



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, AUGUST 16, 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 July 19, 2023 Planning Advisory Board (PAB) Meeting Minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Specific Redevelopment Plan to develop a new commercial car wash - Big Dan's Car Wash - CU-23-0006
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

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

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

ITEM 3.A

Approval of the July 19, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the July 19, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Explanation

Recommendation

REQUESTED BOARD ACTION:

Approve

Attachment(s):

1. 07.19.2023 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, JULY 19, 2023 AT 6:00 PM

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi

Staff Present: Deputy City Attorney Kalanit Oded, Planning Manager Brenda Ryan, Senior Planner Cristian Arias, Planning Technician Yolanda Hazley

Members Absent: Board Member Fatima Santiago, Board Member Melissa Thacker, Board Member Sylvette Santos

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

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

3. MINUTES

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

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

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Spalding, Board Member Alemi

NAY: None

Motion to Approve Passed 4 - 0.

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

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

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Spalding, Board Member Alemi

NAY: None

Motion to Approve Passed 4 - 0.

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. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT

HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Planning Manager Ryan stated that this is a request for approval of a Future Land Use designation From: (IB) Industrial Business To: (SF-LDR) Single Family Low Density Residential on approximately 3.4 acres of land.

Planning Manager Ryan stated that the parcels were annexed with 264 other properties as part of a Small Enclave Enclaves Interlocal Agreement (ILA) between the City of Kissimmee and Osceola County.

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 subject property is contiguous to the City Limits along the north, east, and southern boundaries of the parcel. Adequate public facilities, including water, sewer, drainage, and emergency protection are already provided to surrounding properties. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-2-12 annexation regulations outlined in the Land Development Code.
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.

Member Alemi wanted clarification on the email correspondence between the applicant and City Staff if both items for this request were addressed.

Planning Manager Ryan stated that both items were addressed.

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

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

Motion to Approve Passed 4 - 0.

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.

Planning Manager Ryan stated that this is a request for approval of a Zoning Map Designation to change the Zoning From: (AI) Airport Industrial To: (AC) Agriculture

Conservation on approximately 3.4 acres of land.

Planner Ryan stated that 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.

Staff recommends approval for the following 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

Staff recommends approval subject to the following 1 condition:

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

**Board Member Spalding made a motion for approval subject to 1 condition.
Seconded by Vice Chairman Marrero-Pinto.**

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

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

Motion to Approve w/Conditions Passed 4 - 0.

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

Planner Arias stated that this is a request for approval of a Conditional Use w/Site Specific Redevelopment Plan for an 8 unit multi-family development within a (T4-R) Neighborhood Restricted zoning designation. The subject property is located on June Street.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 5 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).

Steve Ivins, representing the applicant, stated that this facility is for individuals that come from rehab to receive continued counseling services for 7-10 months.

Member Spalding asked for clarification is this considered a rehabilitation center.

Mr. Ivins stated that this is a facility to allow the individuals who have graduated from rehab an opportunity to become stable with other services that are provided by the facility.

Vice Chairman Marrero-Pinto how many people will be in each unit.

Mr. Ivins stated that there will only be one individual per unit.

Chairman Bussiere asked for clarification of the criteria.

Mr. Ivins stated that these individuals would come from programs that are related to Park Place.

Board Member Spalding made a motion for approval subject to 5 conditions seconded by Board Member Marrero-Pinto.

- 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).**

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

Motion to Approve w/Conditions Passed 4 - 0.

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

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:24 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Conditional Use with Site Specific Redevelopment Plan to develop a new commercial car wash - Big Dan's Car Wash - CU-23-0006

Request

Approval of a Conditional Use with Site Specific Redevelopment Plan for a new commercial car wash facility located at 51 and 53 W. Vine St. on approximately 1.28 acres of land within a Mixed Use Planned Unit Development (MUPUD) Zoning designation.

Explanation

This property includes an existing 3,040 square foot building built in 2000 that was a former 7-11 store with a separate tenant space that has had restaurant and retail uses. The uses were established with the approval of the Scotty's Modification Mixed Use Planned Unit Development (MUPUD)(DRC#99-020). In 2018, the Florida Department of Transportation (FDOT) widened Main Street, which resulted in an eminent domain taking and legal non-conformities. In certain cases, the impacts of eminent domain action may be mitigated, either wholly or in part, through the submittal and approval of a site redesign/cure plan. A Cure Plan was submitted (DRC#18-107) and approved that included new landscaping, pavement, curbs/gutters, grading, restriping, and accessible parking spaces.

The Scotty's Modification MUPUD includes all permitted and conditional uses within the General Commercial (B-3) Zoning District that includes car washes that may be permitted with Conditional Use approval by the Planning Advisory Board. Big Dan's Car Wash is a proposed 3,833 square foot automated, drive-through car wash facility with three (3) drive-through pay stations and self-service vacuum stations. Although customers can remain in their cars, the facility will also have a waiting lounge with restroom facilities and office space. The vacuum stations will be partially covered and the vacuum turbines will be fully enclosed in a separate structure that is co-located with the garbage dumpster.

The property is located on a major intersection that serves as a gateway entrance to Downtown Kissimmee. Redevelopment of this intersection has been strongly encouraged and City Staff has worked with the applicant to ensure the redevelopment of this site incorporates Form Based Code (FBC) standards with the design and layout of the car wash. The vision of redevelopment within this area is focused on community design and economic development goals, including supporting uses that will not revert to blight or other nuisances and are compact, mixed-use, urban-style development that promotes enhanced mobility for pedestrians, bicyclists, automobile drivers, and transit riders. The FBC implements the Downtown and Vine St. Community Redevelopment Agency (CRA) Plans and strives to improve street networks, multimodal connectivity, and establish streetscape features focused on walkable, pedestrian-friendly spaces. It is with these priority objectives in mind that staff will support this redevelopment with FBC standards rather than the antiquated Scotty's Modification Mixed Use Planned Unit Development (MUPUD)(DRC#99-020) standards.

Some non-conformities will remain, such as the existing retention pond along the frontage of Vine St., which is required to be in the rear or side and not facing the public right-of-way for new development in the FBC area, unless it is integrated into the site design as a site amenity. The existing pond, along with new landscaping and a street wall, will serve as an additional buffer from the drive-through, vacuum stations, and car wash tunnel entrance. There is sufficient width within the existing ROW on Vine St. to accommodate the 20ft. streetscape zone. Applicant will continue to work with City staff regarding the existing obstructions (e.g., LYNX bus stop, trees, mast arm, electrical/utilities) within the Vine St. ROW along the frontage of the car wash. The redevelopment from the convenience/gas

station to the car wash will also result in a decrease in daily traffic volumes which is summarized as a support document with the DRC application.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed Use Planned Unit Development as outlined in Section 14-4 of the Land Development Code.
2. Compliance with the intent of Section 14-5-1, Purpose of the Downtown and Vine Street Form-Based Code (FBC), to promote transient oriented design, encourage infill development, encourage and promote redevelopment on underdeveloped sites, foster a relationship between new development and existing and proposed transit stop locations and their proximity to SunRail, and implement the Downtown and Vine Street Community Redevelopment Areas (CRA) master development plans.
3. Compliance with the Scotty's Modification MUPUD in that the approval included all permitted and conditional uses within the General Commercial (B-3) Zoning District. Car washes is an allowable use with Conditional Use approval.
4. 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.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.3, Mixed Use - Vine (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods connected to downtown and other community focal points. The maximum project level density shall be 40 du/ac and a maximum intensity of up to 6.0 FAR. This vision is predicated on implementing the City's adopted multimodal transportation strategy, which, for the Vine Street Corridor Community Redevelopment Agency Area promotes walking, biking, shorter auto trips, and the provision of various forms of transit.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on July 18, 2023.

CONDITIONS:

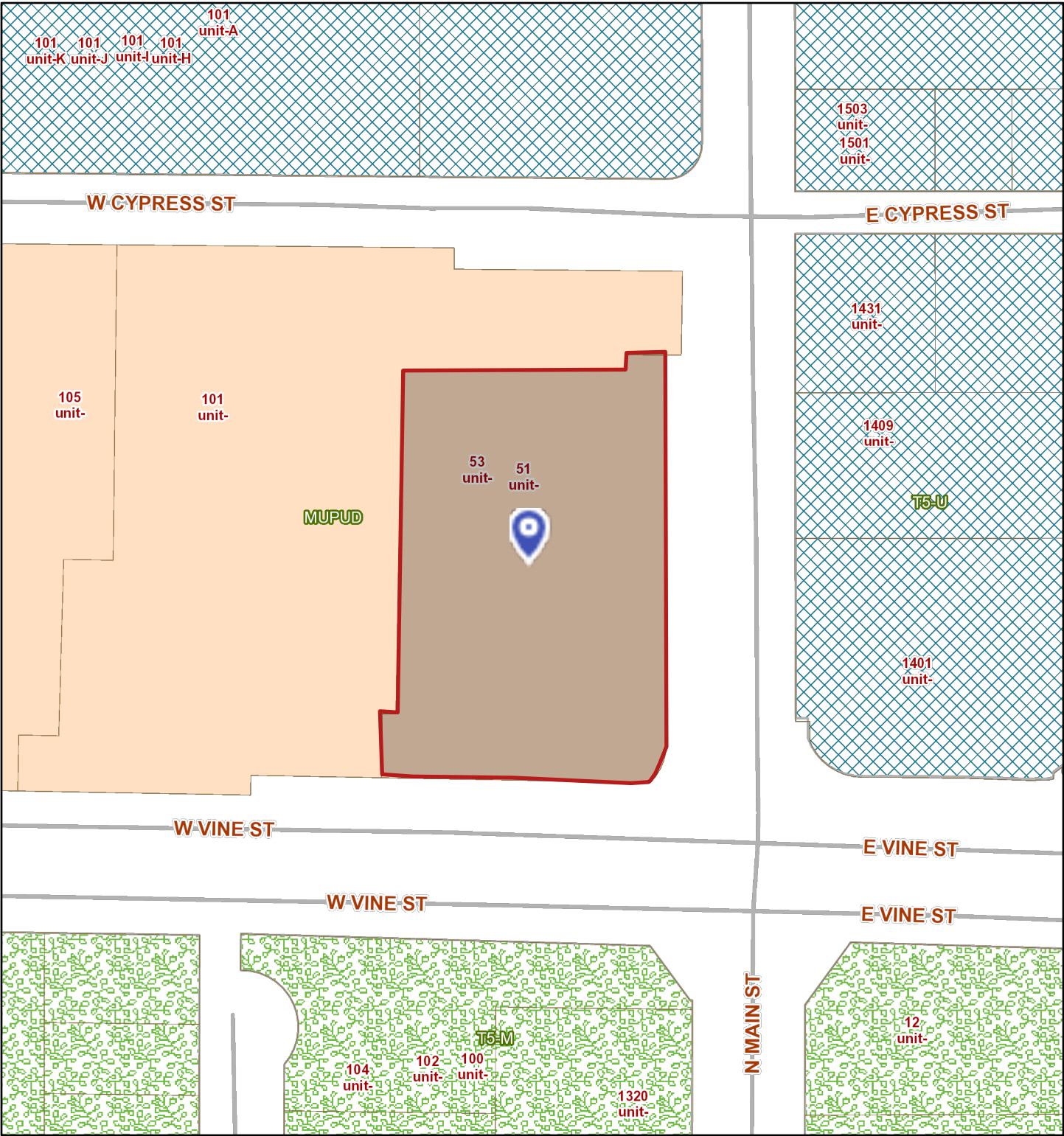
1. Car wash facility must incorporate Form Based Code (FBC) standards.
2. No washing or detailing can occur outside of the main car wash building.
3. Street wall with landscaping must be maintained throughout the entire extent of the drive through.
4. Noise levels at all property lines must comply with the City's Noise Ordinance.
5. A 9ft. streetscape zone easement on N. Main St. must be dedicated to the City. The easement must be accompanied by a sketch legal description and reviewed by the Florida Department of Transportation (FDOT) prior to receiving approval by City Commission. This easement must be approved by the City Commission prior to issuance of the Certificate of Occupancy (CO).
6. Applicant will continue to work with City staff regarding the existing obstructions (e.g., LYNX bus stop, trees, mast arm, electrical/utilities) within the Vine St. ROW along the frontage of the car wash.
7. Perpetual cross-access/drainage easements or a replat may be required with this development.

8. Fire Flow Requirements shall be provided per FFPC NFPA 1 18.3. This will determine if additional fire hydrants are needed.

Attachment(s):

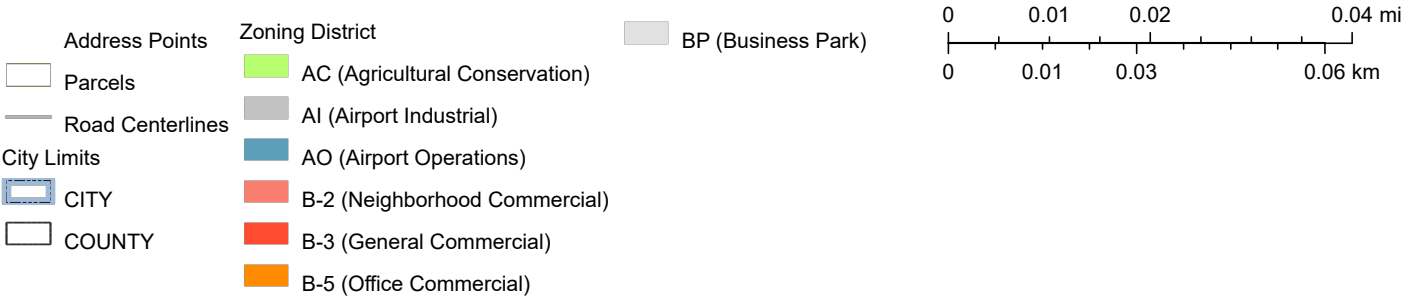
1. CU-23-0006 Vicinity Map
2. CU-23-0006 Aerial Map
3. CU-23-0006 Site Plan & Elevations
4. CU-23-0006 Architectural Plans
5. CU-23-0006 Landscaping Plans
6. CU-23-0006 PAB Ad
7. CU-23-0006 DRC Comments
8. CU-23-0006 DRC Application

CU-23-0006
Conditional Use/Site Specific Redevelopment Plan
Big Dan's Car Wash

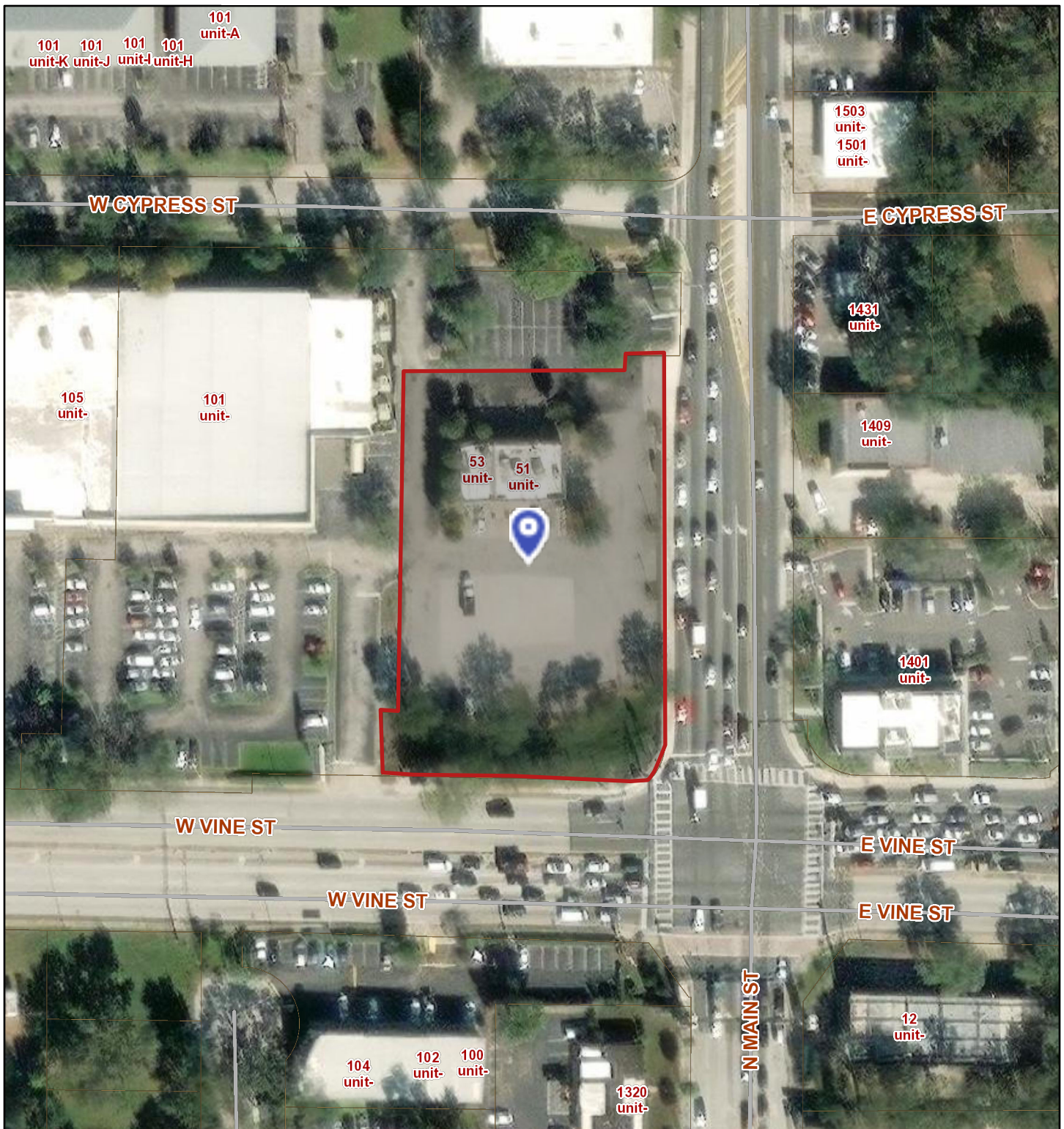


August 2, 2023

1:1,368



CU-23-0006
Conditional Use/Site Specific Redevelopment Plan
Big Dan's Car Wash

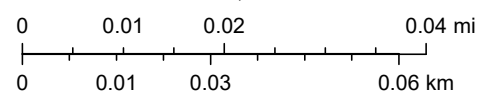


August 2, 2023

1:1,368

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

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



State of Florida, Maxar



1 EAST EXTERIOR ELEVATION - NORTH MAIN STREET
SCALE: 3/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - TUNNEL ENTRY - WEST VINE STREET
SCALE: 3/16" = 1'-0"



3 NORTH EXTERIOR ELEVATION - TUNNEL EXIT
SCALE: 3/16" = 1'-0"



4 WEST EXTERIOR ELEVATION - FACING VACUUMS
SCALE: 3/16" = 1'-0"

REVISIONS	BY

OLIVERI ARCHITECTS

AA000221
Member of the American Institute of Architects
1004 Indiana Avenue, Suite 727, Fort Lauderdale, FL 33304
www.oliveriarchitects.com

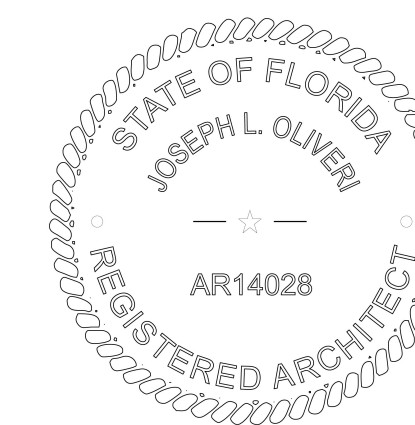
DESIGN DEVELOPMENT SCHEME 'A'

New Freestanding
BIG DAN'S CARWASH
53 West Vine Street
Kissimmee, FL 34741
City of Kissimmee

Date: 06. 07. 23
Scale: AS NOTED
Project Mgr: AC
Drawn: SLH
Job: 23-079
Sheet
A3

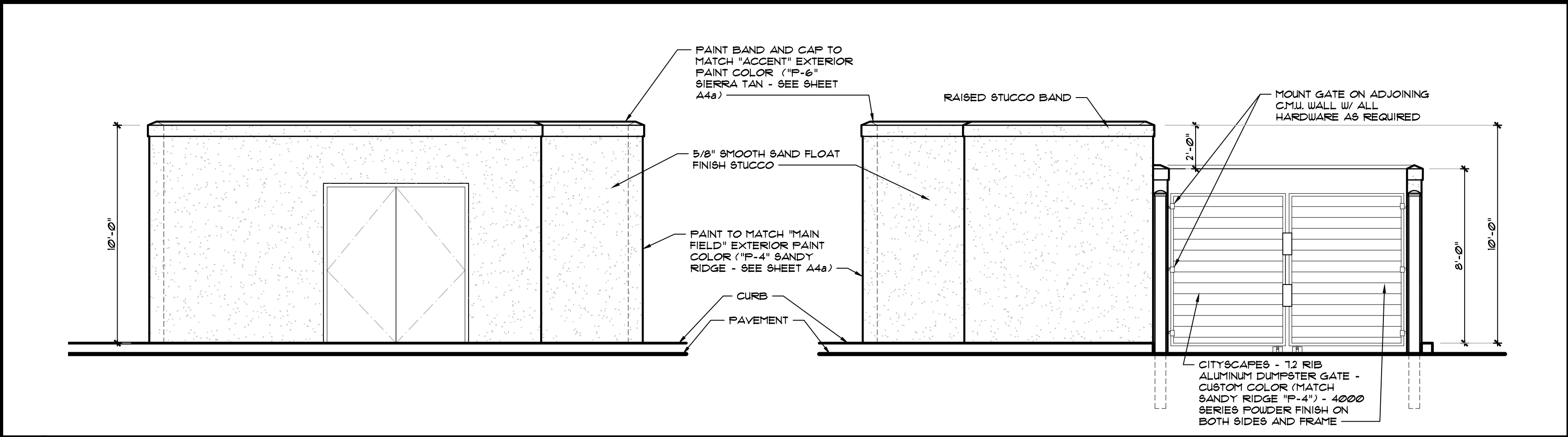
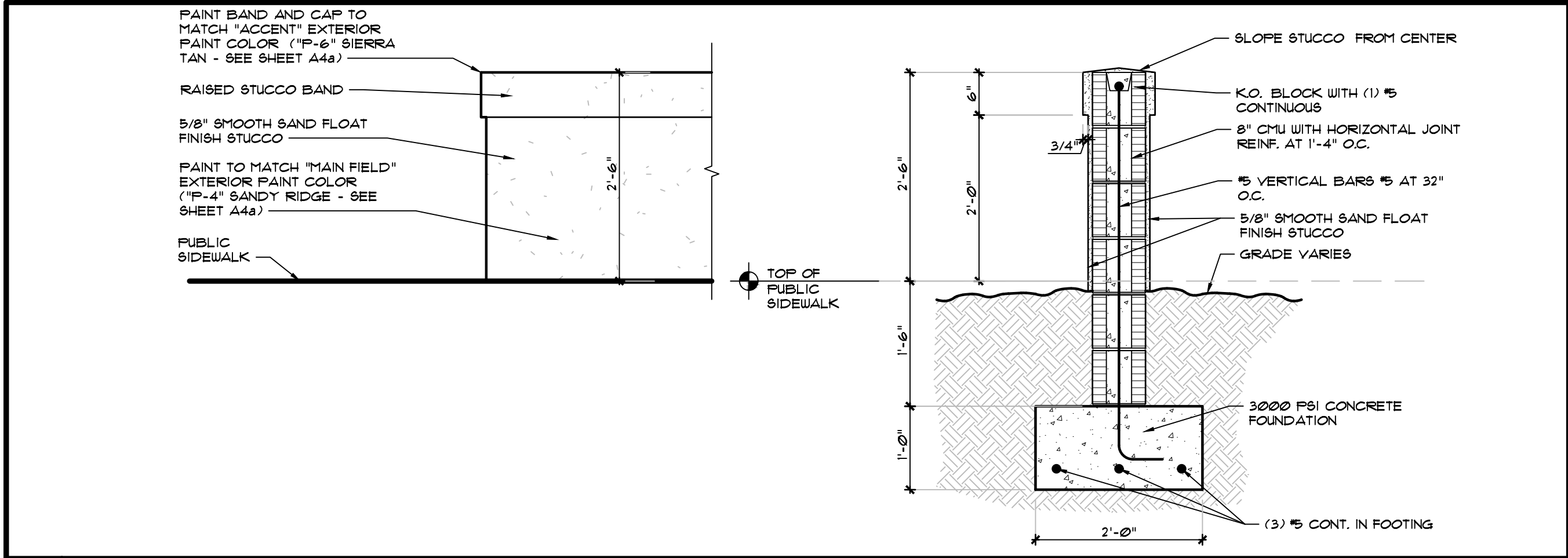
NEW FREE-STANDING BUILDING FOR BIG DAN'S CARWASH

53 WEST VINE STREET
KISSIMMEE, FLORIDA 34741
CITY OF KISSIMMEE



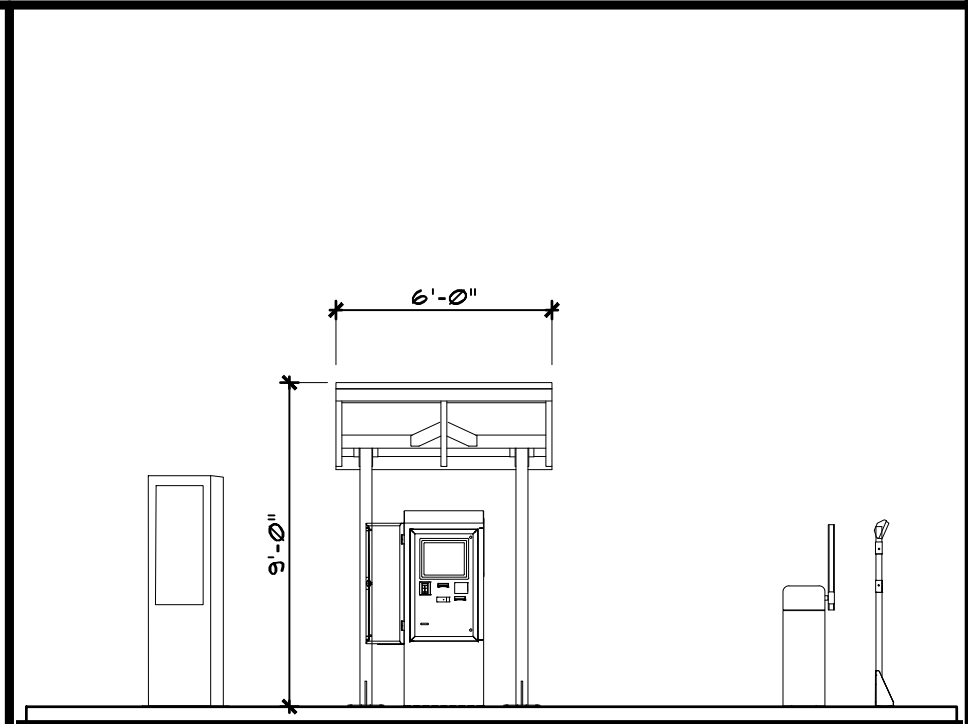
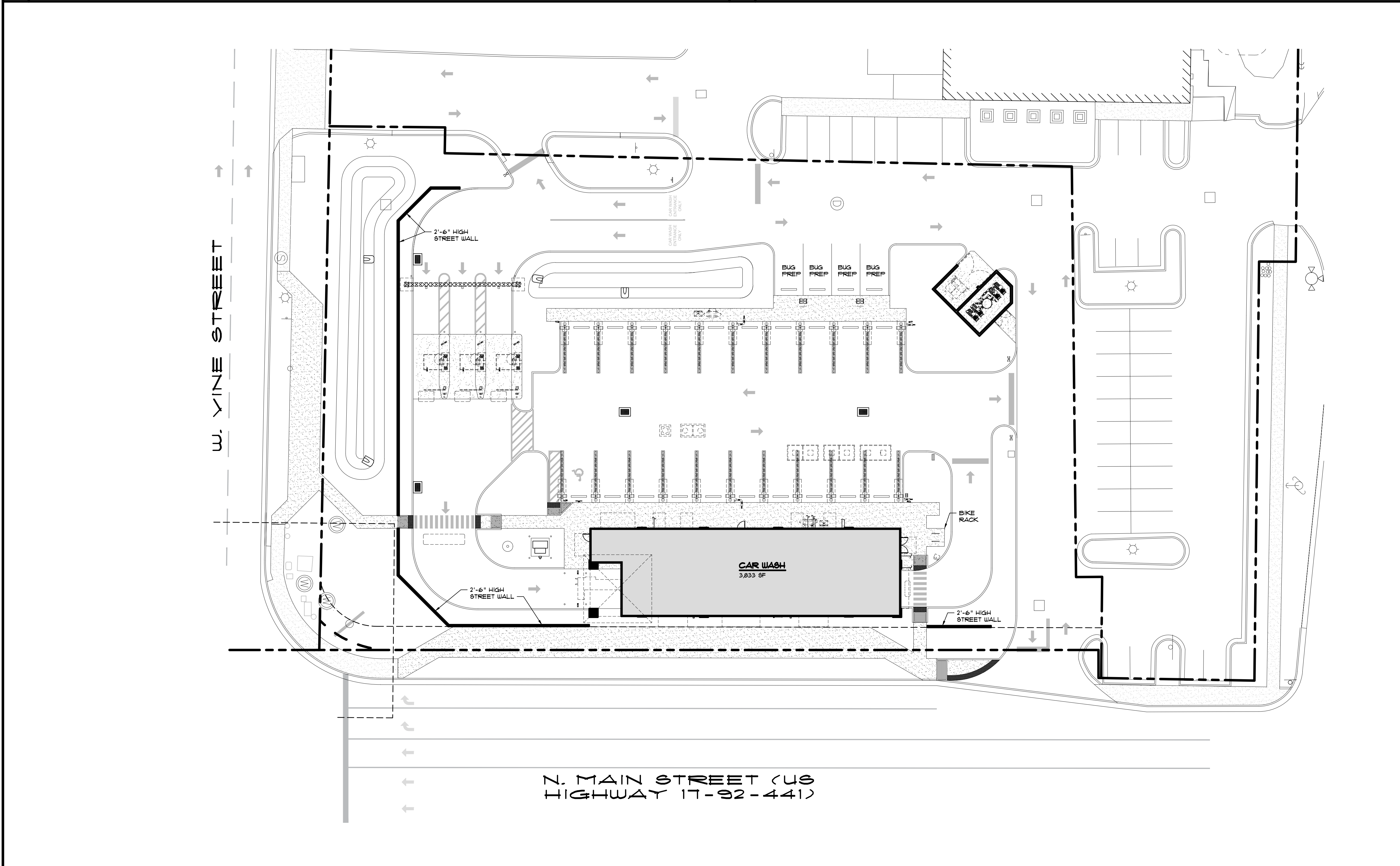
Digitally signed by
Joseph L Oliveri
Date: 2023.06.21
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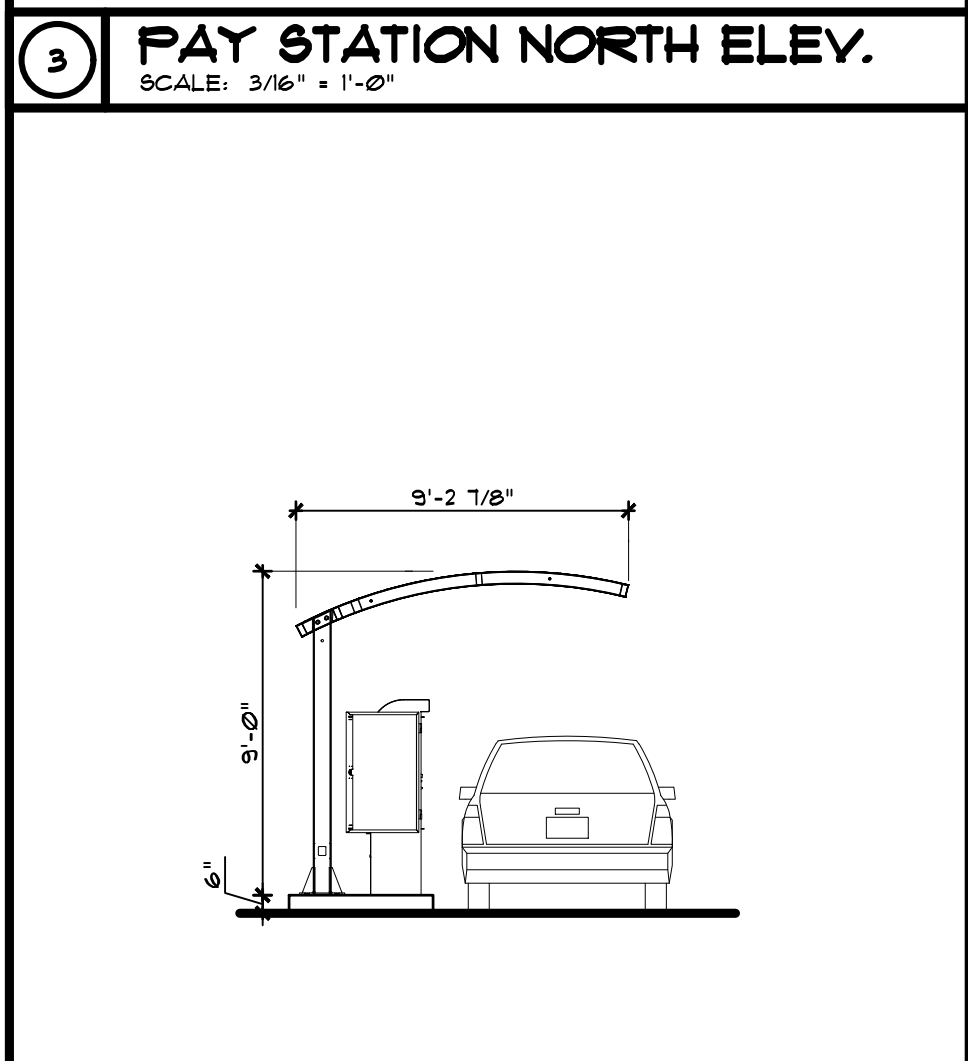


5 STREET WALL PARTIAL ELEVATION AND DETAIL
SCALE: 3/4" = 1'-0"

4 VACUUM TURBINE AND DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"



3 PAY STATION NORTH ELEV.
SCALE: 3/16" = 1'-0"



2 PAY STATION EAST ELEV.
SCALE: 3/16" = 1'-0"

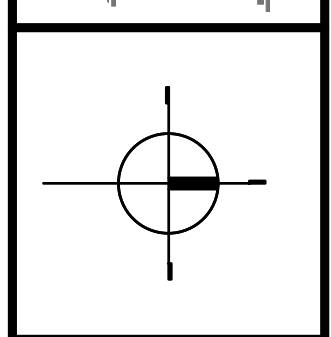
PARKING CALCULATIONS	
HANDICAP PARKING SPACES:	1 SPACE
PREP STATIONS:	4 SPACES
TOTAL PARKING SPACES:	5 SPACES (H.C. INCLUDED)
VACUUM SPACES:	19 SPACES
TOTAL PARKING / VACUUM SPACES:	24 SPACES (H.C. INCLUDED)

1 ARCHITECTURAL SITE PLAN
SCALE: 1'-0" = 20'-0"

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OLIVERI ARCHITECTS
AA0002921
Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor, FL 34683
Phone 727.781.7225
www.oliveriarchitects.com

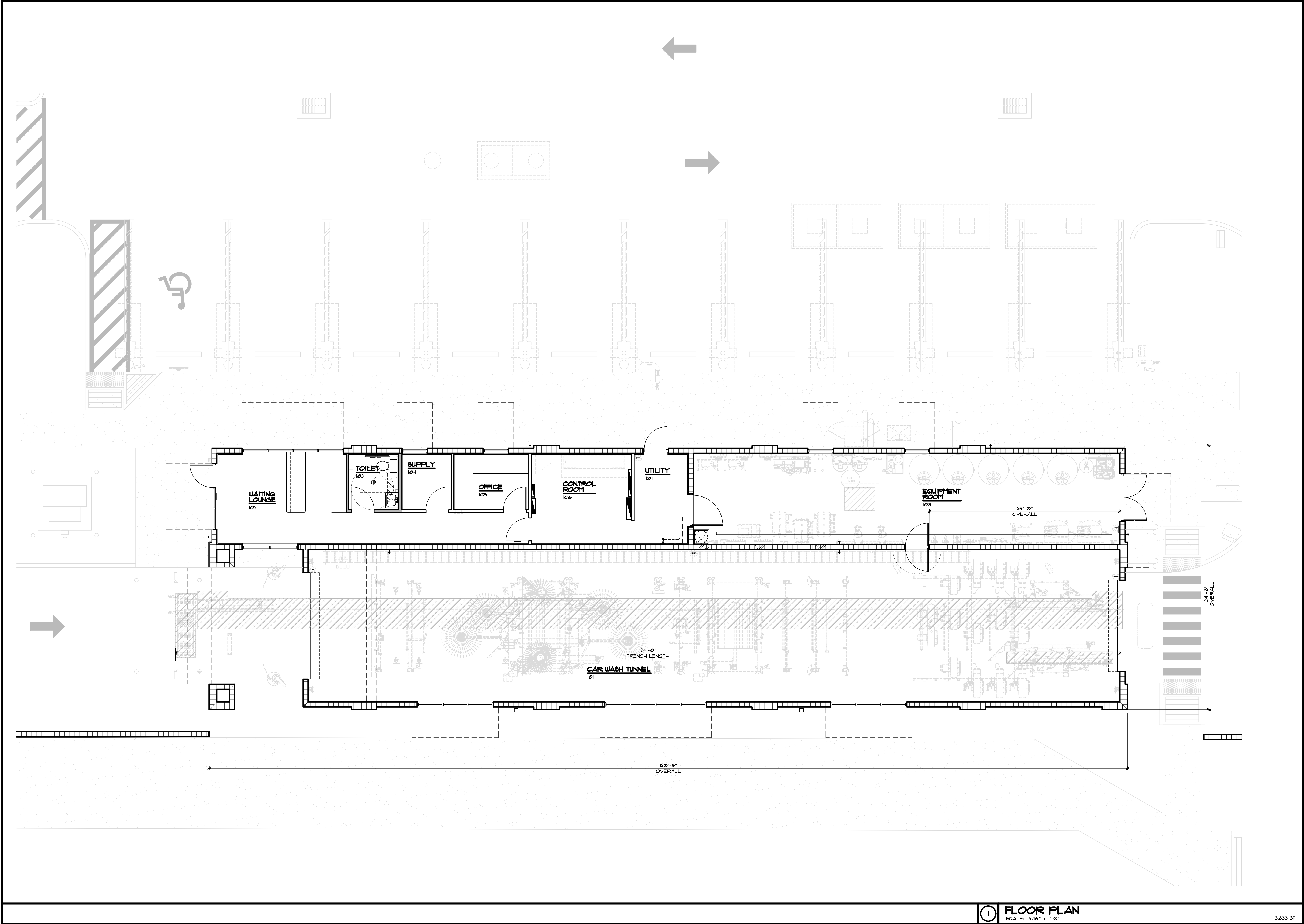
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**DESIGN
DEVELOPMENT
SCHEME 'A'**

New Freestanding
BIG DAN'S CARWASH
53 West Vine Street
Kissimmee, FL 34741
City of Kissimmee

Date:	06. 20. 23
Scale:	AS NOTED
Project Mgr:	AC
Drawn:	SLH
Job:	23-079
Sheet	AS1



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OLIVERI ARCHITECTS
AA0002921
Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor, FL 34683
Phone 727.751.7225
www.oliveriarchitects.com

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**DESIGN DEVELOPMENT
SCHEME 'A'**

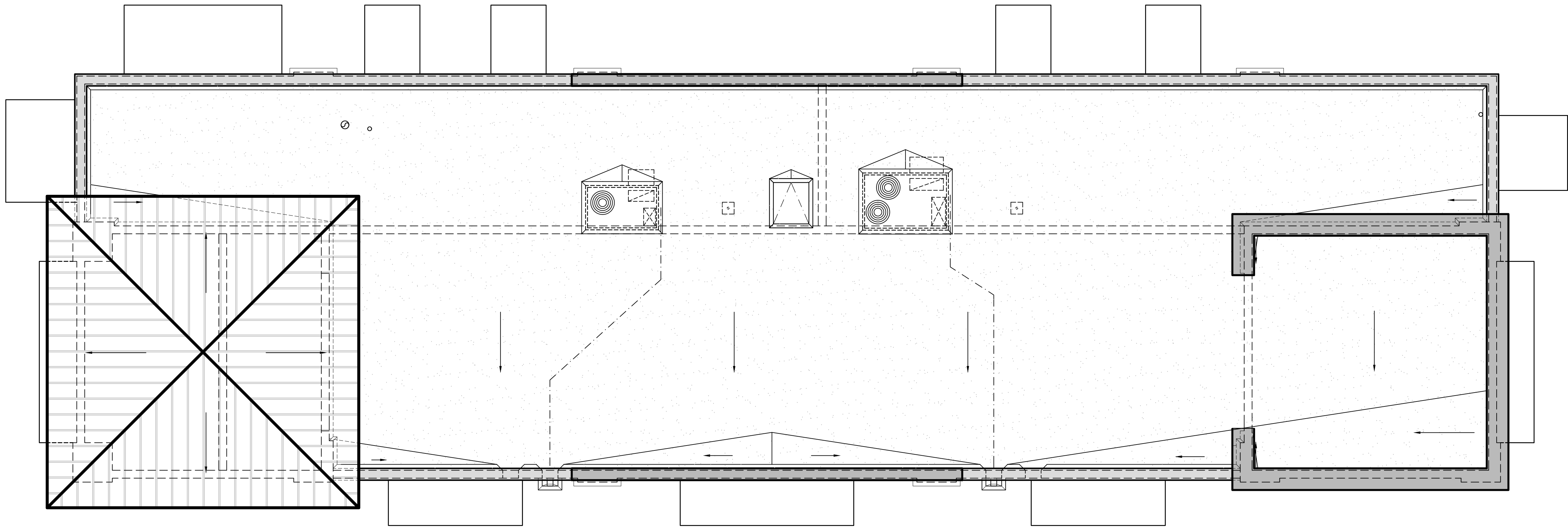
New Freestanding
BIG DAN'S CARWASH
53 West Vine Street
Kissimmee, FL 34741
City of Kissimmee

Date: 06. 20. 23
Scale: AS NOTED
Project Mgr: AC
Drawn: SLH
Job: 23-079
Sheet

A1

3/233 0F

Page 17 of 50



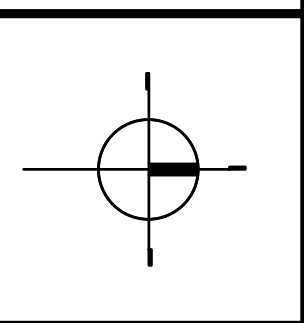
1 ROOF PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	BY

OLIVERI ARCHITECTS

Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor, FL 34683
Phone 727.781.7225
www.oliveriarchitects.com

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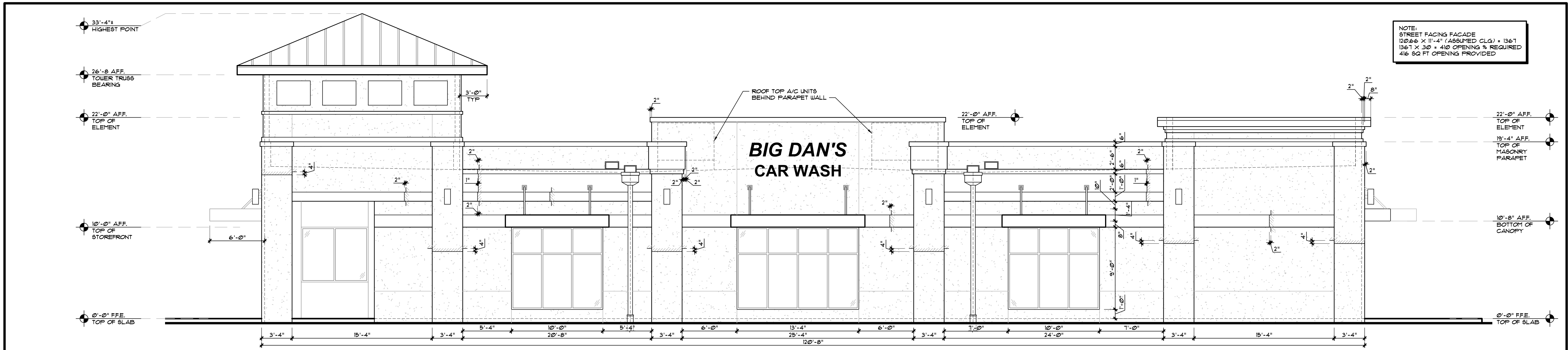


DESIGN
DEVELOPMENT
SCHEME 'A'

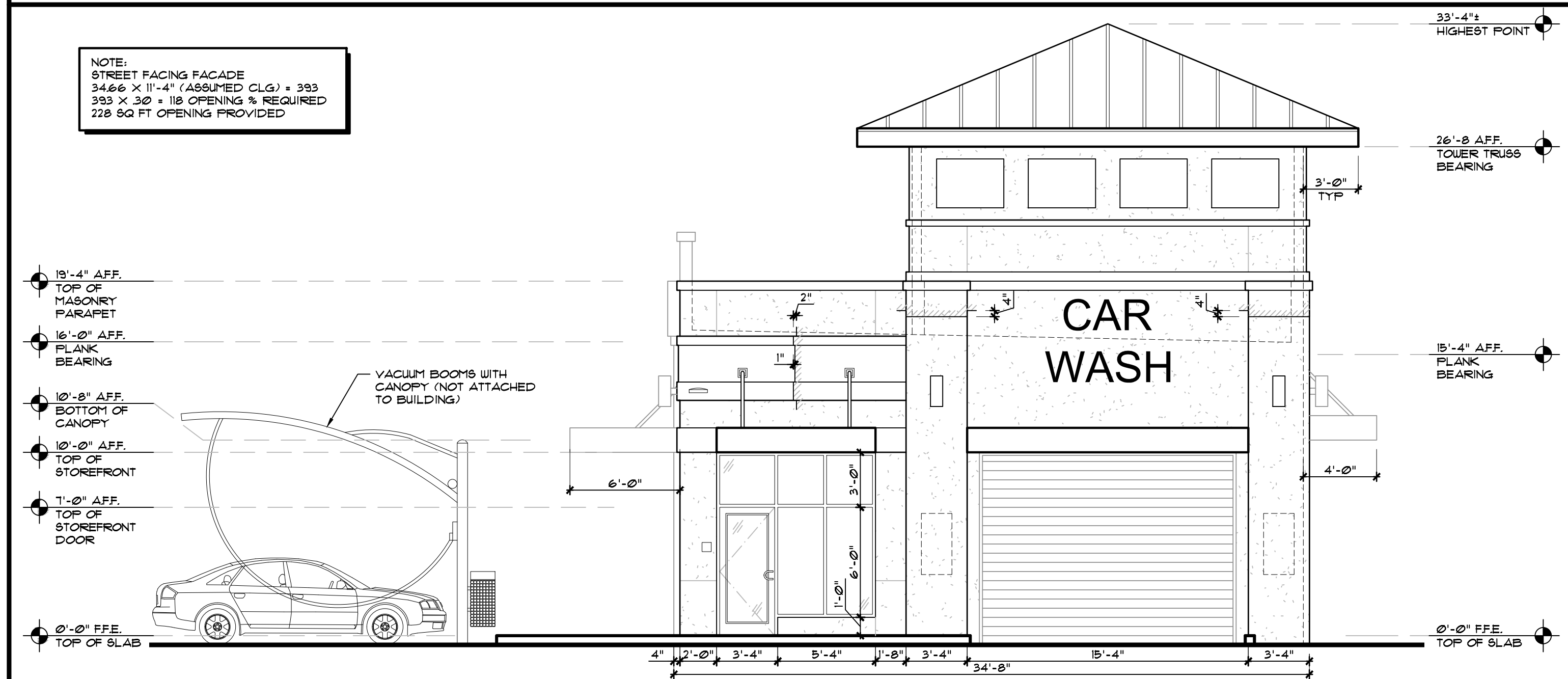
New Freestanding
BIG DAN'S CARWASH
53 West Vine Street
Kissimmee, FL 34741
City of Kissimmee

Date: 06. 20. 23
Scale: AS NOTED
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Drawn: SLH
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Sheet

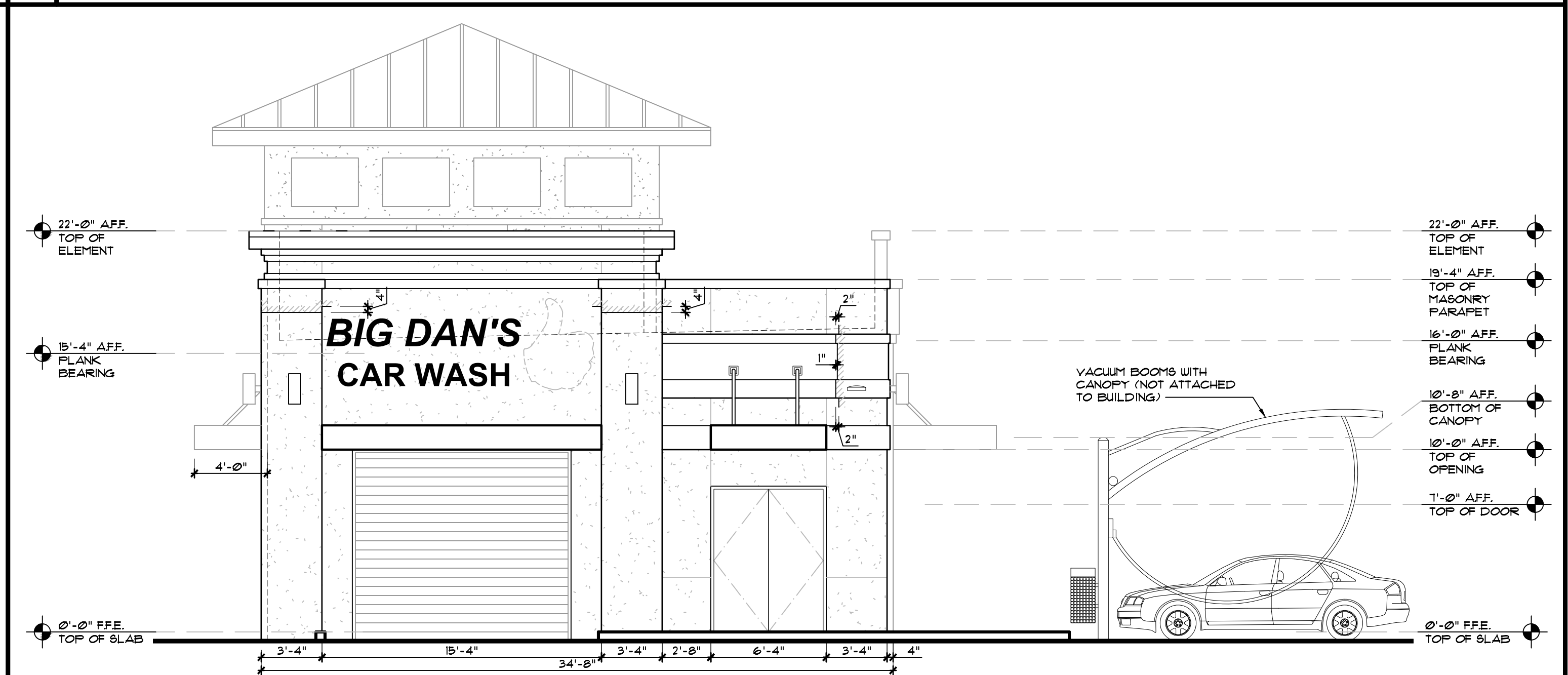
A2



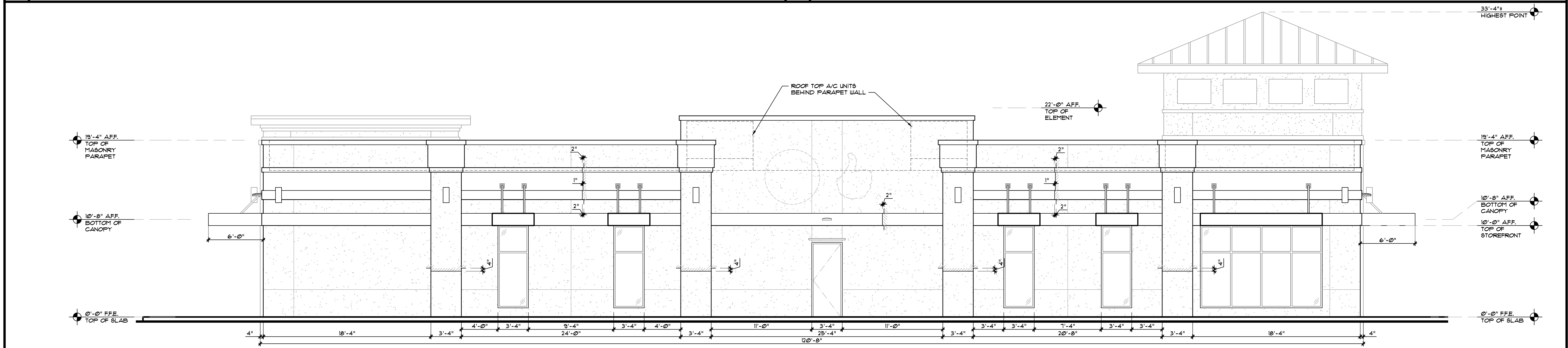
1 EAST EXTERIOR ELEVATION - NORTH MAIN STREET
SCALE: 3/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - TUNNEL ENTRY - WEST VINE STREET
SCALE: 3/16" = 1'-0"



3 NORTH EXTERIOR ELEVATION - TUNNEL EXIT
SCALE: 3/16" = 1'-0"

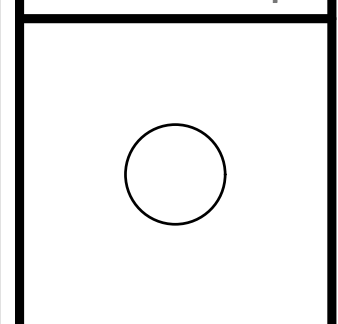


4 WEST EXTERIOR ELEVATION - FACING VACUUMS
SCALE: 3/16" = 1'-0"

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OLIVERI ARCHITECTS
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1004 Indiana Avenue • Palm Harbor, FL 34683
Phone 727.781.7225
www.oliveriarchitects.com

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DESIGN
DEVELOPMENT
SCHEME 'A'

New Freestanding
BIG DAN'S CARWASH
53 West Vine Street
Kissimmee, FL 34741
City of Kissimmee

Date: 06. 20. 23
Scale: AS NOTED
Project Mgr: AC
Drawn: SLH
Job: 23-079
Sheet

A3



	REQUIRED/ PERMITTED	PROVIDED
VEHICLE USE AREA (VUA)		
PARKING SPACES		
CANOPY TREES = 1 SP. / ISLAND	~	25 SPACES
(1) BALD CYPRESS	6 TREES	6 TREES
(5) LIVE OAKS (2 @ 4.5" CAL.)		
ISLAND SIZE (10' X 19.5 MI.)		
LA = 50 SF / ISLAND X 6 ISLANDS	300 SF	1,154 SF
LA = 25 SF / SPACE X 24 SPACES	600 SF	2,984 SF
PERIMETER BUFFERS		
SOUTH BUFFER		
CANOPY TREES = 1 TREE / 50 LF	~	202 LF
(1) EXISTING OAK	4 TREES	7 TREES
(1) LIVE OAK		
(5) RED MAPLES		
SHRUBS = 24" HT. @ 30" O.C.	81 SHRUBS	81 SHRUBS MIN.
EAST BUFFER - (LESS BUILDING & DRIVEWAY)		
CANOPY TREES = 1 TREE / 50 LF	-	149 LF
(1) OAK	3 TREES	3 TREES
(2) SOUTHERN MAGNOLIA		
SHRUBS = 24" HT. @ 30" O.C.	60 SHRUBS	60 SHRUBS MIN.

Plant List

	SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES	AR	ACER RUBRUM RED MAPLE	4' SPH, 10' HT.	FIELD GROWN, BB 25' CAL, 5' CT, MIN	Y	M	5
	CC	CALLISTEMON CITRINUS RED BOTTLEBRUSH	8' HT, 4' SPH.	STANDARD, BB 25' CAL	N	H	6
	MG	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	10' HT, 4' SPH.	FIELD GROWN, BB 25' CAL, 5' CT, MIN	Y	H	3
	QV	QUERCUS VIRGINIANA LIVE OAK	10' HT, 5' SPH.	FIELD GROWN, BB 25' CAL, 5' CT, MIN	Y	H	7
	QV2	QUERCUS VIRGINIANA LIVE OAK	14' HT, 5' SPH.	FIELD GROWN, BB 45' CAL, 5' CT, MIN	Y	H	2
	TD	TAXODIUM DISTICHUM BALD CYPRESS	4' SPH, 4' SPH.	FIELD GROWN, BB 25' CAL, 5' CT, MIN	Y	H	2
HERBS AND SHAUBS	CH-R	CHRYSOCLANUS ICAGO COCOPLUM	24" X 18"	30" OC, FULL TO BASE	Y	H	0
	HAM	HAMELIA PATENS FIREBUSH	24" X 18"	30" OC, FULL TO BASE	Y	H	0
	POD	PODOCARPUS MACROPHYLLUS PODOCARPUS	24" X 18"	24" OC, FULL TO BASE	N	H	0
	VIB	VIBURNUM MORRATISSIMUM SWEET VIBURNUM	24" X 18"	30" OC, FULL TO BASE	N	H	0
SM SHAUBS AND GROUNDCOVERS	ARA	ARACHIS GLABRATA PERENNIAL PEANUT	1 GAL.	18" OC, FULL TO BASE	N	H	0
	ILE	ILEX VOMITORIA, NANA' DIWAR' YALON HOLY	18" X 18"	24" OC, FULL TO BASE	Y	H	0
	JUN	JUNIPERUS HORIZONTALIS 'WILTON' BLUE RUG JUNIPER		3 GAL., 24" OC, FULL TO BASE	N	H	0
	LIR	LIRIOPE MUSCARI LIRIOPE		1 GAL., 18" OC, FULL TO BASE	N	M	0
	MUL	MULLENBERGIA CAPILLARIS PINK MULY GRASS	18" X 18"	24" OC, FULL TO BASE	Y	H	0
	SCH	SCHOFFELERA ARBORE, 'TRINETTE' VARIEGATED DIWAR' SCHOFFELERA	18" X 18"	24" OC, FULL TO BASE	N	H	0
	ZAM	ZAMIA PUMILA COONITE	18" X 18"	24" OC, FULL TO BASE	Y	H	0
LRF GRASS	BAP	PASPALUM NOTATUM 'PLUGGE' ARGENTINE BAHIA SOO		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.
	SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE FLORITAM GRASS		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.

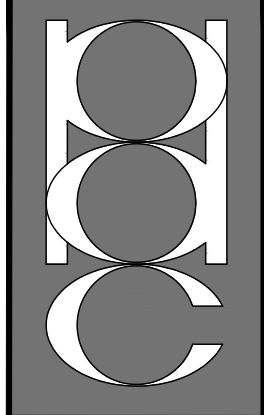
General Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II AS PREPARED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN. FOR EXISTING OR PROPOSED UTILITIES:
 - A. NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVERHEAD POWER LINES AT MATURITY HEIGHT.
 - B. NO TREE, SHRUBS, HERBES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY, EXCEPT SUB-IRRIGATION SYSTEMS.
 - C. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET) SHALL BE PLANTED NO CLOSER THAN A MINIMUM DISTANCE OF 30 FEET FROM THE NEAREST OVERHEAD POWERLINE.
 - D. MEDIUM HEIGHT TREES (HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET.
 - E. SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRED NO OFFSET.
 - F. PALMS SHALL BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
3. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PERMEANT-BARRIER HERBICIDE AND THEN TOP-DRESSED WITH 2 INCH DEEP LAYER OF COMMERCIAL GRADE NON-CORROSIVE MULCH NOT NEEDED AT THE TIME OF FINAL INSPECTION. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUND COVER BEDS.
4. HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
5. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. NEW SOIL SHALL BE ARGENTINE BAHIA. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOIL AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
7. EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTION CLEAR-SIGHT TRIANGLE REQUIREMENTS.
8. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BARK, ROOT SYSTEM, GROWTH HABITS, PLANTS IN PLANT BEDS, AND TO SELECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK, REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
9. ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET.
 - A. THE MINIMUM HEIGHT OF OVERHEAD POWER LINES SHALL BE 18 FEET.
 - B. PERIMETER DEVICES ARE REQUIRED TO BE INSTALLED AT 30-IN. HEIGHT, AND CALCULATED AT A 24-IN. ON-CENTER (O.C.) EQUIVALENT.
- IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIPERS AND BARK CONDITIONS MUST BE REJECTED BY THE LANDSCAPE ARCHITECT OR THE CONTRACTOR TO INCREASE THE SIZE NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
10. IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
11. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM WITH TEN DAYS OF INITIAL INSTALLATION).
12. THIS CONCEPTUAL LANDSCAPE PLAN IS SUBJECT TO CHANGE DURING THE SITE PLAN REVIEW PROCESS. TREE LOCATIONS, PLANT SPECIFICATIONS AND MATERIALS ARE CONCEPTUAL. DEPICTED HERE-IN ARE CONCEPTUAL, IN NATURE AND RELYING ON FINAL SITE PLAN AND ARCHITECTURAL LINE-WORK.

⚠ Minimum Separations

FEATURE	MINIMUM REQUIRED SPACING
ALLEY EDGE OF PAVEMENT	15 FEET
SIDEWALKS, CURBS AND GUTTERS, BIKEWAYS, AND DRIVEWAYS	3 FEET FOR UNDERSTORY TREES, 5 FEET FOR CANOPY TREES
FIRE HYDRANTS	10 FEET FOR TREES, 5 FEET FOR SHRUBS
INTERSECTIONS	35 FEET
MAN-HOLES AND CATCH BASINS	10 FEET FOR UNDERSTORY TREES, 15 FEET FOR CANOPY TREES
WATER METERS AND UTILITY BOXES	5 FEET
UNDERGROUND WATER, SEWER AND TRANSMISSION LINES OR OTHER UTILITIES	5 FEET
UNDERGROUND SEWER LATERALS	10 FEET
UTILITY POLES	10 FEET
STREET LIGHTS	10 FEET FOR UNDERSTORY TREES, 25 FEET FOR CANOPY TREES
REGULATORY SIGNS	NOT TO BLOCK SIGN
BUILDINGS	15 FEET

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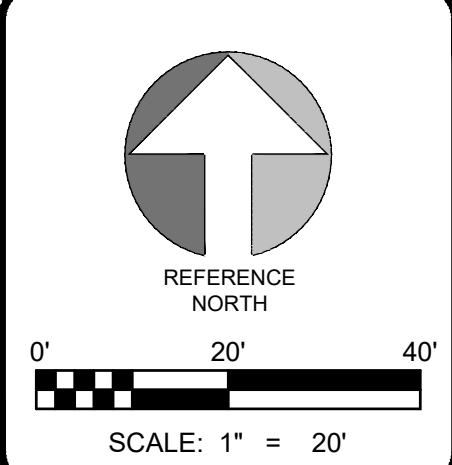
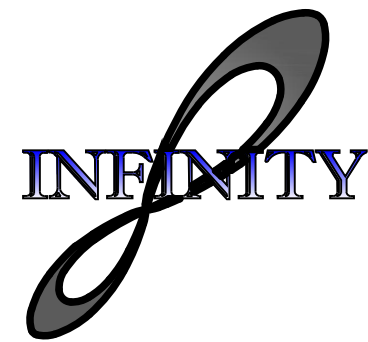


**PATRICK D.
CUNNINGHAM, LLC**

- land planning
- landscape architecture

519 Sapphire Drive
Sarasota, FL 34234

O: 941.351.8915

[illegible]

INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.icgroup.net
FL Cert. of Auth. No. 27889

Client Name and Address



PATRICK D. CUNNINGHAM
FL. REG. NO. LA 0001669

Digitally signed by Patrick
D. Cunningham
DN: c=US,
sn=Cunningham,
givenName=Patrick D.,
email=p.cunningham.1k@
gmail.com, cn=Patrick D.
Date: 2023.06.21 10:24:25
-0400

DATE _____

Project Name and Address

BIG DAN'S CARWASH

53 WEST VINE STREET
KISSIMMEE, FLORIDA 34741

CONCEPTUAL LANDSCAPE PLAN

Project No.	365-04.00
Date	04/12/2023
Scale	AS NOTED

Sheet

LP.01.01

NOTES:

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS

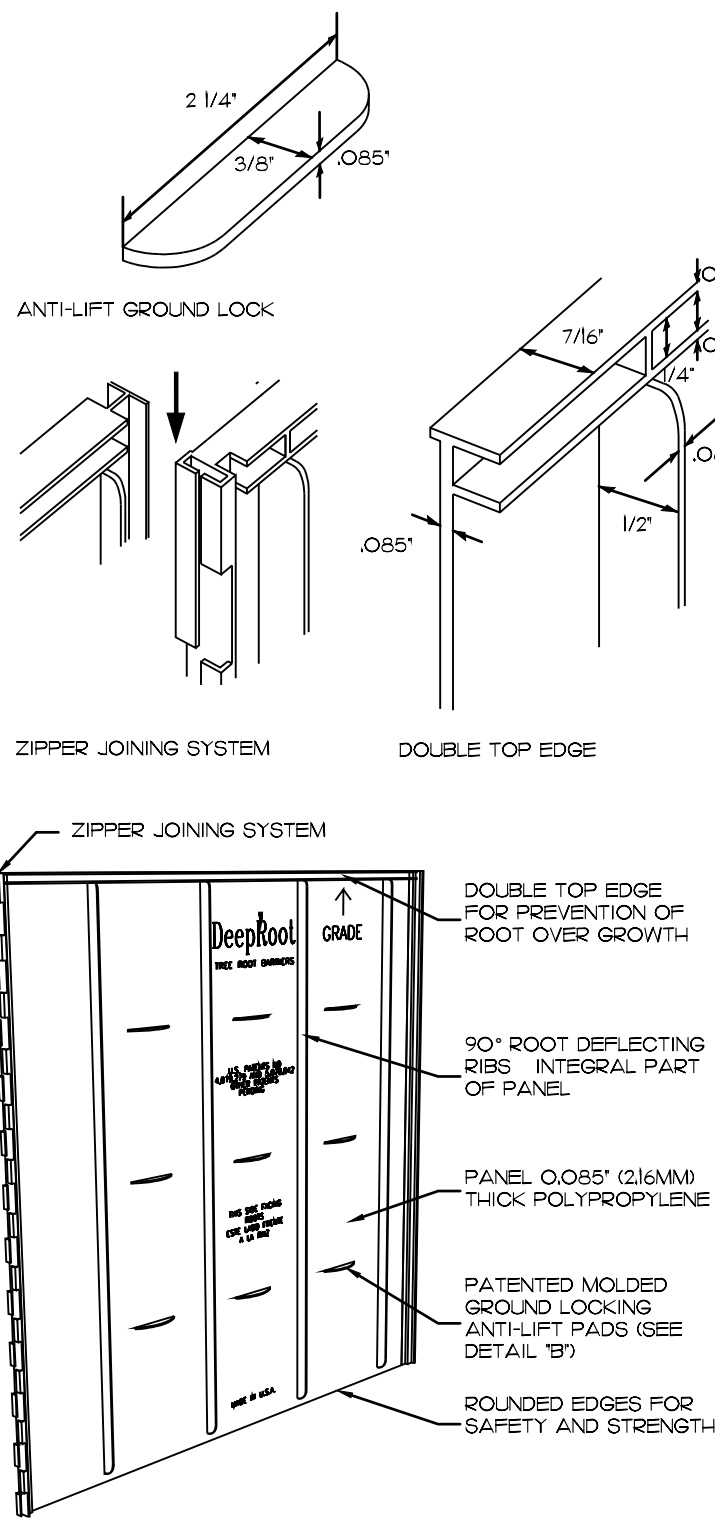
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, #UB 36-2 AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, LP, 345 LORTON AVE, #103, BURLINGAME, CA (800-455-7655), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" x 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION

1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE. ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.

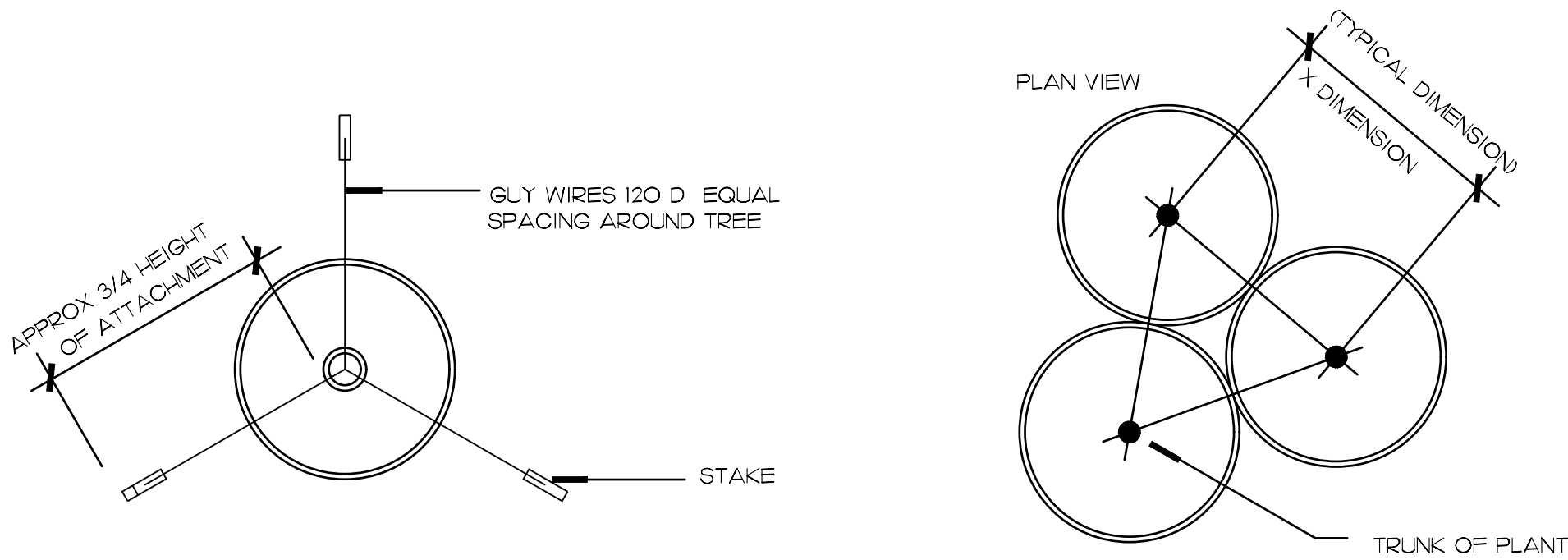
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING



TYPICAL ROOT BARRIER INSTALLATION

NOT TO SCALE



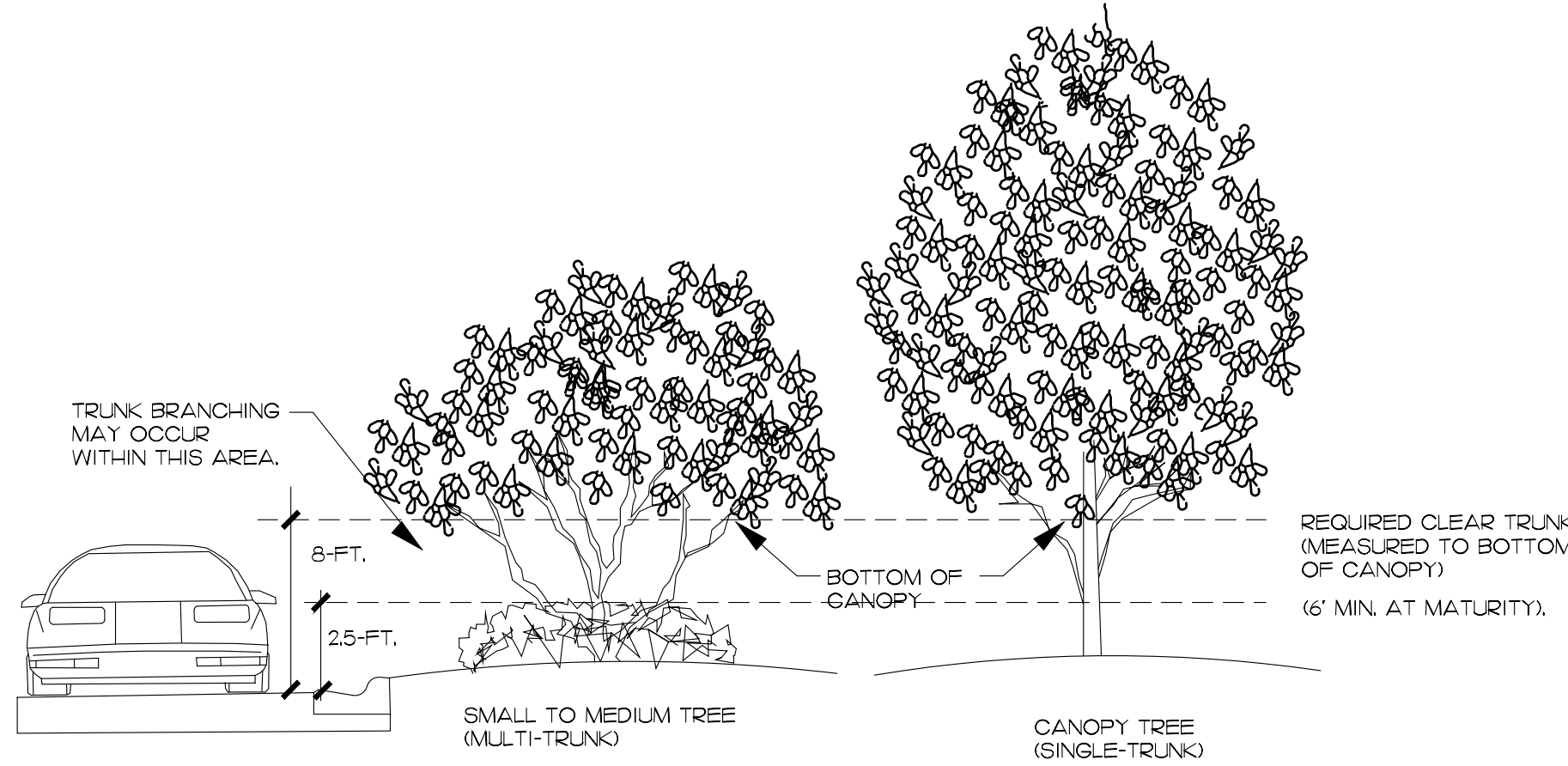
(UNDER 16'-0" HT.)

TYPICAL TREE GUYING DETAIL

NOT TO SCALE

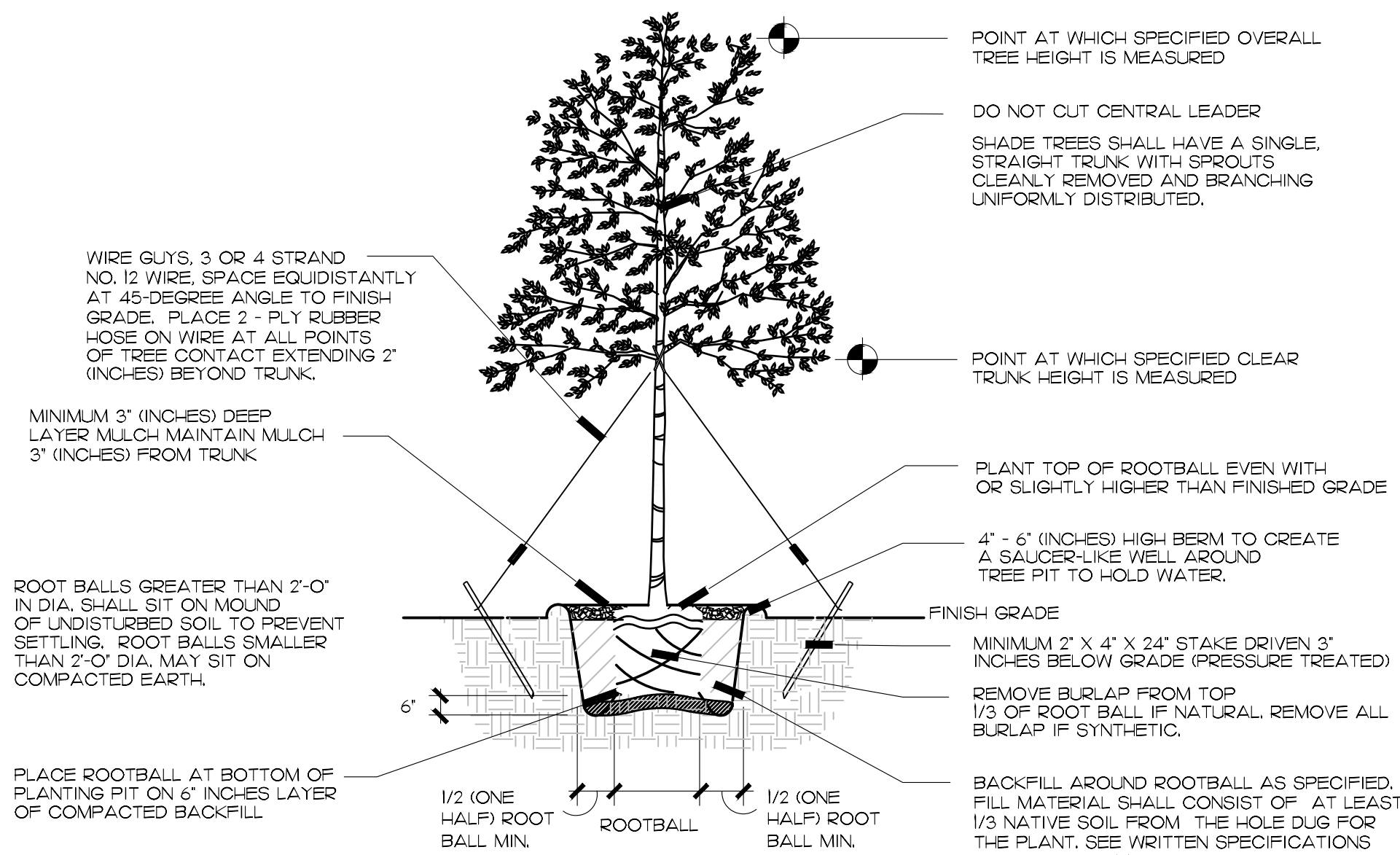
TYPICAL PLANT SPACING DETAIL

NOT TO SCALE



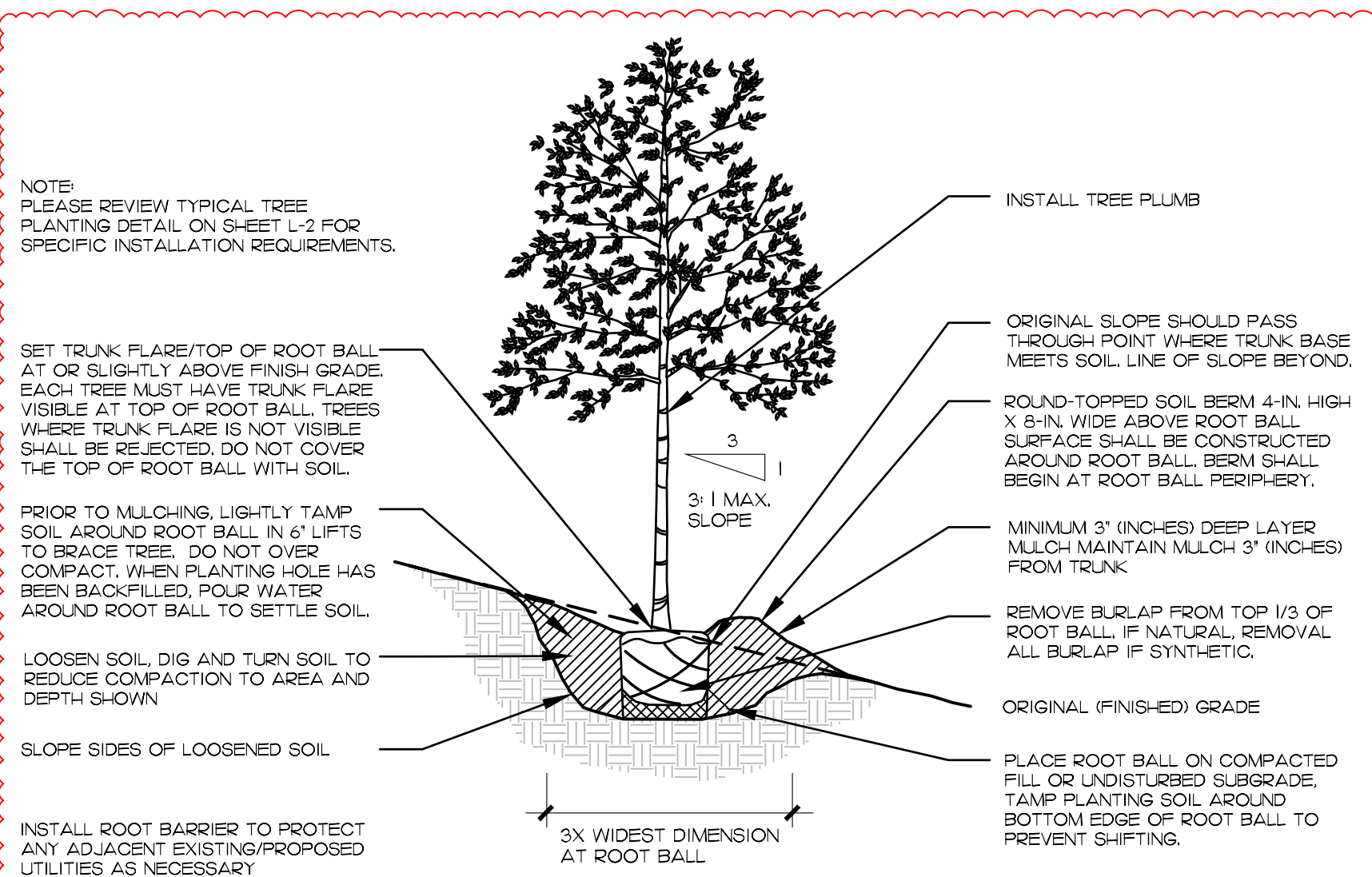
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL

NOT TO SCALE



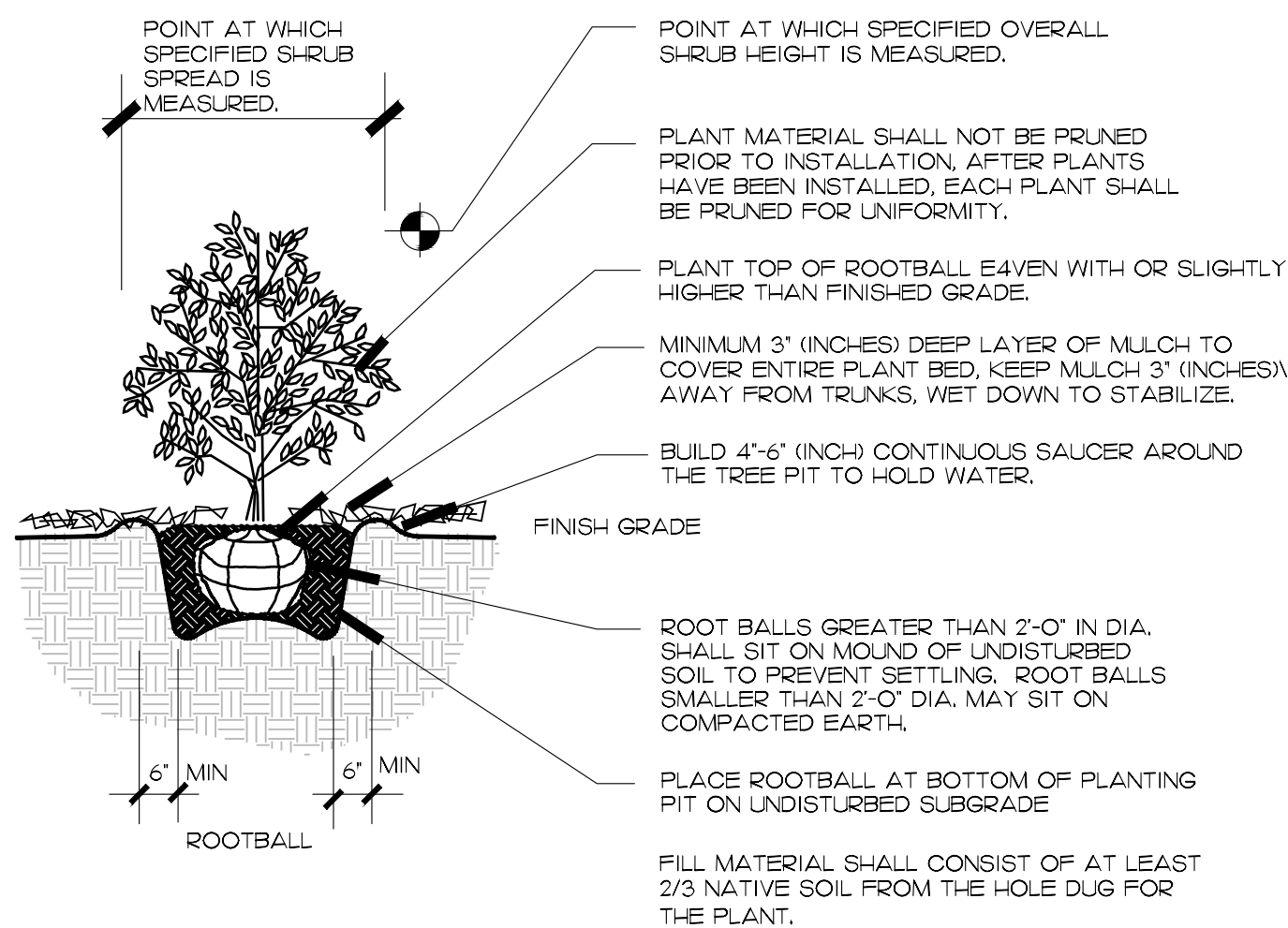
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL TREE ON SLOPE PLANTING DETAIL

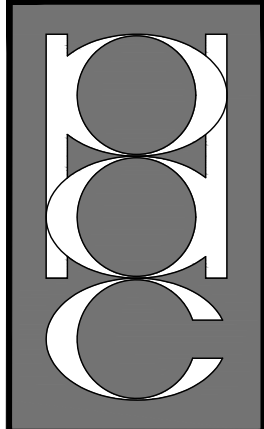
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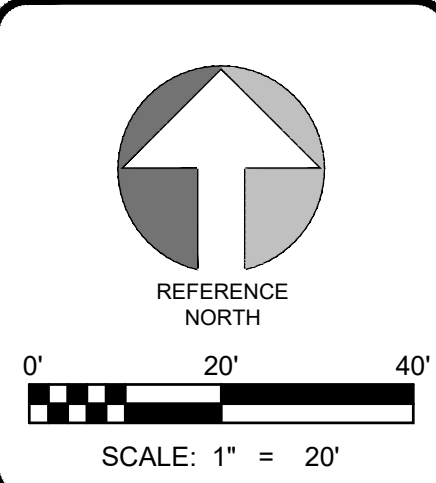
TYPICAL SHRUB/ GROUND COVER PLANTING DETAIL

NOT TO SCALE

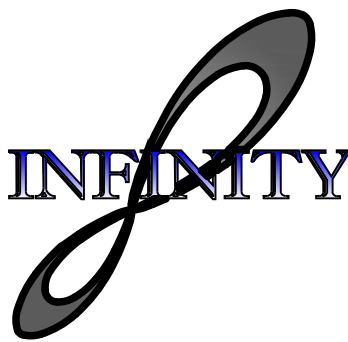
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519 Sapphire Drive
Sarasota, FL 34234
O: 941.351.8915
pcunningham.LLC@gmail.com



Revised	Issue	Date
06/21/2023	REVISED PER COMMENTS	
04/19/2023	ISSUE FOR SUBMITTAL	
	Revision/Issue	
	No.	



INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.443.4211
www.igroup.net
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PATRICK D. CUNNINGHAM
FL. REG. NO. LA 0001669

Digitally signed by Patrick D.
Cunningham
DN: c=US, sn=Cunningham,
givenName=Patrick D.,
email=pcunningham.ltd@gmail.com, cn=Patrick D.
Cunningham
Date: 2023.06.21 15:24:49 -0400

DATE

Project Name and Address
BIG DAN'S CARWASH
53 WEST VINE STREET
KISSIMMEE, FLORIDA 34741

Sheet Title
CONCEPTUAL
LANDSCAPE DETAILS

Project No.
365-04.00
Date
04/12/2023
Scale
AS NOTED

Sheet
LP.02.01

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use request to establish a new commercial car wash facility. The Planning Advisory Board will hold a meeting on **Wednesday, August 16, 2023** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **53 W. Vine St.** Parcel ID: **15-25-29-2171-0001-0030**

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

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

Reference # **CU-22-0006**

PLANNING ADVISORY BOARD

Big Dan's Car Wash-Kissimmee

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 ENERGVO & BLUEBEAM

ADDRESS: 51-53 W Vine St.

DATE: 7/21/2023

PLAN NUMBER: CU-23-00006 Big Dan's Car Wash – 2nd Review

**Review Status:
APPROVED WITH CONDITIONS.**

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

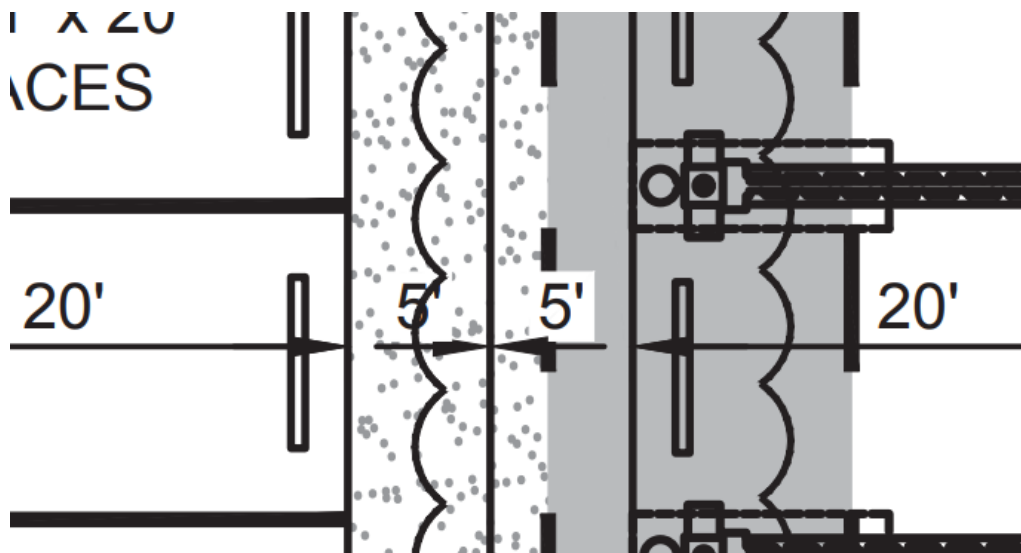
General/Development Standards

1. Note that a car wash use requires Conditional Use (CU) approval from the Planning Advisory Board (PAB) based on the Scotty's Modification (7-11 & Staples) Mixed Use Planned Unit Development (MUPUD)(DRC#99-020) that included B-3 (General Commercial) Zoning uses.
2. **Partially addressed**: Include a report showing the noise levels at all property lines. The report must include the noise generated by the car wash at full operating capacity as well as full operating capacity for the vacuums. Noise levels at all property lines must comply with the City's Noise Ordinance.

New Comment: Were these noise levels recorded with the car wash at full capacity for the car wash and vacuums. Confirm and include on the plans that the noise level estimates are based on full capacity of car wash and vacuums with construction plan submittal.

Parking & Roadways

3. **Partially addressed**: Sidewalk width between the head to head parking spaces must be 6ft.
New Comment: Verify the 2nd row of parking spaces. It appears that the covered parking structure extends 5ft. into the sidewalk between the bug prep and vacuum parking areas and there is only a 5ft. sidewalk.



4. **New Comment:** Provide the bicycle rack specifications with the submittal of the construction plans for the proposed ribbon bike racks that can accommodate at least 4 bikes.
5. **New Comment:** A 9ft. easement on N. Main St. must be dedicated using the attached document. The document must be accompanied by a sketch legal description and will need to be reviewed by FDOT prior to receiving approval by City Commission. This easement must be approved by City Commission prior to Certificate of Occupancy (CO).
6. **New Comment:** There is sufficient width within the existing ROW on Vine St. to accommodate the 20ft. streetscape zone. Applicant will continue to work with staff regarding the existing obstructions (e.g., LYNX bus stop, trees, mast arm, electrical/utilities).
7. **New Comment:** 24 total parking spaces are depicted on the Civil Plan set but 25 total parking spaces are listed as provided on the Landscaping Plans.

Architectural/Design Standards

8. **Partially addressed:** Include the depth of all recesses/projections on all elevations.
New Comment: The recesses/projections are 4" maximum. It does not meet the minimum 3' minimum requirement every 75 linear feet for T5-U zoned properties.
9. **Partially addressed:** Revise the ground floor windows to the shopfront elevation standard (example below). Review and incorporate the shopfront standards in section 14-5-7D(1)b
New Comment: Revise the exterior doors on the north and west elevations with a shopfront (transparent) design. Also roll up doors on the tunnel entrance and exit should not be visible from public rights-of-way. 14-4-6D(3). In order to blend with the building's design features and to minimize the appearance of the doors, include windows and additional design to the doors. Note that the doors cannot consist of corrugated metal finishes or similar materials. 14-4-6D(1)
10. **Partially addressed:** Is the covered parking structure adjacent to the building attached to it? Provide elevations of both covered parking structures.
New Comment: Provide color renderings of the elevations for the covered parking structures, vacuum turbine, dumpster, and pay station elevations with the construction plan submittal.
11. **Partially addressed:** Provide additional façade articulation or change of materials on the west elevation.

Landscaping

12. **Partially addressed:** Each required island within parking areas located between the building and the adjacent right(s)-of-way shall have a canopy tree with a minimum caliper of 4 ½ in size, rather than 2½ inches, at the time of planting. All other islands must meet the 2 ½ inch caliper requirement at time of planting.
New Comment: New oak tree on the north end of row of parking space adjacent to building must be 4.5 inch caliper. Swap this tree with one of the oak trees adjacent to the retention pond.
13. **Not addressed:** Provide the landscape calculations on the landscaping plans that confirms that there is at least 25 square feet of landscaped area provided per parking space. 14-8-18A
 - a. If Form Based Code (FBC) façade and massing will be incorporated on the building, landscaping between the building and the street is not required. If this landscaping will be used to meet the requirements above, include notes on the landscaping plans.**New Comment:** At least 25 square feet of landscaped area shall be provided per parking space. Include this calculation with the landscaping plans.
14. **Partially addressed:** Include hardscape (i.e., street wall, dumpster enclosure, covered parking structure, drive through kiosks and canopy, etc.) specifications.
New Comment: Refer to New Comment under #10 above.
15. Dumpster must be moved out of the landscaping island.
New Comment: Dumpster does not appear to be 15ft. from canopy tree to the south of it.

16. **Partially addressed:** Additional buffering is required along the entire drive-through stacking area so that it is not visible to pass-by traffic.
17. Confirm all landscaping meets all of the distance separation requirements in Table 8-1, Section 14-8-23.

Advisory Comments (To be addressed with Construction Plan Submittal)

18. Provide a note on the geometry, demo, land clearing, and the grading sheets in capitalized letters indicating that when any roots of existing trees are encountered during land clearing and/or grading of the site, the roots must be cut off evenly with clean sharp pruning tools. The contractor/developer shall minimize the damage to existing tree root systems.
19. Signage:
 - a) Note that all signage will be reviewed and permitted through a separate building permit.
20. Street lighting shall be provided along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and shall comply with illumination standards adopted by the city. To avoid conflicts with street trees and to provide pedestrian-scale lighting, street lighting structures shall not exceed 18 feet in height. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible. Decorative or similar street lighting shall be utilized. All concrete or aluminum poles and mast arms shall have decorative features.
21. Provide a photometric plan with the Preliminary Site Development Plan. Light locations and styles shall be chosen to reduce any potential light pollution spilling onto adjacent rights-of-way. Please provide location, photometric and shielding plan for proposed lighting accordingly. LDC 14-2-192(A)(3)
22. Provide a note on the plans that all mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-2-65 (K)
23. Provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan approval. 14-2-91(B)(12)
24. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees. Contact Toho Water Authority at 407-944-5000 for water/sewer impact fees and the School District for school impact fees.
25. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

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

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

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

This instrument prepared
by and return to:

City Attorney's Office
101 Church Street
Kissimmee, FL 34741
407-518-2310

Property Appraiser's Parcel ID Number:

PERMANENT RIGHT OF WAY EASEMENT

THIS PERMANENT RIGHT OF WAY EASEMENT ("Easement Agreement") is made and executed this _____ day of _____, by and between _____ whose address is _____ (hereinafter "GRANTOR") and the CITY OF KISSIMMEE, a municipal corporation of the State of Florida, whose address is 101 Church Street, Kissimmee, FL 34741, (hereinafter "GRANTEE").

"WITNESSETH"

WHEREAS, Grantor is the fee owner of certain real property located in Osceola County, Florida (the "Property"); and

WHEREAS, Grantee desires to obtain a permanent right of way easement in connection with the Grantee's redevelopment of the Vine Street Corridor within the Vine Street CRA Overlay District over a portion of the Property more particularly shown and described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area"); and

WHEREAS, Grantor agrees to grant this Permanent Right of Way Easement to Grantee upon and subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITATIONS. The above recitations are true and correct.
2. GRANT AND USE OF EASEMENT. Grantor hereby grants and conveys to Grantee (its successors and assigns) a permanent right of way easement in perpetuity. This easement is subject to the terms and conditions set forth herein and in other recorded easements, restrictions, conditions, and limitations affecting the Easement Area and the Property. The easement shall be used by the Grantee (and its successors, assigns, licensees or designees) for the construction, maintenance and

repair, landscaping, surface water drainage, current utilities, ingress and egress and all other uses traditionally associated with public road rights of way, including for the use of the traveling public across the Easement Area, at the Grantee's sole discretion.

3. **CONDITION OF EASEMENT AREA.** Grantee acknowledges that it (i) has physically inspected the Easement Area; and (ii) accepts the Easement Area "as is" and "where is" with full knowledge of the condition thereof and subject to all the terms, conditions, restrictions and limitation applicable thereto.

4. **INDEMNIFICATION.** In addition to any other indemnification provided herein, Grantee, shall indemnify, defend, protect and hold Grantor and its officers, directors, shareholders, employees, agents and lenders, (collectively the "Indemnities"), harmless for, from and against any and all causes of action, claims, liabilities, losses, damages, costs and expenses (including reasonable attorneys' fees and court costs) sustained by or asserted against the Indemnities from the activities, operations, or use of the Easement Area by Grantee or arising from, out of or in any manner connected with the acts or omissions of the Grantee in exercising the rights and obligations granted and set forth herein.

a. To the extent provided by F.S. 768.28, Grantee hereby agrees to indemnify, defend, and hold harmless the Indemnities from and against any and all liability, loss, claim, demand, lien, damage, penalty, fine, interest, cost and expense (including, without limitation, reasonable attorney fees and litigation costs) incurred by the Indemnities for injuries to persons (including, without limitation, loss of life) or for damage, destruction of property, which is caused directly in whole or in part by:

- (i) The activity, work or act committed, omitted, permitted or suffered by Grantee, its successors, assigns, grantees, invitees, and any of their officers, directors, employees, representatives and agents, or caused, in whole or in part, on or about the Easement area;
- (ii) the negligence of Grantee, its successors, assigns, grantees, invitees, agents, employees, representatives or contractors;
- (iii) Grantee's failure to perform any obligations imposed hereunder;
- (iv) Grantee's use, maintenance, or repair of the Easement Area; or
- (vi) Grantee's failure to abide by any applicable Laws as exist at present and those which may be enacted subsequent to the date of this Easement Agreement, and whether or not such injuries, damage, destruction or theft are sustained by Grantee or Grantor, or by other persons or entities on the Easement Area

b. Nothing contained herein shall be construed as a waiver by Grantee of its sovereign immunity or the provisions of Section 768.28, Florida Statutes.

5. BINDING OBLIGATIONS. Grantee and Grantor covenant and agree that the terms and provisions of this Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective permitted legal representatives, successors and permitted assigns.

6. CONSTRUCTION OF AGREEMENT. This Easement Agreement has been fully reviewed and approved by the parties hereto, and their respective counsel. Accordingly, in interpreting this Easement Agreement, no weight shall be placed upon which party hereto or its counsel drafted the provisions being interpreted.

7. ENTIRE AGREEMENT. This Agreement contains the entire understanding and agreement between the parties hereto concerning the Easement and supersedes any prior or written or oral agreements between the parties concerning the subject matter. There are no representations, agreements, or arrangements or understandings, oral or written, between or among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

8. NOTICES. All notices, demands, requests and other communications required or to be given pursuant to this Easement Agreement shall be in writing, given by the parties hereto and shall be sent by registered mail, return receipt requested, or by a national overnight receipt delivery service (e.g., Federal Express). Such notices shall be deemed served, given and delivered on the earlier of the following: (i) the date of actual receipt; (ii) the fifth (5th) business day after any registered or certified notice was deposited in a sealed envelope in the U.S. mail, postage prepaid; (iii) the next business day after any notice was delivered (on a business day) to a receipted overnight delivery service of said notice accepted same). All notices shall be addressed as set forth below:

If to Grantor: _____

If to Grantee: City Manager
City of Kissimmee
101 Church St.
Kissimmee, FL
34741

Or to such other address or to the attention of such other person as hereinafter shall be designated in writing and sent in accordance with the foregoing provisions.

9. NO IMPLIED WAIVER. The failure of any party to insist upon strict performance of any of the terms and provisions of this Easement Agreement, irrespective of the length of time for which such failure continues, shall not be a waiver of any such party's rights. No course of dealing between the parties and no delay in exercising any right, power or remedy conferred hereby or now hereafter existing at Law, in equity, by statute or otherwise shall operate as a waiver of, or otherwise prejudice, any such right, power or remedy.

10. SEVERABILITY. Every provision of this Agreement is intended to be severable. In the event that any provision of this Agreement is held to be invalid, the same shall not affect in any respect whatsoever the validity of the remaining provisions of this Agreement.

11. AMENDMENTS. This Agreement may be changed, modified, amended or rescinded only by an instrument in writing duly executed and acknowledged by all parties hereto, or their successors or assigns.

12. GOVERNING LAW. This Easement Agreement shall be governed by and, construed in accordance with the Laws of the State of Florida. Any legal action instituted or arising out of this Easement Agreement shall be brought in the Courts of Osceola County, Florida. The parties consent and submit to the exclusive jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto.

13. ATTORNEY'S FEES AND WAIVER OF JURY TRIAL. The parties hereto agree to waive trial by jury in any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement. Each party further agrees that in any action, proceeding or claim which may be brought from any matter arising out of this Easement Agreement there shall be no entitlement to attorney's fees or court costs from the opposing party.

14. COUNTERPARTS. This Easement Agreement may be executed in any number of counterparts with the same effect as if all parties hereto have signed the same agreement. All such counterparts shall be deemed to be an original and all of which shall together constitute one and the same instrument.

{Signature pages follow}

IN WITNESS WHEREOF, the parties hereto have duly authorized and executed this Easement Agreement as of the day and year first written above.

GRANTOR:

Signature
Name: _____
Title: _____

COUNTY OF _____

STATE OF _____

BE IT REMEMBERED that on this ____ day of _____, _____, before me, a Notary Public in and for the said county and state, personally appeared _____, _____, the _____ of _____, the _____ of _____, the member of _____, who is personally known to me and who acknowledged that she/he did sign the foregoing instrument and that the same is her/his free and voluntary act and deed.

IN TESTIMONY WHERE OF, I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.

Notary Public

GRANTEE:

By: _____

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legal sufficiency:

City Attorney

EXHIBIT "A" Legal Description of Easement

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 7/11/2023

PROJECT: Big Dan's Car Wash - Kissimmee

SITE PLAN (DRC) NUMBER: CU-23-0006

REVIEW NUMBER: 2

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Erika Allen - 407.518.2168 - Erika.Allen@kissimmee.gov

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

SITE SPECIFIC:

- Comments based on plans uploaded on 4/20/2023.
- Perpetual cross-access/drainage easements or a replat may be required with this development.
- Per the pre-app meeting (PRE-22-0039), the streetscape zone easement recording can be deferred to CO.
- 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)
- If there is an increase in impervious area from previous, the stormwater management system detailed with the construction plan submittal shall include the following:
 - o 1/2-inch of additional dry pre-treatment
 - o Sufficient information to show compliance with LDC §14-10-3, 3(B)
- The proposed improvements shown on these plans within W. Vine Street is subject to FDOT review and approval. The improvements within N. Main Street is subject to County review and approval.

GENERAL INFORMATION:

- 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 demonstrate suitable traffic circulation is provided on the proposed site layout using vehicle turn simulation.
- 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:
 - o Type (i.e. Director, DRC, BOA, City Manager)
 - o Land Development Code reference
 - o Code requirement (i.e. distance, quantity, type)
 - o Requested waiver/variance (percent of dimensional requirement)
 - o Date of approval
- 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).
- Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
 - o Sidewalks, curb/gutters, bikeways, driveways: 3 feet for understory trees, 5 feet for canopy trees
 - o Intersections: 35 feet
 - o Manholes/catch basins: 10 feet for understory trees, 10 feet for canopy trees
 - o Street lights: 10 feet for understory trees, 25 feet for canopy trees
 - o Regulatory signs: Not to block signs
- Dumpster/compactor enclosure location and orientation subject to review and approval by the Sanitation Division. Details available upon request: Jody Kirkendall, jody.kirkendall@kissimmee.gov
- 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 SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2022/23-0217

DRC#:CU-23-0006

Current FLU: COMM

Requested FLU: N/A

PROJECT NAME: Big Dan's Carwash

Current Zoning: COMM

Requested Zoning: N/A

PROJECT LOCATION: 53 W. Vine St., Kissimmee, 34741

COMMENTS DUE DATE: 5.10.23

PID#: 15-25-29-2171-0001-0030

This application has no impact on public school capacity.



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

**ADDRESS: 53 W. Vine St., Kissimmee, 34741
PLAN (DRC) NUMBER: CU-23-0006**

DATE: 5/5/2023

**Review Status:
APPROVED.**

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

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

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

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

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



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

ADDRESS: 53 W Vine St
PLAN (DRC) NUMBER: CU-23-0006

DATE: 4/24/2023

**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?
- Additional comments at construction review

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

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

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



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

ADDRESS: 53 W. Vine St
PLAN (DRC) NUMBER:CU-23-0006

DATE: 5/8/2023

Review Status:
APPROVED WITH CONDITIONS.

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

Comments/Conditions (if applicable):

1. Fire Flow Requirements shall be provided per FFPC NFPA 1 18.3. This will determine if additional fire hydrants are needed.

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.



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Big Dan's Car Wash - Kissimmee DRC# _____

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

Agent Signature: *Brett Nevaril* Date: 04/20/2023

Agent Name (Print): Brett Nevaril

Property Owner Signature: _____ Date: _____

Property Owner Name (Print): See power of attorney



CITY OF KISSIMMEE DEVELOPMENT SERVICES
SITE PLAN AND SITE SPECIFIC REDEVELOPMENT PLAN
REVIEW CRITERIA CHECKLIST

Project Name: Big Dan's Carwash

Subject Property Address: 53 Vine Street

Subject Property Parcel ID #: 15-25-29-2171-0001-0030

Site Plan review requires 15 – 24"x36" black or blue line prints to include the following criteria below to be shown on submitted site plans and accompanying maps, drawn to a scale no smaller than 1-inch = 100-feet, and prepared by the appropriate combination of qualified professionals. (NOTE: Site Development Construction plans shall be prepared by a civil engineer licensed by the State of Florida). Please include this site plan review checklist in addition to other required submittals to the Development Services Department Planning Division. Indicate (NA) for items that are not applicable to the review. 2 copies of conceptual building elevations will need to accompany this checklist if Site Specific Redevelopment Plan is requested.

Note: All paper plans shall be accompanied by a PDF of the drawings, submitted via email or CD-ROM

General Information

X **Owner and Professional Agent:** The name, address, and phone number of the owner and the professional agent.

X **Location Map:** Map indicating the location of the proposed development in relation to surrounding streets, and existing zoning and land use on adjacent land.

NA **Traffic:** For larger projects, any data or analysis the City may require to supplement concurrency review.

X **Intent of use or development:** Statement of objectives, general proposed, and the proposed use(s) to be accommodated within the proposed project.

X **Land Use and Zoning Designations:** Comprehensive Plan Future Land Use and Zoning Map Designations for the subject site and adjacent properties.

X **Density and/or Intensity:** Project acreage, density by dwelling unit type; types of non-residential uses and their gross floor areas.

X **Legal Description:** The subject site's legal description.

X **Topo and Boundary Survey:** A signed and sealed topography and boundary survey of the subject site.

NA **Phasing:** If any, including the time, rationale, density and other impacts on public facilities, by phase.

Existing and Proposed Site Improvements

X **Structures:** Location of existing and proposed structures (including structures located within 25-feet of the property line) plus approximate building dimensions, building height, setbacks, square footage, finish floor elevations, proposed uses and whether sprinkler systems are proposed.

NA **Dedications Rights-of-Way and Easements:** On-site and adjacent dedications, rights-of-way and easements.

X **Streets, Circulation, & Parking:** Existing and proposed streets, pedestrian and bike path, parking areas and driveways, including any connections to off-site facilities within 25-feet; location and dimensions of access points; location and number of required and provided parking spaces and loading spaces, including parking requirement data and dimensions, handicapped parking, access aisle, ramps, signage; curbing; and existing and proposed turn lanes.

X **Walls:** Location of existing and proposed walls, fences, and entrance features, and their height, type and size.

X **Utilities:** Existing and conceptual utility layout, including water, sewer, gas and on-site lighting; connections to off-site facilities within 25-feet.

X **Signs:** Conceptual type, size, height and locations of all site identification signage.

X **Conceptual Landscape and Irrigation Plan:** Plan showing type and location of natural vegetation to be preserved and to be removed, location of proposed landscape and buffer areas in accordance with the City Code and City Plant List, sight triangles, and proposed landscaping and buffering concept (including approximate location of proposed walls, berms, hedges, and trees), drawn to the same scale as the site plan.

X **Open Space:** Location, percentages, and purpose of open space and impervious areas, including any proposed recreation area and amenities.

NA **Slopes:** Unusual grading affecting relationship of building shall be shown on a preliminary grading plan.

X **Drainage:** Direction of stormwater flow and method of disposition of surface drainage (including retention/detention areas), including location of any existing stormwater facilities within 25-feet of the property.

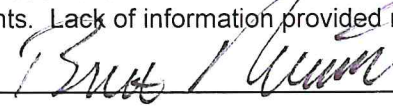
X **Fire Protection:** Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.

X **Solid Waste:** Garbage storage provisions, including full enclosure, a minimum of 6-feet in height and constructed in like manner of the building.

NA **Soils:** Soil conditions and muck depths (where applicable) based upon the Soil Survey of Osceola County.

NA **Flooding, Wetlands and Other Environmentally Sensitive Lands:** 100-year floodplain and floodway boundaries; location of any wetlands, wellfield protection areas and other environmentally sensitive areas, including the soil and vegetation basis for such a determination.

I certify that all of the information listed above has been provided if applicable on the site plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed: 

Date: 04/19/2023

Please Note: The list is provided to ensure that all site plans submitted are uniform and contained the minimum information required for review under Section 14-2-191 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning site plan review to the City of Kissimmee Development Services Department at (407)518-2140.

Approximate Review Time for a Site Plan Request:

Review Type	Progressive Review Time
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant - 2 weeks	2 Weeks
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks	5 Weeks
- Resubmittal of Site Development Plans	
- Final Site Development Review (Construction Plans) *** - 3 weeks	8 Weeks
- Development Order Issued	
Approximate Time of Review Total	8 - 10 Weeks

Estimation does not include review time for PUD Site Plan, and Minor Site Plan requests. Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and any other required documentation. ** Process does not include building construction plan. See Building Division for submittal requirements. *** Dependent upon if all preliminary site development comments have been addressed and revised.

11/20/09



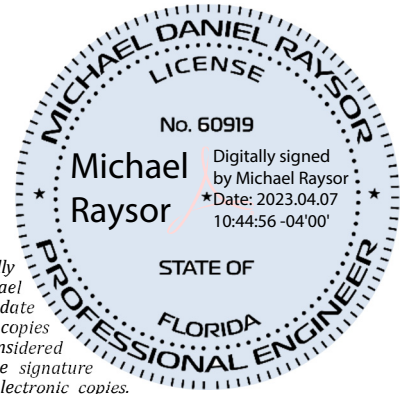
TECHNICAL MEMORANDUM

TO: BRIGHTWORK REAL ESTATE, INC.
3708 WEST SWANN AVE, SUITE 200
TAMPA, FLORIDA 33609

FROM: MICHAEL D. RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING, LLC

SUBJECT: KISSIMMEE CAR WASH
TRIP GENERATION EVALUATION

DATE: APRIL 7, 2023



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

1.0 | INTRODUCTION

This technical memorandum documents a TRIP GENERATION EVALUATION undertaken in association with the redevelopment of the property located at 51 West Vine Street, located in Kissimmee, Florida. The subject property is currently developed with a 3,040 square foot building, which was initially constructed as a 7-Eleven Convenience Store & Gas Station; as reflected by the Osceola County property appraisers office: RETAIL CONVENIENCE STORE (7-11, WAWA), as documented in **ATTACHMENT A**. The property is currently planned to be redeveloped, consisting of the demolition of the existing building and the construction of a single-tunnel automated car wash facility.

2.0 | TRIP GENERATION ESTIMATES

The daily and peak hour trip generation for the subject property was estimated for both the initial development scenario (7-Eleven) and proposed development scenario (car wash); as summarized in **TABLE 1.0**. The trip generation estimates were undertaken in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition). The resulting trip generation estimate identifies that upon redevelopment of the subject property, trip generation is anticipated to decrease for all analysis periods, with decreases in both driveway trips and new external trips. Specifically, new external daily trips are anticipated to decrease by 296 vpd (63% reduction), new external AM peak hour trips are anticipated to decrease by 28 vph (74% reduction), and new external PM peak hour trips are anticipated to decrease by 20 vph (53% reduction)



TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE

PROPOSED CONDITIONS TRIP GENERATION ESTIMATE

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
948	Automated Car Wash	3.833 ksf	142.00	544	7.81	30	15	15	14.20	54	27	27
Pass-By Trips			68%	370	68%	20	10	10	68%	36	18	18
New External Trips			--	174	--	10	5	5	--	18	9	45
DAILY TRIP RATE NOT AVAILABLE FOR ITE LUC 948 (ESTIMATED USING DAILY TRAFFIC VOLUMES BY HOUR) AM PEAK HOUR TRIP RATE NOT AVAILABLE FOR ITE LUC 948 (ESTIMATED USING DAILY TRAFFIC VOLUMES BY HOUR) PASS-BY RATE FROM PASCO COUNTY MOBILITY FEE STUDY												

SOURCE: Institute of Transportation Engineers Trip Generation Manual (11th edition)

PRIOR CONDITIONS TRIP GENERATION ESTIMATE

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
945	Conv. Store/ Gas Station	3,040 sf	700.43	2,130	56.52	172	86	86	54.52	166	83	83
Pass-By Trips			78%	1,660	78%	134	67	67	78%	128	64	64
New External Trips			--	470	--	38	19	19	--	38	19	147
PASS-BY RATE FROM FDOT TRIP GENERATION CHARACTERISTICS OF LARGE GAS STATIONS/CONVENIENCE STORES												

SOURCE: Institute of Transportation Engineers Trip Generation Manual (11th edition)

ATTACHMENT "A"



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

[Basic Search](#) [Advanced Search](#) [Sales Search](#) [Search Results](#) [Parcel Result](#) [Map](#) [Help](#)

Parcel Result
Parcel: 152529217100010030
[TRIM Notice](#) [Property Record Card](#) [Map Image](#) [Tax Collector](#) [Map View](#) [E-Mail Parcel](#) [NEW Bird's Eye View](#)

Owner Information

Owner Name
Mailing Address
Physical Address
Description
Tax District

VINE STREET PLAZA INVESTORS LLC
2221 LEE RD STE 11
WINTER PARK, FL 32789
51 W VINE ST, KISSIMMEE FL 34741
RETAIL CONVENIENCE STORE (7-11, WAWA)
200 - KISSIMMEE

PARCEL: 152529217100010030
CARD: 1
DATE: 04/07/2023

76

Tax Values

Current Values

Current Value represents working appraised values as of 04/06/2023, which are subject to change prior to certification

Land

\$1,035,700

AG Benefit

\$0

Extra Features

\$32,300

Buildings

\$361,600

Appraised(Just)

\$1,429,600

Assessed(estimated)

\$1,342,103

Exemption(estimated)

\$0

Taxable(estimated)

\$1,342,103

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

Certified Values

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

Land

\$863,100

AG Benefit

\$0

Extra Features

\$32,500

Buildings

\$360,700

Appraised(Just)

\$1,256,300

Assessed*

\$1,220,094

Exemption

\$0

Taxable

\$1,220,094

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5064-2958	\$8,000,000	2016-12-01	Special Warranty Deed (sw)
1	1764-1712	\$6,300,000	2000-08-03	Special Warranty Deed (sw)
2	1679-1477	\$1,159,800	1999-07-02	Special Warranty Deed (sw)

Land Information - Total Acreage: 1.28

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	55757.00	0.00	SF	\$1,035,700

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK GOOD	96	2000	\$461
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK GOOD	121	2000	\$581
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK GOOD	242	2000	\$1,162
COMMERCIAL-LIGHTS BELOW AVERAGE	5	2000	\$2,200
COMMERCIAL-LIGHTS FAIR	2	2000	\$720
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	1498	2000	\$2,192
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	5055	2000	\$7,395
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	17042	2000	\$9,970
COMMERCIAL-PARKING CURBS/BUMPERS	12	2000	\$59
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	5088	2000	\$7,444

Building Information

Building: 1

Description
Year Built
Value
Actual Area
Heated Area

CONVENIENCE STORE - FRANCHISE
2000
\$361,600
3040
3040

Bedrooms
Full Bathrooms
Half Bathrooms
Fixtures
Roof Cover
Exterior Wall

8
12 BUILT UP METAL/GYPSUM
(1.00) 16 CEMENT BRICK

Building 1 subarea

Description
BASE AREA

Code
BAS

Year Built
2000

Total Sketched Area
3040

[View Building Sketch](#)

ATTACHMENT A - 1 of 2

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ATTACHMENT "A"

Building 1: Photos



Building 1: Sketch

PARCEL: 162629217100010030
CARD: 1
DATE: 04/07/2023

Legal Description

Legal Description STAPLES PLAZA PB 11 PG 102-103 LOT 3 LESS COM AT SW COR OF SW 1/4 15-25-29, S 89 DEG E 1323.20 FT, N 414.81 FT, N 89 DEG W 43.02 FT TO NE COR LOT 2 & POB; S 343.89 FT, S 49 DEG W 26.26 FT, N 89 DEG W 7.38 FT TO POC, CONC NWLY, RAD 38.10 FT, CENT ANG 46 DEG (CH BEARING N 23 DEG E) TAN BEARING N 45 DEG E, NELY ALONG CURVE 30.34 FT, N 273.69 FT, E 10.80 FT, N 1 DEG E 60.27 FT TO N/L LOT 2, S 89 DEG E 3.63 FT TO POB



NUMBER
407-742-5000



EMAIL
info@property-appraiser.org



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

[View Map](#)

Business Hours

HOURS OF OPERATION

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



About the Property Appraiser

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

Other County Agencies

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

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[Home](#) [About Katrina S. Scarborough](#) [FAQ](#) [Appraisal Process](#) [Career Opportunities](#) [Newsroom](#) [Budget](#) [Contact](#)

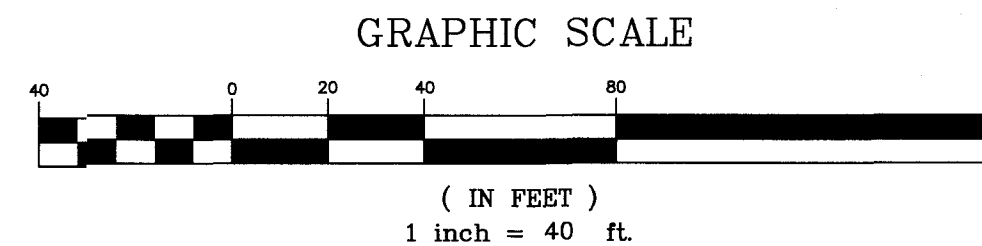
PLAT OF SURVEY

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND TRACT A, STAPLES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 11, PAGES 102 & 103 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

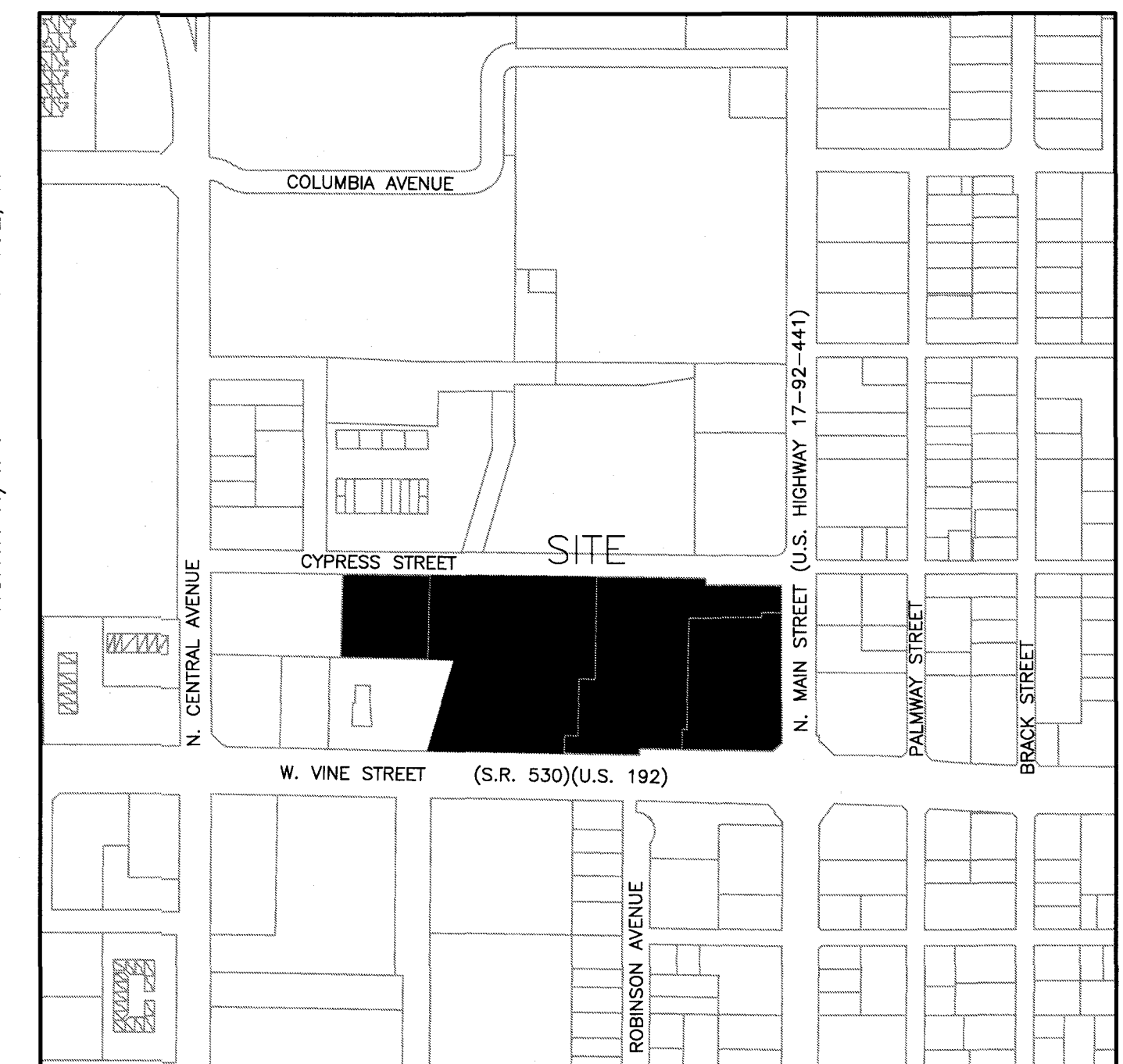
LESS AND EXCEPT: PARCEL 104, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4324, PAGE 1609, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 7.25 ACRES, MORE OR LESS.



NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM
OF 1988

NOTE: According to the Federal Emergency Management Agency Firm Map No. 12097C0066 G, and 12097C0067 G, Community No. 120190, effective JUNE 18, 2013, the portion of the property where buildings are located, lies in Zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain, the remaining property lies in Zone "X" (Shaded), areas of the 0.2% annual chance flood and Zone "AE", areas within the 1% annual chance flood (100-year flood) with Base Flood Elevations determined. Base Flood Elevation = 65.3' N.A.V.D. 88 per the Flood Insurance Rate Map and a portion of the property lies in a floodway, which lies along either side of the 50' drainage easement, as shown hereon.



ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE NORTH R/W LINE OF U.S. 192. AS BEING N88°15'53"W.

NOTES TO TITLE EXCEPTIONS CONTAINED IN SCHEDULE BII OF FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE #2037-3628565, EFFECTIVE DATE: SEPTEMBER 6, 2016.

EXCEPTION #9) EASEMENT IN FAVOR OF THE CITY OF KISSIMMEE RECORDED IN O.R. BOOK 355, PAGE 720, AS AFFECTED BY SUBORDINATION RECORDED IN O.R. BOOK 4369, PAGE 2893. (AFFECTS THE SUBJECT PROPERTY GRANTING AN EASEMENT TO THE CITY OF KISSIMMEE TO PLACE A SIGNAL POLE AND ANCHORS WITHIN A 75' X 75' PARCEL NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON).

EXCEPTION #10) INGRESS AND EGRESS IN FAVOR OF BOJANGLES RECORDED IN O.R. BOOK 760, PAGE 1586. (AFFECTS THE SUBJECT PROPERTY GRANTING AN INGRESS/EGRESS EASEMENT TO THE ADJOINING PROPERTY THOUGH THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON).

EXCEPTION #11) UTILITY EASEMENT IN FAVOR OF THE CITY OF KISSIMMEE RECORDED IN O.R. BOOK 804, PAGE 1818. (AFFECTS THE SUBJECT PROPERTY GRANTING A UTILITY EASEMENT OVER THE WEST 10 FEET OF TRACT A, AS SHOWN HEREON).

EXCEPTION #12) TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN LEASE RECORDED IN O.R. BOOK 1640, PAGE 774, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. BOOK 4066, PAGE 2845. (AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE IN NATURE).

EXCEPTION #13) DECLARATION OF EASEMENTS RECORDED IN O.R. BOOK 1642, PAGE 1785 AND AMENDMENT RECORDED IN O.R. BOOK 1886, PAGE 943. (AFFECTS THE SUBJECT PROPERTY GRANTING EASEMENTS FOR STORMWATER DRAINAGE, UTILITIES, INGRESS AND EGRESS, PARKING AND MAINTENANCE, WHICH ARE BLANKET IN NATURE).

EXCEPTION #14) TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN LEASE RECORDED IN O.R. BOOK 1649, PAGE 1723, AMENDED MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 1764, PAGE 1856, ASSIGNMENT OF LESSOR'S INTERESTS RECORDED IN O.R. BOOK 1764, PAGE 1716, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. BOOK 4066, PAGE 2696 AND FINAL JUDGEMENT RECORDED IN O.R. BOOK 4693, PAGE 1346. (AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE IN NATURE).

EXCEPTION #15) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF STAPLES PLAZA, AS RECORDED IN PLAT BOOK 11, PAGES 102 & 103. (AFFECTS THE SUBJECT PROPERTY BY VIRTUE OF A 50 FOOT DRAINAGE EASEMENT AS SHOWN HEREON).

EXCEPTION #16) EASEMENT DEED IN FAVOR OF KISSIMMEE UTILITY AUTHORITY RECORDED IN O.R. BOOK 1724, PAGE 949, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN O.R. BOOK 3741, PAGE 1984. (AFFECTS THE SUBJECT PROPERTY GRANTING A 10 FOOT UTILITY EASEMENT FROM U.S. HIGHWAY 17-92-441 TO A TRANSFORMER LOCATED NEAR THE NORTHEAST CORNER OF THE 7-11 BUILDING, AS SHOWN HEREON).

EXCEPTION #17) UNRECORDED LEASE BETWEEN INDEPENDANT DEVELOPMENT COMPANY, LLC AND HAR, LLC (LANDLORD) AND RAMCO TRADING CORPORATION, AS TENANT, DESCRIBED IN THAT CERTAIN ASSIGNMENT OF LEASE RECORDED IN O.R. BOOK 1978, PAGE 2965. (NO UNRECORDED LEASES WERE PROVIDED TO THE SURVEYOR).

EXCEPTION #18) UNRECORDED LEASE IN FAVOR OF KIAMY DOAN, AS TENANT, DESCRIBED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. BOOK 4066, PAGE 2854. (NO UNRECORDED LEASES WERE PROVIDED TO THE SURVEYOR).

EXCEPTION #19) UNRECORDED LEASE IN FAVOR OF THE SALVATION ARMY, AS TENANT, DESCRIBED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMNT AGREEMENT RECORDED IN O.R. BOOK 4066, PAGE 2863. (NO UNRECORDED LEASES WERE PROVIDED TO THE SURVEYOR).

EXCEPTION #19) TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LEASEE(S) AND ANY PARTIES CLAIMING THROUGH THE LEASSEE(S) UNDER THE LEASE(S). (NO UNRECORDED LEASES WERE PROVIDED TO THE SURVEYOR).

CERTIFIED TO:
First American Title Insurance Company
Nelson Mullins Broad and Cassel
Cogent Bank and/or its assigns
Vine Street Plaza Investors, LLC

I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice, as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



 10-02-21
 Randy Hanson, P.L.S. # 4629
 STATE OF

SHEET NO.

100

1 of 1

3829-10

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