



**MEETING AGENDA  
SESSION OF THE PLANNING ADVISORY BOARD  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
WEDNESDAY, SEPTEMBER 6, 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**

4.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

**5. NEW BUSINESS**

5.A Public Hearing - Ordinance to annex 556.33 acres of land - AX-22-0003 - Proposed Ordinance #23-10

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

5.B Public Hearing - An Ordinance amending the Future Land Use Map designation from County Low Density Residential (LDR), City Multiple Family Medium Density (MF-MDR), and City Single Family Low Density (SF-LDR) to City Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS): Hilliard Isle, LUPA-22-0006 - Proposed Ordinance #23-20

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.

**6. PUBLIC HEARINGS**

**7. DISCUSSION**

**8. HEAR CHAIRMAN AND BOARD MEMBERS**

**9. ADJOURNMENT**

## Planning Advisory Board – September 6, 2023

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

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



**ITEM 3.A**

**Approval of the 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.

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Board Chairman

ATTEST:

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Board Secretary

## **ITEM 4.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.

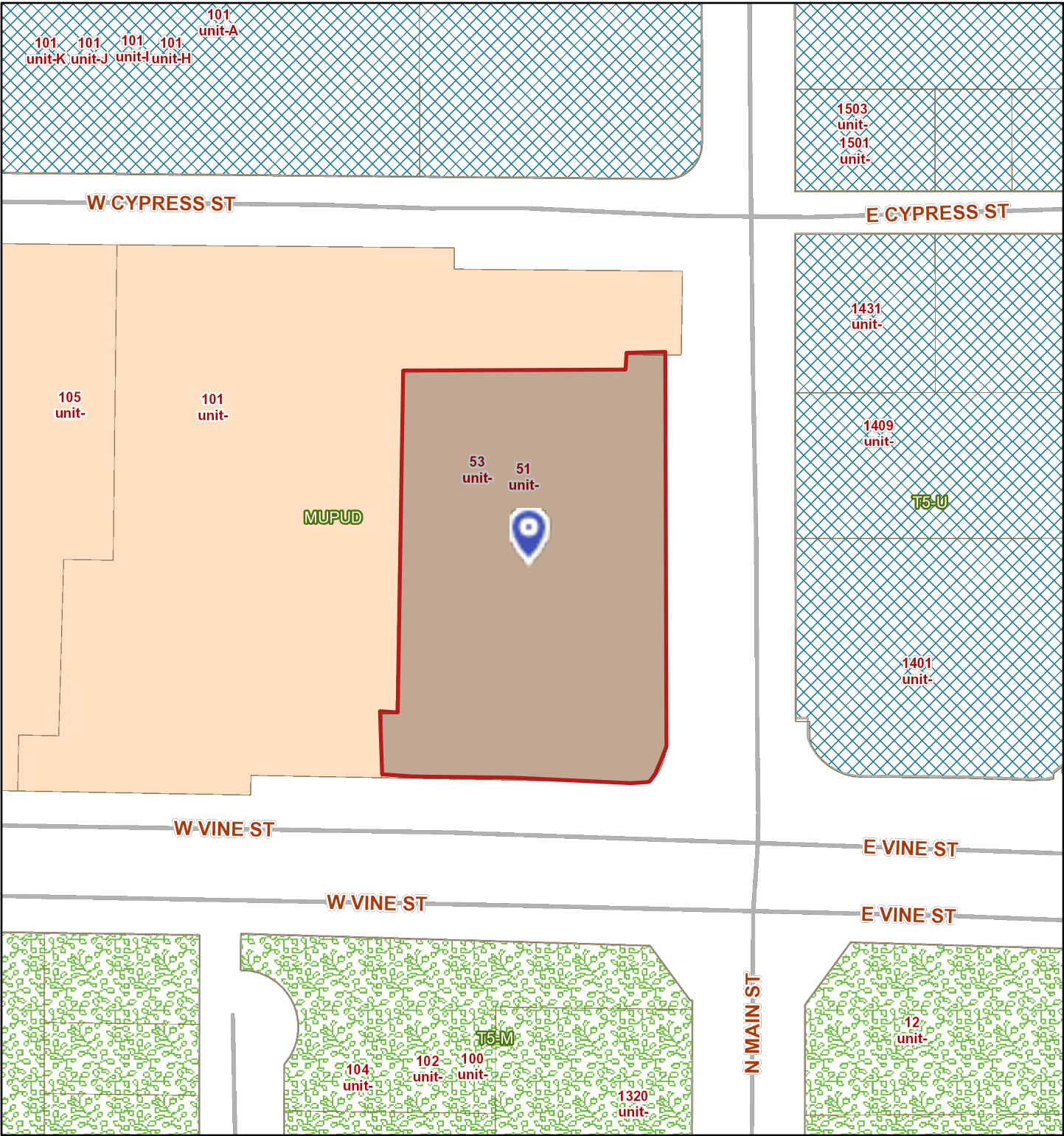


8. Fire Flow Requirements shall be provided per FFPC NFPA 1 18.3. This will determine if additional fire hydrants are needed.

**Attachment(s):**

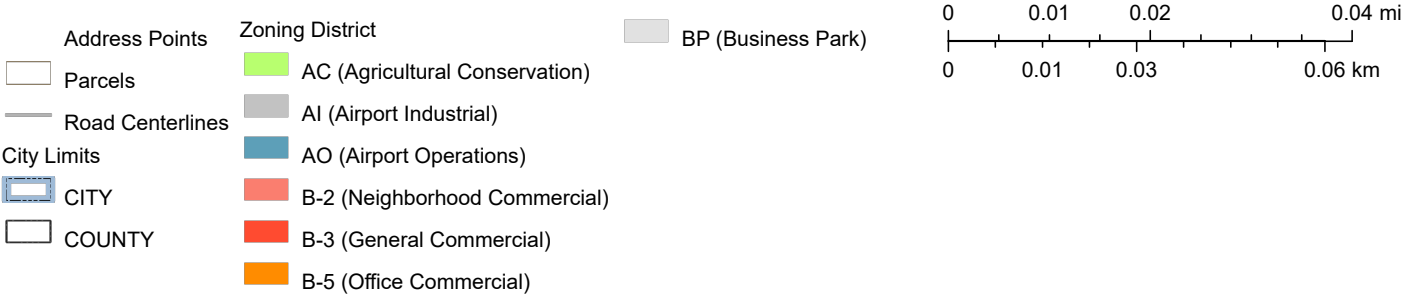
1. CU-23-0006 Vicinity Map
2. CU-23-0006 Aerial Map
3. CU-23-0006 Site Plan & Elevations
4. CU-23-0006 Architectural Plans
5. CU-23-0006 Landscaping Plans
6. CU-23-0006 PAB Ad
7. CU-23-0006 DRC Comments
8. CU-23-0006 DRC Application

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

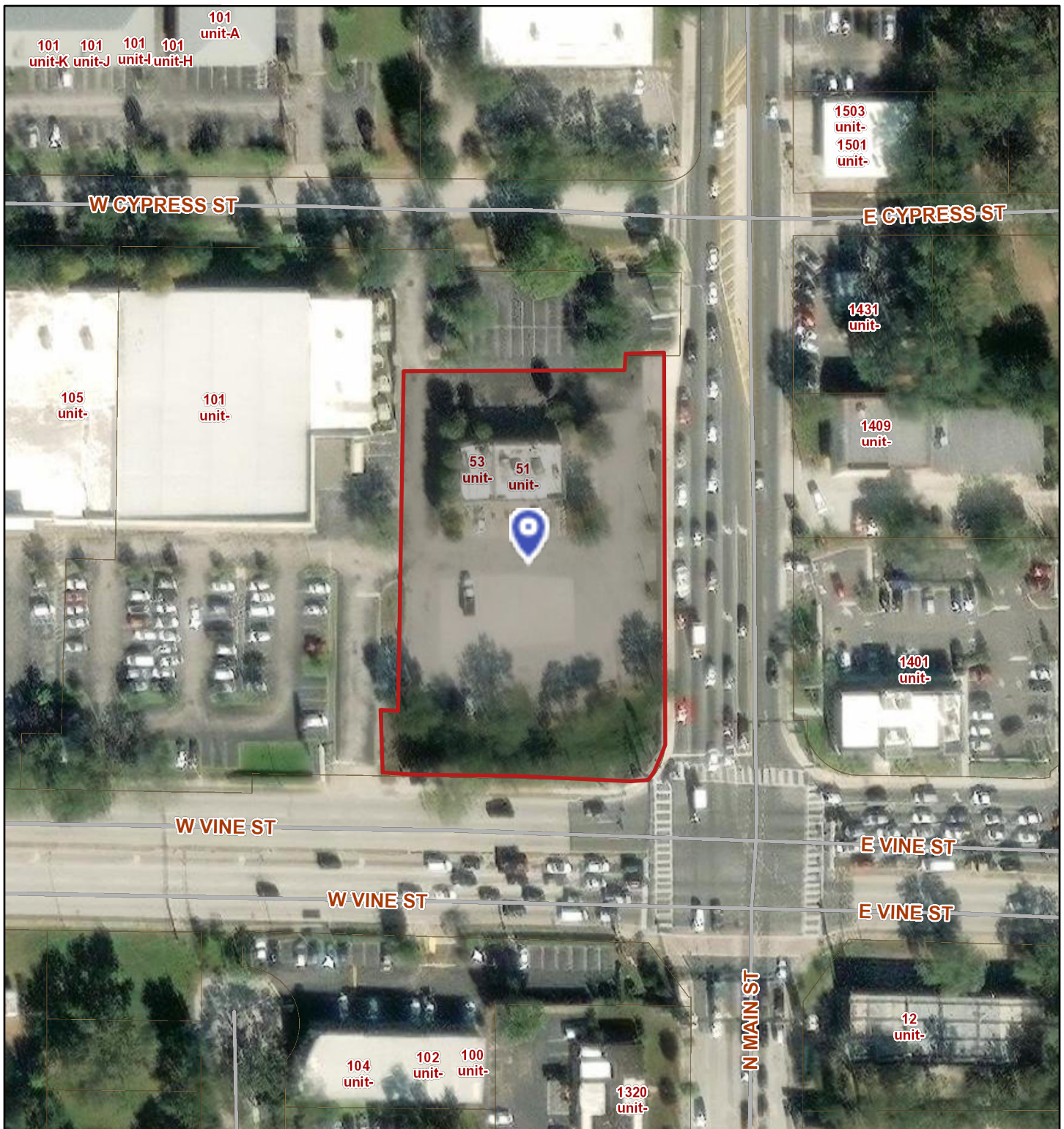


August 2, 2023

1:1,368



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

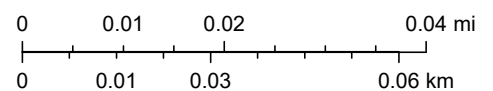


August 2, 2023

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



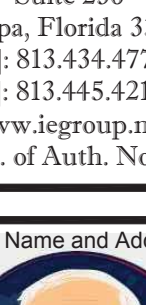
State of Florida, Maxar



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| <br>REFERENCE<br>NORTH |     |                                                               |
| 0'                                                                                                       | 20' | 40'                                                           |
| SCALE: 1" = 20'                                                                                          |     |                                                               |
|                                                                                                          |     | 06/21/23<br>04/19/23<br>Date                                  |
|                                                                                                          |     | Revised Per Comments<br>Issue For Submittal<br>Revision/Issue |
| 2                                                                                                        |     | 1                                                             |
| No.                                                                                                      |     | No.                                                           |

  
**INFINITY ENGINEERING GROUP, LLC**  
1208 East Kennedy Boulevard  
Suite 230  
Tampa, Florida 33602  
Tel: 813.434.4770  
Fax: 813.445.4211  
www.ieggroup.net  
FL Cert. of Auth. No. 27889

Client Name and Address

  
**Big Dan's CAR WASH**

NISIT SAPPARKHAO, P.E.  
FL REG. NO. 64085



Digitally signed by  
Sapparkhao  
DN: c=US, st=Fl, ou=  
=Tampa, o=Infinity  
Engineering Group,  
cn=Nisit Sapparkh  
email=nsit@iegro  
Date: 2023.06.2  
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version 2016.006

|                                                                                                                         |                                                    |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <p>Project Name and Address</p> <p><b>BIG DAN'S CARWASH</b></p> <p>53 WEST WINE STREET<br/>KISSIMMEE, FLORIDA 34741</p> | <p>Sheet Title</p> <p><b>CONCEPT SITE PLAN</b></p> |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|

|                          |               |
|--------------------------|---------------|
| Project No.<br>365-04.00 | Sheet         |
| Date<br>04/12/2023       | <b>CP.1.1</b> |
| Scale<br>AS NOTED        |               |

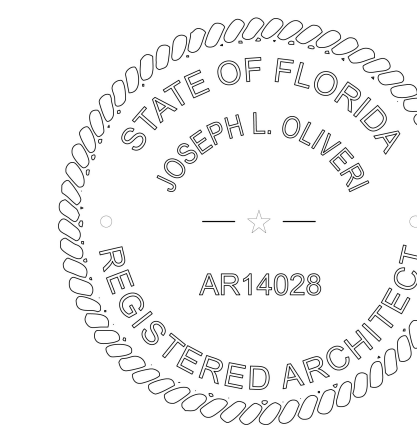






# NEW FREE-STANDING BUILDING FOR BIG DAN'S CARWASH

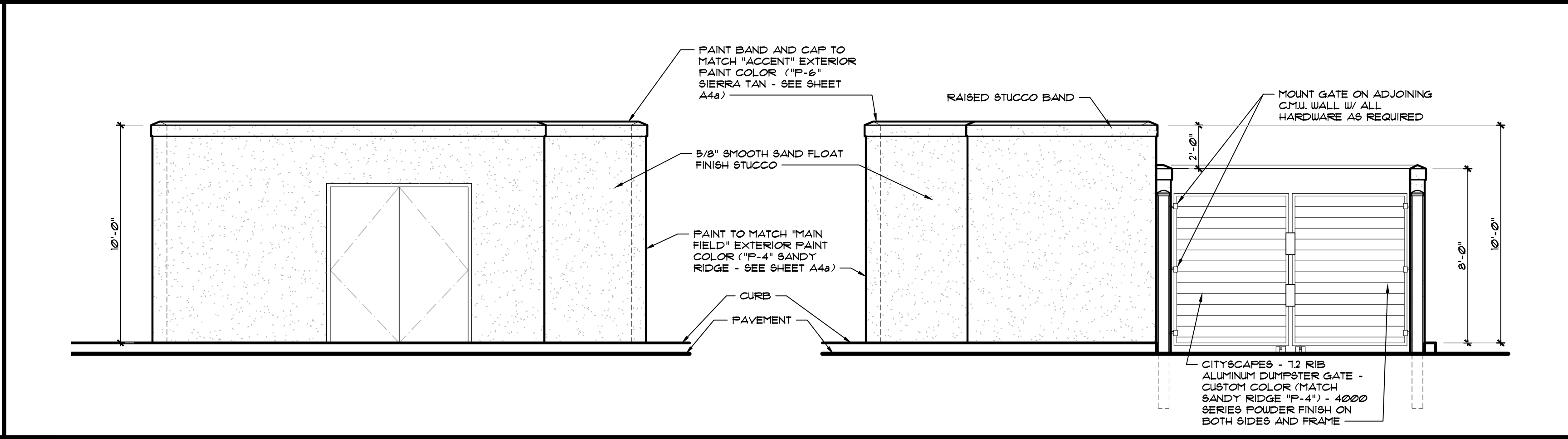
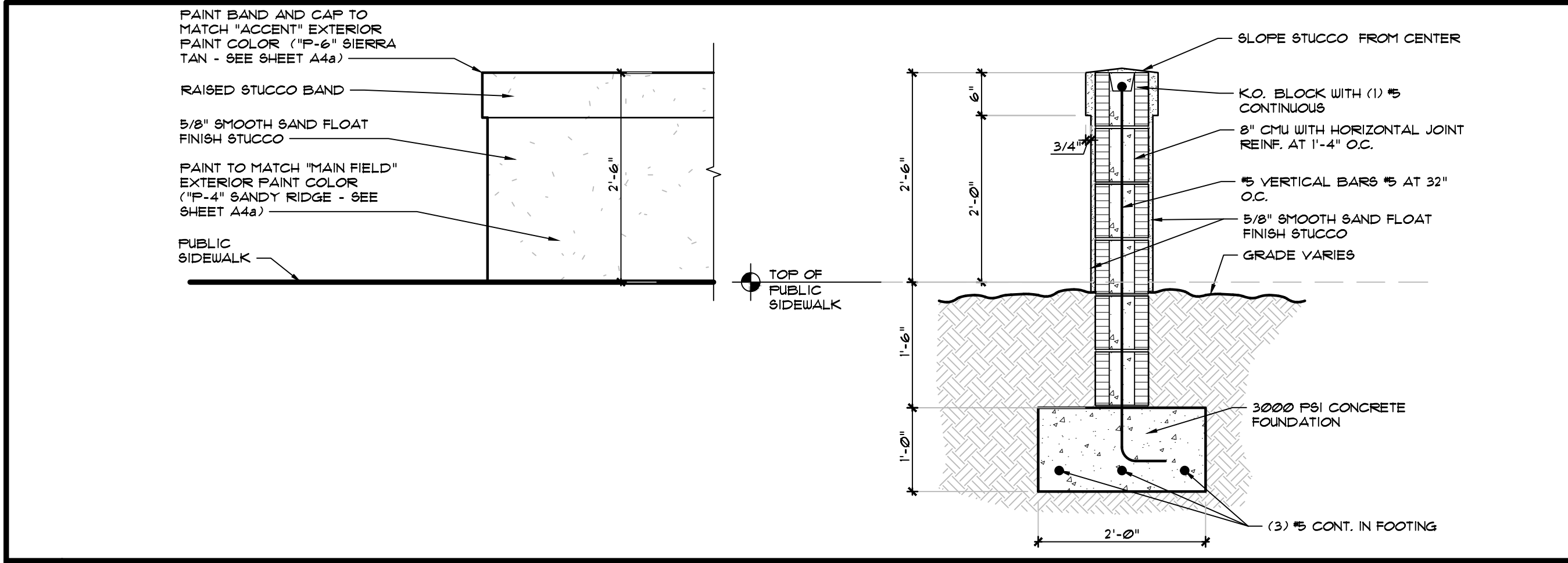
53 WEST VINE STREET  
KISSIMMEE, FLORIDA 34741  
CITY OF KISSIMMEE



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Joseph L Oliveri  
Date: 2023.06.21  
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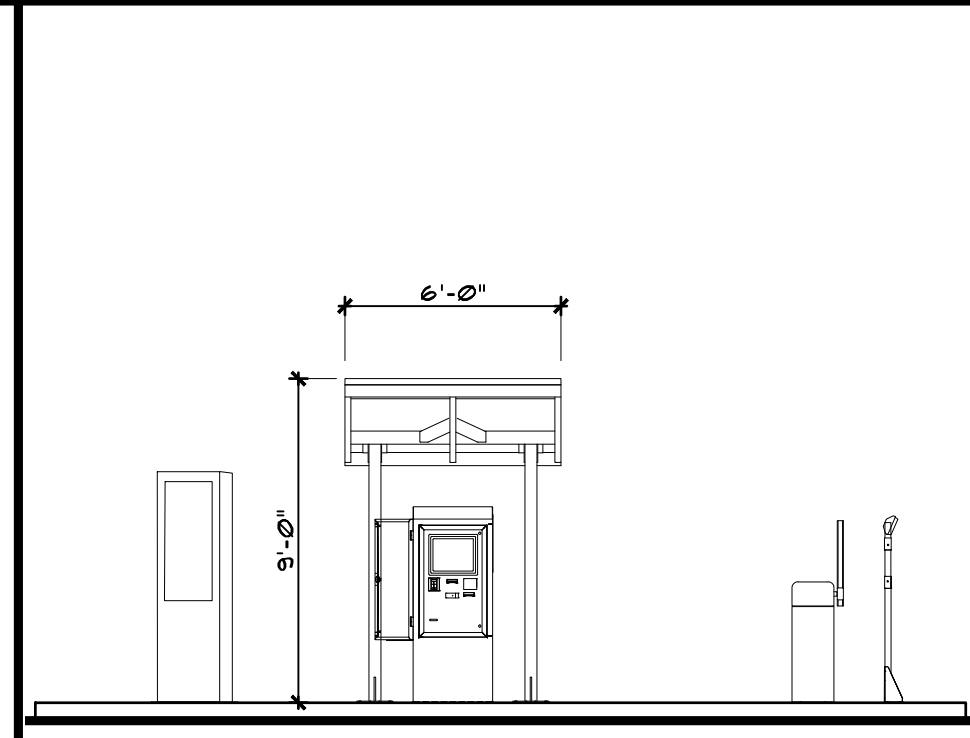
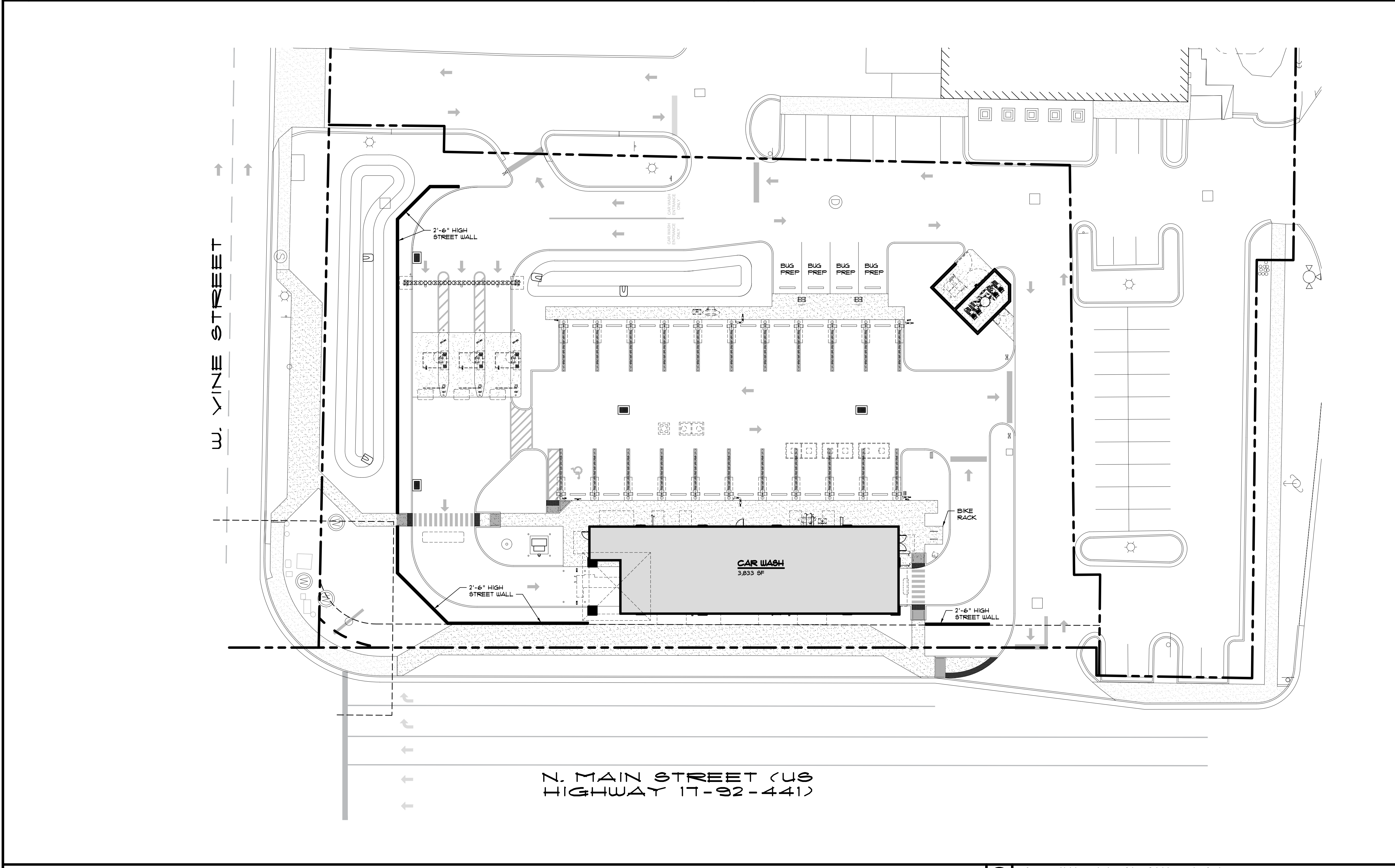
[illegible]



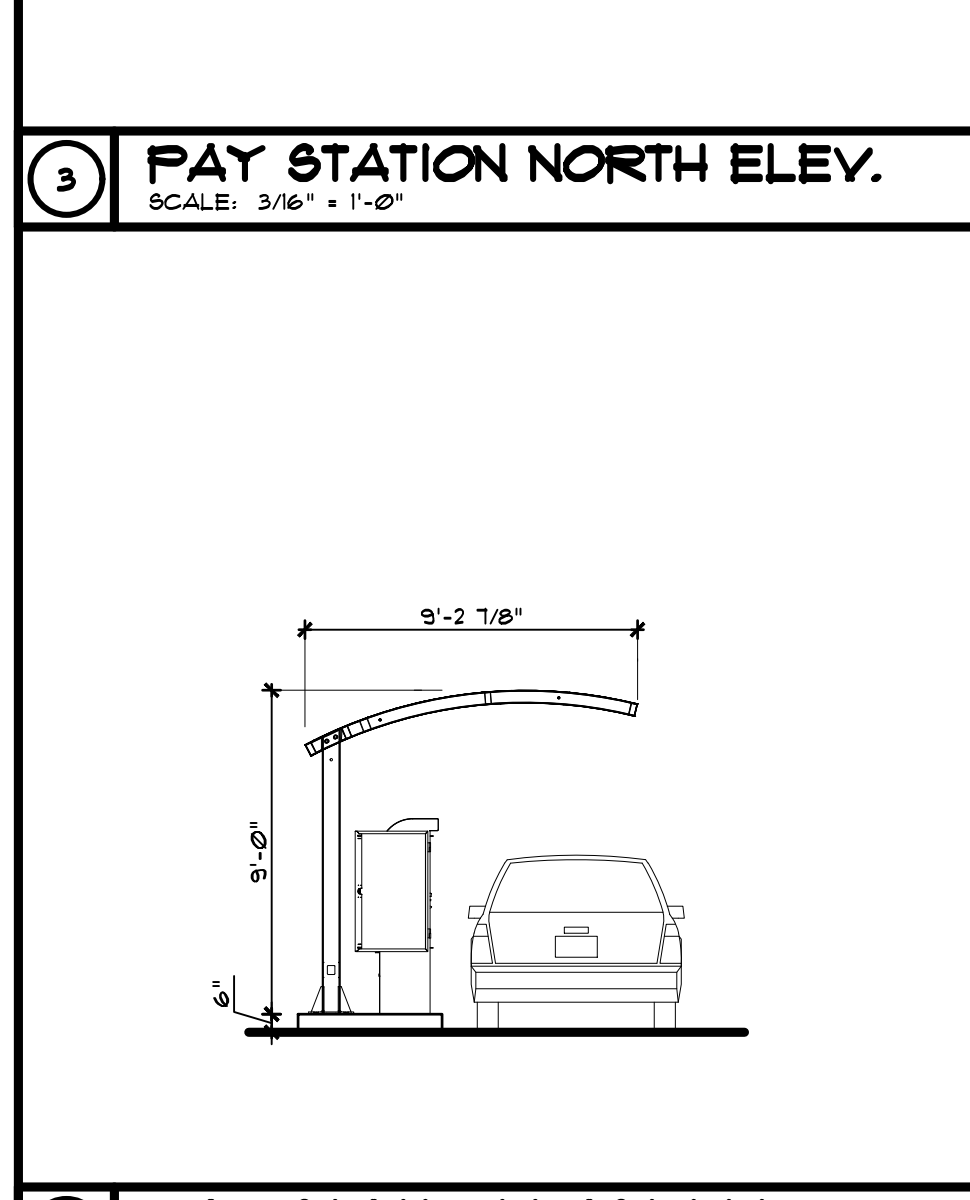


**5 STREET WALL PARTIAL ELEVATION AND DETAIL**  
SCALE: 3/4" = 1'-0"

**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"

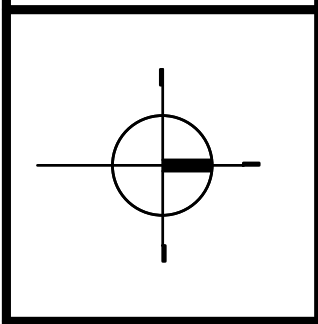
| PARKING CALCULATIONS           |                           |
|--------------------------------|---------------------------|
| HANDICAP PARKING SPACES:       | 1 SPACE                   |
| PREP STATIONS:                 | 4 SPACES                  |
| TOTAL PARKING SPACES:          | 5 SPACES (H.C.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

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

| REVISIONS | BY |
|-----------|----|
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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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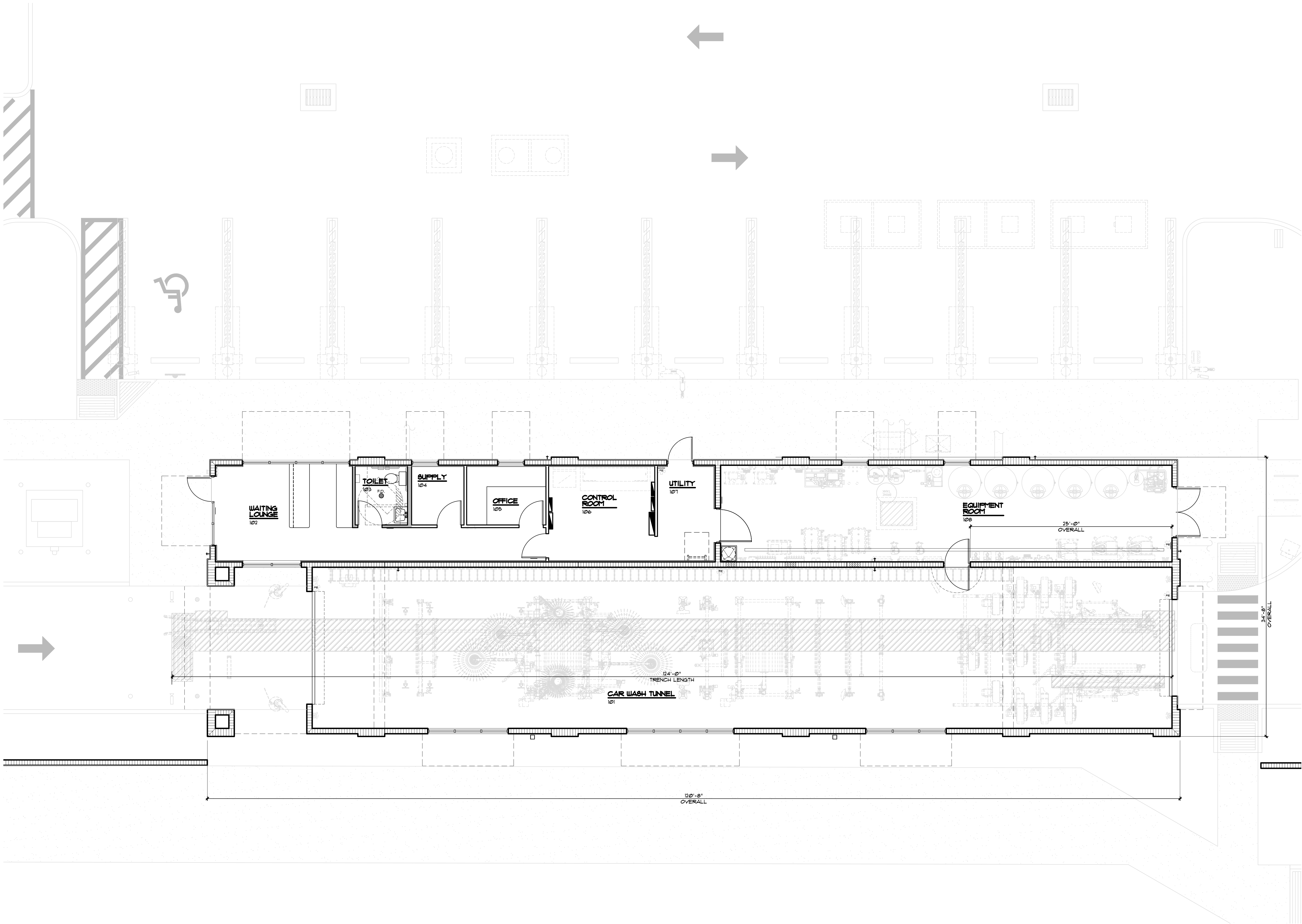


**DESIGN  
DEVELOPMENT  
SCHEME 'A'**

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        | <b>AS1</b> |





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

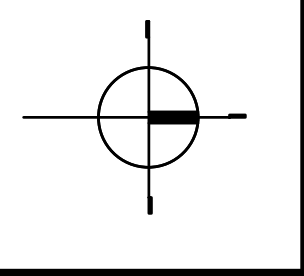
3/23/23

| REVISIONS | BY |
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OLIVERI ARCHITECTS

AA0002921  
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1004 Indiana Avenue • Palm Harbor, FL 34683  
Phone 727.751.7225  
www.oliveriarchitects.com

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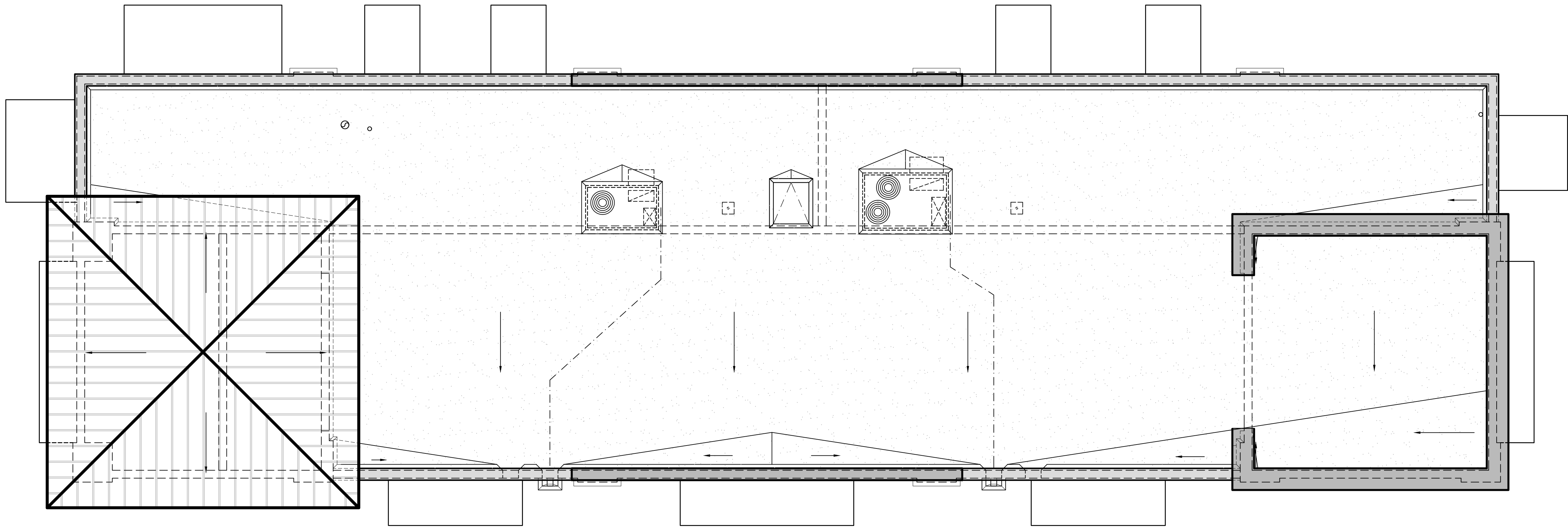


DESIGN  
DEVELOPMENT  
SCHEME 'A'

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         |





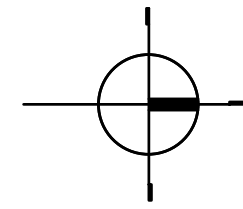
**1** ROOF PLAN  
SCALE: 3/16" = 1'-0"

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

**A2**

**DESIGN  
DEVELOPMENT  
SCHEME 'A'**

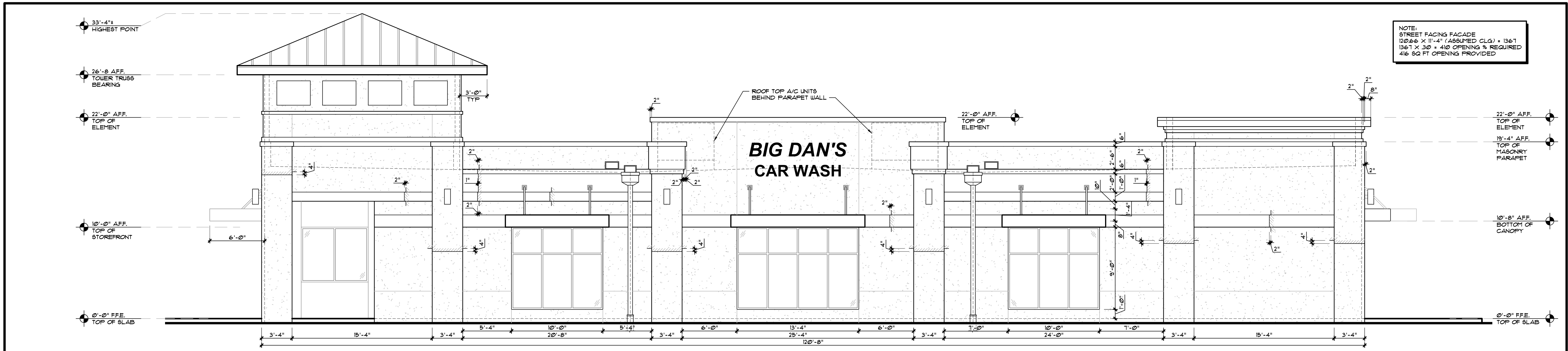


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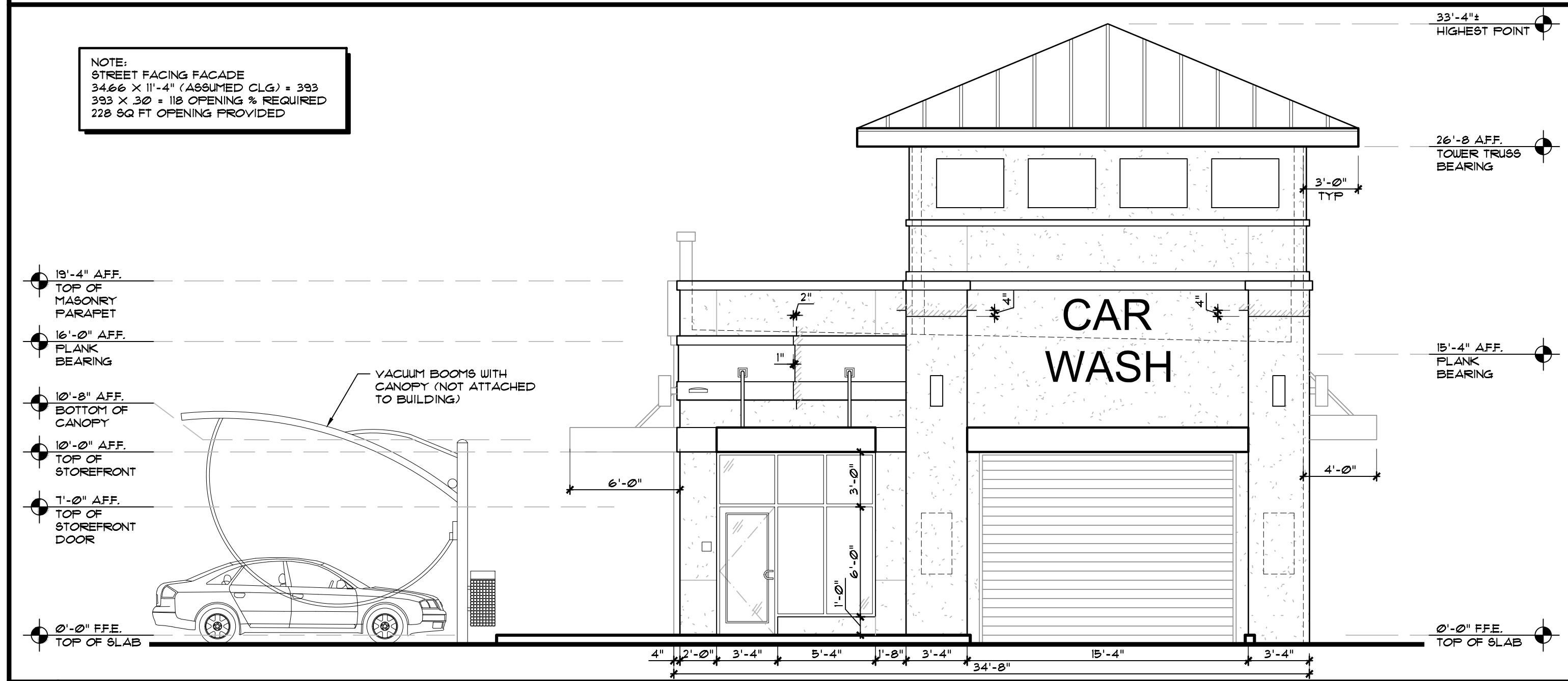
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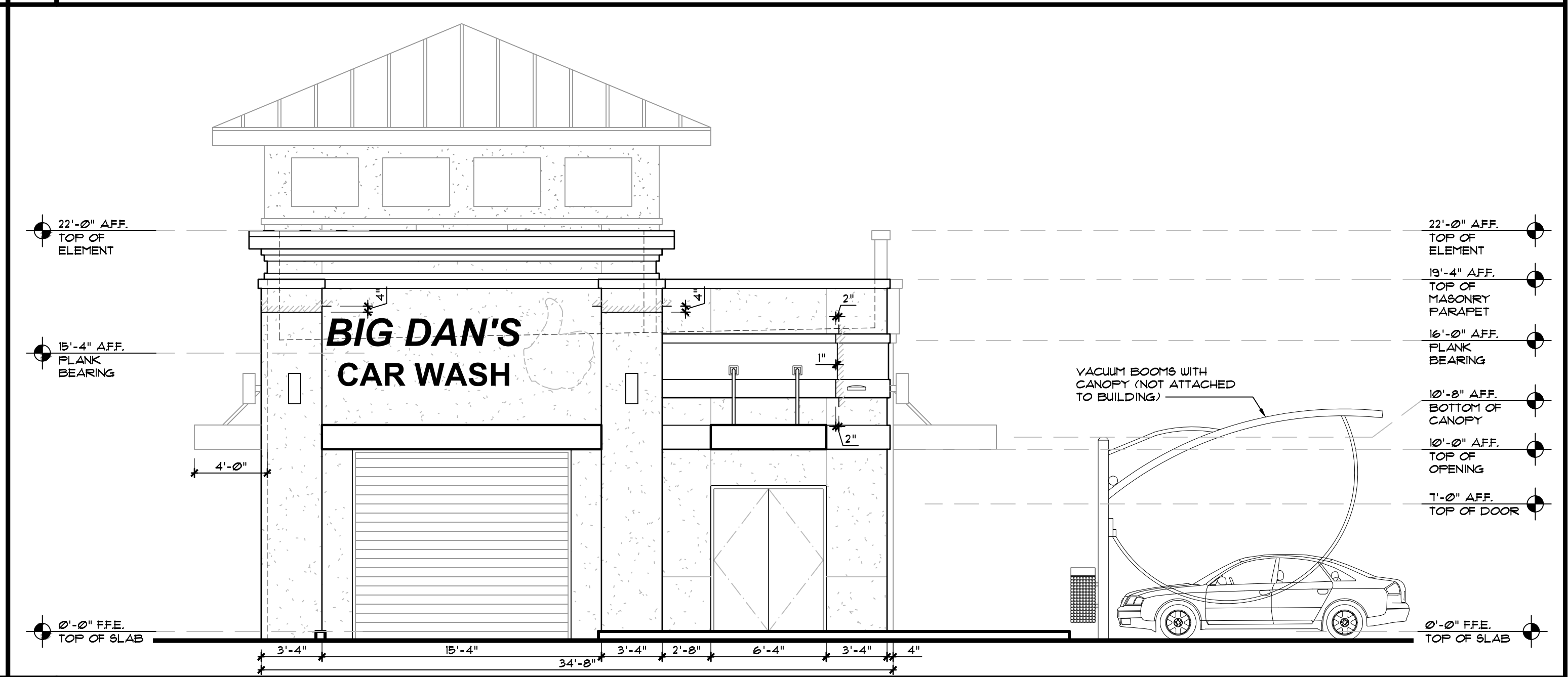




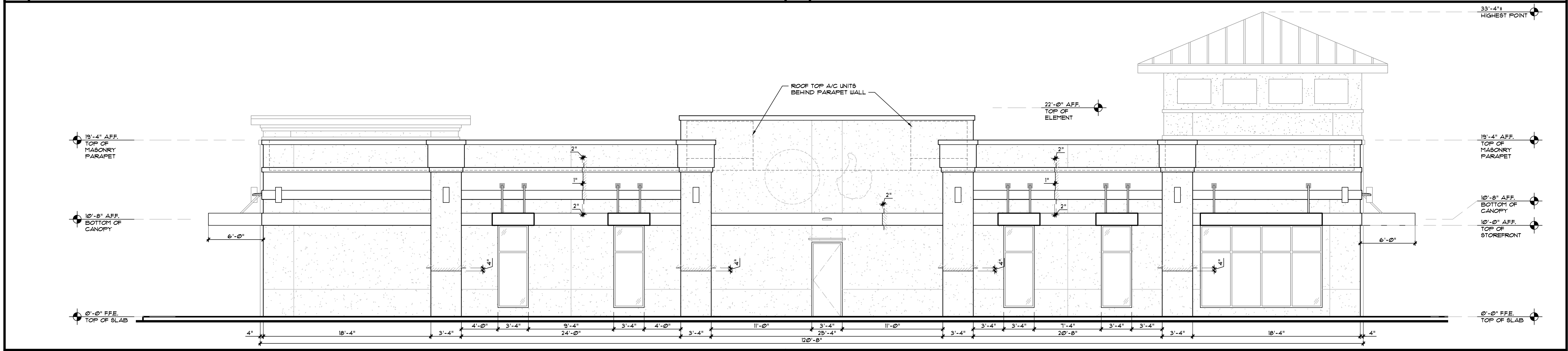
1 EAST EXTERIOR ELEVATION - NORTH MAIN STREET  
SCALE: 3/16" = 1'-0"



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"

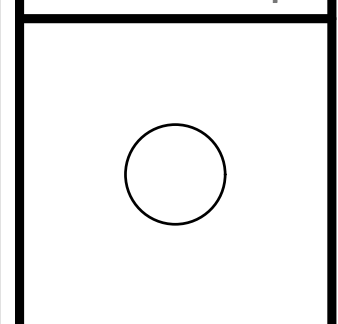


4 WEST EXTERIOR ELEVATION - FACING VACUUMS  
SCALE: 3/16" = 1'-0"

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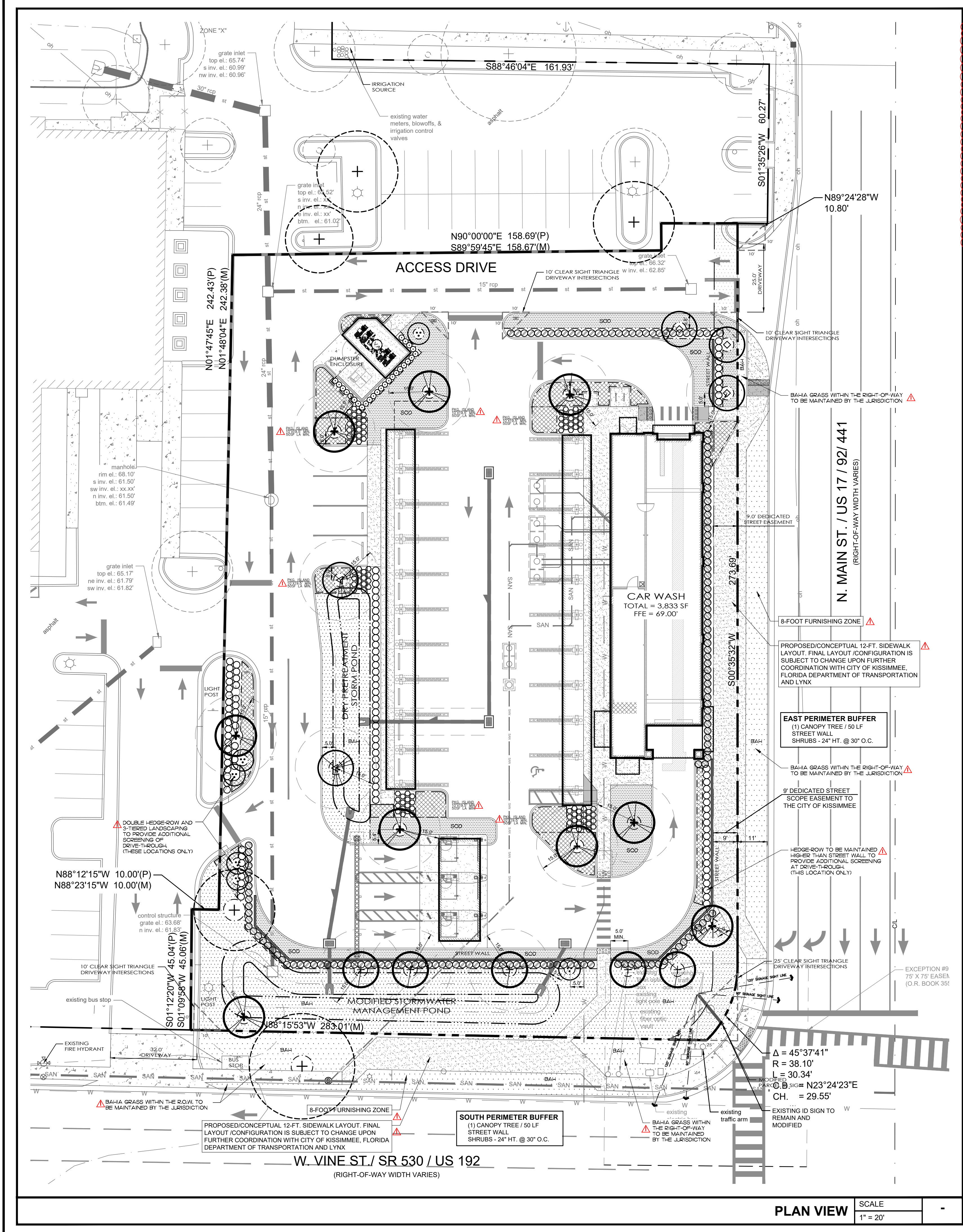
DESIGN  
DEVELOPMENT  
SCHEME 'A'

New Freestanding  
**BIG DAN'S CARWASH**  
53 West Vine Street  
Kissimmee, FL 34741  
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| Date: 06. 20. 23 |
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| Drawn: SLH       |
| Job: 23-079      |
| Sheet            |

A3





Landscape Requirements

|                                          | REQUIRED/ PERMITTED | PROVIDED       |
|------------------------------------------|---------------------|----------------|
| VEHICLE USE AREA (VUA)                   |                     |                |
| PARKING SPACES                           |                     | 25 SPACES      |
| CANOPY TREES = 1 SP. / ISLAND            | 6 TREES             | 6 TREES        |
| (1) BALD CYPRESS                         |                     |                |
| (5) LIVE OAKS (2 @ 4.5" CAL.)            |                     |                |
| ISLAND SIZE (10' X 15' MIN.)             |                     |                |
| 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            | 4 TREES             | 202 LF         |
| (1) EXISTING OAK                         |                     | 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            | 3 TREES             | 149 LF         |
| (1) LIVE OAK                             |                     | 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  |
|-----|------------------------------------------------------------|-----------------|------------------------------------------|--------|------------------|--------|
| AR  | ACER RUBRUM RED MAPLE                                      | 10' HT. 4' SPR. | FIELD GROWN, B&B 25' CAL., 5' CT. MIN.   | Y      | M                | 5      |
| CC  | CALLISTEMON CITRINUS RED BOTTLEBRUSH                       | 8' HT. 4' SPR.  | STANDARD, B&B 25' CAL.                   | N      | H                | 6      |
| MG  | MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA                     | 10' HT. 4' SPR. | FIELD GROWN, B&B 25' CAL., 5' CT. MIN.   | Y      | H                | 3      |
| QV  | QUERCUS VIRGINIANA LIVE OAK                                | 10' HT. 5' SPR. | FIELD GROWN, B&B 25' CAL., 5' CT. MIN.   | Y      | H                | 7      |
| QV2 | QUERCUS VIRGINIANA LIVE OAK                                | 14' HT. 5' SPR. | FIELD GROWN, B&B 4.5' CAL., 5' CT. MIN.  | Y      | H                | 2      |
| TD  | TAXIDILUM DISTICHUM BALD CYPRESS                           | 10' HT. 4' SPR. | FIELD GROWN, B&B 25' CAL., 5' CT. MIN.   | Y      | H                | 2      |
| CHR | CHRYSOBALANUS ICACO COCOPLUM                               | 24" X 18"       | 30" O.C. FULL TO BASE                    | Y      | H                | 0      |
| HAM | HAMELIA PATENS FIREBUSH                                    | 24" X 18"       | 30" O.C. FULL TO BASE                    | Y      | H                | 0      |
| POD | PODOCARPUS MACROPHYLLUS PODOCARPUS                         | 24" X 18"       | 24" O.C. FULL TO BASE                    | N      | H                | 0      |
| VIB | VIBURNUM ODORATISSIMUM SWEET VIBURNUM                      | 24" X 18"       | 30" O.C. FULL TO BASE                    | N      | H                | 0      |
| ARA | ARACHIS GLABRATA PEANUT PLANT                              | 1 GAL.          | 18" O.C. FULL TO BASE                    | N      | H                | 0      |
| ILE | ILEX VOMITORIA 'NANA' DWARF YALPON HOLLY                   | 18" X 18"       | 24" O.C. FULL TO BASE                    | Y      | H                | 0      |
| JUN | JUNIPERUS HORIZONTALIS 'WILTON' BLUE RUG JUNIPER           | 3 GAL. 24" O.C. | 24" O.C. FULL TO BASE                    | N      | H                | 0      |
| LIR | LIRIOPE MUSCARI LIRIOPE                                    | 1 GAL. 18" O.C. | 18" O.C. FULL TO BASE                    | N      | M                | 0      |
| MUH | MULLENBERGIA CAPILLARIS PINK MULY GRASS                    | 18" X 18"       | 24" O.C. FULL TO BASE                    | Y      | H                | 0      |
| SCH | SCHEFFLERIA ARBORE 'TRINETTE' VARIEGATED DWARF SCHEFFLERIA | 18" X 18"       | 24" O.C. FULL TO BASE                    | N      | H                | 0      |
| ZAM | ZAMIA PUMILA COONTIE                                       | 18" X 18"       | 24" O.C. FULL TO BASE                    | Y      | H                | 0      |
| BAH | PASPALLUM NOTATUM 'FLUGGE' ARGENTINE BAHIA SOD             |                 | 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

- 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.
- ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN. FOR EXISTING OR PROPOSED UTILITIES:
  - NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVERHEAD POWER LINES AT MATURE HEIGHT.
  - NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR ROAD MOUNTED TRANSFORMER.
  - LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET) SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVERHEAD POWERLINE.
  - MEDIUM HEIGHT TREES (HEIGHT AT MATURITY BETWEEN 20 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET.
  - SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRE NO OFFSET.
  - PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERCIAL GRADE NON-CYPRESS MULCH (NOT PINE NEEDLES) AT THE TIME OF FINAL INSPECTION. CONTRACTOR SHALL INSTALL WOVEN WEDD BARRIER FABRIC IN ALL S&B BEDS AND COVER BEDS.
- HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
- ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NEW SOD SHALL BE ARGENTINE BAHIA. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTIONS CLEAR SIGHT TRIANGLE REGULATIONS.
- 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 BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET.
  - THE TREE HEIGHT AND SPREAD WILL PREVAIL OVER CALIPER AND CONTAINER SIZE.
  - PERIMETER HEDGES ARE REQUIRED TO BE INSTALLED AT 36-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 CALIPER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
- IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
- 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 WITHIN TEN DAYS OF INITIAL INSTALLATION.
- THIS CONCEPTUAL LANDSCAPE PLAN IS SUBJECT TO CHANGE DURING THE SITE PLAN REVIEW PROCESS. TREE LOCATIONS, BED CONFIGURATIONS, AND MATERIAL QUANTITIES DEPICTED HEREIN ARE CONCEPTUAL IN NATURE AND RELYING ON FINAL SITE PLAN AND ARCHITECTURAL LINEWORK.

48 HOURS BEFORE DIGGING CALL TOLL FREE 8-1-1 SUNS-INSURE.COM NOTIFICATION CENTER

PATRICK D. CUNNINGHAM, LLC  
land planning  
landscape architecture  
519 Sapphire Drive  
Sarasota, FL 34234  
O: 941.351.8915

REFERENCE NORTH  
0' 20' 40'  
SCALE: 1" = 20'

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

INFINITY ENGINEERING GROUP, LLC  
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www.iggroup.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, ou=Infinity Engineering Group, LLC, email=pcunningham@iggroup.net, cn=Patrick D. Cunningham  
Date: 2023.06.21 10:24:25 -0400

DATE

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                                                |
| MANHOLES 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                                                |

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

Sheet Title  
CONCEPTUAL LANDSCAPE PLAN

Project No.  
365-04.00

Date  
04/12/2023

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

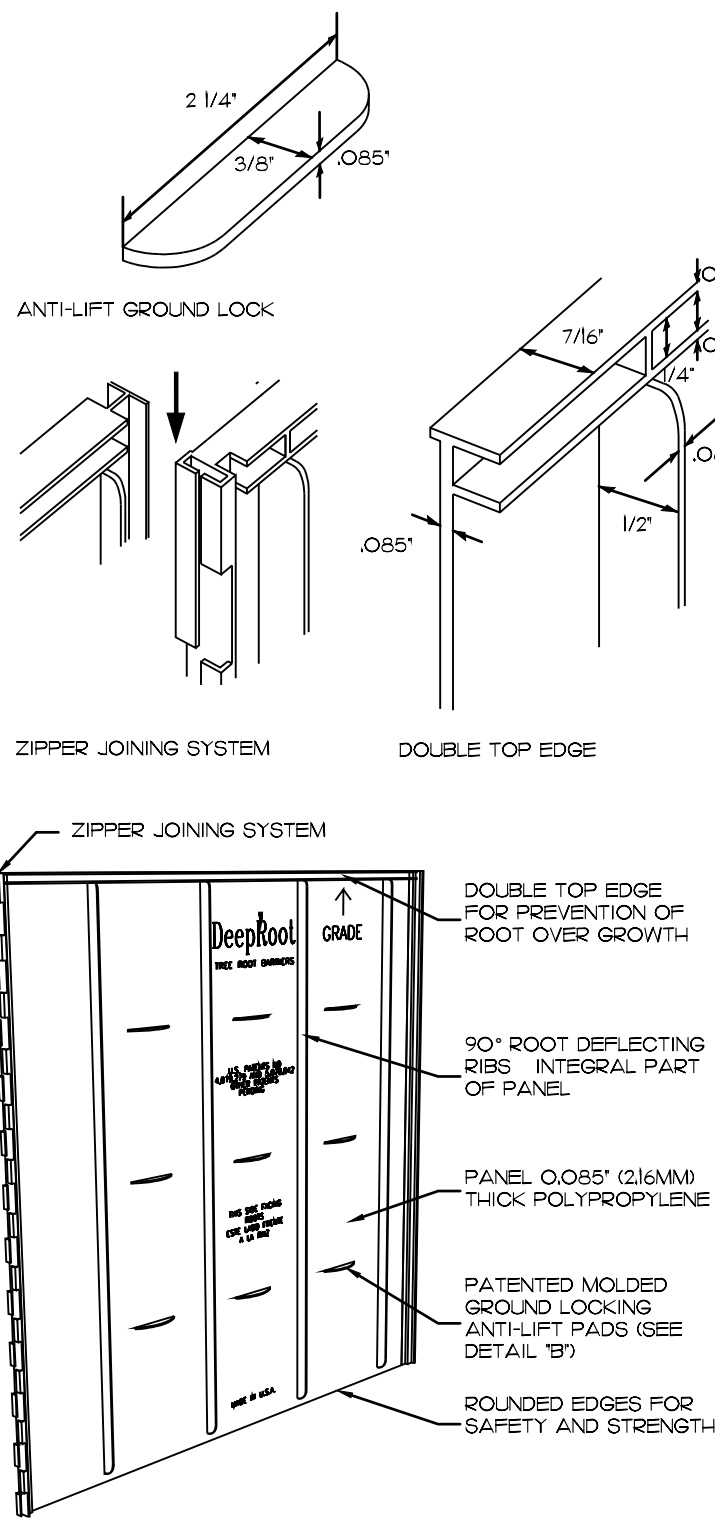
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, #UB 36-2 AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, LP, 345 LORTON AVE, #103, BURLINGAME, CA (800-458-7668). OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK INJECTION 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.

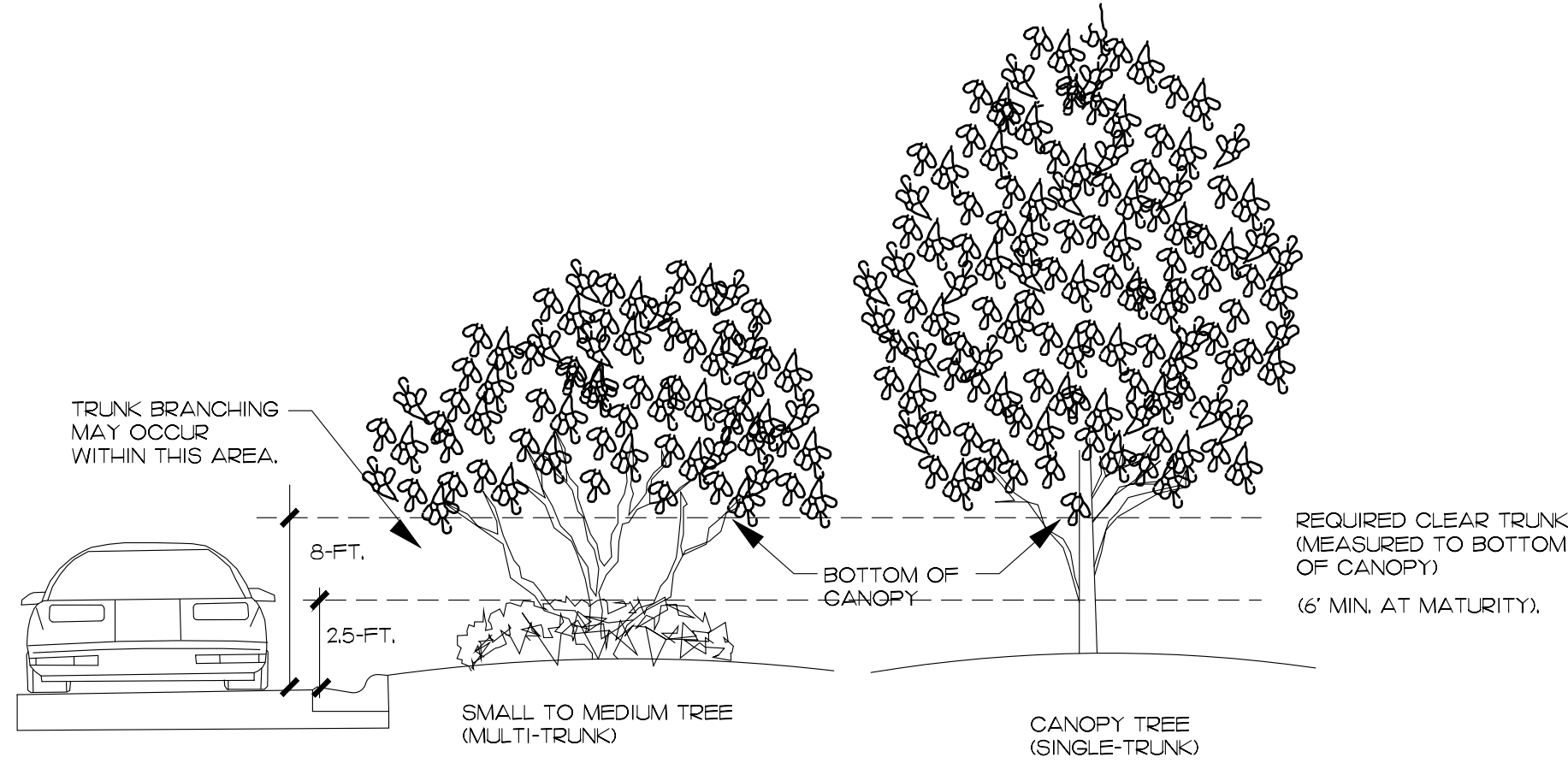
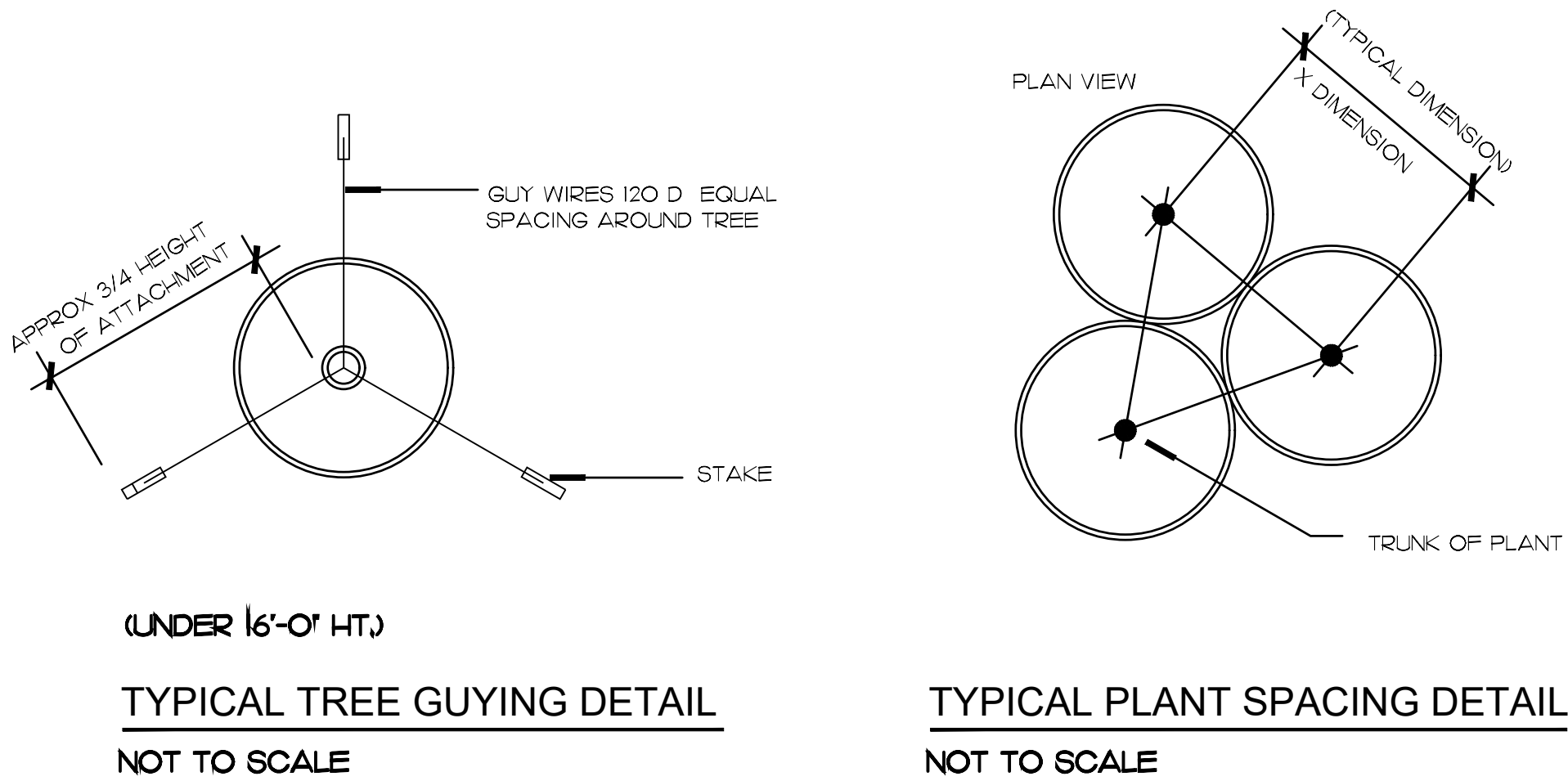
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

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



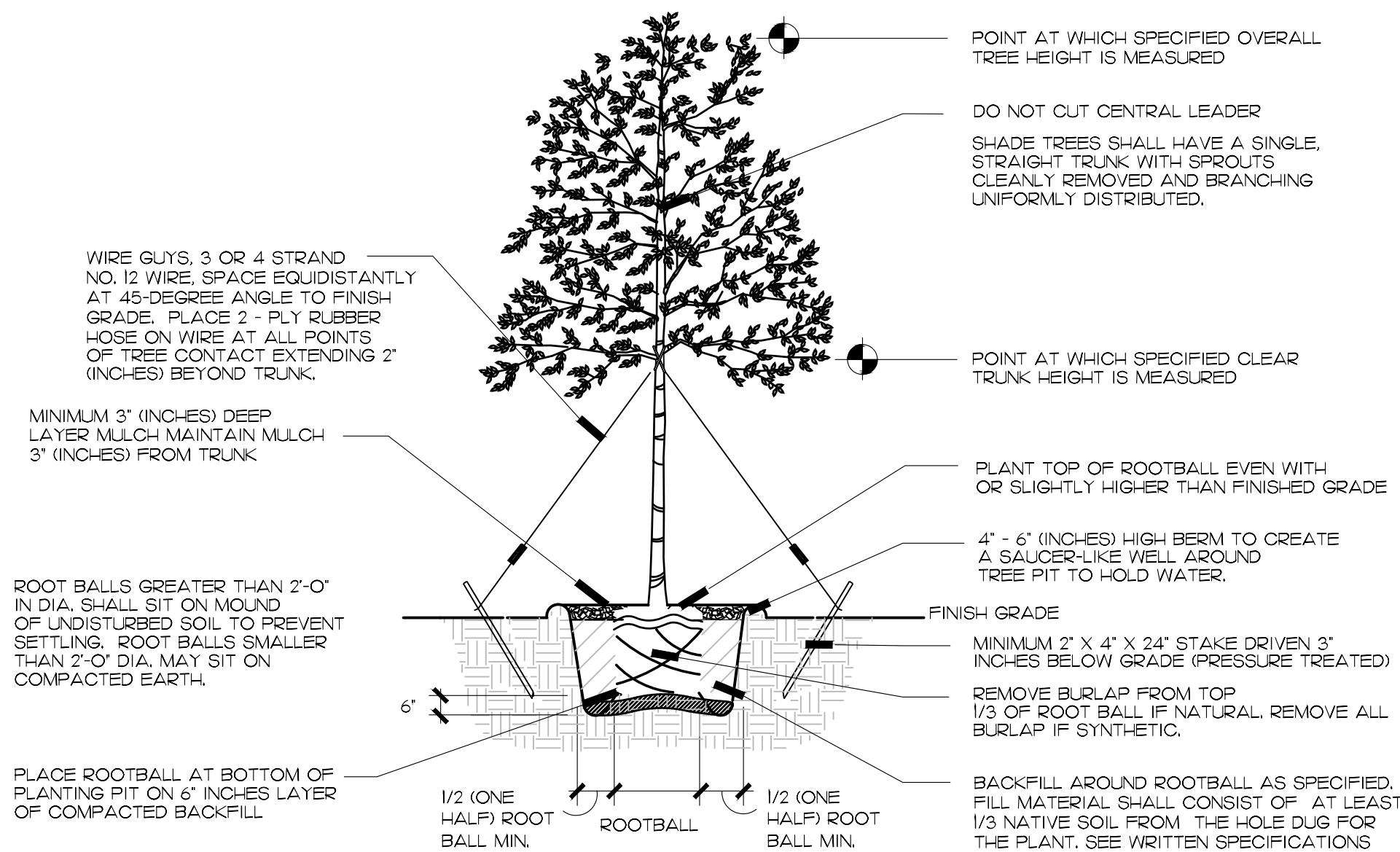
TYPICAL ROOT BARRIER INSTALLATION

NOT TO SCALE



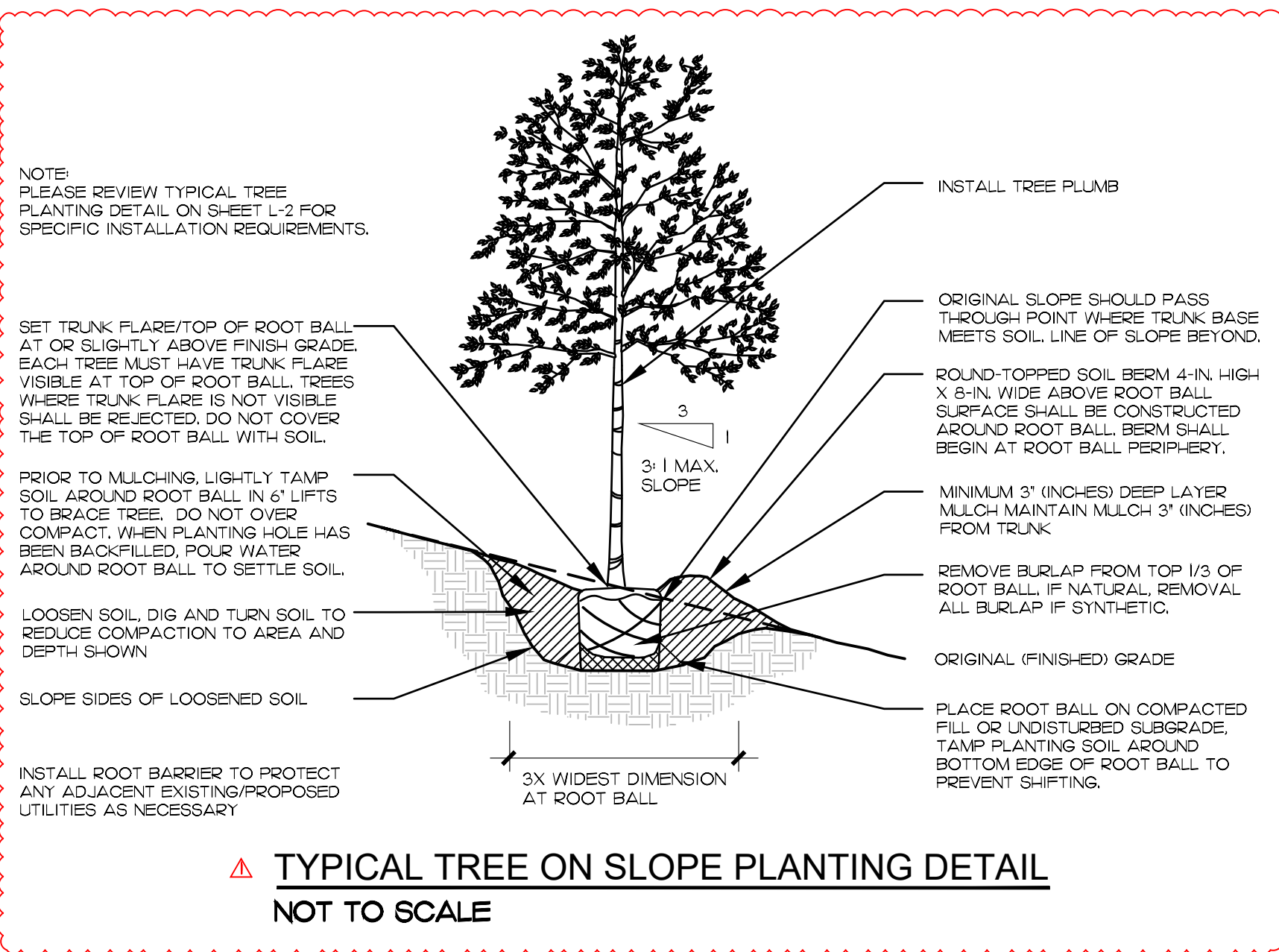
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL

NOT TO SCALE



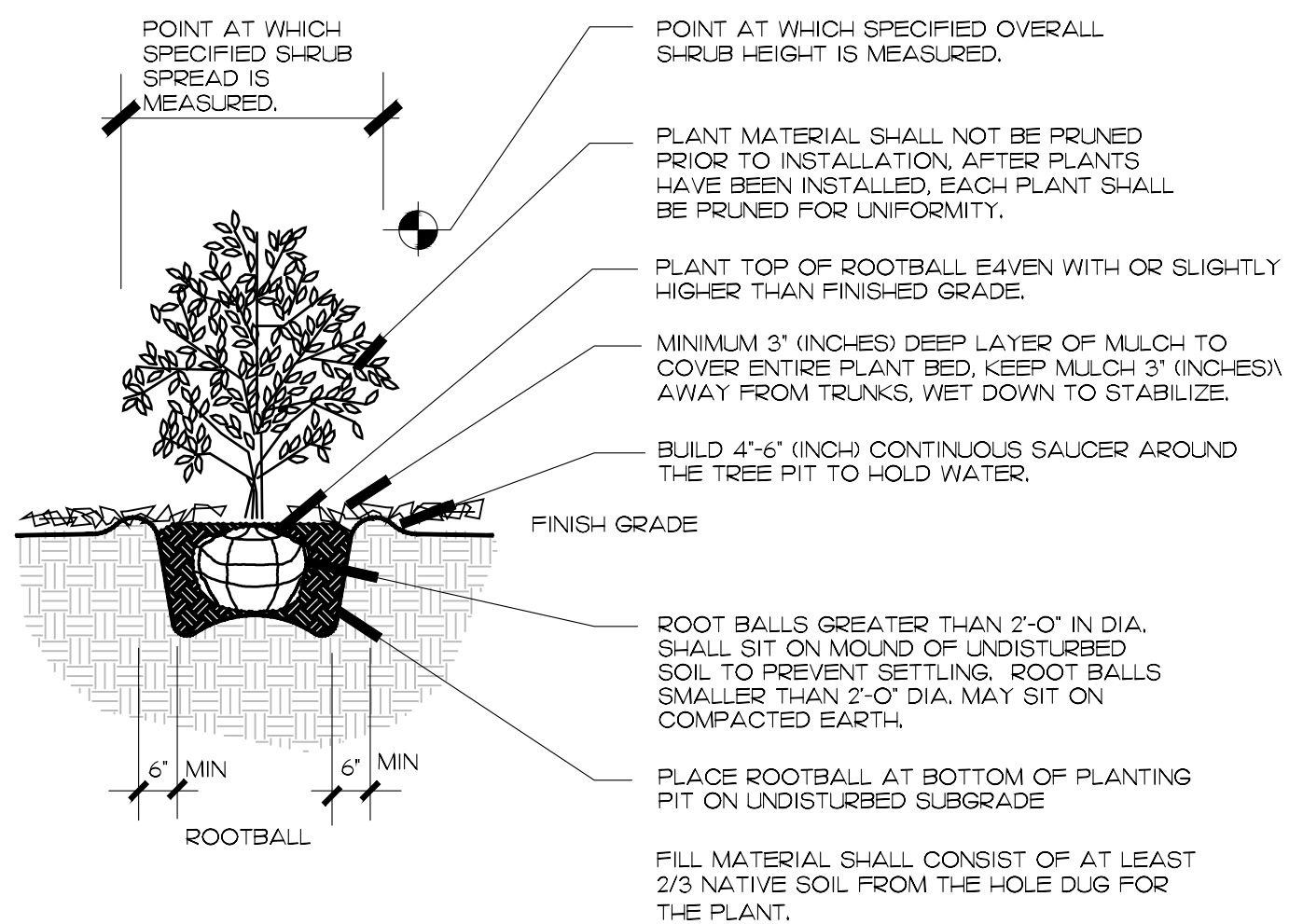
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL TREE ON SLOPE PLANTING DETAIL

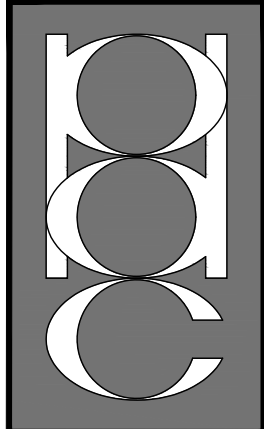
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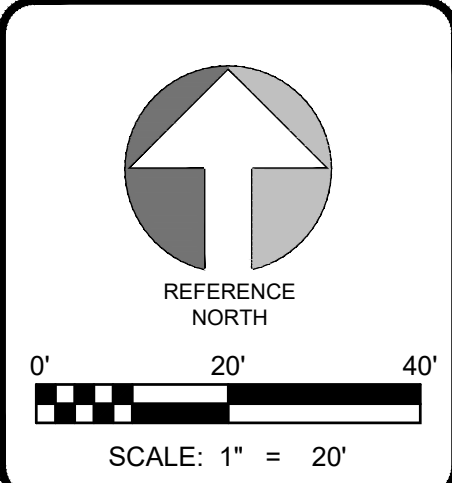
TYPICAL SHRUB/ GROUND COVER PLANTING DETAIL

NOT TO SCALE

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



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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=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](mailto: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](mailto: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

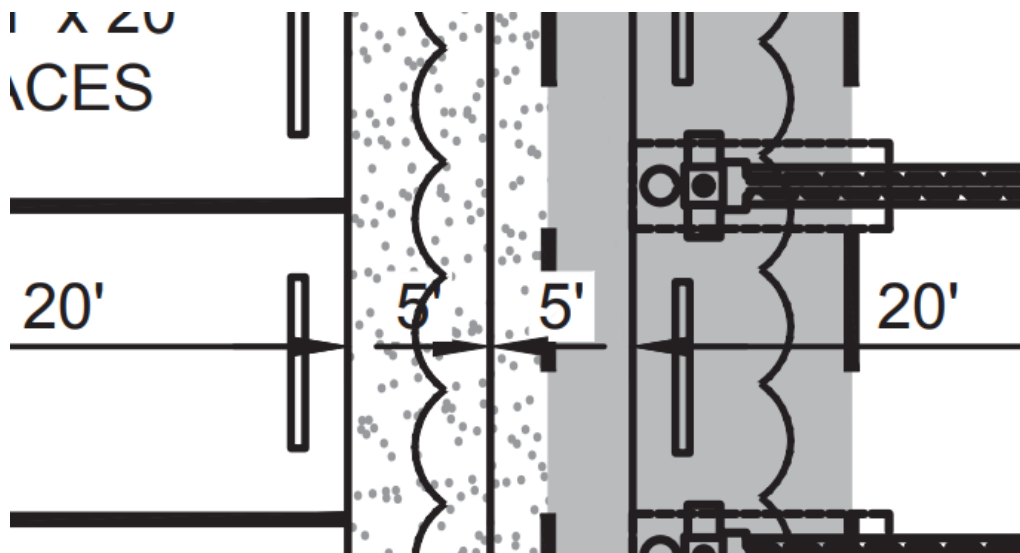
**General/Development Standards**

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 2<sup>nd</sup> 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](http://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

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](mailto: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**

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SDOC#: 2022/23-0217

DRC#:CU-23-0006

Current FLU: COMM  
Requested FLU: N/A

PROJECT NAME: Big Dan's Carwash

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

Current Zoning: COMM  
Requested Zoning: N/A

COMMENTS DUE DATE: 5.10.23

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

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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](http://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](http://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](http://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:  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.

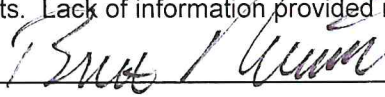
X **Fire Protection:** Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.

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

**Letter of Authorization**  
Vine Street Plaza Investors, LLC

April 11, 2023

**RE: Big Dan's Carwash**  
**53 West Vine St.**  
**Kissimmee, FL 34741**

## Letter of Authorization

To Whom It May Concern:

This letter serves as confirmation that **Rudy Runge, Infinity Engineering Group, LLC** **permitting@iegroup.net**, **Brett Nevaril, brett@iegroup.net**, **Jay Shaddy, jay@shaddayco.com**, **Matt Britten, mbritten@brightworkre.com**, **Wright Barrs, WBarrs@brightworkre.com**, **Austin Simmons ASimmons@brightworkre.com**, **Kathy Hattway, kathy@predevadvisors.com** are authorized to act as agents on behalf of (**Vine Street Investors, LLC**) for the purpose of registering, re-registering, signing, submitting, remitting payments, and receiving official documents on my behalf.

Respectfully,

**Print Name:** Andrew E. Forness  
**Title:** Manager  
**Address:** Vine Street Investors, LLC  
2400 Maitland Center Parkway, Ste. 315  
Maitland, FL 32751

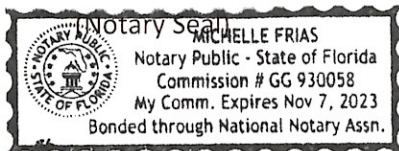
STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11 day of April, 2022, by **(Authorizer)**, who is ✓ personally known to me or    who has produced    as identification and who did (did not) take an oath.

Signature of Notary

Michelle Frias  
Print Notary Name

Notary Public – State of Florida  
Commission No. GG 930058  
My Commission Expires: 11/7/2023





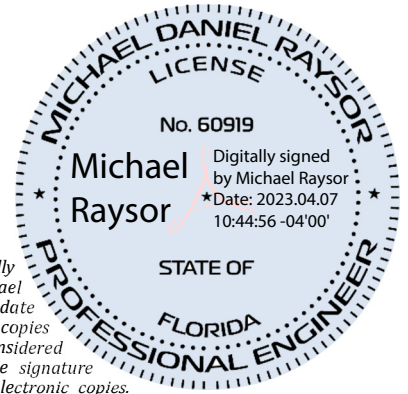
TECHNICAL MEMORANDUM

**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* (11<sup>th</sup> 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)<br>AM PEAK HOUR TRIP RATE NOT AVAILABLE FOR ITE LUC 948 (ESTIMATED USING DAILY TRAFFIC VOLUMES BY HOUR)<br>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

View Tax Estimate

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

View Building Sketch

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

ATTACHMENT A - 1 of 2

Page 49 of 99

# 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](#)



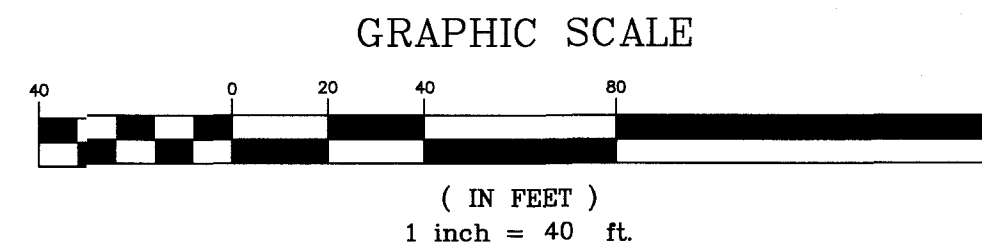
# PLAT OF SURVEY

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.

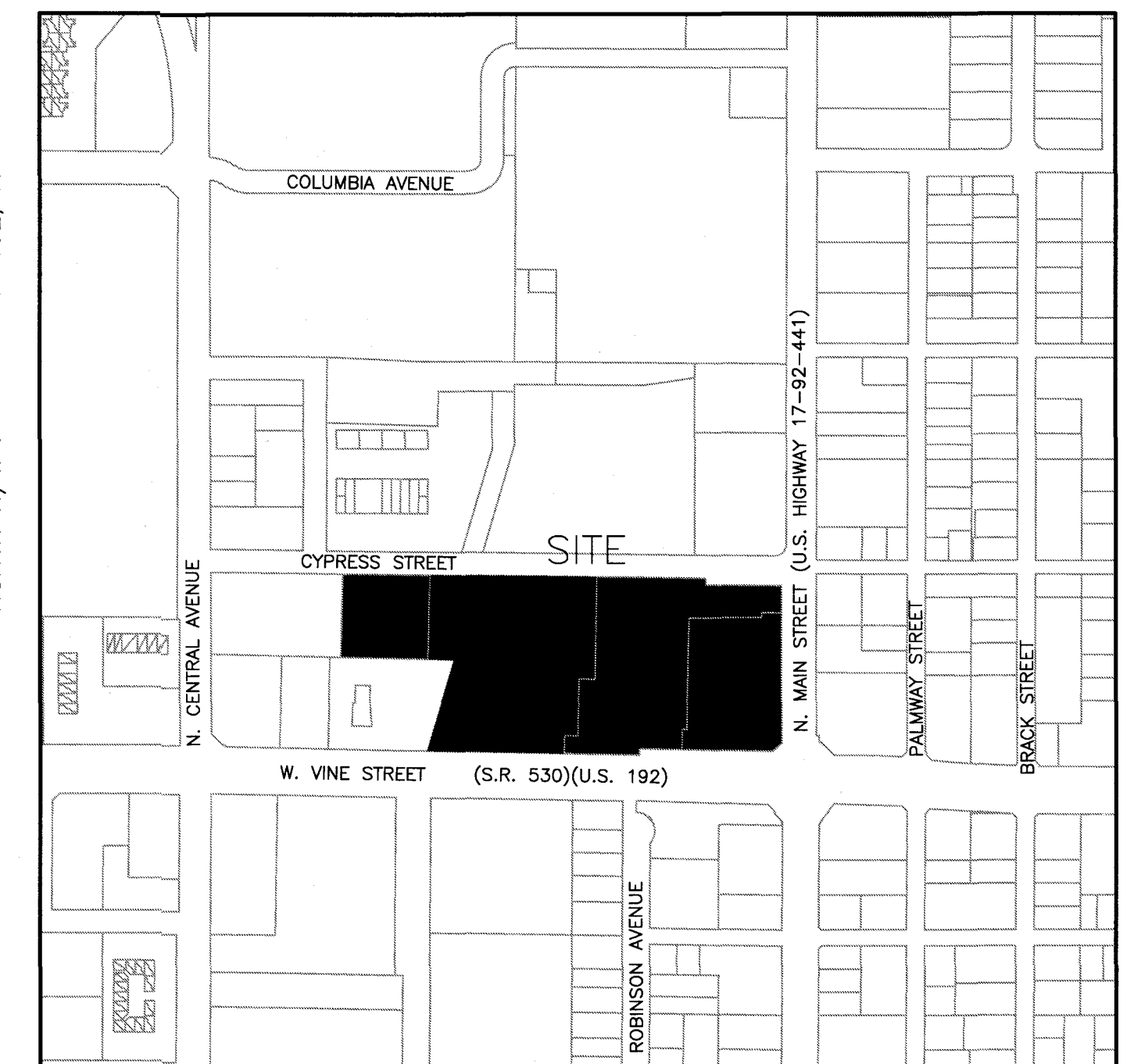
LESS AND EXCEPT: PARCEL 104, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4324, PAGE 1609, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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 1656, 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).

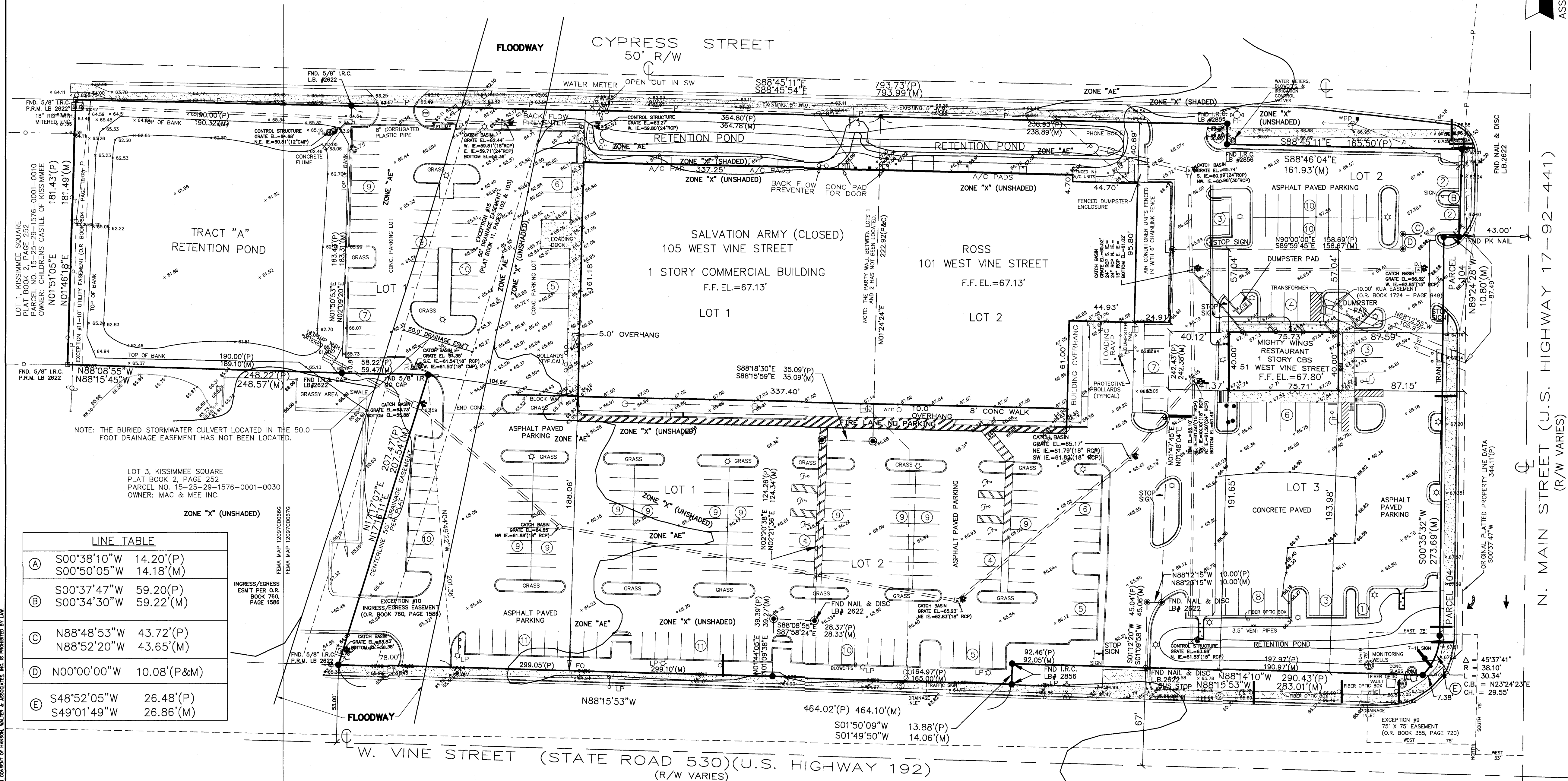
EXCEPTION #16) EASEMENT DEED IN FAVOR OF KISSIMMEE UTILITY AUTHORITY RECORDED IN O.R. BOOK 1724, PAGE 949, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN O.R. BOOK 3741, PAGE 1984. (AFFECTS THE SUBJECT PROPERTY GRANTING A 10 FOOT UTILITY EASEMENT FROM U.S. HIGHWAY 17-92-441 TO A TRANSFORMER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



| LINE TABLE |                            |                        |
|------------|----------------------------|------------------------|
| (A)        | S00°38'10"W<br>S00°50'05"W | 14.20'(P)<br>14.18'(M) |
| (B)        | S00°37'47"W<br>S00°34'30"W | 59.20'(P)<br>59.22'(M) |
| (C)        | N88°48'53"W<br>N88°52'20"W | 43.72'(P)<br>43.65'(M) |
| (D)        | N00°00'00"W                | 10.08'(P&M)            |
| (E)        | S48°52'05"W<br>S49°01'49"W | 26.48'(P)<br>26.86'(M) |

[illegible]

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 CALIFORNIA

SHEET NO.

100

1 of 1

3829-10

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Page 51 of 99

## **ITEM 5.A**

### **Public Hearing - Ordinance to annex 556.33 acres of land - AX-22-0003 - Proposed Ordinance #23-10**

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

##### **Request**

Approval to Annex approximately 556 acres of property located east of Simpson Road and west of East Lake Tohopekaliga.

##### **Explanation**

The subject properties to be annexed, as part of this application, have a total land area of 556.33 acres. The subject properties are currently in the jurisdiction of unincorporated Osceola County and will be annexed into the City of Kissimmee for future land development. The majority of the subject properties are undeveloped with the exception of two properties with single-family dwelling units and associated accessory structures on each property. The applicant is proposing a Land Use Plan Amendment (LUPA-22-0006) and a Zoning Map Amendment (PUD-22-0004) application for the designation of a Land Use and Zoning for the newly annexed property. The proposed annexation meets all the requirements set forth by local and Florida State Statutes for a voluntary annexation as the properties are contiguous, or adjacent, to the City Limits along the northern boundary.

##### **FINDINGS AND REASONS:**

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

##### **Recommendation**

##### **REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve

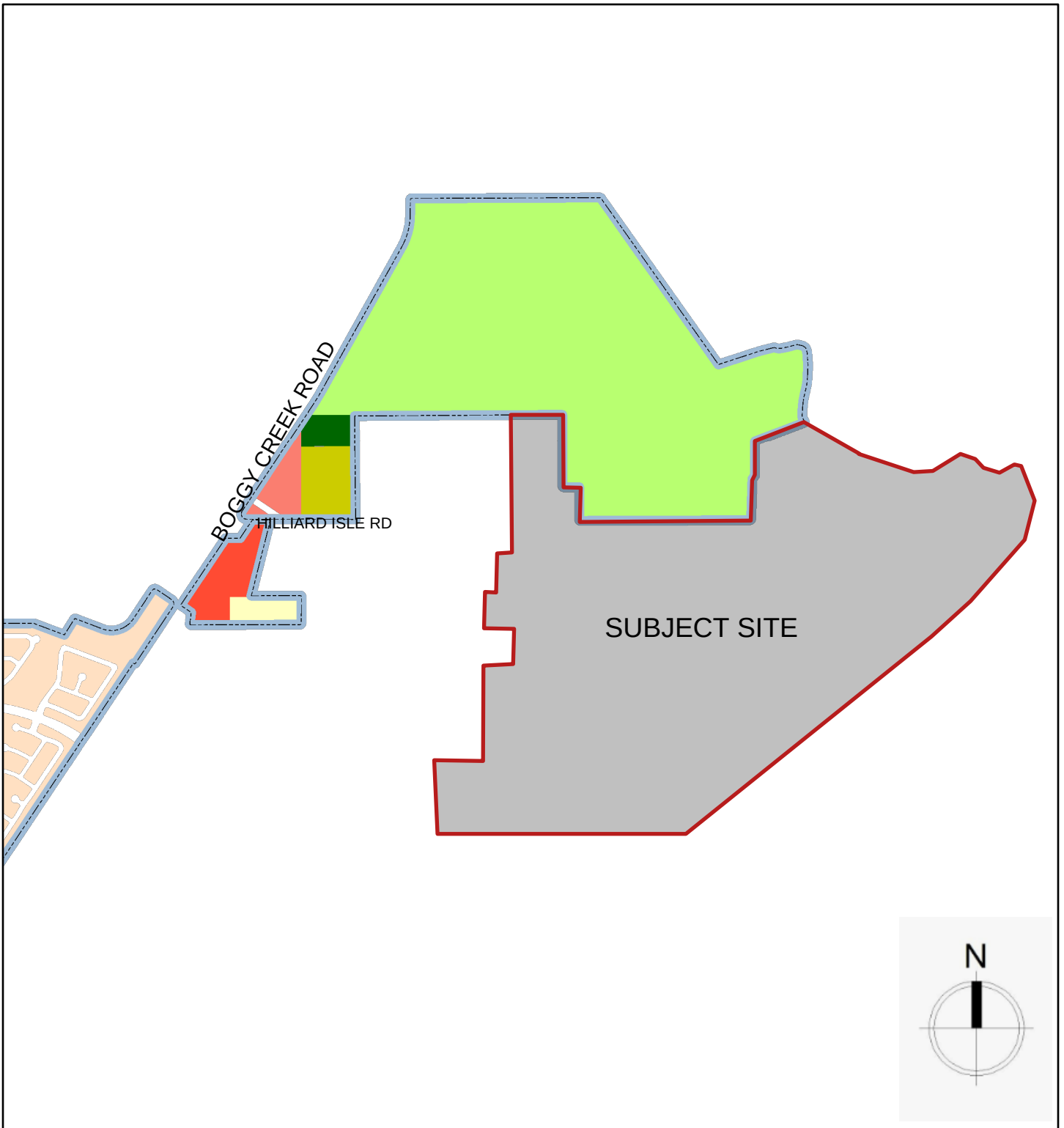
The Development Review Committee (DRC) recommended approval on March 21, 2023.

##### **Attachment(s):**

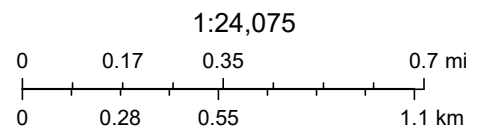
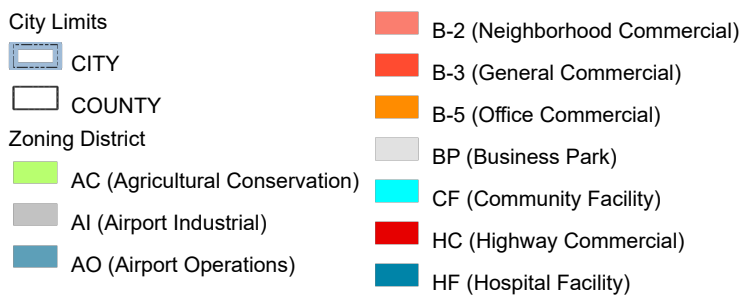
1. AX-22-0003 Vicinity Map  
City of Kissimmee

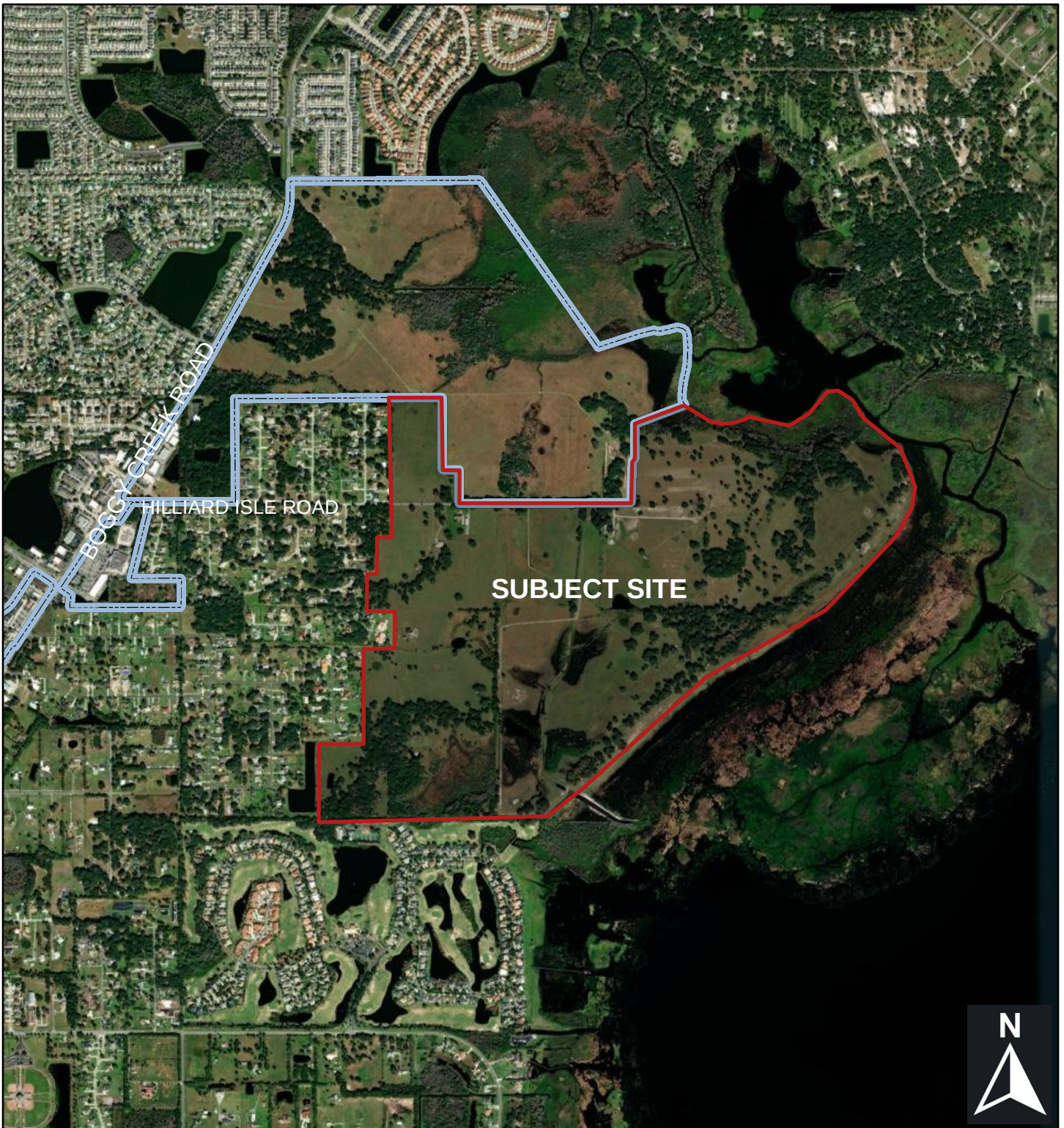
2. AX 22-0023 Aerial Map
3. AX-22-0003 Proposed Ordinance 23-19
4. AX-22-0003 Site Data Tables
5. AX-22-0003 PAB Ad
6. AX-22-0003 DRC Comments
7. AX-22-0003 DRC Application





August 9, 2023





August 23, 2023

City Limits

 CITY

 COUNTY

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

4.8m Resolution Metadata

State of Florida, Earthstar Geographics

1:24,075

0 0.17 0.35 0.7 mi  
0 0.28 0.55 1.1 km



**PROPOSED ORDINANCE NO. 23-19**  
**ORDINANCE NO. \_\_\_\_\_**

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

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

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

Acreage: 556.33

The subject property is located at Parcel ID: **08-25-30-0000-0090-0000, 09-25-30-0000-0027-0000, 09-25-30-0000-0030-0000, 09-25-30-0000-0040-0000, 09-25-30-0000-0050-0000, 09-25-30-0000-0060-0000, 09-25-30-0000-0080-0000, 09-25-30-0000-0085-0000, 09-25-30-0000-0090-0000, 10-25-30-0000-0580-0000, 16-25-30-0000-0026-0000, 17-25-30-0000-0060-0000**

Legal Description:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Right of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.00 feet and a chord bearing of S15°07'40"W; thence Southerly along the arc of said curve through a central angle of 28°29'54" for a distance of 427.26 feet to the point of tangency; thence S29°22'37"W, 2119.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S31°42'05"W; thence Southwesterly along the arc of said curve through a central angle of 04°38'56" for a distance of 238.56 feet to the point of tangency; thence S34°01'33"W, 12.38 feet to the South line of said Northeast 1/4 of Section 8; thence departing said East Right-of-way line run S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.46 feet to the Northerly Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Pages 118 through 126 of said Public Records; thence run the following courses along the Northerly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N89°48'52"E, 290.22 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.55 feet; thence S89°30'27"E, 214.98 feet; thence S89°19'40"E, 388.97 feet; thence S89°30'01"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°42'34"W, 384.57 feet; thence N89°24'33"W, 288.14 feet; thence S86°31'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence



N89°50'05"W, 4.31 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast Corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 8, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 32.98 feet; thence N88°31'30"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TIERRA DEL SOL UNIT II - 1ST/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TIERRA DEL SOL UNIT II - 1ST/ ADDITION and the North line of TIERRA DEL SOL UNIT II - 3RD/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records, 1549.14 feet to the Northeast corner of said plat, TIERRA DEL SOL UNIT II - 3RD/ ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TIERRA DEL SOL UNIT II - 2ND/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4, a distance of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E; thence Northeasterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E along the aforesaid South line of the Northwest 1/4 of Section 16, 938.40 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 19.10 feet from the Northeast corner of KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northerly along said shoreline, 11600 feet, more or less to a point on the North line of the Southeast 1/4 of said Section 9, lying N11°21'41"E, 5363.44 feet from said Reference Point "A"; thence N88°48'03"W along said North line, 396.41 feet to the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848 and Reference Point "B"; thence N32°46'20"W along said meander line, 636.36 feet to the aforesaid shoreline of East Lake Tohopekaliga and Reference Point "C"; thence Northerly along said shoreline 950 feet, more or less, to a point on said meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "C"; thence N32°46'20"W along said meander line, 2329.15 feet to the North line of the Northwest 1/4 of said Section 9 and a point lying N32°46'20"W, 3273.20 feet from aforesaid Reference Point "B"; thence S89°59'13"W along said North line, 1055.95 feet to the aforesaid Northeast corner of Section 8 and the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635. Being subject to any claim of the State of Florida to East Lake Tohopekaliga, and any rights-of way, restrictions, and easements of record.

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

SECTION 3. That the land described in Section 1 of this Ordinance shall from the effective date of this Ordinance be susceptible to all of the municipal benefits and responsibilities. That the

land shall be subject to taxation by the City of Kissimmee beginning the first date of the first calendar year after the effective date of this Ordinance.

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

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

**BE IT ORDAINED**, by the City Commission of the City of Kissimmee, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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Mayor-Commissioner

ATTEST:

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City Clerk

Approved as to form and legality:

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City Attorney

Hilliard Isle Annexation, AX-22-0003  
Parcel ID#09-25-30-0000-0060-0000; 09-25-30-0000-0030-0000  
09-25-30-0000-0040-0000; 09-25-30-0000-0050-0000  
10-25-30-0000-0580-0000; 16-25-30-0000-0026-0000  
17-25-30-0000-0060-0000; 09-25-30-0000-0090-0000  
09-25-30-0000-0080-0000; 09-25-30-0000-0085-0000  
08-25-30-0000-0090-0000; 09-25-30-0000-0027-0000  
East of Simpson Rd. South of Eagle Bay Blvd.;  
North of Buenaventura Blvd.; west of East Lake Tohopekaliga  
Site Data Tables

| <b>Site Data</b>                     |                                                                                                                                                                                                         |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size                                 | 556.33 acres                                                                                                                                                                                            |
| Future Land Use Designation          | Low Density Residential (LDR) – County                                                                                                                                                                  |
| Proposed Future Land Use Designation | Single Family Low Density Residential (SF-LDR), Multi Family Medium Density Residential (MF-MDR), Commercial General (CG), & Conservation (CONS) – City                                                 |
| Zoning District Designation          | Agricultural & Conservation (AC) – County                                                                                                                                                               |
| Proposed Zoning District Designation | Planned Mixed Use Development (PMUD) - City                                                                                                                                                             |
| Existing Overlay District            | N/A                                                                                                                                                                                                     |
| Existing Use(s)                      | Vacant; Residential Home                                                                                                                                                                                |
| Proposed Use(s)                      | Residential Uses                                                                                                                                                                                        |
| <b>Adjacent Land Use</b>             |                                                                                                                                                                                                         |
| North                                | SF-LDR – City                                                                                                                                                                                           |
| South                                | Low Density Residential (LDR) – County                                                                                                                                                                  |
| East                                 | SF-LDR – City, East Lake Toho                                                                                                                                                                           |
| West                                 | LDR – County, SF-LDR – City                                                                                                                                                                             |
| <b>Adjacent Zoning</b>               |                                                                                                                                                                                                         |
| North                                | Agricultural & Conservation (AC) - City                                                                                                                                                                 |
| South                                | Agricultural & Conservation (AC) - County                                                                                                                                                               |
| East                                 | AC – City, East Lake Toho                                                                                                                                                                               |
| West                                 | Estate (E-1) – County, AC - City                                                                                                                                                                        |
| Zoning History                       | N/A – The proposed properties are currently within County jurisdiction.                                                                                                                                 |
| Past/Current Project Tracking        | DRC-01-00139 Annexation (2002)<br>DRC-06-00064 Annexation (2006)<br>AX-22-0003 Annexation (Pending)<br>LUPA-22-0006 Land Use Plan Amendment (Pending)<br>PUD-22-0004 Planned Unit Development (Pending) |

| <b>Comprehensive Plan Summary</b>                                                                                                                                                                                                                                               |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 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 dwelling units per acre. |                                |
| Potential Zoning Districts                                                                                                                                                                                                                                                      | AC (Agricultural Conservation) |
|                                                                                                                                                                                                                                                                                 | RE (Residential Estate)        |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-1 (Single Family Low Density Residential 12,000sqft) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-2 (Single Family Low Density Residential 9,000sqft)  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-3 (Single Family Low Density Residential 7,000sqft)  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-4 (Single Family Low Density Residential 6,000sqft)  |
| Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multi family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RB-1 (Medium Density Residential)                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RB-2 (Medium Density Residential)                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RC-1 (Multiple Family Medium Density Residential)       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RC-2 (Multi Family Medium Density Residential)          |
| Policy 1.2.3.2 Commercial General (CG): The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.                                                                                                                                                                                                                                                                                                                                                        |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | B-2 (Neighborhood Commercial)                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | B-3 (General Commercial)                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HC ( Highway Commercial)                                |
| Policy 1.2.8.2 Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas.                                                                                                                                                                                                                                                                                                                         |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | OS (Open Space)                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Zoning District Standards District Summary</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (PMUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for a compatible mix of residential and commercial purposes with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. This district is intended for use in suitable areas which have been assigned any of the comprehensive plan future land use designations other than the Mobile Home Medium Density Residential (MH-MDR) designation. The uses, density and intensity allowed in this district shall be consistent with the future land use designation. |

| <b>Comprehensive Plan Future Land Use &amp; Zoning Comparisons</b> |                                              |                                                                 |
|--------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
|                                                                    | <i>Existing Future Land Use &amp; Zoning</i> | <i>Requested Future Land Use &amp; Zoning</i>                   |
| Uses                                                               | LDR County Land Use (3-8 du/ac)              | Single Family – Low Density Residential (SF-LDR) (6 units/acre) |
|                                                                    | LDR County Land Use (3-8 du/ac)              | MF-MDR City Land Use (10-20 du/ac)                              |
|                                                                    | LDR County Land Use (3-8 du/ac)              | Highway Commercial (HC) – (2.5 FAR)                             |
|                                                                    | Residential                                  | Residential, Commercial, & Open Space                           |

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

# NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will make a recommendation to the City Commission concerning a request for Annexation. The Planning Advisory Board will hold a meeting on **Wednesday, September 6, 2023** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

**PROPOSED ORDINANCE #23-19** AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION.

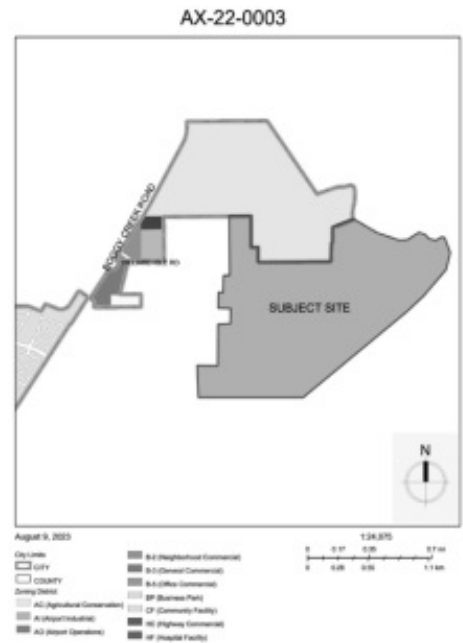
The subject property is located at Parcel ID: **08-25-30-0000-0090-0000, 09-25-30-0000-0027-0000, 09-25-30-0000-0030-0000, 09-25-30-0000-0040-0000, 09-25-30-0000-0050-0000, 09-25-30-0000-0060-0000, 09-25-30-0000-0080-0000, 09-25-30-0000-0085-0000, 09-25-30-0000-0090-0000, 10-25-30-0000-0580-0000, 16-25-30-0000-0026-0000, 17-25-30-0000-0060-0000**

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Right of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.00 feet and a chord bearing of S15°07'40"W; thence Southerly along the arc of said curve through a central angle of 28°29'54" for a distance of 427.26 feet to the point of tangency; thence S29°22'37"W, 2119.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S31°42'05"W; thence Southwesterly along the arc of said curve through a central angle of 04°38'56" for a distance of 238.56 feet to the point of tangency; thence S34°01'33"W, 12.38 feet to the South line of said Northeast 1/4 of Section 8; thence departing said East Right-of-way line run S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLAGE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.46 feet to the Northerly Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Pages 118 through 126 of said Public Records; thence run the following courses along the Northerly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N89°48'52"E, 290.22 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.55 feet; thence S89°30'27"E, 214.98 feet; thence S89°19'40"E, 388.97 feet; thence S89°30'01"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°42'34"W, 384.57 feet; thence N89°24'33"W, 288.14 feet; thence S86°31'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence N89°50'05"W, 4.31 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast Corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 8, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 32.98 feet; thence N88°31'30"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TIERRA DEL SOL UNIT II - 1ST/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TIERRA DEL SOL UNIT II - 1ST/ ADDITION and the North line of TIERRA DEL SOL UNIT II - 3RD/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records, 1549.14 feet to the Northeast corner of said plat, TIERRA DEL SOL UNIT II - 3RD/ ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TIERRA DEL SOL UNIT II - 2ND/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4, a distance

of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E; thence Northeasterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E along the aforesaid South line of the Northwest 1/4 of Section 16, 938.40 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 19.10 feet from the Northeast corner of KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northerly along said shoreline, 11600 feet, more or less to a point on the North line of the Southeast 1/4 of said Section 9, lying N11°21'41"E, 5363.44 feet from said Reference Point "A"; thence N88°48'03"W along said North line, 396.41 feet to the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848 and Reference Point "B"; thence N32°46'20"W along said meander line, 636.36 feet to the aforesaid shoreline of East Lake Tohopekaliga and Reference Point "C"; thence Northerly along said shoreline 950 feet, more or less, to a point on said meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "C"; thence N32°46'20"W along said meander line, 2329.15 feet to the North line of the Northwest 1/4 of said Section 9 and a point lying N32°46'20"W, 3273.20 feet from aforesaid Reference Point "B"; thence S89°59'13"W along said North line, 1055.95 feet to the aforesaid Northeast corner of Section 8 and the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635. Being subject to any claim of the State of Florida to East Lake Tohopekaliga, and any rights-of way, restrictions, and easements of record.

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 # **AX-22-0003**  
**Hilliard Isle Annexation**

**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 ENERGОВ & BLUEBEAM**

**ADDRESS:** Hilliard Isle Rd., Kissimmee, 34744  
**PLAN (DRC) NUMBER:** AX-22-0003

**DATE:** 3/6/2023

**Review Status:**  
**APPROVED.**

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

Comments/Conditions (if applicable): Based on the assumption of 3,000 residential dwelling units, The School District of Osceola County, FL is requesting Pulte Homes to enter a school mitigation and funding agreement to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees, prior to approval of one or more Site and Development Plans related to this project. A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed.

**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](http://www.kissimmee.gov.energov) to upload a response to comments.**

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



## DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

### DEVELOPMENT PROJECT COMMENT FORM

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

**ADDRESS: HILLIARD ISLE ANNEXATION  
PLAN (DRC) NUMBER: AX-22-0003**

**DATE: 3/13/2023**

**Review Status:  
APPROVED WITH CONDITIONS.**

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

### DRC REVIEW

1. Please provide a survey or map depicting the additional area (overall area) proposed to be annexed as part of this application.

**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](http://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 ENERGОВ & BLUEBEAM

DATE: 3/15/2023

PROJECT: Hilliard Isle Annexation

DRC NUMBER: AX-22-0003

REVIEW NUMBER: 2

Review Status:  
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - [ryan.kilman@kissimmee.gov](mailto:ryan.kilman@kissimmee.gov)

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

**GENERAL**

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

###





## DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Hilliard Isle DRC# \_\_\_\_\_

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

Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Name (Print): \_\_\_\_\_

Property Owner Signature: Gilberto E del Valle Date: 16 September 2022

Property Owner Name (Print): Plaza Lakes, LLC by Gilberto E. del Valle, Treasurer



ALTA/NSPS LAND TITLE SURVEY

Note: Description compiled by DWMA from ORB 2806, PG 1979; ORB 3013, PG 601; ORB 3094, PG 231; ORB 3127, PG 562; ORB 3260, PG 2115; ORB 3260, PG 2121; ORB 3260, PG 2126; ORB 3501, PG 1586; ORB 3650, PG 69; ORB 3650, PG 72 and ORB 3918, PG 2616 all of the Public Records of Osceola County, Florida.

Description:

PARCEL A

Portions of Sections 8 and 9, Township 25 South, Range 30 East, Osceola County, Florida, more particularly described as follows:

A. That portion of the Northeast 1/4 of Section 8, Township 25 South, Range 30 East, Osceola County, Florida, lying East of Boggy Creek Road and South of the following described line: Commence at the intersection of the North line of said Section 8 and the East Right-of-Way line of Boggy Creek Road; thence South 02° 04'30" West, along said East Right-of-Way line a distance of 205.55 feet to the Point of Curvature of a curve concave Westerly having a radius of 859.02 feet; thence run Southerly along said curve through a central angle of 28°27'55" for an arc distance of 426.77 feet to the Point of Tangency, thence South 30°32'54" West, a distance of 343.07 feet to the Point of Beginning; thence departing said East Right-of-Way line, run North 88°56'47" East, 802.86 feet; thence South 40°24'49" East, 437.06 feet; thence South 14°12'41" East, 237.44 feet; thence South 88°50'27" East 276.95 feet to a point on the East line of said Section 8 for a Point of Termination, said point also being the Southwest corner of Government Lot 1, Section 9, Township 25 South, Range 30 East, said line defines the Southern limits of that certain parcel of land described in Official Records Book 1849 at Page 1779 of the Public Records of Osceola County, Florida.

B. All of Government Lot 2; Section 9, Township 25 South, Range 30 East, Osceola County, Florida. C. The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, Osceola County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL:

Beginning at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, and run thence North 140 yards (420.0 feet), thence East 70 yards (210.0 feet), thence South 140 yards (420.0 feet) and thence West 70 yards (210.0 feet) to the Point of Beginning. (As described in Official Records Book 536, Page 208 of the Public Records of Osceola County, Florida).

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

D. The Northeast 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, Osceola County, Florida.

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

E. That portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, Osceola County, Florida, lying North and West of the following described line:

Commence at the Southeast corner of Section 9, Township 25 South, Range 30 East, Osceola County, Florida, run West along the South line of said Section 9, a distance of 1322.1 feet to the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 9, thence West 1095.8 feet to the Point of Beginning; thence North 02 degrees East 54.2 feet; thence North 88 degrees 20 minutes East 54.2 feet; thence North 440 feet; thence North 69 degrees 30 minutes East 105 feet, more or less to the water's edge of East Lake Tohopekaliga for a Point of Termination, said line defines the Western limits of that certain parcel of land described in Official Records Book 1720, Page 2697 of the Public Records of Osceola County, Florida.

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

F. The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, Osceola County, Florida.

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

Together with:

G. Beginning at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East and run thence North 140 yards (420.0 feet), thence East 70 yards (210.0 feet), thence South 140 yards (420.0 feet) and thence West 70 yards (210.0 feet) to the point of beginning.

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

PARCEL B

PARCEL 1: The Southwest 1/4 of the Southwest 1/4 of Section 9, Township 25 South, Range 30 East, Osceola County, Florida. Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida. AND PARCEL 2: The fractional Northwest 1/2 of the Southwest 1/4 of Section 10, Township 25 South, Range 30 East, Osceola County, Florida; AND PARCEL 3: All the Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northeast 1/4, and the fractional Northeast 1/4 of the Northeast 1/4 of Section 10, Township 25 South, Range 30 East, Osceola County, Florida; AND PARCEL 4: The fractional Southwest 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 30 East, Osceola County, Florida.

PARCEL C

Begin at the Southeast corner of Section 9, Township 25 South, Range 30 East, Osceola County, Florida, run West along South line of Section 9, 1322.1 feet to Southwest corner of Southeast Quarter of Southeast Quarter, thence North 1320 feet, thence West 1095.8 feet; thence North 02 degrees East 54.2 feet; thence North 38 degrees 20 minutes East 54.2 feet; thence North 440 feet; thence North 69 degrees 30 minutes East 105 feet, more or less to water's edge of East Lake Tohopekaliga; thence Southerly along water's edge to East line of Section 9; thence North 1778.39 feet, more or less, to POINT OF BEGINNING.

PARCEL D

The Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of Section 9, Township 25 South, Range 30 East, Osceola County, Florida.

Subject to Right-of-Way for Hilliard Isle Road as recorded in Road Map Book 1, Pages 118-126 of the Public Records of Osceola County, Florida.

PARCEL E

PARCEL 1:

The West 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 30 East, Osceola County, Florida; LESS AND EXCEPT:

Lands set forth in Warranty Deed recorded in Official Records Book 2027, Page 2070, Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Section 16, Township 25 South, Range 30 East, Osceola County, Florida; thence South 00°18'45" West, along the West line of said Section 16, a distance of 432.82 feet; thence South 89°37'39" East, a distance of 809.82 feet to the Point of Beginning; thence North 00°18'45" West, a distance of 432.82 feet to a point on the North line of aforesaid Section 16; thence North 89°37'39" West, along said North line, a distance of 809.82 feet to the Point of Beginning.

ALSO DESCRIBED AS:

Description: (prepared by Donald W. McIntosh Associates Inc.)

That part of Sections 8, 9, 10, 15, 16 and 17, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Right of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.02 feet and a chord bearing of S15°07'40"W, for a distance of 427.26 feet to the point of tangency; thence S29°23'27"W, 218.91 feet to the point of curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S51°42'05"W, thence S29°23'27"W, 218.91 feet to the point of tangency; thence S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.45 feet to the Northern Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Page 118 through 126 of said Public Records; thence run the following courses along the Northernly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.35 feet; thence S89°30'27"E, 214.98 feet; thence N89°19'47"E, 388.97 feet; thence S89°30'11"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°12'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence N89°50'05"W, 4.31 feet to the West line of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 6, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TERRA DEL SOL UNIT II - 1ST/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TERRA DEL SOL UNIT II - 1ST/1 ADDITION and the North line of TERRA DEL SOL UNIT II - 3RD/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records; 1546.14 feet to the Northeast corner of said plat, TERRA DEL SOL UNIT II - 3RD/1 ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TERRA DEL SOL UNIT II - 2ND/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4, a distance of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E, thence Northwesterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E, 16.10 feet to the Northeast corner of the Northwest 1/4 of said Section 16, 934.80 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 16.10 feet from the Northeast corner of the KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northwesterly along said shoreline, 1160.0 feet to a point on the North line of the Southwest 1/4 of said Section 16, Township 25 South, Range 30 East, Osceola County, Florida; AND PARCEL 4: The fractional Southwest 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 30 East, Osceola County, Florida.

Continuing 787 acres more or less and being subject to any claim of the State of Florida to East Lake Tohopekaliga, and any rights-of-way, restrictions and easements of record.

ALSO LESS AND EXCEPT:

Lands set forth in Right of Way Deed in favor of Osceola County recorded in Official Records Book 202, Page 405, Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of NW 1/4 of Section 16, Township 25 South, Range 30 East, Osceola County, Florida, run North, along the East line of said SW 1/4 of NW 1/4, 89.61 ft., run thence Southwesterly on a 1196.28 ft. radius curve to the left, 100.37 ft., to the South line of said SW 1/4 of NW 1/4; run thence East, 45.13 ft. to the Point of Beginning.

PARCEL 2:

Begin at the Northeast corner of Section 17, Township 25 South, Range 30 East, Osceola County, Florida, thence run along the East line of said Section 17, S00°16'45"W, a distance of 492.26 feet to the Point of Beginning; thence continue S00°18'45"W, a distance of 628.13 feet; thence run N89°07'43"W, a distance of 346.74 feet; thence continue S00°18'45"W, a distance of 628.13 feet; thence run S89°07'43"E, a distance of 346.74 feet to the Point of Beginning.

LESS AND EXCEPT:

Lands conveyed in Warranty Deed recorded in Official Records Book 888, Page 268, Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the NE corner of Section 17, Township 25 South, Range 30 East, Osceola County, Florida; thence run along the East line of said Section 17, S00°16'45"W, a distance of 492.26 feet to the Point of Beginning; thence continue S00°18'45"W, a distance of 628.13 feet; thence run N89°07'43"W, a distance of 346.74 feet; thence continue S00°18'45"W, a distance of 628.13 feet; thence run S89°07'43"E, a distance of 346.74 feet to the Point of Beginning.

PARCEL F

Begin at the Northwest corner of Section 16, Township 25 South, Range 30 East, Osceola County, Florida; thence South 00°18'45" West, along the West line of said Section 16, a distance of 432.82 feet; thence South 89°37'39" East, a distance of 809.82 feet; thence North 00°18'45" East, a distance of 432.82 feet to a point on the North line of aforesaid Section 16; thence North 89°37'39" West, along said North line, a distance of 809.82 feet to the Point of Beginning.

Together with a 60.0 ft. ingress and egress easement as recorded in Official Records Book 369, Page 798, and a 60.0 ft. ingress and egress easement as recorded in Official Records Book 2015, Page 2645, all among the Public Records of Osceola County, Florida.

PARCEL G

Commence at the NE corner of Section 17, Township 25 South, Range 30 East, Osceola County, Florida; thence run along the East line of said Section 17, S00°16'45"W, a distance of 492.26 feet to the Point of Beginning; thence continue S00°18'45"W, a distance of 628.13 feet; thence run N89°07'43"W, a distance of 346.74 feet; thence continue S00°18'45"W, a distance of 628.13 feet; thence run S89°07'43"E, a distance of 346.74 feet to the Point of Beginning.

Together with and subject to a 60.0 ft. ingress and egress easement as recorded in Official Records Book 369, Page 798, Public Records of Osceola County, Florida.

PARCEL H

A portion of the NE 1/4 of Section 8, T 25 S, R 30 E, Osceola County, Florida, lying East of State Road No. 530, being more particularly described as follows:

Beginning at the Northeast corner of Section 8, T 25 S, R 30 E, Osceola County, Florida, run thence S 02° 23' 33" W, along the East line of said Section 8, 1346.43 feet; run N 88° 50' 27" W, 276.95 feet; run thence N 54° 12' 41" W, 237.44 feet; run thence N 40° 24' 49" W, 437.06 feet; thence S 88° 56' 47" W, 802.86 feet to the East right of way line of aforesaid State Road No. 530; run thence along said East right of way line the following courses: N 30° 32' 54" E, 343.07 feet to the Point of Curvature of a 859.02 ft. Radius Curve to the Left, having a Central Angle 28° 27' 55"; run thence Northwesterly along the arc of said Curve, 426.77 feet to the Point of Tangency; run thence N 02° 04' 30" E, 205.55 feet to the Intersection of the North line of aforesaid Section 8; thence departing said East right of way line, run S 88° 57' 39" E, along the North line of said Section 8, 1312.26 feet to the Point of Beginning.

ALSO TOGETHER WITH:

All of Government Lot 1, in Section 9, T 25 S, R 30 E, Osceola County, Florida.

PARCEL I

The East 1/2 of the North 487.92 FEET of the EAST 900 FEET of the SOUTH 975.84 FEET of the NORTHEAST 1/4 of SECTION 17, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL J

PARCEL 1: THE WESTERLY 450 FEET OF THE EAST 900 FEET OF THE SOUTH 975.84 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 2: THE SOUTHERLY 1/2 OF THE EASTERLY 450 FEET OF THE EAST 900 FEET OF THE SOUTH 975.84 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL K

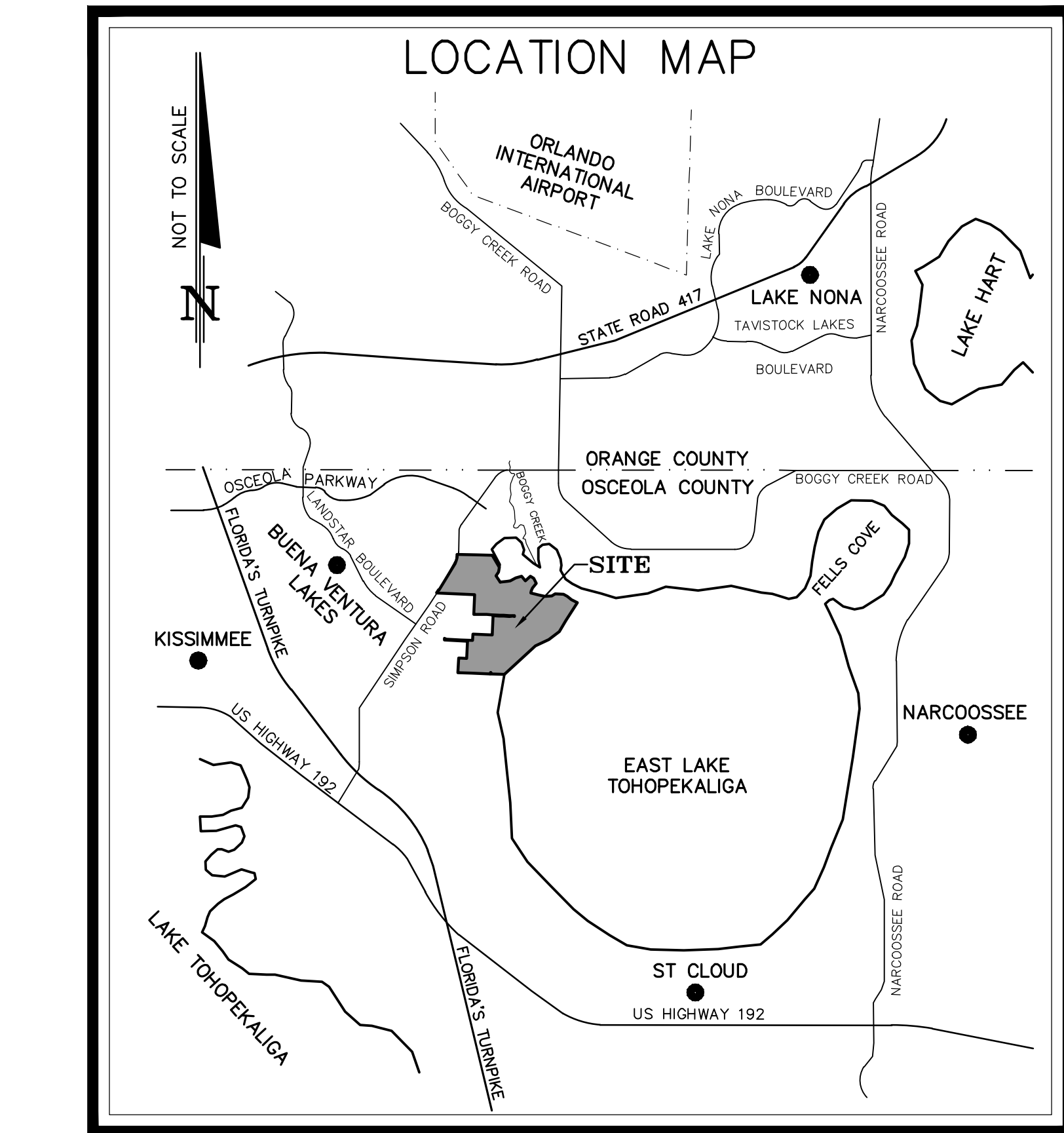
BEGIN AT THE SOUTHEAST CORNER OF LOT 1, KENLEIGH OAKS, AS RECORDED IN PLAT BOOK 8, PAGE 60 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°35'33" EAST, A DISTANCE OF 8.88 FEET TO THE SOUTHWEST CORNER OF LOT 7, VEERASAMMY ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 61 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF A 60.0 FOOT WIDE EASEMENT AND RIGHT OF WAY, AS RECORDED IN O.R. BOOK 369, PG. 798 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°09'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,025.39 FEET; THENCE RUN NORTH 00°02'46" EAST, A DISTANCE OF 21.44 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF BORNQUEN AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF KENLEIGH OAKS; THENCE RUN SOUTH 89°27'11" EAST, ALONG THE SOUTH LINE OF SAID KENLEIGH OAKS, A DISTANCE OF 1,025.54 FEET TO THE POINT OF BEGINNING.

PARCEL L

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, KENLEIGH OAKS, AS RECORDED IN PLAT BOOK 8, PAGE 60 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°35'33" EAST, A DISTANCE OF 8.88 FEET TO THE SOUTHWEST CORNER OF LOT 7, VEERASAMMY ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 61 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF A 60.0 FOOT WIDE EASEMENT AND RIGHT OF WAY, AS RECORDED IN O.R. BOOK 369, PG. 798 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°09'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,025.39 FEET; THENCE RUN NORTH 00°02'46" EAST, A DISTANCE OF 21.44 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF BORNQUEN AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF KENLEIGH OAKS; THENCE RUN SOUTH 89°27'11" EAST, ALONG THE SOUTH LINE OF SAID KENLEIGH OAKS, A DISTANCE OF 1,025.54 FEET TO THE POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

Continuing 787 acres more or less and being subject to any claim of the State of Florida to East Lake Tohopekaliga, and any rights-of-way, restrictions and easements of record.



ADDITIONAL LANDS TO BE ANNEXED INTO THE CITY OF KISSIMMEE

Description: (prepared by Donald W. McIntosh Associates Inc.)

All that part of the lands described below less and except those lands described in Official Records Book 2018, Page 553 and those lands described in Official Records Book 3237, Page 2225 of the Public Records of Osceola County, Florida:

That part of Sections 8, 9, 10, 15, 16 and 17, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Right of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.02 feet and a chord bearing of S15°07'40"W, for a distance of 427.26 feet to the point of tangency; thence S29°23'27"W, 218.91 feet to the point of curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S51°42'05"W, thence S29°23'27"W, 218.91 feet to the point of tangency; thence S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.45 feet to the Northern Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Page 118 through 126 of said Public Records; thence run the following courses along the Northernly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.35 feet; thence S89°30'27"E, 214.98 feet; thence N89°19'47"E, 388.97 feet; thence S89°30'11"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°12'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence N89°50'05"W, 4.31 feet to the West line of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 6, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TERRA DEL SOL UNIT II - 1ST/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TERRA DEL SOL UNIT II - 1ST/1 ADDITION and the North line of TERRA DEL SOL UNIT II - 3RD/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records; 1546.14 feet to the Northeast corner of said plat, TERRA DEL SOL UNIT II - 3RD/1 ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TERRA DEL SOL UNIT II - 2ND/1 ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4, a distance of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E, thence Northwesterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E, 16.10 feet to the Northeast corner of the Northwest 1/4 of said Section 16, 934.80 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 16.10 feet from the Northeast corner of the KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northwesterly along said shoreline, 1160.0 feet to a point on the North line of the Southwest 1/4 of said Section 16, Township 25 South, Range 30 East, Osceola County, Florida; AND PARCEL 4: The fractional Southwest 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 30 East, Osceola County, Florida.

Being subject to any claim of the State of Florida to East Lake Tohopekaliga, and any rights-of-way, restrictions and easements of record.

CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2602 (ORB 3237, PG 2225)

CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2419 (ORB 2018, PG 553)

ADDITIONAL LANDS TO BE ANNEXED INTO THE CITY OF KISSIMMEE

LEGEND

SYMBOLS

ABBREVIATIONS

ENVIROMENTAL LINES

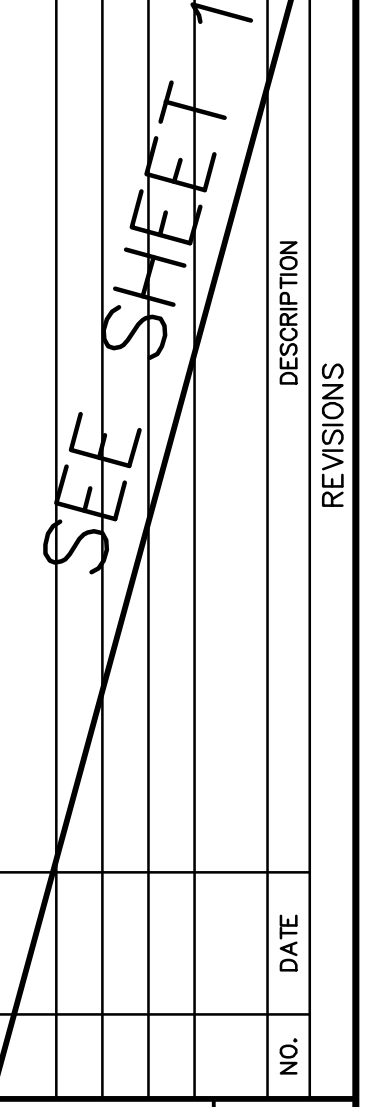
FEMA FLOOD ZONES

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

SURVEYORS NOTES:

1. Apparent Physical Use (potential encroachments) onto or from adjoining property or abutting streets is shown herein as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
2. Bearings and distances shown herein as measured(M) or computed(C) are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, Eastern Right-of-way line of Simpson Road (County Road 530), being S29°23'27"W, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. Bearings and distances denoted as described(D) or plat(P) reflect the described or depicted lands per their recorded instruments.
4. No address of the surveyed property was provided or obtained by the surveyor, or observed while conducting the fieldwork.
5. No underground utilities, improvements, installations or foundations located. Any underground utilities shown herein have been plotted from above ground features indicating underground utilities and existing information provided to the undersigned. The undersigned makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor has not physically located the underground utilities shown herein.
6. This survey may contain lands in navigable waterways which may be owned by the State of Florida. This survey does not attempt to resolve any issues of navigability or of ownership by the State of Florida. Users of this survey, boundary information,





|                                                                                     |             |                           |                |                       |  |
|-------------------------------------------------------------------------------------|-------------|---------------------------|----------------|-----------------------|--|
|  |             | <b>DONALD W. MCINTOSH</b> |                | ASSOCIATES, INC.      |  |
| ENGINEERS                                                                           |             | PLANNERS                  |                | SURVEYORS             |  |
| 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088                   |             |                           |                |                       |  |
| CERTIFICATE OF AUTHORIZATION NO. 1888                                               |             |                           |                |                       |  |
| FORN BY: _____                                                                      | DATE: _____ | CHECKED BY: _____         | SCALE: 1"=300' | JOB NUMBER: 21667.001 |  |
| FIELD BOOKS: _____                                                                  |             | 1675 & 1685               |                |                       |  |

PULTE HOME COMPANY LLC

[illegible]

PRELIMINARY  
9/21/22 10:32AM



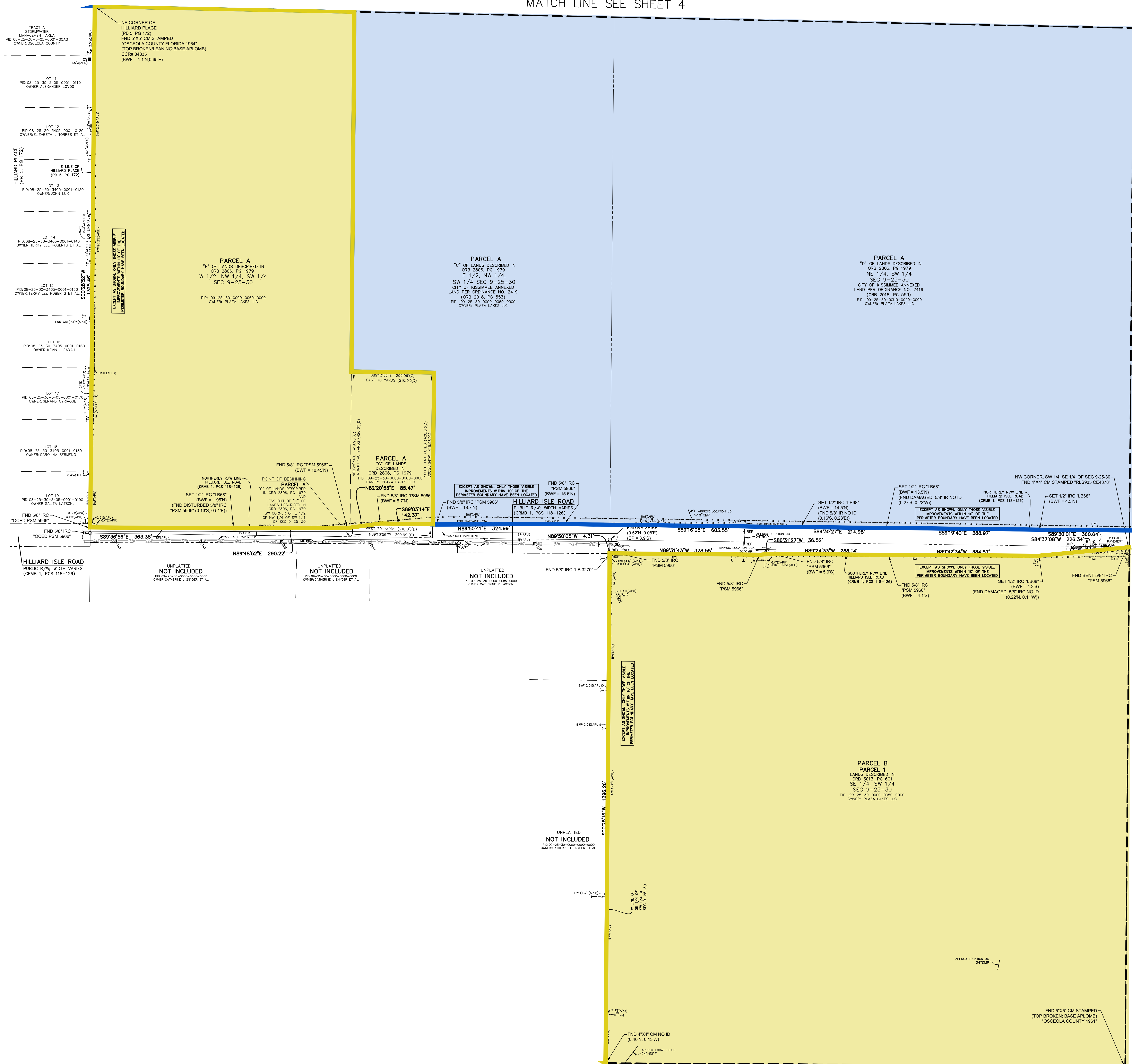








MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 7

[illegible][illegible]

## FEMA FLOOD ZONES

Areas determined to be outside of the 0.2% annual chance floodplain.

| FEMA FLOOD ZONE X (SHADED)                                                                                                                                                                                                                                                           | FEMA FLOOD ZONE AE                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;">Zone X<br/>(SHADED)</p> <p>Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot and with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.</p> | <p style="text-align: center;">Zone AE</p> <p>FEMA FLOOD ZONE AE Special Flood Hazard areas subject to inundation by the 1% annual chance flood base flood elevations (Base Flood elevations not surveyed)</p> |

**NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS STUDY**

DRAWING NO. 21-152(B1A)

SHEET

PREPARED FOR:

DATE: 03/20/22

DRAWN BY: JPF

CHECKED BY: BLC

FIELD BOOKS: 1675 & 1685

SCALE: 1"=100'

JOB NUMBER: 21667.001



**PULTE HOME COMPANY LLC**



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS**  
**PLANNERS**  
**SURVEYORS**

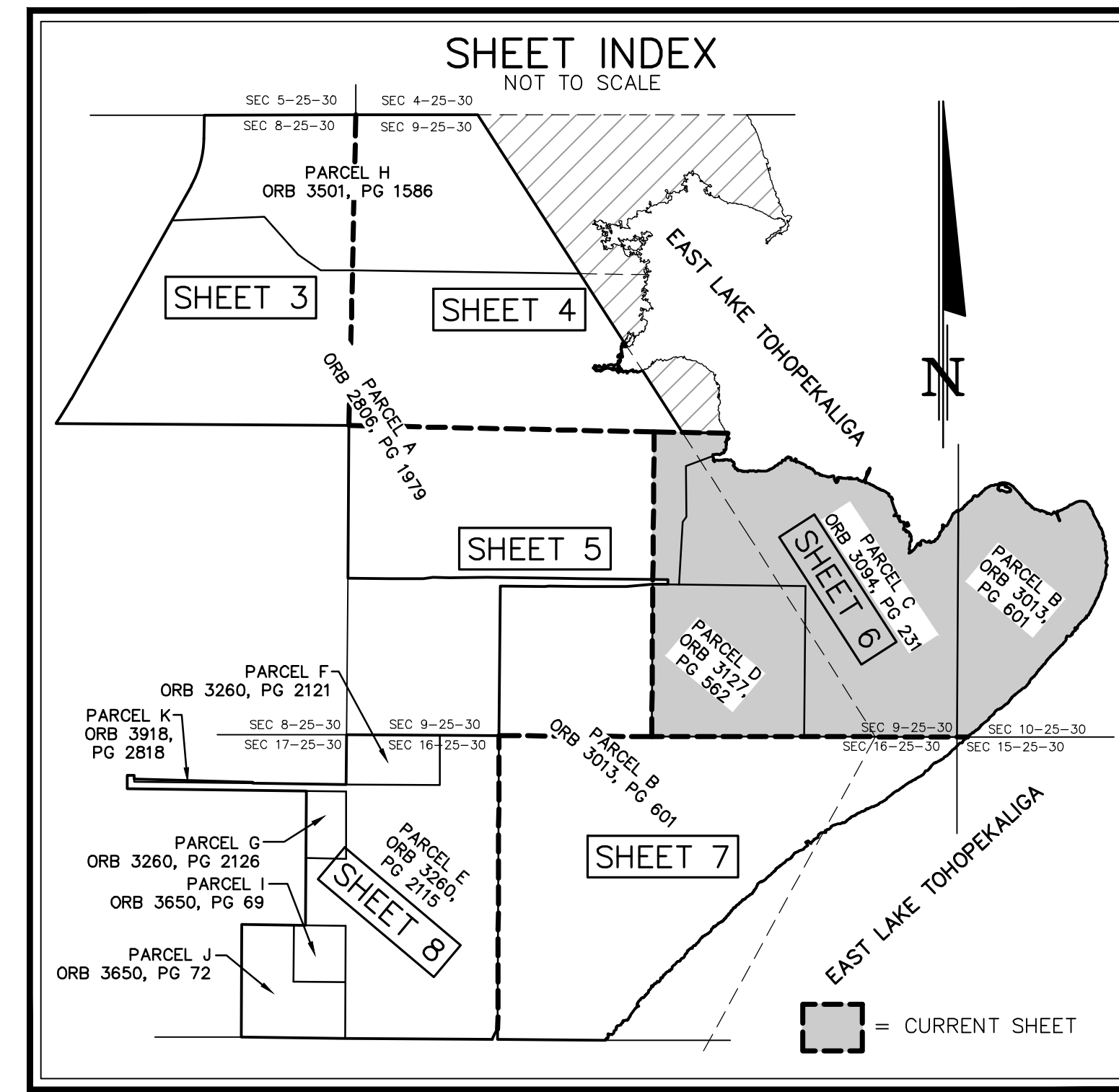
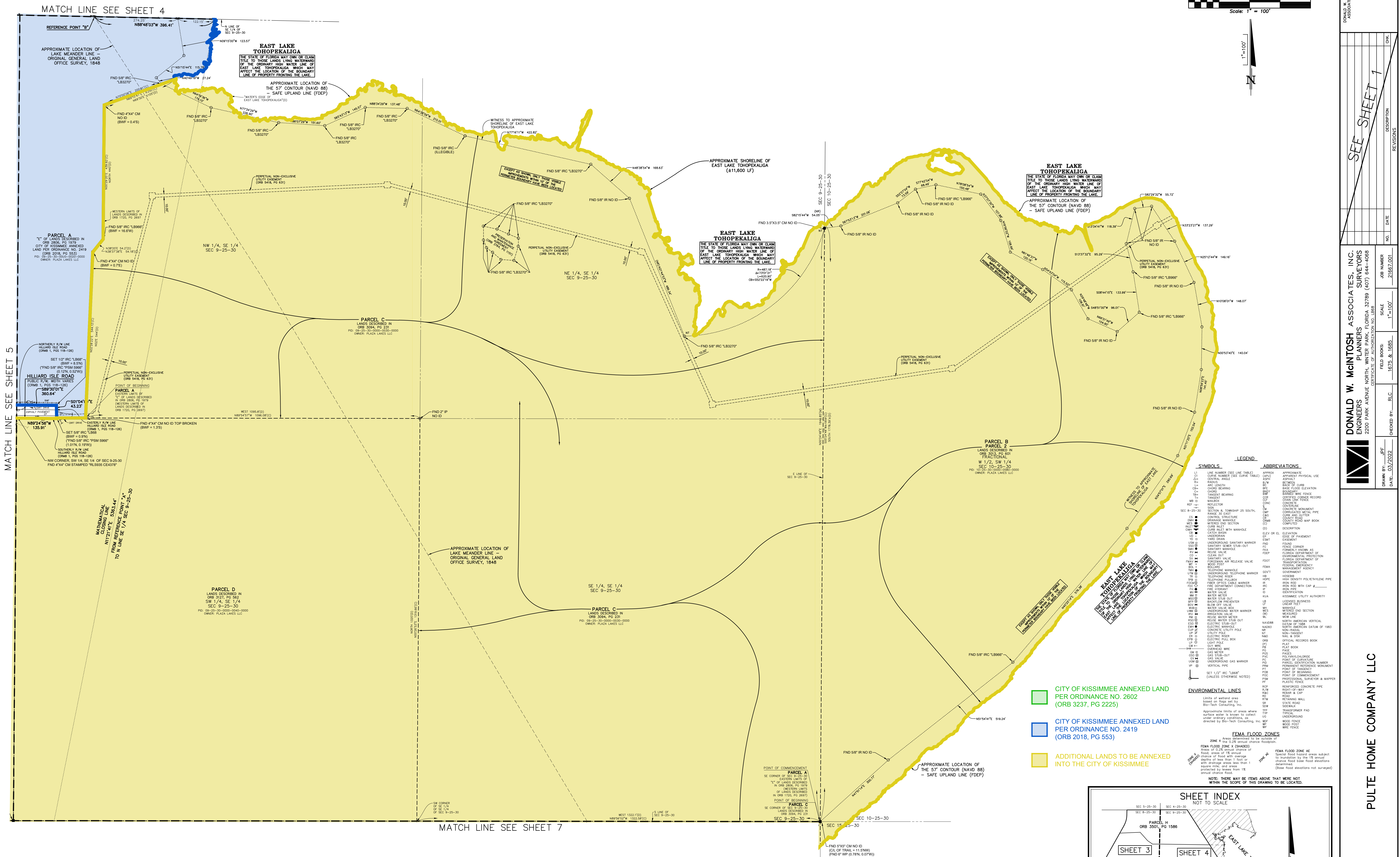
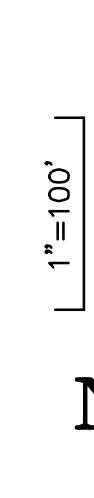
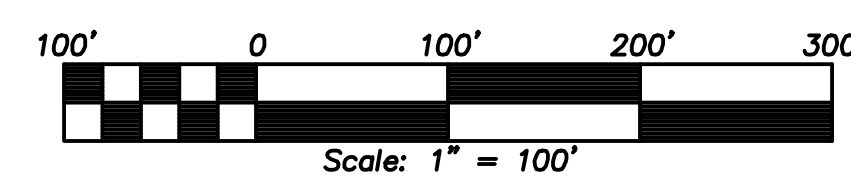
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
CERTIFICATE OF AUTHORIZATION NO. 12688

| DESCRIPTION                                                           | NO. | DATE | CHK. |
|-----------------------------------------------------------------------|-----|------|------|
| <p style="font-size: 2em; transform: rotate(-45deg);">SEE SHEET 1</p> |     |      |      |

DONALD W. MCINTOSH ASSOCIATES, INC.



## ALTA/NSPS LAND TITLE SURVEY

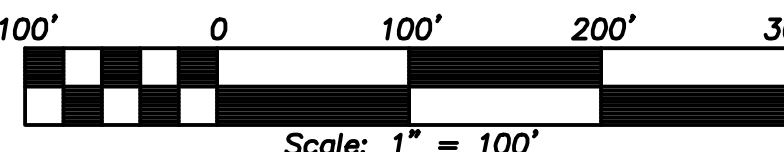


PRELIMINARY  
9/21/22 10:16AM

|                              |                                          |                        |                                                                                                                                                                                                                                                                             |                                |                             |                  |                 |             |                                                                                                                      |
|------------------------------|------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------|------------------|-----------------|-------------|----------------------------------------------------------------------------------------------------------------------|
| DRAWING<br>SHEET 21-132(B/A) | PREPARED FOR:                            | PULTE HOME COMPANY LLC |  <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b><br>ENGINEERS PLANNERS SURVEYORS<br>2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088<br>CERTIFICATE OF AUTHORIZATION NO. LB8 | JOB NUMBER<br>21667.001        |                             |                  |                 | SEE SHEET 1 | DONALD W. MCINTOSH ASSOCIATES, INC.<br>11000 W. UNIVERSITY BLVD., SUITE 200<br>DALLAS, TEXAS 75248<br>(214) 343-8800 |
|                              |                                          |                        |                                                                                                                                                                                                                                                                             | DRAWN BY: JPF<br>DATE: 03/2022 | FIELD BOOKS:<br>1675 & 1695 | SCALE<br>1"=100' | CHECKED BY: RLC |             |                                                                                                                      |
| SHEET                        |                                          |                        |                                                                                                                                                                                                                                                                             |                                |                             |                  |                 |             |                                                                                                                      |
| 6 of 8                       | HILLIARD USE ALTA/MSPS LAND TITLE SURVEY |                        |                                                                                                                                                                                                                                                                             |                                |                             |                  |                 |             |                                                                                                                      |



## ALTA/NSPS LAND TITLE SURVEY



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET

MATCH LINE SEE SHEET 8

**PARCEL B**  
**PARCEL 3**  
LANDS DESCRIBED IN  
ORB 3013, PG 601  
NE 1/4, NW 1/4  
SEC 16-25-30  
PID: 16-25-30-0000-0026-0000  
OWNER: BLAZA JAWC LLC

**PARCEL B**  
**PARCEL 3**  
LANDS DESCRIBED IN  
CRB 3013, PG 601  
NW 1/4, NE 1/4  
SEC 16-25-30  
RD: 16-25-30-0000-0026-0000  
OWNER: BLAZA JAMES LLC

PARCEL B  
PARCEL 3  
LANDS DESCRIBED IN  
ORB 3013, PG 601  
FRACTIONAL  
NE 1/4, NE 1/4  
SEC 16-25-30

-  CITY OF KISSIMMEE ANNEXED LAND  
PER ORDINANCE NO. 2602  
(ORB 3237, PG 2225)
-  CITY OF KISSIMMEE ANNEXED LAND  
PER ORDINANCE NO. 2419  
(ORB 2018, PG 553)
-  ADDITIONAL LANDS TO BE ANNEXED  
INTO THE CITY OF KISSIMMEE

**EAST LAKE  
TOHOPEKALIGA**

THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE OF EAST LAKE TOHOPEKALIGA, WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF PROPERTY FRONTING THE LAKE.

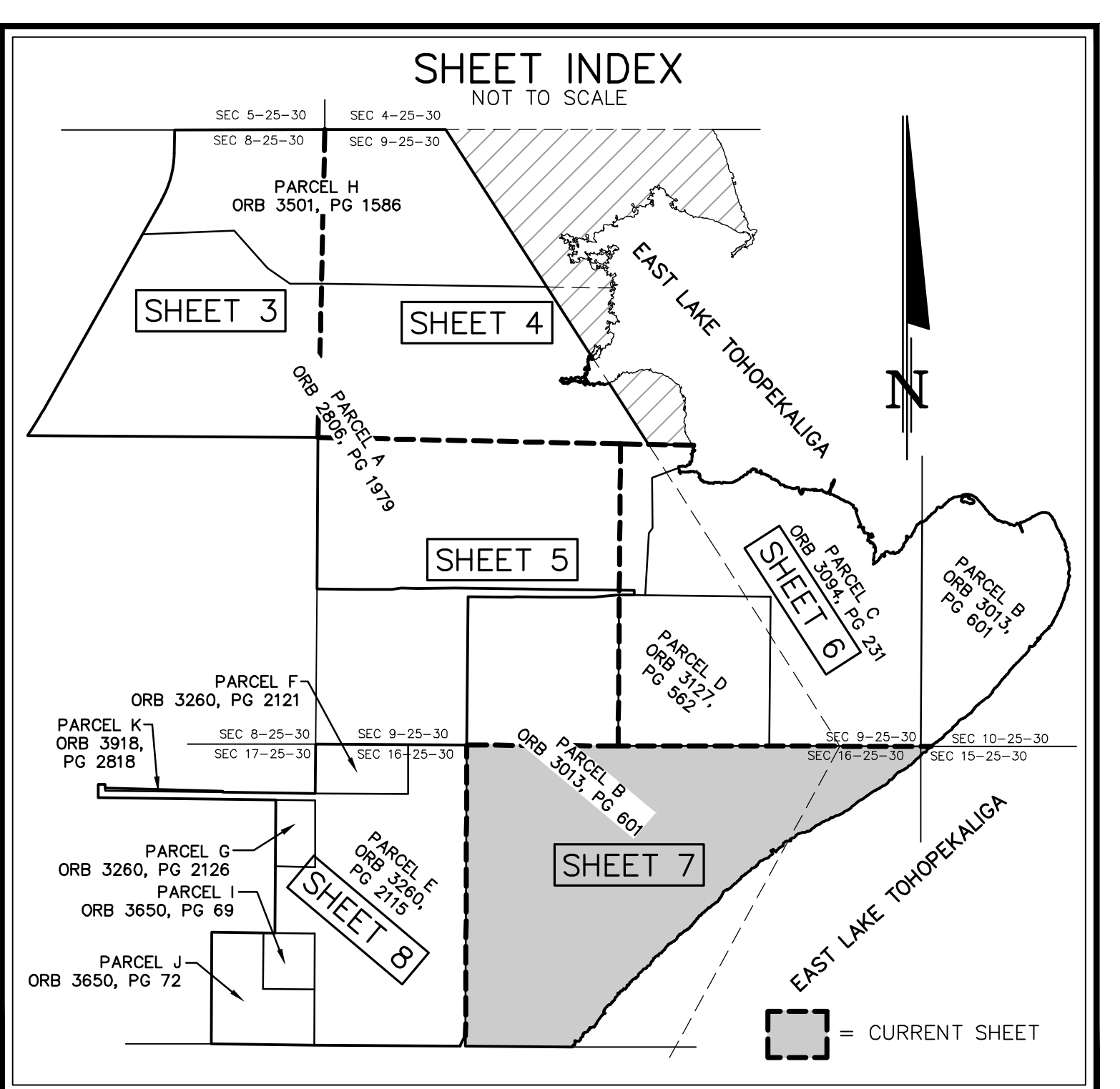
MATHEMATICAL  
CLOSING LINE  
N11°21'41"E 5363.44'  
FROM REFERENCE POINT "A"  
TO N LINE SE 1/4 SEC 9-25-30

EXCEPT AS SHOWN, ONLY THOSE MOBILE  
IMPROVEMENTS WITHIN 10' OF THE  
PERMETER BOUNDARY HAVE BEEN LOCATED

PARCEL B  
PARCEL 4  
LANDS DESCRIBED  
ORB 3013, PG 80  
- FRACTIONAL  
SW 1/4, NE 1/4  
SEC 16-25-3  
1-25-30-0000-002  
NBY: PLAZA LAKES

PARCEL B  
PARCEL 3  
LANDS DESCRIBED IN  
ORB 3013, PG 601  
SE 1/4, NW 1/4  
SEC 16-25-30  
16-25-30-0000-0025-0000

**EAST LAKE  
TOHOPEKALIGA**

[illegible]

PRELIMINARY

|                             |                                            |                                                    |
|-----------------------------|--------------------------------------------|----------------------------------------------------|
| DRAWING<br>CSA 21-13(2)(14) | PREPARED FOR:                              | <h2 style="margin: 0;">PULTE HOME COMPANY LLC</h2> |
| SHEET                       |                                            |                                                    |
| <b>7 OF 8</b>               | HILLARD USE AT TRANSFERS AND TITLE SURVEY. |                                                    |

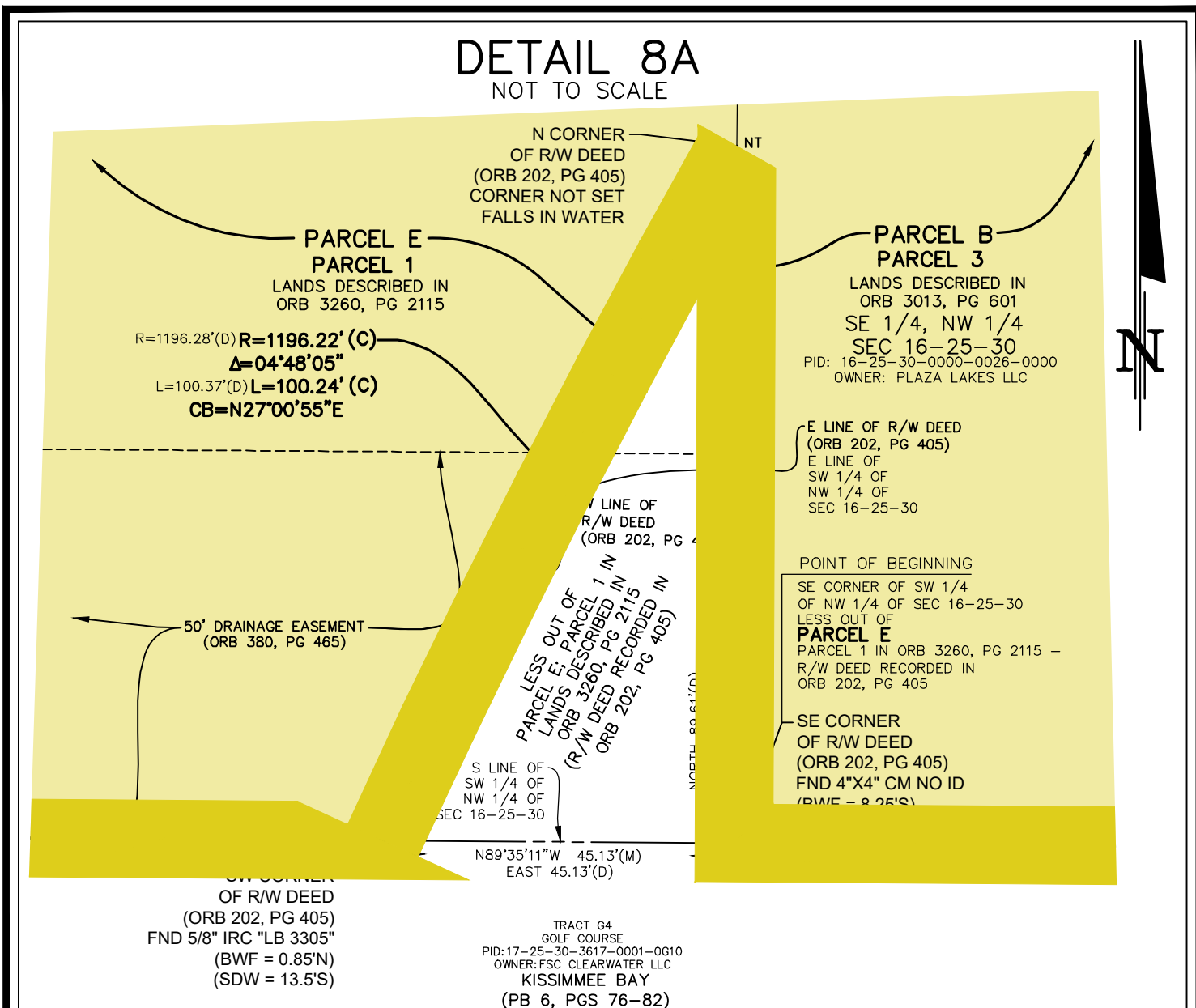
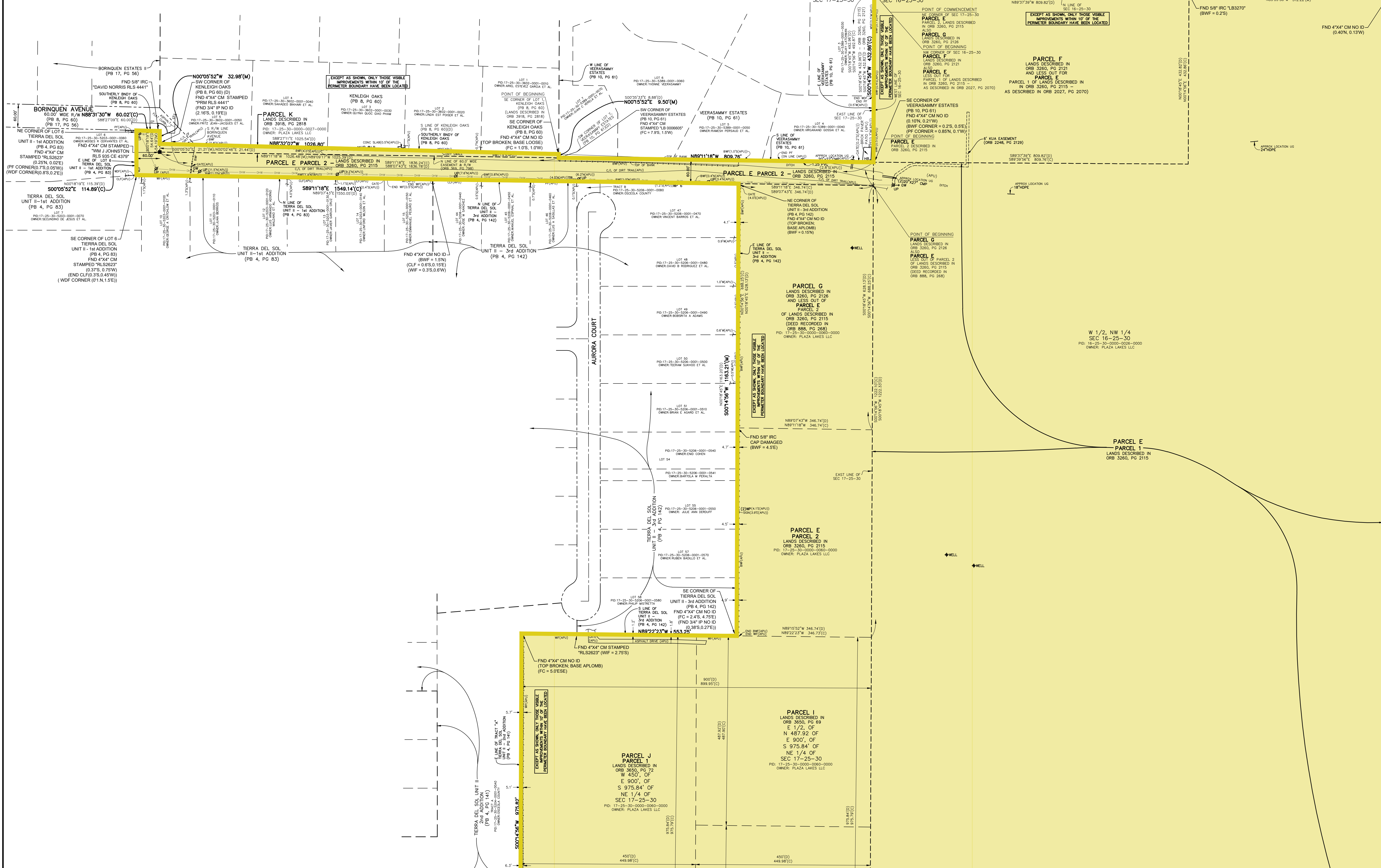
|                                                                                                                                                                                                          |                        |                        |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|------------------|
| <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b><br>ENGINEERS PLANNERS SURVEYORS<br>2200 PARK AVENUE NORTH, WEST PALM BEACH, FLORIDA 32789 (407) 844-4088<br><small>CERTIFICATE OF LICENSE NO. 1011848</small> |                        |                        |                  |
| DRAWN BY: <u>JFF</u>                                                                                                                                                                                     | FIELD BOOKS:           | SCALE:                 | JOB NUMBER       |
| DATE: <u>03/2022</u>                                                                                                                                                                                     | CHECKED BY: <u>RLC</u> | <u>1"=100'</u>         | <u>21667.001</u> |
|                                                                                                                                                                                                          |                        | <u>1675 &amp; 1685</u> |                  |
|                                                                                                                                                                                                          |                        | NO.                    | DESCRIPTION      |
|                                                                                                                                                                                                          |                        | DATE                   | REVISONS         |
|                                                                                                                                                                                                          |                        |                        | CHK.             |

SEE SHEET 1



100' 0 100' 200' 300'

Scale: 1" = 100'



|                                                                                     |                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  | CITY OF KISSIMMEE ANNEXED LAND<br>PER ORDINANCE NO. 2602<br>(ORB 3237, PG 2225) |
|  | CITY OF KISSIMMEE ANNEXED LAND<br>PER ORDINANCE NO. 2419<br>(ORB 2018, PG 553)  |
|  | ADDITIONAL LANDS TO BE ANNEXED<br>INTO THE CITY OF KISSIMMEE                    |

| SYMBOLS |                         | LEGEND | ABBREVIATIONS |
|---------|-------------------------|--------|---------------|
| L1      | LINE NUMBER (SEE TABLE) | APPROX | APPROXIMATE   |
| L2      | LINE NUMBER (SEE TABLE) | APPROX | APPROXIMATE   |
| L3      | CENTRAL ANGLE           | APPROX | APPROXIMATE   |
| L4      | CENTRAL ANGLE           | APPROX | APPROXIMATE   |
| L5      | ARC LENGTH              | APPROX | APPROXIMATE   |
| L6      | ARC BEARING             | APPROX | APPROXIMATE   |
| L7      | TANGENT BEARING         | APPROX | APPROXIMATE   |
| L8      | TANGENT BEARING         | APPROX | APPROXIMATE   |
| L9      | TANGENT BEARING         | APPROX | APPROXIMATE   |
| M       | REF                     | CONC   | CONCRETE      |
| M1      | REF                     | CONC   | CONCRETE      |
| M2      | REF                     | CONC   | CONCRETE      |
| M3      | REF                     | CONC   | CONCRETE      |
| M4      | REF                     | CONC   | CONCRETE      |
| M5      | REF                     | CONC   | CONCRETE      |
| M6      | REF                     | CONC   | CONCRETE      |
| M7      | REF                     | CONC   | CONCRETE      |
| M8      | REF                     | CONC   | CONCRETE      |
| M9      | REF                     | CONC   | CONCRETE      |
| M10     | REF                     | CONC   | CONCRETE      |
| M11     | REF                     | CONC   | CONCRETE      |
| M12     | REF                     | CONC   | CONCRETE      |
| M13     | REF                     | CONC   | CONCRETE      |
| M14     | REF                     | CONC   | CONCRETE      |
| M15     | REF                     | CONC   | CONCRETE      |
| M16     | REF                     | CONC   | CONCRETE      |
| M17     | REF                     | CONC   | CONCRETE      |
| M18     | REF                     | CONC   | CONCRETE      |
| M19     | REF                     | CONC   | CONCRETE      |
| M20     | REF                     | CONC   | CONCRETE      |
| M21     | REF                     | CONC   | CONCRETE      |
| M22     | REF                     | CONC   | CONCRETE      |
| M23     | REF                     | CONC   | CONCRETE      |
| M24     | REF                     | CONC   | CONCRETE      |
| M25     | REF                     | CONC   | CONCRETE      |
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| M37     | REF                     | CONC   | CONCRETE      |
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| M43     | REF                     | CONC   | CONCRETE      |
| M44     | REF                     | CONC   | CONCRETE      |
| M45     | REF                     | CONC   | CONCRETE      |
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| M365    | REF                     | CONC   | CONCRETE      |
| M366    | REF                     | CONC   | CONCRETE      |
| M367    | REF                     | CONC   | CONCRETE      |

|  |                                                                                |                                                                                                                                                         |                                                   |                                           |                                                                                                                           |                                                                                              |
|--|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  | <p>1/4" of wetland soils<br/>1/4" of water to be<br/>Bio-Remediation, Inc.</p> | <p>Approximate limits of areas where<br/>surface water is known to flow<br/>under ordinary conditions, as<br/>directed by the Bio-Remediation, Inc.</p> | <p>APP<br/>R/A<br/>R/W<br/>RTW<br/>SO<br/>SLO</p> | <p>TPP<br/>TPO<br/>LG<br/>WFO<br/>WFD</p> | <p>PLASTIC FENCE<br/>ADVISORY DONOR<br/>RIGHT-OF-WAY<br/>EASEMENT &amp; CAP<br/>EXISTING ROAD<br/>UTILITY<br/>SECTION</p> | <p>TRANSFORMER PAD<br/>POWER LINE<br/>UNDERGROUND<br/>SIGN<br/>MOIST POOL<br/>WERE FENCE</p> |
|  | <p>20'±<br/>20'±<br/>20'±</p>                                                  | <p>20'±<br/>20'±<br/>20'±</p>                                                                                                                           | <p>20'±<br/>20'±<br/>20'±</p>                     | <p>20'±<br/>20'±<br/>20'±</p>             | <p>20'±<br/>20'±<br/>20'±</p>                                                                                             | <p>20'±<br/>20'±<br/>20'±</p>                                                                |

## ENVIRONMENTAL LINES

1/4" of wetland soils  
1/4" of water to be  
Bio-Remediation, Inc.

Approximate limits of areas where  
surface water is known to flow  
under ordinary conditions, as  
directed by the Bio-Remediation, Inc.

APP  
R/A  
R/W  
RTW  
SO  
SLO

TPP  
TPO  
LG  
WFO  
WFD

20'±  
20'±  
20'±

20'±  
20'±  
20'±

## FEMA FLOOD ZONES

Zone X: Areas determined to be outside of  
Zone X are 0.2% annual chance floodplains

**ZONE X: FLOOD ZONE (SHADED)**

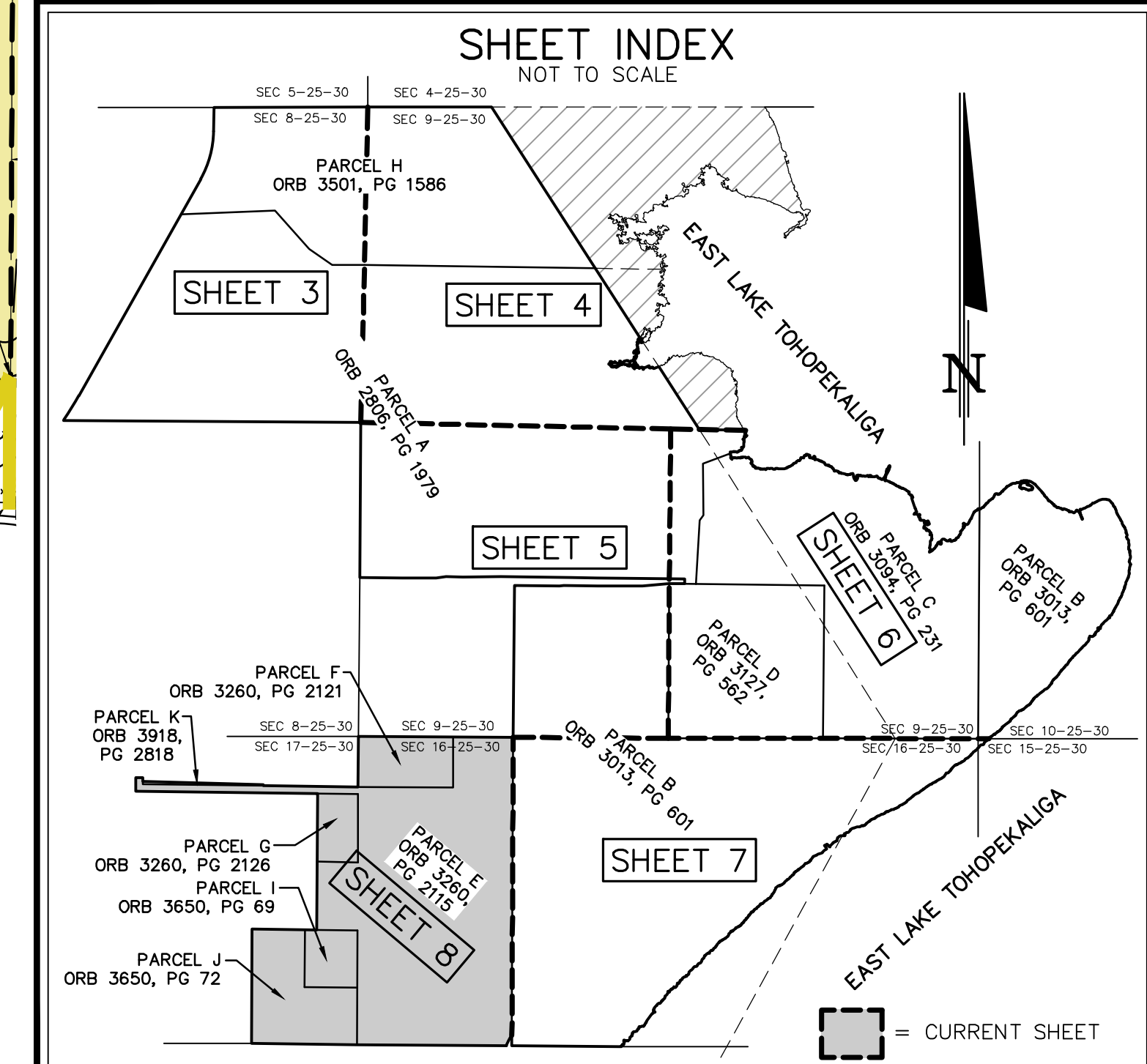
Zone X: 0.2% annual chance  
flood; depths of 1% annual  
chance flood are 1.5 to 2.0  
feet; depths of 1% annual  
chance flood are less than 1 foot;  
or depths of 1% annual chance  
flood are 1.5 to 2.0 feet;  
square mile; and areas  
protected by levees from 1%  
annual chance flood.

**FEMA FLOOD ZONE**

Specific Flood hazard area  
to inundation by the 1%  
annual chance flood (100-  
year flood) has been  
determined.

(Base Flood elevation may  
vary)

**NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT  
WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.**



## PRELIMINARY

[illegible]



## **ITEM 5.B**

**Public Hearing - An Ordinance amending the Future Land Use Map designation from County Low Density Residential (LDR), City Multiple Family Medium Density (MF-MDR), and City Single Family Low Density (SF-LDR) to City Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS): Hilliard Isle, LUPA-22-0006 - Proposed Ordinance #23-20**

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

### **Request**

Recommendation of approval of a Land Use Plan Amendment changing the Future Land Use Map designation from County Low Density Residential (LDR), City Multiple Family Medium Density (MF-MDR), and City Single Family Low Density (SF-LDR) to City Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS) on approximately 883.27 acres of land.

### **Explanation**

The subject property consists of a total land area of 883.27 acres. A portion of the subject property, approximately 326.94 acres, was annexed into the City of Kissimmee in 2002 (DRC-01-00139) and a second portion in 2006 (DRC-06-00064) with Future Land Use Designations of Single Family - Low Density Residential (SF-LDR) and Multi Family - Medium Density Residential (MF-MDR) to accommodate future residential development.

The remaining 556.33 acres of land will be annexed into the City of Kissimmee under application AX-22-0003. The applicant is proposing a Land Use Plan Amendment over the entire site to introduce the following Land Use Designations: Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS).

This proposed Land Use Plan Amendment will facilitate the development of 3,000 residential units, 190,000 square feet of commercial, and approximately 177 acres of conservation area. The development and design standards will be forthcoming and will be included with Planned Mixed Use Development (PMUD) Rezoning (PUD-22-0004) application at a later date. The supporting documents included with the DRC application provide a brief analysis on the impacts of this development of public facilities and consistency with specific Comprehensive Plan goals, objectives, and policies.

### **FINDINGS AND REASONS:**

1. Compliance with Policy 1.2.3.2, Commercial General (CG): Future Land Use Designation, that is intended to accommodate office uses, general retail sales, and service uses that are highly accessible and adjacent to major thoroughfares and transit facilities and possess necessary location, site, and market requirements. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.



2. Compliance with Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR) Land Use Designation as areas designated primarily for single family low density residential uses, which shall accommodate single family detached dwelling units with a maximum density of up to six-dwelling units per acre.
3. Compliance with Policy 1.2.1.3, Multi Family Medium Density Residential (MF-MDR) intended to accommodate multi-family structures with a density of 10-20 units per acre.
4. Compliance with Policy 1.2.8.2, Conservation (CONS), intended for lands that, because of their environmental quality and/or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allocable FAR.
5. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

## **Recommendation**

### **REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on March 21, 2023.

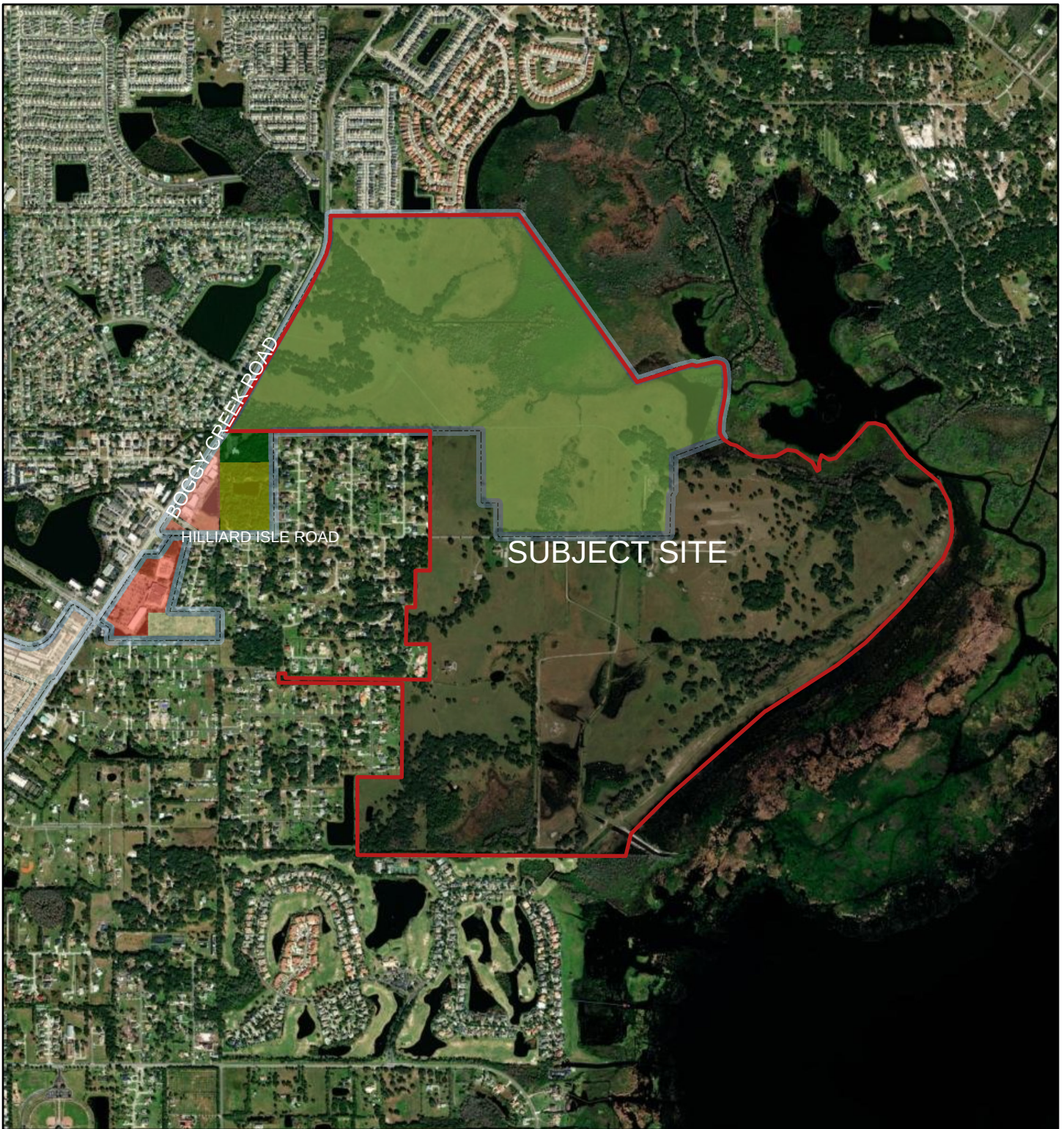
### **CONDITION:**

1. Subject to the approval of the Hilliard Isle Annexation (AX-22-0003).

### **Attachment(s):**

1. LUPA 22-0006 Aerial Map
2. LUPA 22-0006 Vicinity Map
3. LUPA 22-0006 Proposed Ord 23-20
4. LUPA 22-0006 Site Data Tables
5. LUPA 22-0006 PAB Ad
6. LUPA 22-0006 DRC Comments
7. LUPA 22-0006 DRC Application

# LUPA 22-0006



August 31, 2023

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)

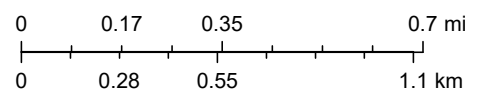
BP (Business Park)

CF (Community Facility)

HC (Highway Commercial)

HF (Hospital Facility)

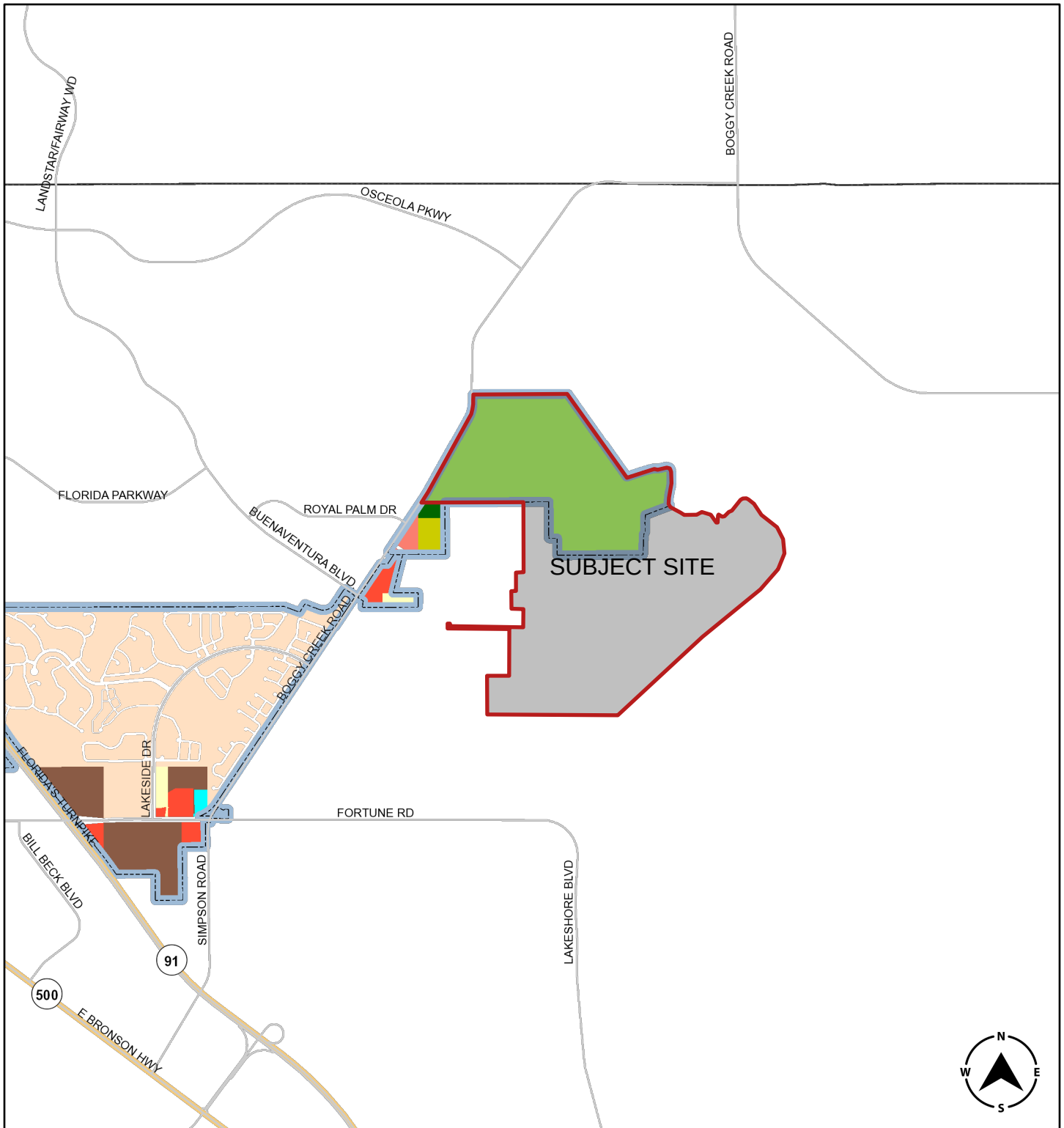
1:24,075



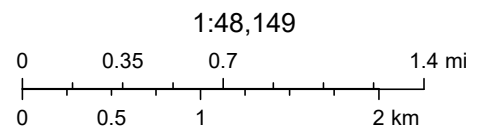
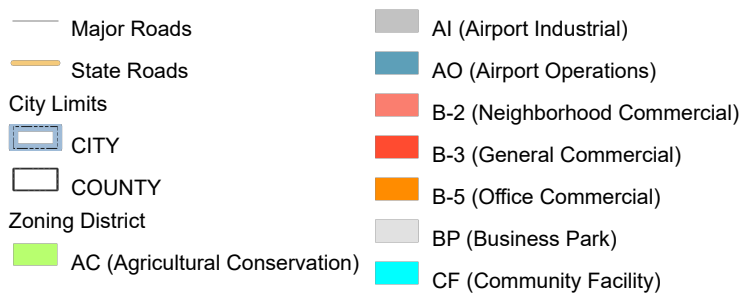
State of Florida, Earthstar Geographics



# LUPA 22-0006



August 24, 2023



**PROPOSED ORDINANCE NO. 23-20**  
**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: Low Density Residential (LDR), Multiple Family Medium Density (MF-MDR), and Single Family Low Density (SF-LDR) – County & City

TO: Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS) – City

The subject property is located at Parcel ID(s): **08-25-30-0000-0090-0000, 09-25-30-0000-0027-0000, 09-25-30-0000-0030-0000, 09-25-30-0000-0040-0000, 09-25-30-0000-0050-0000, 09-25-30-0000-0060-0000, 09-25-30-0000-0080-0000, 09-25-30-0000-0085-0000, 09-25-30-0000-0090-0000, 10-25-30-0000-580-0000, 16-25-30-0000-0026-0000, 17-25-30-0000-0060-0000**

Legal Description:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Right of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.00 feet and a chord bearing of S15°07'40"W; thence Southerly along the arc of said curve through a central angle of 28°29'54" for a distance of 427.26 feet to the point of tangency; thence S29°22'37"W, 2119.81 feet to the point of



curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S31°42'05"W; thence Southwesterly along the arc of said curve through a central angle of 04°38'56" for a distance of 238.56 feet to the point of tangency; thence S34°01'33"W, 12.38 feet to the South line of said Northeast 1/4 of Section 8; thence departing said East Right-of-way line run S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.46 feet to the Northerly Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Pages 118 through 126 of said Public Records; thence run the following courses along the Northerly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N89°48'52"E, 290.22 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.55 feet; thence S89°30'27"E, 214.98 feet; thence S89°19'40"E, 388.97 feet; thence S89°30'01"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°42'34"W, 384.57 feet; thence N89°24'33"W, 288.14 feet; thence S86°31'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence N89°50'05"W, 4.31 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast Corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 8, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 32.98 feet; thence N88°31'30"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TIERRA DEL SOL UNIT II - 1ST/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TIERRA DEL SOL UNIT II - 1ST/ ADDITION and the North line of TIERRA DEL SOL UNIT II - 3RD/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records, 1549.14 feet to the Northeast corner of said plat, TIERRA DEL SOL UNIT II - 3RD/ ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TIERRA DEL SOL UNIT II - 2ND/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4, a distance of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E; thence Northeasterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E along the aforesaid South line of the Northwest 1/4 of Section 16, 938.40 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 19.10 feet from the Northeast corner of KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northerly along said shoreline, 11600 feet, more or less to a point on the North line of the Southeast 1/4 of said Section 9, lying N11°21'41"E, 5363.44 feet from said Reference Point "A"; thence N88°48'03"W along said North line, 396.41 feet to the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848 and Reference Point "B"; thence N32°46'20"W along said meander line, 636.36 feet to the aforesaid shoreline of East Lake Tohopekaliga and Reference Point "C"; thence Northerly along said shoreline 950 feet, more or less, to a point on said meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "C"; thence N32°46'20"W along said meander line, 2329.15 feet to the North line of the Northwest 1/4 of said Section 9 and a point lying N32°46'20"W, 3273.20 feet from aforesaid Reference Point "B"; thence S89°59'13"W along said North line, 1055.95 feet to the aforesaid Northeast corner of Section 8 and the POINT OF

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





Hilliard Isle Annexation, LUPA-22-0006  
 Parcel ID#09-25-30-0000-0060-0000; 09-25-30-0000-0030-0000  
 09-25-30-0000-0040-0000; 09-25-30-0000-0050-0000  
 10-25-30-0000-0580-0000; 16-25-30-0000-0026-0000  
 17-25-30-0000-0060-0000; 09-25-30-0000-0090-0000  
 09-25-30-0000-0080-0000; 09-25-30-0000-0085-0000  
 08-25-30-0000-0090-0000; 09-25-30-0000-0027-0000  
 East of Simpson Rd. South of Eagle Bay Blvd.;  
 North of Buenaventura Blvd.; west of East Lake Tohopekaliga  
 Site Data Tables

| <b>Site Data</b>                     |                                                                                                                                                                                                         |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size                                 | 883.27 acres                                                                                                                                                                                            |
| Future Land Use Designation          | Low Density Residential (LDR) – County, Single Family Low Density Residential (SF-LDR) – City, Multi-Family Medium Residential (MF-MDR) - City                                                          |
| Proposed Future Land Use Designation | Single Family Low Density Residential (SF-LDR), Multi Family Medium Density Residential (MF-MDR), Commercial General (CG), & Conservation (CONS) – City                                                 |
| Zoning District Designation          | Agricultural & Conservation (AC) – County, Agricultural & Conservation (AC) – City                                                                                                                      |
| Proposed Zoning District Designation | Planned Mixed Use Development (PMUD) - City                                                                                                                                                             |
| Existing Overlay District            | N/A                                                                                                                                                                                                     |
| Existing Use(s)                      | Vacant; Residential Home                                                                                                                                                                                |
| Proposed Use(s)                      | Residential Uses                                                                                                                                                                                        |
| <b>Adjacent Land Use</b>             |                                                                                                                                                                                                         |
| North                                | SF-LDR – City                                                                                                                                                                                           |
| South                                | Low Density Residential (LDR) – County                                                                                                                                                                  |
| East                                 | SF-LDR – City, East Lake Toho                                                                                                                                                                           |
| West                                 | LDR – County, SF-LDR – City                                                                                                                                                                             |
| <b>Adjacent Zoning</b>               |                                                                                                                                                                                                         |
| North                                | Agricultural & Conservation (AC) - City                                                                                                                                                                 |
| South                                | Agricultural & Conservation (AC) - County                                                                                                                                                               |
| East                                 | AC – City, East Lake Toho                                                                                                                                                                               |
| West                                 | Estate (E-1) – County, AC - City                                                                                                                                                                        |
| Zoning History                       | N/A – The proposed properties are currently within County jurisdiction.                                                                                                                                 |
| Past/Current Project Tracking        | DRC-01-00139 Annexation (2002)<br>DRC-06-00064 Annexation (2006)<br>AX-22-0003 Annexation (Pending)<br>LUPA-22-0006 Land Use Plan Amendment (Pending)<br>PUD-22-0004 Planned Unit Development (Pending) |

| <b>Comprehensive Plan Summary</b>                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 dwelling units per acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AC (Agricultural Conservation)                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RE (Residential Estate)                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-1 (Single Family Low Density Residential 12,000sqft) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-2 (Single Family Low Density Residential 9,000sqft)  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-3 (Single Family Low Density Residential 7,000sqft)  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RA-4 (Single Family Low Density Residential 6,000sqft)  |
| Policy 1.2.1.3, Medium Density Residential (MDR): The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multi family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses. |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RB-1 (Medium Density Residential)                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RB-2 (Medium Density Residential)                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RC-1 (Multiple Family Medium Density Residential)       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RC-2 (Multi Family Medium Density Residential)          |
| Policy 1.2.3.2 Commercial General (CG): The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.                                                                                                                                                                                                                                                                                                                                                        |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | B-2 (Neighborhood Commercial)                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | B-3 (General Commercial)                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HC ( Highway Commercial)                                |
| Policy 1.2.8.2 Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas.                                                                                                                                                                                                                                                                                                                         |                                                         |
| Potential Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | OS (Open Space)                                         |

**Zoning District Standards District Summary**

Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (PMUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for a compatible mix of residential and commercial purposes with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. This district is intended for use in suitable areas which have been assigned any of the comprehensive plan future land use designations other than the Mobile Home Medium Density Residential (MH-MDR) designation. The uses, density and intensity allowed in this district shall be consistent with the future land use designation.

**Comprehensive Plan Future Land Use & Zoning Comparisons**

|      | <i>Existing Future Land Use &amp; Zoning</i> | <i>Requested Future Land Use &amp; Zoning</i>                   |
|------|----------------------------------------------|-----------------------------------------------------------------|
| Uses | LDR County Land Use (3-8 du/ac)              | Single Family – Low Density Residential (SF-LDR) (6 units/acre) |
|      | LDR County Land Use (3-8 du/ac)              | MF-MDR City Land Use (10-20 du/ac)                              |
|      | LDR County Land Use (3-8 du/ac)              | Highway Commercial (HC) – (2.5 FAR)                             |
|      | Residential                                  | Residential, Commercial, & Open Space                           |

**Public Facilities Analysis**

|                                                                  |                                                         |
|------------------------------------------------------------------|---------------------------------------------------------|
| Transportation                                                   |                                                         |
| Adjacent street                                                  | Boggy Creek Road and Hilliard Isle Road                 |
| Street Quality of Service (QOS)                                  | Adjacent Streets are under Osceola County jurisdiction. |
| Sanitary Sewer                                                   |                                                         |
| Is volume less than 98% capacity?                                | N/A – Compliance                                        |
| Potable Water                                                    |                                                         |
| Is volume less than 98% capacity?                                | N/A – Compliance                                        |
| Is water pressure at least 40lbs per square inch?                | N/A – Compliance                                        |
| Solid Waste                                                      |                                                         |
| Is volume less than 5.1lbs per person per calendar day?          | N/A – Compliance                                        |
| Recreation                                                       |                                                         |
| Is active recreation area at least 2 acres per 1,000 population? | N/A – Compliance                                        |
| Is urban open space area at least 2 acres per 1,000 population?  | N/A – Compliance                                        |
| Is total recreation area at least 4 acres                        | N/A – Compliance                                        |



|                                                                                                                       |                 |
|-----------------------------------------------------------------------------------------------------------------------|-----------------|
| per 1,000 population?                                                                                                 |                 |
| Drainage                                                                                                              |                 |
| Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met? | N/A- Compliance |

# 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, September 6, 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: Low Density Residential (LDR), Multiple Family Medium Density (MF-MDR), and Single Family Low Density (SF-LDR) – County & City**

**TO: Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS) – City**

The subject property is located at Parcel ID(s): **08-25-30-0000-0090-0000, 09-25-30-0000-0027-0000, 09-25-30-0000-0030-0000, 09-25-30-0000-0040-0000, 09-25-30-0000-0050-0000, 09-25-30-0000-0060-0000, 09-25-30-0000-0080-0000, 09-25-30-0000-0085-0000, 09-25-30-0000-0090-0000, 10-25-30-0000-580-0000, 16-25-30-0000-0026-0000, 17-25-30-0000-0060-0000**

Legal Description:

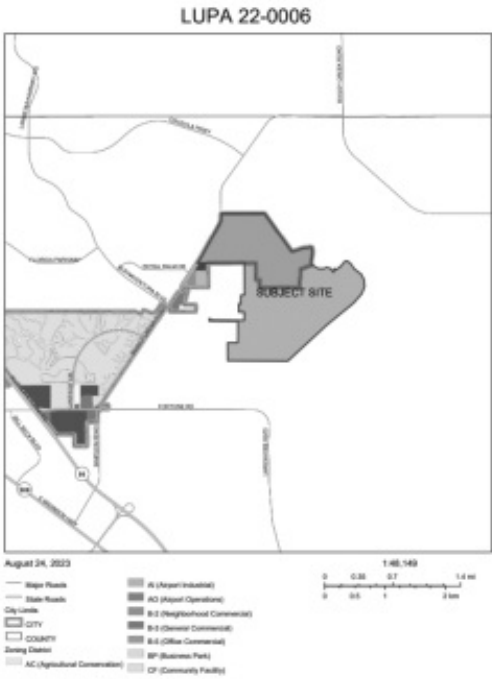
BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1312.32 feet to the East Right-of-way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) as shown on Official of Way Map, recorded in Road Plat Book 1, Page 25 of the Public Records of Osceola County, Florida; thence run the following five (5) courses along said East Right-of-way line: S00°52'43"W, 205.07 feet to the point of curvature of a curve concave Westerly having a radius of 859.00 feet and a chord bearing of S15°07'40"W; thence Southerly along the arc of said curve through a central angle of 28°29'54" for a distance of 427.26 feet to the point of tangency; thence S29°22'37"W, 2119.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 2940.16 feet and a chord bearing of S31°42'05"W; thence Southwesterly along the arc of said curve through a central angle of 04°38'56" for a distance of 238.56 feet to the point of tangency; thence S34°01'33"W, 12.38 feet to the South line of said Northeast 1/4 of Section 8; thence departing said East Right-of-way line run S89°40'02"E along said South line, 2539.20 feet to the Northeast corner of HILLIARD PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 172 of said Public Records; thence S00°28'52"W along the East line of said plat, 1325.46 feet to the Northerly Right-of-way line of Hilliard Isle road, as shown in County Road Map Book 1, Pages 118 through 126 of said Public Records; thence run the following courses along the Northerly, Easterly and Southerly Right-of-way lines of said Hilliard Isle Road: S89°36'56"E, 363.38 feet; thence N89°48'52"E, 290.22 feet; thence N82°20'53"E, 85.47 feet; thence S89°03'14"E, 142.37 feet; thence N89°50'41"E, 324.99 feet; thence S89°16'05"E, 603.55 feet; thence S89°30'27"E, 214.98 feet; thence S89°19'40"E, 388.97 feet; thence S89°30'01"E, 360.64 feet; thence S01°04'09"E, 43.23 feet; thence N89°24'56"W, 135.91 feet; thence S84°37'08"W, 226.34 feet; thence N89°42'34"W, 384.57 feet; thence N89°24'33"W, 288.14 feet; thence S86°31'27"W, 36.52 feet; thence N89°31'43"W, 378.55 feet; thence N89°50'05"W, 4.31 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, run S00°28'16"W along said West line, 1296.26 feet to the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence N89°39'56"W along said South line, 1321.98 feet to the Northeast corner of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61 of said Public Records; thence S00°14'56"W along the East line of said plat, 432.86 feet to the Southeast corner of said plat; thence N89°11'18"W along the South line of said plat, 809.76 feet to the Southwest corner of said plat; thence N00°15'52"E along the West line of said plat, 9.50 feet to the Southeast Corner of KENLEIGH OAKS, according to the plat thereof, as recorded in Plat Book 8, Page 60 of said Public Records; thence N88°32'07"W along the Southerly boundary of said plat, KENLEIGH OAKS, 1026.80 feet; thence N00°05'52"W along said Southerly boundary, 32.98 feet; thence N88°31'30"W along said Southerly boundary, 60.02 feet to the Northeast corner of Lot 6, TIERRA DEL SOL UNIT II - 1ST/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records; thence S00°05'52"E along the East line of said Lot 6, a distance of 114.89 feet to the Southeast corner of said Lot 6; thence S89°11'18"E along the North line of said plat, TIERRA DEL SOL UNIT II - 1ST/ ADDITION and the North line of TIERRA DEL SOL UNIT II - 3RD/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records, 1549.14 feet to the Northeast corner of said plat, TIERRA DEL SOL UNIT II - 3RD/ ADDITION; thence S00°14'56"W along the East line of said plat, 1163.21 feet to the Southeast corner of said plat; thence N89°22'23"W, along the South line of said plat and the Westerly prolongation thereof, 553.25 feet to the East line of Tract "A", TIERRA DEL SOL UNIT II - 2ND/ ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence S00°14'56"W along said East line, 975.82 feet to the Southeast corner of said Tract "A"; thence S89°22'23"E along the South line of the Northeast 1/4 of said Section 17, a distance of 899.98 feet to the Southwest corner of the Northwest 1/4 of said Section 16;

thence S89°35'11"E along the South line of said Northwest 1/4, a distance of 1276.75 feet to the Southwest corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of N27°00'55"E; thence Northeasterly along the West line of said Right of Way Deed and the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to the North corner of said Right of Way Deed and a non-tangent line; thence S00°15'05"W along the East line of said Right of Way Deed, 89.61 feet to the Southeast corner of said Right of Way Deed; thence S89°35'11"E along the aforesaid South line of the Northwest 1/4 of Section 16, 938.40 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A", said point lying S89°35'11"E, 19.10 feet from the Northeast corner of KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of said Public Records; thence, from Reference Point "A", run Northerly along said shoreline, 11600 feet, more or less to a point on the North line of the Southeast 1/4 of said Section 9, lying N11°21'41"E, 5363.44 feet from said Reference Point "A"; thence N88°48'03"W along said North line, 396.41 feet to the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848 and Reference Point "B"; thence N32°46'20"W along said meander line, 636.36 feet to the aforesaid shoreline of East Lake Tohopekaliga and Reference Point "C"; thence Northerly along said shoreline 950 feet, more or less, to a point on said meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "C"; thence N32°46'20"W along said meander line, 2329.15 feet to the North line of the Northwest 1/4 of said Section 9 and a point lying N32°46'20"W, 3273.20 feet from aforesaid Reference Point "B"; thence S89°59'13"W along said North line, 1055.95 feet to the aforesaid Northeast corner of Section 8 and the POINT OF

PROPOSED ORDINANCE # **23-20**: 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 between 8:00 a.m. and 5:00 p.m., Monday through Friday. Any questions may be directed to the Development Services Department, at (407) 518-2140 or [planning@kissimmee.gov](mailto: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](mailto:CityClerkEmail@kissimmee.gov) prior to the start of the meeting or may be heard by participating in person.



Reference # **LUPA-22-0006**  
**Hilliard Isle**

PLANNING ADVISORY BOARD  
KISSIMMEE, FLORIDA

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

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 at (407) 518-2140, prior to the meeting.





## DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

101 CHURCH STREET - KISSIMMEE, FLORIDA 34741 - 407.518.2140

### DEVELOPMENT PROJECT COMMENT FORM

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

**ADDRESS:** Hilliard Isle LUPA

**DATE:** 7/24/2023

**PLAN (DRC) NUMBER:** LUPA-22-0006 -- 3<sup>rd</sup> Review

**Review Status:  
REVISE & RESUBMIT.**

**PLANNING DIVISION - Brenda Ryan - 407.518.2104 - [Brenda.Ryan@kissimmee.gov](mailto:Brenda.Ryan@kissimmee.gov)**

1. In Table 1.1, Affected Parcels, revise the Future Land Use Map (FLUM) designation for Parcel ID# (PID) for 08-25-30-00U0-0010-0000 and remove MF-MDR. The existing FLUM is just SF-LDR.
2. In Table 1.1, Affected Parcels, revise the Future Land Use Map (FLUM) designation for Parcel ID# (PID) for 09-25-30-00U0-0010-0000 and add MF-MDR. The existing FLUM is SF-LDR and MF-MDR.
3. The changes in Table 1.1 does not appear to affect the density calculations in Table 1.2, Table 1.3, or Table 1.4 with the existing MF-MDR FLUM polygon measuring about 15 acres by staff. Verify.

**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](http://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 ENERGОВ & BLUEBEAM

DATE: 3/15/2023  
PROJECT: Hilliard Isle LUPA  
DRC NUMBER: LUPA-22-0006  
REVIEW NUMBER: 2

Review Status:  
APPROVED WITH CONDITIONS

**ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - [ryan.kilman@kissimmee.gov](mailto:ryan.kilman@kissimmee.gov)**  
**ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):**

**GENERAL**

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

###





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

**ADDRESS:** Hillard Isle  
**PLAN (DRC) NUMBER:** LUPA-22-0006

**DATE:** 10/25/2022

**Review Status:**  
**APPROVED.**

**FIRE DIVISION - Chris Alessandri - 407.518.2339 - [Chris.Alessandri@kissimmee.gov](mailto:Chris.Alessandri@kissimmee.gov)**

Comments/Conditions (if applicable):

**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](http://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:** Hilliard Isle Rd., Kissimmee, 34744  
**PLAN (DRC) NUMBER:** LUPA-22-0006

**DATE:** 3/6/2023

**Review Status:  
APPROVED.**

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

Comments/Conditions (if applicable): Based on the assumption of 3,000 residential dwelling units, The School District of Osceola County, FL is requesting Pulte Homes to enter a school mitigation and funding agreement to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees, prior to approval of one or more Site and Development Plans related to this project. A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed.

**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](http://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: 08-25-30-00U0-0030-0000 HILLARD ISLE  
PLAN (DRC) NUMBER: LUPA-22-0006**

**DATE: 10/17/2022**

**Review Status:**

**APPROVED.**

**TOHO WATER AUTHORITY – Crystal Muniz – 407.483.3855 – Cmuniz@tohowater.com**

Please see below the comments/conditions:

1. No comment.

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

**Please login to the Citizen Self Service portal at [www.kissimmee.gov.energov](http://www.kissimmee.gov.energov) to upload a response to comments.**

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

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



## DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: Hilliard Isle DRC#

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

Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Name (Print): \_\_\_\_\_

Property Owner Signature: Gilberto E del Valle Date: 16 September 2022

Property Owner Name (Print): Plaza Lakes, LLC by Gilberto E. del Valle, Treasurer



## INTRODUCTION

Hilliard Isle is a proposed master-planned community consisting of 3,000 residential units and 190,000 square feet of commercial uses on 883 acres (Property Appraiser's data) / 832 acres (ALTA Survey). Additionally, this project proposes the annexation of approximately 556 acres from Osceola County into the City of Kissimmee. Table 1.1 shows the parcels that are included in the request.

**Table 1.1 – Affected Parcels**

| PID                     | Acreage       | Jurisdiction | Ownership       | FLUM           | Zoning |
|-------------------------|---------------|--------------|-----------------|----------------|--------|
| 08-25-30-00U0-0030-0000 | 34.17         | Kissimmee    | Plaza Lakes LLC | SF-LDR/MF-MDR  | AC     |
| 08-25-30-00U0-0010-0000 | 78.31         | Kissimmee    | Plaza Lakes LLC | SF-LDR         | AC     |
| 09-25-30-00U0-0010-0000 | 47.74         | Kissimmee    | Plaza Lakes LLC | SF-LDR/ MF-MDR | AC     |
| 09-25-30-00U0-0020-0000 | 166.72        | Kissimmee    | Plaza Lakes LLC | SF-LDR         | AC     |
| 09-25-30-0000-0060-0000 | 22.21         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0030-0000 | 99.88         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0040-0000 | 41.83         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0050-0000 | 40.23         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 10-25-30-0000-0580-0000 | 47.09         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 16-25-30-0000-0026-0000 | 226.70        | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 17-25-30-0000-0060-0000 | 32.05         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0090-0000 | 30.86         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0080-0000 | 5             | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0085-0000 | 5             | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 08-25-30-0000-0090-0000 | 5.119         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| 09-25-30-0000-0027-0000 | 0.364         | Osceola      | Plaza Lakes LLC | LDR            | AC     |
| <b>Total</b>            | <b>883.27</b> |              |                 |                |        |

As indicated above, a portion of the property is already within the jurisdiction of the City of Kissimmee and has a split Future Land Use Map (FLUM) designation of SF-LDR (6 DU/acre) and MF-MDR (20 DU/acre). The remainder of the property is within unincorporated Osceola County and has a FLUM designation of LDR (Low Density Residential). Per the maximum allowable densities stated within each of the respective jurisdictions' Comprehensive Plans, the existing FLUM designations will yield 5,493 dwelling units as shown in Table 1.2.

**Table 1.2 – Allowable Development Program Under Existing FLUM Designations**

| FLUM               | Acreage       | Wetlands | Net    | Max. Density | Yield (DUs)  |
|--------------------|---------------|----------|--------|--------------|--------------|
| Kissimmee SF-LDR   | 312.60        | 0        | 312.60 | 6            | 1,876        |
| Kissimmee MF-MDR   | 14.34         | 0        | 14.34  | 20           | 287          |
| Osceola County LDR | 556.33        | 140      | 416.33 | 8            | 3,331        |
| <b>Total</b>       | <b>883.27</b> |          |        |              | <b>5,493</b> |

### **PROPOSED FLUM AMENDMENT**

The design intent is to create a mixed-use area adjacent to Simpson Road with residential uses to the east, consistent with the City's Traditional Neighborhood Development (TND) standards. To accomplish this goal, a FLUM amendment is proposed for a portion of the subject property. Per the densities and intensities found in Kissimmee's Comprehensive Plan, the data found in Table 1.3 represents the maximum development program that could be considered under requested FLUM amendment. However, the proposed development program is significantly lower at 3,000 dwelling units and 190,000 square feet of commercial.

**Table 1.3 – Maximum Allowable Development Program Under Proposed FLUM Designations**

| FLUM          | Acreage | Res. Density | Comm. FAR | Max. Res. DUs | Max. Comm. SF    |
|---------------|---------|--------------|-----------|---------------|------------------|
| Kissimmee LDR | 738.70  | 6            | N/A       | 4,432         | 0                |
| Kissimmee MDR | 110.70  | 20           | N/A       | 2,214         | 0                |
| Kissimmee CG  | 37.20   | N/A          | 2.5       | 0             | 4,051,080        |
| <b>Total</b>  |         |              |           | <b>6,646</b>  | <b>4,051,080</b> |

As shown in Table 1.3, the maximum development yield under the proposed FLUM designations exceeds the maximum requested under the Hilliard Isle PUD. Additionally, the proposed development program also represents a significant decrease in the amount of residential dwelling units that could be entitled on the site under the current FLUM designations. Table 1.4 shows the comparison to the existing FLUM designations (as referenced in Table 1.2) and the proposed development program. As shown, the current request represents a net decrease of 2,493 dwelling units that could otherwise be considered by Kissimmee and Osceola County under the existing FLUM designations.

**Table 1.4 – Yield Under Existing FLUM Designations as Compared to Proposed Development Program**

|                   | Existing FLUM | Proposed Program | Net Increase/Decrease |
|-------------------|---------------|------------------|-----------------------|
| Residential (DUs) | 5,493         | 3,000            | -2,493                |
| Commercial (SF)   | 0             | 190,000          | 190,000               |

As defined by Policy 1.2.1.1 in the City's Future Land Use Element, the maximum gross residential density shall be determined by dividing the "maximum allowable units" by the "gross land area". The policy goes on to state that in cases where land area includes floodplains, wetlands, or other environmentally fragile

## Comprehensive Plan Narrative

lands, the land development regulations may provide performance standards and/or criteria which shall further restrict the character of the land for which gross density credit may be granted. While the corresponding PUD anticipates that approximately 180 acres of property will be conserved in perpetuity, the underlying area is proposed to be designated as SF-LDR for the purpose of this analysis. This is consistent with the corresponding PUD graphic that indicates that area will be used for conservation purposes. As shown, the proposed densities and intensities are still below the maximums that are permitted under each of the corresponding FLUM designations.

**PUBLIC FACILITIES ANALYSIS**

While the development program represents a reduction in the number of residential dwelling units that would be permitted under the existing FLUM designations, it is worth noting that additional public services will be required to serve the project. The City's level of service (LOS) standards for water, wastewater, and solid waste are found within the Capital Improvements of the City's Comprehensive Plan. While the exact mix of commercial and residential hasn't been determined, the following public facilities analysis uses conservative estimates to calculate the utilities required to serve the project.

*Potable Water and Wastewater*

The project will be served by the Tohopekalinga Water Authority for water and wastewater. Per Policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the U.S. Census Bureau, the City of Kissimmee had 3.36 persons per household from 2017-2021. Based on this data, the development program of 3,000 units would generate a population of 10,080 people. For commercial, the LOS standard is 0.1 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

**Table 1.5: Water and Wastewater Service Demands**

| Use         | Units   | Persons per HH | Water LOS (gpd) | Water Demand (gpd) | Wastewater LOS (gpd) | Wastewater Demand (gpd) |
|-------------|---------|----------------|-----------------|--------------------|----------------------|-------------------------|
| Residential | 3,000   | 3.36           | 96              | 967,680            | 96                   | 967,680                 |
| Commercial  | 190,000 | N/A            | 0.1             | 19,000             | 0.1                  | 19,000                  |
| Total       |         |                |                 | 986,680            |                      | 986,680                 |

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the systems maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 0.987 MGD flow that would be generated from the Hilliard Isle project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 0.987 MGD flow that would be generated from the Hilliard Isle project.



Solid Waste

Per Policy 8.1.4.1, the LOS standard for solid waste is 5.1 pounds per person per day. Per data from the U.S. Census Bureau, the City of Kissimmee had 3.36 persons per household from 2017-2021. Based on this data, the development program of 3,000 units would generate a population of 10,080 people. As such, a solid waste capacity of 51,408 pounds per day will be required to maintain the City's LOS standard.

**COMPREHENSIVE PLAN CONSISTENCY**

In addition to the consistency with the densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the policies referenced below.

**POLICY 1.1.1.3 PROMOTE ORDERLY TRANSITION IN RESIDENTIAL DENSITIES**

Highest residential densities (densities greater than 12 units per acre) shall continue to be allocated to sites accessible to arterial or collector streets, or accessible to identified transit routes and facilities, and shall be located adjacent to existing development with the same or less land use density or intensity. Residential densities shall be allocated in a manner compatible with available public services, natural features, and existing and anticipated future development.

*Hilliard Isle is proposed as a mixed use community with the most intense portion of the project located adjacent to Simpson Road, which is in the process of being improved to a four-lane facility. The density of the project is proposed to transition downward from Simpson Road, east to East Lake Tohopekaliga.*

**POLICY 1.1.5.1: COMMUNITY AND THE URBAN ENVIRONMENT.**

The City shall continue to emphasize and enforce the principles of human-scaled, walkable neighborhoods and environments through the continued enforcement of the Land Development Code, specifically the adopted design manuals and standards associated with specific districts in the City.

*Hilliard Isle has been designed as a pedestrian-scale, mixed-use development. An integrated trail system is proposed to connect the mixed use areas, the residential communities, amenities, and the open space system in a walkable environment. Public open spaces are proposed throughout the project and adjacent to East Lake Tohopekaliga. It is the intent of the applicant team to create an environment where residents of the community can access the mixed-use portion of the project without having to access Simpson Road.*

**POLICY 1.1.5.4: COMMUNITY APPEARANCE AND THE NATURAL ENVIRONMENT.**

Special emphasis shall be placed on preserving and/or improving the character of major natural features, including the Lake Tohopekaliga shoreline, Mill Slough, and Shingle Creek which serve as focal points and amenities for City residents and visitors. Scenic vistas, especially along Lake Tohopekaliga, Mill Slough Park, Shingle Creek, or other similar aesthetic corridors, shall be enhanced by the preservation of open spaces.

*Lake Tohopekaliga will serve as a focal point of the proposed area and will be maintained with a trail surrounding the shoreline. A proposed recreational / commercial tract is also located internal to the site to take advantage of viewsheds to the lake, which is the primary amenity to the site.*

Comprehensive Plan Narrative

OBJECTIVE 1.1.10: DESIGNATING LAND USES FOR PARCELS ANNEXED TO THE CITY.

The City shall consider areas within one and one-half miles of the City limits as potential annexation areas. The City will work with Osceola County to achieve appropriate land use and public facilities planning for areas that may become part of the City.

*The area under consideration is within 1.5 miles of the City limits and borders the city boundaries to the northeast. The proposed FLUM designations yield a development program that is less intense than the yield in Osceola County as evidenced in Table 1.4.*

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

*The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.*

POLICY 1.2.2.1: NON-RESIDENTIAL INTENSITY.

The City shall measure non-residential development and redevelopment project intensities using Floor Area Ratio (FAR). FAR shall be expressed as the result of the total square feet of structural development, excluding structured parking and surface parking areas, divided by the gross area of the development or redevelopment site, in square feet.

*The proposed commercial area will comply with the maximum FAR for Commercial General of 2.5.*

POLICY 3.1.1.1: ENSURE ADEQUATE ACREAGE AND ALLOW REDEVELOPMENT TO MEET PROJECTED DEMAND.

The City's Future Land Use Map shall continue to designate adequate acreage for a variety of housing types to meet the projected housing need and desired product type and continue to support additional housing through redevelopment.

*A variety of housing types including single-family detached units, townhomes, and multifamily units are proposed for the site. The intent is to create a complete community with a multitude of housing options and price points.*



