MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 19, 2023 AT 6:00 PM

1. **MEETING CALLED TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **MINUTES**
   - 3.A Approval of the June 7, 2023 Planning Advisory Board (PAB) Meeting Minutes.
   - 3.B Approval of the June 21, 2023 Planning Advisory Board (PAB) Meeting Minutes.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
   - 5.A Public Hearing - Proposed Ordinance #23-15 - Amending the Future Land Use Map designation from Industrial Business (IB) to Single Family Low Density Residential (SF-LDR) : Carter Case - LUPA-23-0003

     AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.
   - 5.B Public Hearing - Proposed Ordinance #23-16 - Amending the Zoning Map designation from Airport Industrial (AI) to Agriculture and Conservation (AC) : Carter Case - ZMA-23-0004

     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.C Public Hearing - Conditional Use with Site Specific Redevelopment Plan request to develop an 8 unit multi-family project - June Street Apartments - CU-23-0004
6. **PUBLIC HEARINGS**
7. **DISCUSSION**
8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Planning Advisory Board (Revised) with respect to any matter considered at such meeting or hearing will

need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

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

ITEM 3.A

Approval of the June 7, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the June 7, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 06.07.2023 pab minutes

MEETING MINUTES
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 Members Present:** Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Melissa Thacker, Board Member Sylvette Santos
Staff Present: Deputy City Attorney Kalanit Oded, Senior Planner Cristian Arias, Planning Manager Brenda Ryan, Planning Technician Yolanda Hazley
Members Absent: Board Member Diana Marrero-Pinto, Board Member Fatima Santiago

   Chairman Bussiere called the meeting to order at 06:01 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 17, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Spalding made a motion to Approve. Board Member Thacker seconded the motion.

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve Passed 4 - 0.

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

Senior Planner Arias stated that this is a request for an Annexation to annex 0.79 acres of land. The subject property is located at the SE corner of Simpson Rd. and Hilliard Isle.

Staff recommends approval for the following 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.

Jeremy Anderson, 4016 Edgewater Dr. Orlando, FL representing the applicant was available for any questions.

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

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve Passed 4 - 0.

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.

Senior Planner Arias stated that this is a request for a Land Use Plan Amendment to the Future Land Use Map designation from Vacated Right-of-Way (County) to CG-(Commercial General) - City on approximately 0.79 acres of land.

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.
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.

Staff recommends approval subject to the following 1 condition:

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

Board Member Spalding made a motion to Approve subject to 1 condition. Board Member Thacker seconded the motion.

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

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

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.

Senior Planner Arias stated that this is a request for approval of a Zoning Map Amendment to change the zoning from Vacated Right-of-Way (County) to B-2 (Neighborhood Commercial) City on approximately 0.79 acres of land.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition:

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

Board Member Thacker made a motion to Approve with 1 Condition. Board Member Spalding seconded the motion.

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

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT Board Member Spalding made a motion to Adjourn. Board Member Thacker seconded the motion.

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Adjourn Passed 4 - 0.

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:21 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B

Approval of the June 21, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the June 21, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Attachment(s):

1. 06.21.2023 pab minutes

MEETING MINUTES
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 Members Present:** Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Fatima Santiago, Board Member Sylvette Santos
Staff Present: Deputy City Attorney Kalanit Oded, Planner Tricia Prevost, Planning Manager Brenda Ryan
Members Absent: Board Member Robert Bussiere

   Vice Chair Marrero-Pinto called the meeting to order at 06:17 PM.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Vice Chair Marrero-Pinto led the audience in the 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.

Planner Prevost stated that this is a request for approval of a Zoning Map Amendment to change the zoning from OS (Open Space)-City to RC-2 (Multiple Family Medium Density Residential)

Planner Prevost stated this property went through an Annexation in 2019 as part of an Inter-local Agreement with Osceola County.

Planner Prevost stated that the applicant wants to amend the Open Space designation to RC-2.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures with a density of10-20 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.
2. 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.

Staff recommends approval subject to the following 5 conditions:
1. Subject to Planning Advisory Board (PAB) and City Commission approval.
2. 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).
3. Density will be calculated based on gross acreage.
4. Open space requirements will be calculated based on buildable acreage only. Wetlands may not be amenitized to be included in the open space calculation.
5. The subject property is not within the Short-Term Rental Overlay, so short-term rentals will not be permitted in this development.

Miguel Kaled, 2305 Edgewater Drive, Orlando, FL 32804, property owner stated that the main reason for this request is for the fence and he thinks that this request is a good concept and available for any questions.

Deputy City Attorney Oded asked whether there has been any ex parte communication, site visits, or any conflicts.

Board Member Spalding made a motion to Approve subject to 5 conditions . Board Member Santos seconded the motion.

1. **Subject to Planning Advisory Board (PAB) and City Commission approval.**
2. **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).**
3. **Density will be calculated based on gross acreage.**
4. **Open space requirements will be calculated based on buildable acreage only. Wetlands may not be amenitized to be included in the open space calculation.**
5. **The subject property is not within the Short-Term Rental Overlay, so short-term rentals will not be permitted in this development.**

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

Motion to Approve Passed 5 - 0.

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

Planner Prevost stated that this request is for approval of a Conditional Use with Site Specific Redevelopment Plan to convert a residential property to office use. The subject property is located at 1012 Mabbette St.

Planner Prevost stated that the property has received notices of violations to bring the property into compliance that will include 5 parking spaces with a paved access to the rear of the property.

Planner Prevost stated that this request is for office use only and that any additional commercial uses will be required to go through a separate approval process.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 2 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.

Deputy City Attorney Oded asked whether there has been any ex parte communication, site visits, or any conflicts.

Planner Prevost stated no public comments have been received.
Board Member Spalding made a motion to Approve with 2 Conditions. Board Member Santos seconded the motion.

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.**

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

Motion to Approve w/Conditions Passed 5 - 0.

6. **PUBLIC HEARINGS**
7. **DISCUSSION**
8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT** Board Member Spalding made a motion to Adjourn. Board Member Thacker seconded the motion.

AYE: Board Member Marrero-Pinto, Board Member Santos, Board Member Fatima Santiago
NAY: None

Motion to Adjourn Passed 5-0.

There being no further business to come before the Planning Advisory Board, Vice Chairman Marrero-Pinto adjourned the meeting at 06:28 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Proposed Ordinance #23-15 - Amending the Future Land Use Map designation from Industrial Business (IB) to Single Family Low Density Residential (SF-LDR) : Carter Case - LUPA-23-0003

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 Amendment changing the Future Land Use Map designation from Industrial Business (IB) to Single Family Low Density Residential (SF-LDR) on approximately 3.4 acres of land.

Explanation

The parcels were annexed, along with 264 other properties, as part of a Small Enclaves Interlocal Agreement (ILA) between the City of Kissimmee and Osceola County (DRC-19-00017). The ILA was intended to annex enclave properties and their associated roadways that could potentially create problems with planning, growth management, and local services. Enclaves, per Florida Statutes Chapter 171, are those areas that are encompassed by a City and where municipal services, such as water, sewer, drainage, police, and fire protection are already provided to surrounding properties. This agreement was approved and adopted by the Osceola County Board of County Commissioners on February 18, 2019.

The Future Land Use designations of properties within the agreement were determined and established in accordance with Comprehensive Plan Policy 1.1.10.5 -- Osceola County and City of Kissimmee Land Use Conversions (DRC-19-00018), however, there were some inconsistences and errors with the prior County Future Land Use and Zoning designations. The County Future Land Use designation was Low Density Residential (LDR) which is not compatible with the current City Industrial Business (IB) Future Land Use designation (DRC-19-00019). The properties contain residential homes with a small residential subdivision less than a quarter mile to the east. The proposed Single Family Low Density Residential (SF-LDR) Future Land Use designation is more appropriate and compatible within the surrounding area.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR), that is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations.

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.
3. 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(A), Agriculture and Conservation District (AC) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation that can be considered a holding zone which will permit appropriate rural development until such time new urban development is appropriate.

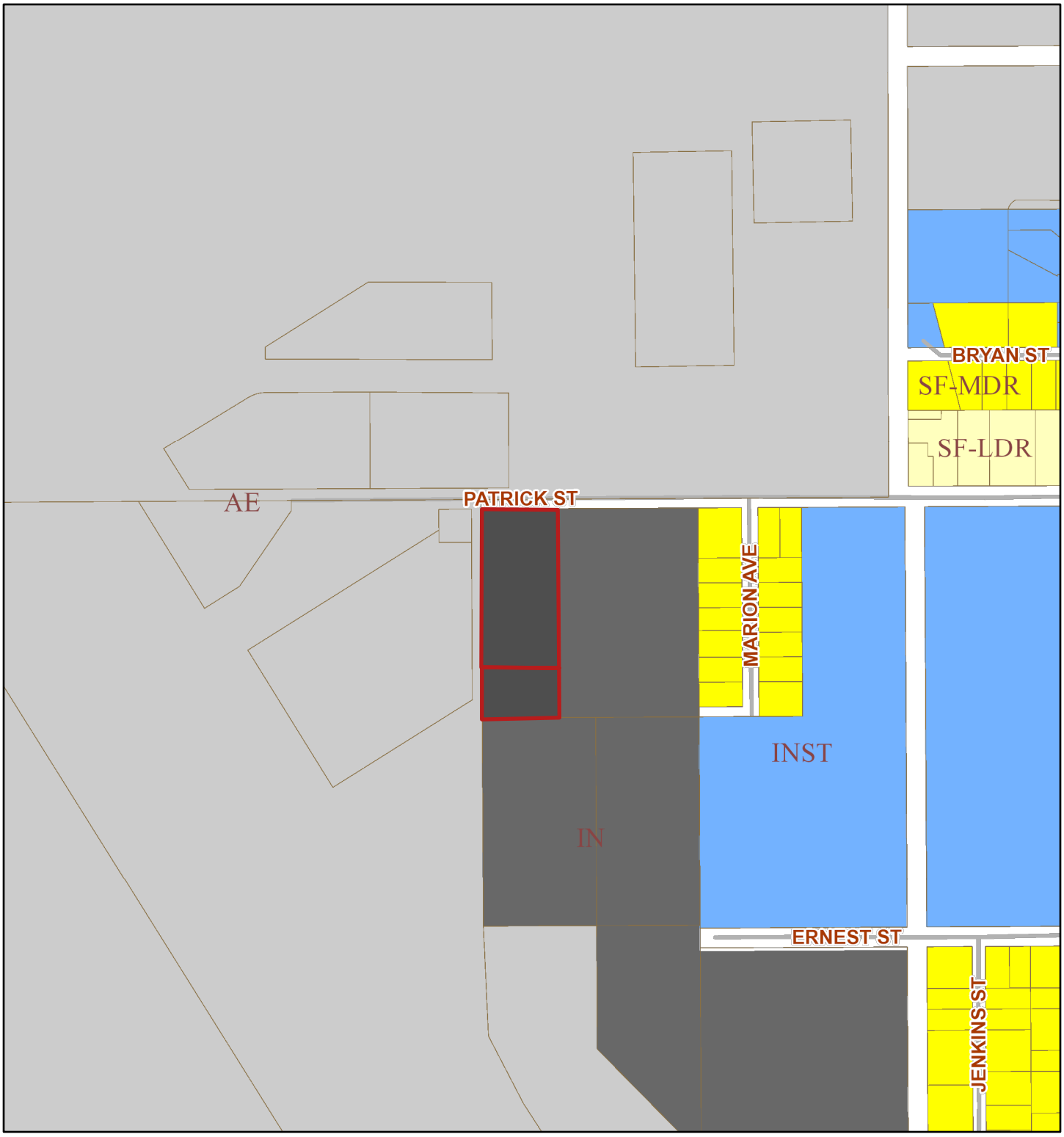
Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve

The Development Review Committee (DRC) recommended approval on June 20, 2023.

Attachment(s):
1. LUPA-23-0003 Vicinity Map
2. LUPA-23-0003 Aerial Map
3. LUPA-23-0003 Site Data Tables
4. LUPA-23-0003 Carter Case - Proposed Ord 23-15
5. LUPA-23-0003 PAB Ad
6. LUPA-23-0003 DRC Comments
7. LUPA-23-0003 DRC Support Documents

LUPA-23-0003
Carter Case
Future Land Use Amendment



June 29, 2023

1:5,846

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

Future Land Use
SF-LDR (Single Family Low Density Residential)
SF-MDR (Single Family Medium Density Residential)
MH-MDR (Mobile Home Medium Density Residential)
MF-MDR (Multiple Family Medium Density Residential)
MF-HDR (Multiple Family High Density Residential)
OR (Office Residential)

LUPA-23-0003
Carter Case
Future Land Use Amendment

June 29, 2023

1:5,846

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Address Points
Parcels
Road Centerlines
City Limits
CITY
COUNTY

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

State of Florida, Maxar

Carter Case Land Use Amendment, LUPA-23-0003
Parcel ID#29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083
2804, 2810, 2812, & 2814 Patrick St.
South of Patrick St., east of Kissimmee Gateway Airport, west of N. Thacker Ave., North of Ernest St.
Site Data Tables

Site Data		
Size	3.40 acres	
Future Land Use Designation	Industrial Business (IN)	
Proposed Future Land Use Designation	Single Family Low Density Residential (SF-LDR)	
Zoning District Designation	Airport Industrial (AI)	
Proposed Zoning District Designation	Agricultural and Conservative (AC)	
Existing Overlay District	Multimodal Transportation District (MMTD)	
Existing Use(s)	Residential Home	
Proposed Use(s)	Residential	
Adjacent Land Use		
North	Airport Expansion (AE)	
South	Industrial Business (IN)	
East	Industrial Business (IN)	
West	Airport Expansion (AE)	
Adjacent Zoning		
North	Airport Operations (AO)	
South	Business Park (BP)	
East	Business Park (BP)	
West	Airport Operations (AO)	
Past/Current Project Tracking	DRC-19-00017 Annexation DRC-19-00018 Land Use DRC-19-00019 Rezoning	Small Enclaves Interlocal Agreement (ILA)
	LUPA-23-0003 Land Use Plan Amendment ZMA-23-0004 Zoning Map Amendment *(Both pending)*	

Comprehensive Plan Summary
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations. Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses. The low density designation is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. When agricultural areas are annexed into the City and given the SF-LDR land use designation, agricultural uses may continue, subject to zoning

regulations described in the Land Development Code.	
Potential Zoning Districts	Agriculture and Conservation (AC)
	Residential Estate (RE)
	Single Family Residential (RA-1, RA-2, RA-3 and RA-4)

Zoning District Standards District Summary
Land Development Code Section 14-4-4(A), Agriculture and Conservation District (AC). Intent: Primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate. When new urban development is appropriate, the property subject to the proposed development may be rezoned to be consistent with its future land use designation and the new development shall be consistent with the new zoning.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	Existing Future Land Use & Zoning	*Requested Future Land Use & Zoning*
Uses	IB City Land Use (Max. 0.5 FAR)	SF-LDR City Land Use (0-6 du/ac)
	AI City Zoning	AC City Zoning
	Residential	Residential

Public Facilities Analysis	
Transportation	
Adjacent street	Patrick Street
Street Quality of Service (QOS)	Adjacent Street is a local City street.
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	N/A – Compliance

2 acres per 1,000 population?	
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. 23-15
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: IB (Industrial Business) - City

TO: SF-LDR (Single Family Low Density Residential) - City

The subject property is located at: 2804-2814 Patrick St. Parcel ID: 29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083

Legal Description:

Parcel 1: PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

Parcel 2: PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

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 ___, 20__.

_____
Mayor - Commissioner

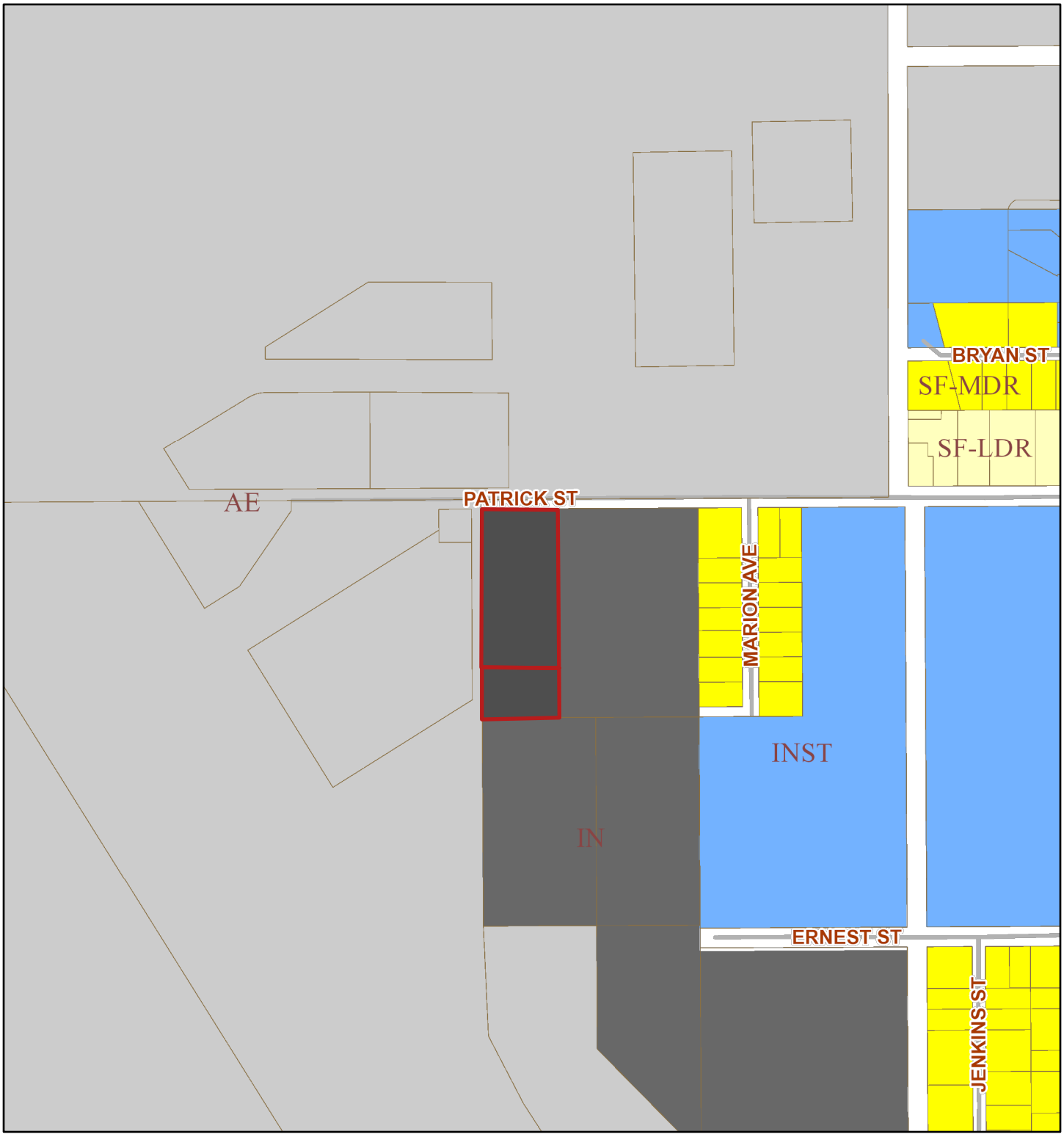
ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney

LUPA-23-0003
Carter Case
Future Land Use Amendment



June 29, 2023

1:5,846

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

Future Land Use
SF-LDR (Single Family Low Density Residential)
SF-MDR (Single Family Medium Density Residential)
MH-MDR (Mobile Home Medium Density Residential)
MF-MDR (Multiple Family Medium Density Residential)
MF-HDR (Multiple Family High Density Residential)
OR (Office Residential)

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, July 19, 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: **IB (Industrial Business) - City**

TO: **SF-LDR (Single Family Low Density Residential) - City**

The subject property is located at **2804-2814 Patrick St. Parcel ID: 29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083**

Legal Description:

Parcel 1: PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

Parcel 2: PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

PROPOSED ORDINANCE# **23-15**: 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-23-0003**
Carter Case

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)

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

ADDRESS: 2814 Patrick St. **DATE: 6/9/2023**
PLAN NUMBER: LUPA-23-0003 Carter Case Land Use Amendment

Review Status:
APPROVED WITH CONDITIONS.

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

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

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

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

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

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

SDOC#: 2022/23-0228 DRC#: LUPA-23-0003

Current FLU: Industrial Business
Requested FLU: LDR

PROJECT NAME: 2804 & 2814 Patrick St., Kissimmee

Current Zoning: Airport Industrial
Requested Zoning: AC

PROJECT LOCATION: 2804 & 2814 Patrick St., Kissimmee

COMMENTS DUE DATE: 6.20.23

ID#: 29-25-29-4700-0001- 0083;0080

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

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

ADDRESS: 2804 & 2814 Patrick Street **DATE: 5/25/2023**
PLAN (DRC) NUMBER: LUPA-23-0003

Review Status:
APPROVED.

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

Comments/Conditions (if applicable): This Land Use Plan Amendment has no impact on public school capacity.

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

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

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

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: 29-25-29-4700-0001-0083

Owner Information

Owner Name	CASE CATHY L
Mailing Address	1651 UNDERWOOD AVE SAINT CLOUD, FL 34771
Physical Address	2814 PATRICK ST, KISSIMMEE FL 34741
Description	SINGLE FAMILY-IMPROVED
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/11/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$24,200	**Land**	$24,200
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$300	**Extra Features**	$300
Buildings	$248,000	**Buildings**	$209,300
Appraised(just)	$272,500	**Appraised(just)**	$233,800
Assessed(estimated)	$257,180	**Assessed***	$233,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$257,180	**Taxable**	$233,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5975-1227	$0	2021-05-22	DC
1	5871-2432	$0	2021-01-15	QC
2	0983-0331	$0	1990-07-20	QC

Land Information - Total Acreage: 0.81

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	0.81	0.00	AC	$24,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED FAIR	1	1978	$292

Building Information

Building 1

Description	SINGLE FAMILY	**Bedrooms**	4
Year Built	1978	**Bathrooms**	2
Value	$248,000	**Fixtures**	
Actual Area	3034	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	2351	**Exterior Wall**	(1.00) 8 CONCRETE BLOCK

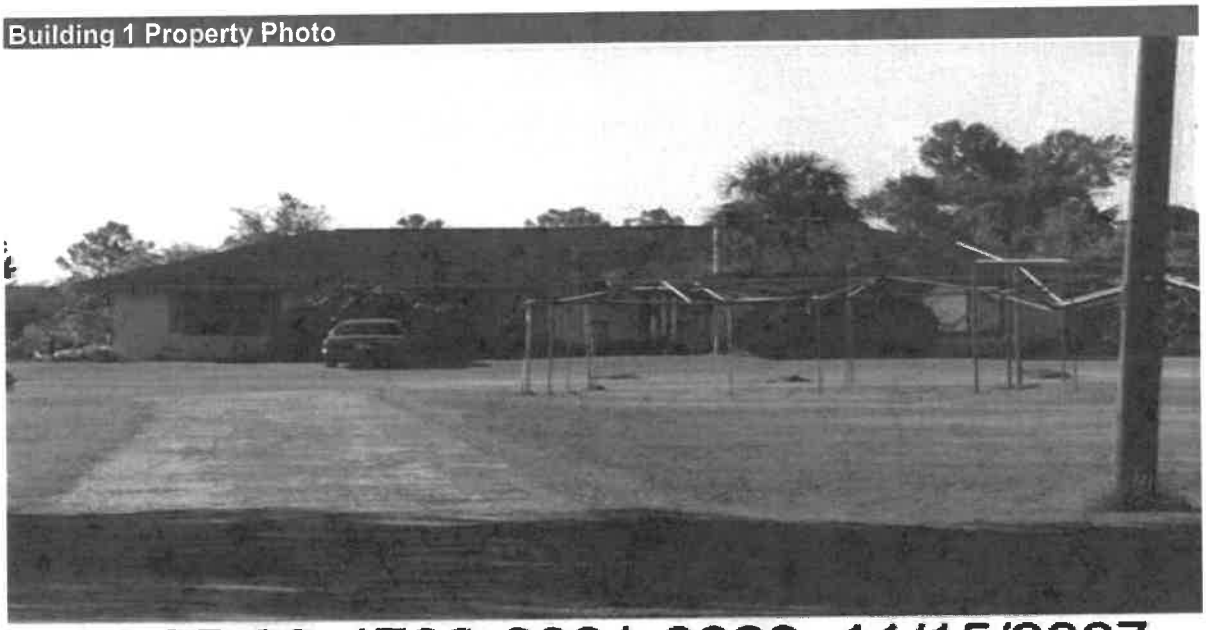
Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1978	2351
OPEN PORCH FINISHED	OPF	1978	63
OPEN PORCH FINISHED	OPF	1978	91
OPEN PORCH FINISHED	OPF	1978	207
CARPORT FINISHED	CPF	1978	322

Legal Description

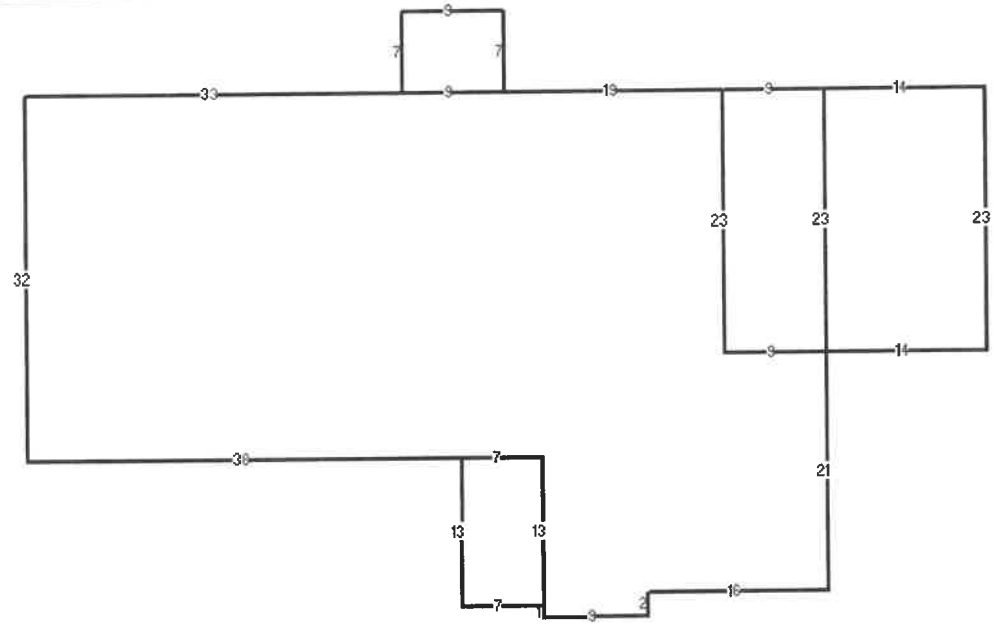
Legal Description PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

Building 1 Property Photo



29-25-29-4700-0001-0083 11/15/2007

Building 1 Sketch



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: 29-25-29-4700-0001-0080

Owner Information

Owner Name	CARTER WILLIAM R III CARTER TERRI LYNN CARTER TRUCK & TRACTOR CO INC
Mailing Address	PO BOX 160 MONROEVILLE, AL 36461
Physical Address	2804 PATRICK ST, KISSIMMEE FL 34741
Description	MULTI-FAMILY-IMPROVED less than 10 units
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/11/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$175,000	**Land**	$140,000
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$1,200	**Extra Features**	$1,200
Buildings	$231,100	**Buildings**	$175,900
Appraised(just)	$407,300	**Appraised(just)**	$317,100
Assessed(estimated)	$292,699	**Assessed***	$266,090
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$292,699	**Taxable**	$266,090
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5721-0505	$476,000	2020-05-08	WD
1	1573-2661	$90,000	1999-01-25	WD
2	1573-2658	$0	1999-01-19	CD
3	1557-2675	$0	1998-11-17	QC
4	1496-2554	$0	1998-05-12	QC
5	1098-2988	$0	1992-12-03	QC
6	1091-1114	$0	1992-10-15	QC
7	0983-0329	$0	1990-07-20	QC
8	0493-0632	$0	1980-07-01	QC
9	0350-0130	$31,500	1977-01-01	WD

Land Information - Total Acreage: 2.59

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL ACREAGE	2.59	0.00	AC	$175,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-MASONRY/BRICK MINIMAL	1	1988	$590
FIREPLACE-MASONRY/BRICK MINIMAL	1	1988	$590

Building Information

Building 1

Description	DUPLEX	**Bedrooms**	4
Year Built	1988	**Bathrooms**	2
Value	$157,700	**Fixtures**	
Actual Area	4080	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	2400	**Exterior Wall**	(1.00) 23 VINYL SIDING

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1988	2400
CARPORT FINISHED	CPF	1988	840
CARPORT FINISHED	CPF	1988	840

Building 2

Description	SINGLE FAMILY	**Bedrooms**	2
Year Built	1939	**Bathrooms**	1
Value	$73,400	**Fixtures**	
Actual Area	1200	**Roof Cover**	1 CORRUGATED METAL
Heated Area	940	**Exterior Wall**	(1.00) 5 SIDING AVERAGE

Building 2 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1939	940
ENCLOSED PORCH UNFINISHED	EPU	1939	140
ENCLOSED PORCH UNFINISHED	EPU	1939	120

Legal Description

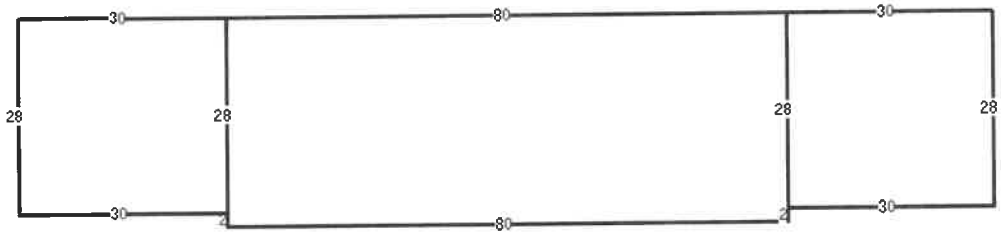
Legal Description PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

Building 1 Property Photo

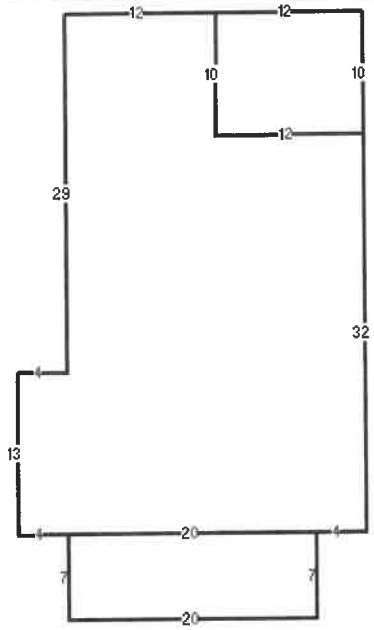
Building 2 Property Photo

Image Not Available

Building 1 Sketch



Building 2 Sketch



Craig Holland

From: Cathy Case <cathycase4@gmail.com>
Sent: Friday, April 28, 2023 10:27 AM
To: Craig Holland
Subject: Re: FW: Property located at 2804 Patrick

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Dear Craig,

Thank you for your quick response to this rezoning issue. Yes, I would like to authorize the City to change the zoning and land use of our property located at 2814 Patrick St, Kissimmee, FL. (Parcel #292529470000010083).

Thank you for your consideration in the matter.

Sincerely,

Cathy Case
(407) 552-7003

On Thu, Apr 27, 2023 at 11:15 AM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

Ms. Case

I will need an e-mail from you as the property owner stating you authorize the City to change the zoning and land use of your property. Please include the address. Thank you.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

From: Terri Carter <terribcartermayor@gmail.com>
Sent: Monday, April 24, 2023 3:56 PM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Subject: Re: Property located at 2804 Patrick

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

My sisters email is Cathycase4@gmail.com

On Mon, Apr 17, 2023 at 2:52 PM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

> Great. I will need an e-mail from your sister also.

Thank you.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

From: Terri Carter <terribcartermayor@gmail.com>
Sent: Monday, April 17, 2023 7:34 AM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Subject: Re: Property located at 2804 Patrick

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Thank you for confirmation. We would like to proceed on both parcels (mine and my sisters-Cathy Case)

Terri Carter

On Fri, Apr 14, 2023 at 3:16 PM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

Mayor Carter,

My name is Craig Holland and I am the City of Kissimmee's Development Services Director.

After reading your e-mail and doing some research, rezoning the property to the City's Agricultural and Conservation (AC) zoning district and changing the Land Use to a match designation will not be an issue. The processes will be City initiated.

If you could respond to this e-mail stating you agree with this course of action, it would be helpful in getting the process started.

If you have any questions or concerns, please feel to reach me by e-mail or phone.

I am looking forward to your response and have a great weekend.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

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PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

PROPOSED ORDINANCE NO. 18-27
ORDINANCE NO. 2998

AN ORDINANCE AMENDING ORDINANCE NO. 2771 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. 2771 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 for the properties as outlined in Exhibit A.

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

---

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

	AYES	NAYS
Commissioner Fisher	AYE	
Commissioner Gonzalez	ABSENT	
Commissioner Ortiz	AYE	
Commissioner Eady	AYE	
Mayor Alvarez	AYE	

Said motion having been duly carried, thereupon, Mayor Jose Alvarez declared said Ordinance duly passed and adopted the 5th day of February, 2019.

Mayor - Commissioner

ATTEST:

City Clerk

Exhibit A

Map Section	Enclave ID	Map ID	Parcel ID#	Location	Osceola County Land Use	Proposed City of Kissimmee Land Use
I	E1	1	33252900U000350000	S JOHN YOUNG PARKWAY	Industrial	CG
I	E1	2	282529389000560030	1755 S JOHN YOUNG PKWY	Industrial	CG
I	E1	3	282529389000560020	1751 S JOHN YOUNG PKWY	Industrial	IB
I	E10	1	292529470000010083	2814 PATRICK ST	LDR	IB
I	E10	2	292529470000010080	2804 PATRICK ST	LDR	IB
I	E11	1	292529468000010020	198 MARION AVE	LDR	SF-MDR
I	E11	2	292529468000010010	2550 PATRICK ST	LDR	SF-MDR
I	E11	3	292529468000010080	210 MARION AVE	LDR	SF-MDR
I	E11	4	292529468000010090	211 MARION AVE	LDR	SF-MDR
I	E11	5	292529468000010100	209 MARION AVE	LDR	SF-MDR
I	E11	6	292529468000010070	208 MARION AVE	LDR	SF-MDR
I	E11	7	292529468000010060	206 MARION AVE	LDR	SF-MDR
I	E11	8	292529468000010110	207 MARION AVE	LDR	SF-MDR
I	E11	9	292529468000010120	205 MARION AVE	LDR	SF-MDR
I	E11	10	292529468000010050	204 MARION AVE	LDR	SF-MDR
I	E11	11	292529468000010130	203 MARION AVE	LDR	SF-MDR
I	E11	12	292529468000010040	202 MARION AVE	LDR	SF-MDR
I	E11	13	292529468000010140	201 MARION AVE	LDR	SF-MDR
I	E11	14	292529468000010030	200 MARION AVE	LDR	SF-MDR
I	E11	15	292529468000010150	199 MARION AVE	LDR	SF-MDR
I	E12	1	202529547000310064	2335 PATRICK ST	LDR	SF-LDR
I	E12	2	202529547000310069	0 PATRICK ST	LDR	SF-LDR
I	E12	3	202529547000310068	2333 PATRICK ST	LDR	SF-LDR
I	E13	1	202529547000310060	2225 PATRICK ST	LDR	SF-LDR
I	E14	1	202529250000010140	2204 BRYAN ST	LDR	SF-MDR
I	E15	1	202529250000010050	2301 BRYAN ST	LDR	SF-MDR
I	E16	1	202529337000010015	15 N ALASKA AVE	LDR	SF-LDR
I	E16	2	202529337000010040	2151 EMMETT ST	LDR	SF-LDR
I	E16	3	202529337000010030	2161 EMMETT ST	LDR	SF-LDR
I	E16	4	202529337000010010	19 N ALASKA AVE	LDR	SF-LDR
I	E17	1	202529337000010120	2003 EMMETT ST	LDR	SF-LDR
I	E17	2	202529337000010100	2009 EMMETT ST	LDR	SF-LDR
I	E17	3	202529337000010080	2017 EMMETT ST	LDR	SF-LDR
I	E17	4	202529337000010070	2125 EMMETT ST	LDR	SF-LDR
I	E2	1	282529389000450013	1550 REE LN	CG	CG
I	E2	2	282529389000450010	MOHAWK DR	LDR	IB

ITEM 5.B

Public Hearing - Proposed Ordinance #23-16 - Amending the Zoning Map designation from Airport Industrial (AI) to Agriculture and Conservation (AC) : Carter Case - ZMA-23-0004

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 Map designation from Airport Industrial (AI) to Agriculture and Conservation (AC) on approximately 3.4 acres of land.

Explanation

The parcels were annexed, along with 264 other properties, as part of a Small Enclaves Interlocal Agreement (ILA) between the City of Kissimmee and Osceola County (DRC-19-00017). The ILA was intended to annex enclave properties and their associated roadways that could potentially create problems with planning, growth management, and local services. Enclaves, per Florida Statutes Chapter 171, are those areas that are encompassed by a City and where municipal services, such as water, sewer, drainage, police, and fire protection are already provided to surrounding properties. This agreement was approved and adopted by the Osceola County Board of County Commissioners on February 18, 2019.

The Future Land Use designations of properties within the agreement were determined and established in accordance with Comprehensive Plan Policy 1.1.10.5 -- Osceola County and City of Kissimmee Land Use Conversions (DRC-19-00018), however, there were some inconsistences and errors with the prior County Future Land Use and Zoning designations. The County Zoning designation was Medium Density Residential (RM-2) which is not compatible with the current City Airport Industrial (AI) Zoning designation (DRC-19-00019). The properties contain residential homes with a small residential subdivision less than a quarter mile to the east. The proposed Agriculture and Conservation (AC) Zoning designation is more appropriate and compatible and can be considered a holding zone with a Single Family Low Density Residential (SF-LDR) Future Land Use designation which will permit appropriate rural development until such time new urban development is appropriate.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR), that is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

3. Compliance with Land Development Code Section 14-4-4(A), Agriculture and Conservation District (AC) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation that can be considered a holding zone which will permit appropriate rural development until such time new urban development is appropriate.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve w/Conditions

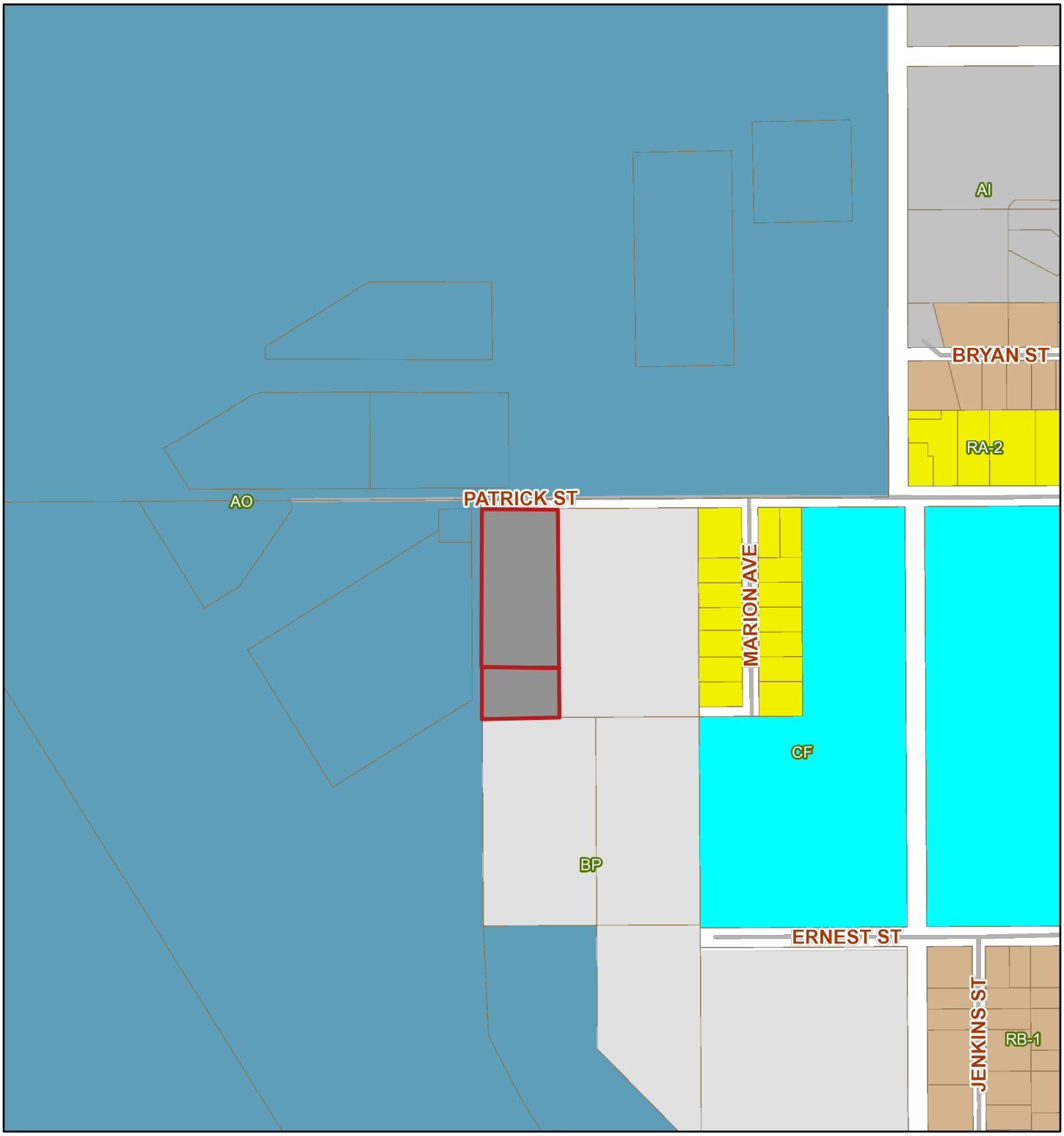
The Development Review Committee (DRC) recommended approval on June 20, 2023.

CONDITION:

1. Subject to the approval of the associated Carter Case Land Use Amendment (LUPA-23-0003).

Attachment(s):
1. ZMA-23-0004 Vicinity Map
2. ZMA-23-0004 Aerial Map
3. ZMA-23-0004 Site Data Tables
4. ZMA-23-0004 Carter Case - Proposed Ord 23-16
5. ZMA-23-0004 PAB Ad
6. ZMA-23-0004 DRC Comments
7. ZMA-23-0004 DRC Support Documents

ZMA-23-0004
Carter Case
Zoning Map Amendment



June 29, 2023

1:5,846

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

Zoning District
AC (Agricultural Conservation)
AI (Airport Industrial)
AO (Airport Operations)
B-2 (Neighborhood Commercial)
B-3 (General Commercial)
B-5 (Office Commercial)
BP (Business Park)

ZMA-23-0004
Carter Case
Zoning Map Amendment

June 29, 2023

1:5,846

0 0.04 0.09 0.17 mi

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COUNTY

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

State of Florida, Maxar

Carter Case Zoning Map Amendment, ZMA-23-0004
Parcel ID#29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083
2804, 2810, 2812, & 2814 Patrick St.
South of Patrick St., east of Kissimmee Gateway Airport, west of N. Thacker Ave., North of Ernest St.
Site Data Tables

Site Data		
Size	3.40 acres	
Future Land Use Designation	Industrial Business (IN)	
Proposed Future Land Use Designation	Single Family Low Density Residential (SF-LDR)	
Zoning District Designation	Airport Industrial (AI)	
Proposed Zoning District Designation	Agricultural and Conservative (AC)	
Existing Overlay District	Multimodal Transportation District (MMTD)	
Existing Use(s)	Residential Home	
Proposed Use(s)	Residential	
Adjacent Land Use		
North	Airport Expansion (AE)	
South	Industrial Business (IN)	
East	Industrial Business (IN)	
West	Airport Expansion (AE)	
Adjacent Zoning		
North	Airport Operations (AO)	
South	Business Park (BP)	
East	Business Park (BP)	
West	Airport Operations (AO)	
Past/Current Project Tracking	DRC-19-00017 Annexation DRC-19-00018 Land Use DRC-19-00019 Rezoning	Small Enclaves Interlocal Agreement (ILA)
	LUPA-23-0003 Land Use Plan Amendment ZMA-23-0004 Zoning Map Amendment *(Both pending)*	

Comprehensive Plan Summary
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations. Supportive community facilities and accessory land uses may be located within areas designated for single family low density residential uses. The low density designation is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. When agricultural areas are annexed into the City and given the SF-LDR land use designation, agricultural uses may continue, subject to zoning

regulations described in the Land Development Code.	
Potential Zoning Districts	Agriculture and Conservation (AC)
	Residential Estate (RE)
	Single Family Residential (RA-1, RA-2, RA-3 and RA-4)

Zoning District Standards District Summary
Land Development Code Section 14-4-4(A), Agriculture and Conservation District (AC). Intent: Primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate. When new urban development is appropriate, the property subject to the proposed development may be rezoned to be consistent with its future land use designation and the new development shall be consistent with the new zoning.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	Existing Future Land Use & Zoning	*Requested Future Land Use & Zoning*
Uses	IB City Land Use (Max. 0.5 FAR)	SF-LDR City Land Use (0-6 du/ac)
	AI City Zoning	AC City Zoning
	Residential	Residential

Public Facilities Analysis	
Transportation	
Adjacent street	Patrick Street
Street Quality of Service (QOS)	Adjacent Street is a local City street.
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	N/A – Compliance

2 acres per 1,000 population?	
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. 23-16
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: AI (Airport Industrial) – City

TO: AC (Agriculture and Conservation) – City

The subject property is located at: 2804-2814 Patrick St. Parcel ID: 29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083

Legal Description:

Parcel 1: PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

Parcel 2: PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

A map of the area is included with this ordinance.

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

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

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

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ___ day of ____, 20__.

_____
Mayor - Commissioner

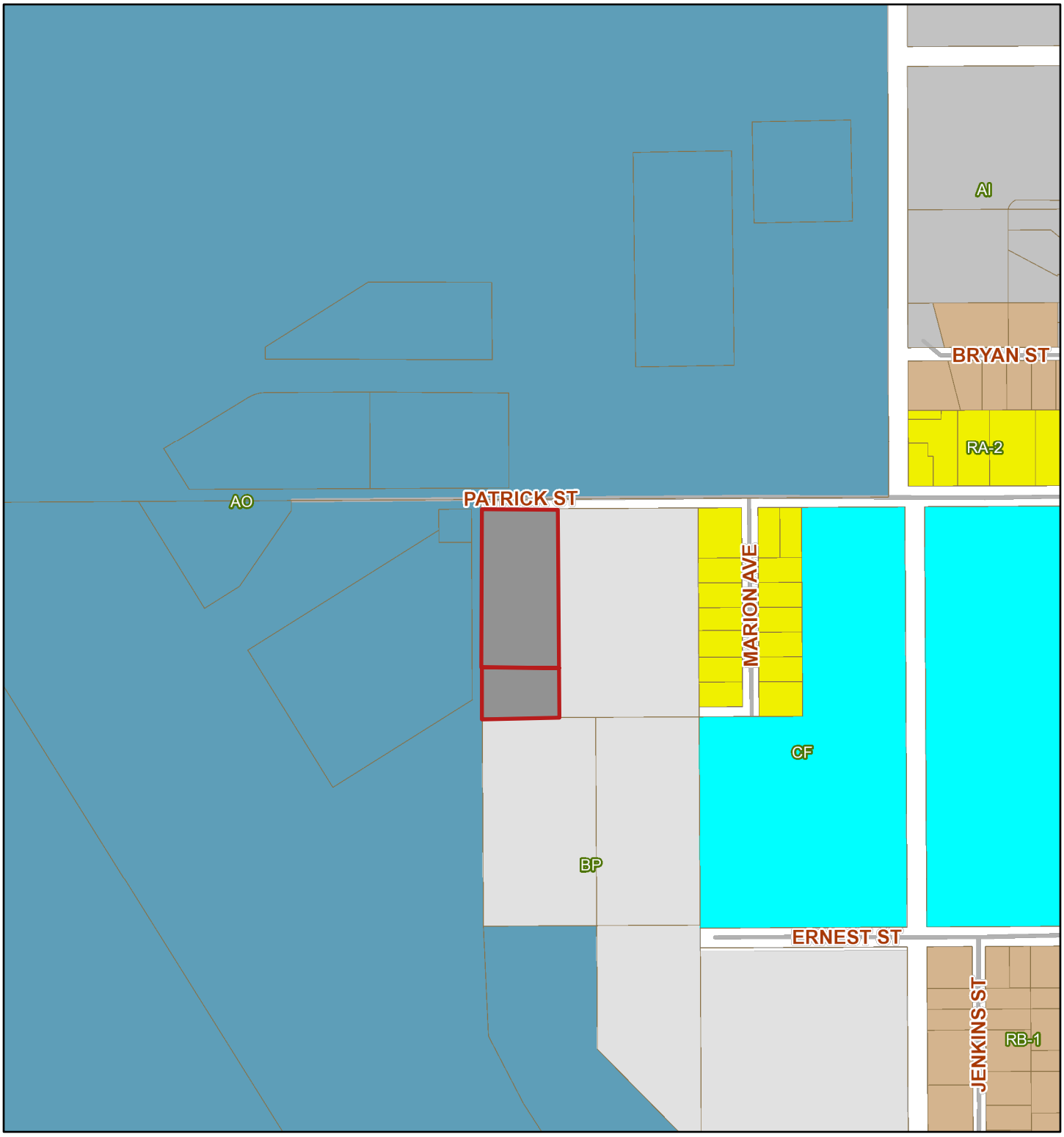
ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney

ZMA-23-0004
Carter Case
Zoning Map Amendment



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AC (Agricultural Conservation)
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B-2 (Neighborhood Commercial)
B-3 (General Commercial)
B-5 (Office Commercial)
BP (Business Park)

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: **AI (Airport Industrial) - City**

TO: **AC (Agriculture and Conservation) - City**

The subject property is located at **2804-2814 Patrick St. Parcel ID: 29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083**

Legal Description:

Parcel 1: PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

Parcel 2: PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

PROPOSED ORDINANCE **#23-16:** AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, July 19, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL 34741.

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

Reference # ZMA-23-0004
Carter Case

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

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

ADDRESS: 2814 Patrick St. **DATE: 6/9/2023**
PLAN NUMBER: ZMA-23-0004 Carter Case Zoning Map Amendment

Review Status:
APPROVED WITH CONDITIONS.

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

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

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

ADDRESS: 2804 & 2814 Patrick St. **DATE: 6/20/2023**
PLAN (DRC) NUMBER: ZMA-23-0004

Review Status:
CHOOSE REVIEW STATUS.

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

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

SDOC#: 2022/23-0228 DRC#: ZMA-23-0004

Current FLU: Industrial Business
Requested FLU: N/A

PROJECT NAME: 2804 & 2814 Patrick St., Kissimmee

Current Zoning: Airport Industrial
Requested Zoning: AC

PROJECT LOCATION: : 2804 & 2814 Patrick St., Kissimmee

COMMENTS DUE DATE: 6.20.23

PID#: 29-25-29-4700-0001-0083;0080

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

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: 29-25-29-4700-0001-0083

Owner Information

Owner Name	CASE CATHY L
Mailing Address	1651 UNDERWOOD AVE SAINT CLOUD, FL 34771
Physical Address	2814 PATRICK ST, KISSIMMEE FL 34741
Description	SINGLE FAMILY-IMPROVED
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/11/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$24,200	**Land**	$24,200
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$300	**Extra Features**	$300
Buildings	$248,000	**Buildings**	$209,300
Appraised(just)	$272,500	**Appraised(just)**	$233,800
Assessed(estimated)	$257,180	**Assessed***	$233,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$257,180	**Taxable**	$233,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5975-1227	$0	2021-05-22	DC
1	5871-2432	$0	2021-01-15	QC
2	0983-0331	$0	1990-07-20	QC

Land Information - Total Acreage: 0.81

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	0.81	0.00	AC	$24,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED FAIR	1	1978	$292

Building Information

Building 1

Description	SINGLE FAMILY	**Bedrooms**	4
Year Built	1978	**Bathrooms**	2
Value	$248,000	**Fixtures**	
Actual Area	3034	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	2351	**Exterior Wall**	(1.00) 8 CONCRETE BLOCK

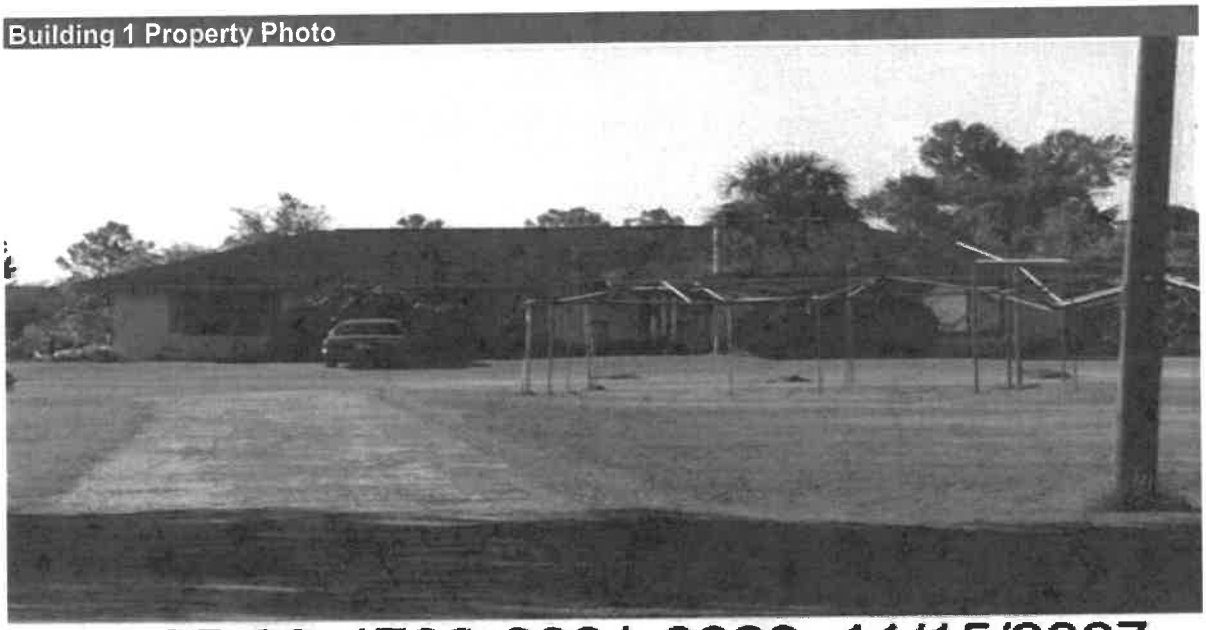
Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1978	2351
OPEN PORCH FINISHED	OPF	1978	63
OPEN PORCH FINISHED	OPF	1978	91
OPEN PORCH FINISHED	OPF	1978	207
CARPORT FINISHED	CPF	1978	322

Legal Description

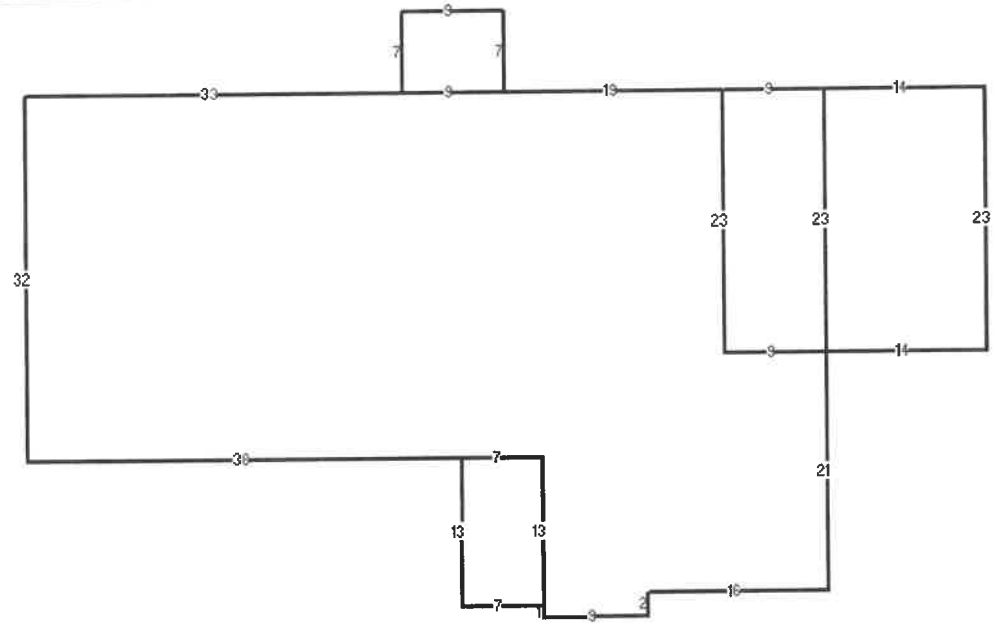
Legal Description PINEDALE PB A PG 26 S 150 FT OF LOT 8 & E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8 & LESS N 480 FT OF E 1/2 OF SAID ABUTTING VAC RD

Building 1 Property Photo



29-25-29-4700-0001-0083 11/15/2007

Building 1 Sketch



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: 29-25-29-4700-0001-0080

Owner Information

Owner Name	CARTER WILLIAM R III CARTER TERRI LYNN CARTER TRUCK & TRACTOR CO INC
Mailing Address	PO BOX 160 MONROEVILLE, AL 36461
Physical Address	2804 PATRICK ST, KISSIMMEE FL 34741
Description	MULTI-FAMILY-IMPROVED less than 10 units
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/11/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$175,000	**Land**	$140,000
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$1,200	**Extra Features**	$1,200
Buildings	$231,100	**Buildings**	$175,900
Appraised(just)	$407,300	**Appraised(just)**	$317,100
Assessed(estimated)	$292,699	**Assessed***	$266,090
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$292,699	**Taxable**	$266,090
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5721-0505	$476,000	2020-05-08	WD
1	1573-2661	$90,000	1999-01-25	WD
2	1573-2658	$0	1999-01-19	CD
3	1557-2675	$0	1998-11-17	QC
4	1496-2554	$0	1998-05-12	QC
5	1098-2988	$0	1992-12-03	QC
6	1091-1114	$0	1992-10-15	QC
7	0983-0329	$0	1990-07-20	QC
8	0493-0632	$0	1980-07-01	QC
9	0350-0130	$31,500	1977-01-01	WD

Land Information - Total Acreage: 2.59

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL ACREAGE	2.59	0.00	AC	$175,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-MASONRY/BRICK MINIMAL	1	1988	$590
FIREPLACE-MASONRY/BRICK MINIMAL	1	1988	$590

Building Information

Building 1

Description	DUPLEX	**Bedrooms**	4
Year Built	1988	**Bathrooms**	2
Value	$157,700	**Fixtures**	
Actual Area	4080	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	2400	**Exterior Wall**	(1.00) 23 VINYL SIDING

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1988	2400
CARPORT FINISHED	CPF	1988	840
CARPORT FINISHED	CPF	1988	840

Building 2

Description	SINGLE FAMILY	**Bedrooms**	2
Year Built	1939	**Bathrooms**	1
Value	$73,400	**Fixtures**	
Actual Area	1200	**Roof Cover**	1 CORRUGATED METAL
Heated Area	940	**Exterior Wall**	(1.00) 5 SIDING AVERAGE

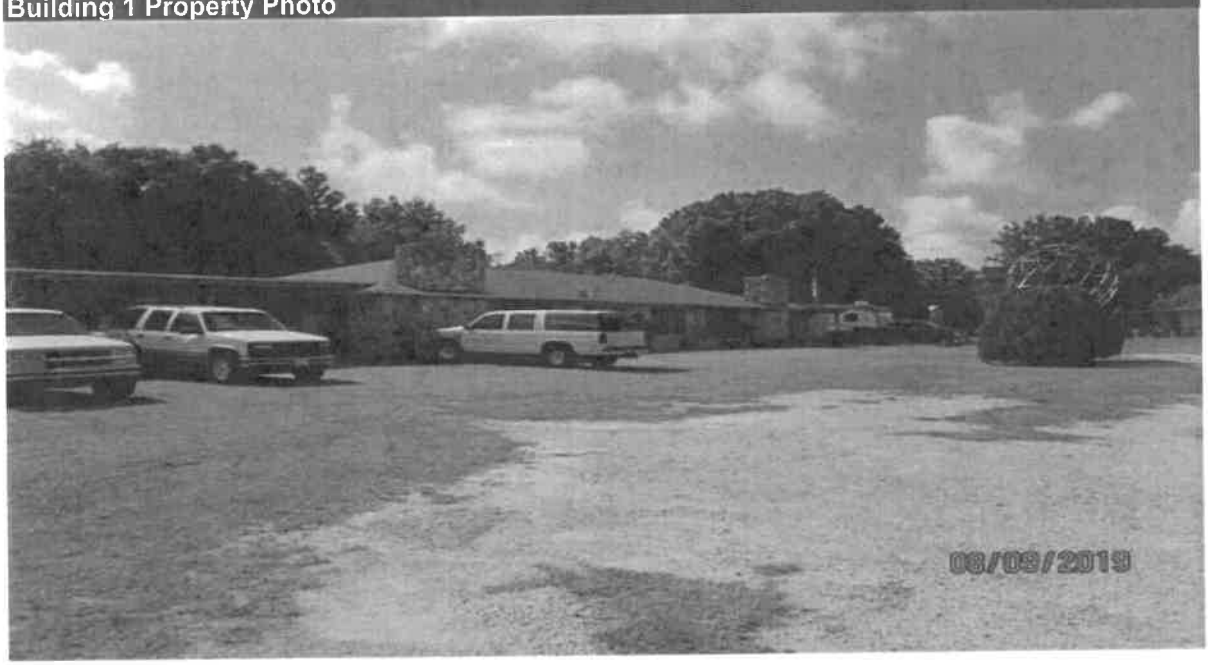
Building 2 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1939	940
ENCLOSED PORCH UNFINISHED	EPU	1939	140
ENCLOSED PORCH UNFINISHED	EPU	1939	120

Legal Description

Legal Description PINEDALE PB A PG 26 N 480 FT OF LOT 8 & E 15 FT OF E 1/2 OF ABUTTING VAC RD LESS E 110.55 FT LOT 8

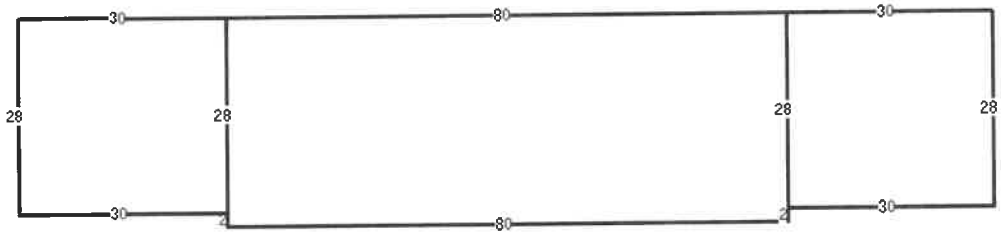
Building 1 Property Photo



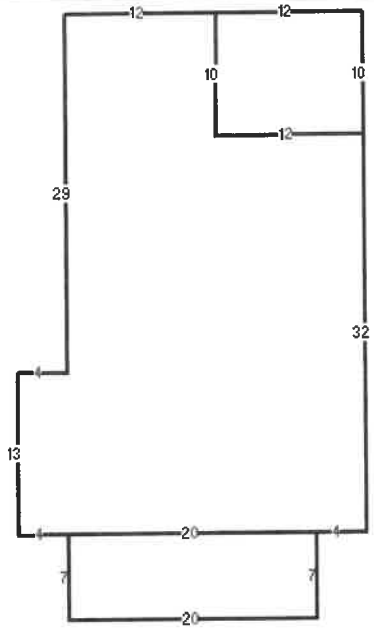
Building 2 Property Photo

Image Not Available

Building 1 Sketch



Building 2 Sketch



Craig Holland

From: Cathy Case <cathycase4@gmail.com>
Sent: Friday, April 28, 2023 10:27 AM
To: Craig Holland
Subject: Re: FW: Property located at 2804 Patrick

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Dear Craig,

Thank you for your quick response to this rezoning issue. Yes, I would like to authorize the City to change the zoning and land use of our property located at 2814 Patrick St, Kissimmee, FL. (Parcel #292529470000010083).

Thank you for your consideration in the matter.

Sincerely,

Cathy Case
(407) 552-7003

On Thu, Apr 27, 2023 at 11:15 AM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

Ms. Case

I will need an e-mail from you as the property owner stating you authorize the City to change the zoning and land use of your property. Please include the address. Thank you.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

From: Terri Carter <terribcartermayor@gmail.com>
Sent: Monday, April 24, 2023 3:56 PM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Subject: Re: Property located at 2804 Patrick

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

My sisters email is Cathycase4@gmail.com

On Mon, Apr 17, 2023 at 2:52 PM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

> Great. I will need an e-mail from your sister also.

Thank you.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

From: Terri Carter <terribcartermayor@gmail.com>
Sent: Monday, April 17, 2023 7:34 AM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Subject: Re: Property located at 2804 Patrick

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Thank you for confirmation. We would like to proceed on both parcels (mine and my sisters-Cathy Case)

Terri Carter

On Fri, Apr 14, 2023 at 3:16 PM Craig Holland <CRAIG.HOLLAND@kissimmee.gov> wrote:

Mayor Carter,

My name is Craig Holland and I am the City of Kissimmee's Development Services Director.

After reading your e-mail and doing some research, rezoning the property to the City's Agricultural and Conservation (AC) zoning district and changing the Land Use to a match designation will not be an issue. The processes will be City initiated.

If you could respond to this e-mail stating you agree with this course of action, it would be helpful in getting the process started.

If you have any questions or concerns, please feel to reach me by e-mail or phone.

I am looking forward to your response and have a great weekend.

Craig Holland, AICP

Development Services Director

City of Kissimmee

101 Church Street, Suite 200A

Kissimmee, FL 34741

407.518.2148 desk

Craig.Holland@Kissimmee.gov

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

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PROPOSED ORDINANCE NO. 18-28
ORDINANCE NO. 2999

AN ORDINANCE AMENDING ORDINANCE NO. 2038 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. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 2038, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following properties as outlined in Exhibit A.

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. 2038 as heretofore amended shall remain in full force and effect.

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

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

	AYES:	NAYS:
Commissioner Gonzalez	ABSENT	
Commissioner Ortiz	AYE	
Commissioner Eady	AYE	
Commissioner Fisher	AYE	
Mayor Alvarez	AYE	

Said motion having been duly carried, thereupon, Mayor Jose Alvarez declared said Ordinance duly passed and adopted the 5th day of February, 2019.

Mayor - Commissioner

ATTEST:

City Clerk

Exhibit A

Map Section	Enclave ID	Map ID	Parcel ID #	Location	Osceola County Zoning	Proposed City of Kissimmee Zoning
I	E1	1	33252900U000350000		IR	B-3
I	E1	2	282529389000560030	1755 S JOHN YOUNG PKWY	IR	B-3
I	E1	3	282529389000560020	1751 S JOHN YOUNG PKWY	IR	IB
I	E10	1	292529470000010083	2814 PATRICK ST	RM-2	AI
I	E10	2	292529470000010080	2804 PATRICK ST	RM-2	AI
I	E11	1	292529468000010020	198 MARION AVE	RS-2	RA-2
I	E11	2	292529468000010010	2550 PATRICK ST	RS-2	RA-2
I	E11	3	292529468000010080	210 MARION AVE	RS-2	RA-2
I	E11	4	292529468000010090	211 MARION AVE	RS-2	RA-2
I	E11	5	292529468000010100	209 MARION AVE	RS-2	RA-2
I	E11	6	292529468000010070	208 MARION AVE	RS-2	RA-2
I	E11	7	292529468000010060	206 MARION AVE	RS-2	RA-2
I	E11	8	292529468000010110	207 MARION AVE	RS-2	RA-2
I	E11	9	292529468000010120	205 MARION AVE	RS-2	RA-2
I	E11	10	292529468000010050	204 MARION AVE	RS-2	RA-2
I	E11	11	292529468000010130	203 MARION AVE	RS-2	RA-2
I	E11	12	292529468000010040	202 MARION AVE	RS-2	RA-2
I	E11	13	292529468000010140	201 MARION AVE	RS-2	RA-2
I	E11	14	292529468000010030	200 MARION AVE	RS-2	RA-2
I	E11	15	292529468000010150	199 MARION AVE	RS-2	RA-2
I	E12	1	202529547000310064	2335 PATRICK ST	RS-2	RA-2
I	E12	2	202529547000310069	0 PATRICK ST	RS-2	RA-2
I	E12	3	202529547000310068	2333 PATRICK ST	RS-2	RA-2
I	E13	1	202529547000310060	2225 PATRICK ST	RS-2	RA-2
I	E14	1	202529250000010140	2204 BRYAN ST	RS-2	RB-1
I	E15	1	202529250000010050	2301 BRYAN ST	RS-2	RB-1
I	E16	1	202529337000010015	15 N ALASKA AVE	RS-3	RA-2
I	E16	2	202529337000010040	2151 EMMETT ST	RS-2	RA-2
I	E16	3	202529337000010030	2161 EMMETT ST	RS-2	RA-2
I	E16	4	202529337000010010	19 N ALASKA AVE	RS-3	RA-2
I	E17	1	202529337000010120	2003 EMMETT ST	RS-2	RA-2
I	E17	2	202529337000010100	2009 EMMETT ST	RS-2	RA-2
I	E17	3	202529337000010080	2017 EMMETT ST	RS-2	RA-2
I	E17	4	202529337000010070	2125 EMMETT ST	RS-2	RA-2
I	E2	1	282529389000450013	1550 REE LN	CG	B-3
I	E2	2	282529389000450010	CLAY ST	CG	IB

ITEM 5.C

Public Hearing - Conditional Use with Site Specific Redevelopment Plan request to develop an 8 unit multi-family project - June Street Apartments - CU-23-0004

Request

Request for Conditional Use with Site Specific Redevelopment Plan approval for an 8 unit multi-family development located at a vacant parcel on June Street, located within the Neighborhood Restricted (T4-R) zoning designation.

Explanation

The applicant is requesting approval to develop an eight-unit multi-family residential project on a vacant parcel located at the southeast corner of June Street and Dillingham Avenue. The subject site is going through a subdivision process (SR-23-0008) to combine multiple lots into one parcel, which will have a total of 0.78 acres of land.

The applicant has provided a preliminary site construction plan for the proposed 8-unit multi-family project. Staff has reviewed the project and it is consistent with the Form Based Code (FBC) standards set forth in the Land Development Code.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Restricted (T4-R) transect zoning standards as outlined in Section 14-5-4(C) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1,as a multiple family residential is a use listed as potential conditional use allowance in the Neighborhood Restricted (T4-R) transect zoning district.
3. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed Use - Downtown (MU-D), Low Density Residential sub-area, which is primarily residential in character, and is generally intended to remain so. The mix of uses in this sub-area shall be 85-95 percent residential and 5-15 percent non-residential, with a maximum project density of up to 20 du/acre.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

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

CONDITIONS

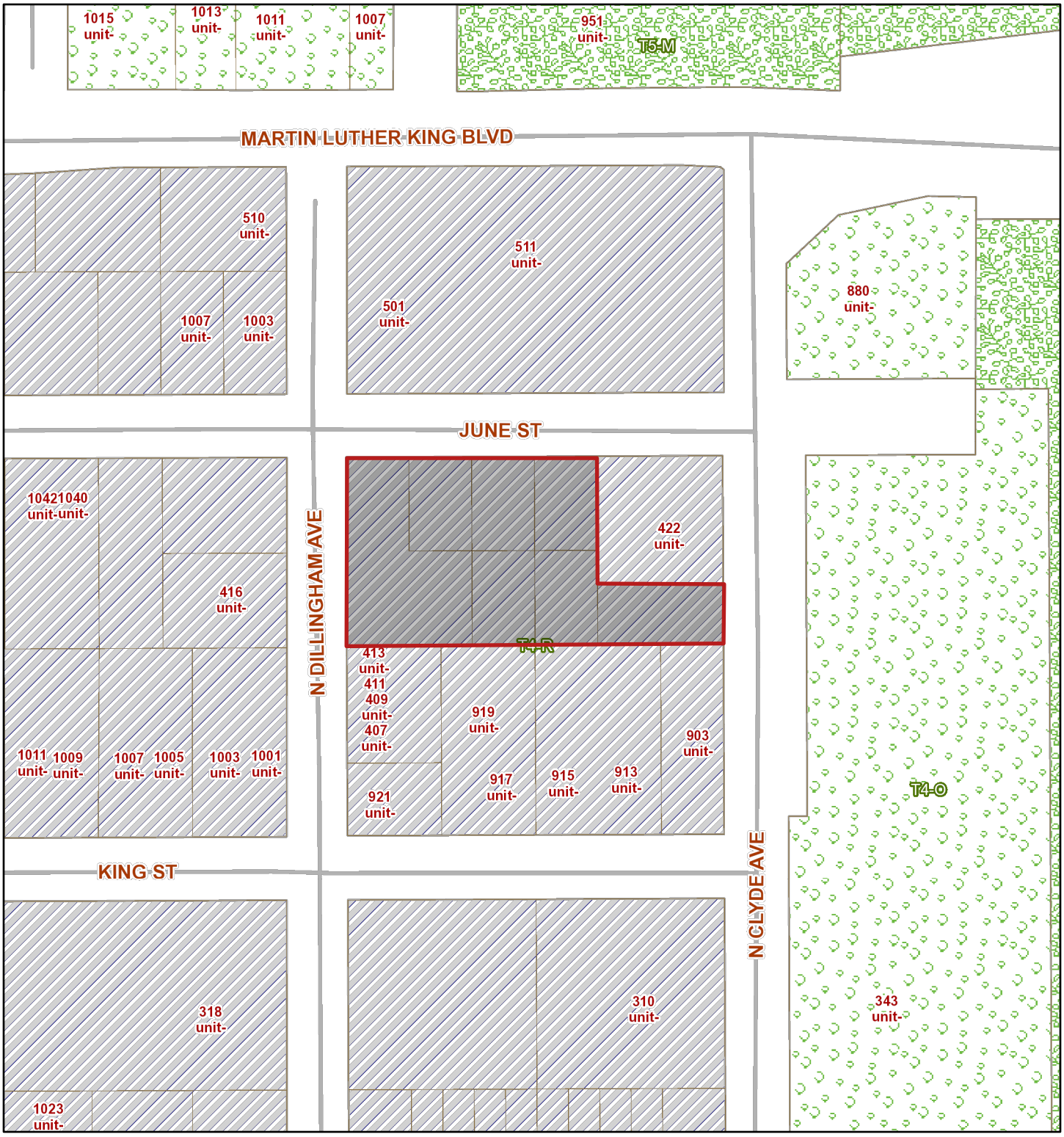
1. Final plat SR-23-0008 to replat multiple parcels into one parcel for the proposed multi-family residential project, shall be completed and recorded prior to the issuance of a CO.
2. A 14-foot wide streetscape zone shall be established on June Street, Clyde Avenue and Dillingham Avenue and shall consist of an 8-foot wide furnishing zone and a 6-foot wide sidewalk.
3. All design and development standards shall adhere to Form Base Code Land Development Code Section 14-5.
4. Parking standards shall be subject to Land Development Code Section 14-7-22(A) Table.

5. A minimum five-foot landscape strip shall be provided between vehicular use areas and side and rear property lines, unless there is a surface parking lot on the adjacent site and the two lots are combined into a single, shared parking lot (joint use and cross-access easements will be required).

Attachment(s):

1. CU-23-0004 Vicinity Map
2. CU-23-0004 Aerial Map
3. CU-23-0004 Site Plan
4. CU-23-0004 Ad
5. CU-23-0004 DRC Comments
6. CU-23-0004 DRC Comments School District

CU-23-0004



July 13, 2023

1:1,505

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Address Points

Parcels

Road Centerlines

City Limits

CITY

COUNTY

Zoning District

AC (Agricultural Conservation)

AI (Airport Industrial)

AO (Airport Operations)

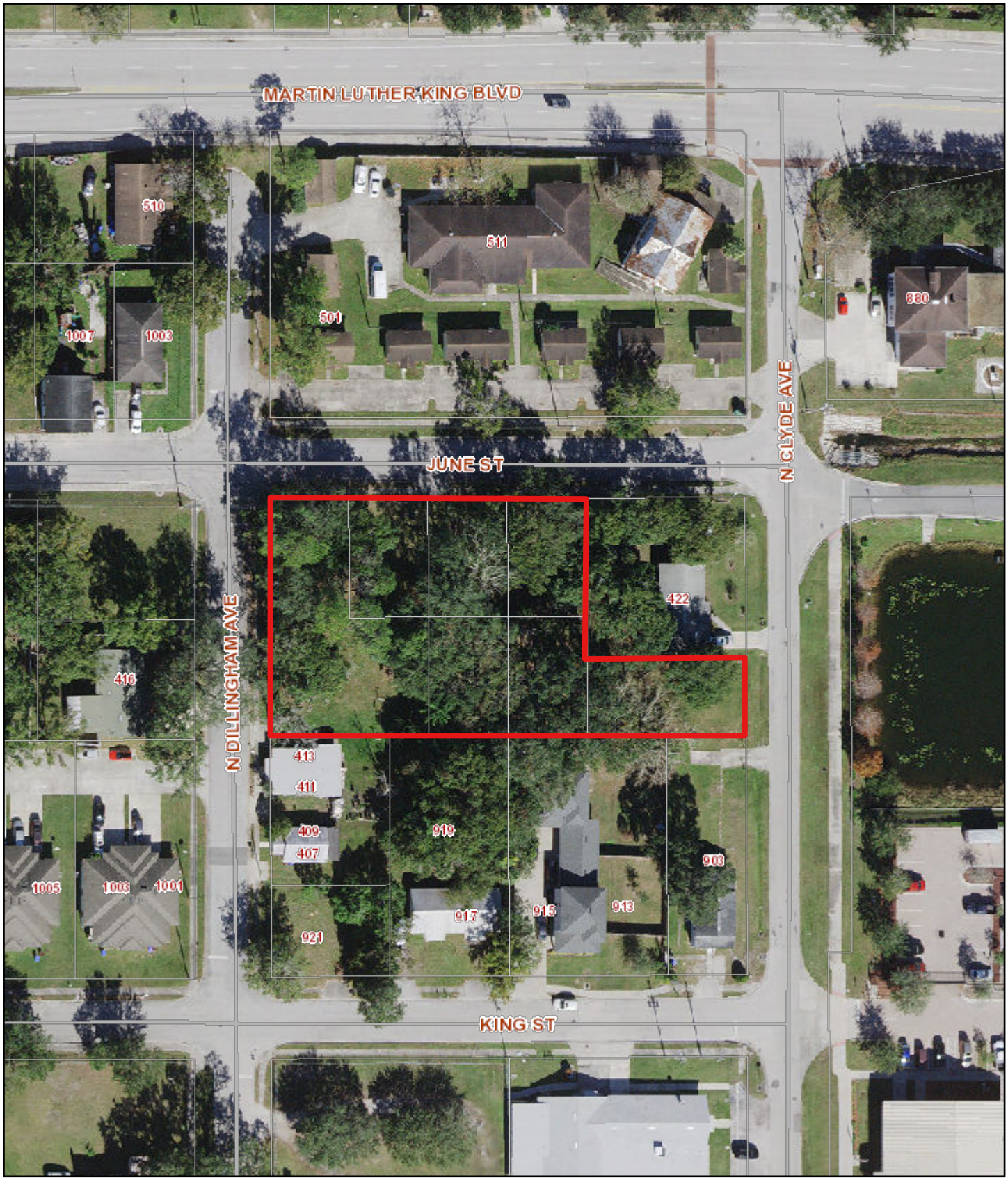
B-2 (Neighborhood Commercial)

B-3 (General Commercial)

B-5 (Office Commercial)

BP (Business Park)

CU-23-0004



7/13/2023, 2:56:10 PM

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

City Limits

Road Centerlines

Parcels

Address Points

0' 10' 20' 40'

NORTH
SCALE: 1"=20'

LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- SIDEWALK EASEMENT
- PROPOSED CONCRETE / SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- OPEN SPACE
- DRY POND
- EXISTING TREE
- EXISTING UTILITIES

Parcel ID:
21-25-29-1700-000I-0010
21-25-29-1700-000I-0030
21-25-29-1700-000I-0050
21-25-29-1700-000I-0055
21-25-29-1700-000I-0070
21-25-29-1700-000I-0075
21-25-29-1700-000I-0095

Future Land Use:
MU-D - MIXED USE DOWNTOWN

Zoning:
TR-4 - NEIGHBORHOOD RESTRICTED

Intent of Use:

- CONSTRUCTION OF TWO SINGLE STORY QUADRUPLEX APARTMENT BUILDINGS
- PARKING LOT WITH ONE ACCESS ON N DILLINGHAM AVE WITH DECORATIVE WALLS
- EXPANDED NEW SIDEWALKS ALONG JUNE STREET AND N DILLINGHAM AVE, SITUATED IN THE INTERIOR OF THE PROPERTY AND EXISTING ROW
- INTERIOR PROPERTY SIDEWALKS
- STORMWATER MANAGEMENT AREA
- UNDERGROUND DUMPSTER AND SUPPORTING UTILITIES

Owner:
OSCEOLA MENTAL HEALTH INC.
206 PARK PLACE BLVD.
KISSIMMEE, FL 34744
(407) 846-0023
JAMES A. SHANKS

SITE DATA		
	AREA	PERCENTAGE
PROPERTY BOUNDARY	0.776 AC	100%
BUILDINGS	0.119 AC	15.33%
PAVEMENT	0.160 AC	20.62%
CONCRETE	0.053 AC	6.83%
STORMWATER MANAGEMENT AREA	0.049 AC	6.31%
OPEN SPACE	0.395 AC	50.91%

SETBACKS		
	REQUIRED	PROVIDED
FRONT	5' MIN - 20' MAX	10'
REAR	5' MIN	10'
SIDE	10' MIN	21.57'
SIDE STREET	5' MIN - 20' MAX	18'

PARKING CALCULATIONS :

AUTOMOTIVE PARKING :
EACH UNIT REQUIRES A MINIMUM OF 1.5 PARKING SPACES, PLUS 0.5 GUEST SPACES.
(2 SPACES X 8 UNITS)

PARKING REQUIRED:	16
PARKING PROVIDED:	
STANDARD	14
HANDICAP	2
TOTAL PROVIDED:	16

BICYCLE PARKING:
A MINIMUM OF 10% OF REQUIRED AUTOMOTIVE SPACES ARE REQUIRED FOR BICYCLE PARKING.
(0.10% X 16)

PARKING REQUIRED:	2
PARKING PROVIDED: (SINGLE LOOP BICYCLE RACK)	3

Additional Notes:

1. All residential units are 1 bedroom units
2. This is a single phase project.
3. No walls or fences are proposed other than the street wall in front of the parking area.
4. Water and sewer services will connect to existing on site water and sewer connections.
5. No ground or monument signs are proposed.
6. A concurrent re-plat of the parcels will be processed prior to development.
7. Additional details and information will be provided with final construction plans documenting that the final site plan, civil engineering plans, and landscape plans will meet the requirements of the relevant sub-sections of Chapter 14 of the City of Kissimmee Land Development Code.

Building Frontage as required by LDC Section 14-5-6 Table 5-2:

June Street Frontage:

Total Length of June Street Frontage = 196.86 ft. per Survey
Total Building Frontage as shown = 118.2 ft. (60% of Frontage)

Dillingham Ave. Frontage

Total Length of Dillingham Ave. Frontage = 147.8 ft. per Survey
Total Building Frontage as shown = 51 ft. (34% of Frontage)

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineering
STEVEN N. BOYD, P.E.
LICENSE NO. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

JUNE STREET APARTMENTS
OSCEOLA COUNTY
PREPARED FOR: OSCEOLA MENTAL HEALTH INC

SITE PLAN

Date: 5/17/2023
Scale: AS NOTED
Project No.: 1171.000
Drawn By: JMH
Designed By: JMH
Checked By: SNB

SHEET NO.
C3.00

Plotted: May 17, 2023, 3:19:38 PM
Z:\PROJECTS\1171.000 - Osceola Mental Health - June Street Park Place Behavioral Health Care\Plans\Civil\Park Place-SITE SHT.dwg

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for multi-family use. The Planning Advisory Board will hold a meeting on **Wednesday, July 19, 2023** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at Parcel ID: **21-25-29-1700-000I-0010, 21-25-29-1700-000I-0030, & 21-25-29-1700-000I-0070**

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-23-0004**
June Street Apartments

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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

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

ADDRESS: 21-25-29-1700-000I-0010, 21-25-29-1700-000I-0030, 21-25-29-1700-000I-0070, 21-25-29-1700-000I-0095, 21-25-29-1700-000I-0075, 21-25-29-1700-000I-0055, 21-25-29-1700-000I-0050

DATE: 4/24/2023

PLAN (DRC) NUMBER: CU-23-0004

Review Status:
APPROVED WITH CONDITIONS.

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

Comments/Conditions (if applicable):

How will tie-ins occur?

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.

DEVELOPMENT PROJECT COMMENT FORM

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

DATE: 5/10/2023
PROJECT: June Street Apartments
SITE PLAN (DRC) NUMBER: CU-23-0004
REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

LANDSCAPING:

1. Please revise the name on the site plan to match the application (June Street Apartments).
2. Please revise the PID's to "…1700-000I…"; letter I, instead of number 1.
3. Provide a conceptual landscaping plan in conformance with Land Development Code §14-3-31(C)(2)(e).
4. Please show the 10-foot horizontal sight distance triangles at driveway intersection with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10. Also, show the 25-foot horizontal sight distance triangle at the corner of Dillingham Avenue and June Street.
5. Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
   a) Sidewalks, curb/gutters, bikeways, driveways: 3 feet for understory trees, 5 feet for canopy trees
   b) Intersections: 35 feet
   c) Manholes/catch basins: 10 feet for understory trees, 10 feet for canopy trees
   d) Street lights: 10 feet for understory trees, 25 feet for canopy trees
   e) Regulatory signs: Not to block signs
6. Please verify landscaping trees are clear of offsite drainage conveyance systems and/or easements.

DEDICATIONS/RIGHTS-OF-WAY/EASEMENTS:

7. Please note: 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 site plan.

PHASING:

8. Please verify all improvements will be constructed in one phase. Otherwise, provide a phasing plan to include a phasing statement, phasing boundary lines, and approximate timing for each phase. Ref. LDC §14-3-31(C)(2)(g)

SURVEY/EXISTING CONDITIONS:

9. Please provide a copy of the most current boundary and topographic survey with the site plan, in accordance with LDC §14-3-31(C)(2)(h). The survey shall be shall be prepared by a State of Florida licensed PLS, and include the following information:
   a) Legal description
   b) Current FEMA floodplain statement
   c) Topographic contours at one-foot intervals, extending 25 FT beyond the property boundary lines/project limits
   d) Property boundary monumentation
   e) Vertical datum and benchmark

BUILDINGS/STRUCTURES:

10. This property is located very near (if not within) a Special Flood Hazard Area. Please provide lowest finished floor elevation for all existing and proposed buildings/structures on the site plan.

PUBLIC SIDEWALKS/BIKEWAYS/PEDESTRIAN PATHS:

11. Please provide a 6-foot wide minimum concrete sidewalk within N. Clyde Avenue (Collector Road). Ref. LDC §14-7-3(A)

WALLS/FENCING/GROUND SIGNAGE:

12. Please verify no walls/fencing exists or is proposed with this development, other than the street wall. Otherwise, please show/clarify the location of the beginning and end of all existing and proposed walls/fencing. Ref. LDC §14-3-31(C)(2)(k)
13. Please indicate the height and type of all existing and proposed walls/fencing on the site plan (i.e. masonry, wood, PVC, etc.). Ref. LDC §14-3-31(C)(2)(k)
14. Provide the location and dimensions of all ground signage on the site plan and verify clearance with the sight visibility triangles. Ref. LDC §14-3-31(C)(2)(m), §14-7-2

UTILITIES:

15. Please show existing and conceptual utility layout, including water, sewer, gas and street lighting; connections to off-site facilities within 25 feet. Ref. LDC §14-3-31(C)(2)(l)

STORMWATER MANAGEMENT/GRADING:

16. Any unusual grading which affects the relationship of the buildings shall be shown on a preliminary grading plan. Ref. LDC §14-3-31(C)(2)(o)
17. Please provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the site plan. Please also show the proposed outfall connection. Ref. LDC §14-2-191(C)(16)

GARBAGE STORAGE/COLLECTION/DISPOSAL:

18. Please note: A 13-foot radius by 36-foot high clear zone shall be provided around the underground solid waste vault (measured from the center of the vault).
19. Provide a detail of the underground trash container on the site plan. Please note: The location and orientation shall be approved by Sanitation Division, prior to DRC approval. Please contact Jody Kirkendall for confirmation: jody.kirkendall@kissimmee.gov

PRELIMINARY PLAT/FINAL PLAT/REPLAT:

20. Please submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff and recorded prior to final construction plan approval.

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

SITE SPECIFIC

- Comments based on plans uploaded on 04/14/2023.
- Please provide wheel stops or curbing between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2)
- A public sidewalk easement for that portion of public sidewalk located within the property boundary will be required prior to construction plan approval, or as approved by the City.
- Please provide a signage and striping plan. Ref. LDC §14-7-23(G), §14-3-42(H)(2), 14-3-32(A)(1)
- Please provide a soil statement to indicate soil conditions and muck depths (where applicable), based upon the Soil Survey of Osceola County. Ref. LDC §14-3-31(C)(s)
- The impervious lot coverage shall be no greater than that which is provided by the stormwater pond.
- 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 provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the site plan. Be sure to include total daily and peak am/pm trips information. Ref. LDC §14-3-31(C)(2)(b)
- 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.
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit digital copies all final closeout documents for review and approval. This will be required for recommendation of approval for any Certificate of Occupancy. Email: engineering@kissimmee.gov
- 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.

###

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

ADDRESS: 14 Park Place **DATE: 5/8/2023**
PLAN (DRC) NUMBER:CU-23-0004

Review Status:
APPROVED WITH CONDITIONS.

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

Comments/Conditions (if applicable):

1. Dead-end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire truck turn-around. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.3.4.4)
   NOTE: 3-Point turns /Hammerheads and circles are allowable as long as the KFD Tower Truck is shown to be able to turn-around. See sheet C3.00
2.

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.

DEVELOPMENT PROJECT COMMENT FORM

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

ADDRESS: 21-25-29-1700-000I-0010 - JUNE STREET APARTMENTS **DATE: 6/1/2023**
PLAN (DRC) NUMBER: CU-23-0004

Review Status:
APPROVED WITH CONDITIONS.

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

Approved to move forward to the Planning and Advisory Board (PAB) for review on the Multi-Family Residential use on the July 19, 2023. After review and approval by PAB, a separate construction review will be required and shall be subject to standards of the City of Kissimmee Land Development Code.

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

ADDRESS: June St., Kissimmee, 34741 **DATE: 5/9/2023**
PLAN (DRC) NUMBER: CU-23-0004

Review Status:
APPROVED.

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

Comments/Conditions (if applicable): This Conditional Use Site Plan has a de minimus impact on public school capacity.

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

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

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