-42(H)(2), 14-3-32(A)(1)
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit digital copies all final closeout documents for review and approval. This will be required prior to Public Works recommendation of approval of Building Final/CO.
- Any comment not specifically addressed during the DRC meeting will be considered understood and to be provided/shown with construction plan submittal. The shifting or addition of any site element may result in additional construction plan comments and may prolong approval times.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

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