MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, DECEMBER 20, 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 September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.
   - 3.B Approval of the October 4, 2023 Planning Advisory Board (PAB) Meeting Minutes.
   - 3.C Approval of the November 15, 2023 Planning Advisory Board (PAB) Meeting Minutes.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
   - 5.A Public Hearing - Conditional Use with Site Plan Waiver for a private school at 3030 & 3051 Lions Ct. - Nazaret Christian Academy - CU-23-0012
   - 5.B Public Hearing - An Ordinance amending the Future Land Use Map designation from City Commercial General (CG) & Single Family Low Density Residential (SF-LDR) to City Single Family Low Density Residential (SF-LDR): Palmetto Ave, LUPA-23-0005 - Proposed Ordinance #23-22

     AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.
   - 5.C Public Hearing - An Ordinance amending the Zoning Map designation from City Highway Commercial (HC) to City Single-Family Residential (RA-2): Palmetto Ave., ZMA-23-0007 - Proposed Ordinance #23-23

     AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.
   - 5.D Public Hearing - An Ordinance amending the Zoning Map designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD): Hilliard Isle, PUD-22-0004- Proposed Ordinance #23-24

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

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

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 September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 09.06.2023 PAB Minutes Revised

MEETING MINUTES
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

Members Present: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Vice-Chair Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
Staff Present: Planning Manager Brenda Ryan, Senior Planner Cristian Arias, Deputy City Attorney Kalanit Oded, Planning Technician Yolanda Hazley.
Members Absent: None

Chairman Robert Bussiere called the meeting to order at 6 p.m.

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

Approval of the July 19, 2023 Planning Advisory Board (PAB) meeting minutes. Board Member Robert Spalding made a motion to Approve. Board Member Melissa Thacker seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Vice-Chair Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve with Conditions Passed 7 - 0.

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

Planning Manager Ryan stated that this is a request for approval of a Conditional Use with Site Specific Redevelopment Plan for a new commercial car wash facility on approximately 1.28 acres of land within a Mixed Use Planned Unit Development (MUPUD) Zoning designation. The subject property is located at 51 and 53 W. Vine St.

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.

Staff recommends approval subject to the following 8 conditions amending conditions 1&2:

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.

Revised Conditions

1. **Car wash facility must meet Form Based Code (FBC) standards for: landscaping; building façade transparency and articulation, including windows and doors; and entry and exit roll-up doors material and transparency. All other applicable Land Development Code and PUD standards apply.**

2. **No washing or detailing can occur outside of the main car wash building. Self- service vacuuming may be conducted outside of the main car wash building in the areas designated for such purpose.**

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.**

Matt Britten, 3708 W. Swann Ave., Tampa, FL representing the applicant stated that they agree with Staff's recommendation and are available for any questions.

Board Member Melissa Thacker made a motion to approve with revised conditions . Board Member Robert Spalding seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Vice-Chair Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve with Conditions Passed 7 - 0.

5. NEW BUSINESS

5.A Public Hearing - Ordinance to annex 556.33 acres of land - AX-22-0003 - 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, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Board Member Melissa Thacker stated that there would be a conflict of interest and would abstain from this request.

Senior Planner Cristian Arias stated that this is a request for an approval of an Annexation to annex approximately 556 acres of property into the City. The subject property is located east of Simpson Road and west of East Lake Tohopekaliga.

Senior Planner Cristian Arias stated that there was an error in the legal ad that was corrected prior to the meeting.

Staff recommends approval for the following reasons:

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

Senior Planner Arias read an email for the record sent by Lisa Gonzales 2332 Ventura Ct., Kissimmee, FL stated that will her property be annexed into the City.

Senior Planner Arias stated that the properties that will be annexed will not affect her property.

Eric Rodge, 4767 New Broad St. Orlando, FL 32814 stated that they agree with Staff's recommendation and provided a presentation to the Board.

Tony Samotas, 1730 Lee Jansen Dr., Kissimmee, FL stated that they had concerns regarding flooding.

Lisa Gonzales, 2372 Aurora Ct., Kissimmee, FL stated that she has concerns with flooding and would this project affect her property.

Thomas Vacek, 2620 Cahokia Ct., Kissimmee, FL expressed concerns with traffic.

Board Member Robert Spalding made a motion to Approved. Board Member Alex Alemi seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Vice-Chair Diana Marrero-Pinto, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion Passed 6 – 0 – 1 (Board Member Melissa Thacker Abstained).

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.

Board Member Melissa Thacker stated that there would be a conflict of interest and would abstain from this request.

Senior Planner Cristian Arias stated that this is a request for a 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.

Staff recommends approval for the following reasons:

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

Staff recommends approval subject to the following 1 condition.

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

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

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Vice-Chair Diana Marrero-Pinto, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve with Conditions Passed 6 – 0 – 1 (Board Member Melissa Thacker Abstained).

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT A motion to adjourn by Board Member Melissa Thacker and seconded by Board Member Robert Spalding.

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:49 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B

Approval of the October 4, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the October 4, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 10.04.2023 PAB Minutes

MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 4, 2023 AT 6:00 PM

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

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 September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Robert Spalding seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve passed 7 - 0.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

5.A Public Hearing - Conditional Use with Site Specific Redevelopment Plan to develop townhomes - 1040 June St - CU-23-0005

Planning Manager Brenda Ryan states this is a request for approval of a conditional use with site specific redevelopment plan to develop townhomes. This will be located on the Southside of June St and South of Martin Luther King Jr Blvd, about a block east from John Young Pkwy. The initial application was for apartments. Proposing to introduce a different variety of housing opportunities for this area.

Staff recommends approval for the following reasons:

1. 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.
2. Compliance with Section 14-5-4C, Transect Zones Established, which is intended to exemplify a mix of residential types in a pedestrian-oriented urban form, is primarily within the City's historic and older residential neighborhoods and is within a short walk of a commercial area. Townhomes are permitted subject to Conditional Use approval by the Planning Advisory Board (PAB).
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), which is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The property is located in the Medical Campus sub-area which is centered around hospital and medical uses with supportive residential housing for area employees. The Medical Campus sub-area is projected with a mix of uses that includes 5-25 residential, 75-95 percent non-residential, a maximum project density and intensity of 40 dwelling units per acre (du/ac) and 6.0 Floor Area Ratio (F.A.R.).

Staff recommends approval subject to the following 5 conditions:
1. Provide responses to all DRC staff comments when construction plans are submitted.
2. A 14ft. streetscape zone must be provided on June St. The streetscape zone is measured from the back of curb on June St. and must include an 8ft. furnishing zone and a 6ft. sidewalk.
3. Driveways must be brick/paver blocks or decorative stamped concrete. Asphalt or concrete driveways shall be prohibited.
4. All architectural and design standard comments must be addressed with the construction plan submittal.
5. Design alterations may be required with the building permit application for the Study area located in Unit B in order to comply with the Florida Building Code.

Applicant Vivian Pasqua and Yovanny Acosta, 1491 Diamond Loop Drive, Kissimmee, FL 34744 stated they agree with the Staff’s recommendation and provided a presentation to the Board.

Willie Mae Prettygar, 416 N Dillingham Ave, Kissimmee, FL 34741, stated concerns regarding the location of the parking lot and fixed concrete.

Panning Manager Brenda Ryan stated parking will be in the driveway because they are going to be townhomes. 2 of the units will have a 2-car garage, so there will not be a parking lot. Regarding the fixed concrete, at this time they are not required to provide any type of a perimeter wall. Reference A, which is the subject property behind that property are townhomes. It is the same type property existing on King St. It will be voluntary for each individual property owner to put in fencing.

Willie Mae Prettygar stated concerns about the townhomes being rentals or property owners.

Planning Manager Brenda Ryan stated it will be up to the property owner whether not it could be rentals or not. The guidelines of the city are that they're fee simple, they cannot be short term rentals, but they can be rentals.

Board Member Robert Bussiere stated so, it can not be an Air BnB?

Planning Manager Brenda Ryan stated it can't. It has to be a minimum of a month lease.

Board Member Melissa Thacker made a motion to approve. Board Member Robert Spalding seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve with Conditions Passed 7 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION Motion was made to vacate the approval of the September 6, 2023 Meeting Minutes.

Chairman Robert Bussiere made a motion to Approve. Board Member Alex Alemi seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve Passed 7 - 0.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 06:14 PM.

Board Member Melissa Thacker made a motion to Adjourn. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Adjourn Passed 7 - 0.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.C

Approval of the November 15, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the November 15, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 11.15.2023 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, NOVEMBER 15, 2023 AT 6:00 PM

1. **MEETING CALLED TO ORDER Members Present:** Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Chairman Robert Bussiere, Board Member Melissa Thacker, Board Member Alex Alemi
Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager, Redda Chowdhry, Planner I
Members Absent: Board Member Sylvette Santos, Board Member Robert Spalding

   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**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

5.A Public Hearing - Conditional Use with Site Plan Waiver for an Educational Service Use for a vocational learning center - KCBS Advance Academy - CU-23-0008

Planning Manager Brenda Ryan states this is a request for approval of a conditional use with site plan waiver for an educational service use for a vocational learning center located at 3357 W Vine St. KCBS Advance Academy is for comprehensive support for children on the autistic spectrum. Provides behavioral therapy services.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) Zoning District as outlined in Section 14-5-4E 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 Table 5-1, Permitted Uses, of Section 14-5-6, Site Standards, in that educational service establishments is an allowable use within the Mixed Use Urban Corridor (T5-U) Zoning District with Conditional Use approval by the Planning Advisory Board.
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 site plan waiver requirements with construction limited to the interior of an existing building; existing parking, loading,

and lighting are not impacted, and no special buffers are required.

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.

Staff recommends approval subject to the following 7 conditions:

1. Educational service approval for the KCBS Advance Academy is limited to Suite 105 at 3357 W. Vine St. with no more than 30 students and 6 instructors for students with Autism Spectrum Disorder (ASP) only. The vocational academy cannot be expanded to another suite in the building or within any other buildings included in the Sun Plaza construction plans (DRC#89-00025).
2. The educational service vocational approval cannot be expanded or converted to a public or private primary or secondary schools consistent with Ordinance 2856.
3. No transportation vans or buses are permitted. If the vocational academy utilizes transportation vans or buses in the future, a parking and circulation plan must be submitted and approved prior to implementation on site.
4. All drive aisle must maintain a minimum of 24ft. clearance to sustain 2 way traffic throughout the Sun Plaza parcels.
5. Drop off and pick up must be conducted in a parking space and not within the drive aisles. Students must be walked into the facility by a parent or guardian.
6. A Change of Occupancy building permit is required. All compliance with the Florida Building Code will be verified through this building permit.
7. Failure to obtain a Change of Occupancy for the vocational academy will null and void this Conditional Use approval. Any new educational service use(s) will require a separate Conditional Use approval.

Director Simone Rodriguez 317 Commerce Center Drive, St Cloud, FL stated no comments at this time.

Chairman Robert Bussiere asked what ages is the school for.

Director Simone Rodriguez stated from kindergarten to 5th grade.

Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Melissa Thacker seconded the motion.

AYE: Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Chairman Robert Bussiere, Board Member Melissa Thacker, Board Member Alex Alemi
NAY: None

Motion to Approve with Conditions Passed 5 – 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Discussion regarding the December 6th and December 20th 2023 PAB Meetings & the 2024 PAB Meeting Schedule

Planning Manager Brenda Ryan stated concerns for coverage during the holidays for the next meeting. Since there are only 3 board members available on December 6th, she will reach out to Board Member Robert Spalding. Potential quorum established for December 20th. Presented the potential 2024 Public Hearing Schedule for planning purposes.

Board Member Alex Alemi stated not available for Cycle #3 [April 3, 2024].

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 06:17 PM.

Board Member Melissa Thacker made a motion to Adjourn. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Chairman Robert Bussiere, Board Member Melissa Thacker, Board Member Alex Alemi
NAY: None

Motion to Adjourn Passed 5 – 0.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Conditional Use with Site Plan Waiver for a private school at 3030 & 3051 Lions Ct. - Nazaret Christian Academy - CU-23-0012

Request

Approval of a Conditional Use for the Nazaret Christian Academy private school located at 3051 Lions Ct. and the expansion of the Nazaret Christian Academy private school located at 3030 Lions Ct. Both locations consist of approximately a total of 9.53 total acres of land within a General Commercial (B-3) Zoning designation.

Explanation

The Nazaret Christian Academy is currently located on the east side of Lions Ct. at 3051 Lions Ct. which provides VPK-12 private educational curriculum. The property also includes the Iglesia Nazaret church at 3055 Lions Ct., which received its original approval in 1995 at the November 1, 1995 Planning Advisory Board (PAB). The 8,020 sq. ft. church currently has the capacity for 627 seats. The applicant recently required the property on the west side at 3030 Lions Ct. which will transfer the high school students to this new site. During the review of the expansion to 3030 Lions Ct., it was discovered that the school did not receive Conditional Use (CU) approval for the existing main campus. This CU will legalize the existing campus at 3051 Lions Ct. (CE-23-02115) and provide CU approval for the school expansion at 3030 Lions Ct. for high school students.

With a current capacity of a total of 245 students, the school will have a total of 14 classrooms between the two sites. Parking is shared between the 8,520 sq. ft. main campus and the 8,020 sq. ft. church. With 9 existing classrooms and 627 church seats, the minimum required parking is 28 and 157 parking spaces, respectively. The approved Site Plan (DRC#07-0130) included 158 parking spaces, of which 67 spaces is paved and 91 spaces is grass which is consistent with the City's low parking intensity standards of use no more than 8 hours in any 7-day period. The proposed school hours is Monday through Friday, 7:30am-3:30pm with all afterschool activities occurring at the main campus at 3051 Lions Ct. from 3:30pm-5:30pm. The school hours will not conflict with church activities, which is currently in the evenings at 7pm on Tuesdays, Wednesdays, and Thursdays. Sunday services are from 10am-12:30pm.

The school expansion to 3030 Lions Ct. will not have adequate parking to accommodate the 5 classrooms that are proposed at this location for the high school students. The minimum required parking is 27 parking spaces. The original use for this location was for a grocery store with office space (Siracuza [Tomato Express] DRC#96-0115) with 15 parking spaces. The site was more recently used as a day care center that reduced the existing parking spaces to 9. Additional parking spaces may not meet City standards. Therefore, a satellite parking agreement between the main school campus at 3051 Lions Ct. and the new school expansion at 3030 Lions Ct. may be required to offset the remaining required spaces. Because of the limited space, drop off and pick up can only occur at the main campus at 3051 Lions Ct. in accordance with the circulation plan provided. The high school students will be walking between campuses, which will require adequate pedestrian connections and striping.

A City Commission Variance and Buffer Waiver (CU-08-00065) was approved at the October 14, 2008 meeting that did not require the improvement of Ridge St., north of the main campus. Bill Beck Blvd. was not constructed at the time of the approval. A connection to Bill Beck Blvd., via Ridge St., can be made at this time. The buffer waiver was to provide a 6ft. PVC fence in lieu of a 6ft. masonry wall along the southeastern portion of the property abutting a residential district.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.2, Commercial General (CG), which intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. 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 the intent of the General Commercial (B-3) Zoning District as outlined in Section 14-4-4J of the Land Development Code, provide for a broad range of business activities including a variety of retail sales, office, and service establishments, and uses requiring a high degree of accessibility for vehicular traffic.
3. Compliance with Table 4-2, Schedule of Uses for Non-Residential Standard Districts, Section 14-4-5, in that schools are an allowable use within the General Commercial (B-3) Zoning District with Conditional Use approval by the Planning Advisory Board.
4. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject properties', layout, compatibility, and public facility impacts of the project are in compliance with the site plan waiver requirements with construction limited to the interior of existing buildings; existing parking, loading, and lighting are not impacted, and no special buffers are required.

Recommendation

The Development Review Committee (DRC) recommended approval, subject to conditions, on November 21, 2023.

CONDITIONS:

1. Private school approval for the Nazaret Christian Academy at 3030 Lions Ct. is limited to high school grades 9-12 only with no more than 5 classrooms.
2. School and church activities cannot occur at the same time on any of the properties.
3. Drop off and pick up of students will be permitted only at the main campus at 3051 Lions Ct.
4. Pedestrian striping and ADA accessible improvements is required on Lions Ct. to provide a safe pedestrian connection for students from the main school campus at 3051 Lions Ct. and the new school expansion at 3030 Lions Ct.
5. A satellite parking agreement between the main school campus at 3051 Lions Ct. and the new school expansion at 3030 Lions Ct. may be required if additional parking spaces at 3030 Lions Ct. does not meet City standards. The satellite parking agreement must be approved prior to the issuance of the Certificate of Occupancy (CO) of the school use at 3030 Lions Ct.
6. No transportation vans or bus services is permitted. If transportation vans or bus services are provided in the future, a Site Plan revision must be provided that addresses parking and circulation route.
7. All drive aisle must maintain a minimum of 24ft. clearance to sustain 2 way traffic throughout at both locations.
8. Should there be any stacking of vehicles on Lions Ct. or Bill Beck Blvd. due to drop off and pick up traffic issues, a revised parking and circulation plan must be submitted and approved to the City prior to implementation of any changes.
9. A vehicular access connection to Bill Beck Blvd. via the paved portion of Ridge St. must be provided.
10. Separate Business Licenses for 3030 Lions Ct. and 3051 Lions Ct. for the school must be submitted and maintained.

11. A solid 6ft. PVC fence must be provided along the southeastern +/- 100ft. portion of the southern boundary line of 3051 Lions Ct. adjacent to the residential district. A minium of 1 tree at least 2 1/2" caliper shall be provided every 15 lineal feet. Tree types shall alternate between large and medium canopy trees. Species shall be evergreen to form a continuous screen year round.

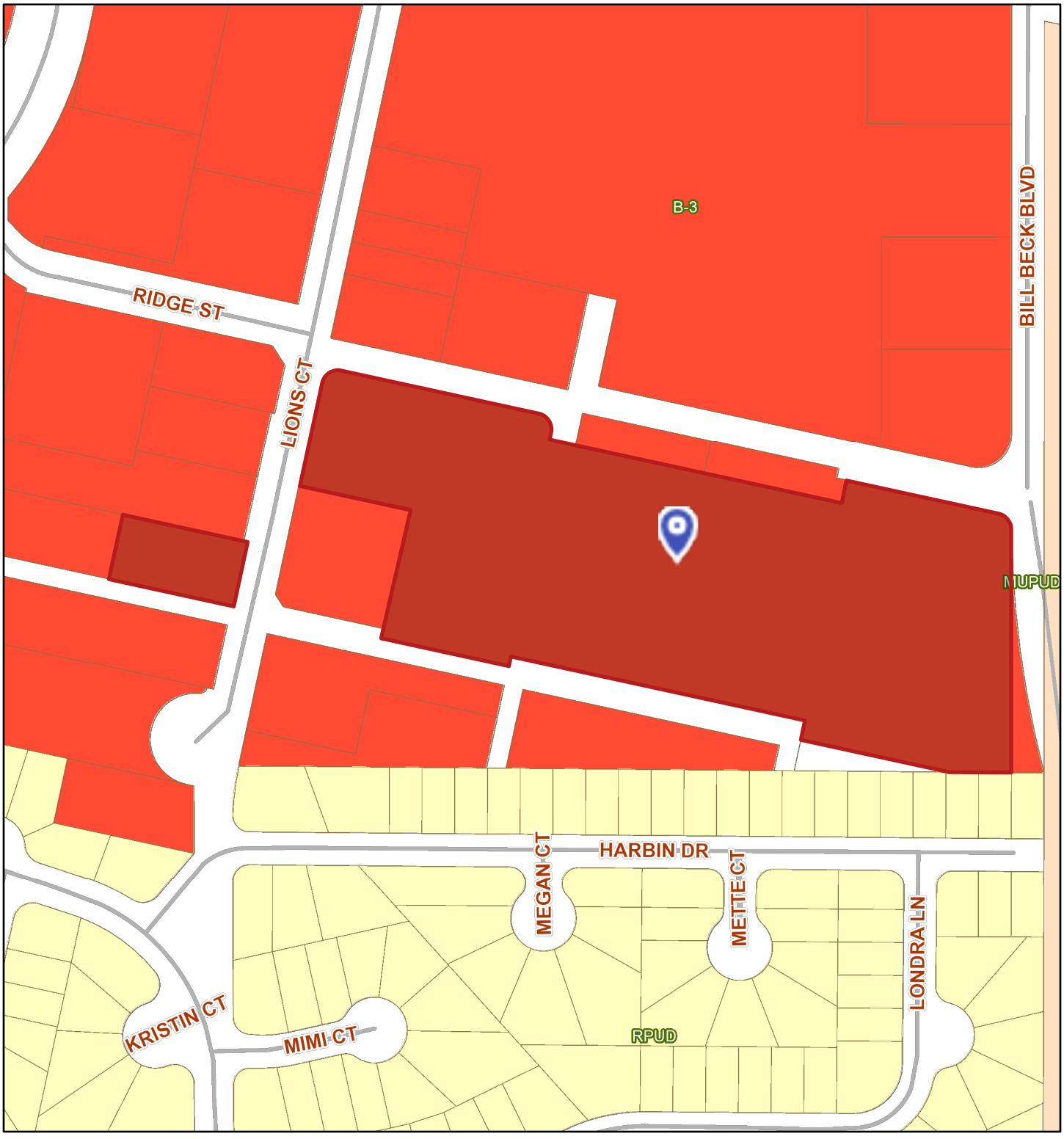
REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Department: Development Services
Presenter:

Attachment(s):
1. CU-23-0012 Vicinity Map
2. CU-23-0012 Aerial Map
3. CU-23-0012 PAB Ad
4. CU-23-0012 Existing Sites & School Circulation Plan
5. CU-23-0012 DRC Comments
6. CU-23-0012 DRC Supporting Documents

CU-23-0012
Nazaret Christian Academy



November 29, 2023

1:2,934

0 0.02 0.04 0.08 mi

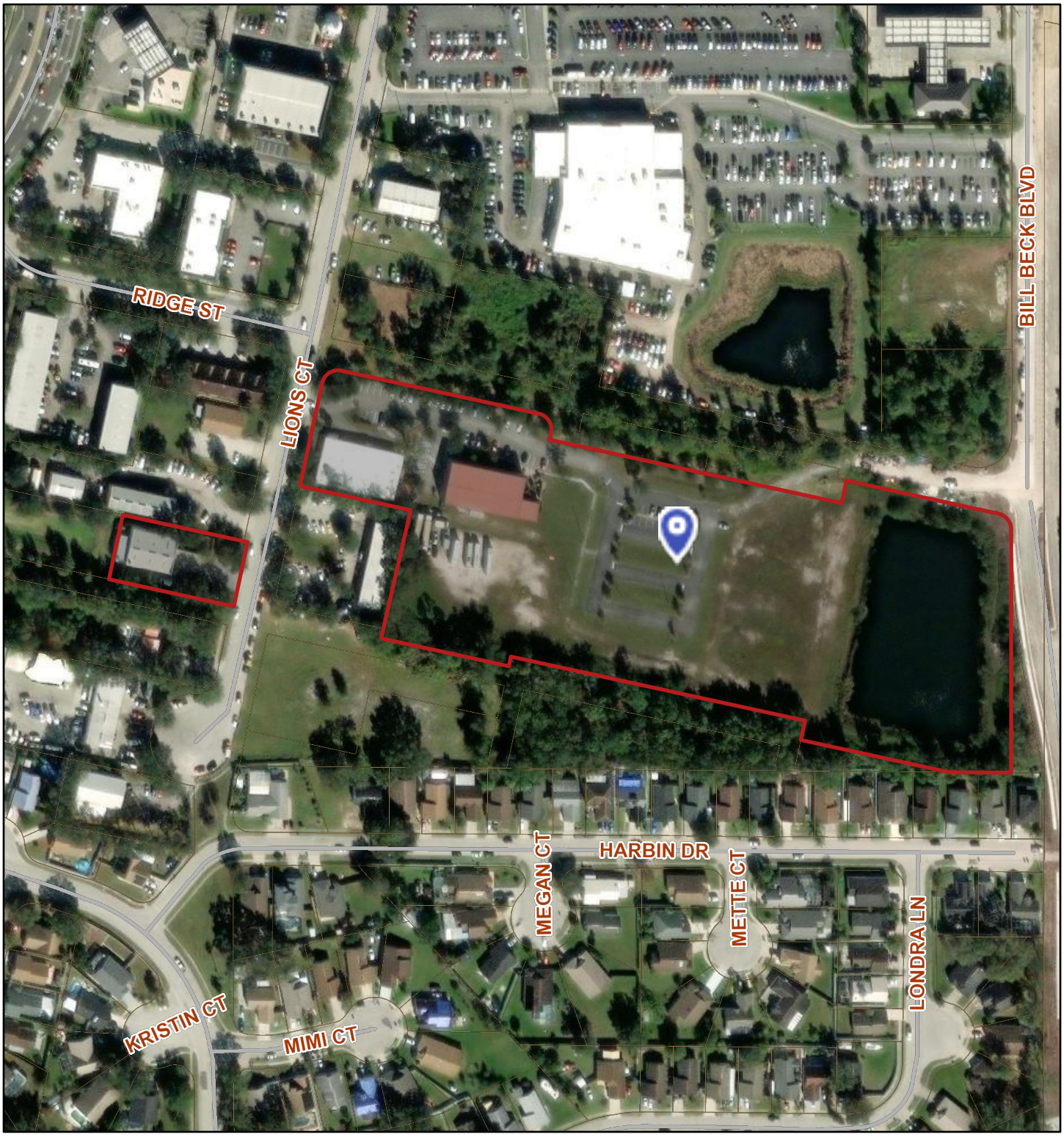
0 0.04 0.07 0.14 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

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

CU-23-0012
Nazaret Christian Academy



November 29, 2023

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0 0.02 0.04 0.08 mi

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Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

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

State of Florida, Maxar

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 private school. The Planning Advisory Board will hold a meeting on **Wednesday, December 20, 2023** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **3030 & 3051 Lions Ct.** Parcel ID: **02-25-29-1687-0001-0010 & 02-25-29-1766-0001-0010**

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

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

Reference # **CU-23-0012**
Nazaret Christian Academy

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.

PHASE 1
ARCHITECTURAL
SITE PLAN

TEMPORARY SANCTUARY BUILDING
FOR
IGLESIA NAZARET

N

GRAPHIC SCALE

WET DETENTION POND #1

RIDGE ST.

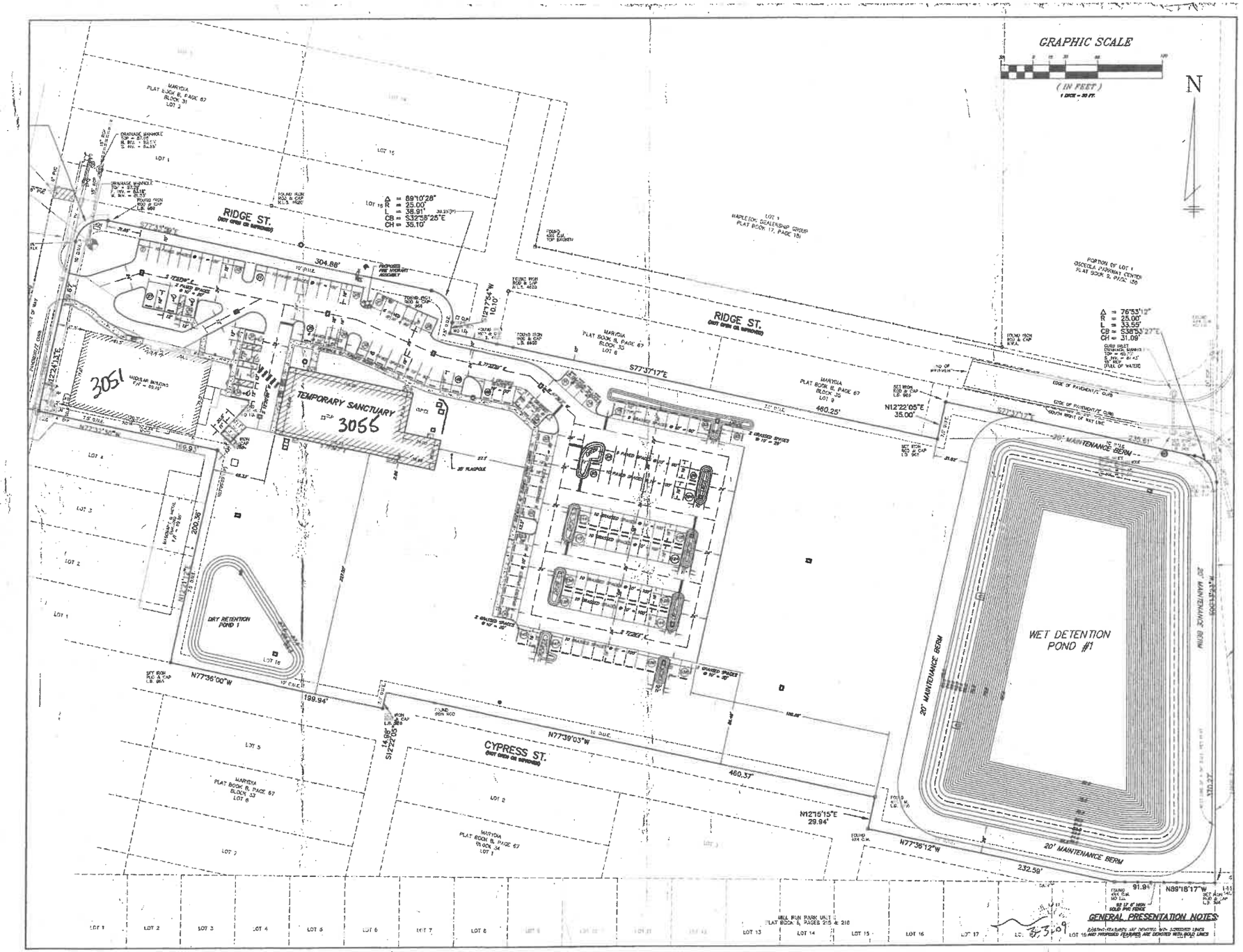
CYPRESS ST.

TEMPORARY SANCTUARY

3056

3051

Exhibit B
Comment #10
Pick up



TEMPORARY SANCTUARY BUILDING
FOR
IGLESIA NAZARET
3051 LIONS COURT
KISSIMMEE, FLORIDA 34744

PRECISION ENGINEERING SOLUTIONS, INC.
Civil Engineering Consultant

Architecture II

PHASE 1
ARCHITECTURAL
SITE PLAN

DRAWN BY ENW
CHECKED ENW
DATE
SCALE
PROJECT NO. AR02
SHEET AS1

Iglesia Nazaret A/G, Inc.
Pastores Elí & Daisy Reyes

To whom it may concern:

Nazareth Church A/G is located at 3051-3055 Lions Ct. Kissimmee, FL

Hours of operations are:

- Discipleship class: Tuesday 7:30-9:30 pm
- Mid-week service: Wednesday 7-9 pm
- Youth Services: Thursday 7-9:30 pm
- Sunday Service: 10-12:30 pm

Any other meeting is always on Saturday or any day at night.

No church services during the day on weekdays.

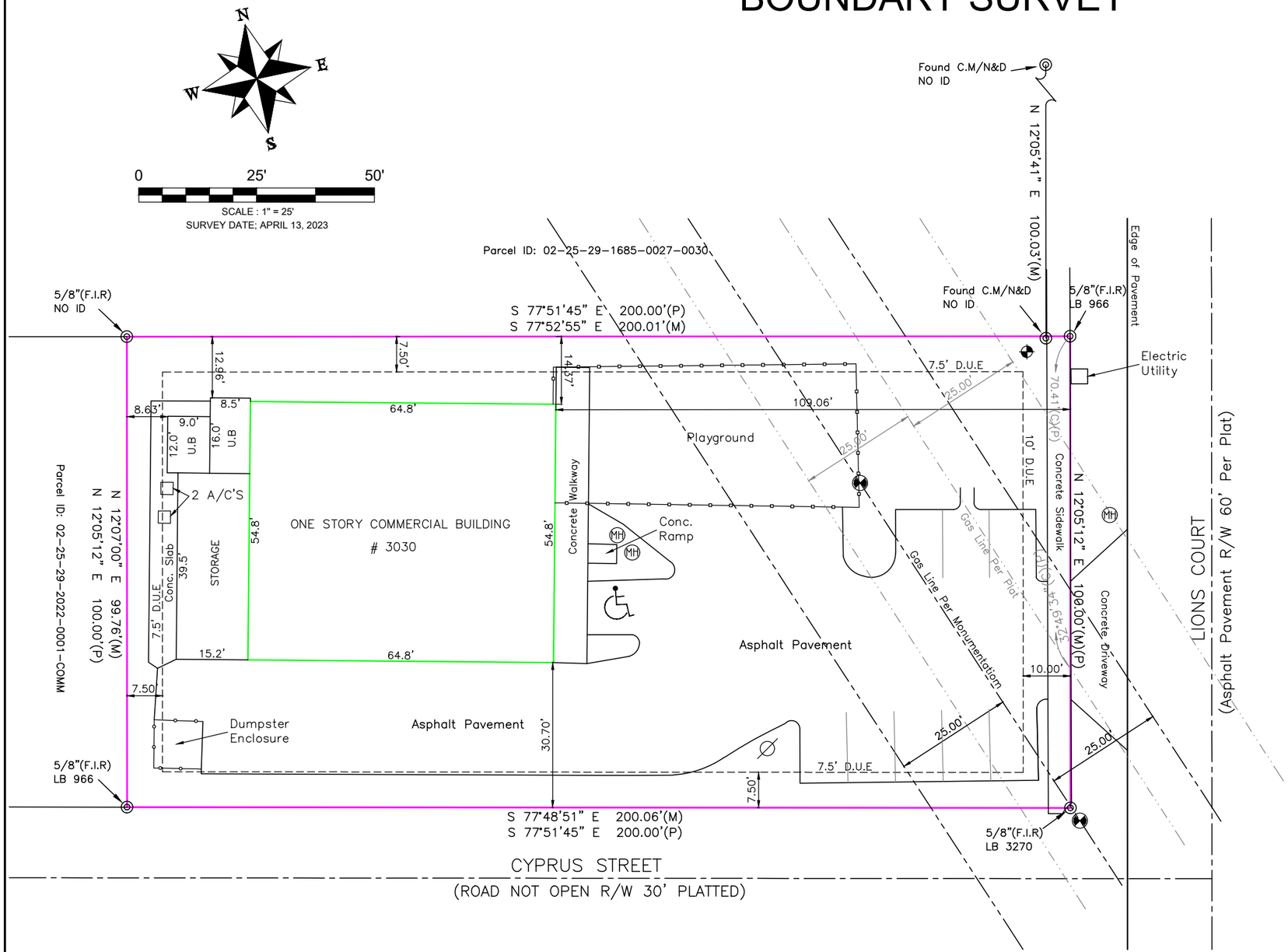
If any other information is needed, please let us know.

Thanks,

Ps Daisy Reyes

Senior Pastor

BOUNDARY SURVEY



LEGEND

◉	Set Corner
◎	Monument found
⌀	Wood Power Pole
	Water Meter
	Gas Line Marker
MH	Manhole
	Handicap Parking
(C)	Calculated Distance
(P)	Plat Distance
(M)	Measured Distance
(F.I.R)	Found Iron Rod
(F.I.P)	Found Iron Pipe
(S.I.R)	Set Iron Rod
A/C	Air Conditioner
C.M	Concrete Monument
N&D	Nail and Disc
D.U.E	Drainage and Utility Easement
U.B	Utility Building
	Gas Line Per Monunmentation
	Gas Line Per Plat
	Property Line
	Drainage and Utility Easement Lines
	6ft Cyclone Fence
	6ft Plastic Fence
	Center Lines

SURVEY NOTES :

1) Assumed North based on a Bearing on the EASTERLY LOT line of the property hereon described, being N 12°05' 12" E, Per Plat.
2) This Survey has been prepared without benefit of Title Abstract and is subject of any Dedications, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other mattters of record.
3) Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
4) No underground utilites or underground encroachments were measured or located as part of this survey.
5) Legal description provided by others.
6) Only visible and above ground encroachments located.
7) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
8) Underground portions of footings, foundations or other Improvements were not located.
9) The ownership of the fences was not determined.
10) The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
11) This survey has been prepared for the exclusive use of the person or entities named hereon.
12) This map is intended to be displayed at a scale of 1" = 25' or smaller.
13) Wall ties are to the face of the wall.

Certified to;
OWNER: 3030 LIONS CT LLC

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.

RAFAEL ESCOBAR License Number LS 7167 STATE OF FLORIDA Professional Surveyor and Mapper

SIGNED
RAFAEL ESCOBAR APRIL 17, 2023
PSM # 7167

PROPERTY INFORMATION ;
ADDRESS;
3030 LIONS CT
KISSIMMEE, FL 34744
OWNER: 3030 LIONS CT LLC
PARCEL ID : 23-29-18-141641-000010
AREA = 0.46 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map # : 12097C0060G
Effective Date: 6/18/2013

PROJECT NO. : 23 - 175
PAGE 1 OF 1

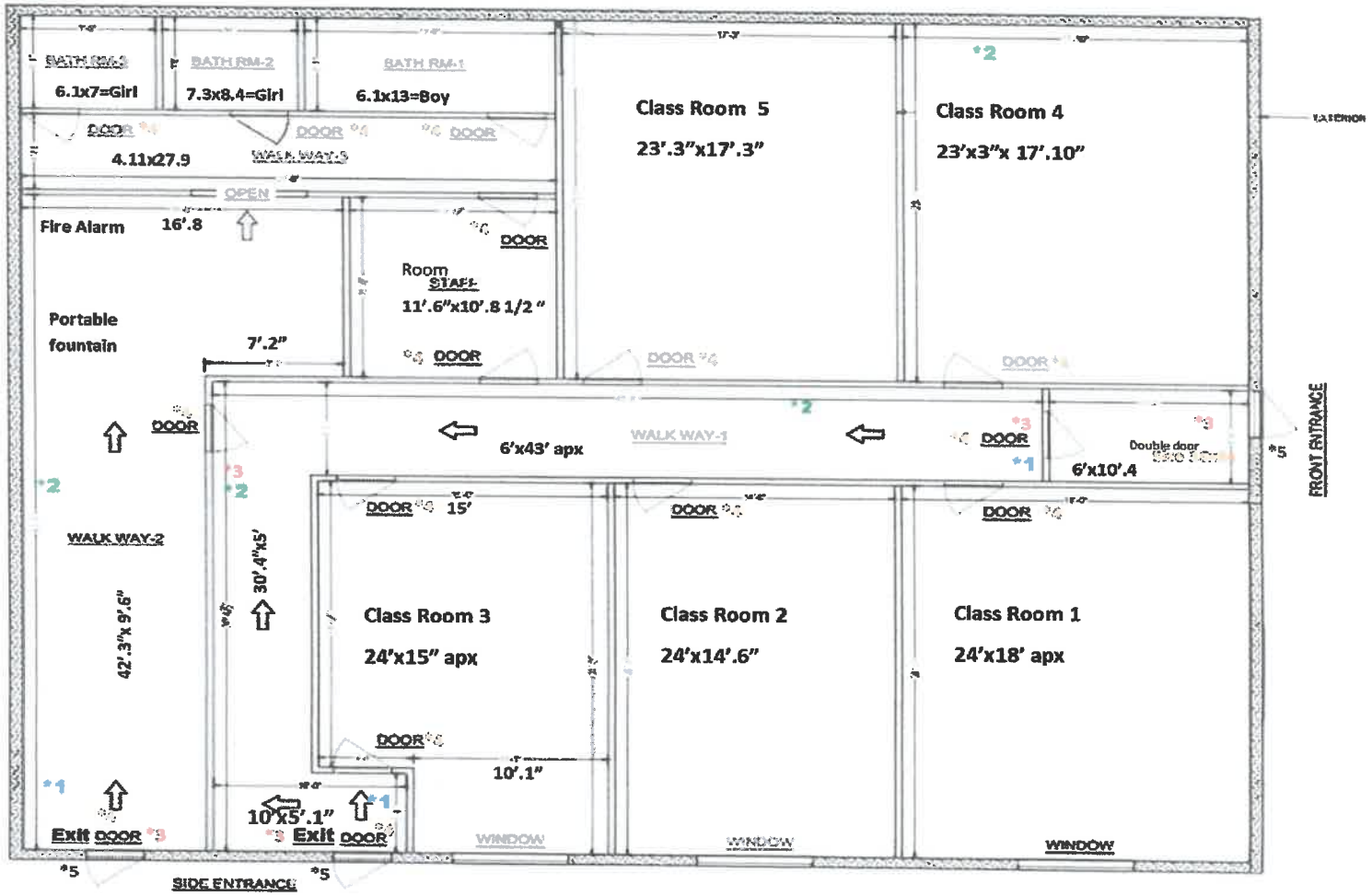
LEGAL DESCRIPTION;
Lot 1, Siracuza, a subdivision according to the plat thereof recorded at Plat Book 9, Page 134, in the Public Records of Osceola County, Florida.

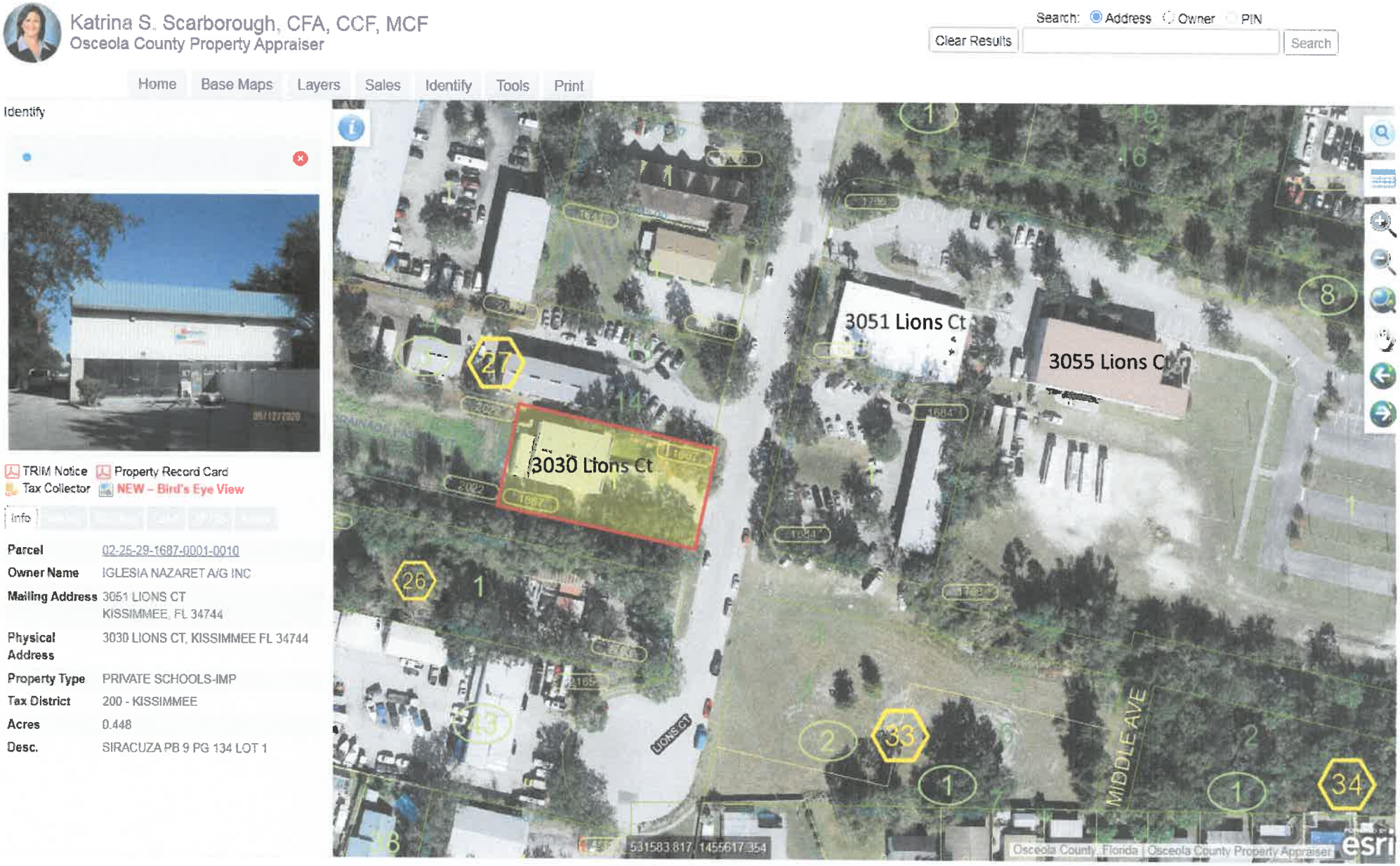
STADIA SURVEYORS & MAPPERS LLC
535 Stonewall Ave. Haines City, FL 33844
Tel. 863-303-7296 LB 8252

Details: *1 Extinguisher *2 Emergency light

*3 Exit Sign *4 All doors size= 36x80 *5 Exit doors

Attachment #2





Propuesta Iglesia....pdf Temp00979.PDF IGLESIA NAZARET....pdf Propuesta Iglesia....pdf Zoning Review Ap....pdf

ANSWER TO COMMENTS FROM: PLANNING - Brenda Ryan

407.518.2104 - Brenda.Ryan@kissimmee.gov General/Development Standards

1. Note: This Conditional Use (CU) application covers the existing K-12th school use at 3051 Lions Ct. and the 9th -12th grade (middle) school expansion at 3030 Lions Ct. The existing church at 3055 Lions Ct. will remain and will not be allowed to expand at 3030 Lions Ct.

3051-3055 Lions Ct.

a. The existing church at 3055 Lions Ct. was approved at the November 1, 1995 Planning Advisory Board (PAB) meeting (DRC#95-072) consisting of a 2,100 sq. ft. church with the capacity of 80 members with Wednesday and Thursday evening services and Sunday services with 20 paved parking spaces. No school use was included. The church acquired additional property after the initial CU approval that resulted in construction plans submitted for DRC#95-072 being withdrawn January 5, 1996.
CORRECTION: The location that was approved in at the November 1, 1995 Planning Advisory Board (PAB) meeting was the 3051 Lions ct. Building, that was the original location for the church. Meaning that the 3055 location was not present at the time of approval. The building was added in November 7, 2014.

b. A Site Plan Amendment (DRC#96-010) was submitted on February 27,1996 and approved in July of 1996 as a phased plan with a 8,640 sq. ft., 100 seat church with 10 paved parking spaces (includes 2 ADA spaces) and 15 grass parking spaces. No more than 60% of the required parking can be unpaved. No school use was included.

c. Another Site Plan was submitted on November 12, 2007 (DRC#07-0130) that further expanded and phased the church. The submittal included a temporary sanctuary with 606 seats (which is now the school at 3051 Lions Ct.), parking to support the temporary sanctuary (67 paved parking spaces & 91 grass parking spaces = 158 spaces), and infrastructure as part of Ph. 1. Phase 2 included the future sanctuary (1,467 seats with 150 paved spaces and 220 grass spaces = 370 spaces) and the rest of the remaining infrastructure. No more than 60% of the required parking can be unpaved. No school use was included. Construction plans were approved on August 7, 2009 but no building permits were submitted.
CORRECTION: Another Site Plan was submitted on November 12, 2007 (DRC#07-0130) that further expanded and phased the church which is now the 3055 location and not the 3051 location. At this time was when the beginning stages of the new sanctuary building began and did not come to completion until 2014.

d. A construction plan approval extensions were granted on September 2, 2009 (SB 360), November 29, 2010 (SB 1752), and January 3, 2011 (SB 1752) with a new expiration date of October 16, 2012. Construction plans have expired.
ANSWER: During this time there was a modification of plans and the phasing was discontinued leaving the only plan for the 3055 location. This build was noted as the temporary sactuary until the total phased project comes to completion. Until then the temporay sanctuary for 3055 remains in place. Leaving the building at 3051 as is as well.

e. A City Commission Variance and Buffer Waiver (CU-08-00065) was approved at the October 14, 2008 meeting. The CC Variance was to waive the roadway improvements on Cyprus and Ridge Streets. The buffer waiver was to provide a 6ft. PVC fence in lieu of a 6ft. masonry wall along the southeastern portion of the property abutting a residential district.

i. The conditions of approval of the CC variance and Buffer Waiver included:

1. Assessment fees in accordance with City Standards and an approved agreement with the City shall be provided by the property owner and abutting land owners when the City improves the subject rights-of-way.
2. A solid 6-foot high PVC fence shall be provided along the southeastern +/- 100 ft portion of the southern property line adjacent to the residential district. A minimum of one tree in accordance with the City Plant List and 2 1/2" in caliper shall be provided every 15 lineal feet along the southeastern +/-100 ft portion of the southern property line adjacent to the residential district. Tree types shall alternate between large canopy and medium canopy trees in accordance with Table 1 of the City Plant List. Species shall be evergreen to form a continuous screen year round.
3. A 25-foot transitional landscape buffer shall be maintained along the southeastern +/- 1OOft portion of the southern property line adjacent to the residential district.
4. Subject to approval and construction of improvements included on the Iglesia Nazareth site plan (DRC#07 -130).
5. To obtain adequate traffic flow to both Lions Court and Bill Beck Boulevard, an access point and driveway in accordance with the City of Kissimmee Land Development Code shall be provided for the western portion of the property to connect to Middle Avenue or Ridge Street.

QUESTION: Are there any modifications that need to happen at this time with this information? Or is this stated here for knowledge purposes?

2. Staff must confirm that all of the conditions pertaining to site improvements have been constructed and maintained.

QUESTION: Are there any modifications that need to happen at this time with this information? Or is this stated here for knowledge purposes? Which staff members? Are you reffering to the owners of the location? Or are you referencing city employee members?

3. Confirm and provide the total number of seats and the total square of any overflow/standing and temporary seating areas. **ANSWER: no overflow area**

Question: Are you wanting the occupancy from the fire department? They have provided this information? Do you have access?

4. Confirm and provide the total number of students for every grade level.

ANSWER:

VPK=8
Kinder=18
1st =21
2nd =14
3rd =17
4th =13
5th =14
6th =22
7th =19
8th =20
9th =22
10th =20
11th =18
12th =19

5. Confirm and provide the total number of classrooms, labs, workshops, or auditoriums/gymnasium at the school.

ANSWER: 14 classrooms

6. Include a diagram that depicts the drop off/pick up location(s), traffic circulation of cars entering and leaving the site during school start and dismissal times.

ANSWER: Diagram included with two different maps from drop off and pick up. Please see exhibit A and Exhibit B.

7. Include the school's hours of operation and any afterschool programs and activities.

ANSWER: Monday to Friday 7:30am to 3:30pm. All afterschool programs are held at the 3051 location from 3:30-5:30. With the pick up system that parents have to park and come inside to pick up their student.

8. Confirm if transportation is provided, if transportation is with vans or buses, and where are they parked.

ANSWER: no transportation is provided.

9. If vehicles are exiting the site and using Bill Beck Blvd., the connection to Ridge Street must be improved to City standards. 3030 Lions Ct.

ANSWER: no exiting on that road please see exhibit A and B for the only entrance and exit location.

10. The Site and Construction Plans for the Siracuza (aka Tomato Express)(DRC#96-0115) was approved on December 10, 1996 and April 14, 1997, respectively. The approval was for a 3,575 sq. ft. building with 2,825 sq. ft. as retail/grocery and 750 sq. ft. office with 15 parking spaces.

a. Confirm and provide the total number of students for every grade level at this location.

ANSWER: no students at 3030 location yet; estimate number of students will be based on marked up plan on portal msc-23-0135 and according to occupancy that will be provided by the fire department.

b. Confirm and provide the total number of classrooms, labs, workshops, or auditoriums/gymnasium at this location.

ANSWER: no students at this location yet; estimate number of classrooms=5, no auditoriums or gymnasium at this location.

c. Include a diagram that depicts the drop off/pick up location(s), traffic circulation of cars entering and leaving the site during school start and dismissal times.

ANSWER: = no drop off / pick up at 3030 location. everything will be at 3051 locations= Diagram included

d. Include the school's hours of operation and any afterschool programs and activities.

ANSWER: Monday to Friday 7:30am to 3:30pm. No afterscholl program at 3030 location.

e. Confirm if transportation is provided, if transportation is with vans or buses, and where are they parked.

ANSWER: no transportation is provided.

f. Will students be able to drive their own vehicles to school? Note that the parking requirement for any high school student, regardless of whether they drive or not, is 1 parking space for every 3 high school students.

ANSWER: satelite parking will be provided as is proposed, using 3051-3055 location.

g. Will there be instances where students at this location will need to walk back and forth to the main campus at 3051 Lions Ct.? Advisory Comments (To be addressed with Construction Plan Submittal)

ANSWER: YES; students will walk back and forth to main campus for drop off and pick up. All staff personnel will company students during this transition. Safety plans will be provided to maintain student and personnel safety at all times.

11. 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.

ANSWER: no indication of that. n/a

12. Signage:

a) Note that all signage will be reviewed and permitted through a separate building permit.

ANSWER: yes, we know, no sign there yet.

b) Please note that per Code, cabinet signs with internal illumination with translucent background panels are prohibited. When submitting the sign permit, please provide a detail showing how this sign will be illuminated at night. 14-11-3B

ANSWER: no sign like that will be there.

13. 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. LDC 14-7-6 14.

ANSWER: At this time there are already street lights present since this is not a new construction. Along with that the students will only be present during daylight hours.

14. 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-ofway. Please provide location, photometric and shielding plan for proposed lighting accordingly. LDC 14-10-9

ANSWER: There were no updates made to this all already existing plan have not been modified at this time. Still as originally set when purchasing the building.

15. 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. 14-4-6D(4)

ANSWER: There were no updates made to this all already existing plan have not been modified at this time. Still as originally set when purchasing the building.

16. 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. 14-8-24

ANSWER: There were no updates made to this all already existing plan have not been modified at this time. Still as originally set when purchasing the building.

17. 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.

ANSWER: Please provide the updated information of impact fees and permit issuance and we will process the payments accordingly. We will reach out to the suggested representatives to finalize the details.

18. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

ANSWER: Willing to abide with all applicable code requirements.

I hope that these answers, to the best of my knowledge, will provide answers to your comments.
If you need any other information, please contact me at ncd3051@gmail.com, Phone; 407-935-9883.
Thank you, Ps Daisy Reyes, Iglesia Nazaret

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

ADDRESS: 3030-3055 Lions Ct. **DATE: 11/20/2023**
PLAN NUMBER: CU-23-0012 Iglesia Nazaret Church & School – 2nd Review

Review Status:
REVISE & RESUBMIT.

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

General/Development Standards

1. **<u>Partially addressed</u>: The conditions of approval with the City Commission Variance and Buffer Waiver must be confirmed to be completed and is being maintained, specifically Conditions #2 and #3. Condition #5 will be modified to provide a connection to Bill Beck Blvd. via the paved portion of Ridge St.. These conditions will be included with the staff recommendation for this Conditional Use request.** Note: This Conditional Use (CU) application covers the existing K-12th school use at 3051 Lions Ct. and the 9th -12th grade (middle) school expansion at 3030 Lions Ct. The existing church at 3055 Lions Ct. will remain and will not be allowed to expand at 3030 Lions Ct.

   3051-3055 Lions Ct.

   a. The existing church at 3055 Lions Ct. was approved at the November 1, 1995 Planning Advisory Board (PAB) meeting (DRC#95-072) consisting of a 2,100 sq. ft. church with the capacity of 80 members with Wednesday and Thursday evening services and Sunday services with 20 paved parking spaces. No school use was included. The church acquired additional property after the initial CU approval that resulted in construction plans submitted for DRC#95-072 being withdrawn January 5, 1996.
   b. A Site Plan Amendment (DRC#96-010) was submitted on February 27,1996 and approved in July of 1996 as a phased plan with a 8,640 sq. ft., 100 seat church with 10 paved parking spaces (includes 2 ADA spaces) and 15 grass parking spaces. No more than 60% of the required parking can be unpaved. No school use was included.
   c. Another Site Plan was submitted on November 12, 2007 (DRC#07-0130) that further expanded and phased the church. The submittal included a temporary sanctuary with 606 seats (which is now the school at 3051 Lions Ct.), parking to support the temporary sanctuary (67 paved parking spaces & 91 grass parking spaces = 158 spaces), and infrastructure as part of Ph. 1. Phase 2 included the future sanctuary (1,467 seats with 150 paved spaces and 220 grass spaces = 370 spaces) and the rest of the remaining infrastructure. No more than 60% of the required parking can be unpaved. No school use was included. Construction plans were approved on August 7, 2009 but no building permits were submitted.
   d. A construction plan approval extensions were granted on September 2, 2009 (SB 360), November 29, 2010 (SB 1752), and January 3, 2011 (SB 1752) with a new expiration date of October 16, 2012. Construction plans have expired.
   e. A City Commission Variance and Buffer Waiver (CU-08-00065) was approved at the October 14, 2008 meeting. The CC Variance was to waive the roadway

improvements on Cyprus and Ridge Streets. The buffer waiver was to provide a 6ft. PVC fence in lieu of a 6ft. masonry wall along the southeastern portion of the property abutting a residential district.

i. The conditions of approval of the CC variance and Buffer Waiver included:

1. **Assessment fees in accordance with City Standards and an approved agreement with the City shall be provided by the property owner and abutting land owners when the City improves the subject rights-of-way.**
2. **A solid 6-foot high PVC fence shall be provided along the southeastern +/-100 ft portion of the southern property line adjacent to the residential district. A minimum of one tree in accordance with the City Plant List and 2 1/2" in caliper shall be provided every 15 lineal feet along the southeastern +/-100 ft portion of the southern property line adjacent to the residential district. Tree types shall alternate between large canopy and medium canopy trees in accordance with Table 1 of the City Plant List. Species shall be evergreen to form a continuous screen year round.**
3. **A 25-foot transitional landscape buffer shall be maintained along the southeastern +/-1OOft portion of the southern property line adjacent to the residential district.**
4. **Subject to approval and construction of improvements included on the Iglesia Nazareth site plan (DRC#07 -130).**
5. **To obtain adequate traffic flow to both Lions Court and Bill Beck Boulevard, an access point and driveway in accordance with the City of Kissimmee Land Development Code shall be provided for the western portion of the property to connect to Middle Avenue or Ridge Street**.

2. **Partially addressed: This refers to the satisfaction of conditions for the City Commission Variance and Buffer Waiver above. Staff must confirm that all of the conditions pertaining to site improvements have been constructed and maintained. These conditions will be included with the staff recommendation for this Conditional Use request.**
3. **Not addressed: Confirm and provide the total number of seats and the total square of any overflow/standing and temporary seating areas.**
4. **New Comment: Based on the response of 14 classrooms, a minimum of 28 paved parking spaces is required at 3051-3055 Lions Ct. for the school use.[2 parking spaces for every classroom]. Since the total number of seats for the church was not confirmed, the minimum number of parking spaces at 3051-3055 Lions Ct. for both the school and church cannot be determined.**
5. **Addressed: Condition of approval: Should there be any stacking of vehicles on Lions Ct. or Bill Beck Blvd. due to drop off and pick up traffic issues, a revised parking and circulation plan must be submitted and approved to the City prior to implementation of any changes.** Include a diagram that depicts the drop off/pick up location(s), traffic circulation of cars entering and leaving the site during school start and dismissal times.
6. **Addressed: Condition of approval: School and church activities cannot occur at the same time.** Include the school's hours of operation and any afterschool programs and activities.
7. **Addressed: Condition of approval: No transportation vans or bus services is permitted. If transportation vans or bus services are provided in the future, a Site Plan revision must be provided that addresses parking and circulation route**. Confirm if transportation is provided, if transportation is with vans or buses, and where are they parked.

8. **Addressed: Refer to conditions of approval under Comment #1**. **Provide a connection to Bill Beck Blvd. via the paved portion of Ridge St..** If vehicles are exiting the site and using Bill Beck Blvd., the connection to Ridge Street must be improved to City standards.

3030 Lions Ct.

9. The Site and Construction Plans for the Siracuza (aka Tomato Express)(DRC#96-0115) was approved on December 10, 1996 and April 14, 1997, respectively. The approval was for a 3,575 sq. ft. building with 2,825 sq. ft. as retail/grocery and 750 sq. ft. office with 15 parking spaces.
    a. **Partially addressed**: **Students in grades 9-12th provided. Unless provided a specific number, the total number of high school students based on the response is 79 students meaning a minimum of 27 parking spaces is needed for high school students. [1 parking space for every 3 high school student]. There is not enough parking spaces on the site, therefore, a satellite parking agreement is required. With the 28 paved parking needed at 3051-3055 Lions Ct., a total of 55 paved parking spaces is needed.** Confirm and provide the total number of students for every grade level at this location.
    b. **Addressed: Condition of approval**: **No more than 5 classrooms can be established at 3030 Lions Ct.** Confirm and provide the total number of classrooms, labs, workshops, or auditoriums/gymnasium at this location.
    c. **Addressed: Refer to conditions under Comment #5 above. Should there be any stacking of vehicles on Lions Ct. or Bill Beck Blvd. due to drop off and pick up traffic issues, a revised parking and circulation plan must be submitted and approved to the City prior to implementation of any changes.** Include a diagram that depicts the drop off/pick up location(s), traffic circulation of cars entering and leaving the site during school start and dismissal times.
    d. **Addressed. Refer to conditions under Comment #6 above. School and church activities cannot occur at the same time.**Include the school's hours of operation and any afterschool programs and activities.
    e. **Addressed. Refer to conditions under Comment #7 above. No transportation vans or bus services is permitted. If transportation vans or bus services are provided in the future, a Site Plan revision must be provided that addresses parking and circulation route.** Confirm if transportation is provided, if transportation is with vans or buses, and where are they parked.
    f. **Addressed. Refer to Conditions under Comment #9a above**. **Students in grades 9-12th provided. Unless provided a specific number, the total number of high school students based on the response is 79 students meaning a minimum of 27 parking spaces is needed for high school students. [1 parking space for every 3 high school student]. There is not enough parking spaces on the site, therefore, a satellite parking agreement is required. With the 28 paved parking needed at 3051-3055 Lions Ct., a total of 55 paved parking spaces is needed.** Will students be able to drive their own vehicles to school? Note that the parking requirement for *any* high school student, regardless of whether they drive or not, is 1 parking space for every 3 high school students.
    g. **Addressed: Condition of approval. Pedestrian striping and ADA accessible improvements required to provide pedestrian connection for students from 3051-3055 Lions Ct. to 3030 Lions Ct.** Will there be instances where students at this location will need to walk back and forth to the main campus at 3051 Lions Ct.?

Advisory Comments (To be addressed with Construction Plan Submittal)

11. 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.
12. Signage:
    a) Note that all signage will be reviewed and permitted through a separate building permit.
    b) Please note that per Code, cabinet signs with internal illumination with translucent background panels are prohibited. When submitting the sign permit, please provide a detail showing how this sign will be illuminated at night. 14-11-3B
13. 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. LDC 14-7-6
14. 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 14-10-9
15. 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. 14-4-6D(4)
16. 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. 14-8-24
17. 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.
18. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

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

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

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

Answers to Questions from: Albert Rocco

Albert.Rocco@kissimmee.gov

ADDRESS: 3030 LIONS CT
PLAN (DRC) NUMBER: CU-23-0012

1) Please show compliance with FBC-A 502 Parking Spaces.

ANSWER: The facility has 16 parking spaces, including a Handicap parking. We also will be using satellite parking from 3051 Lions Ct. Kissimmee. (Brenda from zoning has the original copy)

See attachment at Portal:

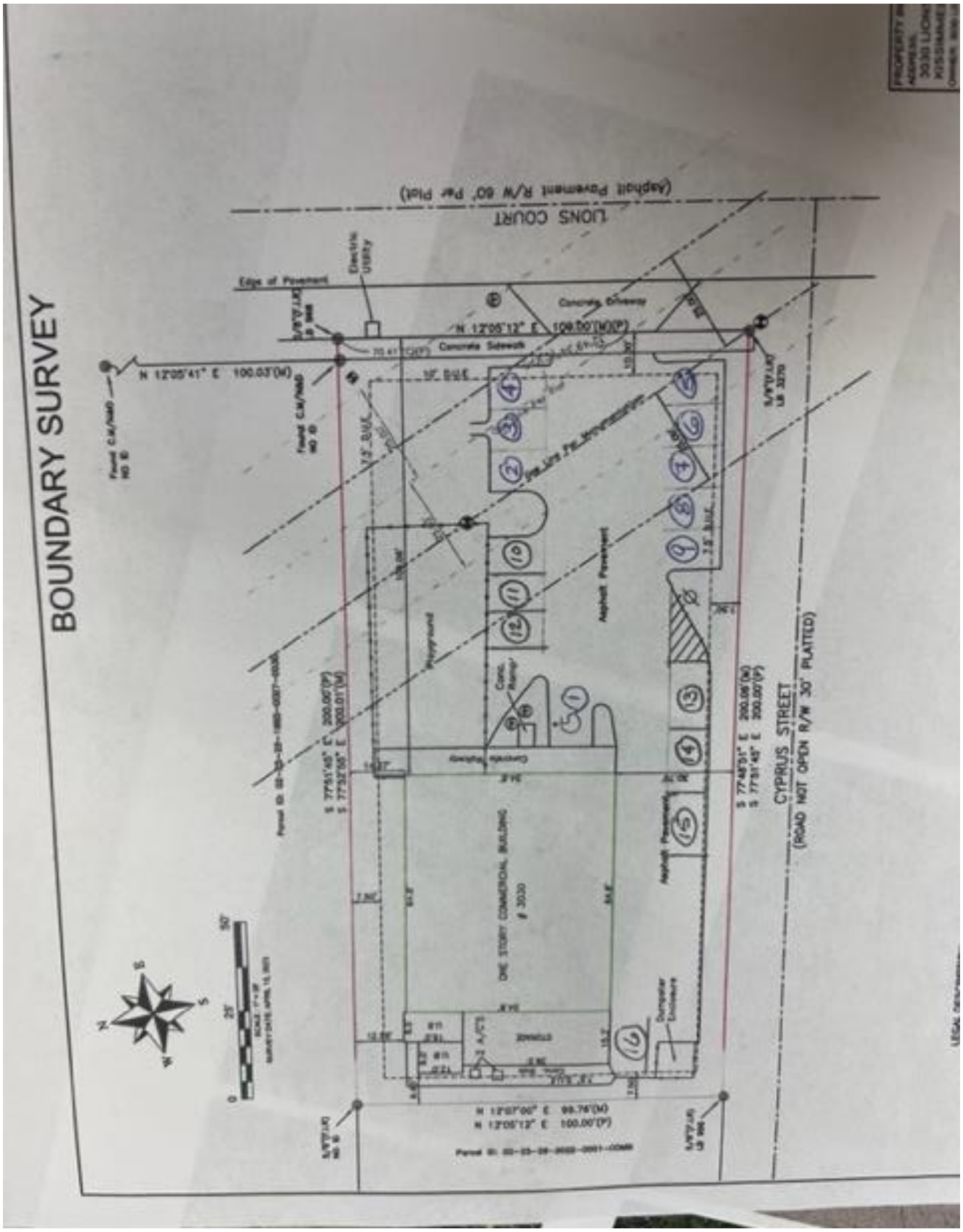
1. **aerial building distance uploaded 9/1/23**
2. **church parking**

2) Advisory: Change of Occupancy application filed under MSC-23-0135 shall be completed and a new Certificate of Occupancy shall be obtained.

ANSWER: Working with the Change of occupancy permit department.

If you have any other comments or need more information, please contact me:

Daisy Reyes
Ncd3051@gmail.com
407-935-9883


BOUNDARY SURVEY
LIONS COURT
(Asphalt Pavement R/W 60' Per Plat)
Edge of Pavement
Electric Utility
Concrete Driveway
Concrete Sidewalk
N 12°05'12" E 109.00'(M)(P)
N 12°05'41" E 100.03'(M)
Asphalt Pavement
Playground
Conc. Ramp
Concrete Walkway
ONE STORY COMMERCIAL BUILDING
3030
Dumpster Enclosure
CYPRUS STREET
(ROAD NOT OPEN R/W 30' PLATTED)
N 12°07'00" E 99.74'(M)
N 12°05'12" E 100.00'(P)

DEVELOPMENT PROJECT COMMENT FORM

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

ADDRESS: 3030 LIONS CT **DATE: 11/15/2023**
PLAN (DRC) NUMBER: CU-23-0012

Review Status:
APPROVED WITH CONDITIONS.

BUILDING DIVISION – Albert Rocco - 407.518.2158 - Albert.Rocco@kissimmee.gov

Comments/Conditions (if applicable):

1) **Change of Occupancy application filed under MSC-23-0135 shall be completed and a new Certificate of Occupancy shall be obtained.**

2) **Compliance with Florida Building Code – Accessibility 502.2 Vehicle spaces must be provided.**

502.2 Vehicle Spaces
Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

502.3 Access Aisle
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

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

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

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

Answers to Questions from: Fire Division Chris Alessandri

Address: 3030 Lions Ct. Kissimmee, FL 34744
PLAN (DRC) NUMBER: CU-23-0012

ANSWERS:

1. Automatic Sprinkler system will be installed. Already working with a licensed company. Copy of proposal attached.
2. Building is already equipped with a monitored fire alarm system.
3. Access Boxes will be installed soon.
4. Fire department connections will be activated as soon as installation is completed
5. All Signs will be located as soon as this process begin and ends
6. We are working with a licensed company for the installation of fire sprinkler system that will follow all codes and requirement from the Fire department.

If you need any other comment or information, please contact me

Daisy Reyes
Ncd3051@gmail.com
407-935-9883

Johnson Controls

Fire Alarm Customer Training and Acceptance Form

8 8 0 6 U E U 7

Customer Information

Installation Confirmation #: _____

Date: 2-11-13

Customer #: 11738852

Job #: 01

System Type: 3/DERS/ADD ONS ONLY: FA - Universal 4-16 - 83

Purchase Order #: _____

System #: 0301136306

Name: Nazareth Christian Academy

Address: 3050 Lions Ct

City: Kissimmee

State: FL

Zip Code: 34744

Installer Technician Name (Please Print): David Rabi

By signing below, I acknowledge that all work has been fully completed per the Agreement and/or scope of work (SOW) for the above referenced purchase order # and/or project #. Pursuant to the completion of the installed security system at the above premise, Johnson Controls will issue a final invoice for this project, which will be paid in accordance with the terms of the Agreement.

Customer Signature: M. Santiago

Customer Name: Nadeine Santiago (Please print)

Customer Title: Administrative Assistant (Please print)

Customer Comments

Did the installation Tech clean up all of his work was complete?	☑ Yes	☐ No	☐ N/A
I have received a user manual (s) for my system.	☐ Yes	☐ No	☑ N/A

Additional Comments:

N/A

Installation Completion Information *(The Johnson Controls Technician will complete this section)*

Was this installation for monitoring only? ☐ Yes ☐ No

If no, which NFPA 72 Record of completion form was used?

☐ NFPA72 2002
☐ NFPA72 2007
☐ NFPA72 2010
☐ NFPA72 2013

Customer Training

The Customer will please complete this section. If a task is not applicable, check the N/A box.

Training has been provided to:

Location of main control panel, battery and power source (breaker).	☑ Yes	☐ No	☐ N/A
Comply with all local and state laws for resetting and silencing the Fire Panel.	☑ Yes	☐ No	☐ N/A

Customer False Alarm Prevention

I understand that:

Before working on the fire protection system, the system should be placed in test mode.	☑ Yes	☐ No	☐ N/A
Certain building defects such as inadequate power, roof leaks or environmental factors (such as dust and temperature) can cause false alarms.	☑ Yes	☐ No	☐ N/A
It is important to advise Johnson Controls prior to interior remodeling such as moving walls or doors.	☑ Yes	☐ No	☐ N/A

THIS FORM MUST BE FILLED IN ITS ENTIRETY

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Questions

1. Educational occupancy buildings shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7 except as otherwise permitted by 14.3.5.2. Per NFPA 101, 14.3.5.1

2. 13.3.1.1. General. All automatic sprinkler systems installed in any building must include an electronic supervision, containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code.

3. 10.12.1. Access Boxes. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.

4. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant.

5. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of Transportation standards and the following: • The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke. • FDC signage shall have the letters “FDC” and the address of the building it serves. • The Backflow Preventer shall have the address of the building it serves.

6. No master fire (water) main shall be less than eight inches in diameter. The underground fire mains shall start from the point of service (back flow) to 1ft above finish floor. (FS 633.02.(8) and FS 633.02.(18)). A class V contractor’s license is required to install an underground fire main. (FS 633.02.4(e)) Underground fire mains shall be submitted for plan review and approval to the Kissimmee Fire Department. The underground fire main shall be inspected and approved by the Fire Department prior the being put into service. (NFPA 24)

DEVELOPMENT PROJECT COMMENT FORM

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

DATE: 8/30/2023
PROJECT: 3030 LIONS CT - Nazaret Christian Academy
SITE PLAN (DRC) NUMBER: CU-23-0012
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov
ADVISORY COMMENTS (No Responses Necessary):

- Plans/application request indicate that this is for the use for the proposed business and no exterior/ site improvements are being proposed. Should there be any exterior/site improvements (Ex: adding or removing parking spaces, adding impervious, or changes to traffic circulation) a separate review and approval will be required.
- Note that any site improvements will require a separate review and approval.
- 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.

###

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: School - Nazaret Christian Academy DRC# _____

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

Agent Signature: _____ Date: 6/18/2022

Agent Name (Print): Daisy N Reyes

Property Owner Signature: _____ Iglesia Nazaret Date: 6/18/2022

Property Owner Name (Print): Daisy N. Reyes - Iglesia Nazaret

CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW

Development Services
Building Planning Code Enforcement

PROJECT

Name of Project: School

Location (Address if possible): 3051 Lions Ct. Kissimmee, Fl 34744

Parcel ID#: 02252917660001001D

APPLICANT

Name: Daisy N. Reyes

Firm: Iglesia Nazaret

Address: 3051-55 Lions Ct. Kissimmee, Fl 34744

Phone: (407) 935-9883 E-Mail: ncd3051@gmail.com

AGENT (Contact Person)

Name: Daisy N. Reyes

Firm: same

Address:

Phone: ( ) - E-Mail:

OWNER

Name: Iglesia Nazaret

Firm: same

Address:

Phone: ( ) - E-Mail:

LEGAL DESCRIPTION/LOCATION

Nazaret Casa de Dios PB 21 PGS 133-134 LOT 1

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

FOR OFFICE USE ONLY

REQUEST **FEE COLLECTED**

DATE **REC'D BY** **DRC #** **DRC DATE**

SUFFICIENCY REVIEW (Y/N) **PROJECT MANAGER**

CITY OF KISSIMMEE
ZONING MAP AMENDMENT APPLICATION

Project Name: School - Nazaret Christian Academy

Property Location: 3051 Lions CT. Kissimmee, Fl 34744 Acreage: _____

Requested zoning district designation: _____

To be rezoned for the following specific use or uses: education Building "school".

State the reasons why the proposed zoning map change of the property would be appropriate for the property and also the surrounding areas: _____

Is subject property currently in the City? **YES** ☑ **NO** ☐

Current zoning designation: Day care/education & Church

Is this request in conjunction with an annexation or land use change request? **YES** ☐ **NO** ☑

If so, what is the **current** land use designation?: _____

What is the **proposed** land use?: School

(A Land Use amendment application may be required if a change of land use is also requested.)

Ownership: When was the deed to this property last recorded? Date: 02/26/2013

Official Record of Deed Book: 21 Page: 133-134

What covenants, deed restrictions or other private agreement(s) regulate the use and development of this property? _____

Supportive Material Required for All Zoning Requests

Development Report: The City requires the applicant to submit a report to include findings regarding compatibility with the Comprehensive Plan, justification for the proposed amendment, location map of the subject property, and map indicating the Future Land Use and zoning designations for the subject and adjacent properties.

Additional Material Required for All Planned Unit Development Zoning Requests

Preliminary Plan: The City requires the applicant to submit a preliminary plan at an appropriate size scale. The objectives of this requirement are to ensure that the development of the property will occur according to the limitations of housing types, uses, site design, density, building coverage, improvement standards, and construction phasing. See attached preliminary plan checklist for a list of items to be included on the plans.

Ownership and Control: The applicant shall agree to the following:

(a) *Conditions:* To proceed with the proposed development according to the provisions of the Land Development Code, the conditions attached to the rezoning of the property, and the approved preliminary plan.

(b) *Legal Documents:* To provide agreements, contracts, covenants, deed restrictions, or sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning and fro continuing operation and maintenance of such areas, functions and facilities which are not proposed to be operated or maintained at public expense or through a property owner's association.

(c) *City Review:* To bind successors in title to any of the commitments made under the above. All agreements and evidence of unified control shall be examined by City Staff, and no rezoning of land shall be adopted without a certification by the City Attorney that such agreements and evidence on unified control meet the requirements of the Land Development Code. Unified control shall be maintained for each phase until all required infrastructure improvements for the phase are completed or suitably guaranteed.

(d) *Property Owner's or Condominium Association:* The common open space shall be administered by the City or through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- [x] Owner of the property described herein
- [ ] Party to an agreement for purchase of this property
- [ ] An agent for the owner or purchase of this property
- [ ] Other _____

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Date: 6/16/2022

Printed Name: Daisy M. Reyes Signature: _____

Approximate Review Time for a Zoning Map Amendment 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*
- 14 day notification period for advertisement - 2 weeks	*4 Weeks*
- Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)	
- 10 day notification period for advertisement – 10 days	*5 ½ Weeks*
- City Commission meeting (meets every 1st & 3rd Tuesday)	*6 Weeks*
Approximate Time of Review Total	*6 - 8 Weeks **

* Estimations may vary. Dependent upon necessary revisions, resubmittals, required advertisement dates, and any other required documentation.

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a PDF of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

CITY OF KISSIMMEE
PRELIMINARY PLAN CHECKLIST*

Project Name: School – Nazaret Christian Academy

Subject Property Address: 3051 Lions Ct. Kissimmee, Fl 34744

Subject Property Parcel ID #: 022529176 0001 0010

A zoning map or PUD amendment application will need to accompany this checklist.

Written Information: The following information is required and where appropriate included on required maps:

____ 14-2--50(E)(1)(a)Developer Info: Name, address and phone number of owner, developer and agent.

____ 14-2-50(E)(1)(b)Evidence of Ownership or Control of Property: Material present evidence of ownership or control as required by Section 14-2-50(B).

____ 14-2-50(E)(1)(c)PUD Objectives: A statement describing the objectives and characteristics of the development and indicating intent regarding the future selling or leasing of portions of the development.

____ 14-2-50(E)(1)(d)Use List: A list of proposed land uses and locations on the site where each use would be allowed to occur.

____ 14-2-50(E)(1)(e)Site Development Standards: A detailed list of proposed site development standards and locations of the site where each standard will apply. Standards include, but not limited to max building ht., min. lot width, yd. sizes, residential lot area, residential densities, lot coverage, and the gross floor area of non-residential uses.

PUD DENSITY WORKSHEET

	Required	Proposed
1. Total Project Size (Gross Acreage of Development)		_____ Acres
2. Total Wetlands Size		_____ Acres
3. Net Developable Acreage (Line 1 - Line 2)		_____ Acres
4. Density Rate (Maximum allowed u/a per land use)	_____ Units/Acre	
5. Maximum Net Density (Line 3 X Line 4)	_____ Units	_____ Units
6. Allowable Density Without Bonuses (75% of Line 5)	_____ Units	
7. Units Per Density Bonus (5% of Line 5)	_____ Units	
8. Density Bonus Needed to Get Proposed # of Units (Proposed – Required in Line 6)) (Line 7)	_____ Density Bonus Needed**	

**If density bonuses are needed, provide a listing of all density bonuses proposed in accordance with Section 14-2-50(D)(4).

____ 14-2-50(E)(1)(f)Computations: A table of land use distribution showing proposed uses, acreage by land use, and number of units and density of each residential area, the entire project and the gross floor area of non-residential uses.

____ 14-2-50(E)(1)(g)Phasing: Statement of the desired phasing, including approximate timing, and rationale of the phasing.

____ 14-2-50(E)(1)(h)Concurrency: Proof of concurrency as required in 14-2-174.

Mapping of Existing Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

____ 14-2-50(E)(2)(a)Vicinity Map: The location of the planned unit development site in relation to existing streets.

____ 14-2-50(E)(2)(b)Boundary Survey/Legal Description: Prepared by a surveyor registered in the state.

____ 14-2-50(E)(2)(c)Topographic Survey: Approximate topo defining the character of the land.

____ 14-2-50(E)(2)(d)*Land Use Characteristics:* The Comprehensive Plan future land use designations, zoning classifications, and existing land uses for the site and all properties within 100 ft. of property lines and adjacent rights-of-way.

____ 14-2-50(E)(2)(e)*Soils:* Hydric soils, as identified by the Soil Survey of Osceola County Area, Florida@ shall be presented.

____ 14-2-50(E)(2)(f)*Existing Site Features:* The location of all existing structures, rights-of-way, easements and other natural and man-made features on site and within 100 ft. of the property lines and adjacent rights-of-way.

Mapping of Proposed Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

____ 14-2-50(E)(3)(a)*Schematic Design:* A schematic representation of proposed land uses (including common open space), conceptual building locations, parking lots, and driveway entrances and exits.

PUD OPEN SPACE REQUIREMENT WORKSHEET

	Required	Proposed
A. Total Project Size (Buildable Acreage of Development)		_____ Acres
B. Total Open Space Required (25% of total in Line A)	_____ Acres	_____ Acres
Minimum Recreation Area Breakdown (For Multi-Family and Townhouse Only)		
C. Active Recreation Area – Whichever is greater (3% of total in Line A) or (150 sq ft of rec area per unit)	_____ Acres	_____ Acres
D. Passive Recreation Area (15% of total in Line A)	_____ Acres	_____ Acres
Maximum Pond Usage Allowed (For Entire Development)		
E. Retention Pond Area Used (Max 25% of total in Line B)	_____ Acres	_____ Acres

____ 14-2-50(E)(3)(b)*Streets:* A delineation of proposed roads with the functional classification of streets and

an indication of required off-site street improvements.

____ 14-2-50(E)(3)(c)*Drainage:* A schematic depiction of existing and proposed surface water management elements, including wetlands and major detention facilities.

____ 14-2-50(E)(3)(d)*Community Facilities:* The general location and size of any community facility included within the development such as parks, community centers, etc.

____ 14-2-50(E)(3)(e)*Phasing:* Any proposed phasing of the project.

TRADITIONAL NEIGHBORHOOD DESIGN SUBDIVISIONS

The following items shall also be included as part of a preliminary plan for TND (Traditional Neighborhood Design) subdivisions:

___ 14-2-53(B)(1)&(4)*Land Use*: A delineation of similar land uses within the same land use category facing across street(s) and dissimilar uses, when adjacent, abutting at rear lot lines. When authorized by the land use classification, each neighborhood may provide areas of mixed use (residential & commercial) buildings, with residential uses generally located on the second floor and above, encouraging the clustering of living, working, recreation, shopping and civic uses by design.

___ 14-2-53(B)(2)*Land Use*: A delineation of required clubhouse or community center and sufficient surrounding open space to form a neighborhood square within 1,000 feet of the geographic center of each neighborhood. Non-residential uses are encouraged to be located within this area where appropriate given the land use classification of the area.

___ 14-2-53(B)(3)*Land Use*: A schematic depiction that all neighborhoods are limited in size or shape to allow residents to walk to the neighborhood square in 5 to 10 minutes (generally 1,320 feet or less). Each neighborhood shall be small enough so that at least 95% of the housing units are within 1,320 feet of the neighborhood square.

___ 14-2-53(C)(1)&(2)*Streets & Alleys*: A delineation of all streets and alleys accessing all lots and townhouse lots. Where alleys are provided, a continuous network of alleys to the rear of lots within the development shall be provided. Cul-de-sacs, gated or dead-end streets are not permitted within the development.

___ 14-2-53(C)(3)*Street & Alley Widths*: A schematic depiction of the 24 foot width for all rights-of-way and of the 20 foot width for pavement for all bi-directional alleys. A minimum of 16 feet for rights-of-way and 12 feet for pavement width for one-way alleys.

___ 14-2-53(C)(4)&(5)*Paths*: A schematic depiction of all sidewalks, bicycles, and pedestrian paths connecting between all residences, shopping, employment and recreation within and adjacent to the neighborhood. Sidewalks abutting all residential lots shall be separated from the edge of pavement by a minimum 6 foot wide planting strip and designed to accommodate street trees, street lighting, fire hydrants and other required infrastructure.

___ 14-2-53(C)(6)&(11)*Streets & Alleys*: Delineation of curbing for streets and alleys. Curbing for streets shall be raised Type F style curbs and may be drop curb or shoulder gutter style (i.e. Miami curbs) for alleys. No block shall be more than 480 feet in length without a dedicated alley or pedestrian pathway providing through access.

___ 14-2-53(C)(7)*Street & Alley Lighting*: Location of lighting along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and compliance with illumination

standards adopted by the City. Street lighting structures shall not exceed 18 feet in height to avoid conflicts with street trees and to provide pedestrian scale lighting. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible.

___ 14-2-53(C)(8)*Traffic Calming Measures*: Location of traffic circles or streets paved with bricks or pavers.

___ 14-53(C)(9)&(D)(11)*Street Trees*: Delineation of street trees planted in the rights-of-way parallel to the street along all streets at a maximum average spacing of 35 feet on center. Trees shall be planted on both sides of the street within the planting strip between sidewalks and street curbs. The remaining required tree for each lot can be provided in the rear yard.

___ 14-2-53(C)(10)&(D)(9)*Utility/Equipment*: Delineation of mechanical equipment including utility cabinets, transformers and the like, within alley rights-of-way or within easements that are not visible from the street right-of-way. Above grade mechanical equipment shall be fully screened from view through landscaping or alternative visual screening. Heating, air conditioning and ventilation systems shall be screened from the street.

___ 14-2-53(D)(1)&(2)*Lots & Buildings*: A schematic depiction of residential dwelling building setback at a minimum of 5-20 feet from the front lot line. Variation in building setbacks along each block is encouraged. Consistent build-to lines shall be established for non-residential multi-family and mixed use buildings along all streets and public space frontages. This build-to line shall determine the width and ratio of enclosure desired for each street or public space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.

___ 14-2-53(D)(3)&(4)*Buildings*: Depiction indicating that all buildings have their main entrance opening to a street . Delineation of setbacks for any stoop, colonnade, awning, projecting sign and open-sided porch which could encroach up to 10 feet into the front setback. In no case, such elements shall be setback less than 5 feet from front property line.

___ 14-2-53(D)(5)*Porches*: Location of front porches or patios suitable in size to accommodate seating for the dwelling's occupants for a minimum of 50% of all proposed residential dwelling units.

___ 14-2-53(D)(6)*Garages*: A schematic depiction of garages or carports with openings for vehicles facing the front lot line, at least 20 feet behind the front setback of the principal structure. No more than one-third of the total linear frontage of the front façade of the principal structure shall be comprised of garage door or carport openings. Attached garages or carports within openings facing the side, street side or rear lot line shall be subject to the setbacks established for the principal structures. Detached garages or carports shall be setback at least 10 feet behind the principal structure.

___ 14-2-53(D)(7)*Elevations*: Depiction that all residential dwellings are raised a minimum of 18 inches from finished exterior finished grade.

___ 14-2-53(D)(8)*Building Style*: Depiction of variation of building designs and architectural styles within the project.

___ 14-2-53(D)(10)*Solid Waste*: Location of solid waste, recycling and yard trash containers for non-residential lots, multi-family and mixed use structures to be located in parking areas or in a location remote from the street. Depiction of containers to be screened by a minimum 6-foot high enclosure constructed in materials which are consistent with the adopted architectural style of the development.

___ 14-2-53(E)(1)-(4)*Parking*: A schematic depiction of individual driveways for single family, duplex, triplex and townhouse residential structures for two off-street parking spaces of at least 8 feet by 18 feet in size. Parking lots for non-residential and multi-family structures shall be provided at the ratio outlined in Section 14-2-78(D) and be located behind or to the side of the principal structures which front on a street.

*Procedures and Requirements for Rezoning for RPUD and SRPUD as well as MUPUD with the exception that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building sq. ft. constructed if the area with the residential component has been assigned a residential land use classification on the Future Land Use Map of the Comp Plan.

The applicant shall submit 15 copies of the preliminary plan, this checklist, and supporting documents meeting the requirements of the LDC. This application will be processed like any other rezoning request.

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

Signed: _____ Date: 6/14/2022

Please Note: This list is provided to ensure that all preliminary plans submitted are uniform and contain the minimum information required for review under Sections 14-2-50 & 53 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 preliminary plan review to the City of Kissimmee Development Services Department at (407) 518-2140.

1/31/2018

(4)

Prepared By: **Reid B. Hughes, Jr.**
Professional Title Agency, Inc.
747 South Ridgewood Avenue, Suite 204
Daytona Beach, Florida 32114
incidental to the issuance of a title insurance policy.
File Number: **P-19234**
Parcel ID #: **02-25-29-1766-0001-0010**

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated **02/26/2013** by

Iglesia Nazaret A/G, Inc., a Florida non-profit corporation f/k/a Iglesia Carismatica Cristiana De Kissimmee, Inc., a Florida non-profit corporation

Whose post office address is **3051 Lions Ct., Kissimmee, Florida 34743**
hereinafter called the GRANTOR, to

Iglesia Nazaret A/G, Inc., a Florida non-profit corporation
Whose post office address is: **3051 Lions Ct., Kissimmee, Florida 34743**
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Osceola** County, Florida, viz:

Lot 1, NAZARET CASA DE DIOS, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 133 and 134, of the Public Records of Osceola County, Florida.

This Deed is being given to reflect the current name of the entity

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2013** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Recorded in Osceola County, FL ARMANDO RAMIREZ, CLERK OF COURT 02/28/2013 03:58:54 PM RECEIPT # 1528624
Rec Fees 18.50 DEED DOC 0.70 EXTRA NAMES

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Iglesia Nazaret A/G, Inc., a Florida non-profit corporation

Witness #1 Signature: _____
Witness #1 Print Name: Elisa M. Arroyo

By: _____
Daisy N. Reyes, President/Pastor

Witness #2 Signature: _____
Witness #2 Print Name: Eli Reyes

STATE OF FLORIDA)
) ss
COUNTY OF OSCEOLA)

I am a notary public of the state of Florida and my commission expires : August 3, 2013

THE FOREGOING INSTRUMENT was acknowledged before me on February , 2013 by: Daisy N. Reyes, President/Pastor Brenda of Iglesia Nazaret A/G, Inc., a Florida non-profit corporation, on behalf of corporation She who is personally known to me or who has produced drivers license as identification and did take an oath.

Notary Signature: _____
Notary Print Name: Elisa M. Arroyo

Notary Seal
ELISA M ARROYO
MY COMMISSION # DD913380
EXPIRES August 03, 2013
(407) 398-0153 FloridaNotaryService.com

Iglesia Nazaret A/G, Inc., a Florida non-profit corporation

Witness #1 Signature: _____
Witness #1 Print Name: Elisa M. Arroyo

By: _____
Brenda Madera, Secretary

Witness #2 Signature: _____
Witness #2 Print Name: Eli Reyes

STATE OF FLORIDA)
) ss
COUNTY OF OSCEOLA)

I am a notary public of the state of Florida and my commission expires : August 3, 2013

THE FOREGOING INSTRUMENT was acknowledged before me on February , 2013 by: Brenda Madera, Secretary of Iglesia Nazaret A/G, Inc., a Florida non-profit corporation, on behalf of corporation. She who is personally known to me or who has produced drivers license as identification and did take an oath.

Notary Signature: _____
Notary Print Name: Elisa M. Arroyo

Notary Seal
ELISA M ARROYO
MY COMMISSION # DD913380
EXPIRES August 03, 2013
(407) 398-0153 FloridaNotaryService.com

CERTIFICATE OF OCCUPANCY

DATE COMPLETED: November 07 2014
FINAL INSPECTION: November 03 2014
PERMIT NUMBER: BP-08-01860

THIS CERTIFICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE DIVISION OF BUILDING SAFETY OF THE 2007 FLORIDA BUILDING CODE

CITY OF KISSIMMEE, FLORIDA

PROJECT ADDRESS:	3055 LIONS CT, Kissimmee, FL 34744
OWNER:	IGLESIA NAZARET A/B
STREET ADDRESS:	3051 LIONS CT, KISSIMMEE, FL 34743
TENANT/OCCUPANT:	
OWNER/CONTRACTOR:	GRASCO INC.
ADDRESS:	664 ROYAL PALM DR, KISSIMMEE, FL 34743
CLASSIFICATION:	Commercial - New (6, 001 - 10, 000 Sf)
OCCUPANCY TYPE:	A-3: ASSEMBLY
PARCEL ID NUMBER:	02-25-29-1502-0001-0010
ZONING DISTRICT:	B-3: GENERAL BUSINESS DISTRICT
TOTAL FLOOR AREA:	7003
NO.OF STORIES:	1
NO OF UNITS:	1
MINIMUM FLOOR LOAD:	100
MAXIMUM NO. OF PERSONS:	627
TYPE OF CONSTRUCTION:	II-B
SPRINKLER SYSTEM REQUIRED:	NONE REQUIRED
SPRINKLER SYSTEM PROVIDED:	NONE PROVIDED
SPECIAL CONDITIONS:	PHASE-I
PRIVATE PROVIDER:	NONE PROVIDED

THIS CERTIFICATE OF COMPLETION BECOMES INVALID UPON CHANGE OF ANY TENANT, OCCUPANCY, OR UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING ORDINANCE OR ANY AMENDMENTS THEREOF.

Norman R. Smith

NORMAN R. SMITH/CITY OF KISSIMMEE/ BUILDING OFFICIAL

ISSUED BY: @

ISSUED DATE: 11-7-14

MUST KEEP POSTED ON PREMISES

NOTE: PERMITS INSPECTED BY PRIVATE PROVIDERS ARE NOT INSPECTED BY THE CITY OF KISSIMMEE DIVISION OF BUILDING INSPECTORS

ITEM 5.B

Public Hearing - An Ordinance amending the Future Land Use Map designation from City Commercial General (CG) & Single Family Low Density Residential (SF-LDR) to City Single Family Low Density Residential (SF-LDR): Palmetto Ave, LUPA-23-0005 - Proposed Ordinance #23-22

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

Request

Recommendation of approval of a Land Use Amendment changing the Future Land Use Map designation from CG (Commercial General) to Single Family Low Density Residential (SF-LDR) on approximately 1.06 acres of land.

Explanation

There was a small structure on the site, but it was demolished in 2019 (BP-19-00555). Now vacant, the property has street frontage on 3 sides; to the west is S. John Young Parkway, to the south is Palmetto Ave., and S. Randolph Ave. The S. John Young Parkway frontage is a bridge over railroad tracks that limits primary vehicular access to the property only on Palmetto Ave. and S. Randolph Ave. The Future Land Use designation to the north and east of the property is Single Family Low Density Residential (SF-LDR) which also contains single family homes. This Land Use Amendment from Commercial General (CG) to Single Family Low Density Residential (SF-LDR) is compatible and consistent with the surrounding area and is compatible with the proposed, concurrent Zoning Map Amendment (ZMA-23-0007).

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR), that is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment. Compliance with Land Development Code Section 14-4-4(C), Single Family Residential District (RA-2) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation.

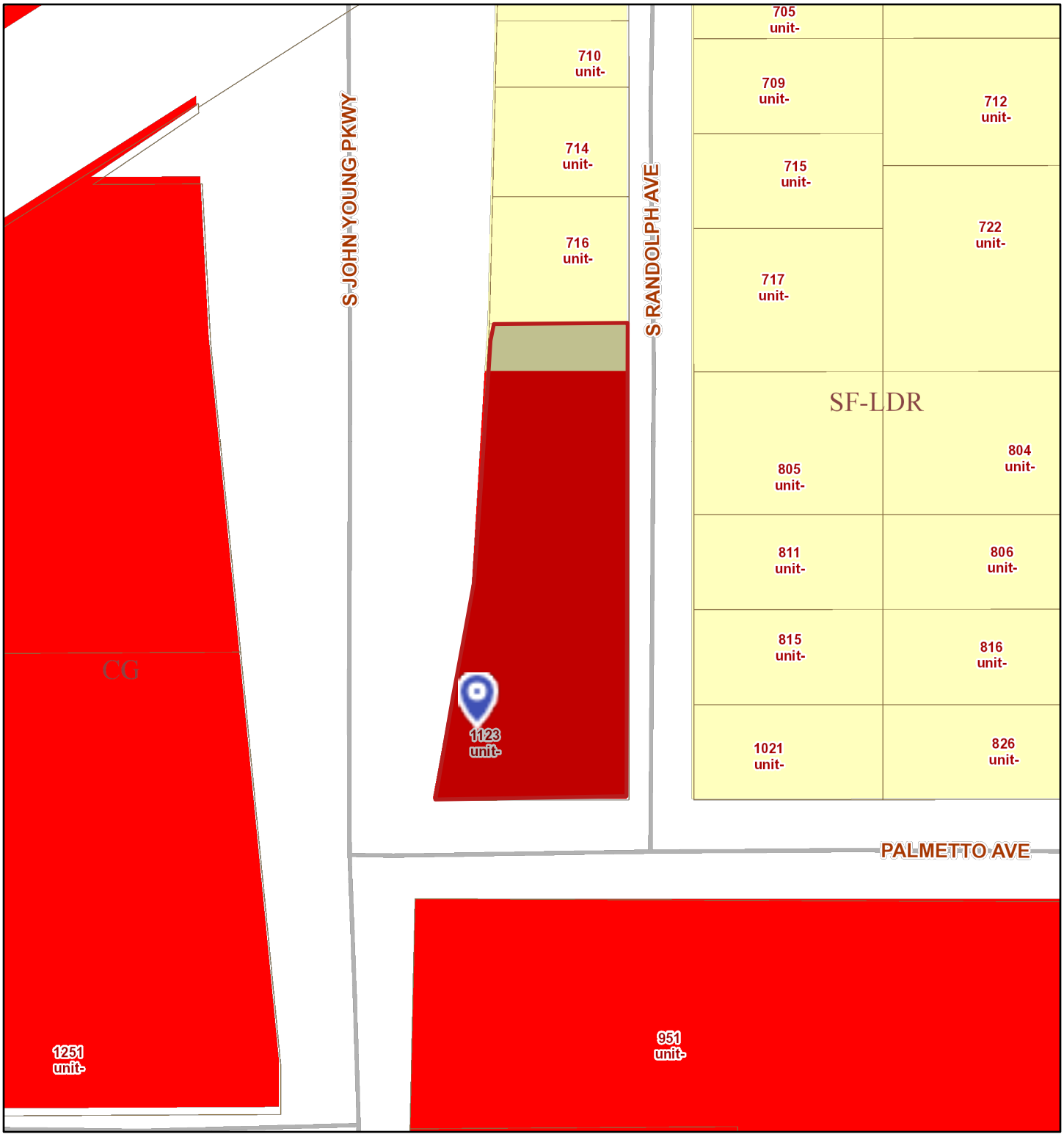
Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve

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

Attachment(s):
1. LUPA-23-0005 Vicinity Map
2. LUPA-23-0005 Aerial Map
3. LUPA-23-0005 Site Data Tables
4. LUPA-23-0005 Proposed Ordinance 23-22
5. LUPA-23-0005 PAB Ad
6. LUPA-23-0005 DRC Comments
7. LUPA-23-0005 DRC Supporting Documents

LUPA-23-0005
1123 PALMETTO AVE



December 4, 2023

1:1,498

0 0.01 0.02 0.04 mi

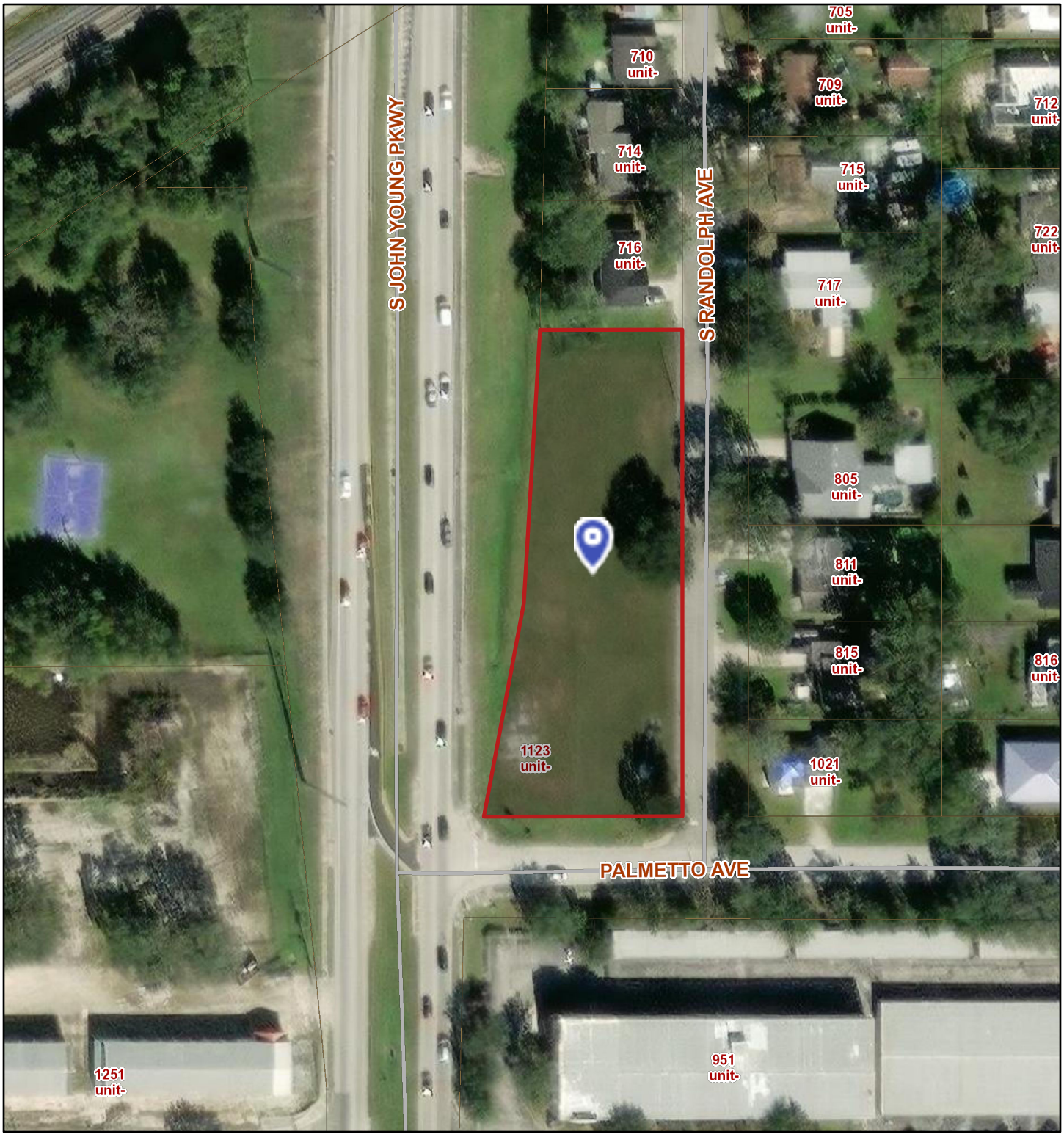
0 0.02 0.04 0.07 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

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

LUPA-23-0005
1123 PALMETTO AVE



November 29, 2023

1:1,467

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

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

State of Florida, Maxar

1123 Palmetto Ave., LUPA-23-0005
Parcel ID#28-25-29-1740-0015-0010
East of S John Young Pkwy; South of Clay St.;
North of Palmetto Ave.; West of S Randolph Ave
Site Data Tables

Site Data	
Size	1.06 acres
Future Land Use Designation	Commercial General (CG)
Proposed Future Land Use Designation	Single Family Low Density Residential (SF-LDR)
Zoning District Designation	Highway Commercial (HC)
Proposed Zoning District Designation	Single Family (RA-2)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Residential Use
Adjacent Land Use	
North	SF-LDR
South	CG
East	SF-LDR
West	CG
Adjacent Zoning	
North	Single Family (RA-1)
South	Mixed Use Planned Unit Development (MUPUD)
East	Single Family (RA-1)
West	HC
Zoning History	HC
Past/Current Project Tracking	DRC#97-166 Conditional Use DRC#23-0007 Zoning Map Amendment (*pend.*) DRC#23-0005 Land Use Amendment

Comprehensive Plan Summary	
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six dwelling units per acre.	
Potential Zoning Districts	RA-1 (Single Family Low Density Residential)
	RA-2 (Single Family Low Density Residential)

Zoning District Summary
Land Development Code Section 14-4-4(C), Single Family Residential Districts (RA-1, RA-2, RA-3, and RA-4). The single family residential zoning districts are primarily intended to meet the single family housing needs of the community. All four districts may be used to implement the Single Family Low Density Residential (SF-LDR) future land use designation. The RA-3 and RA-4 may also be used to implement the Single Family Medium Density Residential (SF-MDR) future land use designation and are particularly suitable for redevelopment areas having small platted lots and sites serving as a transition between two or more areas accommodating potentially incompatible uses. Objectives of the district include the protection of existing stable single family neighborhoods, the preservation of open space, and the encouragement of densities which are compatible with existing and anticipated future developments, natural features, and existing and projected public services and facilities.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	Existing Future Land Use & Zoning	*Requested Future Land Use & Zoning*
Uses	Commercial General (CG) & Highway Commercial (HC)	Single Family – Low Density Residential (SF-LDR) (0-6 units/acre) & Single Family (RA-2)

Public Facilities Analysis	
Transportation	
Adjacent street	S John Young Pkwy. (State Road), Palmetto Ave & S Randolph Ave. (City Roads)
Street Quality of Service (QOS)	
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	N/A – Compliance

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

.

PROPOSED ORDINANCE NO. 23-22
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: CG (Commercial General) - City

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

The subject property is located at: 1123 Palmetto Ave. Parcel ID: 28-25-29-1740-0015-0010

Legal Description:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1,Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated

7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida.

LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

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 Planning Advisory Board of the City of Kissimmee, this ___ day of _____, 20___.

_____
Mayor - Commissioner

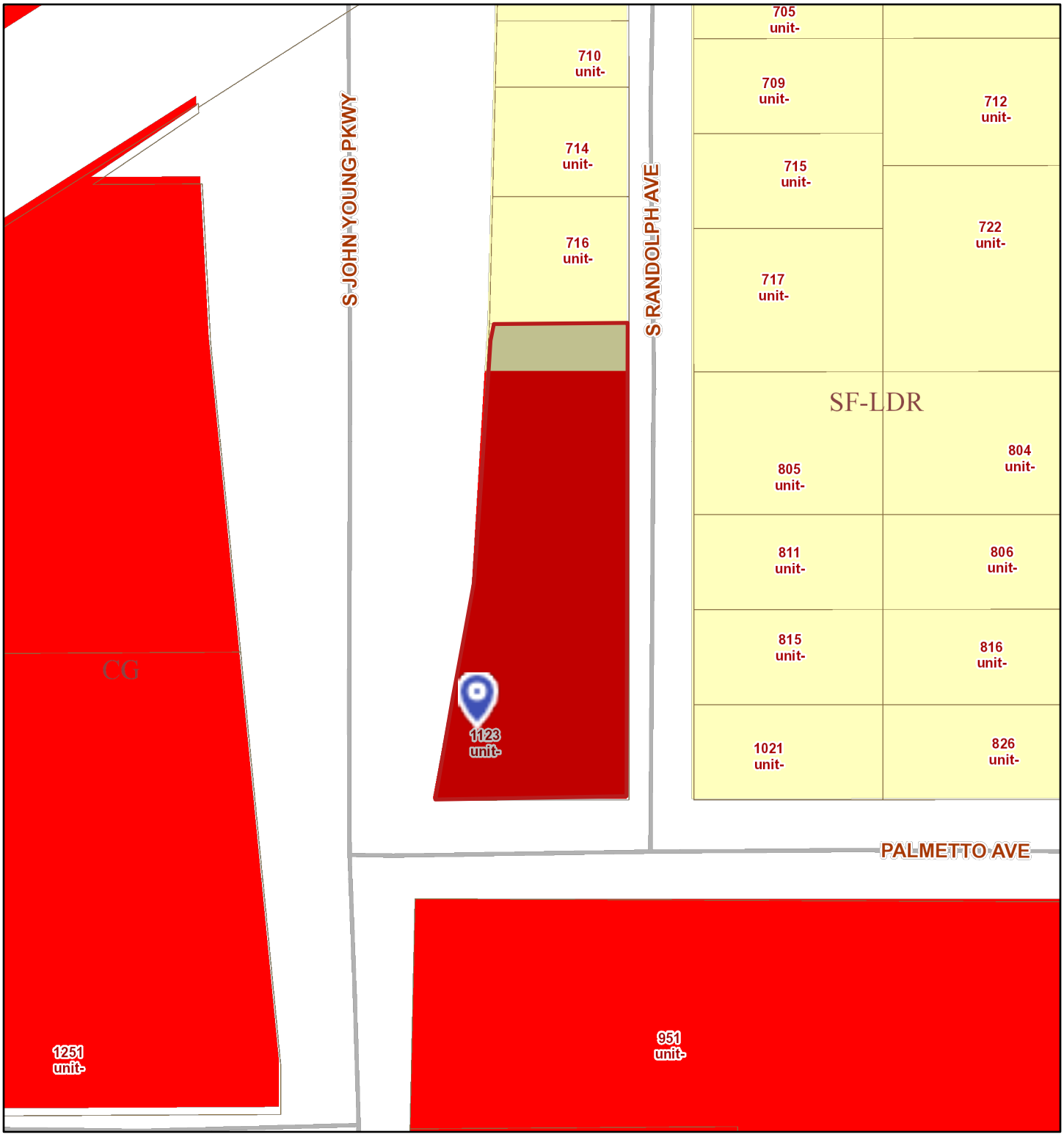
ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney

LUPA-23-0005
1123 PALMETTO AVE



December 4, 2023

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Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

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

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, December 20, 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: **HC (Highway Commercial) & SF-LDR (Single Family Low Density Residential - City**

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

The subject property is located at **1123 Palmetto Ave Parcel ID: 28-25-29-1740-0015-0010**

Legal Description:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated 7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida.
LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

PROPOSED ORDINANCE# **23-22**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140 or planning@kissimmee.gov.

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

Reference # **LUPA-23-0005**
Palmetto Ave

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

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

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

CITY OF KISSIMMEE 1883

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

ADDRESS: 1123 Palmetto Ave **DATE: 10/23/2023**
PLAN NUMBER: LUPA-23-0005

Review Status:
APPROVED.

PLANNING - John Hambley - 407.518-2145 - John.Hambley@kissimmee.gov

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

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

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

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

ADDRESS: 1123 PALMETTO AVE **DATE: 11/17/2023**
PLAN NUMBER: LUPA-23-0005

Review Status:
APPROVED WITH CONDITIONS.

PLANNING - Redda Chowdhury - 407-518-207 - Muhtadi.Chowdhury@kissimmee.gov

1. The proposed future land use of Single Family Low Density Residential (SF-LDR) is compatible with the proposed rezoning to RA-2. SF-LDR allows for a density of 0-6 units per acre.
2. Application is subject to Planning Advisory Board recommendation and City Commission approval.

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

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

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

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

City of Kissimmee

SDOC#: 2023/24-0055 DRC#: LUPA-23-0005

Current FLU: COMM GE
Requested FLU: LDR

PROJECT NAME: Palmetto Ave.

Current Zoning: HC
Requested Zoning: SF

PROJECT LOCATION: 1123 Palmetto Ave., Kissimmee

COMMENTS DUE DATE: 11.15.23

PID: 28-25-29-1740-0015-0010

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. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Parcel Result

Parcel: 282529174000150010

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	JUMBOTIRES LLC
Mailing Address	750 CENTRAL FLORIDA PKWY ORLANDO, FL 32824
Physical Address	1123 PALMETTO AVE, KISSIMMEE FL 34741
Description	VACANT COMMERCIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimator

Current Values		Certified Values	
Current Value represents working appraised values as of 10/16/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	$338,300	**Land**	$338,300
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(Just)	$338,300	**Appraised(just)**	$338,300
Assessed(estimated)	$308,698	**Assessed***	$280,635
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$308,698	**Taxable**	$280,635
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4895-0634	$250,000	2015-12-22	Warranty Deed (WD)
1	4451-1572	$100	2012-12-06	Warranty Deed (WD)
2	4451-1559	$100	2012-12-06	Warranty Deed (WD)
3	3709-2830	$0	2008-06-12	Warranty Deed (WD)
4	1834-2453	$1,000	2001-02-08	Warranty Deed (WD)
5	1834-2451	$1,500	2001-02-08	Warranty Deed (WD)
6	1615-0286	$19,900	1999-05-10	Warranty Deed (WD)
7	1325-2944	$15,000	1996-05-06	Warranty Deed (WD)
8	0934-1815	$9,000	1989-06-26	Warranty Deed (WD)
9	0865-0741	$0	1987-12-21	Quit Claim Deed (QC)
10	0859-0939	$0	1987-10-01	Quit Claim Deed (QC)
11	0756-2330	$13,000	1984-09-01	Warranty Deed (WD)
12	0430-0249	$2,800	1979-04-01	Warranty Deed (WD)
13	0235-0456	$3,500	1972-02-11	Warranty Deed (WD)

Land Information - Total Acreage: 1.06

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	46173.72	0.00	SF	$338,300

Legal Description

Legal Description B. C. MILLERS SUB PB 1 PG 52 BLK 15 LOTS 1-4 AND E B WATERS & SONS ADDN PB A PG 19 N 12.5 FT VAC PENNSYLVANIA AVE ABUTTING BLK 6 AND ALL OF VAC PENNSYLVANIA AVE ABUTTING N SIDE OF ABOVE SAID LEGAL

After Recording Return to:
Jami E Maxson
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741

This Instrument Prepared by:
Jami E Maxson
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
282529174000150010
File No.: 2121755

WARRANTY DEED

This Warranty Deed, Made the 10th **day of October, 2023,** by **Jumbotires, LLC a Florida Limited Liability Company**, having its place of business at: **2690 Swoop Cir, Kissimmee, FL 34741**, hereinafter called the "Grantor",

to **Olmedo Marin, a married man,**

whose post office address is: **14655 Heathermere Ln, Orlando, FL 32837**,

hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents ($375,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Osceola** County, Florida, to wit:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated 7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida.

LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 10/10/2023 10:58:32 AM RECEIPT # 2822402
Rec Fees 18.50 DEED DOC 2,625.00 EXTRA NAMES
CFN# 2023133400 BK 6487 PG 1449 PAGE 1 OF 2

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
1123 Palmetto Avenue, Kissimmee, FL 34741

Jumbotires, LLC a Florida Limited Liability Company

Witness Signature: _____
Printed Name: Jami Elizabeth Maxson

By: _____
Maria I Gutierrez Derestrepo, Manager

Witness Signature: _____
Printed Name: Ilka Martinez

By: _____
Carlos A Restrepo Nieto, Manager

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 10th day of October, 2023 by **Maria I. Gutierrez Derestrepo & Carlos A. Restrepo Nieto as managers of Jumbotires, LLC a Florida Limited Liability Company**. He/She has produced driver license(s) as identification.

_____
Notary Public Signature
Printed Name: Jami E Maxson
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

JAMI ELIZABETH MAXSON
Notary Public - State of Florida
Commission # HH 408306
My Comm. Expires Jun 7, 2027

ITEM 5.C

Public Hearing - An Ordinance amending the Zoning Map designation from City Highway Commercial (HC) to City Single-Family Residential (RA-2): Palmetto Ave., ZMA-23-0007 - Proposed Ordinance #23-23

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

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Highway Commercial (HC) to Single-Family Residential (RA-2) on approximately 1.06 acres of land.

Explanation

The only previous submittal to develop a commercial use on this property was in 1997 when a Conditional Use application was submitted for a pawn shop (DRC#97-166). The Planning Advisory Board (PAB) recommended approval at the January 21, 1998 meeting, but the City Commission overturned the PAB approval and denied the use at the February 17, 1998 meeting. In 2001, a variance from the Highway Commercial (HC) building setbacks and parking was received with a new Site Plan (DRC#01-057) for a 9,260 sq. ft. office with dance studio in addition to a separate 1,680 sq. ft. restaurant addition to an existing structure. The structure was demolished in 2019 and the project never received Development Review Committee (DRC) approval.

The subject property is a vacant lot that has street frontage on 3 sides; to the west is S. John Young Parkway, to the south is Palmetto Ave., and S. Randolph Ave. The S. John Young Parkway frontage is a bridge over railroad tracks that limits primary vehicular access to the property only on Palmetto Ave. and S. Randolph Ave. The Zoning designations to the north and east of the property is Single Family Residential (RA-1 and RA-2) which includes single family homes. This Zoning Map Amendment from Highway Commercial (HC) to Single Family Residential (RA-2) is compatible and consistent with the surrounding area and is compatible with the proposed, concurrent Land Use Map Amendment (LUPA-23-0005).

FINDINGS AND REASONS:

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

3. Compliance with Land Development Code Section 14-4-4(C), Single Family Residential District (RA-2) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation.

Recommendation

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

CONDITION:

1. Subject to the approval of the associated Land Use Amendment (LUPA-23-0005).

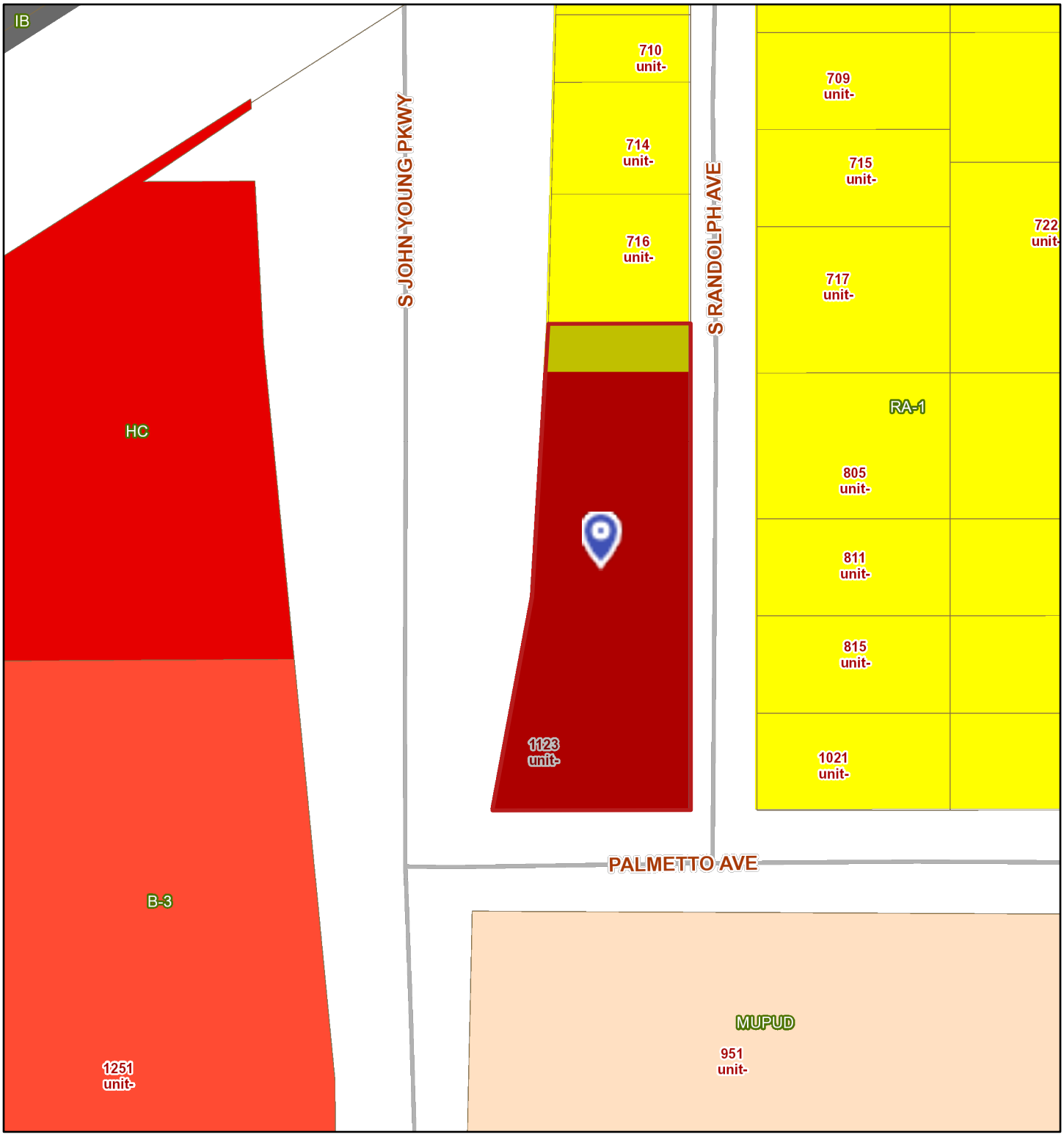
REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Department: Development Services
Presenter:

Attachment(s):
1. ZMA-23-0007 Vicinity Map
2. ZMA-23-0007 Aerial Map
3. ZMA-23-0007 Site Data Tables
4. ZMA-23-0007 Proposed Ordinance 23-23
5. ZMA-23-0007 PAB Ad
6. ZMA-23-0007 DRC Comments
7. ZMA-23-0007 DRC Supporting Documents

ZMA-23-0007
1123 PALMETTO AVE



November 29, 2023

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0 0.02 0.04 0.07 km

Address Points

Parcels

Road Centerlines

City Limits

CITY

COUNTY

Zoning District

AC (Agricultural Conservation)

AI (Airport Industrial)

AO (Airport Operations)

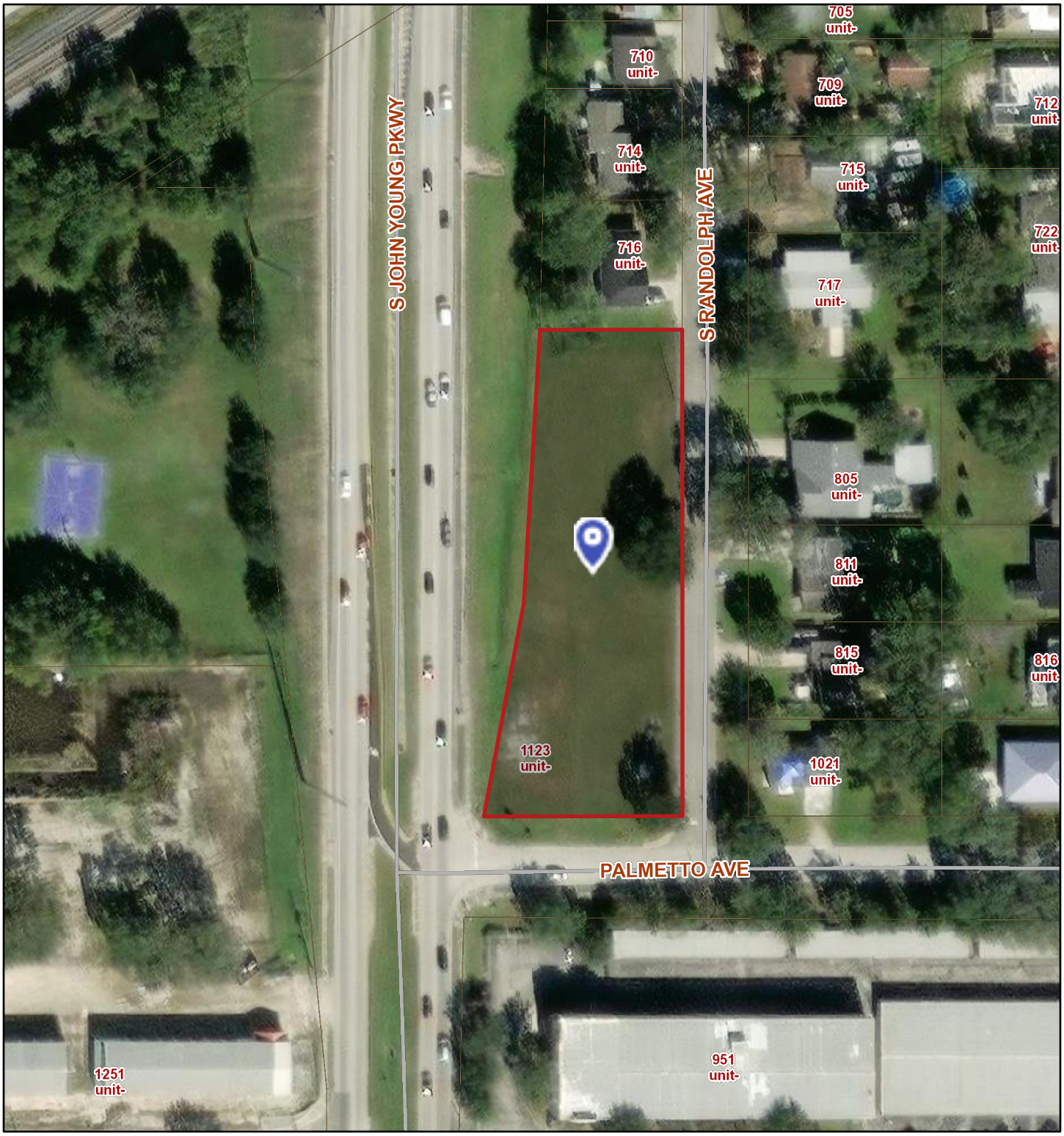
B-2 (Neighborhood Commercial)

B-3 (General Commercial)

B-5 (Office Commercial)

BP (Business Park)

ZMA-23-0007
1123 PALMETTO AVE



November 29, 2023

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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

1123 Palmetto Ave., ZMA-23-0007
Parcel ID#28-25-29-1740-0015-0010
East of S John Young Pkwy; South of Clay St.;
North of Palmetto Ave.; West of S Randolph Ave
Site Data Tables

Site Data	
Size	1.06 acres
Future Land Use Designation	Commercial General (CG)
Proposed Future Land Use Designation	Single Family Low Density Residential (SF-LDR)
Zoning District Designation	Highway Commercial (HC)
Proposed Zoning District Designation	Single Family (RA-2)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Residential Use
Adjacent Land Use	
North	SF-LDR
South	CG
East	SF-LDR
West	CG
Adjacent Zoning	
North	Single Family (RA-1)
South	Mixed Use Planned Unit Development (MUPUD)
East	Single Family (RA-1)
West	HC
Zoning History	HC
Past/Current Project Tracking	DRC#97-166 Conditional Use DRC#23-0007 Zoning Map Amendment DRC#23-0005 Land Use Amendment *(pend.)*

Comprehensive Plan Summary	
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six dwelling units per acre.	
Potential Zoning Districts	RA-1 (Single Family Low Density Residential)
	RA-2 (Single Family Low Density Residential)

Zoning District Summary
Land Development Code Section 14-4-4(C), Single Family Residential Districts (RA-1, RA-2, RA-3, and RA-4). The single family residential zoning districts are primarily intended to meet the single family housing needs of the community. All four districts may be used to implement the Single Family Low Density Residential (SF-LDR) future land use designation. The RA-3 and RA-4 may also be used to implement the Single Family Medium Density Residential (SF-MDR) future land use designation and are particularly suitable for redevelopment areas having small platted lots and sites serving as a transition between two or more areas accommodating potentially incompatible uses. Objectives of the district include the protection of existing stable single family neighborhoods, the preservation of open space, and the encouragement of densities which are compatible with existing and anticipated future developments, natural features, and existing and projected public services and facilities.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	Existing Future Land Use & Zoning	*Requested Future Land Use & Zoning*
Uses	Commercial General (CG) & Highway Commercial (HC)	Single Family – Low Density Residential (SF-LDR) (0-6 units/acre) & Single Family (RA-2)

Public Facilities Analysis	
Transportation	
Adjacent street	S John Young Pkwy. (State Road), Palmetto Ave & S Randolph Ave. (City Roads)
Street Quality of Service (QOS)	
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	N/A – Compliance

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

PROPOSED ORDINANCE NO. 23-23
ORDINANCE NO. _____

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

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3068, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: HC (Highway Commercial) – City

TO: RA-2 (Single-Family Residential) – City

The subject property is located at: 1123 Palmetto Ave. Parcel ID: 28-25-29-1740-0015-0010

Legal Description:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1,Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated 7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida.

LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

A map of the area is included with this ordinance.

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

map of the City of Kissimmee.

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

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

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

_____
Mayor - Commissioner

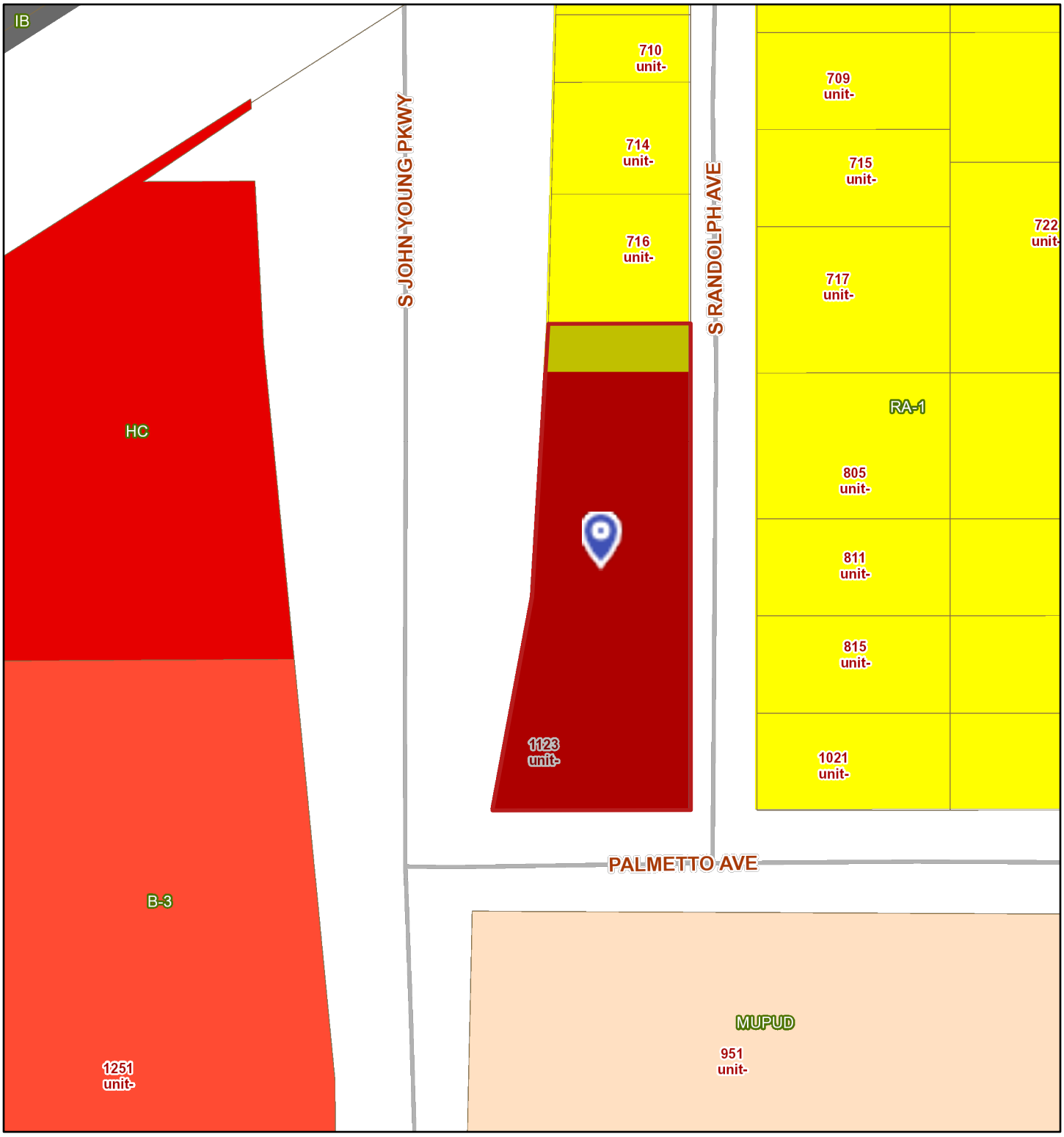
ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney

ZMA-23-0007
1123 PALMETTO AVE



November 29, 2023

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Address Points
Parcels
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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)

CITY OF KISSIMMEE
PLANNING ADVISORY BOARD

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

FROM: **HC - (Highway Commercial) – City**

TO: **RA-2- (Single-Family Residential) – City**

The subject property is located at **1123 Palmetto Ave. Parcel ID: 28-25-29-1740-0015-0010**

Legal Description:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

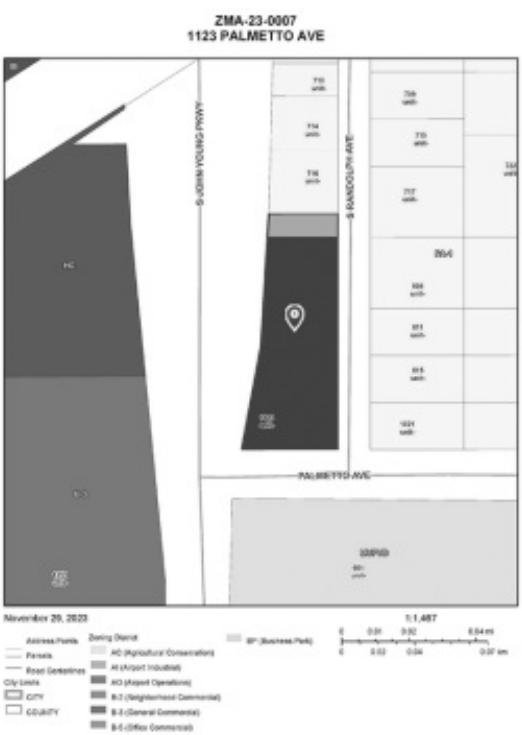
AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated 7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida. LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

PROPOSED ORDINANCE #**23-23**: AN ORDINANCE AMENDING ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request **December 20, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL.

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



Reference # ZMA-23-0007 **PLANNING ADVISORY BOARD**
Palmetto Ave **KISSIMMEE, FLORIDA**

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

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

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

ADDRESS: 1123 PALMETTO AVE (Palmetto Ave Rezoning) **DATE: 11/17/2023**
PLAN NUMBER: ZMA-23-0007

Review Status:
APPROVED WITH CONDITIONS.

PLANNING - Redda Chowhdury - 407.518.2107 - Muhtadi.Chowdhury@kissimmee.gov

1. The proposed rezoning is for RA-2. RA-2 zone is intended to meet the single-family housing needs in the neighborhood. The RA-2 zone is proposed alongside the Single Family Low Density Residential (SF-LDR) future land use designation that is compatible with the proposed zone. RA-2 requires a minimum lot size of 9000 sq. ft. and minimum lot width of 70 ft.
2. Application is subject to Planning Advisory Board recommendation and City Commission approval.

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

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

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

Parcel Result

Parcel: 282529174000150010

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	JUMBOTIRES LLC
Mailing Address	750 CENTRAL FLORIDA PKWY ORLANDO, FL 32824
Physical Address	1123 PALMETTO AVE, KISSIMMEE FL 34741
Description	VACANT COMMERCIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimator

Current Values		Certified Values	
Current Value represents working appraised values as of 10/16/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	$338,300	**Land**	$338,300
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(Just)	$338,300	**Appraised(just)**	$338,300
Assessed(estimated)	$308,698	**Assessed***	$280,635
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$308,698	**Taxable**	$280,635
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4895-0634	$250,000	2015-12-22	Warranty Deed (WD)
1	4451-1572	$100	2012-12-06	Warranty Deed (WD)
2	4451-1559	$100	2012-12-06	Warranty Deed (WD)
3	3709-2830	$0	2008-06-12	Warranty Deed (WD)
4	1834-2453	$1,000	2001-02-08	Warranty Deed (WD)
5	1834-2451	$1,500	2001-02-08	Warranty Deed (WD)
6	1615-0286	$19,900	1999-05-10	Warranty Deed (WD)
7	1325-2944	$15,000	1996-05-06	Warranty Deed (WD)
8	0934-1815	$9,000	1989-06-26	Warranty Deed (WD)
9	0865-0741	$0	1987-12-21	Quit Claim Deed (QC)
10	0859-0939	$0	1987-10-01	Quit Claim Deed (QC)
11	0756-2330	$13,000	1984-09-01	Warranty Deed (WD)
12	0430-0249	$2,800	1979-04-01	Warranty Deed (WD)
13	0235-0456	$3,500	1972-02-11	Warranty Deed (WD)

Land Information - Total Acreage: 1.06

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	46173.72	0.00	SF	$338,300

Legal Description

Legal Description B. C. MILLERS SUB PB 1 PG 52 BLK 15 LOTS 1-4 AND E B WATERS & SONS ADDN PB A PG 19 N 12.5 FT VAC PENNSYLVANIA AVE ABUTTING BLK 6 AND ALL OF VAC PENNSYLVANIA AVE ABUTTING N SIDE OF ABOVE SAID LEGAL

After Recording Return to:
Jami E Maxson
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741

This Instrument Prepared by:
Jami E Maxson
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
282529174000150010
File No.: 2121755

WARRANTY DEED

This Warranty Deed, Made the 10th **day of October, 2023,** by **Jumbotires, LLC a Florida Limited Liability Company**, having its place of business at: **2690 Swoop Cir, Kissimmee, FL 34741**, hereinafter called the "Grantor",

to **Olmedo Marin, a married man,**

whose post office address is: **14655 Heathermere Ln, Orlando, FL 32837**,

hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents ($375,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Osceola** County, Florida, to wit:

Lots 1 through 4, Block 15, B.C. Miller's Re-Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 52, of the Public Records of Osceola County, Florida, together with the South half of vacated Right of Way of Pennsylvania Avenue lying North of said property.

AND

The North 1/2 of Pennsylvania Avenue lying South of and adjacent to the South line of Block 6, E.B. Waters & Son's Addition to Kissimmee City, recorded in Plat Book A, Page 19, of the Public Records of Osceola County, Florida, as vacated by Resolution dated 7/23/57 and recorded in Official Records Book 359, Pages 131 and 132, of the Public Records of Osceola County, Florida, and by Resolution 30-96 recorded in Official Records Book 1350, Page 2775, of the Public Records of Osceola County, Florida.

LESS and EXCEPT that portion of the above described lands lying within S. R. 600, also known as John Young Parkway.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 10/10/2023 10:58:32 AM RECEIPT # 2822402
Rec Fees 18.50 DEED DOC 2,625.00 EXTRA NAMES
CFN# 2023133400 BK 6487 PG 1449 PAGE 1 OF 2

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
1123 Palmetto Avenue, Kissimmee, FL 34741

Jumbotires, LLC a Florida Limited Liability Company

Witness Signature: _____
Printed Name: Jami Elizabeth Maxson

By: _____
Maria I Gutierrez Derestrepo, Manager

Witness Signature: _____
Printed Name: Ilka Martinez

By: _____
Carlos A Restrepo Nieto, Manager

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 10th day of October, 2023 by **Maria I. Gutierrez Derestrepo & Carlos A. Restrepo Nieto as managers of Jumbotires, LLC a Florida Limited Liability Company**. He/She has produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Jami E Maxson
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JAMI ELIZABETH MAXSON
Notary Public - State of Florida
Commission # HH 408306
My Comm. Expires Jun 7, 2027

ITEM 5.D

Public Hearing - An Ordinance amending the Zoning Map designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD): Hilliard Isle, PUD-22-0004- Proposed Ordinance #23-24

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

Request

Recommendation of approval of a Zoning Map Amendment changing the Zoning designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD) on approximately 883 acres of land.

Explanation

The Hilliard Isle Mixed Use Planned Unit Development (MUPUD) will include a total of 3,000 residential units that will consist of a variety of single family home styles and sizes, townhomes, and multi-family (apartments and residential condominiums). The non-residential development program will include a total of 190,000 sq. ft. As the Concept Plan depicts in Exhibit A of the Hillard Isle MUPUD document, the project will be developed in 3 phases. Ph. 1 is the primary residential area with a transitional Ph. 1A portion that can accommodate single family, multi-family, public safety facilities, and public schools. Ph. 2 is the Village Center which is described in greater detail in the Design Guidelines in Exhibit D of the Hilliard Isle MUPUD document. The Village Center will support up to 180,000 sq. ft. of the non-residential uses consistent with the City's Highway Commercial (HC) Zoning District uses (with some exceptions included in the Site Data Tables) as well as public safety facilities.

Primary and secondary entrances to the community will be off Simpson Rd. Additional emergency access will be limited to public safety first responders off Aurora Ct., Borinquen Dr., Hillard Isle Rd., and Crest Dr. and are subject to Osceola County and City of Kissimmee permits and approvals. Roadways within Ph. 1 and 1A, and are proposed to be public while the roadways in Ph. 2 (Village Center) will be private.

Of the 883 gross acreage, approximately 177 acres of wetlands and environmentally sensitive lands will be preserved along the East Lake Tohopakeliga shoreline, including the north conservation area adjacent to the cove where Boggy Creek empties into the lake. Exhibits A and B conceptually depict a series of trails, ponds, and other open space and green areas that provide ample recreational and pedestrian activities. The Village Center will provide additional enhanced Design Guidelines such as street furnishings, linear parks, lighting, open spaces, art, multi-modal and pet oriented design that further promote outdoor activities and uses. Low Impact Design (LID) will be implemented that mimics natural processes to filter and store stormwater runoff in addition to themes acknowledging the natural oak hammock coverage.

The applicant initiated a Community Meeting with the surrounding communities on October 16, 2023 at Ventura Elementary School. Staff has met with the Hilliard Isle development team throughout the entire past year. The City has a long-standing history of larger subdivisions that must meet the Traditional Neighborhood Design (TND) design standards. The Hilliard Isle MUPUD includes

deviations from the City's TND standards that will be included in a separate Developer's Agreement. As of this date of the publication of this agenda, the City has received 1 email that is included with the Public Comments section of the backup documents.

The Hilliard Isle MUPUD is compatible with the Hilliard Isle Land Use Plan Amendment (LUPA-22-0006) and Annexation (AX-22-0003) that was presented and recommended for approval at the September 6, 2023 PAB Meeting.

On-site improvements and conditions to mitigate impacts will be addressed with subsequent development review submittals and reviews and are subject to applicable local, state, and federal permitting requirements and standards.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Element 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 Comprehensive Plan Future Land Use Element Policy 1.2.1.3, Medium Density Residential (MDR), which 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. Sites for medium density residential developments should be located so they provide a smooth transition between lower density residential areas, and mixed-use areas or those developed and/or designated for more intense uses. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
3. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.2, Commercial General (CG), which is for purposes of accommodating office uses and general retail sales and services. It is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.
4. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.8.2, Conservation (CONS), which is for those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties.

5. 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.
6. Compliance with Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (PMUD), which is intended for land under unified control to be planned and developed for a compatible mix of residential and commercial purposes or commercial-light industrial uses 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(s).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 19, 2023, subject to conditions and revisions.

CONDITIONS:

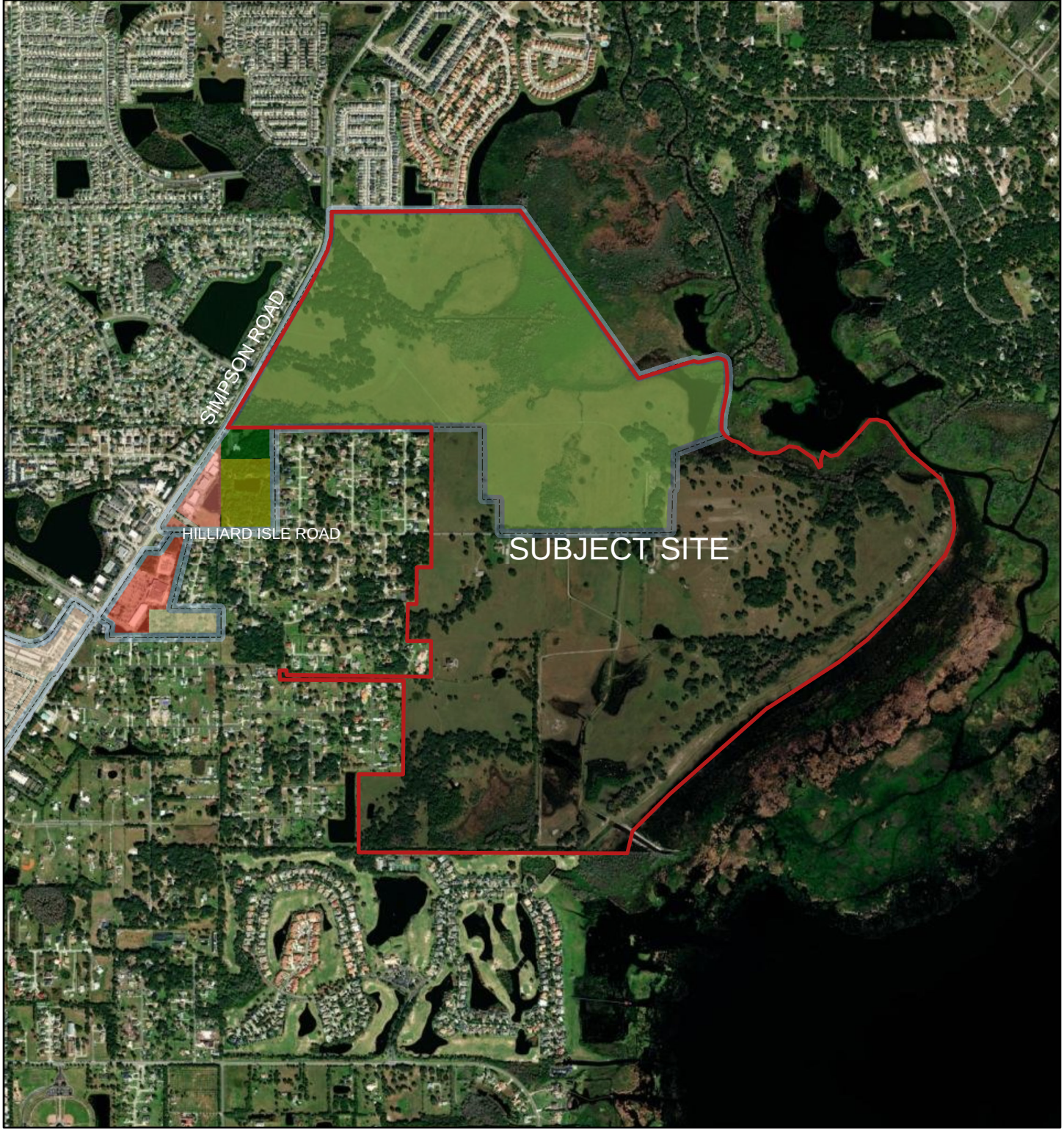
1. Subject to the approval of the Hilliard Isle Annexation (AX-22-0003) and Future Land Use Amendment (LUPA-22-0006).
2. Sign standards included within the Hilliard Isle Mixed Use Planned Unit Development (MUPUD) must be reviewed separately within a Developer's Agreement that must be submitted within one (1) year of the City Commission approval of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the MUPUD, sign standards must comply with the Land Development Code (LDC).
3. Phase 1A Transitional Zone and any subsequent sub-phases must comply with the Phase 1 single family development standards, Phase 2 multi family development standards, and the Highway Commercial (HC) Zoning permitted and conditional use standards for non-residential uses.
4. Phase 2 (Village Center) and any subsequent sub-phases containing single family development must comply with the Phase 1 single family development standards.
5. Attached garages with openings for vehicles facing the front lot line shall be set back at least five (5) feet behind the front façade of the principal structure or any porch attached to the principal structure.
6. Three (3) car volume garage elevations were not included with the MUPUD submittal. These elevations must be provided with the Preliminary Plat submittal and comply with the design standards included with the conditions of approval and MUPUD narrative.
7. All building elevations on all lots with front loaded garages will consist of a total garage door opening of no more than 40% of the total lineal frontage of the front façade of the principal structure.
8. All residential dwellings shall be raised a minimum of 18 inches from the finished front property line or sidewalk elevation provided that an administrative DRC waiver with an alternative design proposal consistent with the intent of traditional architectural design is approved. If an alternative design proposal is not approved, the minimum 18 inches standard will be from finished exterior grade.
9. Private roadway standards in Phase 2 (Village Center) must be reviewed separately within a Developer's Agreement that must be submitted within one (1) year of the City Commission

approval of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the MUPUD, private roadway standards must comply with the Land Development Code (LDC).

10. The maximum building height for the Phase 3 Amenity Area is 2 stories.
11. A performance guarantee must be reviewed and approved by the City prior to any issuance of building permits for model homes.
12. Residential block lengths must be no more than 460 feet without a dedicated alley or pedestrian pathway unless all easements or ROW for pedestrian ways and bikeways are at least a minimum of 20ft. in width. Exhibits may be modified with subsequent development review to meet this requirement.
13. A minimum of 75% of all residential units will be within 1,320 ft (¼ mile) of a central focal point that consists of a minimum of a ½ acre in size provided that the minimum open space, active and passive recreation calculations and amenities exceed all Land Development Code requirements with subsequent development review submittals.
14. Minimum open space, active and passive recreation calculations and amenities must exceed all Land Development Code requirements for no required setbacks or distance separations from buildings or lots with subsequent development review submittals.
15. Open space tracts must contain an average of at least 15 trees per acre, each with a minimum caliper of 2½ inches at the time of planting. Perimeter mews and linear parks in open space tracts containing preserved or planted trees may count towards this requirement provided that these trees and areas are identified and approved with subsequent development plan approvals.
16. Garbage collection systems and street lighting must be reviewed separately within a Developer's Agreement that must be submitted within one (1) year of the City Commission approval of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the MUPUD, garbage collection and street lighting must comply with the Land Development Code (LDC).
17. The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.
18. All residential dwellings located in the Special Flood Hazard Area shall also meet the regulatory floor minimums required in the Land Development Code.

Attachment(s):

1. PUD-22-0004 Aerial Map
2. PUD-22-0004 Vicinity Map
3. PUD-22-0004 Site Data Tables
4. PUD-22-0006 Proposed Ordinance 23-24
5. PUD-22-0004 PAB Ad
6. PUD-22-0006 Community Meeting Notice 10.16.2023
7. PUD-22-0004 Public Comment - John & Michelle Lux 12.20.2023
8. PUD-22-0004 Revised Conditions of Approval - Strikethrough Version
9. PUD-22-0004 Hilliard Isle MUPUD
10. PUD-22-0004 DRC Comments
11. PUD-22-0004 DRC Supporting Documents



August 31, 2023

1:24,075

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

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)

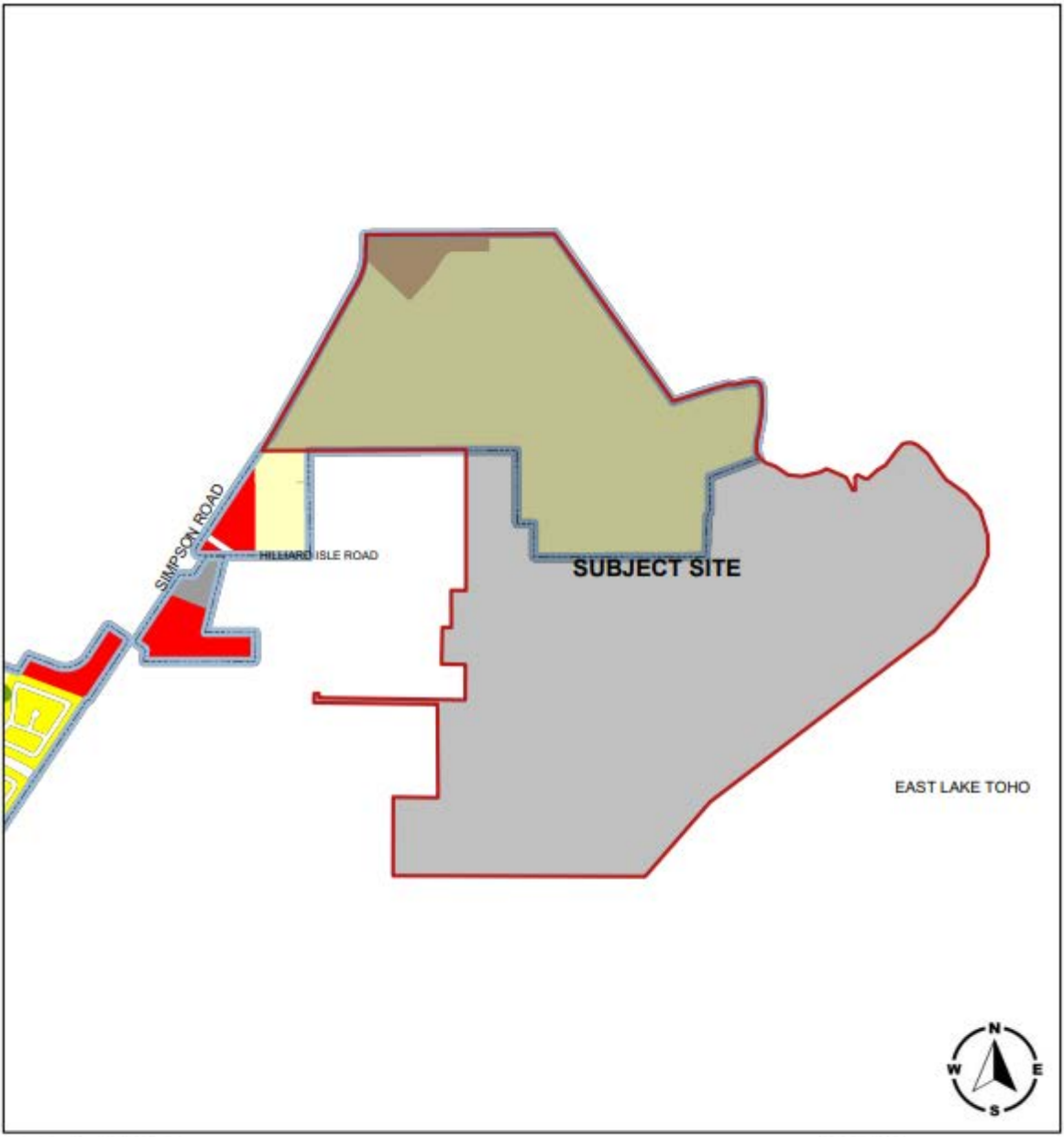
BP (Business Park)

CF (Community Facility)

HC (Highway Commercial)

HF (Hospital Facility)

State of Florida, Earthstar Geographics



September 11, 2023

1:24,075

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

City Limits

CITY

COUNTY

Future Land Use

SF-LDR (Single Family Low Density Residential)

SF-MDR (Single Family Medium Density Residential)

MH-MDR (Mobile Home Medium Density Residential)

Hilliard Isle MUPUD Zoning Map Amendment PUD-22-0004
Parcel ID# 08-25-30-00U0-0030-0000, 08-25-30-00U0-0010-0000,
09-25-30-00U0-0010-0000, 09-25-30-00U0-0020-0000,
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

Site Data	
Size	830 +/- acres
Future Land Use Designation	Low Density Residential (LDR) - City and County; Multi-Family Medium Density 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) – City and County; Estate Development (E-1) – County
Proposed Zoning District Designation	Planned Mixed Use Development (PMUD) – City
Existing Overlay District	N/A
Existing Use(s)	Vacant, Residential Structures, & Wetlands
Proposed Use(s)	Residential & Commercial
Adjacent Land Use	
North	Medium Density Residential (MDR), Low Density Residential (LDR) – City
South	Low Density Residential (LDR) – City & County
East	East Lake Tohopekaliga
West	Low Density Residential (LDR) – City & County
Adjacent Zoning	
North	Medium Density Residential (MDR); Residential Professional Business (RPB) - County
South	Planned Mixed Use Development (PD)-County
East	East Lake Tohopekaliga
West	Estate Development (E-1) – County
Past/Current Project Tracking	AX-22-0003 Annexation (Pending) LUPA-22-0006 Land Use Amendment (Pend.)

Comprehensive Plan Summary
Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR): This Future Land Use designation is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods and is 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. 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.	
Potential Zoning Districts	Agricultural & Conservation - AC
	Residential Estate - RE
	Single Family Residential Districts – RA-1, RA-2, RA-3, & RA-4
	Mixed-Use Planned Unit Development District - MUPUD
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. Sites for medium density residential developments should be located so they provide a smooth transition between lower density residential areas, and mixed-use areas or those developed and/or designated for more intense uses. The Multi Family Medium Density Residential (MF-MDR) designation is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.	
Potential Zoning Districts	Agriculture & Conservation - AC
	Multiple Family Medium Density Residential Districts – RC-1 & RC-2
	Mixed-Use Planned Unit Development District - MUPUD
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. It is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.	
Potential Zoning Districts	Agriculture & Conservation - AC
	Highway Commercial District - HC
	Neighborhood Commercial District - B-2
	General Commercial District - B-3
	Office Commercial District - B-5
Policy 1.2.8.2, Conservation (CONS) Future Land Use Designation: Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be	

applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties.	
Potential Zoning Districts	All Zoning Districts

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 or commercial-light industrial uses 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(s).

PUD Zoning Summary	
	Proposed PUD Standards
Uses	3,000 Residential Units (Single Family, Townhomes, & Multi-Family*) (Ph. 1) 190,000 sq. ft. Commercial Uses** (180,000 sq. ft. Phase 2, Village Center) & 10,000 sq. ft. Ph. 3 Amenity Site)
Lot Width	34 ft. min. Single Family*** 18 ft. min. Townhomes 0 ft. min. Multi-Family* 0 ft. min. Commercial
Lot Area	3,060 sq. ft. Single Family 1,800 sq. ft. Townhomes 0 sq. ft. min. Multi-Family* 0 sq. ft. min. Commercial
Lot Depth	0 ft. Single Family 0 ft. Townhomes 0 ft. Multi-Family* 0 ft. Commercial
Lot Coverage	65% Single Family 75% Townhomes 100% max. Multi-Family* 95% max. Commercial
Living Area	1,200 sq. ft. min. Single Family 1,000 sq. ft. min. Townhomes 500 sq. ft. min. Studios Multi-Family*

	600 sq. ft. min. One (1) Bedroom Multi-Family* 750 sq. ft. min. Two (2) Bedroom Multi-Family* 1,000 sq. ft. min. Three (3) Bedroom Multi-Family* 0 sq. ft. min. Commercial
Max. Height****	2 stories max. Single Family 2 stories max. Townhomes 4 stories max. Multi-Family* 2 stories max. Commercial

**Multi-Family includes apartments and residential condominiums. In addition to residential uses, Ph. 1 may also include public safety facilities and public schools.*

***Uses in Ph. 2 Village Center include Highway Commercial (HC) permitted and conditional uses, public safety facilities, and prohibited uses that includes bus depots, taxi stations, motor vehicle sales & leasing, temporary labor services, indoor secondhand merchandise, heliports, recycling collection centers, & outdoor gun ranges. Uses in Ph. 3 Amenity Site are limited to only community center, offices, recreational uses, restaurants, retail, and personal services.*

****Single Family lots in Ph. 1 will have a range of lot widths that includes the min. 34ft. lots and 40ft., 45ft., 50ft., and 60ft. wide lots.*

*****Parapets and sloped roofs may extend beyond the max. height limit.*

Public Facilities Analysis	
Transportation	
Adjacent street	Simpson Rd.
Street Quality of Service (QOS)	Simpson Road and Hilliard Isle Road (emergency access only) are under Osceola County Jurisdiction. Widening improvements to Simpson Road have begun and will consist of expanding the road to a divided 4-lane thoroughfare with a 26-foot median and a 10-foot shared use path for bicycles and pedestrians on each side of the roadway. The applicant has coordinated with Osceola County for any road improvements on County roads.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance

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

PROPOSED ORDINANCE NO. 23-24
ORDINANCE NO. _____

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

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3068, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: E-1 (Estate Development) – County, AC (Agricultural & Conservation Development) – County, and AC (Agricultural & Conservation Development) - City

TO: MUPUD (Mixed Use Planned Unit Development) – City

The subject property is located at Parcel ID(s): **08-25-30-00U0-0030-0000, 08-25-30-00U0-0010-0000, 09-25-30-00U0-0010-0000, 09-25-30-00U0-0020-0000, 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**

Legal Description:

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 1293.08 feet to the East Right-of-way line of Simpson Road (County Road 530), SR PARCEL 1098, described in Official Records Book 6341, Page 2263 and Official Records Book 6344, Page 154, of the Public Records of Osceola County, Florida; thence run the following courses along said East Right-of-way line: S00°52'59"W, 206.23 feet to the point of curvature of a curve concave Westerly having a radius of 878.52 feet and a chord bearing of S15°07'59"W; thence Southerly along the arc of said curve through a central angle of 28°30'01" for a distance of 437.00 feet to the point of tangency; thence S29°23'00"W, 2127.53 feet to the point of curvature of a curve concave Northwesterly having a radius of 2924.43 feet and a chord bearing of S31°38'33"W; thence Southwesterly along the arc of said curve through a central angle of 04°31'07" for a distance of 230.63 feet to a non-tangent line and 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, 2515.25 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, 391.79 feet; thence N00°09'55"E, 21.22 feet; thence N89°32'08"W, 799.48 feet; thence S89°33'10"W, 134.70 feet to the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, S00°28'52"W along said West line, 388.35 feet; thence departing said West line run S89°59'50"W, 185.39 feet to the Northeast corner of VALENCIA WOODS, according to the plat thereof, as recorded in Plat Book 4, Page 72, of said Public Records; thence S00°29'12"W along the East line of said plat, 461.18 feet to the Southeast corner of said plat; thence N88°31'34"W along the South line of said plat, 111.50 feet to the Northeast corner of GREENWOOD ESTATES SUBDIVISION II, according to the plat thereof, as recorded in Plat Book 4, Page 105, of said Public Records; thence S00°29'12"W along the East line of said Plat, 462.00 feet to the Southeast corner of said Plat and the North line of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61, of said Public Records; thence S88°31'34"E along said North line, 297.00 feet to the Northeast corner of said Plat; 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, a distance of 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 aforesaid 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 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.

Containing 830 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.

A map of the area is included with this ordinance.

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

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

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

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

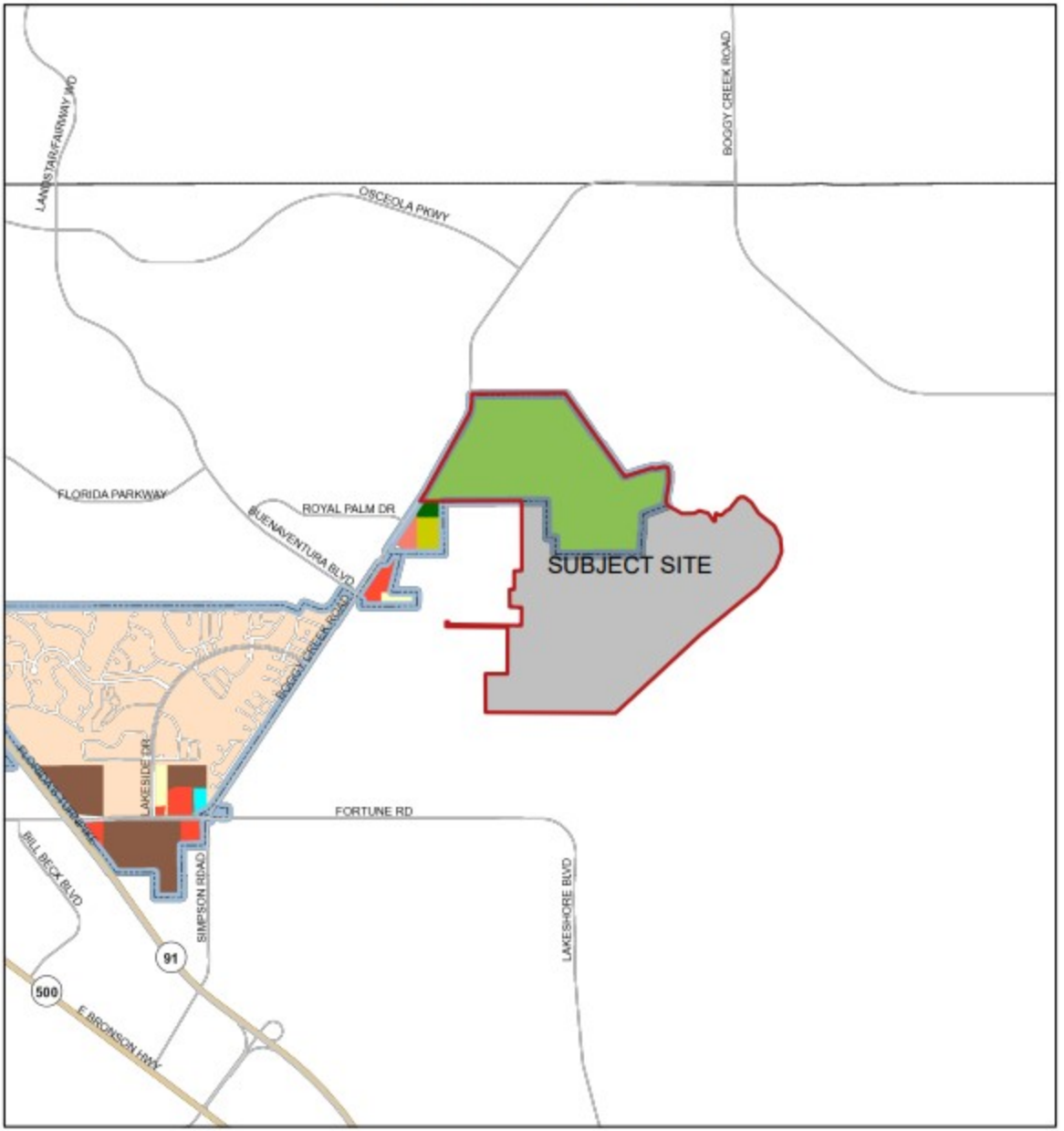
_____
Mayor - Commissioner

ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney



August 24, 2023

1:48,149

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

- Major Roads
- State Roads

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)

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 approval to create the Hilliard Isle Mixed-Use, Planned Unit Development (MUPUD).

Proposed Ordinance **#23-24** amending the Zoning Map designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD).

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

The subject property is located at **Parcel ID:**

08-25-30-00U0-0030-0000; **08-25-30-00U0-0010-0000;**
09-25-30-00U0-0010-0000; **09-25-30-00U0-0020-0000;**
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

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, December 20, 2023** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

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

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

Reference # PUD-22-0004
Hillard Isle

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.

COMMUNITY MEETING NOTICE

Hilliard Isle Planned Unit Development (PUD)

Monday, October 16, 2023 from 6:00 – 7:00 p.m.
Ventura Elementary School Cafeteria
275 Waters Edge Drive, Kissimmee, FL 34743

Please join the applicant team and your neighbors for a community meeting to discuss the proposal for the property identified below. The applicant will be present to explain the request and answer questions.

PROJECT INFORMATION

Applicant: Eric Raasch, AICP; Inspire Placemaking Collective, Inc.

Case Number: PUD-22-0004

Parcel IDs: On file with the Planning Division

Proposed FLUM: Low Density Residential / Medium Density Residential / Commercial General

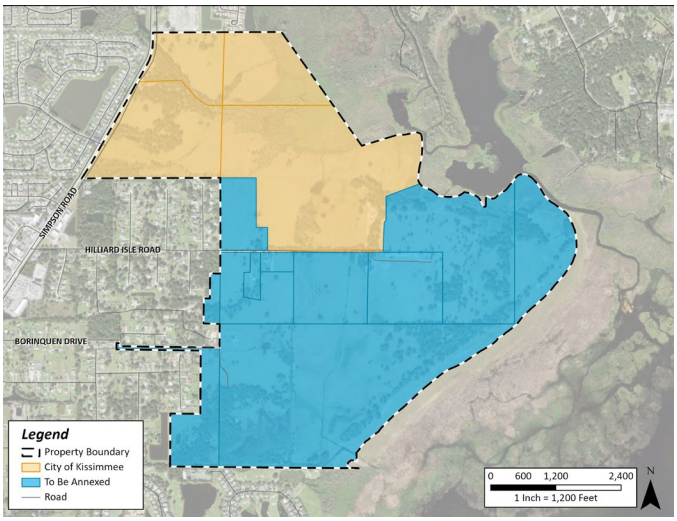
Proposed Zoning: PUD (Planned Unit Development District)

Proposed Use: 190,000 Square Feet Commercial
3,000 Residential Dwelling Units

Acreage: 883.27 gross acres

Location: East of Simpson Road / north and south of Hilliard Isle Road

SUBJECT PROPERTY / LOCATION MAP



SUMMARY OF REQUEST/ PROPOSED USES

This request is to annex 556 acres from Osceola County into the City of Kissimmee with a corresponding Future Land Use Map (FLUM) amendment and Planned Unit Development (PUD) rezoning to allow for a master-planned, mixed-use community with up to 3,000 dwelling units and 190,000 square feet of commercial uses.

The project will include a mixed-use village center adjacent to Simpson Road with residential units located interior to the site. An interconnected system of trails is proposed to connect open spaces and the edge of East Lake Tohopekaliga.

Access to the property will be provided from Simpson Road, with emergency access only to the surrounding residential streets. This emergency access will be stabilized, sodded, and gated to allow for Fire Department access in emergencies.

AVISO DE REUNIÓN COMUNITARIA

Hilliard Isle (PUD)

Lunes, Octubre 16 de 2023 | 6:00 – 7:00 p.m.
Ventura Elementary School Cafeteria
275 Waters Edge Drive, Kissimmee, FL 34743

Por favor, únete al equipo del solicitante y a sus vecinos para una reunión sobre la propuesta que se muestra a continuación. El solicitante estará presente para explicar el proyecto y responder preguntas sobre su desarrollo.

INFORMACIÓN DEL PROYECTO

Aplicante: Eric Raasch, AICP; Inspire Placemaking Collective, Inc.

Número de caso: PUD-22-0004

Identificación de la parcela: En archivo de Division de Planificación

Uso propuesto futuro: Residencial baja densidad / Residencial media densidad

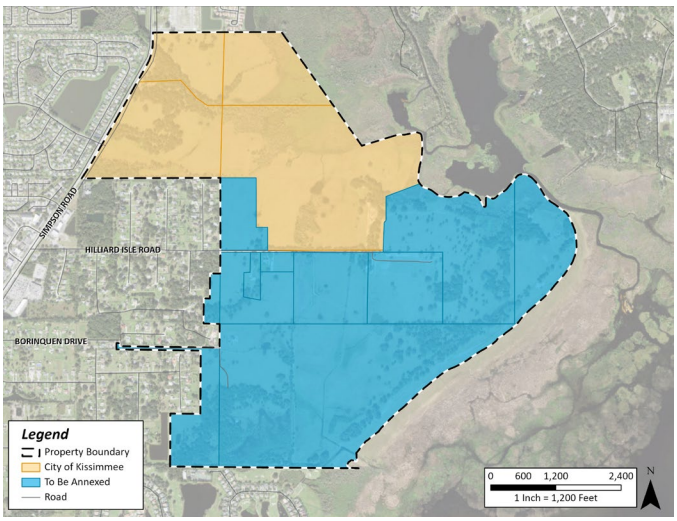
Zonificación propuesta: PUD (Desarrollo de unidades planificadas)

Uso propuesto: 190,000 pies cuadrados comerciales
3,000 unidades residenciales

Acres: 883.27 acres

Ubicación: Este de Simpson Road / Norte y Sur de Hilliard Isle Road

MAPA DE LA PROPIEDAD O UBICACIÓN



Resumen de la solicitud

Este proyecto solicita la colaboración con la Ciudad de Kissimmee para construir una comunidad de unidades planificadas que permita un desarrollo mixto con un máximo de 3,000 unidades residenciales y 190,000 pies cuadrados comerciales.

Brenda Ryan

Subject: FW: Hilliard Isle (Please read into official record)

From: Linda Hansell <LINDA.HANSELL@kissimmee.gov>
Sent: Wednesday, December 20, 2023 2:36 PM
To: Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Doug Etheredge <DOUG.ETHEREDGE@kissimmee.gov>
Subject: FW: Hilliard Isle (Please read into official record)

From: John Lux <jlux2202@gmail.com>
Sent: Wednesday, December 20, 2023 2:22 PM
To: CITY CLERK <CityClerkEmail@kissimmee.gov>
Cc: Michelle Lux <mlux03@gmail.com>
Subject: Hilliard Isle (Please read into official record)

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

My name is John Lux and I'm a 25+ year resident of Osceola County and current resident of the Hilliard Isle Community. Our family moved to our current home to enjoy the rural atmosphere that the community offers. Our house sits on an acre of property with just 17 homes on our street. Behind us sits hundreds of acres of calm, rural old Florida.

We know that it's inevitable that the land is going to be developed. Our hope is that the land will be responsibly developed, not allowed to be more of Northern Osceola County's rapid overdevelopment.

We've attended previous hearings and attended the most recent Pulte open house where they discussed the long term plans. There remains no plan to deal with our already overcrowded schools. We can't fill teaching and support staff positions already. There are no bus drivers to transport kids. Traffic is unbearable during the morning and evening busy hours while weekends are even worse. The developers pointed to the Simpson Road expansion as the solution. But the expansion is to deal with the current traffic volume. The Hilliard Isle development will bring an additional 6,000+ cars to Simpson Road. I would urge you to consider reducing the new residences you allow in the community. Our infrastructure is not equipped to deal with this additional volume.

We understand the plan is to keep lots 25 feet off the back of our current property line. Twenty five feet is not big at all so we hope that can be doubled so our rural country living is respected. We also request that it be mandated to be a natural barrier or berm with trees and/or grass between existing property lines and new development. We strongly request that it not be a brick/plastic wall or fence. Even moreso, we were told there would be no through traffic on Hilliard Isle Road. PLEASE, ensure that remains and any request to access the new development through Hilliard Isle Road is not approved. Preserving the volume of traffic on Hilliard Isle Road and the offshoot streets in our community is vital.

Those of us that live in the Hilliard Isle Community are not anti development. But we urge you to respect the current homeowners and act responsibly when considering the new development as we are all impacted by the decisions you make regarding this property.

Thank you for your consideration.
John & Michelle Lux and Family

REVISED CONDITIONS:

1. Subject to the approval of the Hilliard Isle Annexation (AX-22-0003) and Future Land Use Amendment (LUPA-22-0006).
2. ~~Sign standards must comply with the Land Development Code (LDC).~~ Sign standards included within the Hilliard Isle Mixed Use Planned Unit Development (MUPUD) must be reviewed separately within a Developer's Agreement that must be submitted within one (1) year of the City Commission approv~~aled~~ of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the s~~eparately as a~~ MUPUD, sign standards must comply with the Land Development Code (LDC). ~~Amendment Master Sign Plan~~.
3. Phase 1A Transitional Zone and any subsequent sub-phases must comply with the Phase 1 single family development standards, Phase 2 multi family development standards, and the Highway Commercial (HC) Zoning permitted and conditional use ~~Zoning~~ standards for non-residential uses.
4. Phase 2 (Village Center) and any subsequent sub-phases containing single family development standards must comply with Phase 1 single family development standards.
5. Attached garages with openings for vehicles facing the front lot line shall be set back at least five (5) feet behind the front façade of the principal structure or any porch attached to the principal structure.
6. Three (3) car volume garage elevations were not included with the MUPUD submittal. These elevations must be provided with the Preliminary Plat submittal and comply with the design standards included with the conditions of approval and MUPUD narrative.
7. All building elevations on all lots with front loaded garages will consist of a total garage door opening of no more than 40% of the total lineal frontage of the front façade of the principal structure.
8. All residential dwellings shall be raised a minimum of 18 inches from finished ~~exterior finished grade~~front property line or sidewalk elevation provided that an administrative DRC. ~~W~~waiver~~s~~ with an alternative design proposal ~~from this requirement may be approved during site plan review by DRC for alternative design proposals that are~~ consistent with ~~this provision's~~ the intent of ~~requiring~~ traditional architectural design ~~themes~~ is approved. If an alternative design proposal is not approved, the minimum 18 inches standard will be from finished exterior grade.
9. Private roadway standards in Phase 2 (Village Center) must be reviewed separately within a Developer's Agreement that must be submitted within one (1) year of the City Commission approval of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the MUPUD, private roadway standards must comply with the Land Development Code (LDC)~~and on-street parking widths must meet City standards~~.
10. ~~A minimum of 24' from the edge of the travel lane to build to line must be maintained.~~
11. ~~The 9' closest to the drive lanes shall be designated as on-street parking, bulb-outs, curb extensions or landscape trees.~~
12. ~~Sidewalk and walking surfaces no less than 6' wide must meet City standards.~~
13. ~~The remaining 9' from the edge of the travel lane can be distributed at the designer's discretion on either side of the of the 6' sidewalk for frontage zones. The frontage zones must not be located within the street right-of-way. If any portion of the frontage zones are within the street right-of way, street furniture, trash receptacles, bike racks, and signage may not be placed in the right-of way.~~
14. ~~Off-street parking standards for Phase 2 (Village Center) shall comply with the Land Development Code.~~
15. ~~Streetscape cross sections for Phase 2 (Village Center) in the Design Guidelines will be reviewed and approved with subsequent development application submittals.~~
16. ~~Balconies, awnings, and canopies may not extend into the ROW.~~
17. ~~Stoops, open colonnades, and open porches may not extend into the ROW.~~

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~~18.~~10. The maximum building height for Phase 3 Amenity Area is 2 stories.
~~19.~~11. A performance guarantee must be reviewed and approved by the City prior to any issuance of building permits for model homes.
~~20.~~12. Residential block lengths must be no more than 460 feet without a dedicated alley or pedestrian pathway unless all easements or ROW for pedestrian ways and bikeways are at least a minimum of 20ft. in width. Exhibits may be modified with subsequent development review to meet this requirement.
~~21.~~13. A minimum of 75% of all residential units will be within a 1,320 ft (¼ mile) of a central focal point that consists of a minimum of a ½ acre in size provided that minimum open space, active and passive recreation calculations, and amenities exceed all Land Development Code requirements with subsequent development review submittals.
~~22.~~14. Minimum open space, active and passive recreation calculations and amenities must exceed all Land Development Code requirements for no required setbacks or distance separations from buildings or lots with subsequent development review submittals.
~~23.~~15. Open space tracts must contain an average of at least 15 trees per acre, each with a minimum caliper of 2½ inches at the time of planting. Perimeter mews and linear parks in open space tracts containing preserved or planted trees may count towards this requirement provided that these trees and areas are identified and approved with subsequent development plan approval.
~~24.~~16. Garbage collection systems and street lighting must be reviewed separately within a Developer's Agreement within one (1) year of the City Commission approval of the MUPUD. If the Developer's Agreement is not approved within one (1) year of the City Commission approval of the MUPUD, garbage collection and street lighting must comply with the Land Development Code (LDC). ~~will be approved and finalized by the Solid Waste/Sanitation.~~
~~25. Street light spacing must meet City lighting illumination standards and is subject to regulatory and distance separation requirements for utilities, landscaping, and public safety standards.~~
~~26.~~17. The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.
~~27.~~18. All residential dwellings located in the Special Flood Hazard Area shall also meet the regulatory floor minimums required in Land Development Code.

HILLIARD ISLE

Planned Unit Development Rezoning

OCTOBER 27, 2023

CITY OF KISSIMMEE, FLORIDA

1.0 Developer Information:

1.1 Developer / Applicant:

- PulteGroup, Inc.
- Attn: Mr. Chris Wrenn
- 4901 Vineland Road, Suite 460
- Orlando, FL 32811
- Business Telephone: (407) 256-1797

1.2 Agent:

- Inspire Placemaking Collective, Inc.
- Attn: Mr. Eric Raasch
- 4767 New Broad Street
- Orlando, FL 32814
- Business Telephone: (407) 683-6939

2.0 Evidence of Ownership or Control of Property:

2.1 Ownership documentation is on file with the City of Kissimmee.

3.0 Executive Summary:

3.1 The Hilliard Isle PUD is a 883.263 acre (Osceola County Property Appraiser) / 832 acre (ALTA survey), more or less, mixed use development located east of Simpson Road, north of Fortune Road, southwest of Boggy Creek Road and west of East Lake Tohopekaliga.

3.2 The property is currently undeveloped, with the exception of four single-family dwelling units that will be demolished as part of site development.

3.3 The proposed PUD rezoning would allow for a development program of 3,000 residential units; 180,000 square feet of commercial uses; and a commercial/recreational area with up to 10,000 square feet of restaurant and neighborhood retail uses.

3.4 It is the intent of the applicant to follow the Traditional Neighborhood Design standards found in Sec. 14-10-13 of the City of Kissimmee Land Development Code, with the exception of the deviations found in Site Development Standards Sec. 7.0 of this application (Site Development Standards).

3.5 The proposed PUD rezoning is contingent on an annexation of 556 acres into the City of Kissimmee from unincorporated Osceola County.

3.6 The proposed PUD rezoning is running concurrent with an associated Future Land Use Amendment to Single Family Low Density Residential (SF-LDR), Multiple Family Medium Density Residential (MDR), Commercial General (CG), and Conservation (CONS).

3.7 The proposed development will occur in four phases with the ability to subphase as necessary. Phases may commence concurrent with one another, provided that adequate infrastructure exists to support each phase or sub-phase.

4.0 Purpose and Intent of Proposed PUD:

4.1 The purpose and intent of this PUD is to create a mixed-use, pedestrian-oriented, master planned community with a diverse mix of housing types, recreational amenities, and commercial uses.

5.0 Summary of Proposed PUD:

5.1 The proposed PUD includes four phases, which may be sub-phased.

5.2 The proposed development program includes 3,000 residential units; 180,000 square feet of retail / office uses, and a commercial marina with up to 10,000 square feet of restaurant and neighborhood retail uses.

6.0 Proposed Uses for Each Phase:

6.1 Phase 1, Residential, is proposed to include single-family detached and townhome dwelling units. Public schools are permitted within Phase 1. If a school site is ultimately required by the Osceola County School District, the location will be submitted for review and approval by the City of Kissimmee. Public safety uses shall be permitted in Phase 1, Residential.

6.2 Phase 1A, Transition Zone, is a transitional zone that allows for multifamily or single-family uses. Public schools are permitted within Phase 1A. If a school site is ultimately required by the Osceola County School District, the location will be submitted for review and approval by the City of Kissimmee. Public safety uses shall be permitted in Phase 1A, Transition Zone.

6.3 Phase 2, Mixed-Use, is proposed for single-family residential, multi-family residential, and commercial uses. Public safety uses shall be permitted in Phase 2, Mixed-Use. Non-residential uses shall be consistent with the permitted and conditional uses listed in the Highway Commercial (HC) zoning district, with the following restrictions:

6.3.1 Outdoor storage may be permitted as an ancillary use subject to the standards in LDC Section 14-6-12.

6.3.2 Bus depots and taxi stations shall be prohibited.

6.3.3 Motor vehicle sales and leasing shall be prohibited.

6.3.4 Temporary labor services shall be prohibited.

6.3.5 Indoor secondhand merchandise establishments shall be prohibited.

6.3.6 Heliports shall be prohibited.

6.3.7 Recycling collection centers shall be prohibited.

6.3.8 Gun ranges (outdoors) shall be prohibited.

6.3.9 Residential and Commercial signage shall comply with the Land Development Code, unless a Master Sign Plan is approved by the City.

6.3.10 All other uses listed as a conditional use in the HC district, shall be subject to conditional use approval.

6.3.11 Communication towers and other communication facilities shall be subject to a conditional use approval and shall be further restricted by Land Development Code 14-6-38.

6.4 Phase 3 is proposed to be located on the western boundary of East Lake Tohopekaliga. Phase 3 is proposed to include up to 10,000 square feet of neighborhood serving commercial uses, intended to serve the residents of the community. These uses include:

- Restaurant
- Retail
- Personal Services
- Offices
- Community Center
- Recreational Uses

7.0 Site Development Standards:

7.1 Phase 1 Site Development Standards:

	Category	Use	
		Townhomes	Single Family Residential
7.1.1	Maximum Building Height	Two stories	Two stories
7.1.2	Minimum Living Area	1,000 SF	1,200 SF
7.1.3	Building Setbacks		
	from PUD Boundary	25'	25'
	front	Min. 5’ / Max. 25’	Min. 5’ / Max. 25’
	side	N/A	5'
	rear	Min. 20'	Min. 20'
	street side	Min. 10’	Min. 10’
7.1.4	Accessory Structure Setbacks		
	side	Min. 5' (end units)	Min. 5'
	rear	Min. 5'	Min. 5'
7.1.5	Minimum Lot Area	1,800 SF	3,060 SF
7.1.6	Minimum Lot Width	18’	34’
7.1.7	Maximum Lot Coverage	75%	65%

7.1.1 The proposed townhome product will have a minimum lot width of 18′ and will be accessed by an alley and front on a street or common open space tract. The single-family residential product will include a mix of 34′ lots, 40′ lots, 45′ lots, 50′ lots, and 60′ lots.

7.1.2 Single-family residential development shall comply with the Traditional Neighborhood Design Standards found in Sec. 14-10-13 of the City of Kissimmee Land Development Code, with the following exceptions:

7.1.2.1 The garage setbacks found in Sec. 14-10-13.D.6.a shall not apply to the single-family detached product. The standards within Sec. 14-10-13.D.6.b shall apply, with the exception of those units on 60′ lots, which may have no more than 50% of the total linear frontage of the front façade of the principal structure comprised of garage door openings, in lieu of 40%. Certain three-car garages may be considered, including models that have three-car volume with only two garage doors and a residential entry.

7.1.2.2 The finished floor of all residential dwellings shall be at least 18″ above back of curb elevation or 15″ above the front property line / sidewalk elevation.

7.1.2.3 No homes shall have the identical exterior building elevations on the adjacent lot or directly across the street. No homes shall have the identical exterior color scheme on an adjacent lot or directly across the street.

7.1.2.4 A minimum of four elevation styles are required per floor plan and a minimum of two of those four elevation styles will have a habitable front porch. Habitable front porches shall be a minimum of 5′ in depth and be a minimum of 36 square feet in area. Front porches may encroach up to 10′ into the required front yard setback. However, porches shall not be closer than 5′ from the front property line. A minimum of 50% of the single-family residential and townhome units shall have qualifying front porches.

7.2 Phase 2, Mixed-Use, Site Development Standards:

Development Standards for Commercial/Multi-Family Housing	Categories	
Development Standards	Multi-Family Residential	Retail/Commercial
Lot Area - Minimum	N/A	N/A
Lot Depth - Minimum	N/A	N/A
Lot Width - Minimum	N/A	N/A
Frontage Build-Out (1)	60% min	70% min
(1) The buildings are required to address the street and form a strong, walkable street edge, adjacent to private drive aisles		
Lot Coverage - Maximum	100%	95%
(2) Balconies, Terraces, project windows, awnings and canopies may project in the setback by up to 8'		
Side Yard Width - Minimum	10 ft	0 ft
Rear Yard Depth - Minimum	10 ft	10 ft
Residential Units/Acre - Maximum	*10-20 du/ac	N/A
Floor - Area Ratio - Maximum for Commercial Only Development		1.5
Building Height - Maximum	4 stories/levels	2 stories/levels
Floor Area - Minimum Studios One Bedroom Two Bedroom Three Bedroom	 500 sf 600 sf 750 sf 1,000 sf	

(3) garages and tuck under parking is permitted but shall be located behind the primary building and accessed via parking area

* Total MF units allowed = 10-20du/ac multiplied by the total acres of land in Phase 2 Site Development = 10-20du/ac x 50 acres (min.) = 500 – 1000 Multi-Family units allowed.

7.3 Phase 2, Mixed-Use,Urban Design Standards:

7.3.1 Streets

a. All internal streets shall be private drive isles.
b. All internal streets shall be two-way, two-lane drives.
c. Lane widths shall be no more than 12’ wide. 10’ wide lanes are highly encouraged.

d. On-street parking is allowed on all streets except within 200' of ingress/egress points to the Village Center to allow for vehicle stacking and movement.
e. On-street parking spaces shall be no less than 8' wide and 22' long. See Figure 1.
f. If bulb-outs are implemented, they shall be no less than 8' wide and have a minimum length of 20' at its narrowest point. See Figure 1.
g. If bulb-outs are implemented, they shall include bollards, landscaping, or other buffers between pedestrians and passing vehicles, designed to not impede a driver's view of pedestrians.
h. The start of on-street parking spaces shall be no less than 31' from corner. See Figure 1.
i. There shall be a minimum of 23' from edge of travel lane to build-to-line. See Figures 1 and 2.
j. The 8' closest to the drive lanes shall be designated as on-street parking, bulb-outs, curb extensions or landscaped tree verges. See Figures 1 and 2.
k. There shall be a sidewalk zone no less than 6' wide intended for accessible pedestrian travel only and shall be clear of obstacles, including driveway aprons or other changes to cross-slope. The walking surface may be constructed of any walkable, accessible material. See Figures 1 and 2.
l. The remaining 10' can be distributed at designers' discretion on either side of the 6' sidewalk for frontage zones. This encourages street variety, versatility, and design creativity. These areas can have landscaping, planters, lighting, street furniture, trash receptacles, bike racks, signage, etc. See Figures 1 and 2.
m. Adjacent land uses may occupy the frontage zones for outdoor displays, café or restaurant seating, and plantings, with appropriate permits.
n. Architectural elements that encroach into the street such as awnings, canopies, and marquees may occupy the frontage zones.
o. On-street parking may be used to satisfy parking requirements.

7.3.2 Intersections

a. Well-marked, highly visible crossings shall be provided to alert drivers to the fact that they are approaching a location where they may encounter crossing pedestrians. See Figure 1.

b. Raised intersections shall be provided in high priority intersections. Exact locations to be determined at site plan submittal.
c. Raised intersections shall be flush with the sidewalk in height, and at least the width of the crossing or intersection.
d. Raised intersections and shall be at least 10' long in the direction of travel to allow both front and rear wheels of a passenger vehicle to be on top of the table at the same time.
e. Curb radii for turning vehicles shall be minimized to shorten crossing distances, increase pedestrian visibility, and slow turning traffic. See Figure 1.
f. Accessible pedestrian facilities such as curb ramps shall be provided.
g. Curb extensions shall be provided at intersections to reduce crossing times, increase pedestrian visibility, and slow turning traffic. See Figure 1.
h. Where a median is present, a median refuge shall be provided up to the crosswalk to provide a space for crossing pedestrians who may not be able to cross the entire roadway before the end of the walk phase.

Figure 1.

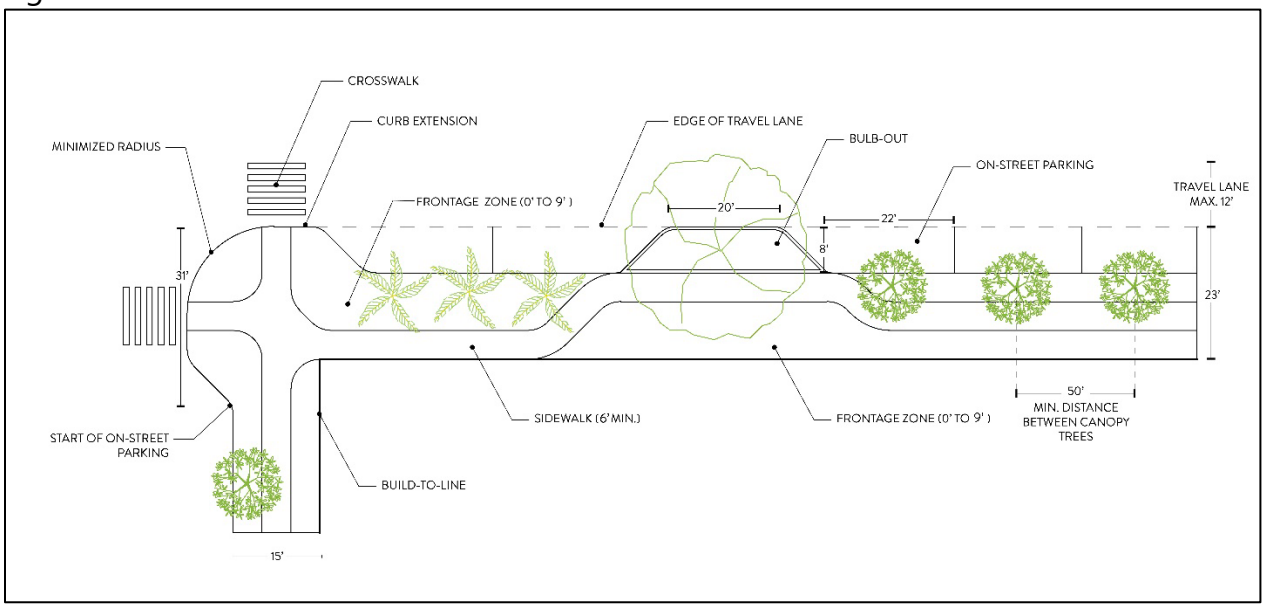
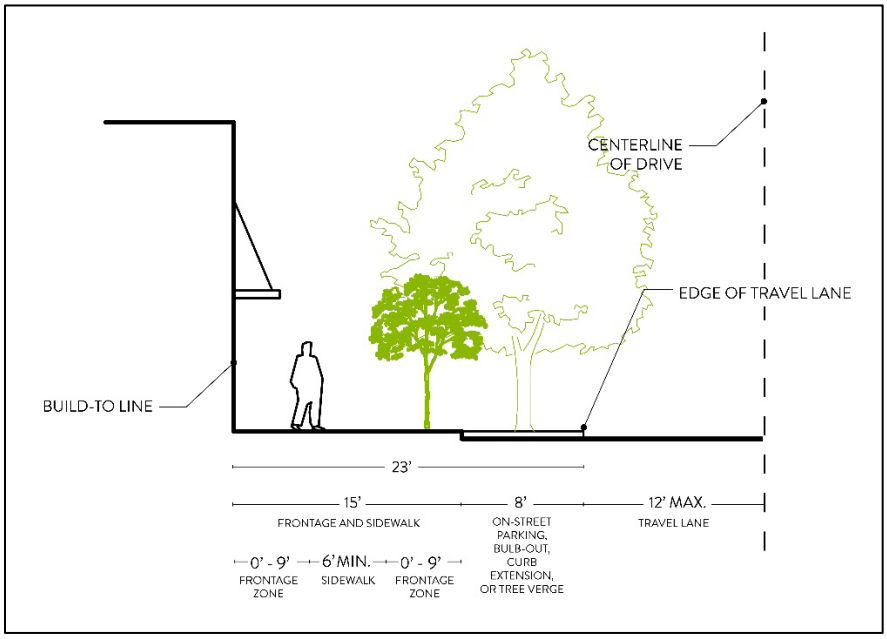


Figure 2.



7.3.3 Off-Street Parking

a. Surface parking lots shall not dominate the block length. Through a combination of planning, architectural, and landscaping elements, the visual impact on the surrounding streets and developments can be minimized or enhanced.
b. Textures, patterns, and colors are encouraged in the design of surface parking in order to provide breaks in large monolithic areas of pavement and distinguish between pedestrian and vehicular movement within the parking area.
c. Off-street parking areas shall be designed so that parked vehicles do not encroach upon, extend onto, or cause vehicles to back into public or private rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.
d. The parking facilities must have adequate ingress, egress, and internal circulation and shall provide the number of off-street spaces required.
e. All off-street parking shall be at 90-degree angle.
f. Each parking space, (other than those designed for the disabled) shall contain a rectangular area at least 18′ long and 9′ wide with a wheel stop.
g. All drive isles shall be two way and the width shall be 24′
h. Driveways shall be for two-way traffic and no less than 20′ in width.

i. Driveways shall be as nearly perpendicular to the street right-of-way as possible.
j. Adjacent parking lots shall be interconnected except in the case of existing steep topography between the sites.
k. Designated ridesharing services pick-up and drop-off areas that are adequately designed are highly encouraged to be provided on site.

7.3.4 Building Configuration and Public Frontage

a. Colonnades, balconies, and awnings are encouraged.
b. Balconies, planter boxes, awnings and canopies may extend beyond the build-to line.
c. Parapets and sloped roofs may extend beyond the height limit.

7.3.5 Architecture

a. All lots share a frontage line with a street or square. Main entries to the buildings shall be on the street or square.
b. Stoops, open colonnades, and open porches may encroach into the frontage zones.
c. The sides of buildings shall take on the same architectural character and material as the front.
d. A building that has a "rear" for purposes of loading and material handling shall be fully screened from public by means of landscape, walls, and fences.
e. The primary façade is the vertical plane that reinforces the edge of the street and outdoor room. All facades shall be carefully designed with articulation such as porches, balconies, bay windows, loggias, cornices, and consistent quality of materials to reinforce the characters of the primary façade.
f. Every 60' of façade shall have a minimum of a 4' setback to provide character and undulation of the building. Long façades shall be varied to make buildings look like an assemblage of smaller buildings.
g. All buildings and entrances shall orient to the main street they are located on to reinforce the pedestrian-oriented character. All buildings shall generally be built to a build-to line.
h. Free-standing drive-through buildings are allowed.

7.4 Phase 3, Amenity, Site Development Standards:

	Category	Use
		Commercial
7.3.1	Maximum Building Height	45'
7.3.2	Minimum Building Setbacks	
	from PUD boundary	25′ from NHWE (without seawall) / 0′ from NHWE (with seawall)
	front	25′
	side	25′
	rear	25′ from NHWE (without seawall) / 0′ from NHWE (with seawall)
	street side	25′
7.3.3	Minimum Accessory Structure Setbacks	
	side	5′
	side corner	5′
	rear	5′
	street side	5′
7.3.4	Minimum lot coverage	N/A

7.5 General Standards:

7.5.1 Parking Standards shall comply to parking standards in LDC Section 14-7-22(E)(2).

7.5.2 Landscaping, lighting, and other site development standards shall comply with City of Kissimmee Land Development Code.

7.5.3 Model homes may be permitted upon the initial submittal of the final plat for each individual phase or sub-phase of development. A maximum of five models shall be allowed per sub-phase, which may be aggregated into any phase. Townhome buildings shall count as one model unit.

8.0 Subdivision Regulations:

8.1 Subdivision plans shall be consistent with Chapter 14-10 of the Kissimmee Code of Ordinances, with the following exceptions:

8.1.1 No residential block shall be more than 725 feet in length without a dedicated alley or pedestrian pathway providing access.

8.1.2 Easements or rights-of-way for pedestrian ways and bikeways shall be a minimum of 20 feet in width.

8.1.3 Double frontage and reverse lots shall be permitted in instances where alleys are required to be right-of-way for the purpose of addressing lots facing open space.

8.1.4 Townhome refuse collection is proposed to be accomplished through the use of cans on individual lots. No dumpsters are proposed.

8.1.5 Site lighting within rights-of-ways will be coordinated directly with Kissimmee Utility Authority. Site lighting on commercial property will comply with Section 14-10-9.

8.1.6 A minimum of 25% of the required open space acreage shall be centrally located to provide a focal point of social and recreational activity for the development, or portion thereof, and shall have frontage on, and direct access to, a public or private street. A minimum of 75% of all residential units will be within a ¼ mile of a central focal point that is a minimum of ½ acre in size.

8.1.7 All amenities and open space acreage shall not be located within any fee simple lot. However, amenities and open space acreage may be allowed within required perimeter setbacks, mews, and linear parks.

8.1.8 There shall be no required setback for active and passive recreational open space acreage, mews, linear parks, and amenities from any lot and/or building.

8.1.9 The development shall contain a clubhouse or community center.

8.1.10 Neighborhoods shall be limited in size or shape to allow residents to walk to the central focal point in five to ten minutes. Each neighborhood shall be small enough so that at least 75 percent of the housing units are within 1,320 feet of the central focal point.

8.1.11 Street lighting shall be provided along all streets within the area between sidewalks and curbs, with no minimum interval of separation for individual light poles.

8.1.12 If bike paths, pedestrian trails, nature trails, or similar pathways are provided, such paths shall be a minimum of 10 feet in width and form a continuous loop. The path/trails must be ADA compliant.

8.1.13 Each open space tract provided to satisfy open space requirements within the development, excluding qualifying stormwater ponds, shall contain an average of at least 12 trees per acre, each with a minimum caliper of 2.5 inches at the time of planting.

9.0 Concurrency:

9.1 The project will comply with City of Kissimmee Code, Part VIII, Concurrency Management.

10.0 Signage:

10.1 Signage for Phase 1 and Phase 1A will comply with the Land Development Code, unless a Master Sign Plan is approved by the City.

10.2 Signage for Phase 2 (Mixed-Use) will comply with the Land Development Code, unless a Master Sign Plan is approved by the City.

11.0 Single-Family and Townhome Architecture:

11.1 Architectural elevations for Phase 1 and Phase 1A shall be substantially similar to those elevations found within the Hilliard Isle Product Catalog.

12.0 Trip Matrix:

12.1 The number of residential units and commercial square footage may be amended based on the following trip generation matrix:

	Land Use (From)			
Land Use (To)	**Multi-Family Residential (DU)**	**Townhomes (DU)**	**Single-Family Residential (DU)**	**Retail (KSF)**
Multi-Family Residential (DU)	1.0000	0.8387	1.6290	6.0161
Townhomes (DU)	1.1923	1.0000	1.9423	7.1731
Single-Family Residential (DU)	0.6139	0.5149	1.0000	3.6931
Retail (KSF)	0.1662	0.1394	0.2708	1.0000

Source: Inspire Placemaking Collective, Inc.; 2023; ITE Trip Generation, 8th Edition

13.0 Supplemental Materials:

13.1 Concept Plans:

13.1.1 Exhibit A: Overall Concept Plan

13.1.2 Exhibit B: Recreation and Trail Exhibit

13.1.3 Exhibit C: Roadway Exhibit

13.2 Exhibit D: Hilliard Isle Design Guidelines

13.3 Exhibit E: Hilliard Isle Product Catalog (Phase 1 Elevations)

Exhibit A: Concept Plan

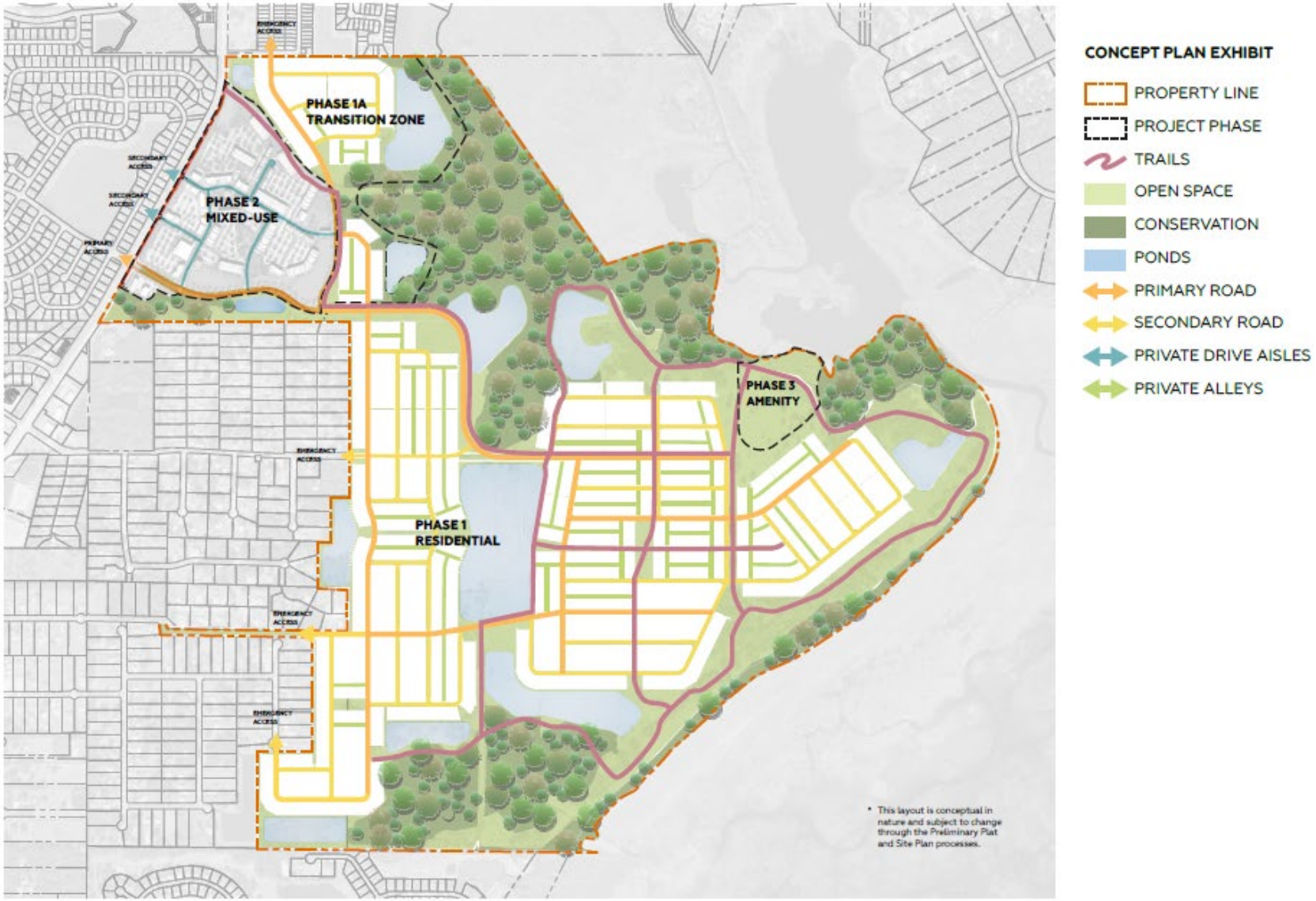


Exhibit B: Green Infrastructure

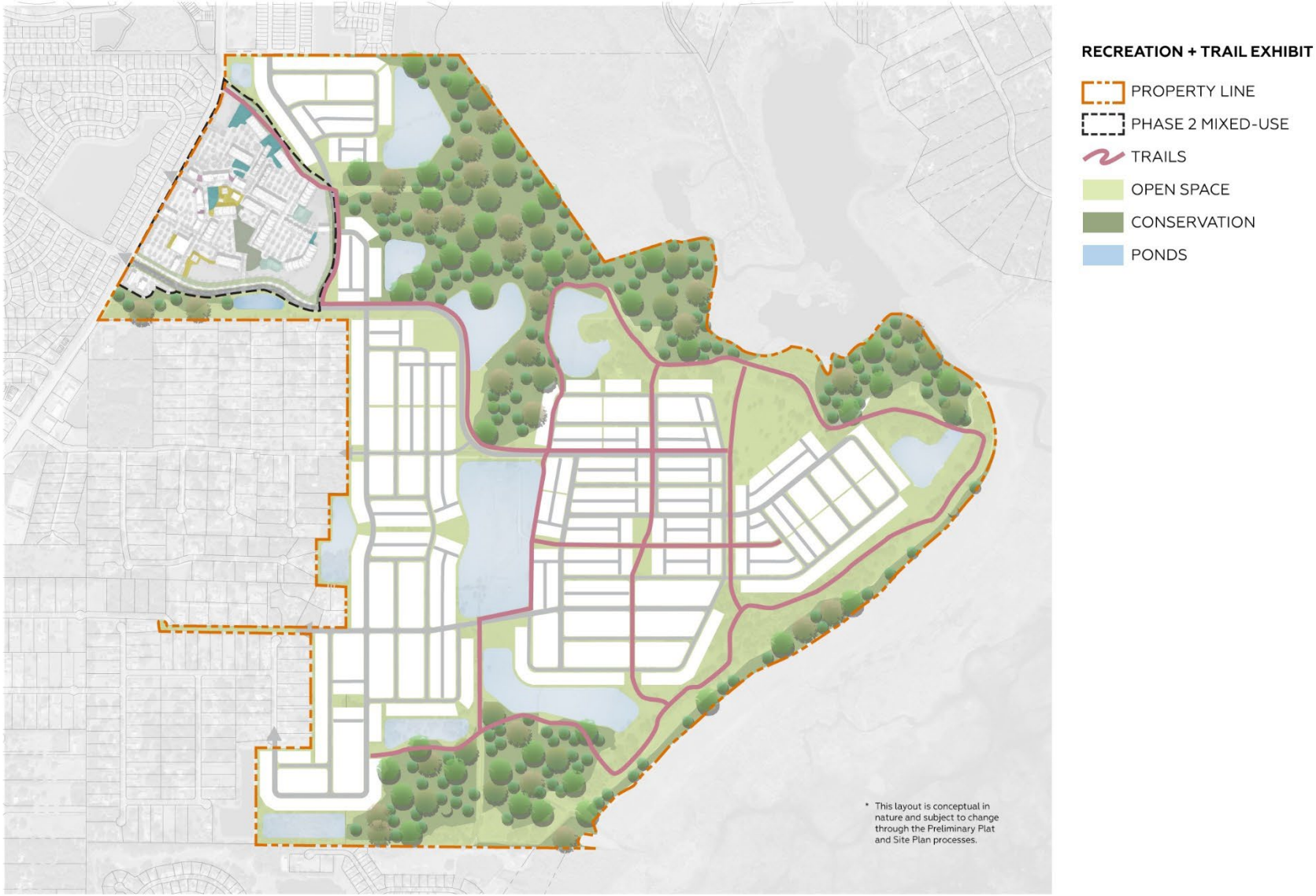


Exhibit C: Roadways

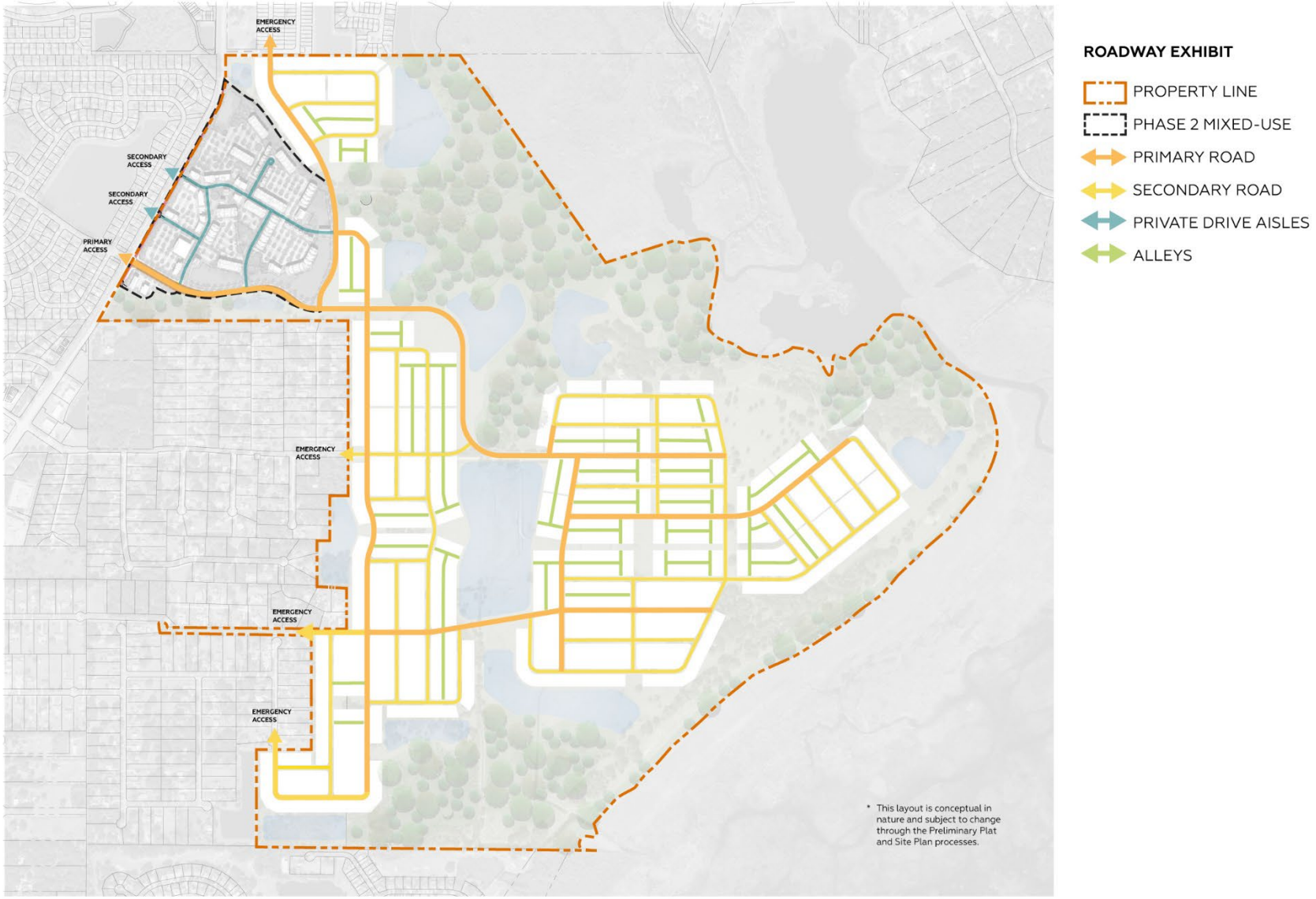


Exhibit D: Hilliard Isle Design Guidelines

HILLIARD ISLE

DESIGN GUIDELINES

08.14.23

ACi ARCHITECTURE *redefined*

LandDesign
CREATING PLACES
THAT MATTER.

ARCHITECTURE

PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

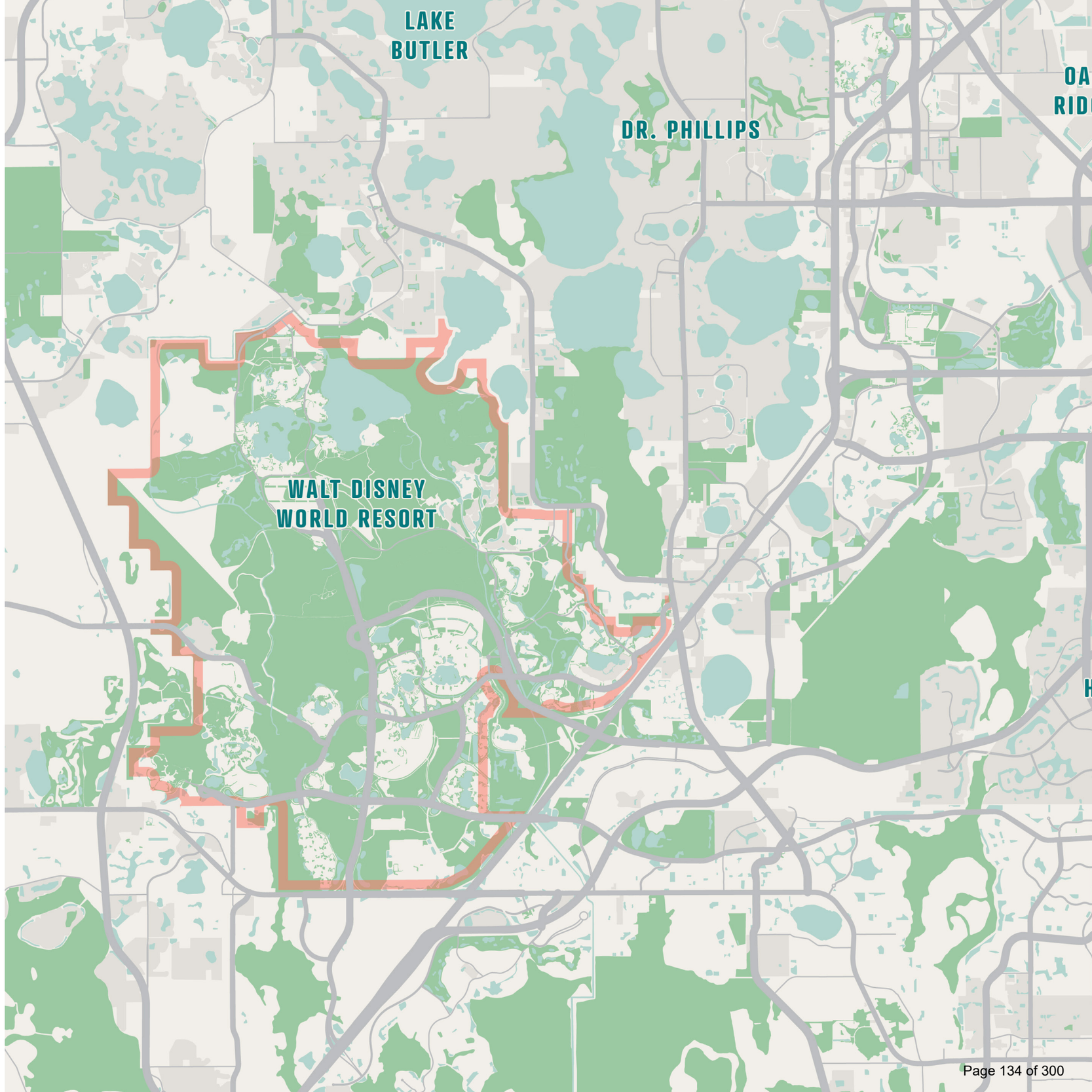
DESIGN GUIDELINES

INTENT AND USE

These Design Guidelines are intended to promote a rich and varied mixed-use environment by establishing the design of roadways, streetscapes, buildings, and open spaces that facilitate a vibrant community. The developer will use these guidelines to ensure the buildings, public realm, parks and open spaces meet the intent described herein.

The images within these guidelines are for reference only and are intended to provide an indication of the type and quality of the architecture and open spaces, as well as the desired ambiance and mix of uses envisioned at Hilliard Isle.

By providing guidance on architecture, open space, site furnishings, vehicular circulation, pedestrian accessibility, and landscaping, these guidelines convey the developer's commitment to a vibrant, attractive, integrated, and pedestrian-friendly place. Creativity is essential to this vision and is highly encouraged.



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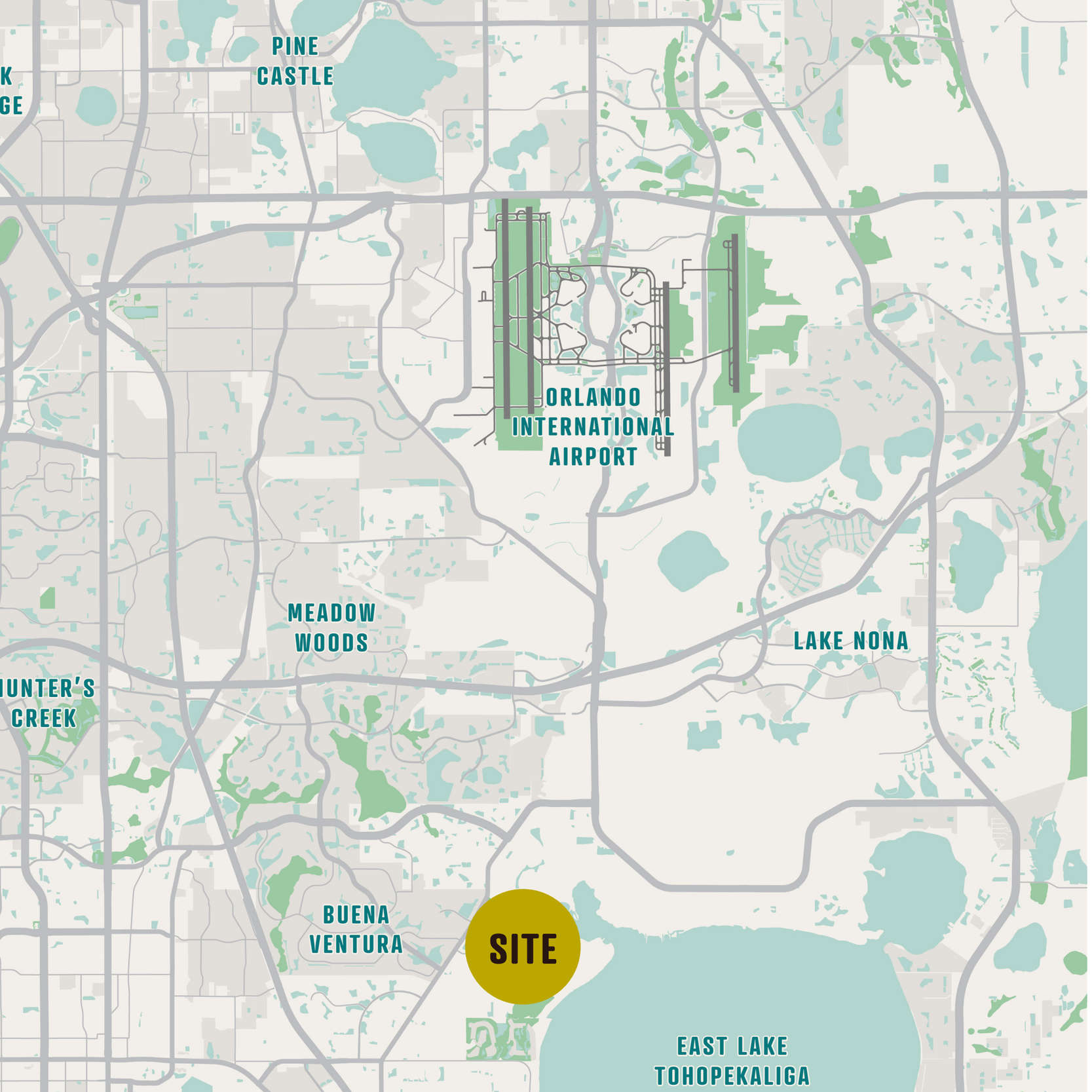

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VILLAGE GREEN
VILLAGE GREEN
VILLAGE GREEN

QUALITY OF LIFE

AT HILLIARD ISLE VILLAGE CENTER

The Hilliard Isle Village Center offers a friendly town center by blending a fresh, farmhouse style with wistful, historic Florida charm. Open meadows and statement oak hammocks create a warm and inviting environment and celebrate the site's unique landscape character. A peaceful mix of convenience and country, Hilliard Isle is a cheerful place nestled in nature, reflecting the values of community, sustainability, and welcoming Florida hospitality.

MODERN NOSTALGIA
- Creating a place that resembles historical downtowns with character and main street experience
- Nods to historic Florida downtowns, charm of small town living, welcoming, friendly, laid back modern farmhouse style, timeless, authentic quality
- A place both to stay, and to get away...

STUNNING SETTINGS
- Exposing the elements of the Central Florida countryside and The Oak Hammock landscape character
- Distinct landscape character: gorgeous, memorable views and vistas, delightful pops of color, old Florida Orchards

CONTEMPORARY COUNTRYSIDE
- Implementing low-impact development practices to responsibly use and interact with water
- Resort-style living, comfort, and experience
- Interweaving nature with experiences and sustainability

MODERN NOSTALGIA

GUIDING PRINCIPLE

Hilliard Isle blends a diverse mix of uses, the past with the present, and showcases Florida's welcoming hospitality. Residents and visitors can stroll down shop-lined streets in Retail Village, grab a bite to eat at one of the local eateries, connect with friends by the water, or relax with a book under a historic speciman oak tree in Central Park.

NODS TO HISTORIC FLORIDA DOWNTOWNS

Hilliard Isle emulates the timeless design quality of a historic main street experience. Rural inspired architecture, tree-lined streets, pedestrian-scale storefronts, coupled with local shops and restaurants creates a place thriving with character and charm.

CHARM OF SMALL TOWN LIVING

Residents and visitors can experience the convenience of city amenities while immersed in small town charm at Hilliard Isle. The desired varying scale of buildings, mixed materiality, split rail fences, and warm farmhouse design aesthetic ensures a relaxed, and authentic character.

WELCOMING, FRIENDLY, LAID BACK

Hilliard Isle will become a destination for local residents and visitors. The Village Center provides essential amenities, and local dining and shopping opportunities. Plazas and parks provide flexible community spaces for passive and active recreation. The interwoven green space network creates memorable opportunities to engage with the natural environment.

MODERN FARMHOUSE STYLE

The modern farmhouse inspired architecture is a desired aesthetic theme throughout Hilliard Isle. This aesthetic aims to enhance the natural beauty that will be preserved in and around Hilliard Isle.

TIMELESS AUTHENTIC QUALITY

Creating timeless design quality considers the behavior of materials and how they weather. The materials chosen for Hilliard Isle should represent quality, durability, and should be authentic in nature. Inspired by country living, warm and natural colors, textures and materials such as wood, galvanized steel, brick, and stone should be considered.

STUNNING SETTINGS

GUIDING PRINCIPLE

Nestled near beautiful lakes and old oak hammocks in Central Florida's Osceola County, Hilliard Isle provides residents with exceptional opportunities to connect to their surrounding natural environment.

DISTINCT LANDSCAPE CHARACTER

The landscape on which Hilliard Isle will be developed hosts a plethora of stunning statement trees, natural oak hammocks, and open meadows. Preserving key moments in the existing landscape and many of the natural elements of this peaceful countryside while blending with a fresh, modern farmhouse architectural style gives Hilliard Isle it's signature lived-in charm. This distinct landscape character offers a welcoming sense of place for residents and visitors alike.

GORGEOUS, MEMORABLE VIEWS

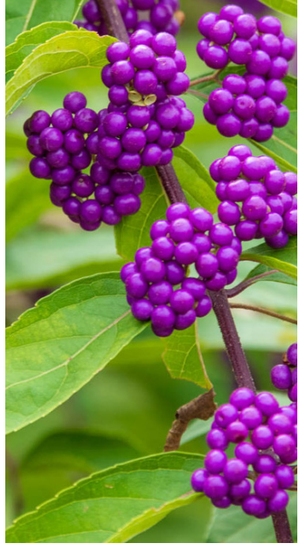
Safeguarding treasured scenic moments provides design opportunity to highlight the community's connection to water, access to parks and trails through interwoven green networks, lively plaza and amenity areas, and pedestrian-focused streetscapes.

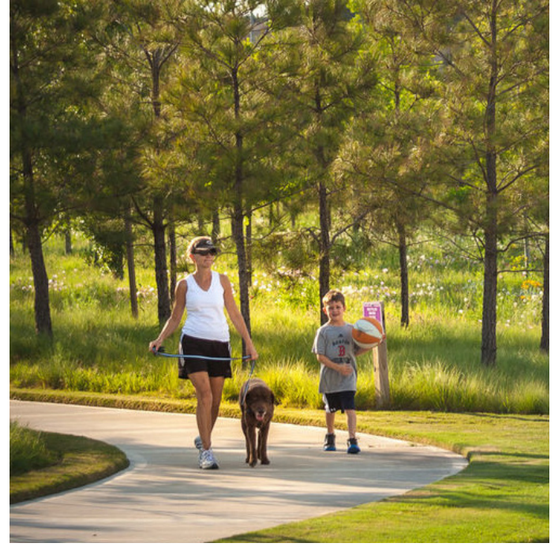
DELIGHTFUL POPS OF COLOR

Bringing in pops of color to the design provides moments of discovery and anticipation within the landscape. Native flowering plants and trees provide natural color and mingle with colorful site furnishings and timeless hardscape forms and patterns. Thoughtful site lighting and amenities will enhance the experience of these moments.

REMINISCENT OF HISTORIC FARMLAND

Hilliard Isle aims to develop a planned community that provides a comfortable, quaint country-inspired lifestyle for it's residents. Blending warm, natural materials/ textures and iconic modern farmhouse aesthetic with the native landscape will create a harmonious setting for this semi-rural community.





CONTEMPORARY COUNTRYSIDE

GUIDING PRINCIPLE

The existing landscape on and surrounding Hilliard Isle drives the design aesthetic for this development. Integrating the existing oak hammocks, waterways, and natural meadows into the master plan is essential to maintaining the desired lifestyle that Hilliard Isle promotes.

INTERWEAVING NATURE AND EXPERIENCE

Interconnected networks of green open space and preserved oak hammocks tie to the lively plazas, pedestrian corridors, and amenity areas through a series of trails, sidewalks, and nature paths that weave in and around Hilliard Isle.

AT THE WATER'S EDGE, STREAM CROSSINGS

Connecting residents to the water is an important aspect of the lifestyle at Hilliard Isle. Intentional moments of discovery and intrigue bring users through a sequence of interconnected trails to the pond and existing creek system. Bridges made of natural materials such as wood and metal carry residents to the next discoverable moment. River rocks, boulders, native plants and sustainable stormwater management practices will be showcased throughout.

SUSTAINABLE, NATIVE PLANTINGS

A LID (Low Impact Development) design approach is to be utilized throughout Hilliard Isle. Native Central Florida trees and understory plantings are desired and encouraged to promote biodiversity and maintain connection to the existing landscape. Sustainable stormwater management practices should be implemented and are encouraged through the use of thoughtful hardscape materials, efficient utility practices, and a Florida-Friendly landscape palette that suits the natural ecosystem.

GREEN SPECIMEN TREES

Preserving key specimen oak trees from the existing oak hammock is vital to the design. These grand existing trees will become statement pieces throughout Hilliard Isle and ensures the area has a lived-in feel, further tying this planned development to it's natural setting.

This illustrative siteplan will be updated as site specific details, architecture and programs get further refined.

THE MASTERPLAN

DESIGN INTENT

The Master Plan incorporates a diverse mix of uses and is intended to be used as a guiding principle for the development of Hilliard Isle. The placement of uses has been carefully crafted to maximize Hilliard Isle's sustainable growth as a supporting gateway to the larger residential developments nearby. Retail Village will serve as a local destination for essential amenities, shopping and dining experiences. Amenity areas will be intended for residents, while plazas and open spaces will be able to be utilized by residents and visitors alike.

- A Retail Village
- B Village Park
- C Gateway/ Linear Park
- D Waterfront Park
- E Pond Amenity/ Stormwater
- F Main Street Environment
- G Oak Hammock
- H Multi-Family Development, North
- I Multi-Family Development, South
- J Existing Creek and Linear Park
- K Corner Outparcel
- L Pedestrian Connection to Residential

Hilliard Isle is to be further developed and is subject to the City of Kissimmee review

LAND USES AND PROGRAM

BUILDING USE DIVERSITY

Hilliard Isle integrates residential, retail, plazas, amenity areas and open space into its design. To create a local retail and entertainment destination, the Village Center is envisioned to be a less dense, yet highly active area with a mix of creative commercial and office uses. The residential and office uses will liven Retail Village throughout the day and into the nights and weekends. The residential areas will develop a sense of community and place, while the offices are positioned to maximize visibility and marketability along Simpson Road.

Residential

Multifamily
- Studios
- One-Bedroom Apartments
- Two-Bedroom Apartments
- Three-Bedroom Apartments

Carriage
- Carriage Homes

Resident's Amenity Center
- Pool
- Cabana

Commercial

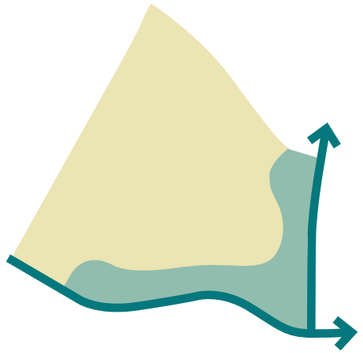
- Retail Shops
- Restaurants
- Barber Shop
- Ice Cream Parlor
- Grocery Store
- Nail Salon
- Micro Brewery
- Gas Station
- Co-Working Spaces
- Attorney
- Dentist
- Chiropractor
- Accountant
- Education Centers
- Daycare

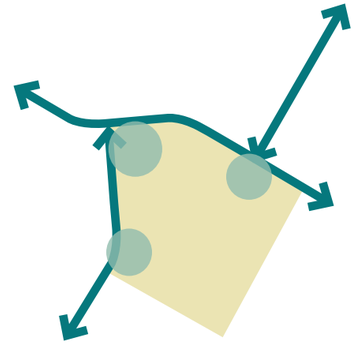
URBAN DESIGN STRATEGIES

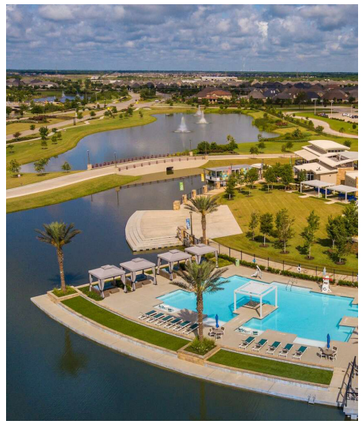
GUIDING PRINCIPLE

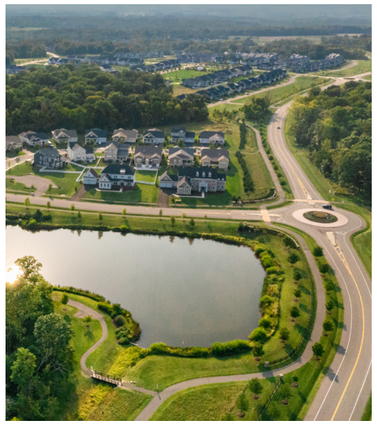
These urban design strategies have been created to set the tone and framework for development of Hilliard Isle and are intended to be used as a guiding principle for development. These strategies have been broken out, respectively, into the following categories:

- Connected Amenity Space And Framing Stormwater Pond
- Terminating Vistas And Corners
- Integrated Multi-Family Amenity Areas At Water's Edge
- Oak Hammock
- Pedestrian Scale
- Creative Placemaking







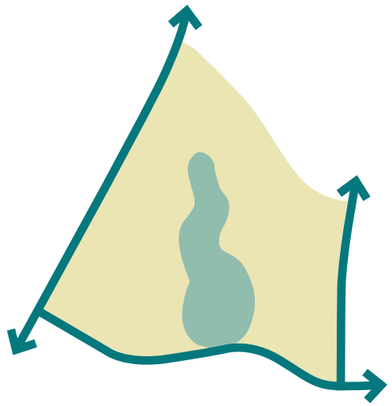


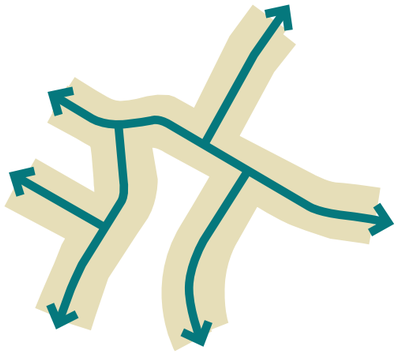
CONNECTED AMENITY SPACE AND FRAMING STORMWATER POND

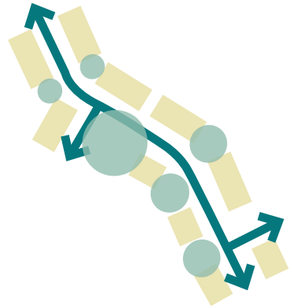
- Large focal stormwater pond that encompasses the Village Center
- Multi-modal trail system interacts with water and is interwoven throughout Hilliard Isle
- Integrated multi-family amenity areas at water's edge
- Utilize hard edge and LID strategies along water's edge

TERMINATING VISTAS AND CORNERS

- Art in public spaces
- Local sculptures
- Interactive water features
- Natural landscape features and focal points
- Arbol de la Vida
- Architectural visual relief







OAK HAMMOCK
- “Forest Bathing”
- Nature Play
- Moments of discovery and exploration
- Picnic areas
- Connection to nature
- “Lung of the village”

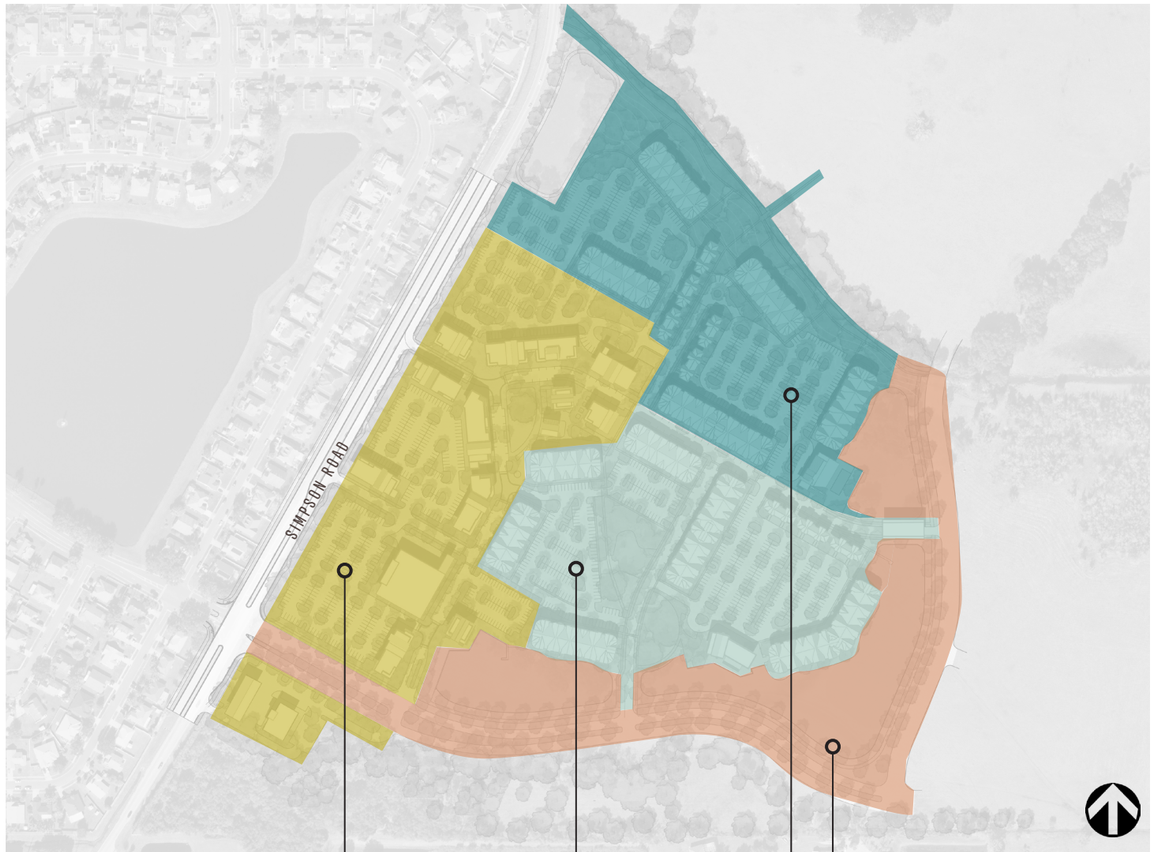
PEDESTRIAN SCALE
- Building-lined streets with pedestrian scale design
- Rear Parking
- Creates a sense of place
- Pedestrian-oriented design and enhanced pedestrian mobility
- Landscape buffers to create comfort and safety

CREATIVE PLACEMAKING
- Strategically unique to Hilliard Isle
- Promotes community and economic development
- Inspirational experiences
- Expressive connections to water
- Interconnected green network

DEVELOPMENT PLAN

A NEW THIRD PLACE

Due it it's development location and close proximity to surrounding residential communities, Hilliard Isle will be developed as a gateway residential urban concept and is intended to function as a "15-minute city". This ensures that residents can fulfill six essential necessities; living, working, commerce, healthcare, education and entertainment; within a 15-minute walk or bike ride from their dwellings. As such, Hilliard Isle and the Village Center will become a local destination for all nearby residents. The regions shown below indicate a broad-scope framework for the different areas within Hilliard Isle that will be developed.



AREA 4
Retail Village

AREA 2
Multi-family Development, South

AREA 3
Multi-family Develoment, North

AREA 1
Roads and Stormwater Infrastructure

AREA ONE: ROADS AND STORMWATER INFRASTRUCTURE
+/- 7.0 Acres of Stormwater Pond with Amenitized Edges
+/- 3,000 Linear Feet of a Multimodal Trail
+/- 3,300 Linear Feet of Roads

AREA TWO: MULTI-FAMILY DEVELOPMENT, SOUTH
6 Multi-family Buildings
308 Multi-family Units
9 Carriage Homes
+/- 6,000 SF Resident's Amenity Center
+/- 2.5 Acres Oak Hammock

AREA THREE: MULTI-FAMILY DEVELOPMENT, NORTH
5 Multi-family Buildings
262 Multi-family Units
18 Carriage Homes
+/- 5,500 SF Resident's Amenity Center
+/- 1,300 Linear Feet of Hilliard Creek Linear Park

AREA FOUR: RETAIL VILLAGE
+/- 7,000 SF Daycare (for 70 Children)
+/- 50,000 SF of Office Space
+/- 90,000 SF of Commercial Space
+/- 22,000 SF Grocer
+/- 4,000 SF Village Park

PLAZAS AND PARKS

OPEN SPACE OPORTUNITIES

Hilliard Creek Linear Park and Perimeter Trail
- Trails
- Boardwalks
- Seating
- Contemplation Areas

Oak Hammock
- Picnic Areas
- Nature Paths
- Seating
- Children's Interactive Grounds

Parks
- Seating
- Landscape
- Shade Structures

Plazas
- Seating
- Sidewalks
- Artful Hardscape
- Public Art
- Pop-Up Events
- Pop-Up Commercial
- Shade Structures

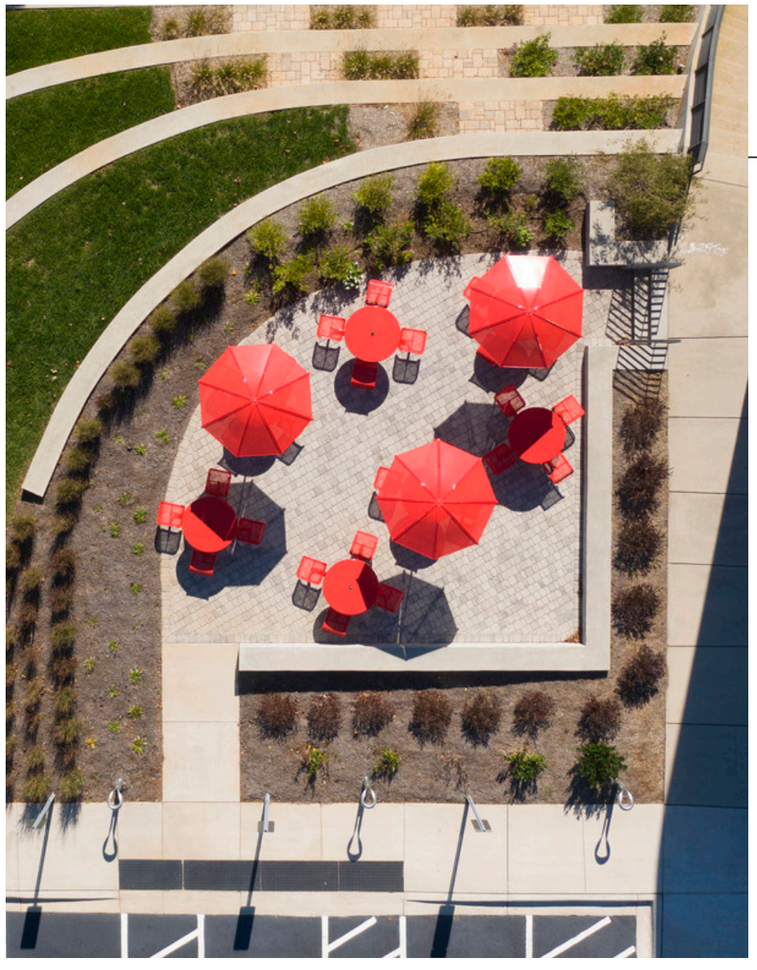
Pedestrian Passages
- Seating
- Murals
- Artful Hardscape
- Intimate Placemaking Opportunities

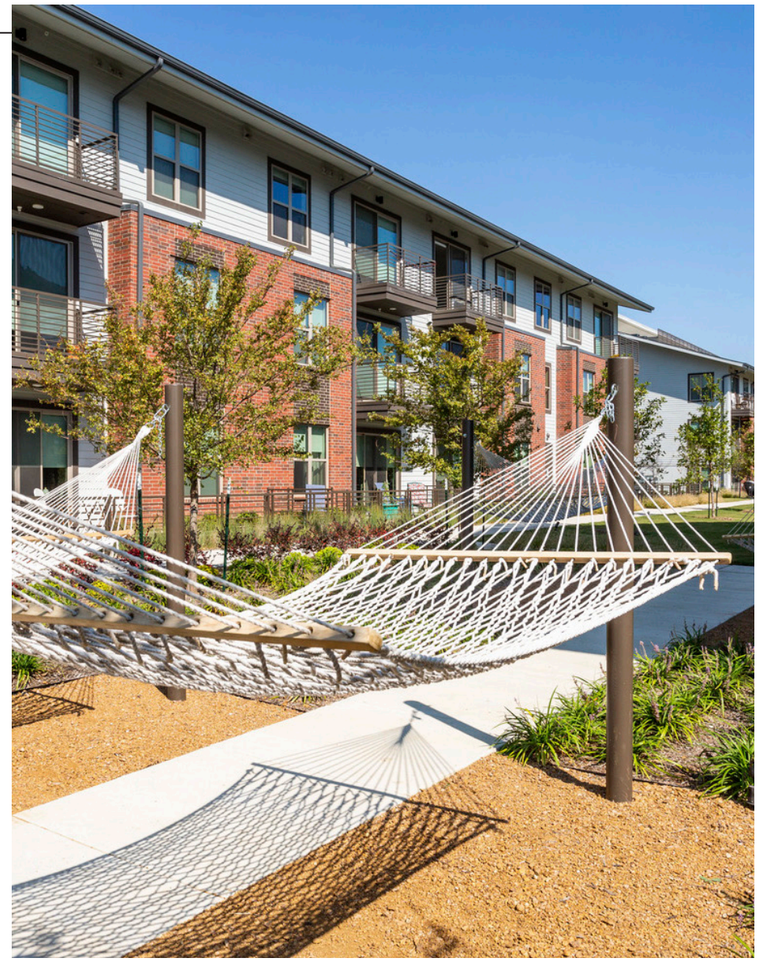
Amenity Areas
Private to Residents and their Guests
- Pool
- Courtyard
- Restrooms
- Grills
- Cabanas
- Seating

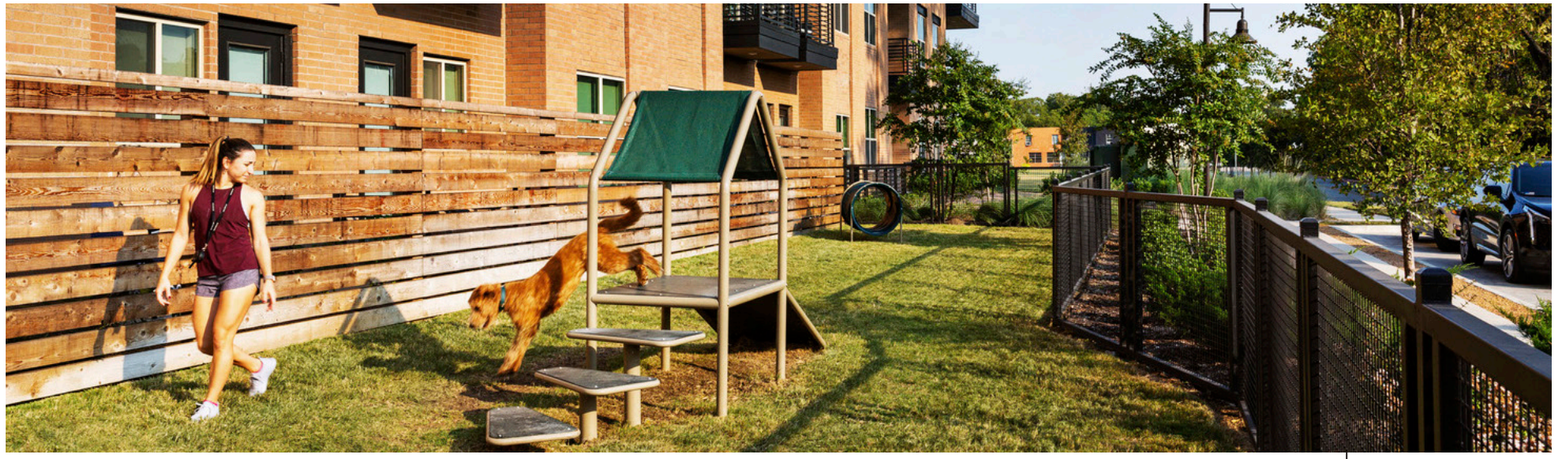
PEDESTRIAN PASSAGES & POCKET PARKS

SMALL OPEN SPACE OPPORTUNITIES

Size is not always the defining factor when it comes to the allure and charm of an open space. There is a unique and captivating beauty in small open spaces. Even in compact areas, the right combination of elements can create a delightful atmosphere. There are multiple opportunities at Hilliard Isle to create intimate open spaces that can provide a sense of serenity and respite from the more active areas.







SITE FURNISHING PRINCIPLES

TYPOLOGIES

This section includes standards for site furnishings in public and private rights of way. Street furnishings shall be designed and located to enhance the quality of the pedestrian environment and provide outdoor use and activity. Such furnishings shall comply to the following standards:

BENCH SEATING

High quality and durable metal benches, stainless steel or aluminum with a powder coat finish, shall be used. Benches, with backs or backless styles, shall be placed as not to block pedestrian flow and will be arranged to create outdoor rooms. Benches or other seating options shall be installed along every block; however, exactly how many depends on the development.
Product Example: Vestre Vroom Bench*

MOVABLE FURNISHINGS

Other opportunities for respite within the private building zone and within pocket parks along streets will include outdoor dining, seating walls and movable furnishings. Seating shall be coordinated with transit stops, activity nodes, extended open spaces such as plazas, and near building entrances.
Product Example: Vestre April Go*

LITTER & RECYCLING RECEPTACLES

High quality and durable recycling and litter receptacles shall be used, and combined Receptacles are desired. Litter receptacles shall be placed at street intersections and at convenient mid-block locations. Receptacles shall not be placed immediately adjacent to seating, however, should be coordinated with a nearby location. Litter receptacle locations shall not block pedestrian flow. Finishes shall be compatible with the finish of the benches. Both litter and recycling receptacles shall match.
Product Example: Site Pieces Monoline Litter Bin

PLANTERS

Planters are permitted along all sidewalks to enhance the beauty of the streetscape. If used, planters shall be placed to define entries and seating areas or be used to buffer cafes and other private uses along the sidewalks.
Product Example: Scenario Home Glazed Ceramic Planters

BIKE FACILITIES

High quality and durable metal bike racks shall be installed at key areas throughout the Property. Bike racks shall be placed as not to block pedestrian flow and should be integrated into, but not limited to, the Landscape Amenity Panel. Finishes shall be compatible with the finish of the benches. The final locations of bicycle racks shall be shown on the applicable site plans for the Residential Units, Office uses, and Hotel uses.
Product Example: Site Pieces Monoline Bike Rack*

OTHER ELEMENTS

Other street furnishing elements related to site programming are permitted and must match the vocabulary and style of the other site furnishings.

1. **BIKE AMENITIES**
Bike amenities, including bike repair stations and drinking fountains shall be placed periodically along bike circulation routes.
Bike Repair Station Product Example: Dero Fixit*

2. **PET AMENITIES**
Accommodations to create dog-friendly spaces shall be incorporated into the public realm. These amenities include drinking fountains with dog bowls, waste stations with bags and bins, and where appropriate, fenced, off-leash dog areas.
Dog Waste Station Product Example: Site Pieces Monoline No. 2 Bag Holder + Waste Bin *
Dog Water Station Product Example: Cool Dog Water Fountains & Dogipot*

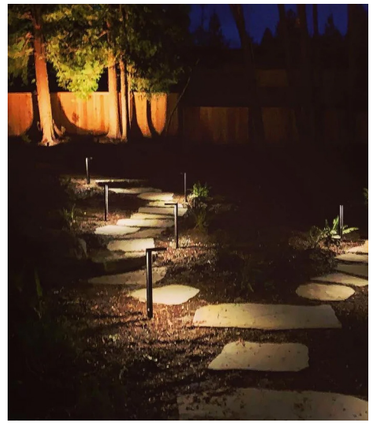
LIGHTING

LIGHTING TYPOLOGIES

Lighting transforms the pedestrian experience at Hilliard Isle- fostering social interaction, improving orientation and way-finding, while enhancing safety and security. A variety of light fixture types - including street, pedestrian-scaled post-top, path, specialty accent and decorative - shall be used to provide illumination and visual interest at various scales.

POST LIGHTS

Post lights shall consist of two types: mid-height poles (+-16’–20’) for major connecting streets and shorter pedestrian-scaled poles (+-10’–16’) for smaller, local streets and open spaces. The developer will obtain a photometric study to ascertain the appropriate spacing based on the specific fixture and site conditions.

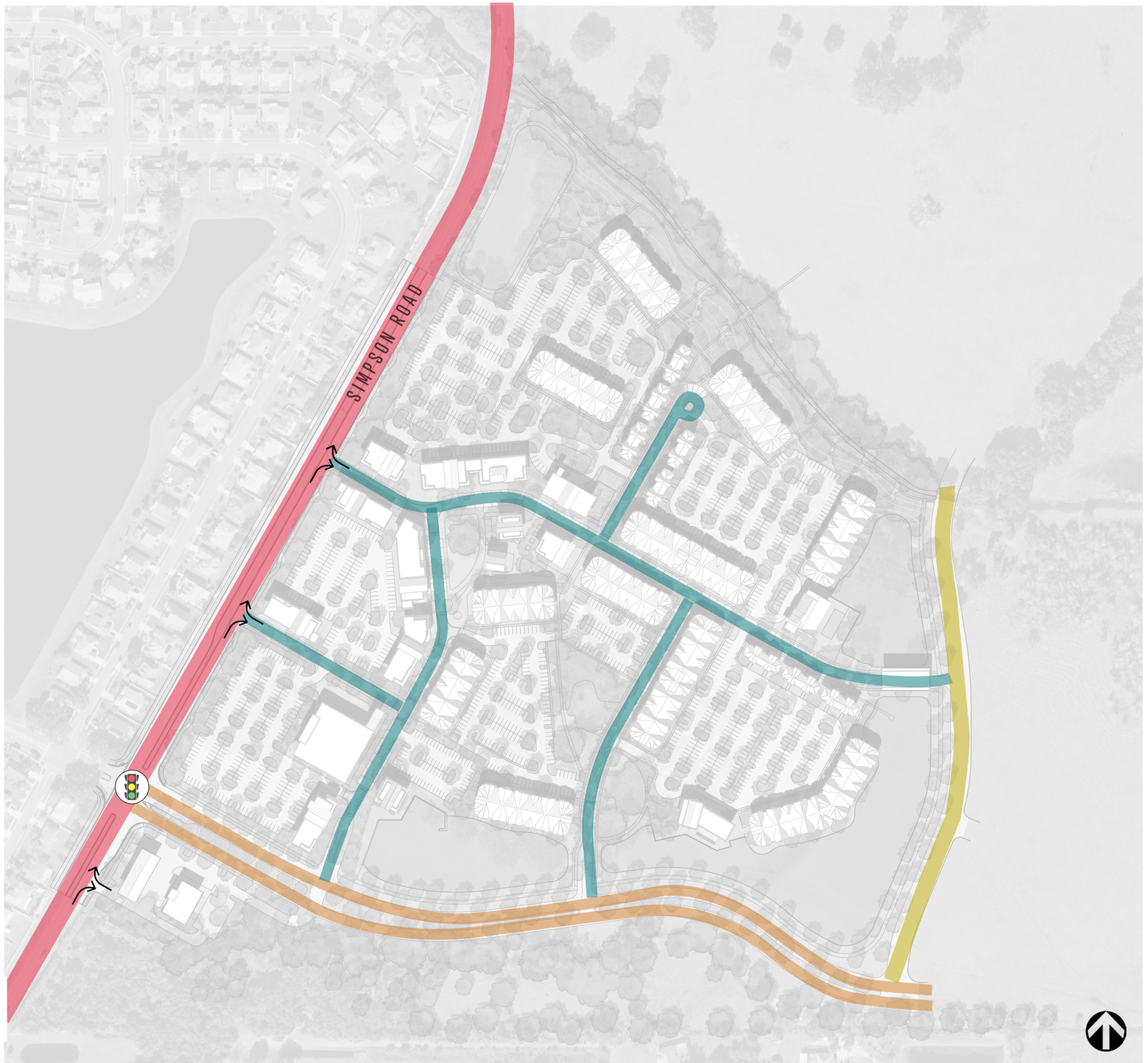


PATH LIGHTS

Pedestrian-scaled lights along major pathways will be important for maintaining an active and safe urban environment after dark. The developer will obtain a photometric study to ascertain the appropriate spacing based on the specific fixture and site conditions.

ACCENT LIGHTS

Additional accent lighting will be included for integration into specialty features such as trellises, canopies and other environmental elements. Lighting must also be positioned to benefit the nighttime activity venues, pedestrian areas, and special program occasions. Illuminated signage, artwork and graphics will also make nighttime contributions.



STREET FRAMEWORK

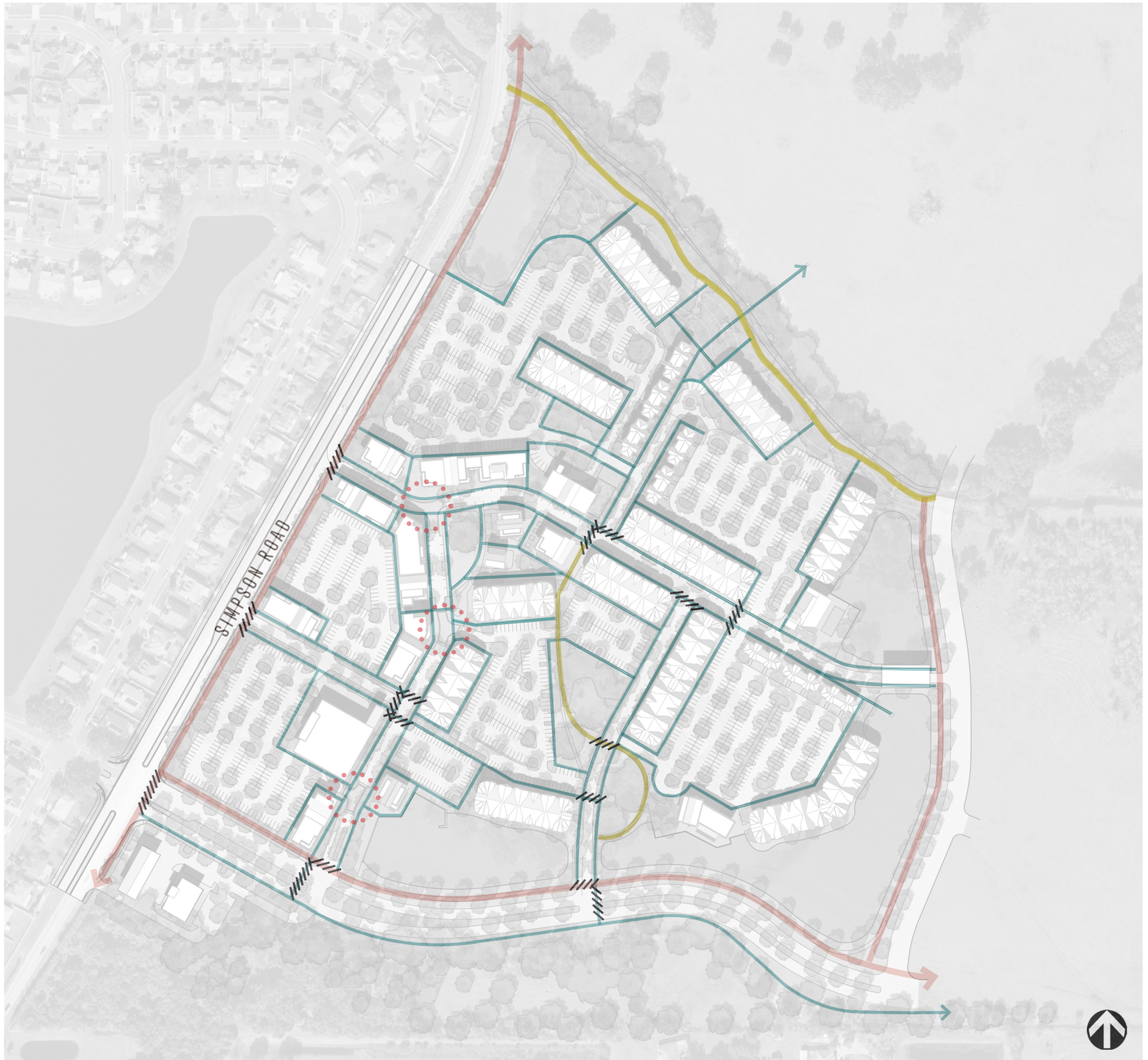
ROAD NETWORK

An interconnected system of sidewalks, bike lanes, traffic calming interventions, street furniture, street trees, and appropriate lighting levels will provide a clear multi-modal travel hierarchy that moves users through the site. Traffic calming measures such as raised crosswalks will be explored at time of implementation and in coordination with the City of Kissimmee, FL and the Florida Department of Transportation (FDOT) staff.

- Arterial - Existing
- Primary Thoroughfare
- Collector
- Private Drive

- Signalized Intersection
- Right-In Right-Out

Hilliard Isle is to be further developed and is subject to the City of Kissimmee review



PEDESTRIAN AND BIKE NETWORK

MULTI-MODAL TRAVEL HIERARCHY

The creation of a multi-modal trail will encompass the perimeter of Hilliard Isle with natural paths and sidewalks connecting the various nodes of activities on-site. The trail links the quiet retreat of Linear Park to the iconic Oak Hammock park, while offering glimpses of waterfront plazas and amenity areas. Cyclists and pedestrians alike can explore the vast amenities offered with ease.

- Multi-Modal Trail
- Natural Paths
- Sidewalks
- Crosswalks
- Raised Intersection

Hilliard Isle is to be further developed and is subject to the City of Kissimmee review

STREETSCAPE ZONES

DEFINITIONS

The streetscape will be designed to support public activities and interactions by allowing space for casual interaction along the sidewalk, storefronts, or stopping to rest. This section focuses on the design character of the zones that comprise the streetscape, as well as the elements located in the streetscape.

BUILDING ZONE

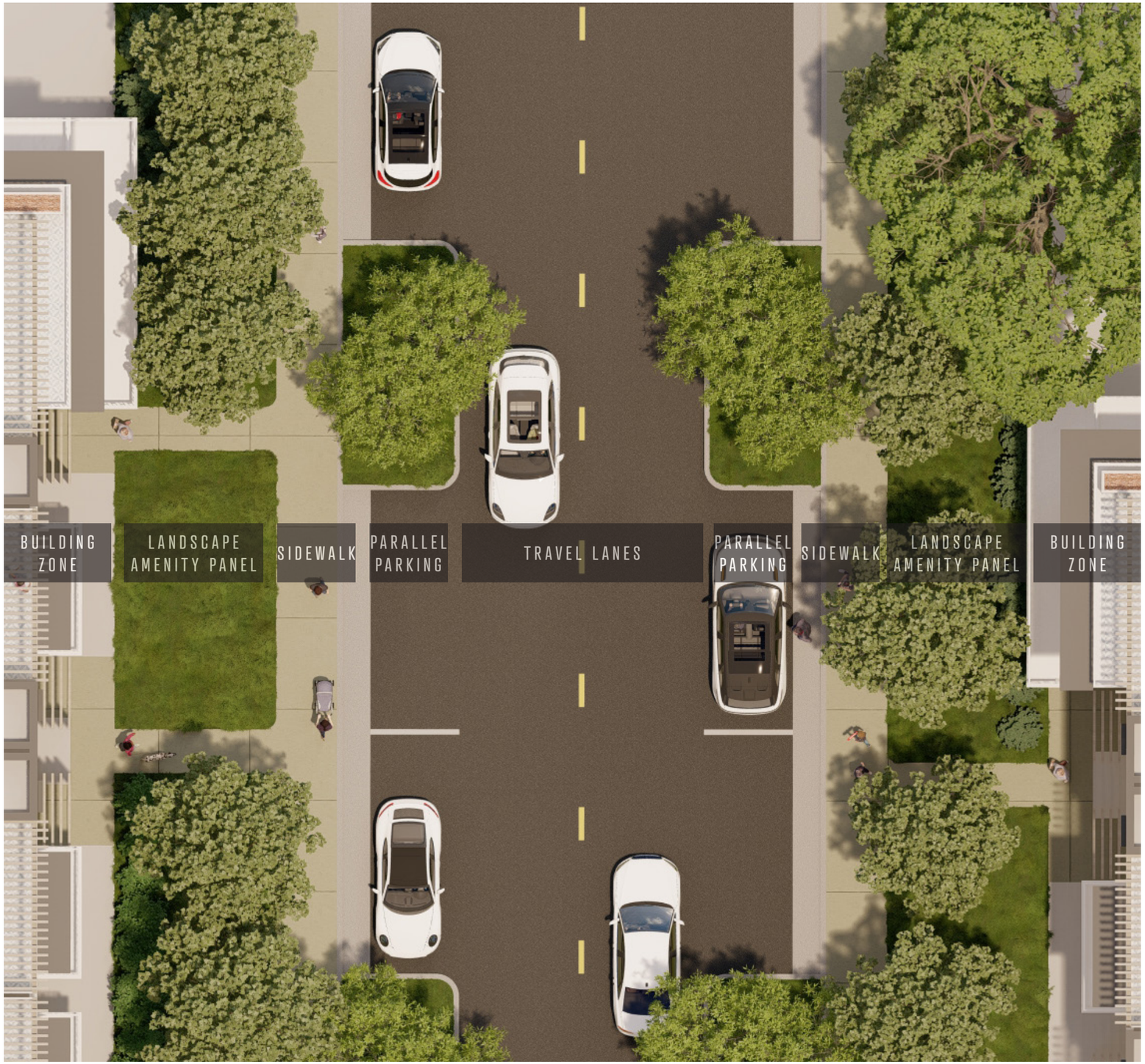
The building zone is the area immediately adjacent to a building where building entrances are located and where activities such as outdoor dining and retail browsing occur.

SIDEWALK

The sidewalk is located between the building zone and the landscape amenity panel. The sidewalk is reserved for pedestrian movement and will be clear of any obstructions.

LANDSCAPE AMENITY PANEL

The landscape amenity panel is located next to the curb and will include elements such as trees, lighting, bus stops, benches, bike racks, pedestrian step-out area, traffic signs, security bollards and outdoor dining.



STREETSCAPE ZONES

BY LAND USE

Hilliard Isle's streetscapes will be informed and designed based on land use type and the adjacent road type. Creating visually dynamic undulating street experiences is desired while site features such as lighting, hardscape materials, and site furnishings connect and provide a cohesive aesthetic. The examples shown below identify the intended character desired for each of the primary types of streetscape; commercial, office, and residential. Each of the example street scenes shown below are intended to illustrate how these spaces conceptually will look and feel.

COMMERCIAL STREETSCAPE
- On-street parking
- Relaxed cafe-style seating
- Pedestrian-scale lighting and building facades
- Appropriate store-front signage
- Mix and match textures
- Landscape bump-out with street trees and potential for LID landscaping implementation

OFFICE STREETSCAPE
- Planters, site-furnishings, path lighting
- Pedestrian-scale lighting and building facades
- Appropriate wayfinding signage
- Mix and match textures
- Mix of canopy and street trees, landscape areas with potential for LID landscaping implementation

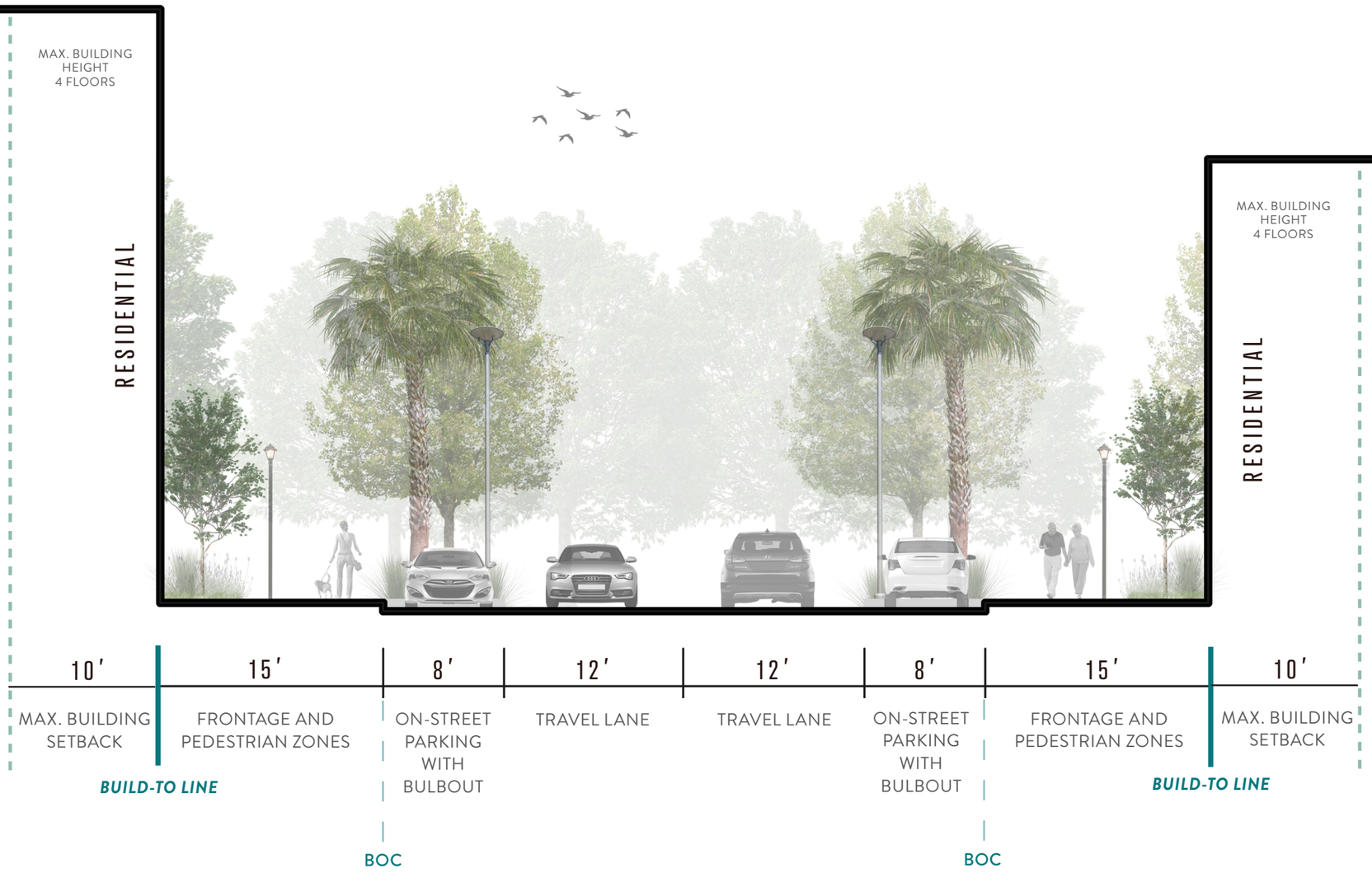
RESIDENTIAL STREETSCAPE
- On-street parking
- Pedestrian-scale lighting
- Undulating building facades and varing setbacks based on building height
- Mix and match textures, pops of colors
- Landscape bump-out with street trees and potential for LID landscaping implementation
- Ornamental trees and blooming landscapes provide pops of color

STREETSCAPE SECTIONS

SECTION A-A

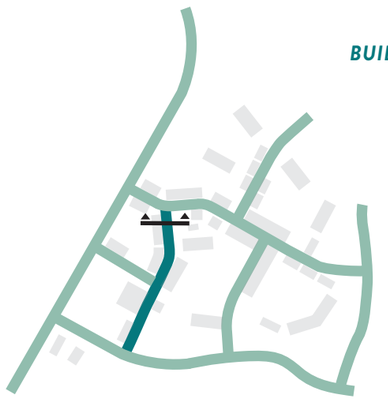
STREETSCAPE SECTIONS

SECTION B-B



STREETSCAPE SECTIONS

SECTION C-C

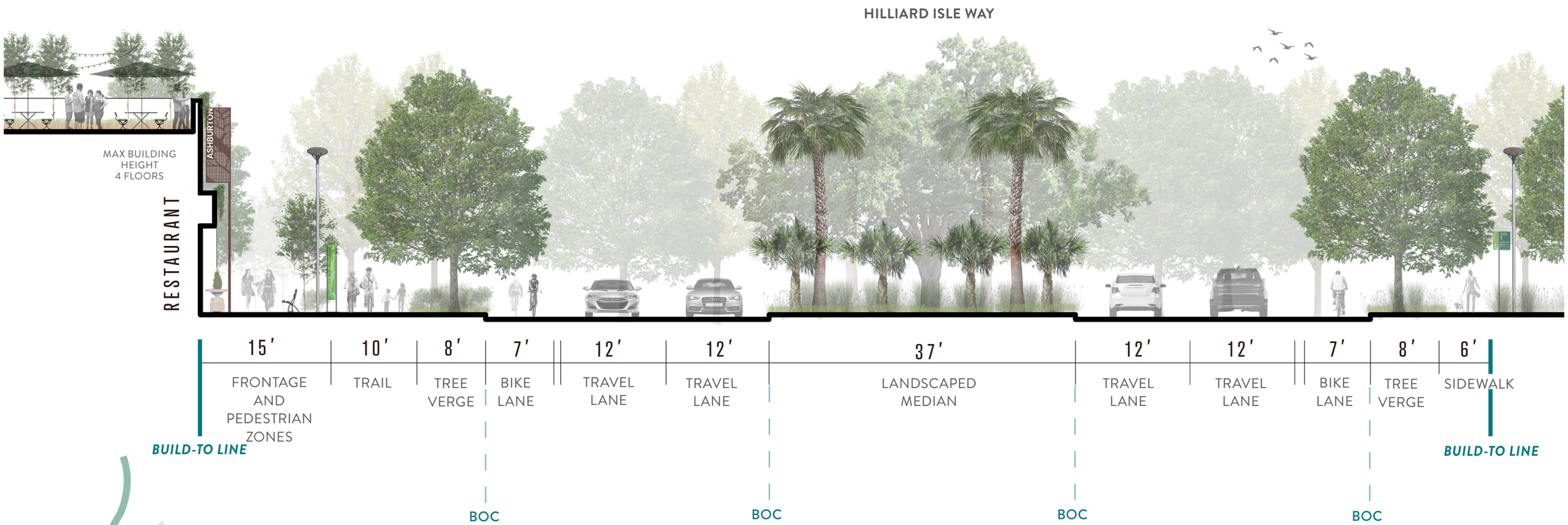


STREETSCAPE SECTIONS

SECTION D-D

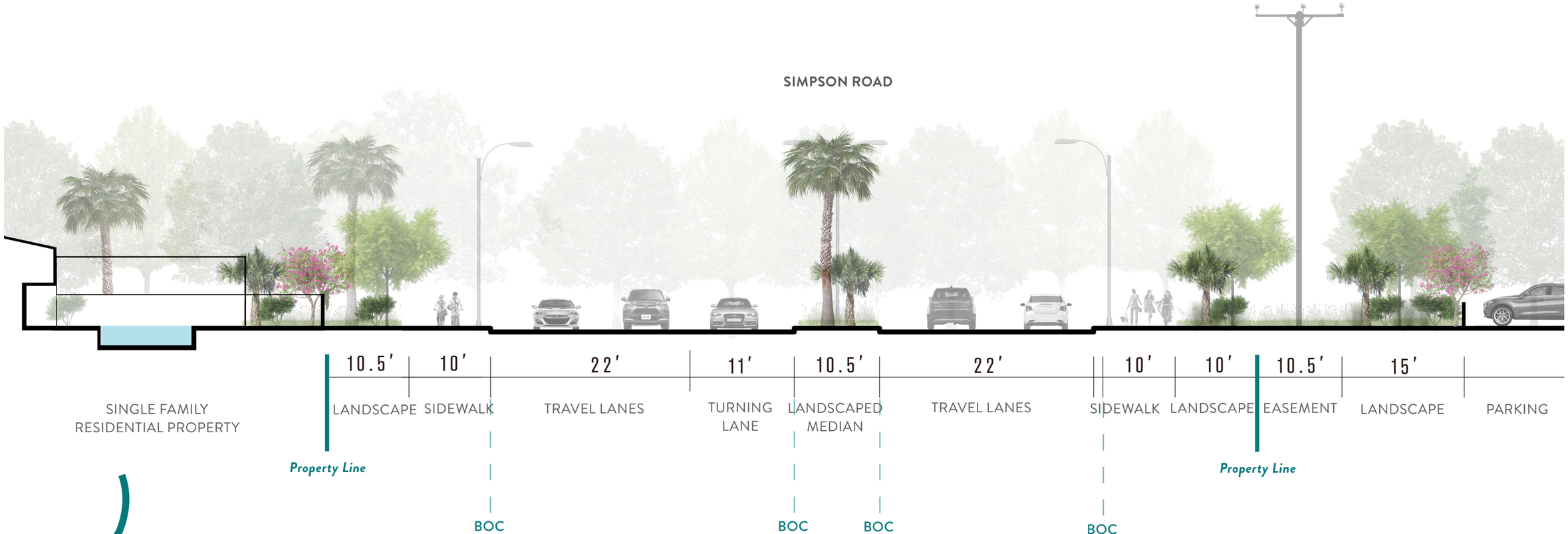
STREETSCAPE SECTIONS

SECTION E-E



STREETSCAPE SECTIONS

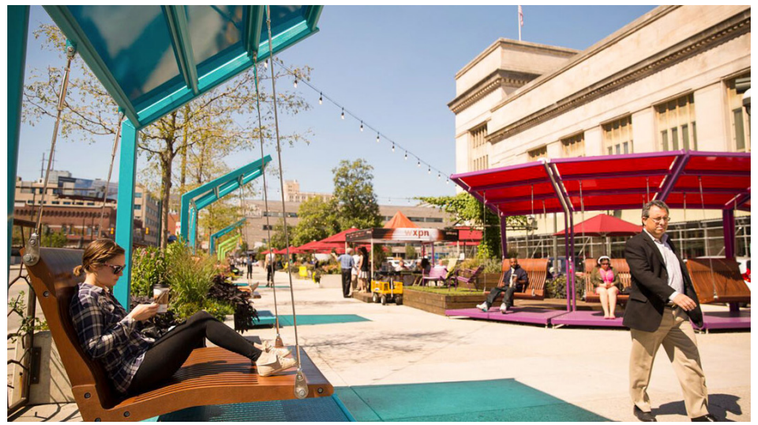
SECTION F-F

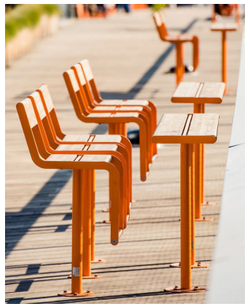


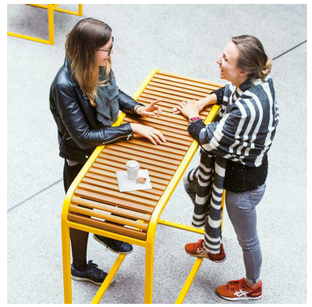
STREET FURNISHING

TYPOLOGY

The public realm will feature a variety of seating opportunities. Seating nodes will be utilized along the streetscape and public spaces to create gathering and meeting spaces. Street furniture - including benches, trash receptacles, planter pots, bicycle racks, and other features - should follow a consistent palette, but should not appear overly repetitive. Furnishings will utilize durable, natural materials and draw from the flavor of nearby architecture. Bicycle parking shall be incorporated throughout the site. Trash and recycling receptacles are to be conveniently located and evenly dispersed. Exterior lighting will feel familiar and be utilized in a manner that enhances the streetscape, ensures pedestrian safety, and creates a sense of place. All landscape lighting fixtures must be installed in a way that minimizes light pollution and spillover.







CASUAL
- Compliments the surrounding natural beauty
- Relaxed furnishing profiles
- Natural materials such as wood and galvanized steel
- Mix and match textures

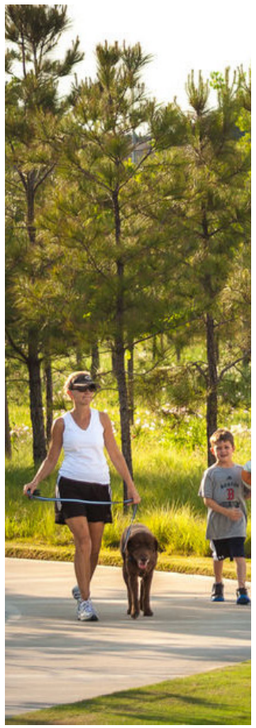
PRACTICAL AND FUN
- Pops of color added to plazas and gathering spaces
- Multi-purpose furnishings
- Lighting utilized to enhance furnished areas so they can be utilized day or night
- Mixture of movable and non-movable furnishings

COMFORTABLE
- Lounge furniture gives the ultimate Florida life-style experience
- Adirondack chairs and sun benches
- Lighting utilized to enhance furnished areas so they can be experienced day or night
- Use of warm and natural materials

LANDSCAPE

TYPOLOGY

The landscape approach will be a layered, textured approach that incorporates plants with year-round interest. This approach will blend a mixture of evergreen and deciduous shrubs, ornamental grasses, flowering perennials, and low groundcovers. Planting shall draw from species native to the region, supporting local birds and pollinators, or from plants that are proven to thrive and to not be invasive. Trees provided as a part of required landscaping will shall be Florida native species (with an emphasis on Central Florida native species per plant hardiness zone 9B). Plantings shall incorporate native pollinator plantings consisting of shrubs, perennials, and ornamental grasses. Trees will provide an overhead canopy that will define outdoor rooms and places to gather. Tree types will vary throughout the district to to create a varied and dynamic retail environment that is composed of multiple tree species, sizes and patterns.



PLAZAS
Urban plazas are contemporary, informal open spaces allowing for flexible use and multiple seating options. Creative use of existing oak hammocks and other native trees provide a soft overhead canopy of filtered light while defining these spaces. Plaza spaces will be open to the public and programmed for a variety of activities such as seasonal festivals, retail events, and programming associated with adjacent tenants.

PARKS AND OPEN SPACE
Hilliard Isle provides connection to nature through it's unique interwoven green space network that preserves many of the existing specimen oaks onsite. This green network connects to the surround Linear park. Parks and open space areas will be pedestrian and cyclist-friendly environments featuring appealing and engaging surface treatments and focal points, opportunities for passive recreation, areas for respite, and programmable spaces.

OAK HAMMOCK
The existing oak hammocks will be preserved and become a highlighted historic feature of the Oak Hammock park and Central park at Hilliard Isle. Preserving these specimen trees brings a relax, lived-in feel to this planned development and promotes a sense of place and compliments the contemporary countryside lifestyle Hilliard Isle embodies.

STREET TREE PLAN

STREET TREE APPROACH

Street trees enhance the quality of life for the community, providing a myriad of environmental and economic, benefits and improving public health and safety in urban areas. Street trees provided as a part of required landscaping will contribute to the overall unity of the Hilliard Isle, through their layout, scale and character. Street trees will provide important visual connections between different areas and distinguish particular districts or neighborhoods. Street trees will form landmarks, contributing to both contextual character and the general amenity of a place. The use of street trees also serves to separate pedestrians from auto traffic and slows vehicular speed by narrowing the perceived width of the street.

- Canopy
- Palm
- General
- Commercial Frontage

All planting plans will be reviewed for compliance with the Design Guidelines and must also comply with the City of Kissimmee Ordinances

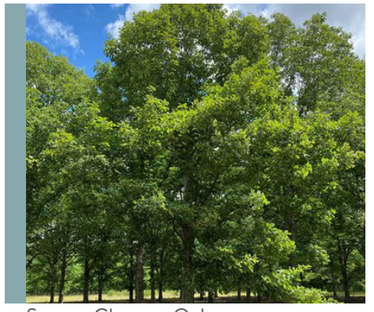
STREET TREE NETWORK

TREE PALETTE TYPOLOGY

Design specific selection of the tree species will provide scale and visual cohesion for the streetscapes. Trees provided as part of the required landscaping shall be a minimum of 50% water-conserving, native plant material indigenous to Central Florida. Species must have predictable growth habit and form and be well suited to urban conditions. Locate trees to minimize potential conflicts between utilities, streetlights, and car door openings. As a general rule, tree selection should have a size relationship with the street landscape, i.e., the wider the street, the larger the trees.

Live Oak

Bald Cypress


Swamp Chesnut Oak

Winged Elm

Cabbage Palm

Chinese Fan Palm

Dwarf Sugar Palm

Carpentatia Palm

Southern Red Cedar

Southern Magnolia

Dura Heat River Birch

Longleaf Pine

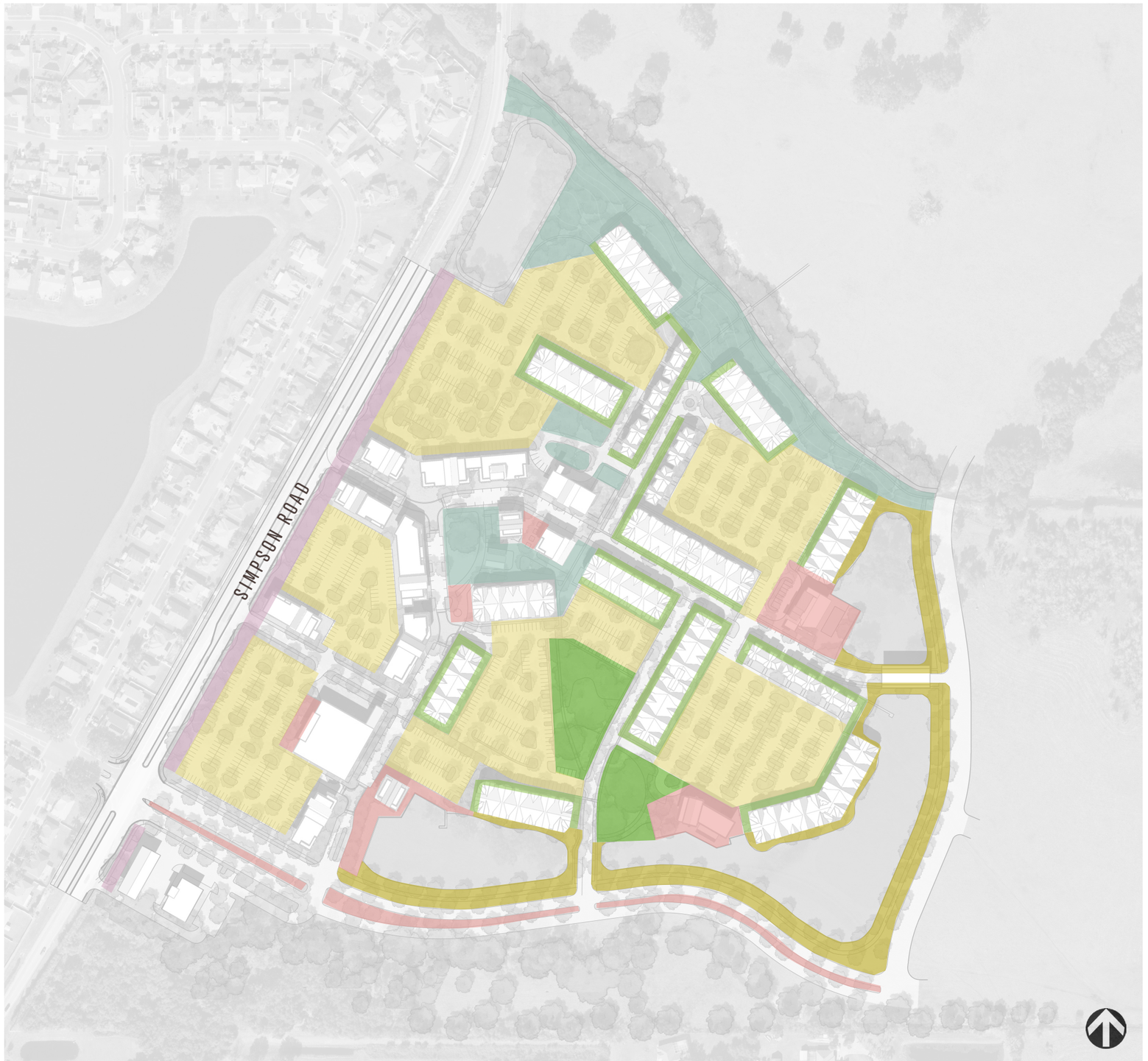
Crape Myrtle

Eastern Redbud

Japanese Blueberry

Golden Trumpet Tree

This is not an exhaustive plant list. Final species selection shall comply with City of Kissimmee, FL requirements. The Owner reserves the right to modify species selection as part of site plan approval, or if some plant materials are not available, or not available in the quantities required for the project, or have been deemed by the City Urban Forester or City Landscape Architect to no longer be appropriate.



PLANTING ZONES

ENHANCING THE URBAN LANDSCAPE TYPOLOGY

In addition to street trees, planting zones have been established to elevate the urban street tree canopy experience in Hilliard Isle. Understory planting areas provide valuable microclimates that improve the comfort and safety for pedestrians in urban areas. These planting areas are intended to enhance the character of the streetscapes and open space areas through a unifying, but diverse palette while establishing regionally appropriate settings based on the different districts within Hilliard Isle. The planting zones shown in this diagram will feature native Florida shrub, groundcover, ornamental grass, and wildflower varietals and are intended to highlight each specific area within Hilliard Isle.

A Native Landscape Easement

B Mix of Palm/ Canopy

C LID/ Parking Lot Planting

D Prairie Buffer

E Florida Palm/ LID Biodiversity Habitat

F Central Florida Shrub Wetland

G Preserved Existing Oak Hammock

All planting plans will be reviewed for compliance with the Design Guidelines and must also comply with the City of Kissimmee Ordinances

CURATED PLANT PALETTE

SHRUBS

Wild Coffee

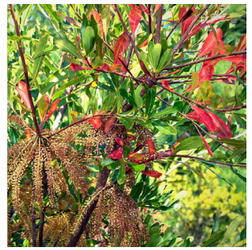
Firebush

American Beautyberry

Coontie

Green and Silver Palmetto

Gold Lantana


Swamp Cyrilla

Coontie

False Rosemary

GROUNDCOVERS

Walter's Viburnum

Society Garlic

Perennial Peanut

Sunshine Mimosa

Asiatic Jasmine

Dwarf Liriope

ORNAMENTAL GRASSES

Pink Muhly Grass

Dwarf Fackahatchee Grass

Little Bluestem Grass

Elliott's Lovegrass

Salt Grass

Eulalia Grass

Cordgrass

PERENNIALS

Coneflower

Blanket Flower

Black Eyed Susan

Tickseed Plant

Philodendron

LITTORAL

Pickerelweed

Blue Flag Iris

Bulrush

Duck Potato

SOD

Bahia

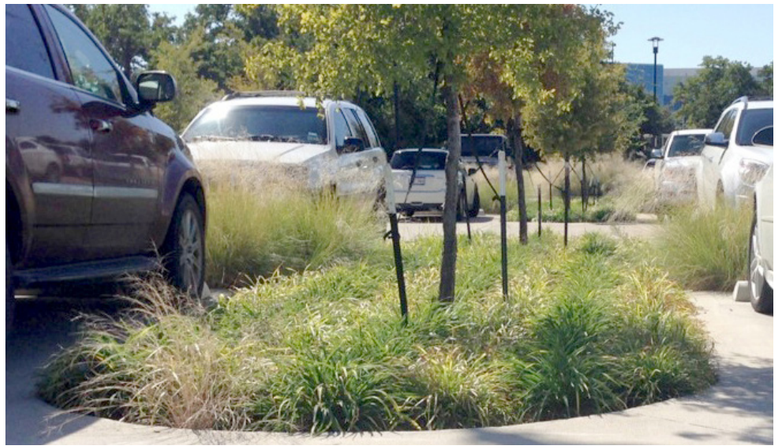
St. Augustine

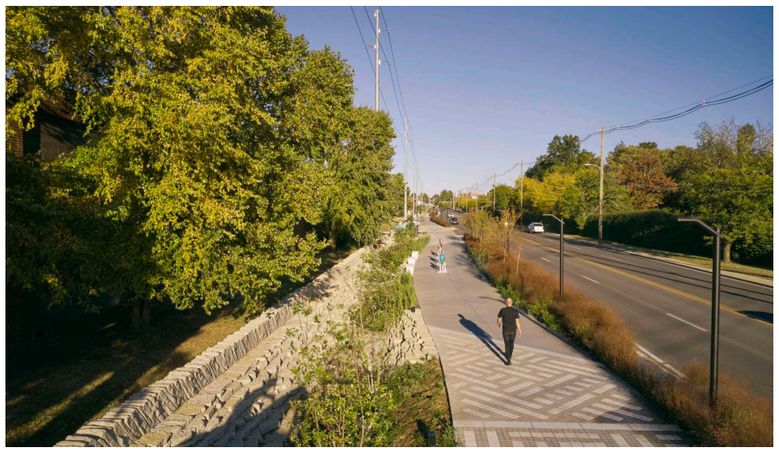
This is not an exhaustive plant list. Final species selection shall comply with City of Kissimmee, FL requirements. Soil testing should be completed prior to landscaping to ensure the final species meet the desired sustainabilty requirements for development. The Owner reserves the right to modify species selection as part of site plan approval, or if some plant materials are not available, or not available in the quantities required for the project, or have been deemed by the City Urban Forester or City Landscape Architect to no longer be appropriate.

IRRIGATION

WATER CONSERVATION

Hilliard Isle offers a peaceful development nestled in nature, reflecting core values of community and sustainability. As such, integrating water conserving practices into the overall development is essential to establishing Hilliard Isle's identity and sense of place. Water conservation measures include, but are not limited to, low impact development methods like rain gardens and bioswales, implementation of low maintenance and Florida-Friendly landscaping techniques, increased use of reclaimed water, and adoption of year-round landscape irrigation restrictions. Florida-Friendly landscapes are designed, installed and maintained according to nine specific guiding principles that seek to reduce environmental impact of landscaping. Implementing a plant palette for Hilliard Isle that compliments the area's soil type, is low maintenance, low water use, and promotes bio-diversity are highly encouraged for Hilliard Isle.





PARKING LOT LANDSCAPE

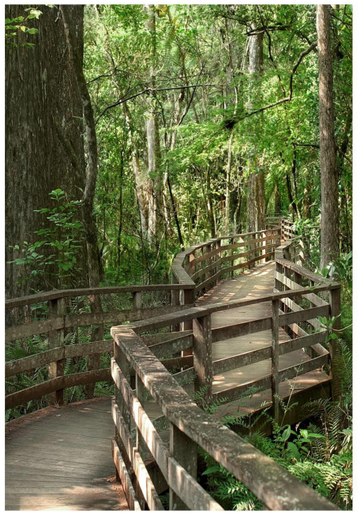
TREE PRESERVATION AND LID IMPLEMENTATION

The parking lot landscape approach will follow LID and sustainable stormwater management practices. Existing specimen trees in proposed parking lot areas will be preserved through raised curb islands, resulting in low impact to the tree's root system. A mixed use of pervious hardscape materials and rain garden landscaping practices are recommended for all parking lot areas within Hilliard Isle.

LOW IMPACT DEVELOPMENT (LID) PRACTICES

STORMWATER MANAGEMENT AND GREEN INFRASTRUCTURE

Low Impact Development (LID) practices and integrated green infrastructure will be a crucial element of design throughout Hilliard Isle. Using green strategies provides a number of critical ecosystem functions such as establishing wildlife habitats, mitigates floods, aids in erosion control, and filtrates runoff pollution. Examples of desired LID include harvesting, treating and reusing rainwater, establishing rain gardens and bioswales, designing “green streets”, using permeable paving, use of appropriate Florida-friendly native landscaping, creating beautiful natural experiences the waters edge, and preserve existing wetlands. These practices are not only functional, but can serve as artful design integrations for Hilliard Isle.



MODERN FARMHOUSE ARCHITECTURE

Nestled near beautiful lakes and old oak hammocks in Central Florida's Osceola County, Hilliard Isle provides residents with exceptional opportunities to connect to their surrounding natural environment.

Modern farmhouse style architecture combines the warmth and charm of traditional farmhouses with contemporary design elements, creating a unique and inviting aesthetic. This architectural style draws inspiration from rural, agricultural settings while incorporating modern features and materials.

Hilliard Isle looks to draw inspiration for pattern language of the Modern Farm House from the South East United States down through the Caribbean. The concept elevations and imagery support those influences and are available for the different building types. This guide is to act a palette of materials, forms, massing and style to aid in the creation of the commercial and residential buildings throughout the Hilliard Isle Town Center.

The exterior of a modern farmhouse often features a clean and simple silhouette with gabled or hipped roofs, sometimes accented by dormer windows. The roof lines may have a steep pitch, adding to the overall charm and character of the design. Metal roofs, often in standing seam or corrugated patterns, are a common feature that adds a touch of rusticity.

Natural materials play a key role in modern farmhouse design. Exteriors are typically clad in a combination of materials such as wood siding, stone, or brick, which bring a sense of authenticity and texture to the façade. Often, board and batten siding or shiplap details are incorporated to evoke the farmhouse aesthetic.

Large, covered front porches are an option and often seen as defining feature of modern farmhouse architecture. These porches provide a welcoming and functional outdoor living space, often with room for seating and decor that encourages social interaction and community engagement. Porches may be supported by sturdy columns or posts, and sometimes feature charming details like porch swings or rocking chairs.

Windows in modern farmhouse style architecture are typically plentiful and generously sized, allowing for abundant natural light to fill the interiors. Common window types include double-hung, casement, or picture windows, often with divided panes for added charm. Window trim is typically kept simple, with clean lines and minimal detailing.

The interior of a modern farmhouse often features an open and airy layout, creating a seamless flow between spaces. High ceilings and exposed beams contribute to a sense of openness and provide a nod to the farmhouse's heritage. The color palette is often neutral and earthy, with shades of white, gray, beige, or muted tones that create a sense of warmth and comfort.

Contemporary elements are skillfully integrated into the farmhouse style, incorporating modern amenities and technologies. This may include energy-efficient appliances, smart home systems, and sustainable design features that align with eco-friendly principles.

The modern farmhouse style embraces the concept of indoor-outdoor living, often incorporating large windows or glass doors that open up to outdoor patios or decks. These spaces serve as extensions of the living areas and allow residents to enjoy the natural surroundings and fresh air.

In summary, modern farmhouse style architecture captures the timeless appeal of traditional farmhouses while infusing them with modern design sensibilities. It combines rustic elements, natural materials, and functional spaces to create a comfortable, welcoming, and visually striking home that embraces the best of both past and present.

HEIGHT

- Multifamily Building (2,3&4 Stories): Modern farmhouse multifamily buildings with 3-4 stories offer vertical living spaces that maximize land utilization in urban or dense areas. The height allows for multiple residential units, accommodating a larger number of residents while maintaining a cohesive modern farmhouse design. Each floor can feature spacious apartments with high ceilings, providing a comfortable and airy living environment. Maximum floor levels (4), Maximum building height to top of roof = 60’

- Retail/Restaurant Building (1-2 Stories): Modern farmhouse retail/restaurant buildings with 1 or 2 stories maintain a more intimate scale, providing a welcoming and accessible shopping experience. The lower height allows for easy navigation and visibility of storefronts, while the design can still incorporate farmhouse-inspired architectural elements. Smaller restaurants can be part of these buildings or larger restaurants can occupy the whole space. The tall single story building or two-story layout ensures efficient customer flow and encourages a sense of community within the retail/restaurant space.

- Small Restaurants and Retail (1 Story): Small modern farmhouse restaurants and retail spaces typically feature a single-story layout. This height ensures a cozy and intimate atmosphere for customers, allowing them to enjoy a more personal dining or shopping experience. The focus is on creating a warm and inviting ambiance that aligns with the farmhouse aesthetic, while the single-story design facilitates efficient operations and easy customer access.

MATERIALS

- Board and Batten Siding: Board and batten siding is a popular exterior material choice for modern farmhouse designs. It consists of wide vertical boards (the “boards”) with narrow strips (the “battens”) covering the seams between the boards. This siding style adds texture and depth to the exterior while maintaining a rustic and traditional farmhouse aesthetic.

- Stone and Brick Accents: Incorporating stone or brick accents in the exterior design of a modern farmhouse adds visual interest and a touch of elegance. Stone and brick can be used as cladding for portions of the facade, such as the foundation, pillars, or chimney. The natural beauty and durability of stone provide a timeless appeal and enhance the overall aesthetic of the farmhouse.

MAIN ELEMENTS

- Fiber Cement Siding: Fiber cement siding is a versatile and durable option commonly used in modern farmhouse exteriors. It can mimic the look of wood siding while offering increased resistance to rot, pests, and fire. Fiber cement siding is available in various textures and finishes, allowing homeowners to achieve the desired farmhouse aesthetic without sacrificing performance and longevity.

- Stucco: Stucco is very common in the Southern Farmhouse Style and can be used as a wall surface or accent in the project.

- Miscellaneous Allowable Materials - Wood, Simulated Wood, Tile, Metal, Hardcoat Stucco over foam shapes for miscellaneous roof brackets, storefront, overhead garage doors for retail. Residential garage doors should look similar to carriage doors.

ROOF

- Gable Roof: The gable roof is a common feature in modern farmhouse architecture. It typically consists of two sloping sides that meet at a ridge, forming a triangular shape. Gable roofs provide a classic and timeless look, while also allowing for efficient water runoff and ample attic space. Sloped roofs may have dark asphalt shingle, simulated slate, standing seam metal finish. Flat roofs are allowed.

- Metal Roofing: Modern farmhouse roofs often incorporate metal roofing materials. Metal roofs offer durability, longevity, and a sleek aesthetic. They can be finished in various colors, such as black, gray, or even a weathered patina, to complement the overall farmhouse style.

- Dormer Windows: Dormer windows are frequently found in modern farmhouse roofs. These windows protrude from the roof line and provide additional natural light and ventilation to upper-level spaces. Dormers can be designed in different styles, including shed dormers or gable dormers, adding visual interest to the roof line while maintaining the farmhouse charm.

MULTIFAMILY
3 & 4 STORY

ELEMENTS

- Prominent gable roofs with sleek lines and durable metal and or shingle roofing.

- Charming board and batten siding adding texture and character to the building.

- Large windows featuring black frames, providing an abundance of natural light.

- Welcoming entryway with a grand front door and stylish lighting fixtures.

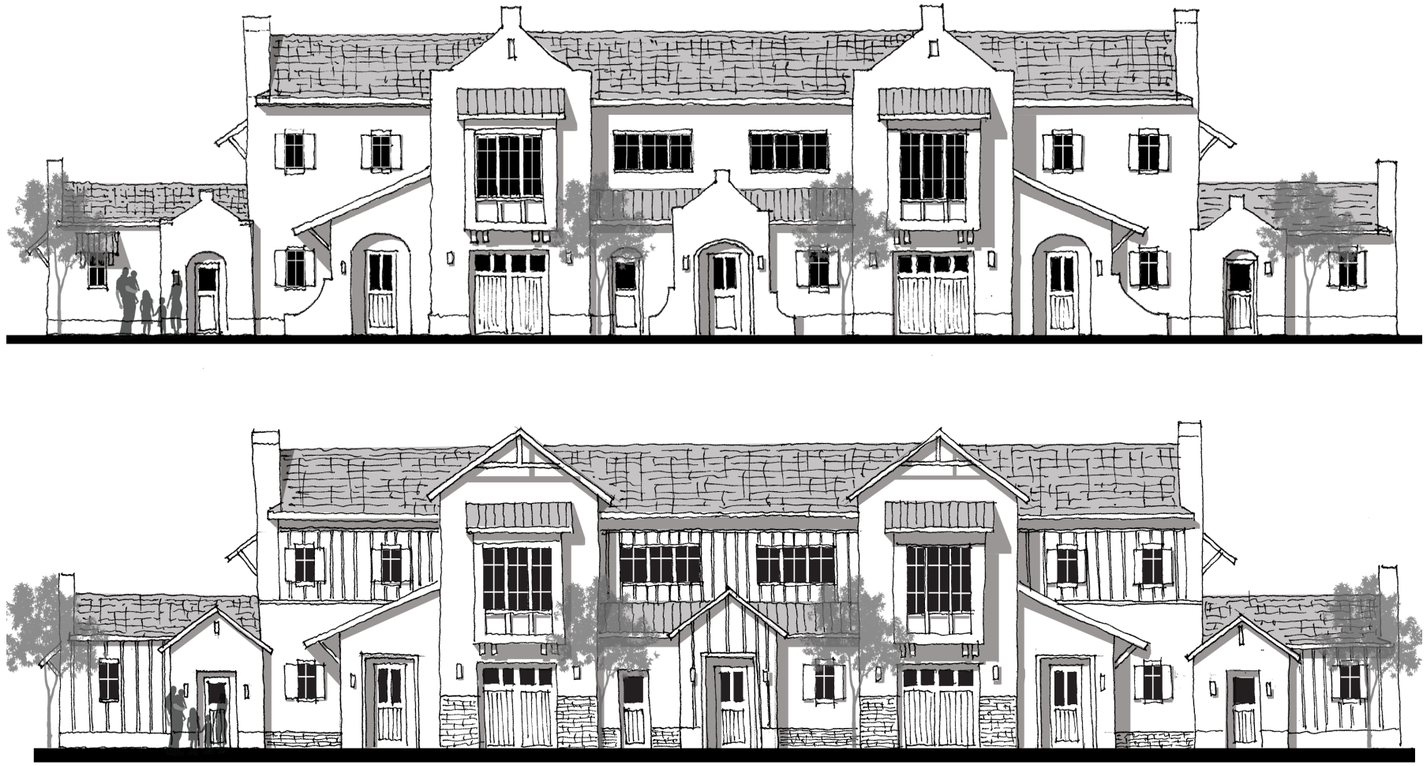
- Eye-catching stone or brick accents on selected sections of the façade, creating visual interest.

- Vertical or horizontal siding variations, adding depth and visual appeal.

- Clean and symmetrical lines creating a balanced and pleasing exterior composition.

- Subtle farmhouse-inspired colors such as soft neutrals, crisp whites, and muted earth tones, creating a harmonious palette.

- Architectural details like decorative brackets, trims, and moldings, emphasizing the farmhouse design theme.



MULTIFAMILY CARRIAGE HOMES

ELEMENTS

- The exterior of a modern farmhouse carriage home exudes a charming and welcoming aesthetic. It combines traditional farmhouse elements such as a gable roof, dormer windows, and a prominent front porch with modern touches like clean lines, minimalistic detailing, and a fresh color palette.

- Board-and-batten siding is a common choice for the exterior cladding of modern farmhouse carriage homes. This style of siding, with vertical planks and narrow strips covering the seams, adds texture and visual interest to the facade while maintaining a clean and sleek appearance.

- Large windows are a prominent feature in modern farmhouse carriage homes, allowing ample natural light to fill the interior and creating a seamless connection between the indoors and outdoors. These windows are often trimmed with simple and elegant casings to complement the overall farmhouse aesthetic.

- To enhance the modern farmhouse look, carriage homes in this style often incorporate elements like metal roofs, black or dark-colored window frames, and contrasting accents such as shutters or window boxes. These details add character and depth to the exterior while maintaining a cohesive and contemporary feel.

CLUBHOUSE & AMENITIES

MATERIALS

WOOD
Modern farmhouse style often incorporates the use of wood or simulated wood as a prominent material. This can include reclaimed or distressed wood for features like flooring, ceiling beams, accent walls, and barn doors. Wood adds warmth, texture, and a rustic element to the overall design.

METAL
Another material commonly found in modern farmhouse homes is metal. This can be seen in the form of metal roofs, black or bronze fixtures and hardware, and industrial-inspired elements like metal railings or exposed metal pipes. Metal accents provide a contrasting and contemporary touch to the more traditional farmhouse elements.

NATURAL STONE
Modern farmhouse design often incorporates natural stone, such as limestone or granite, for features like countertops, fireplace surrounds, or exterior cladding. These natural materials bring a sense of authenticity, durability, and a touch of elegance to the overall aesthetic.

Note: While these materials are commonly used in modern farmhouse design, it's important to remember that there is flexibility in the style, and materials can vary based on personal preferences and regional influences.

RESTAURANT, RETAIL, COMMERCIAL

COLOR PALETTE

NEUTRAL TONES

Modern farmhouse style is known for its neutral color palette, which includes shades of white, cream, beige, and gray. These soft and understated hues create a calm and serene atmosphere while allowing other design elements to stand out.

ACCENTS OF BLACK

To add contrast and depth to the neutral backdrop, modern farmhouse often incorporates accents of black. This can be seen in window frames, light fixtures, cabinet hardware, and other small details throughout the space. The use of black adds a touch of modernity and creates a visual focal point.

EARTHY AND NATURAL ACCENTS

While neutrals dominate the color palette, modern farmhouse also embraces earthy and natural tones. Soft blues, muted greens, warm browns, and hints of dusty rose can be introduced through textiles, artwork, or accessories. These earthy accents provide a subtle pop of color and connect the interior to the surrounding natural environment.

RESTAURANT, BREWERY

ELEMENTS

OPEN AND AIRY LAYOUT

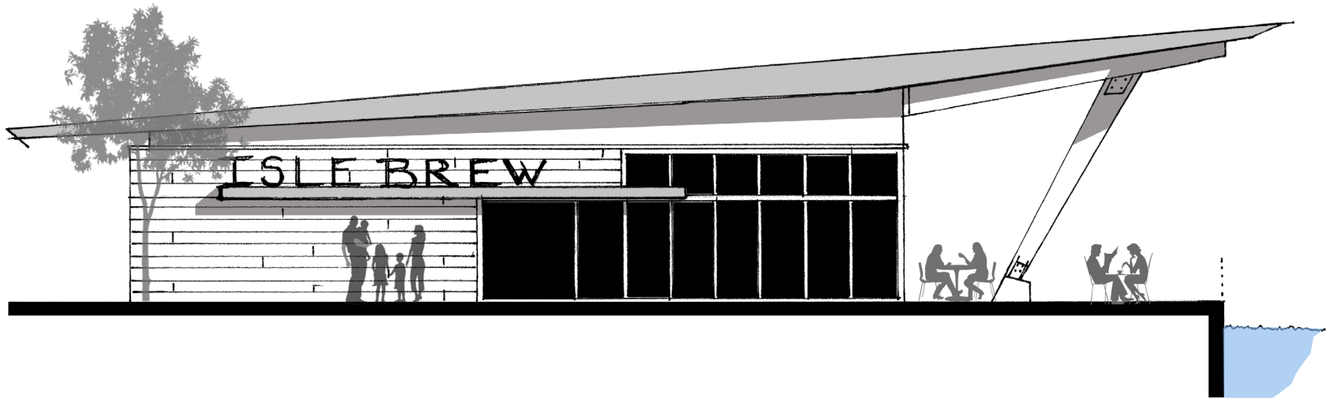
A modern farmhouse restaurant with two stories often features an open and airy layout to create a welcoming and spacious atmosphere. This can be achieved through high ceilings, large windows that allow ample natural light, and an open floor plan that encourages a seamless flow between dining areas. The open layout enhances the farmhouse style while providing a comfortable dining experience for guests.

FARMHOUSE-INSPIRED INTERIOR ELEMENTS

The interior design of a modern farmhouse restaurant with two stories incorporates farmhouse-inspired elements to create a cozy and charming ambiance. This can include details such as exposed wooden beams, shiplap walls, reclaimed wood accents, and vintage-inspired light fixtures. These elements add character and authenticity to the space, evoking a sense of rustic elegance.

MULTI-LEVEL DINING EXPERIENCE

The two-story layout of the restaurant allows for a unique dining experience with different atmospheres on each level. The lower level may accommodate the main dining area, while the upper level could feature a lounge or bar area, private dining rooms, or a mezzanine overlooking the lower level. This multi-level setup offers guests a variety of options and adds to the overall appeal and versatility of the modern farmhouse restaurant.



RESTAURANT, BREWERY

ELEMENTS

RUSTIC CHARM
A brewery with modern farmhouse style embraces rustic charm through its design elements. This can include exposed brick or stone walls, distressed wood accents, and vintage-inspired lighting fixtures. These rustic touches create a cozy and inviting atmosphere that aligns with the warmth and character often associated with farmhouse aesthetics.

INDUSTRIAL ACCENTS
Modern farmhouse breweries often incorporate industrial accents to add a contemporary edge. This can be seen in features like metal bar stools, exposed pipes, and sleek stainless steel brewing equipment. The juxtaposition of industrial elements against the rustic backdrop creates a visually interesting and unique environment that appeals to modern sensibilities.

NATURAL MATERIALS AND EARTHY TONES
A brewery with modern farmhouse style utilizes natural materials and earthy tones in its design palette. This can include materials like reclaimed wood, stone, and concrete, as well as colors such as warm browns, deep greens, and muted blues. These natural elements and earthy hues contribute to a sense of authenticity and harmony with the surrounding environment, enhancing the overall farmhouse aesthetic.

MARKET/ GROCER

ELEMENTS

BLEND OF TRADITIONAL AND CONTEMPORARY

The architecture of a modern farmhouse grocery store seamlessly combines traditional farmhouse elements with contemporary design features. It incorporates classic farmhouse elements like pitched roofs, gable ends, and wrap-around porches, while integrating sleek lines, large windows, and modern materials like metal and glass. This blending of styles creates a visually appealing and harmonious exterior that represents both the heritage and modernity of the store.

BRANDED SIGNAGE AND FAÇADE

While maintaining the modern farmhouse style, the architecture allows grocery retailers to incorporate their branding elements into the store's design. This can be achieved through branded signage and a distinct façade that reflects the retailer's logo, colors, and typography. These branding elements can be integrated into the architectural details, such as the entrance, awnings, or exterior cladding, ensuring that the store stands out and aligns with the retailer's identity.

OPEN AND AIRY INTERIOR

The modern farmhouse grocery store architecture prioritizes an open and airy interior layout. It often features high ceilings, exposed beams, and an abundance of natural light. This creates a spacious and welcoming atmosphere for customers, enhancing their shopping experience.

DAYCARE/ CHILD EDUCATIONAL

ELEMENTS

CONNECTION TO NATURE

Open air spaces are important for modern farmhouse daycares as they allow children to connect with nature. The farmhouse aesthetic often emphasizes a close relationship with the outdoors, and open air spaces provide an opportunity for children to engage in nature-based activities, explore the environment, and develop an appreciation for the natural world.

HEALTH AND WELL-BEING

Open air spaces in modern farmhouse daycares contribute to the overall health and well-being of children. Fresh air and natural sunlight are beneficial for physical health, helping to boost the immune system and provide vitamin D. Additionally, outdoor play encourages physical activity, which promotes healthy growth and development.

CREATIVITY AND EXPLORATION

Open air spaces offer a larger canvas for children's creativity and exploration. These spaces can include outdoor play areas, gardens, and nature trails, providing opportunities for imaginative play, sensory experiences, and hands-on learning. The freedom of open air spaces encourages children to engage in unstructured play, fostering their problem-solving skills, social interactions, and overall cognitive development.

RETAIL/ COMMERCIAL

OUTDOOR EXPERIENCE

CHARMING EXTERIOR DESIGN

The outdoor experience of a modern farmhouse retail space begins with a charming exterior design that captures the essence of farmhouse aesthetics. This can include elements such as a gable roof, board-and-batten siding, a welcoming front porch, and landscaped areas with natural accents. The exterior design sets the tone and creates a sense of anticipation for shoppers.

INVITING OUTDOOR DISPLAY AREAS

Modern farmhouse retail spaces often incorporate inviting outdoor display areas. These can include styled vignettes, garden settings, or outdoor seating areas where customers can relax and enjoy the ambiance. Outdoor display areas showcase merchandise such as garden decor, patio furniture, or seasonal items, further immersing shoppers in the modern farmhouse experience.

COMMUNITY EVENTS AND GATHERINGS

To enhance the outdoor experience, modern farmhouse retail spaces may organize community events and gatherings. This can include farmers' markets, outdoor workshops, or seasonal celebrations that bring the community together. By hosting such events, the retail space becomes a hub for social interactions and fosters a sense of community engagement within the modern farmhouse lifestyle.

RETAIL, COMMERCIAL

ELEMENTS

BLEND OF TRADITIONAL AND CONTEMPORARY ELEMENTS
Retail architecture in modern farmhouse style combines traditional farmhouse design elements with contemporary touches. This can include incorporating classic features such as gable roofs, board-and-batten siding, and large windows, while incorporating clean lines, minimalistic detailing, and modern materials like glass and steel. The architecture achieves a balance between rustic charm and sleek sophistication.

EMPHASIS ON NATURAL LIGHT AND OPEN SPACES
Modern farmhouse retail architecture prioritizes natural light and open spaces. Large windows, glass doors, and skylights are utilized to maximize daylight and create a bright and inviting atmosphere.

AUTHENTICITY AND MATERIALS
The retail architecture of modern farmhouse emphasizes authenticity and the use of natural materials. This can include elements like exposed wood beams, stone accents, reclaimed wood finishes, and textured materials. These materials add depth and character to the space, highlighting the farmhouse aesthetic and creating a sense of warmth and craftsmanship. The architecture aims to create an authentic and timeless shopping environment that reflects the values of the modern farmhouse style.

WAYFINDING AND SIGNAGE

GOALS AND OBJECTIVES

The purpose of wayfinding signage is to provide a cohesive identity for the development; define edges and/or entry points; and provide directional information for both the vehicular and pedestrian experience. Signage types will vary based on the intended use. Identity signs will announce and highlight specific areas, while wayfinding directional signs will serve as pathfinders helping to navigate visitors through streets, parks, and trails. The location, materials and construction details of the signs shall be consistent with the overall design vocabulary at Hilliard Isle to create visual cohesiveness.

CREATES WELCOMING AMBIANCE

Signage shall be used at arrival points and throughout the site to define key moments, and will follow the established language of the intended design vocabulary. Varying types of signage will be utilized for different communication purposes, but should always maintain the desired design vocabulary of Hilliard Isle.

IMAGINATIVE, WHIMSICAL GRAPHICS

Hilliard Isle's signage brand identity encompasses modern countryside, celebration of nature and sustainability, and historic Florida charm. Signage that reflects these design intentions are encouraged.

DISTINCTIVE AND UNIQUE

As a projected local destination and gateway to the surrounding residential developments, Hilliard Isle will become a well-known hive for resort-style living that interweaves nature with experiences and sustainable practices. All signage types should represent that unique and nostalgic quality that Hilliard Isle personifies, while maintaining a cohesive vocabulary.

CAPTIVATING AND CHARMING

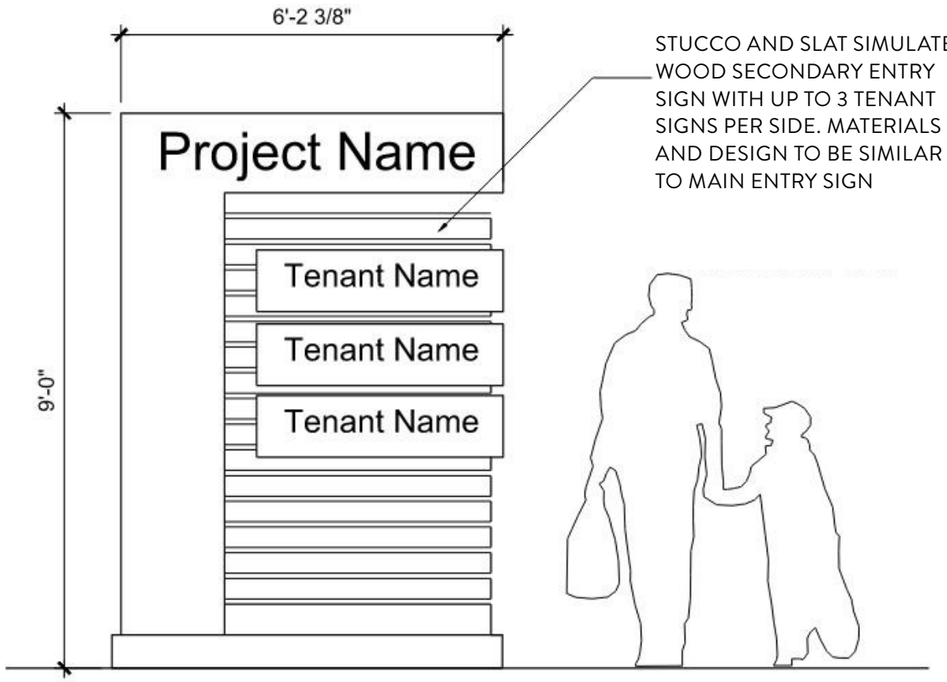
Natural materials, enhanced lighting, and modern touches are welcomed and encouraged in order to create signage that encapsulates the wistful, historic nature of Hilliard Isle.

WAYFINDING & SIGNAGE PLAN

This illustrative siteplan will be updated as site specific details, architecture and programs get further refined.

- A Hilliard Isle Primary Main Entry/Signage
- B Village Center Secondary Entry/Signage
- C Village Center Wayfinding Signage
- D Village Center Outparcel Entry Signage
- E Potential Community Arrival Sign
- F Pulte Residential Secondary Entry Signage

SECONDARY ENTRY SIGNAGE

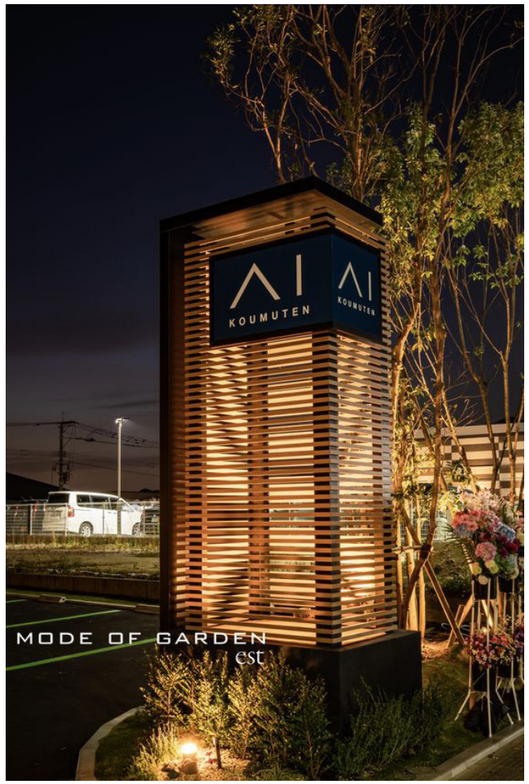


STUCCO AND SLAT SIMULATED WOOD SECONDARY ENTRY SIGN WITH UP TO 3 TENANT SIGNS PER SIDE. MATERIALS AND DESIGN TO BE SIMILAR TO MAIN ENTRY SIGN

B SECONDARY ENTRY SIGNAGE - TYPE B

B1 SECONDARY ENTRY SIGNAGE - TYPE B1

The internal B1 sign (not illustrated) is allowed to have up to 6 individual tenant signs per side.

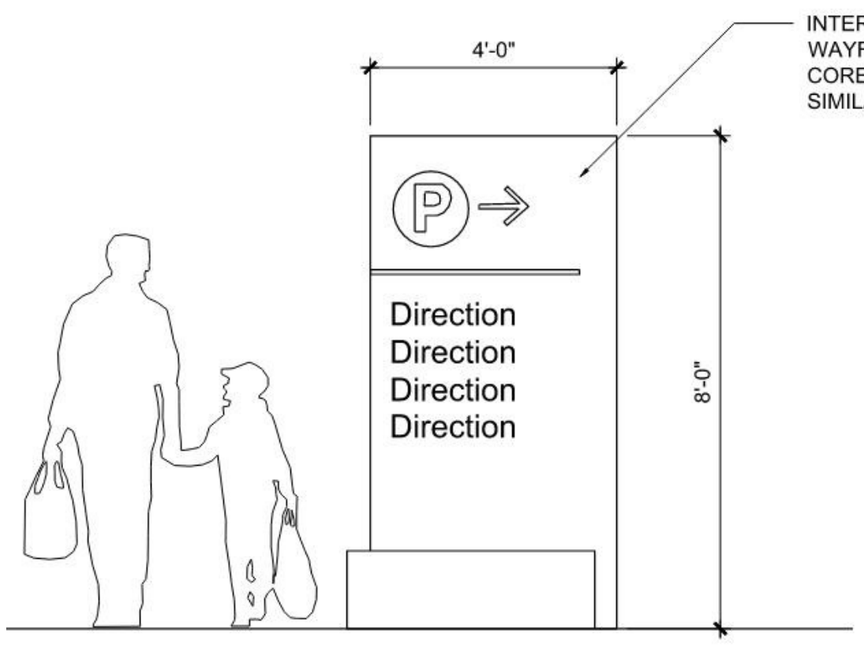


ENTRY SIGN EXAMPLE

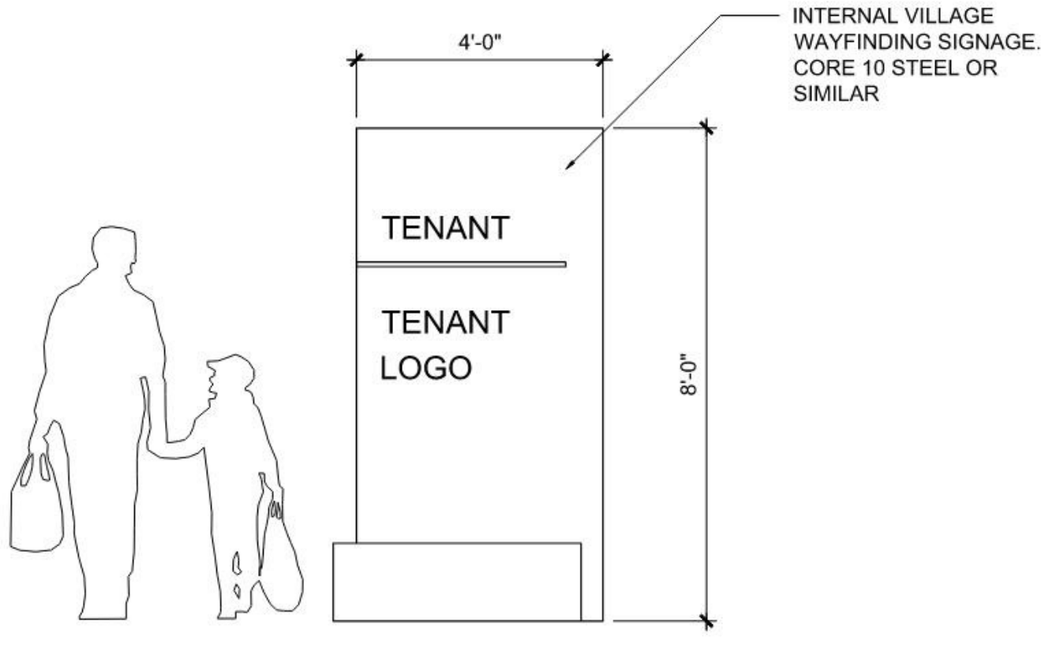
WAYFINDING SIGN EXAMPLE

WAYFINDING SIGN EXAMPLE

INTERNAL VILLAGE AND OUT PARCEL SIGNAGE



C INTERNAL VILLAGE CENTER WAYFINDING - TYPE C



D OUT PARCEL ENTRY SIGN - TYPE D

BUILDING SIGNAGE

The goal of the signage throughout the Village Center is to offer a variety of options such as size, placement, and font style to create a rich tapestry of graphics that still adheres to a common family of materials and methods that are harmonious with each other. All commercial buildings in the Village Center are able to be viewed from all sides, therefor signage is allowed on the buildings along the street side as well as on the parking lot side of the facades.

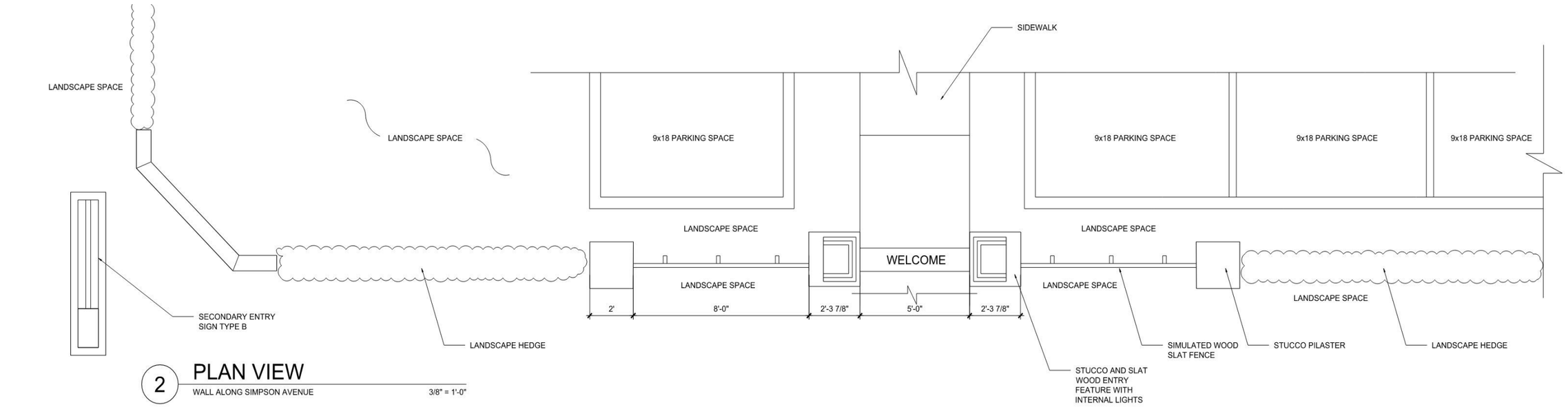
TYPE A - CANOPY MOUNTED

TYPE B - SINGLE TENANT WALL MOUNTED
TYPE C - MULTI-TENANT WALL MOUNTED

TYPE D - BLADE

TYPE E - FLOATING - MOUNTED VERTICAL ON SURFACE

SIMPSON ROAD WALL



2 PLAN VIEW

WALL ALONG SIMPSON AVENUE 3/8" = 1'-0"

1 ELEVATION

WALL ALONG SIMPSON AVENUE 3/8" = 1'-0"

INTENTIONALLY LEFT BLANK

Exhibit E: Hilliard Isle Product Catalog

Hilliard Island
Sheet Index

Sheet Index	Page 1
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24' Benton Elevations	Page 3-5
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24' Haddock Elevations	Page 7-9
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40' Coral Plan	Page 33
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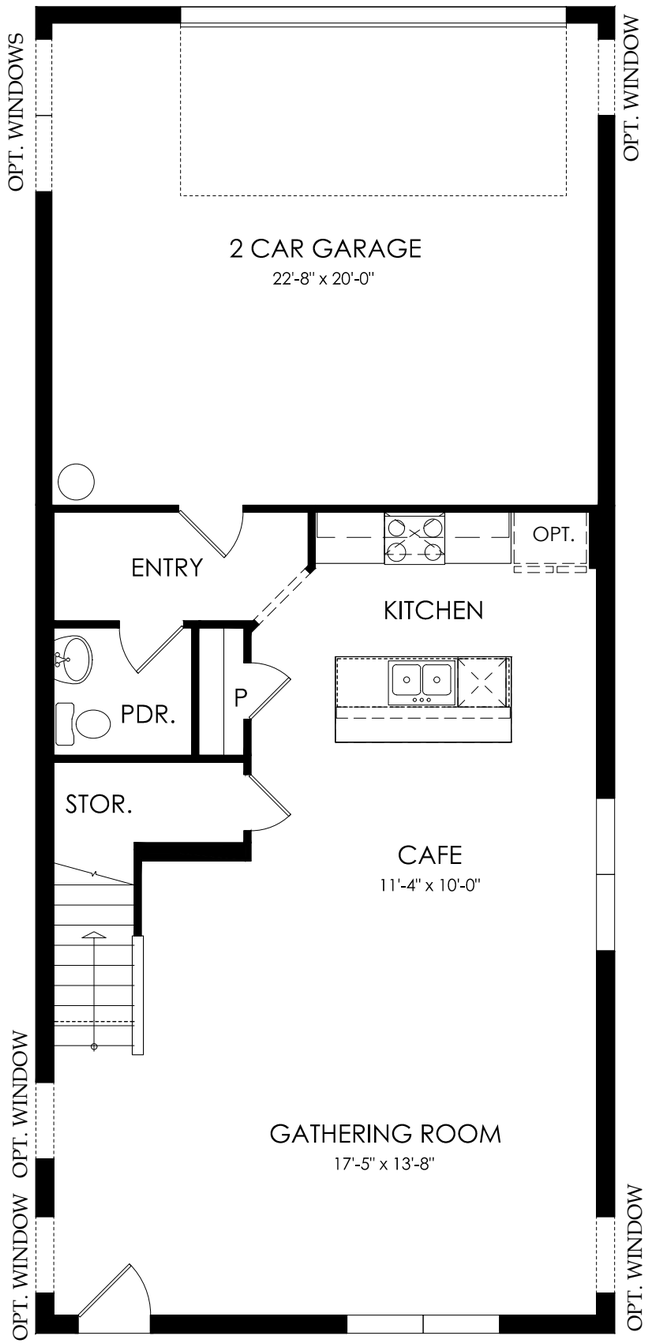
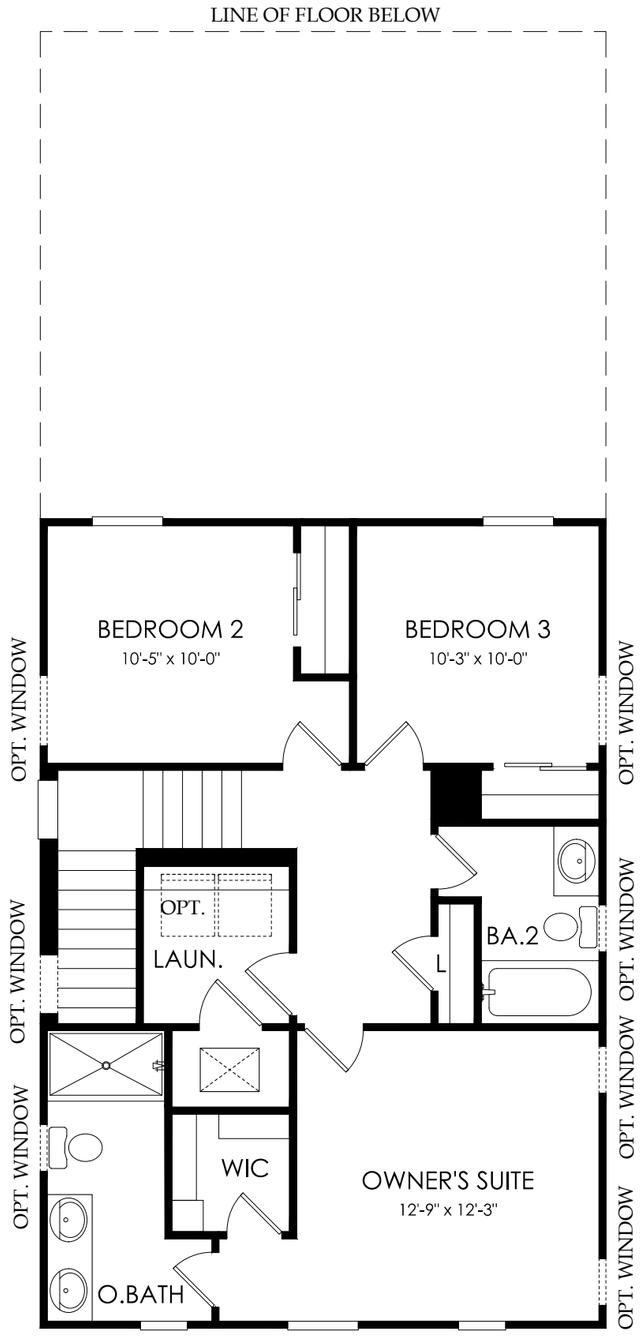
4 Unit Townhome Elevations	Page 55
6 Unit Townhome Floor Plan	Page 56
6 Unit Townhome Elevations	Page 57

Hilliard Island
24' RL Bungalow
Benton | 1,628 sf



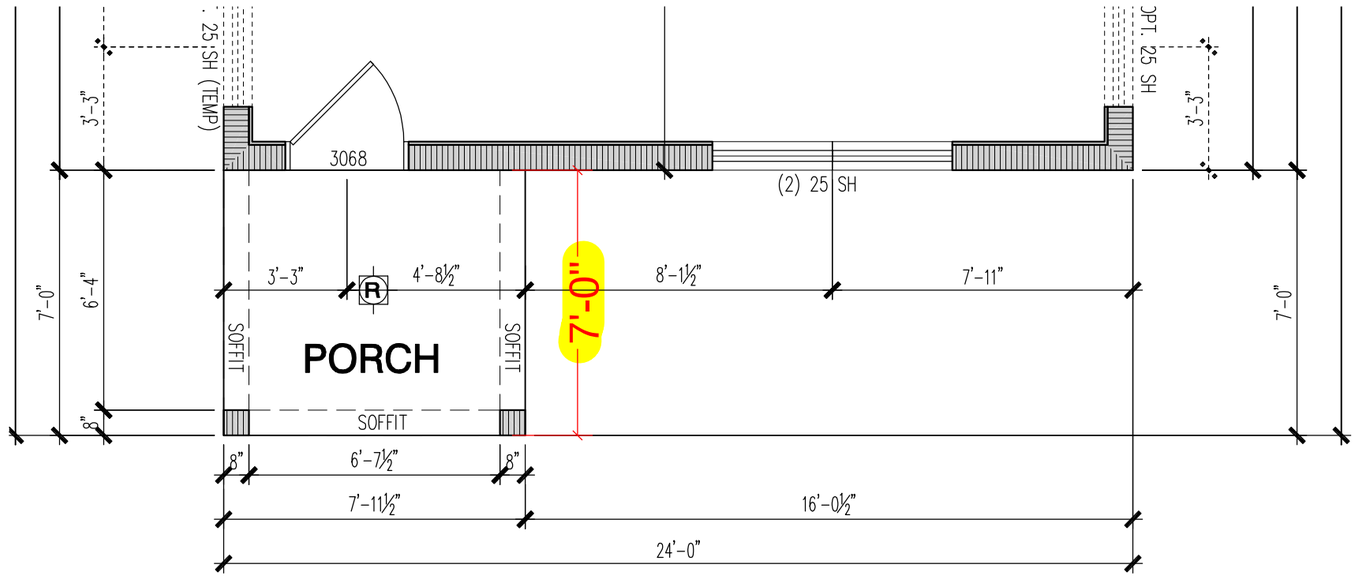
First Floor



Second Floor

Hilliard Island
24' RL Bungalow
Benton | 1,628 sf
CO1 Elevation

To be counted in the half without a qualifying front porch

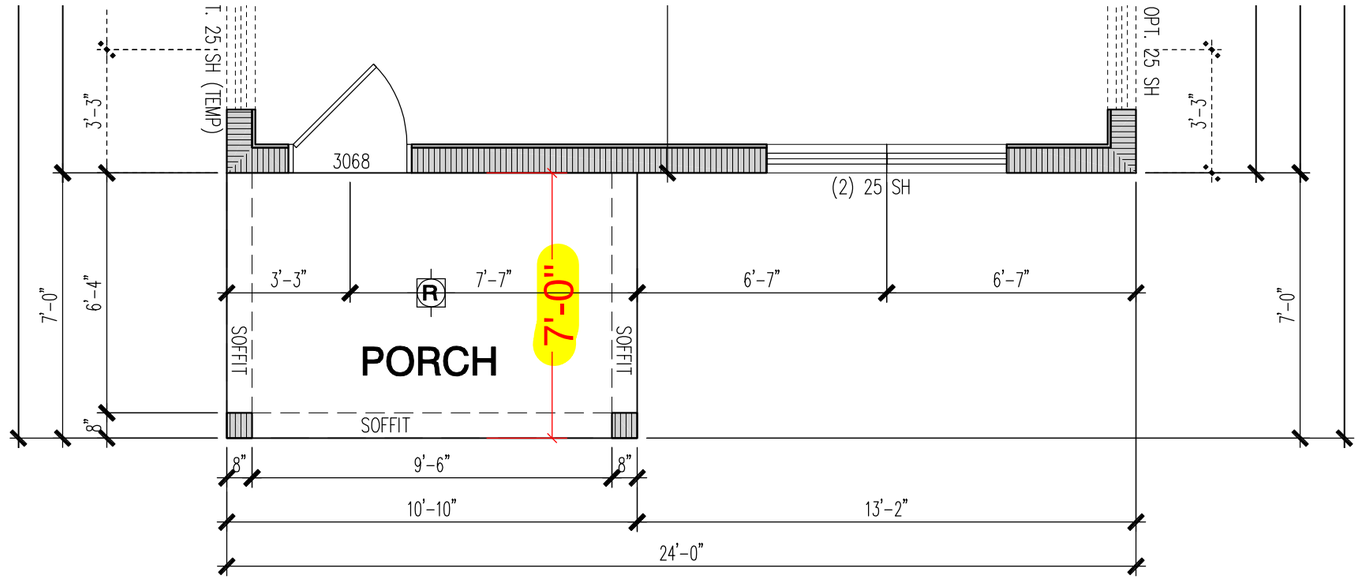


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
24' RL Bungalow
Benton | 1,628 sf
FH1 Elevation

To be counted in the half without a qualifying front porch

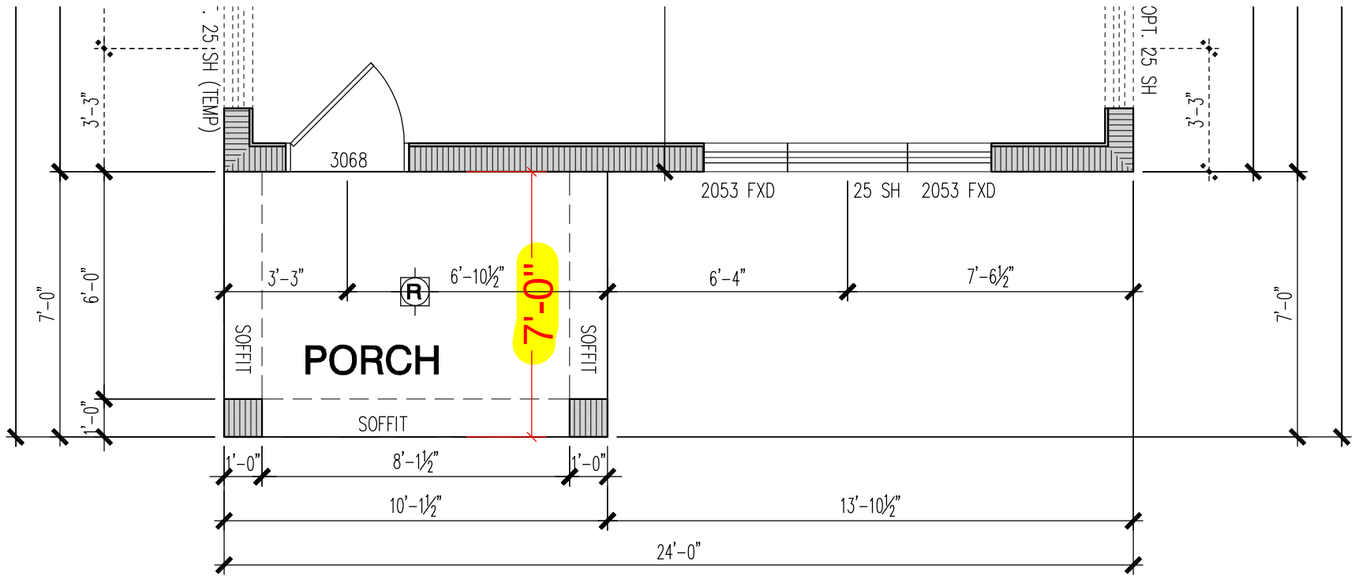


PARTIAL FIRST FLOOR PLAN "FH1"

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

Hilliard Island
24' RL Bungalow
Benton | 1,628 sf
MD1 Elevation

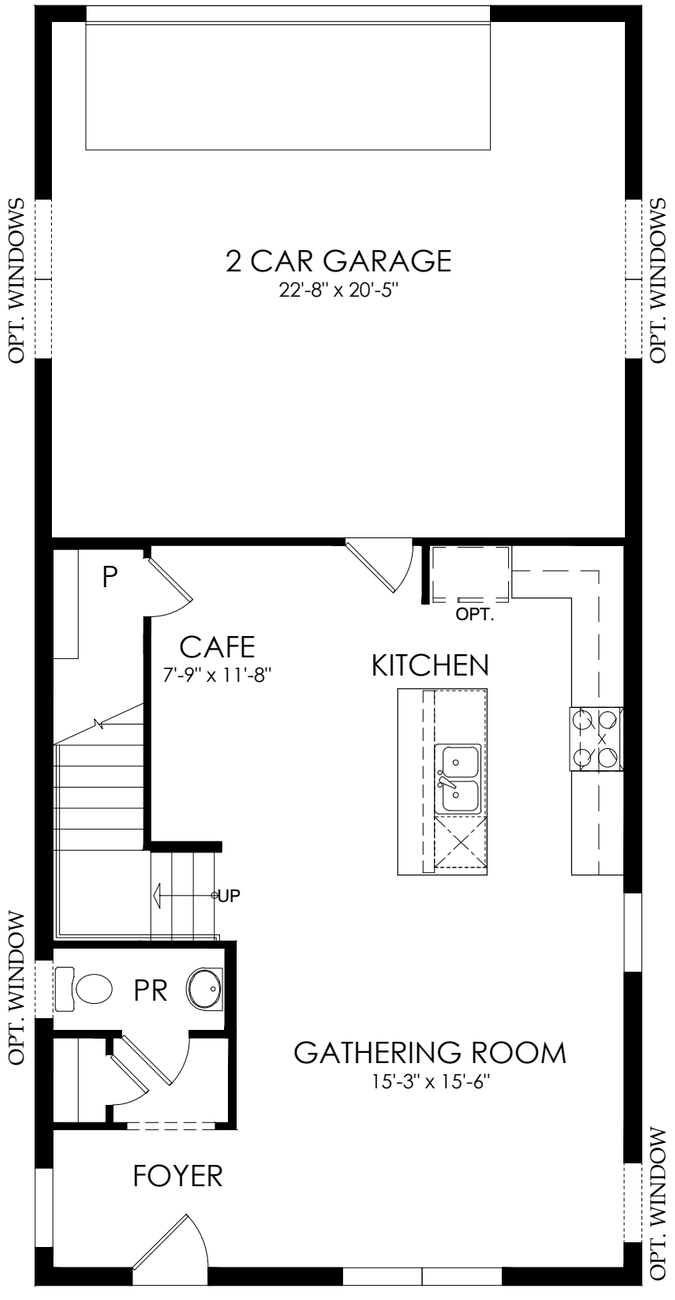
To be counted in the half without a qualifying front porch



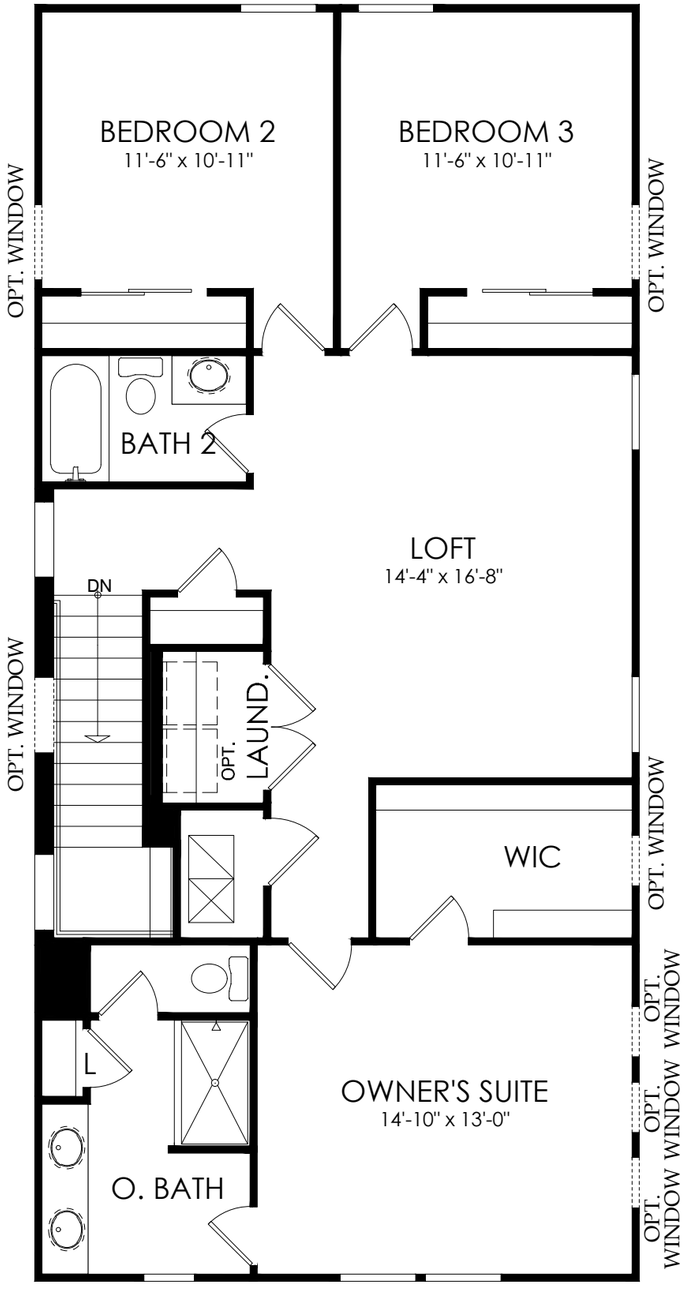
PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
24' RL Bungalow
Haddock | 1,896 sf



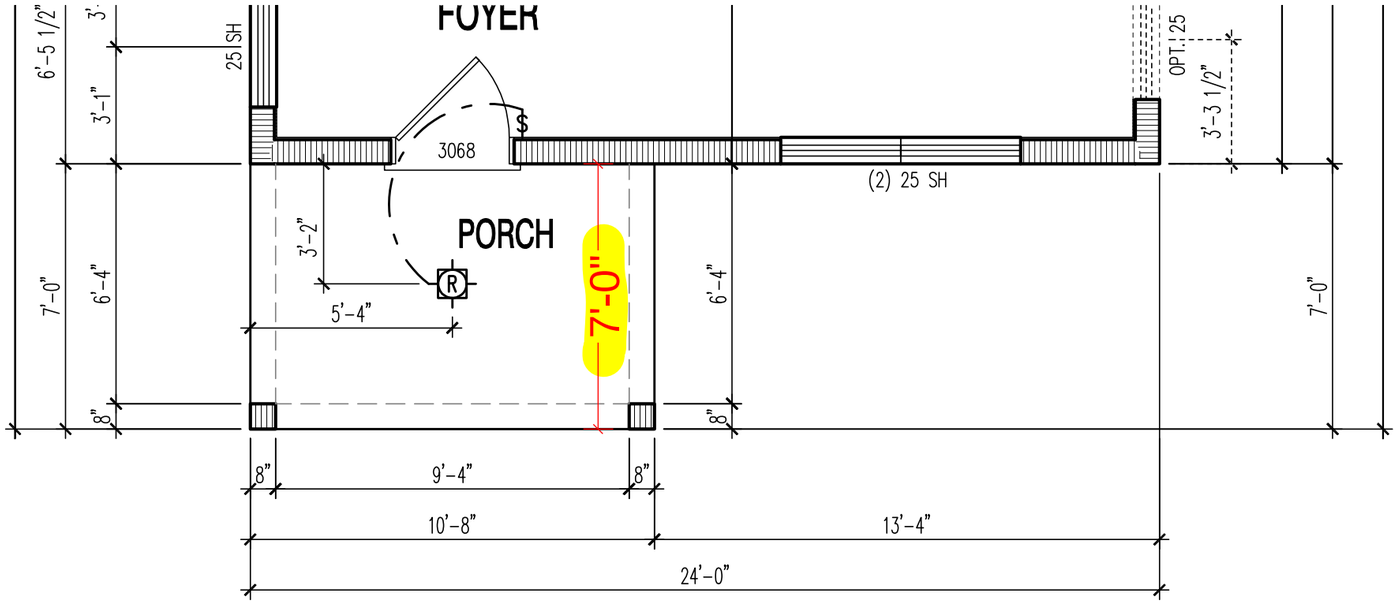
First Floor



Second Floor

Hilliard Island
24' RL Bungalow
Haddock | 1,896 sf
CO1 Elevation

To be counted in the half without a qualifying front porch

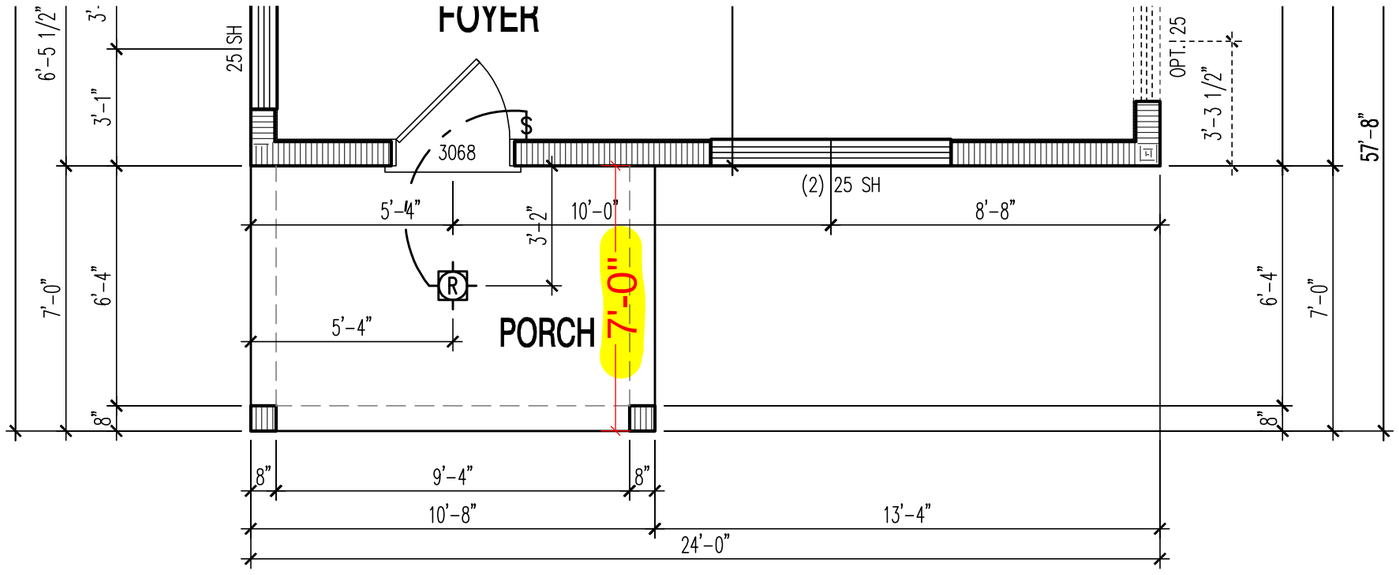


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
24' RL Bungalow
Haddock | 1,896 sf
FH1 Elevation

To be counted in the half without a qualifying front porch.

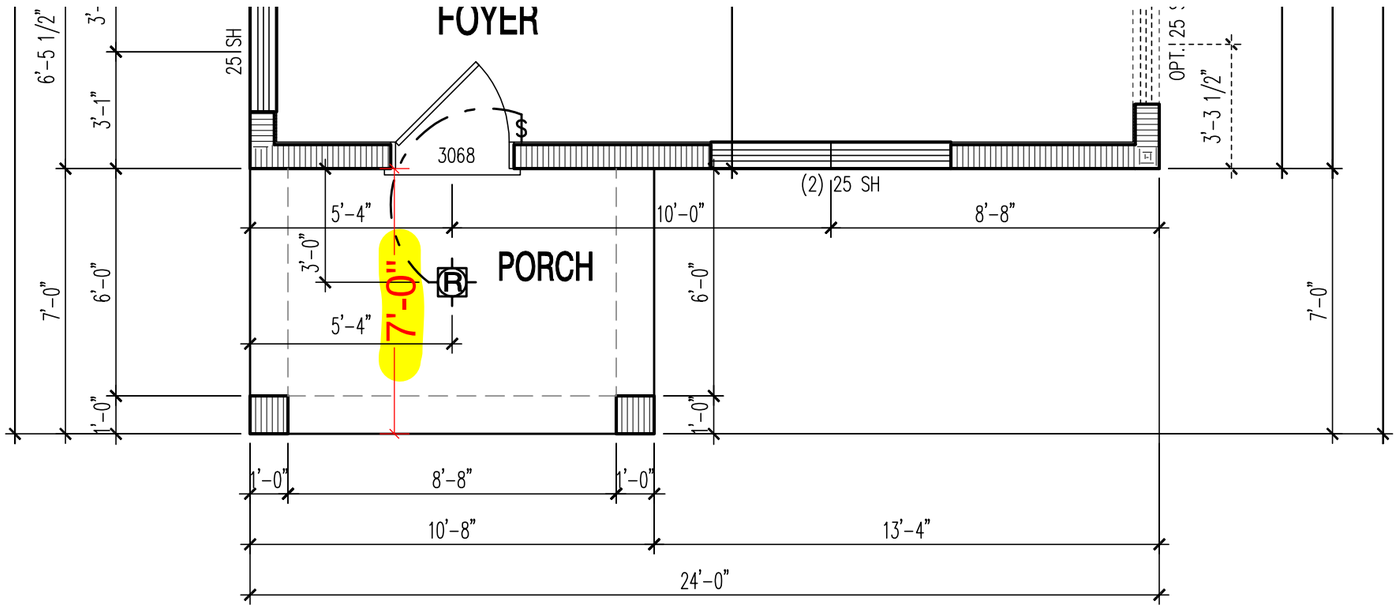


PARTIAL FIRST FLOOR PLAN "FH1"

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

Hilliard Island
24' RL Bungalow
Haddock | 1,896 sf
MD1 Elevation

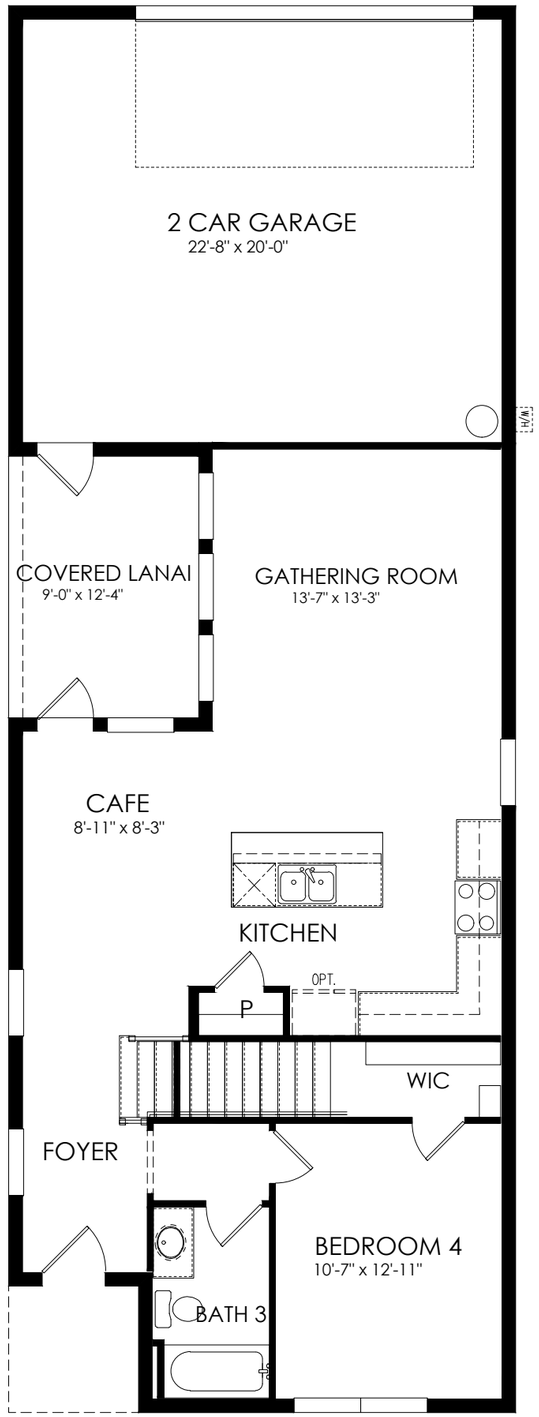
To be counted in the half without a qualifying front porch



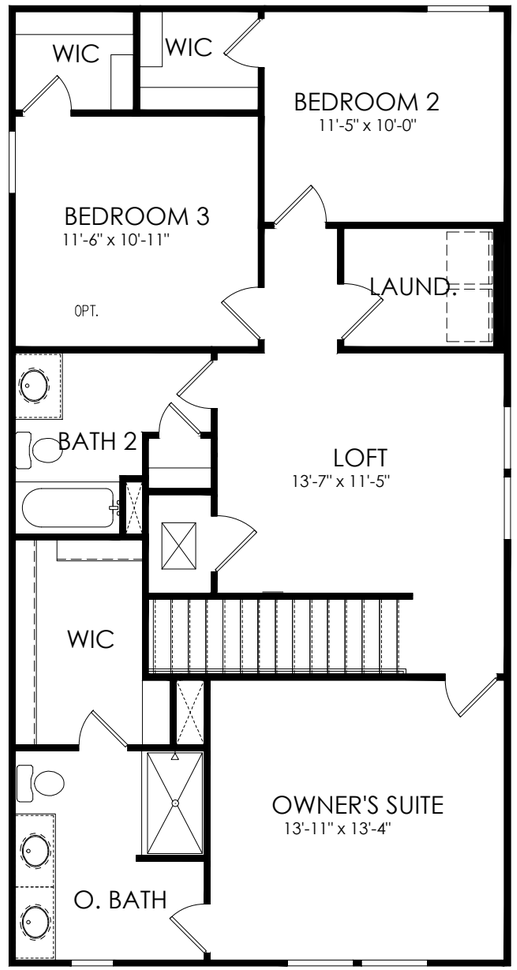
PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
24' RL Bungalow
Jasmine | 2,037 sf



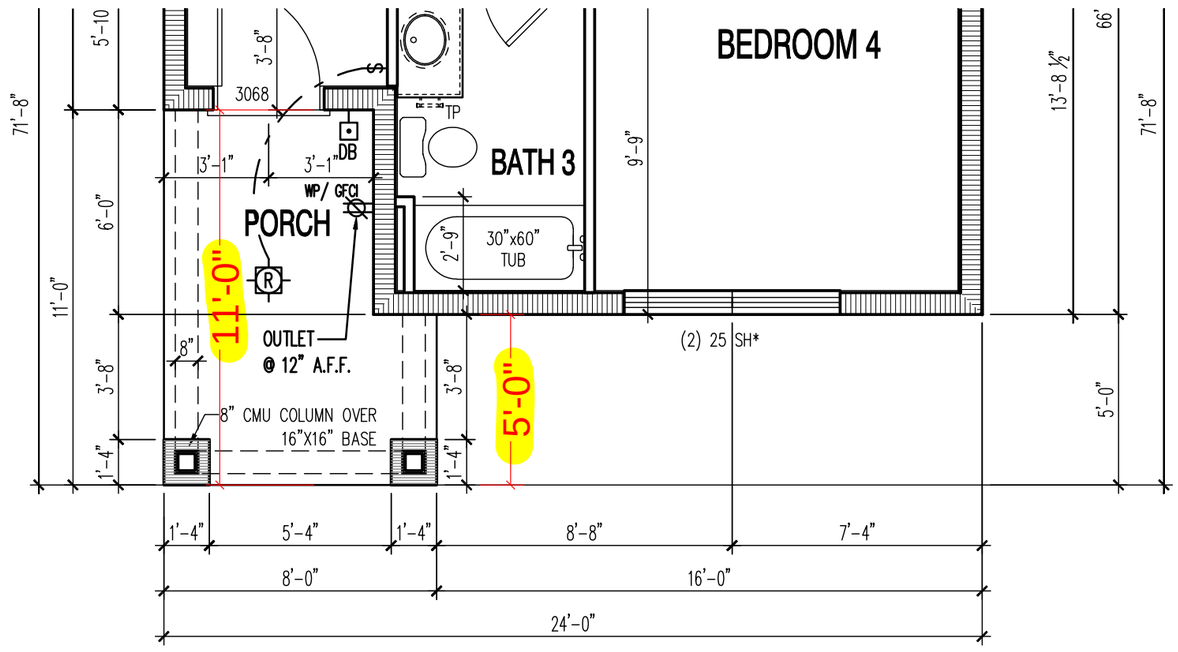
First Floor



Second Floor

Hilliard Island
24' RL Bungalow
Jasmine | 2,037 sf
C1 Elevation

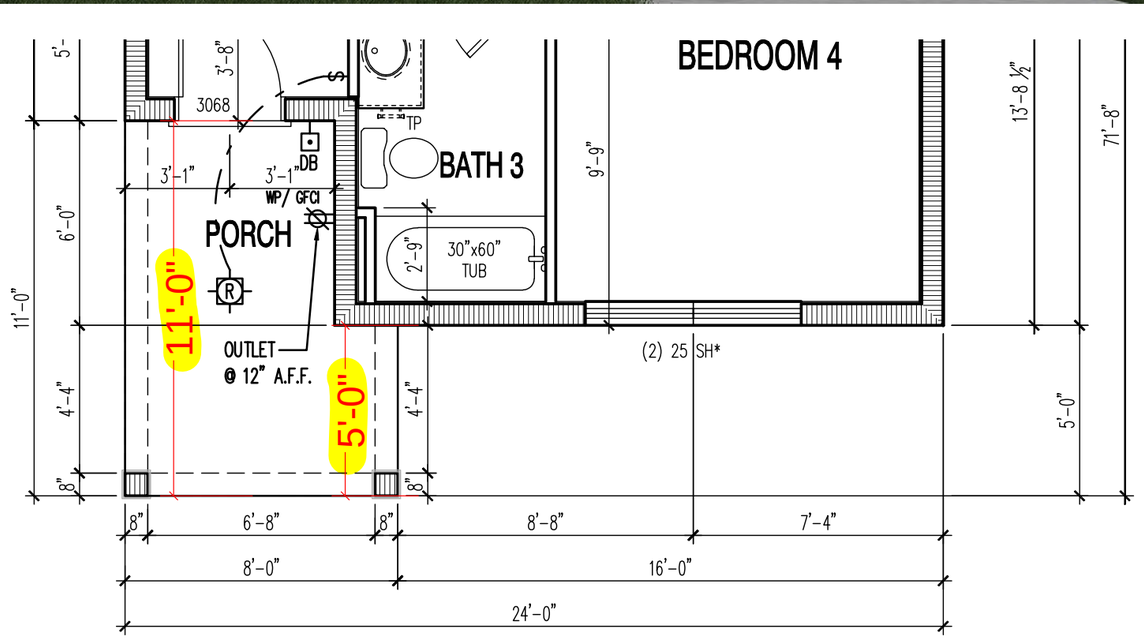
To be counted in the half without a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "C1"
SCALE: 1/4"=1'-0"

Hilliard Island
24' RL Bungalow
Jasmine | 2,037 sf
CO1 Elevation

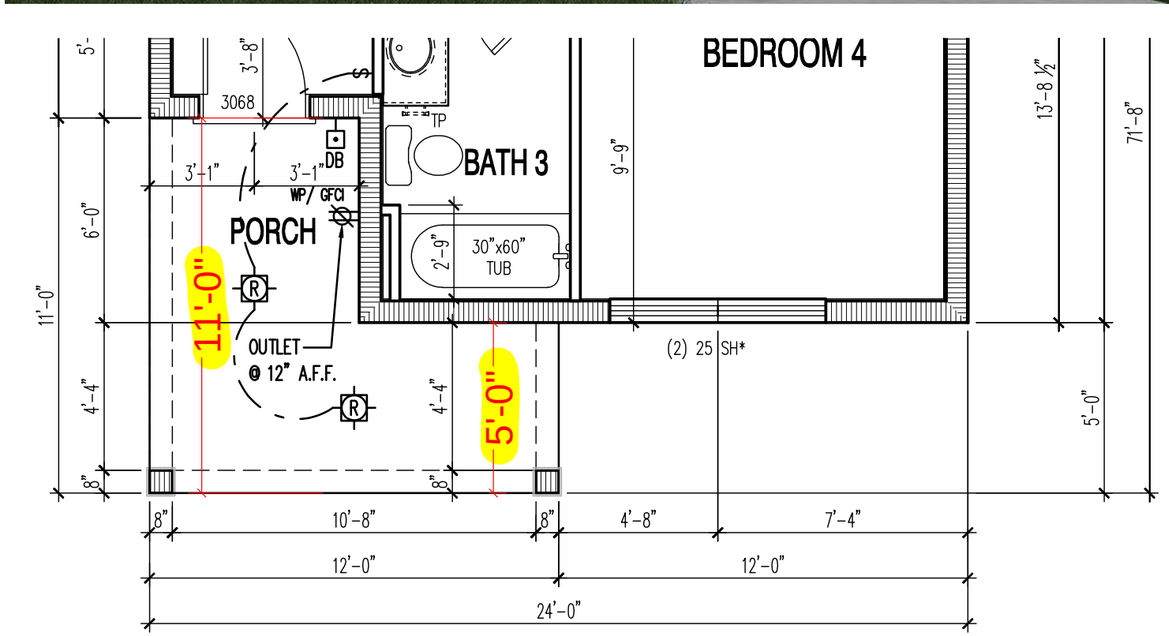
To be counted in the half without a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "CO1"
SCALE: 1/4"=1'-0"

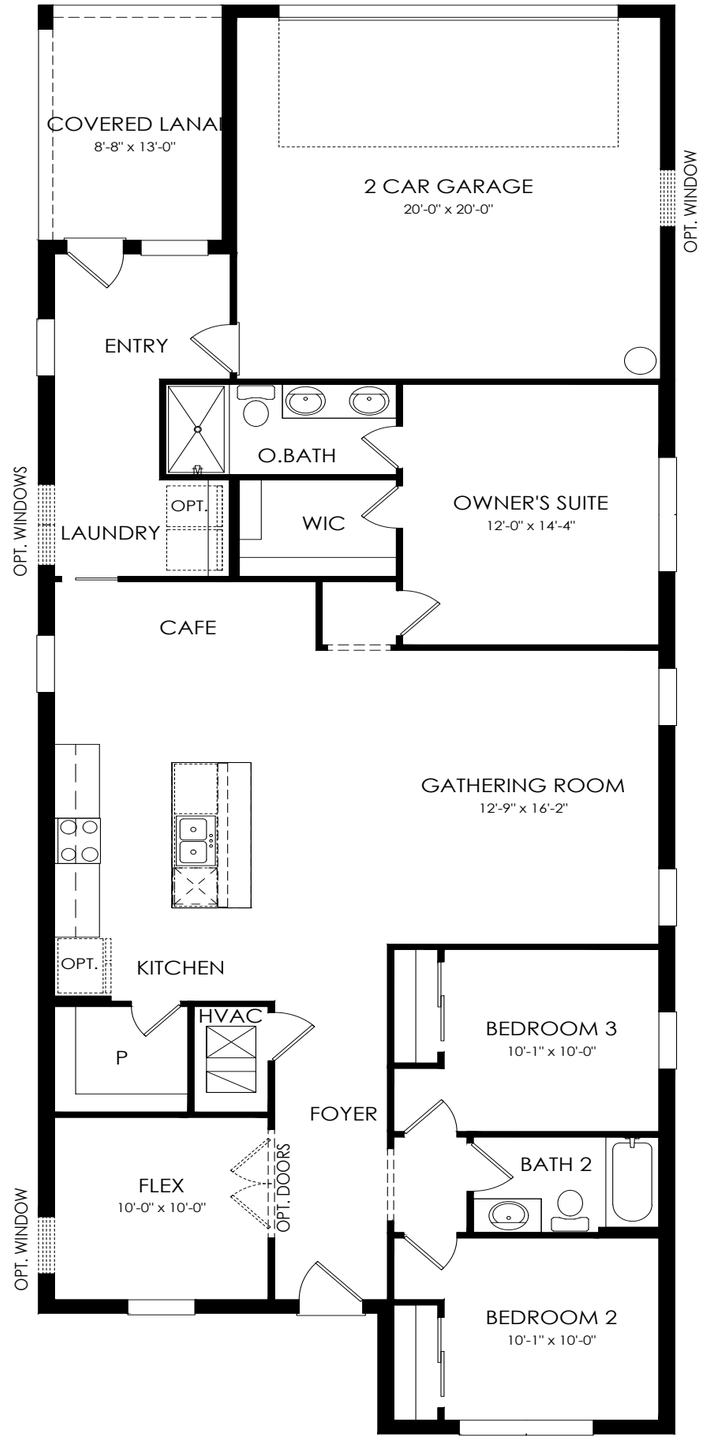
Hilliard Island
24' RL Bungalow
Jasmine | 2,037 sf
CO2 Elevation

To be counted in the half with a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "CO2"
SCALE: 1/4"=1'-0"

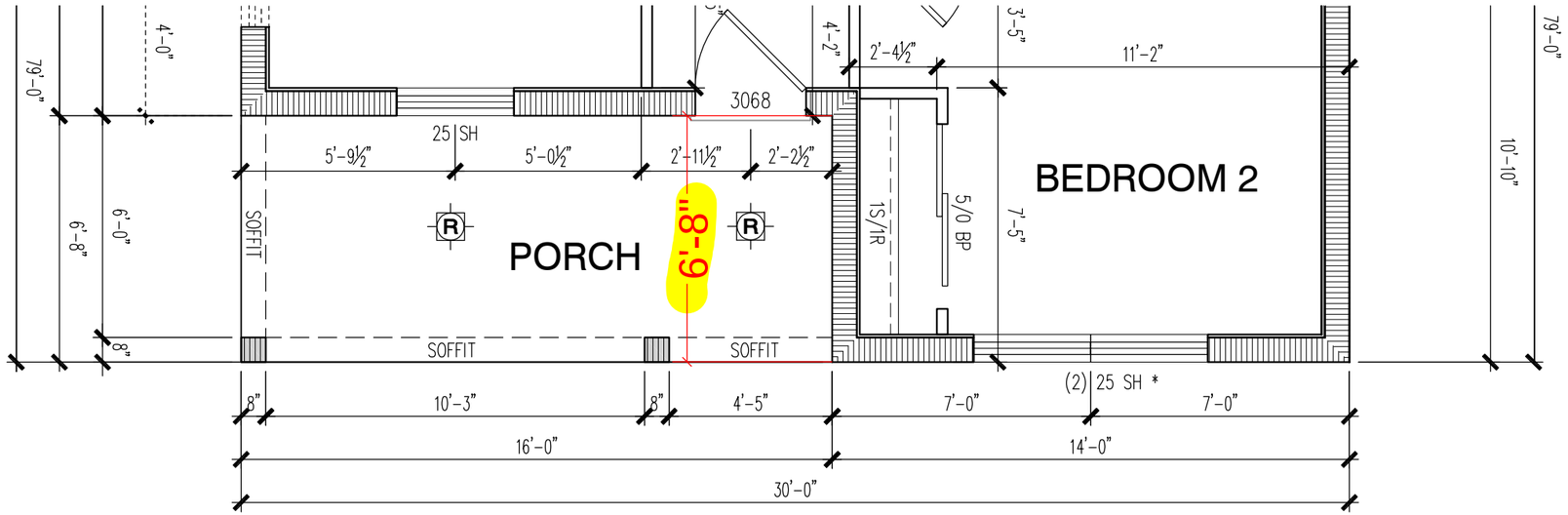
Hilliard Island
30' RL Bungalow
Dylan | 1,715 sf



First Floor

Hilliard Island
30' RL Bungalow
Dylan | 1,715 sf
CO1 Elevation

To be counted in the half with a qualifying front porch.

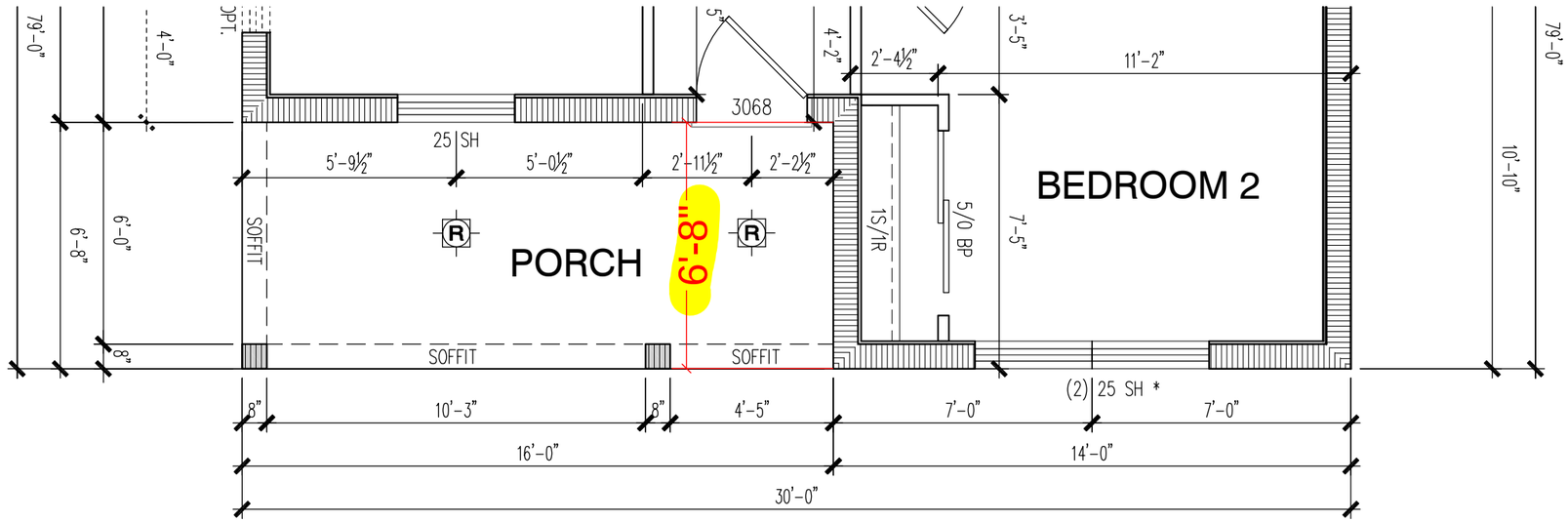


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
30' RL Bungalow
Dylan | 1,715 sf
FH1 Elevation

To be counted in the half with a qualifying front porch.

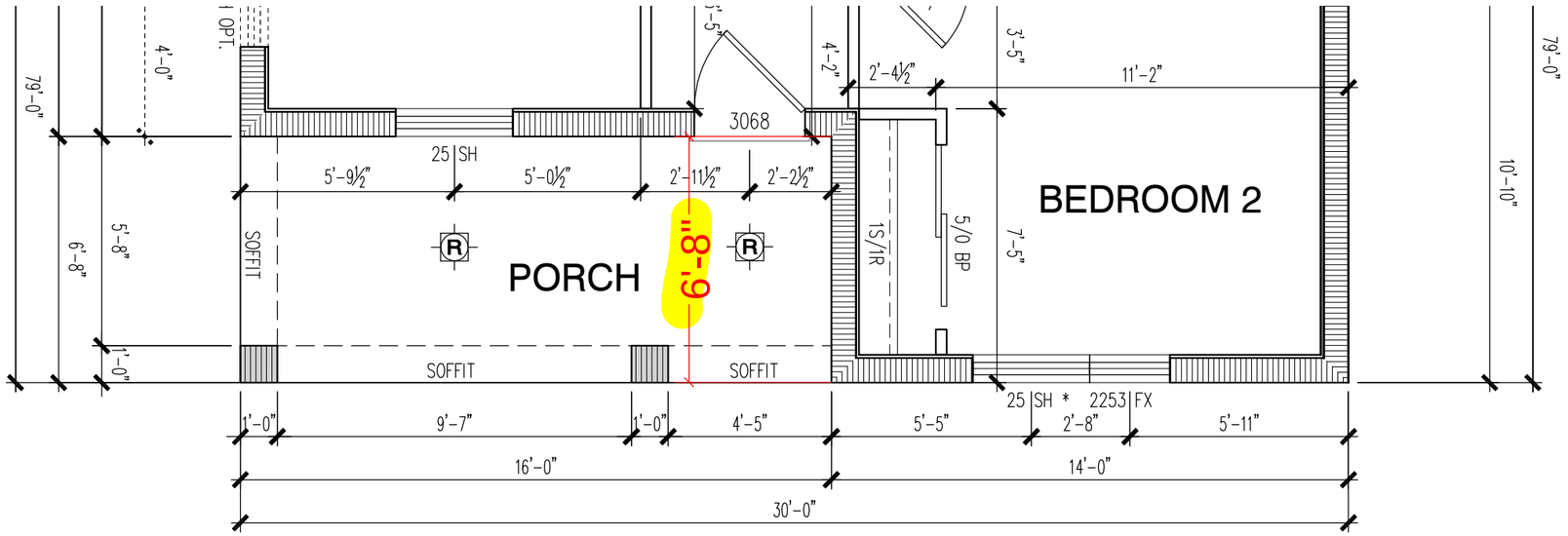


PARTIAL FIRST FLOOR PLAN "FH1"

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

Hilliard Island
30' RL Bungalow
Dylan | 1,715 sf
MD1 Elevation

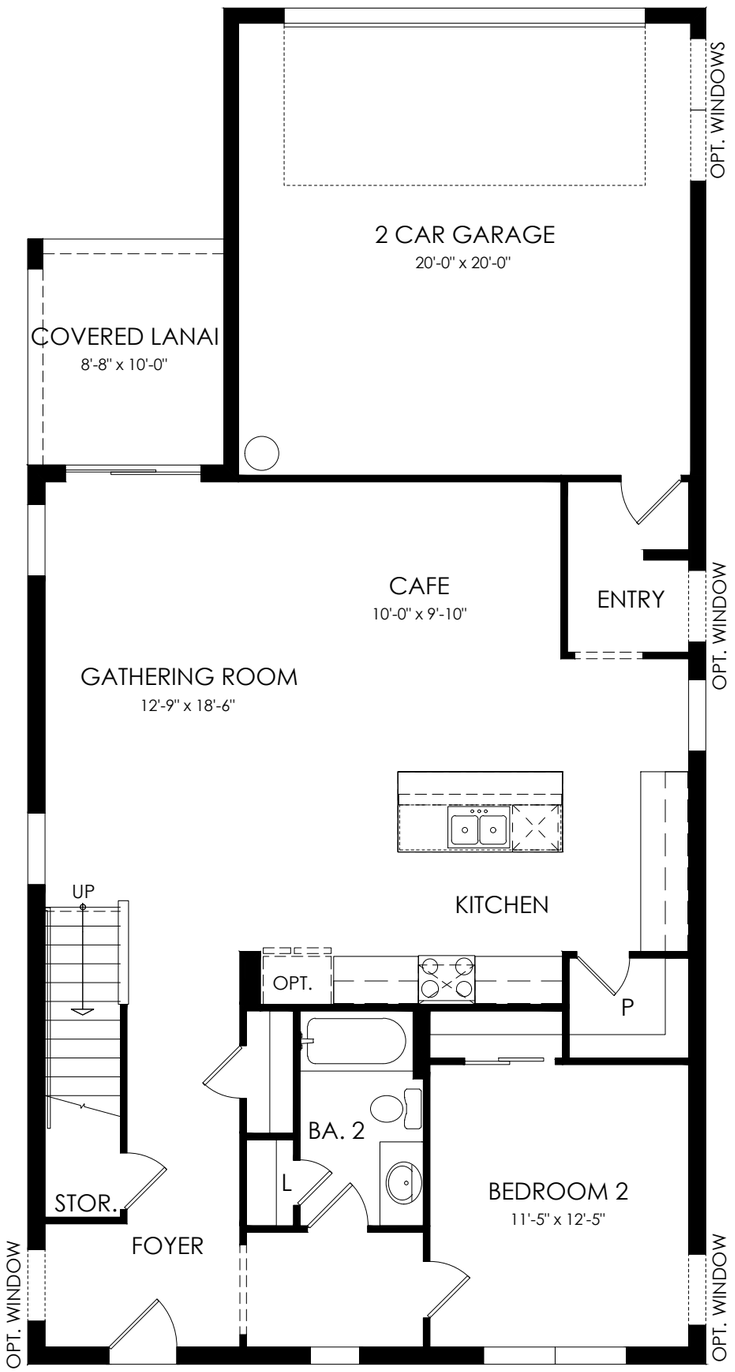
To be counted in the half
with a qualifying front porch.



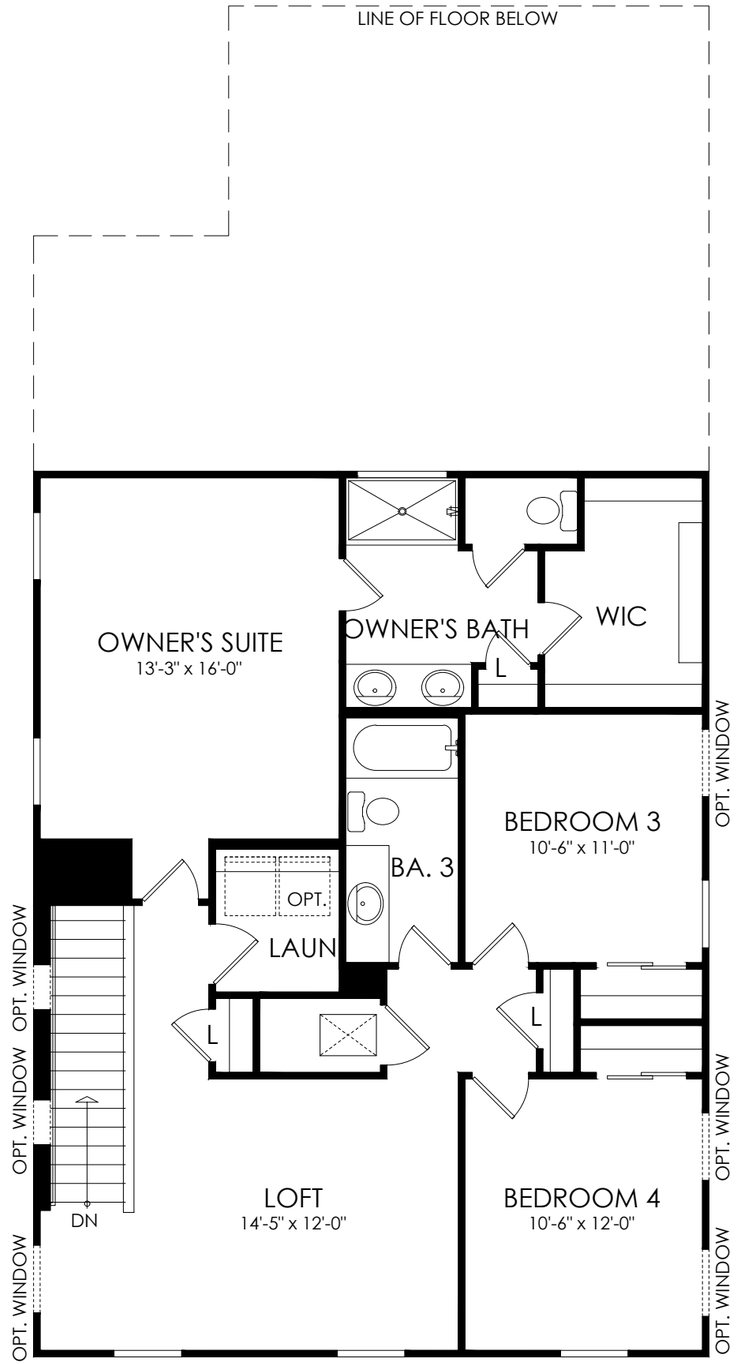
PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
30' RL Bungalow
Mabel | 2,341 sf



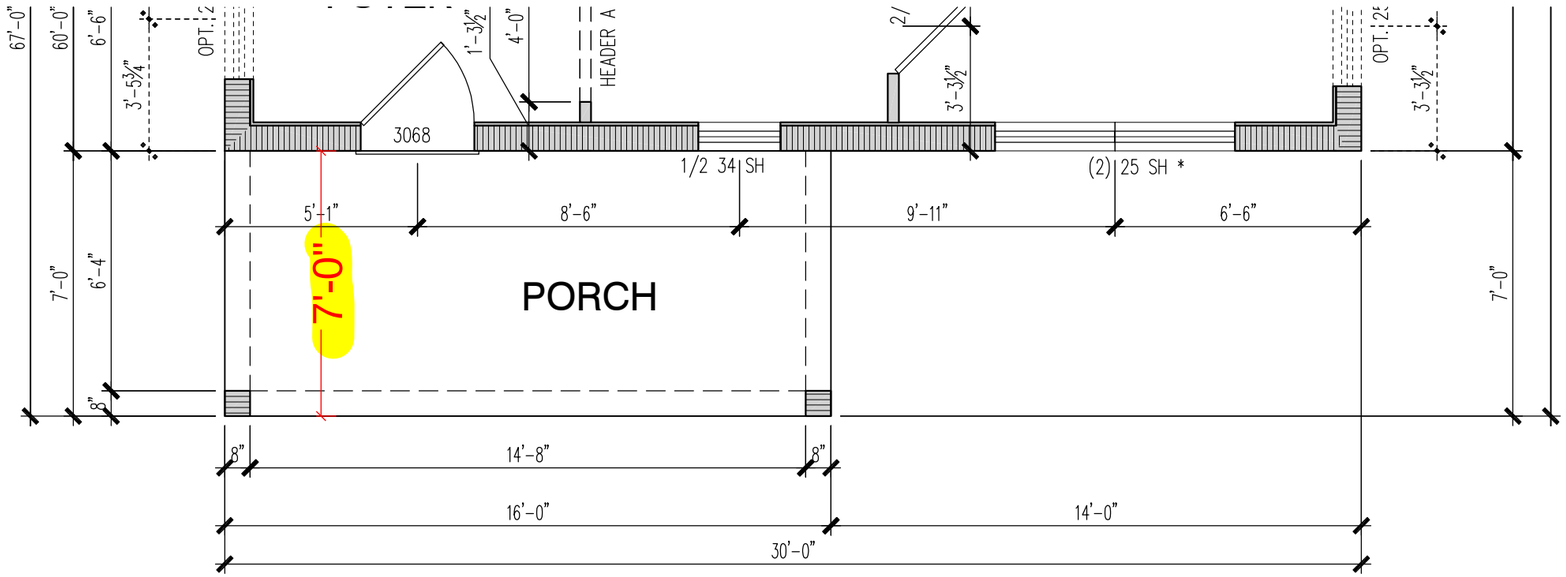
First Floor



Second Floor

Hilliard Island
30' RL Bungalow
Mabel | 2,341 sf
CO1 Elevation

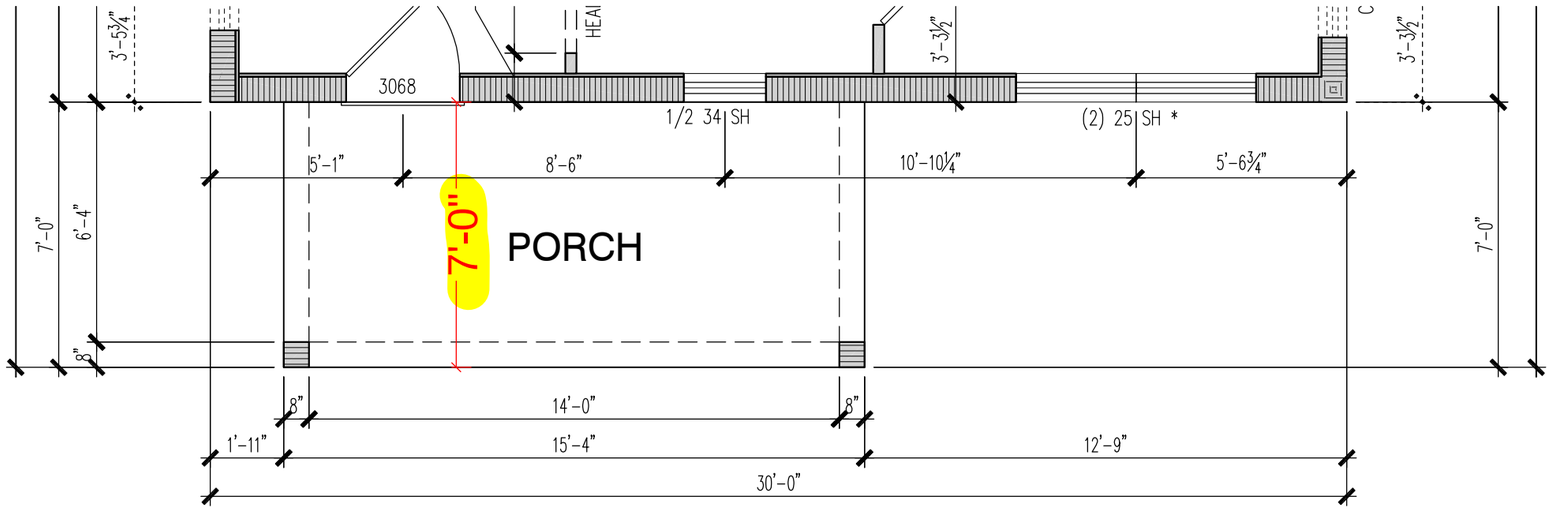
To be counted in the half with a qualifying front porch



PARTIAL FIRST FLOOR PLAN "CO1"
SCALE: 1/4"=1'-0"

Hilliard Island
30' RL Bungalow
Mabel | 2,341 sf
FH1 Elevation

To be counted in the half with a qualifying front porch

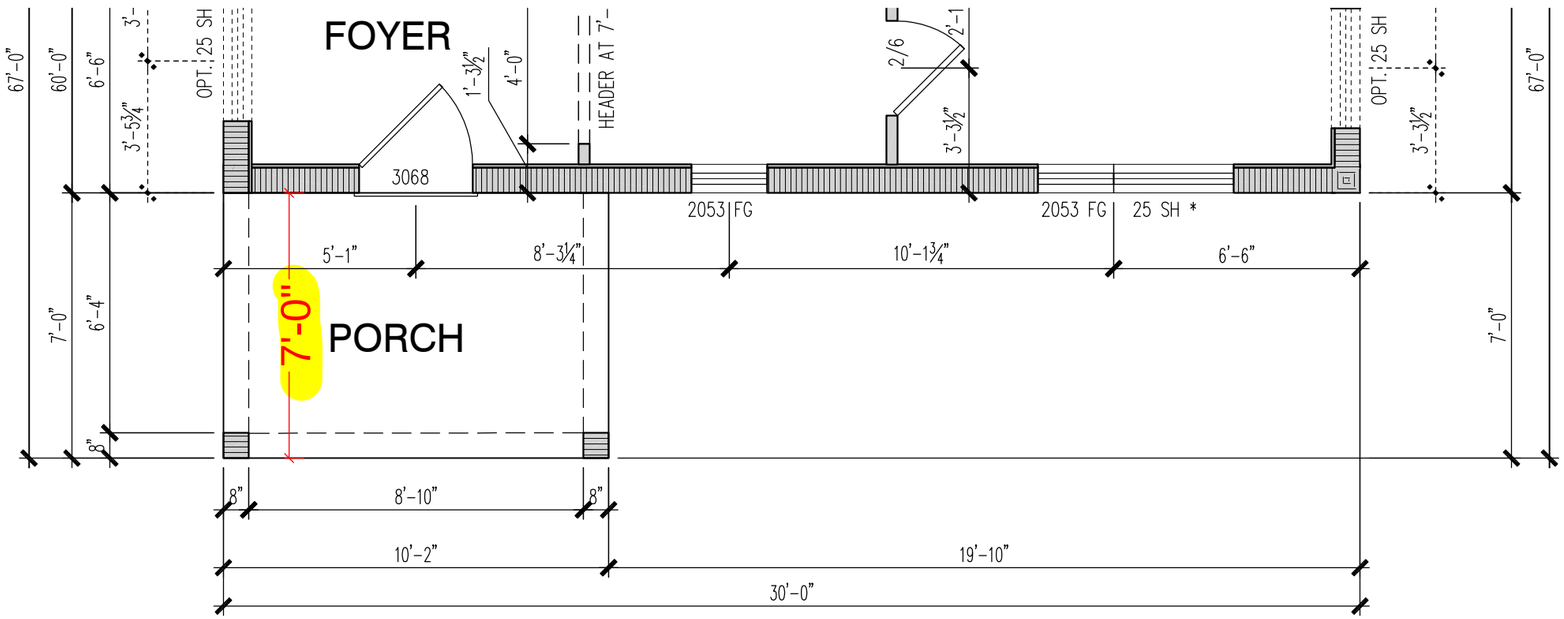


PARTIAL FIRST FLOOR PLAN "FH1"

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

Hilliard Island
30' RL Bungalow
Mabel | 2,341 sf
MD1 Elevation

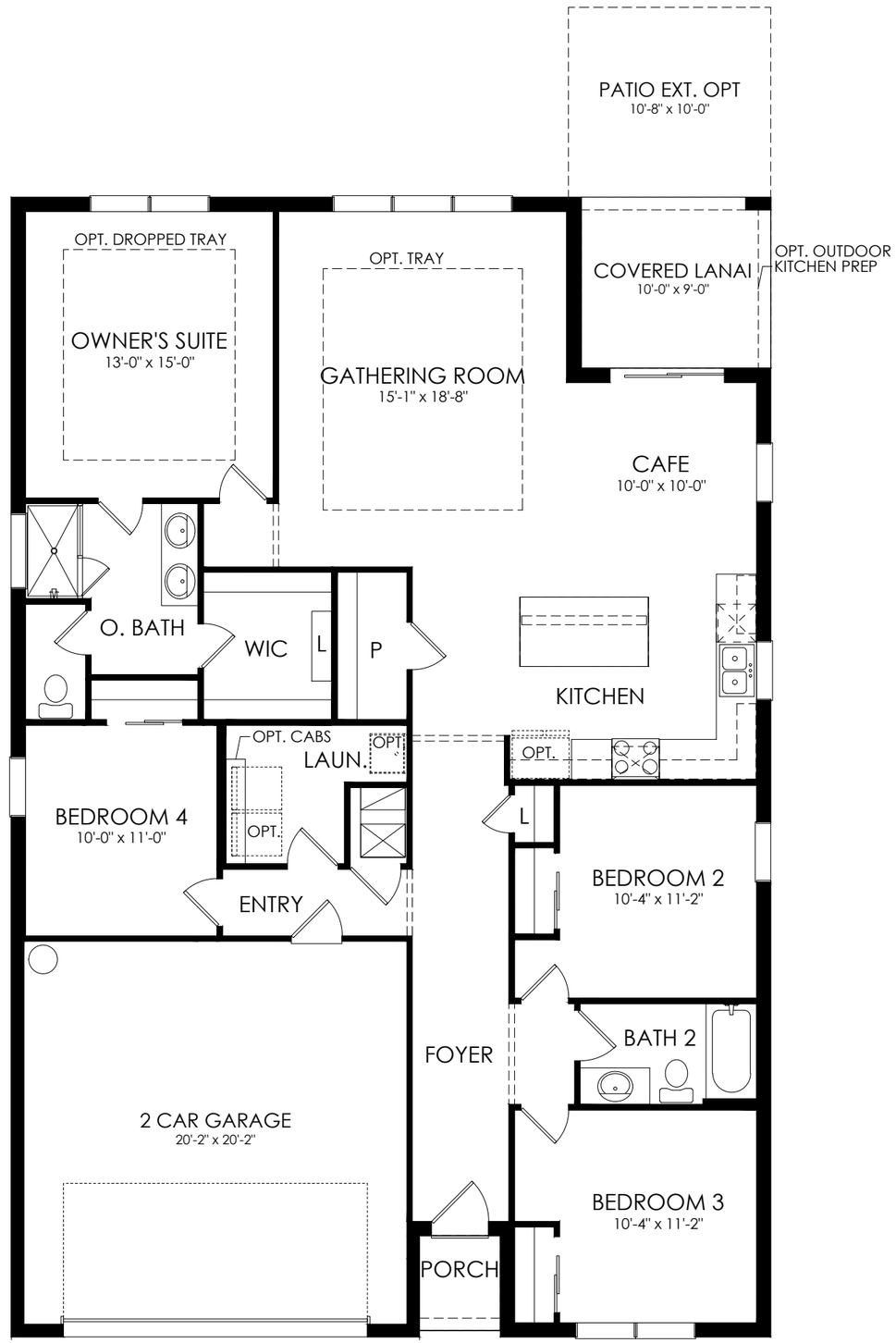
To be counted in the half without a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "MD1"

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

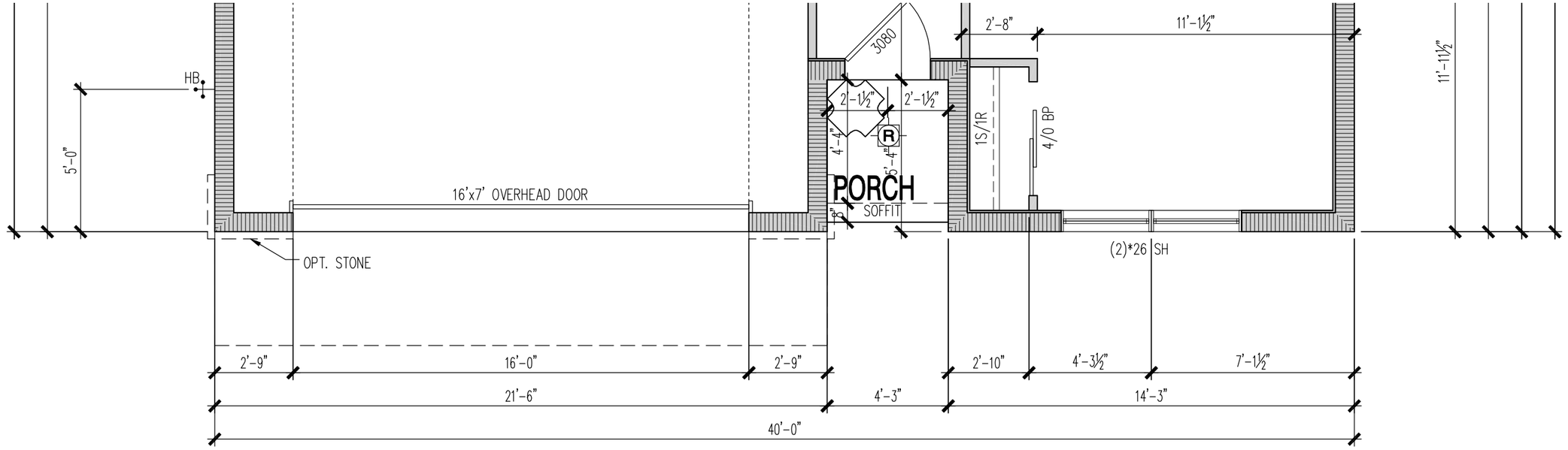
Hilliard Island
40' 4B
Highgate | 1,850 sf



First Floor

Hilliard Island
40' 4B
Highgate | 1,850 sf
C1 Elevation

To be counted in the half without a qualifying front porch.

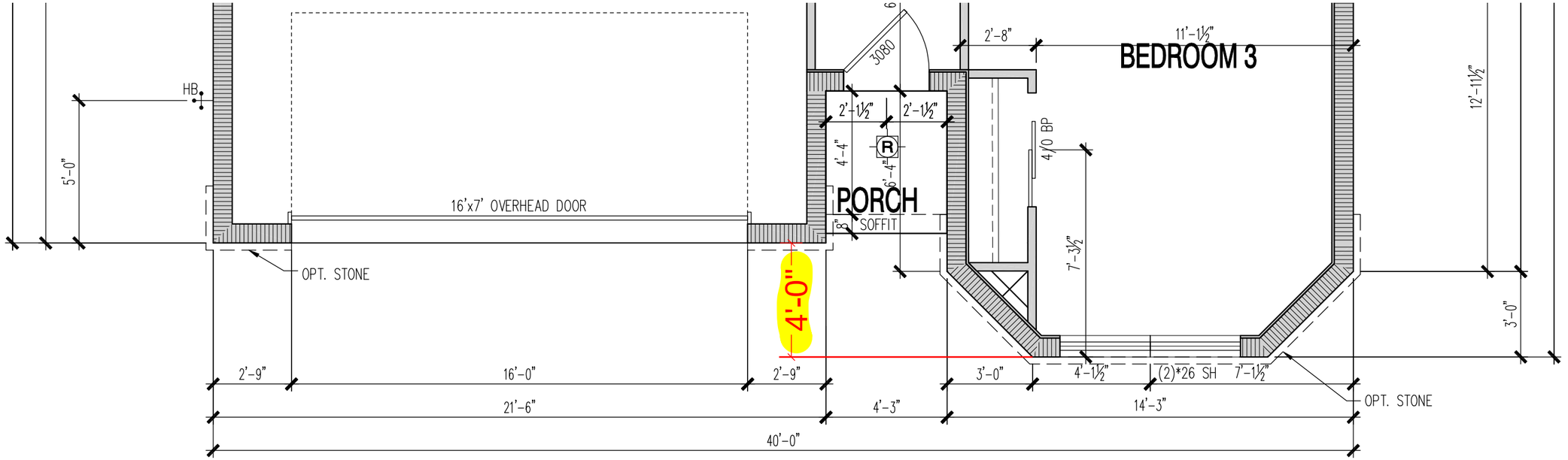


PARTIAL FIRST FLOOR PLAN "C1"

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

Hilliard Island
40' 4B
Highgate | 1,850 sf
C2 Elevation

To be counted in the half without a qualifying front porch.

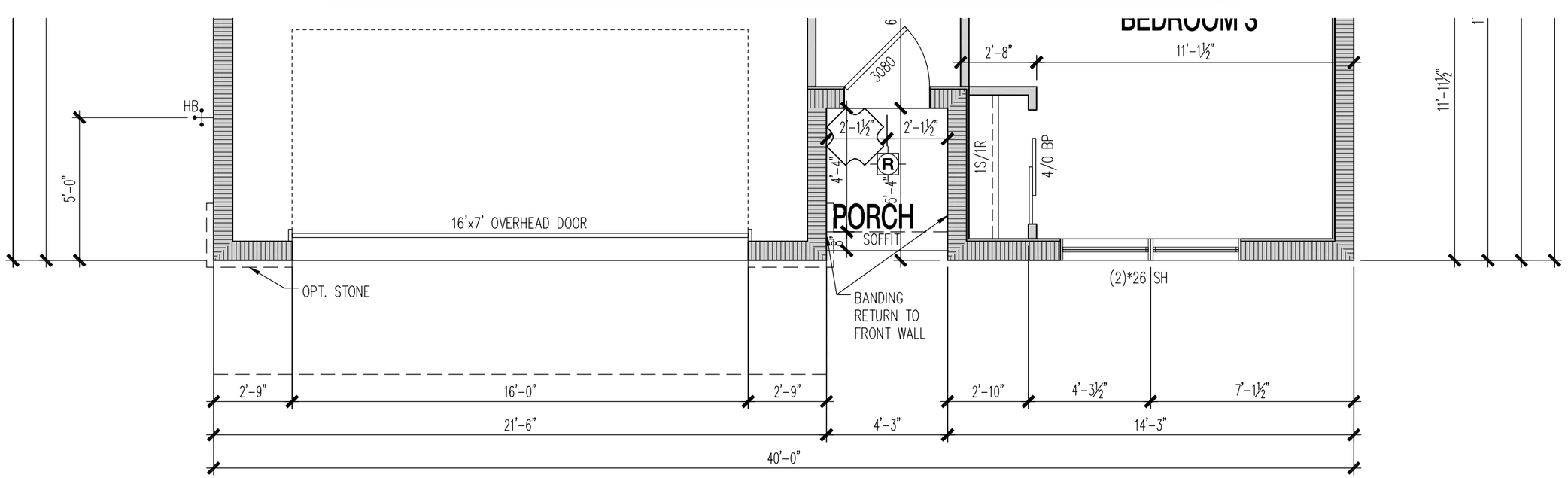


PARTIAL FIRST FLOOR PLAN "C2"

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

Hilliard Island
40' 4B
Highgate | 1,850 sf
CO1 Elevation

To be counted in the half without a qualifying front porch.

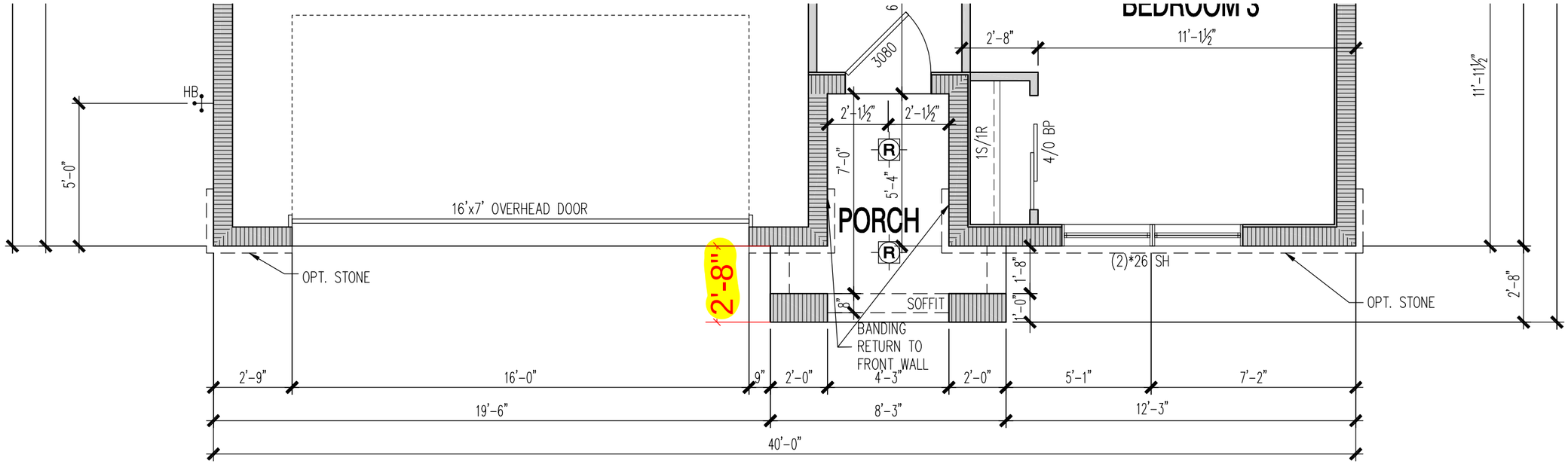


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
40' 4B
Highgate | 1,850 sf
CO2 Elevation

To be counted in the half without a qualifying front porch.

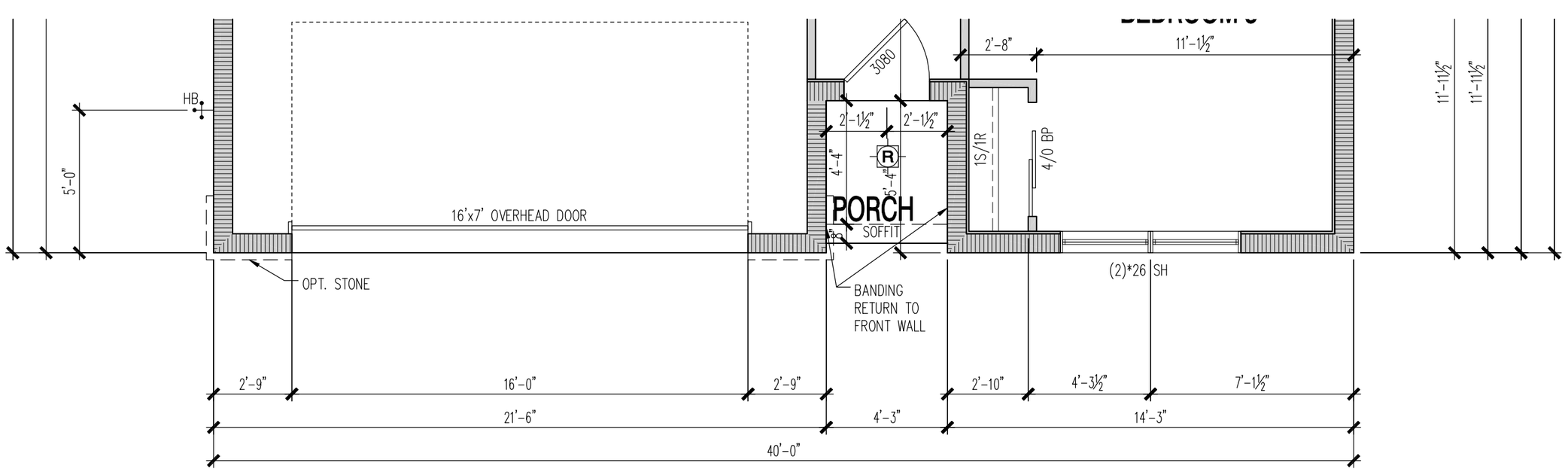


PARTIAL FIRST FLOOR PLAN "CO2"

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

Hilliard Island
40' 4B
Highgate | 1,850 sf
MD1 Elevation

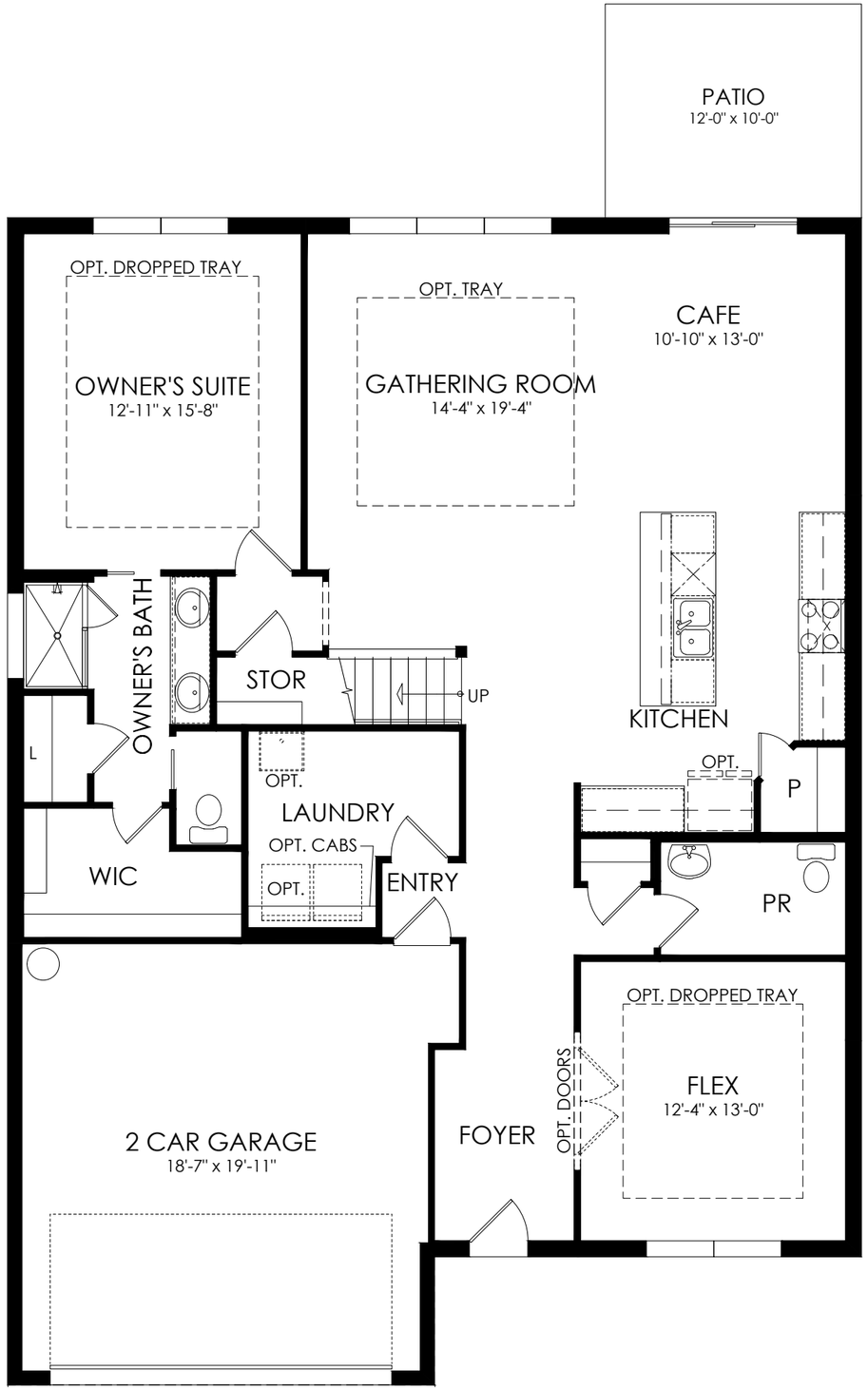
To be counted in the half without a qualifying front porch.



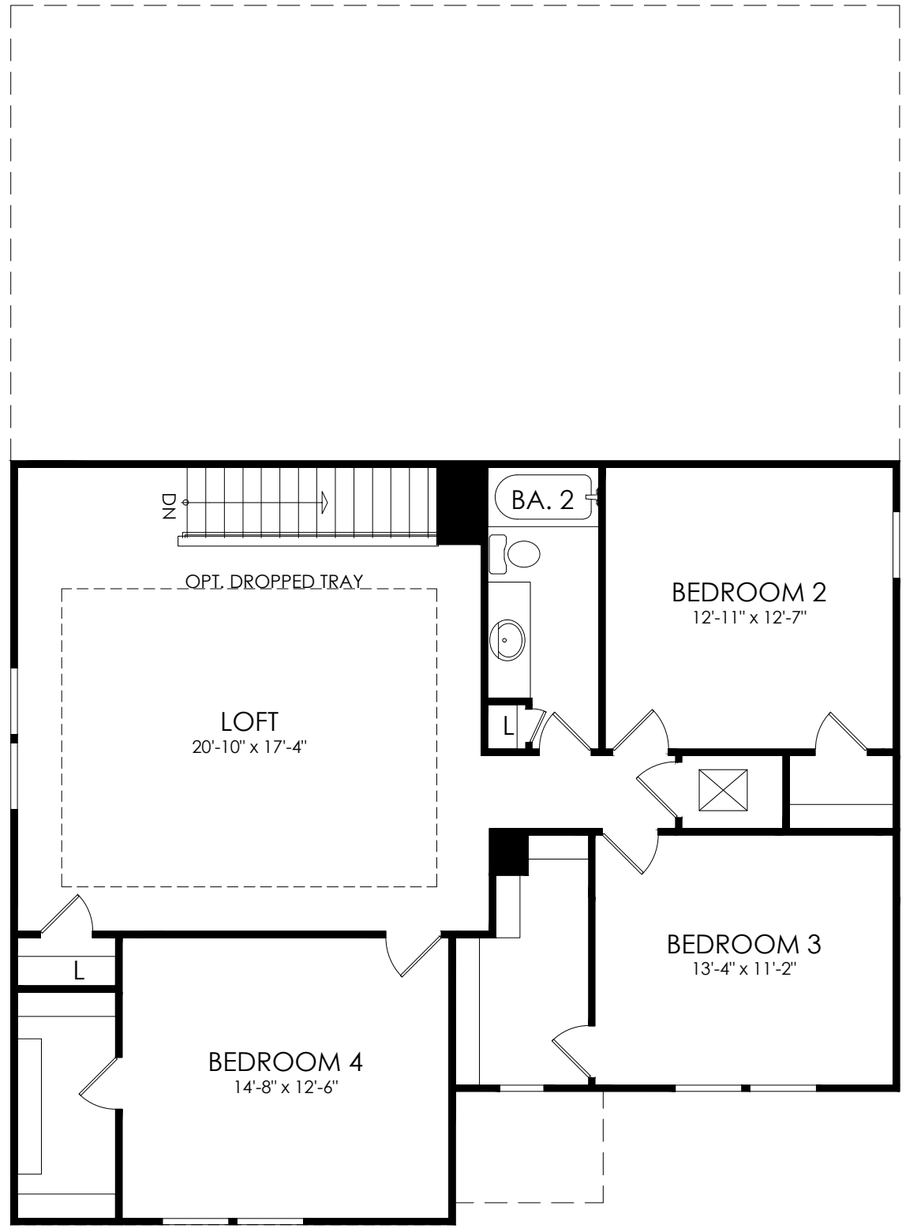
PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
40' 4B
Whitestone | 2,894 sf



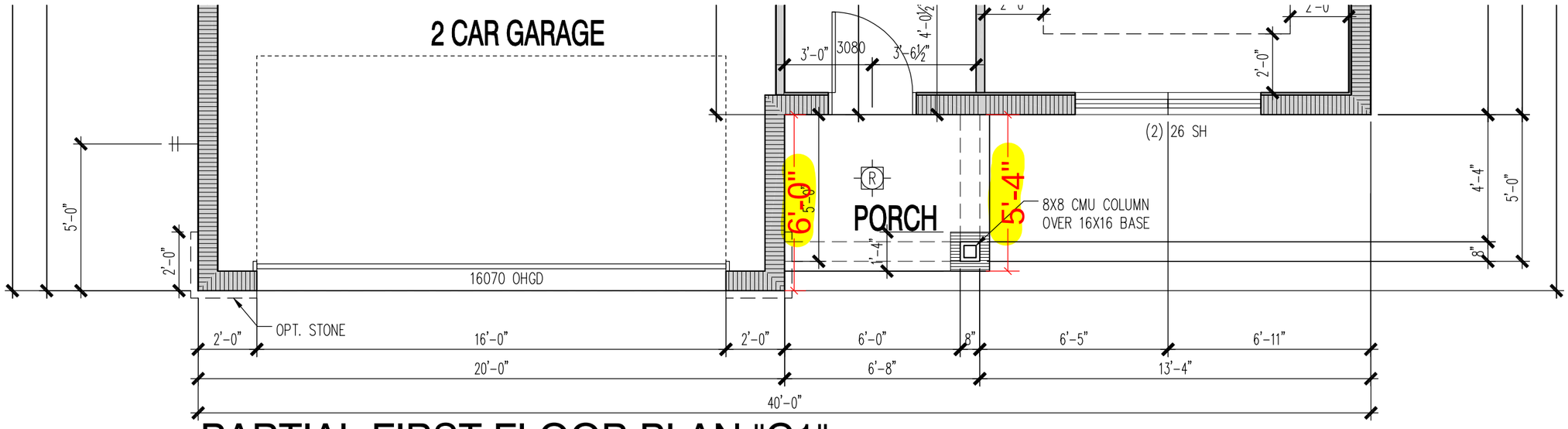
First Floor



Second Floor

Hilliard Island
40' 4B
Whitestone | 2,894 sf
C1 Elevation

To be counted in the half without a qualifying front porch.

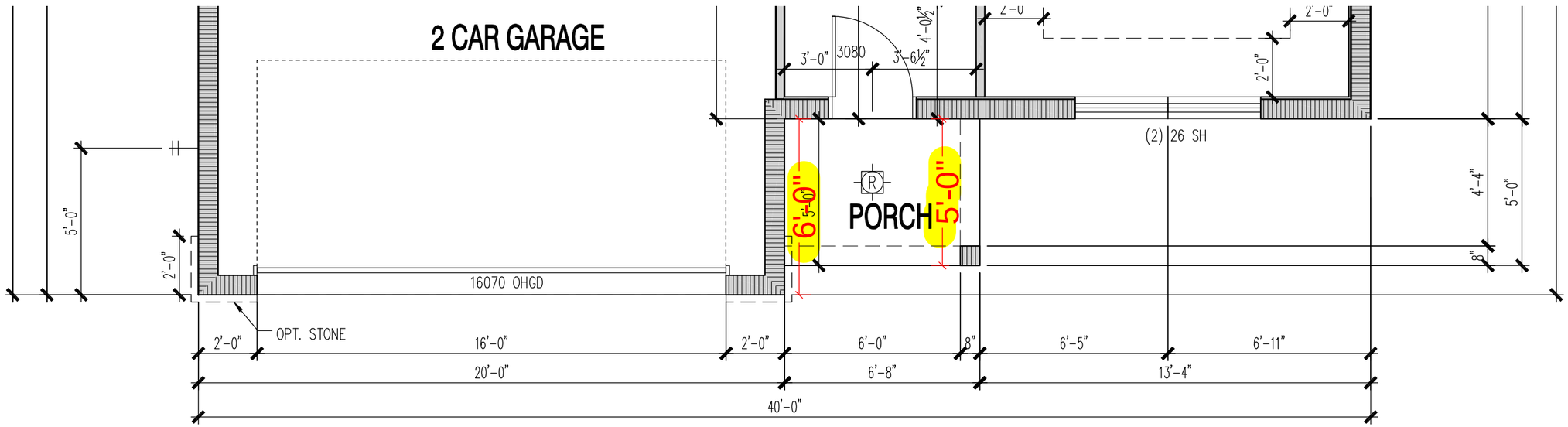


PARTIAL FIRST FLOOR PLAN "C1"

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

Hilliard Island
40' 4B
Whitestone | 2,894 sf
CO1 Elevation

To be counted in the half without a qualifying front porch.

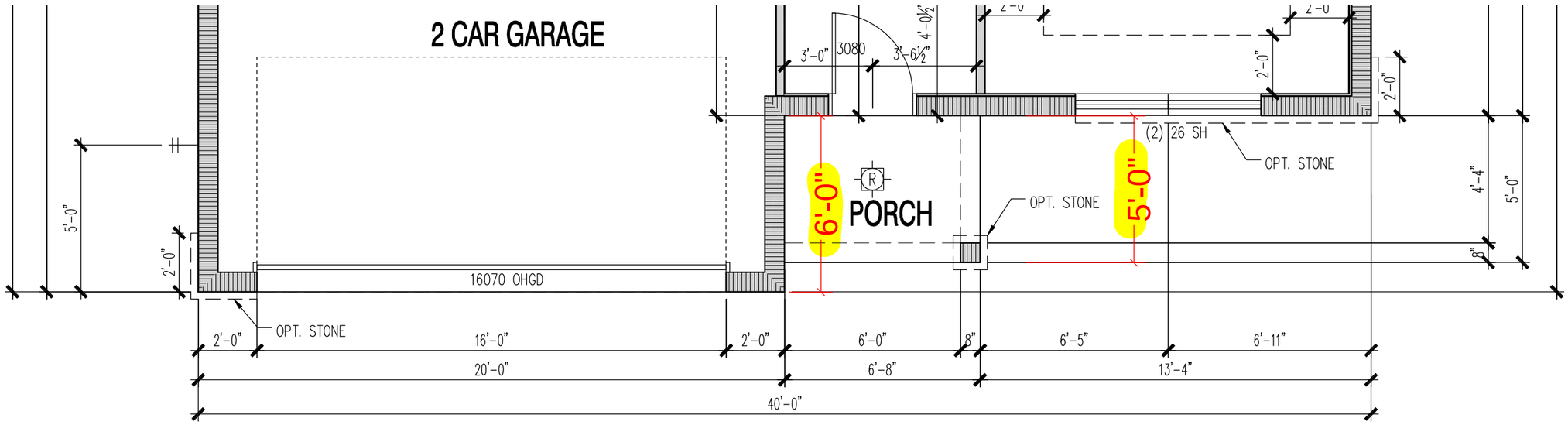


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
40' 4B
Whitestone | 2,894 sf
MD1 Elevation

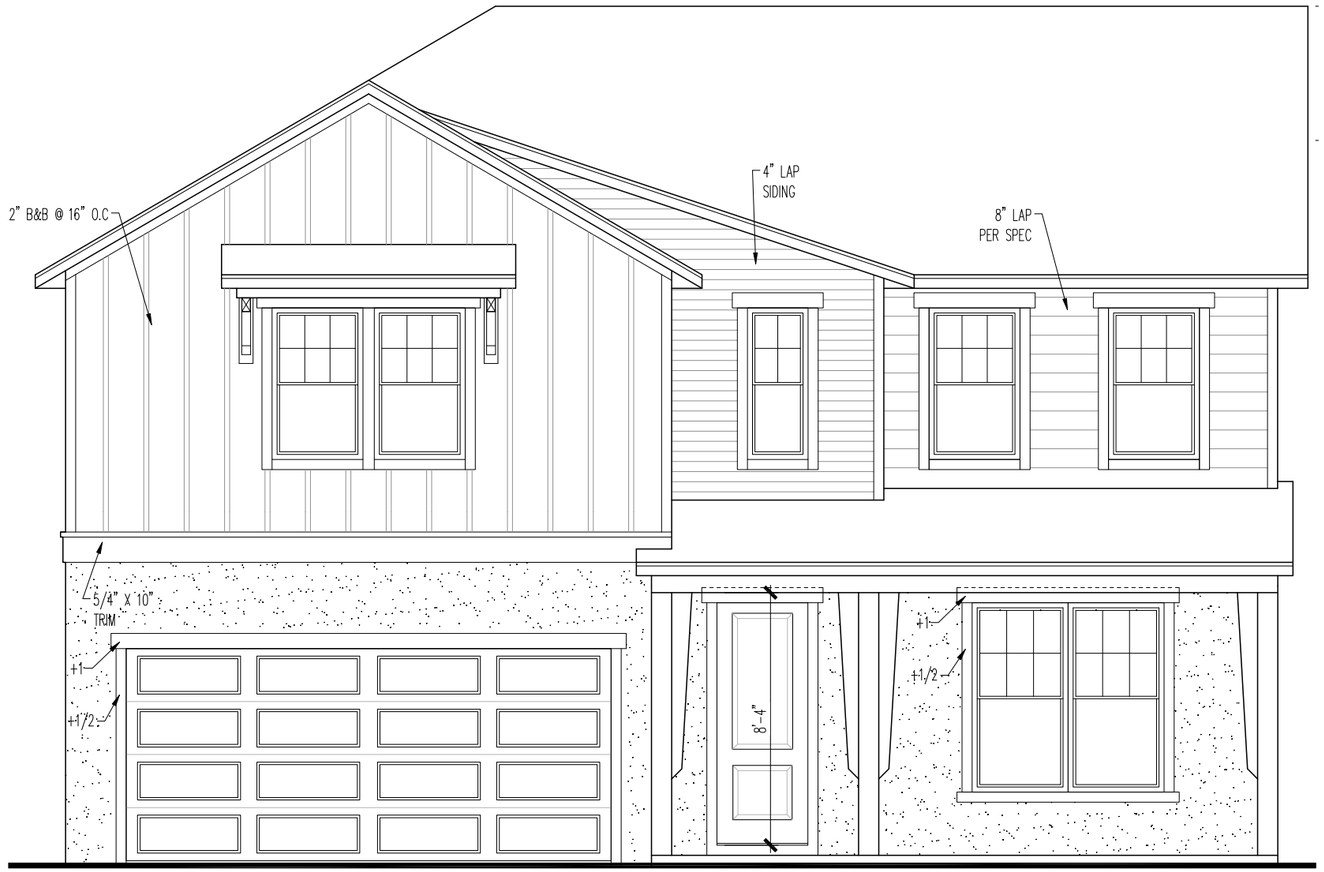
To be counted in the half without a qualifying front porch.

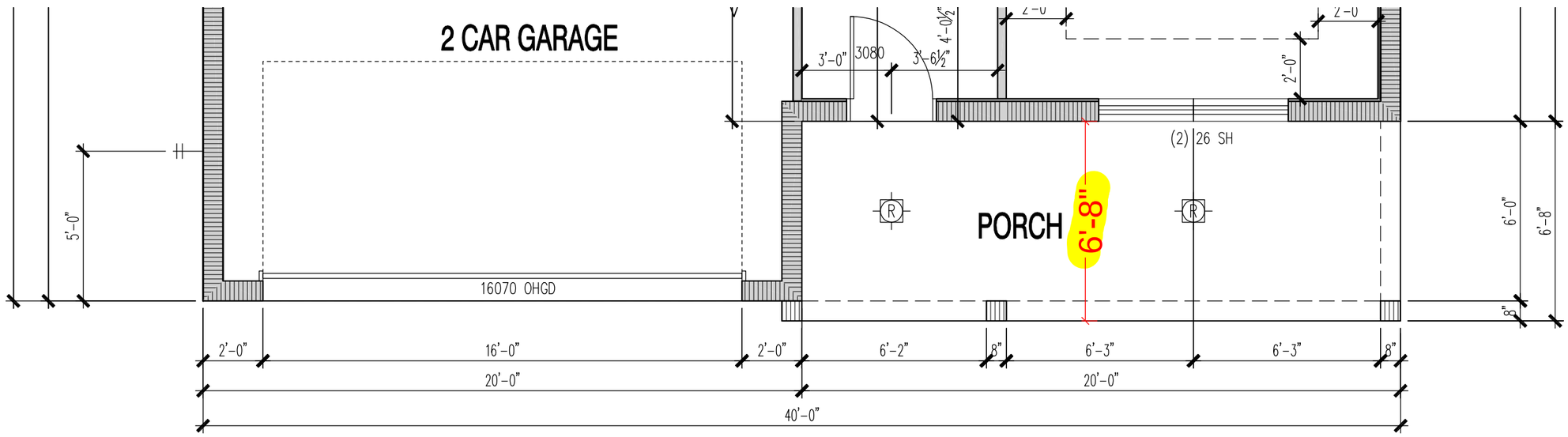


PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
40' 4B
Whitestone | 2,894 sf
FH2 Elevation



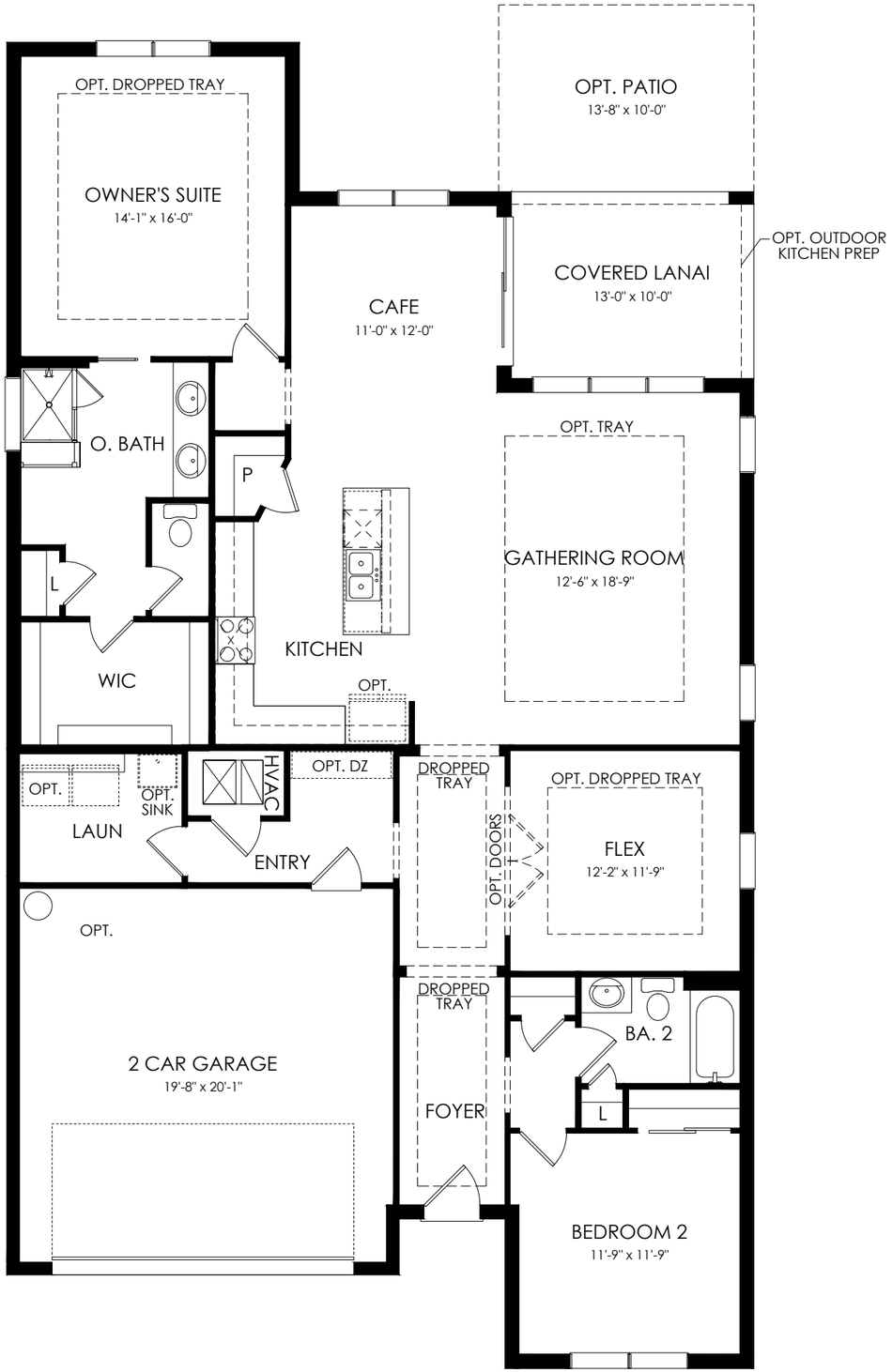


PARTIAL FIRST FLOOR PLAN "FH2"

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

Not sure. Would request color so can get better understanding of the differing designs.

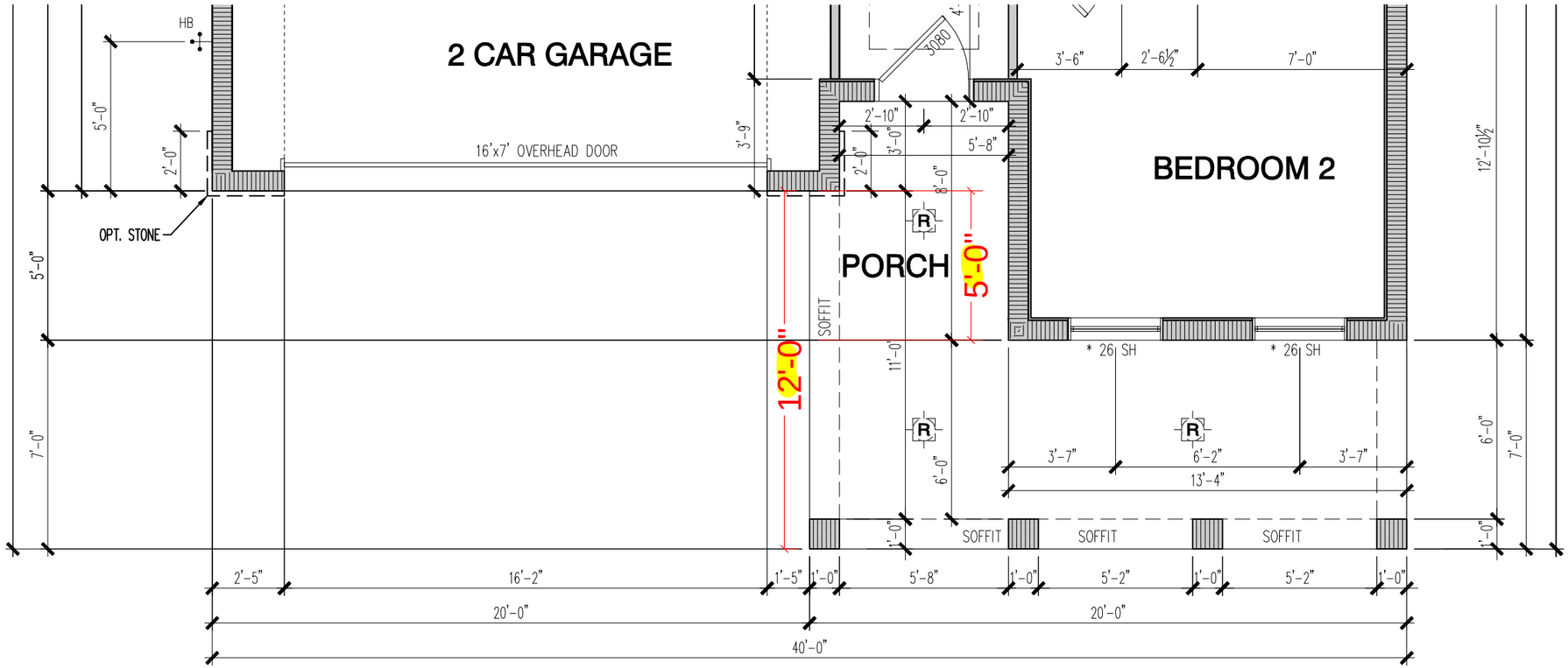
Hilliard Island
40' 4GOP
Coral | 1,936 sf



First Floor

Hilliard Island
40' 4GOP
Coral | 1,936 sf
FM2 Elevation

To be counted in the half with a qualifying front porch.

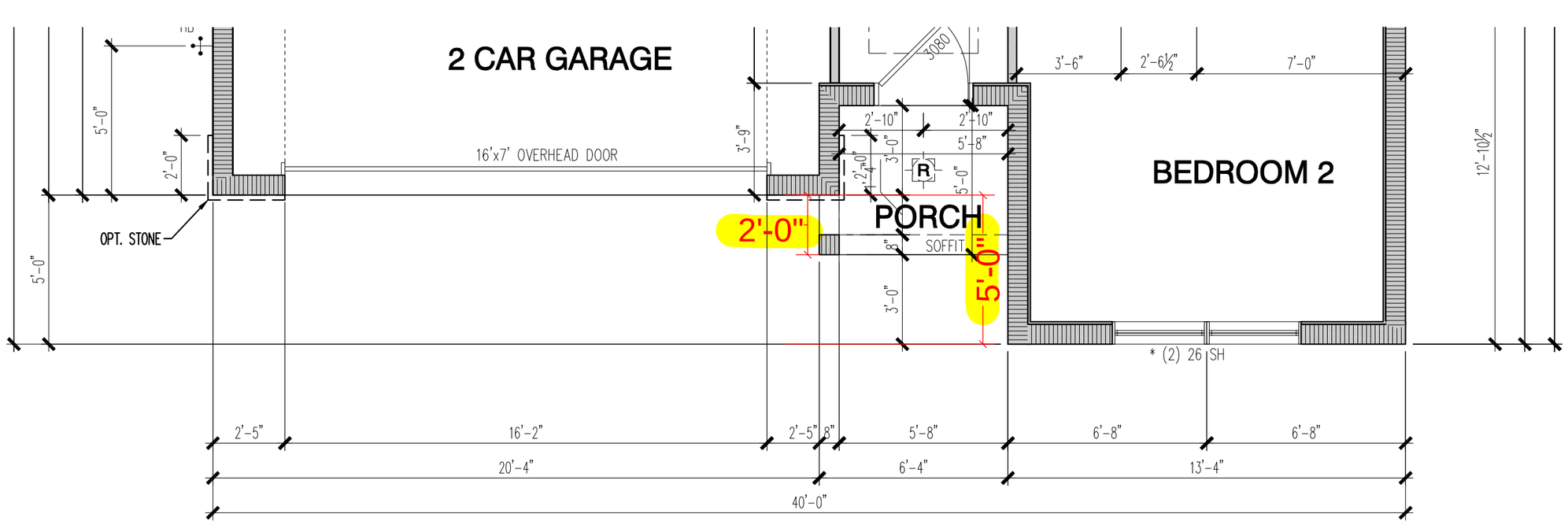


PARTIAL FIRST FLOOR PLAN "FM2"

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

Hilliard Island
40' 4GOP
Coral | 1,936 sf
CO1 Elevation

To be counted in the half without a qualifying front porch.

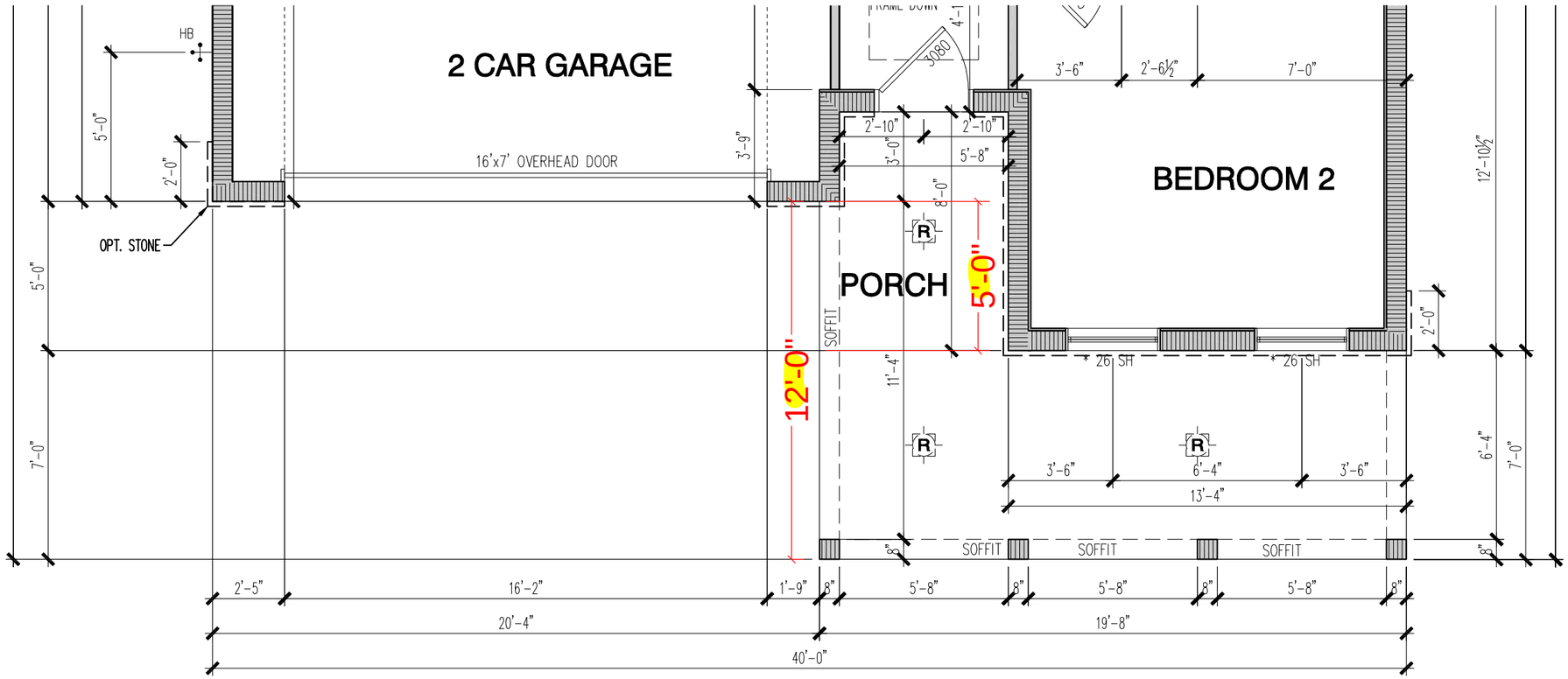


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
40' 4GOP
Coral | 1,936 sf
CO2 Elevation

To be counted in the half with a qualifying front porch.

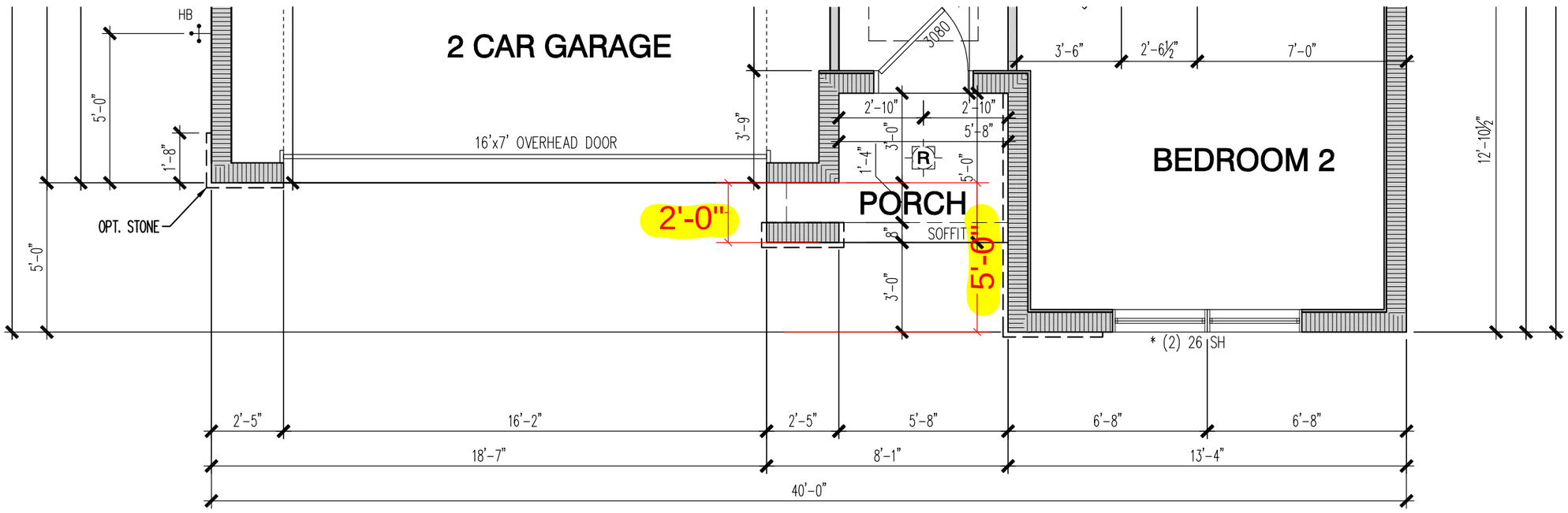


PARTIAL FIRST FLOOR PLAN "CO2"

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

Hilliard Island
40' 4GOP
Coral | 1,936 sf
MD1 Elevation

To be counted in the half without a qualifying front porch.

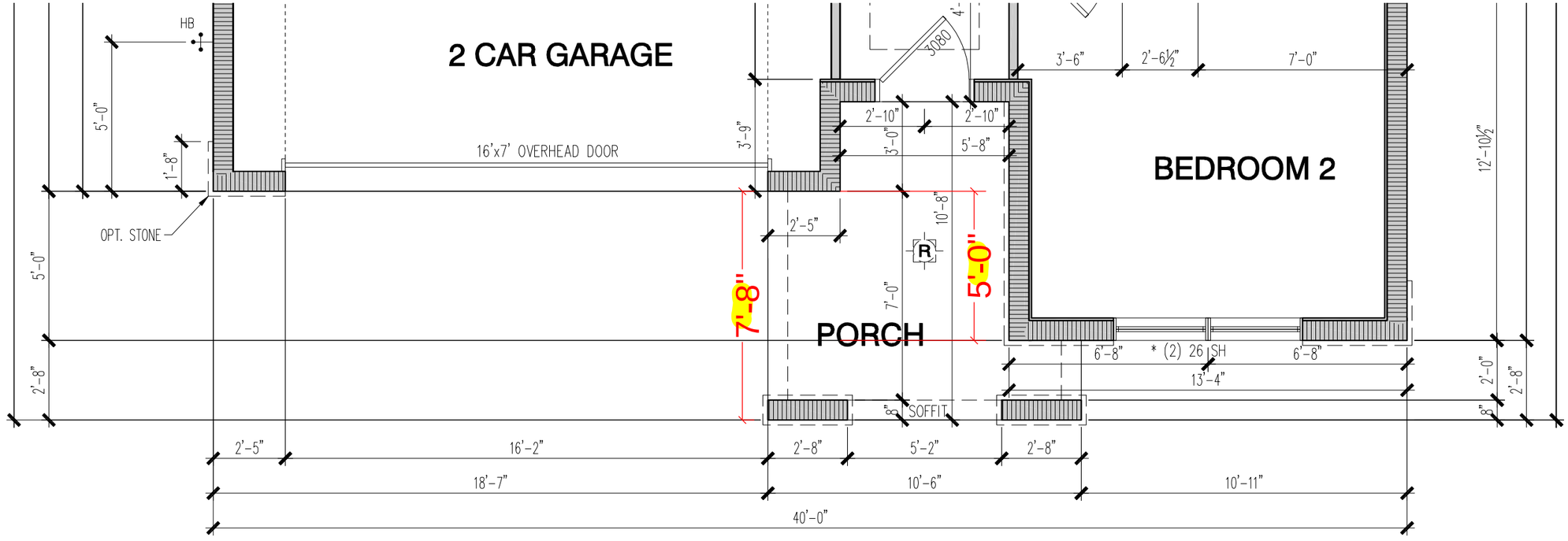


PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
40' 4GOP
Coral | 1,936 sf
MD2 Elevation

To be counted in the half with a qualifying front porch.

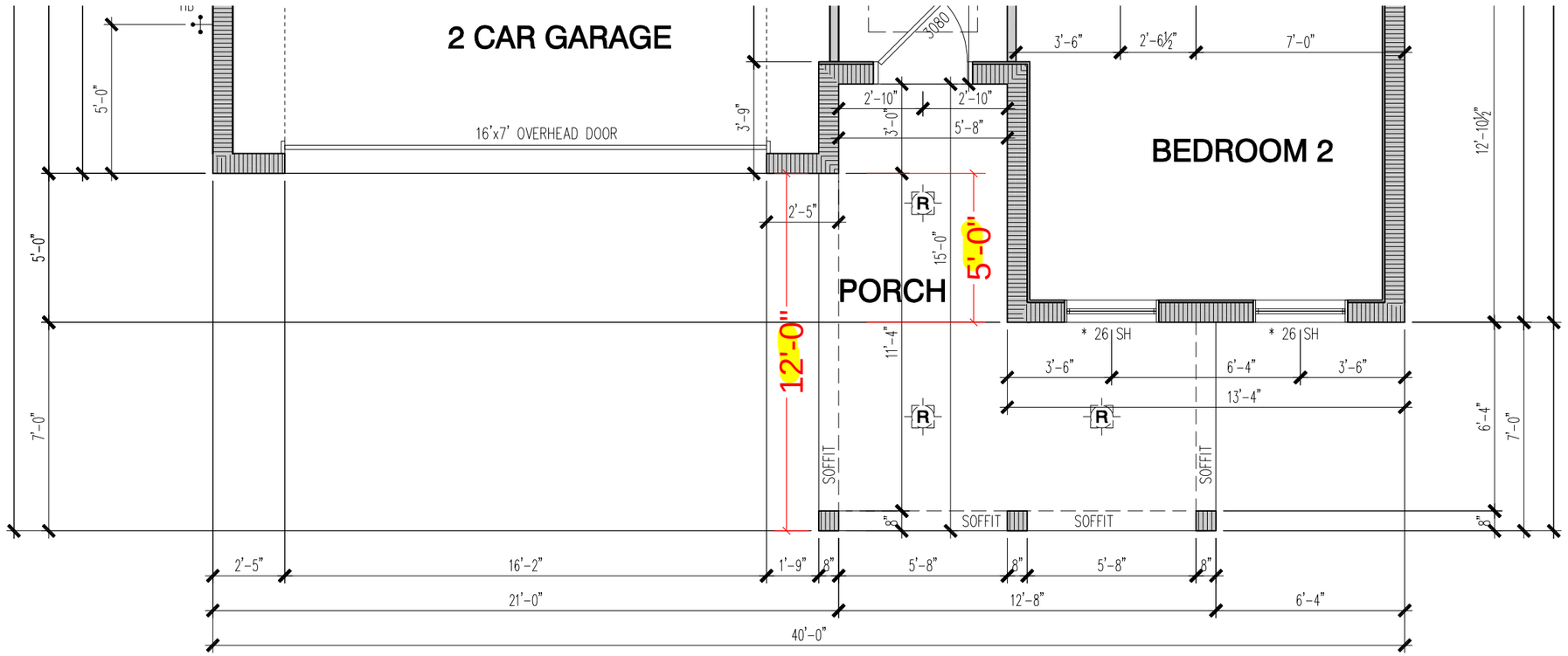


PARTIAL FIRST FLOOR PLAN "MD2"

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

Hilliard Island
40' 4GOP
Coral | 1,936 sf
FH2 Elevation

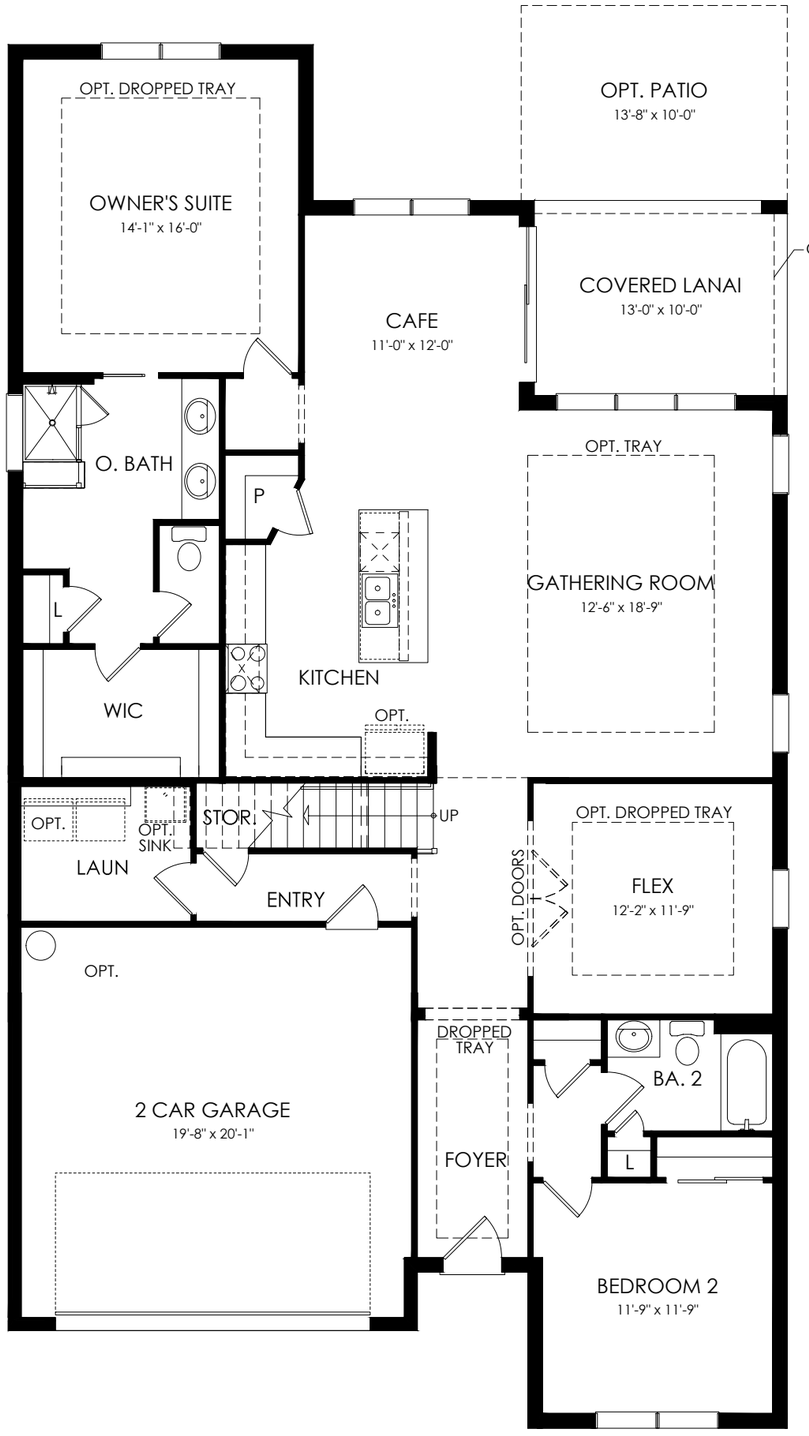
To be counted in the half without a qualifying front porch.



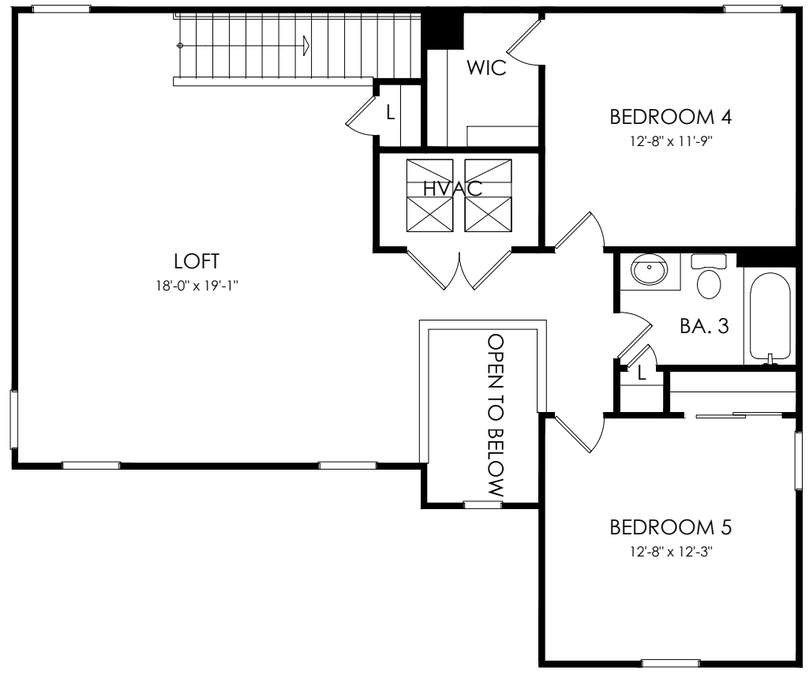
PARTIAL FIRST FLOOR PLAN "FH2"

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

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf



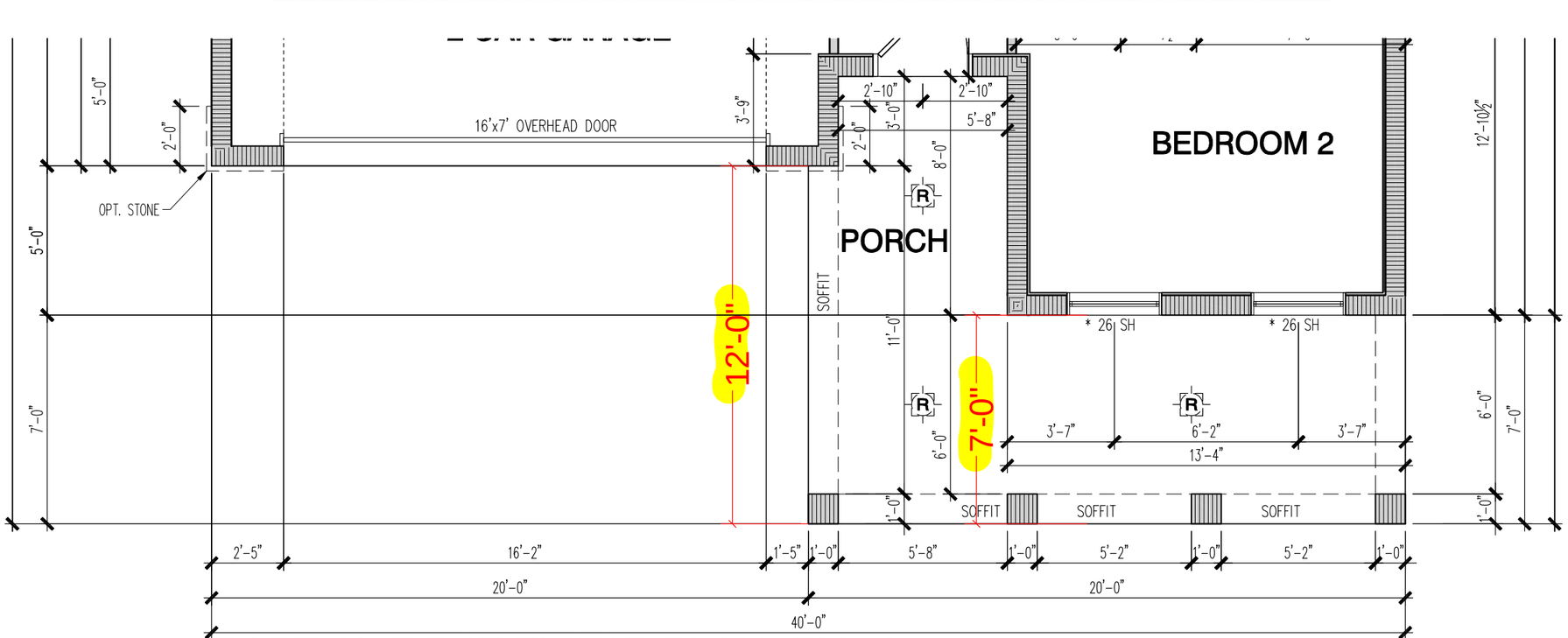
First Floor



Second Floor

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
FM2 Elevation

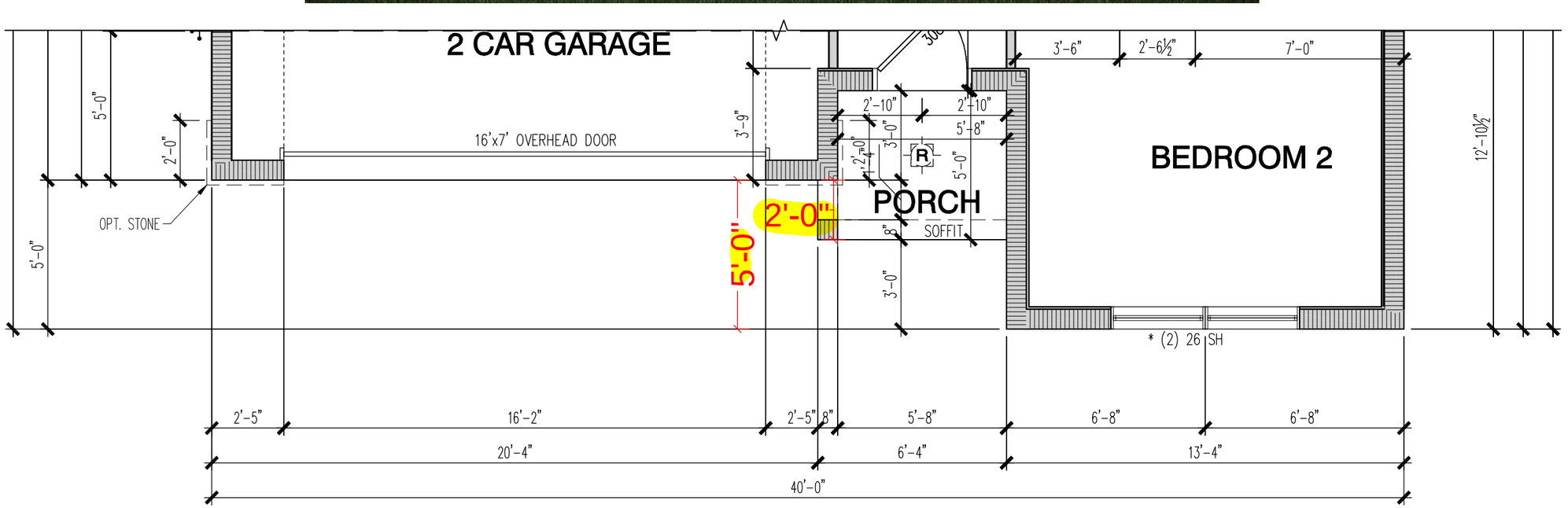
To be counted in the half with
a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "FM2-L"
SCALE: 1/4"=1'-0"

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
CO1 Elevation

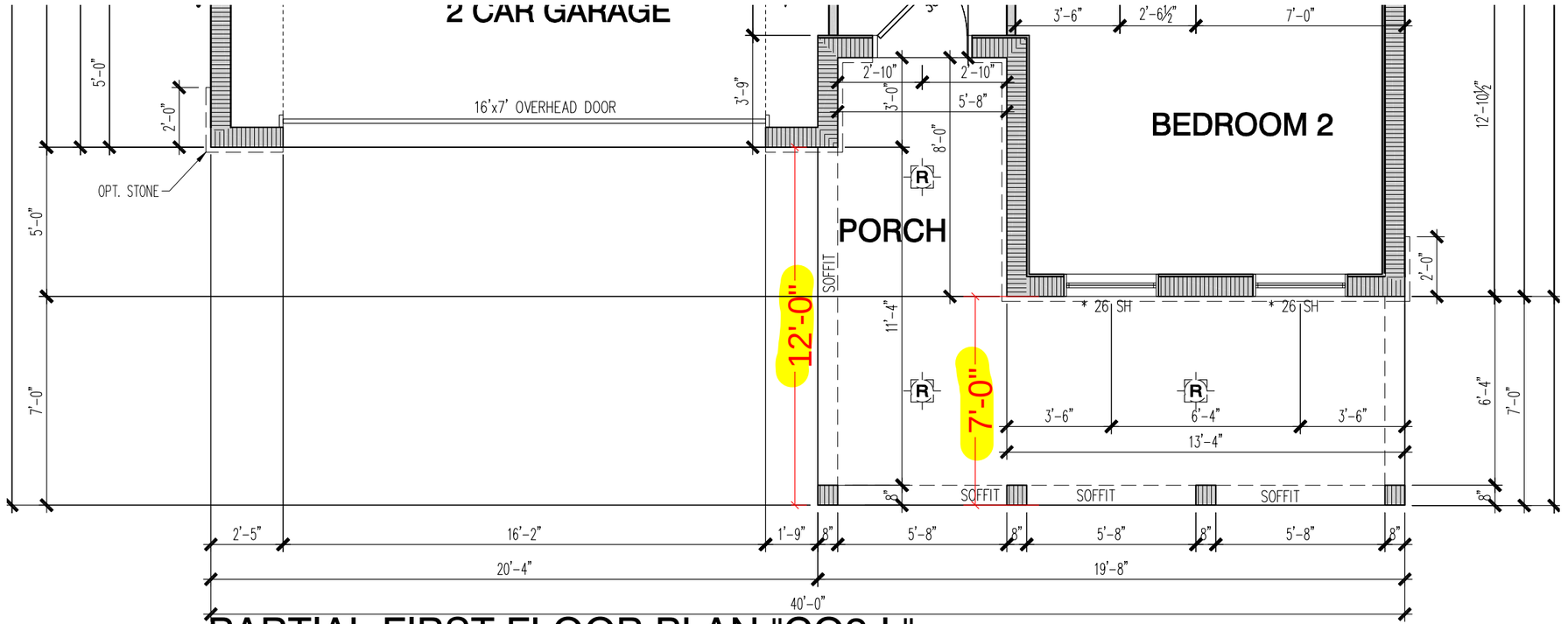
To be counted in the half without a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "CO1-L"

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

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
CO2 Elevation

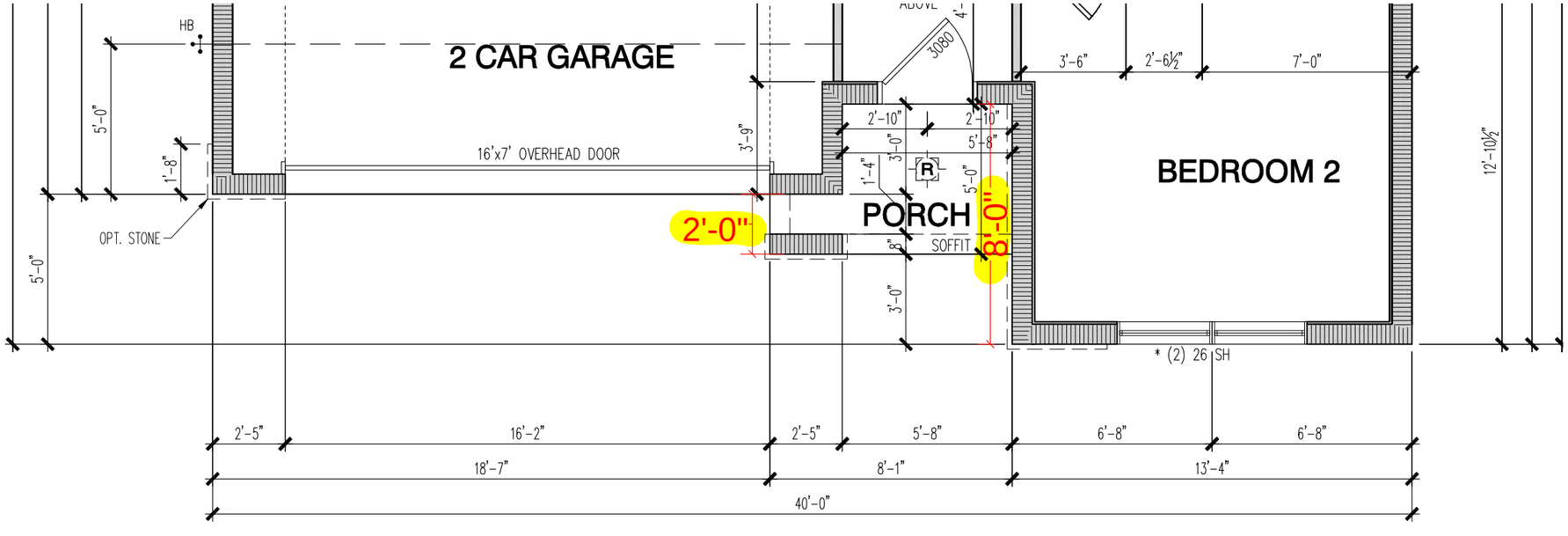


PARTIAL FIRST FLOOR PLAN "CO2-L"
SCALE: 1/4"=1'-0"

To be counted in the half with a qualifying front porch.

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
MD1 Elevation

To be counted in the half without a qualifying front porch.

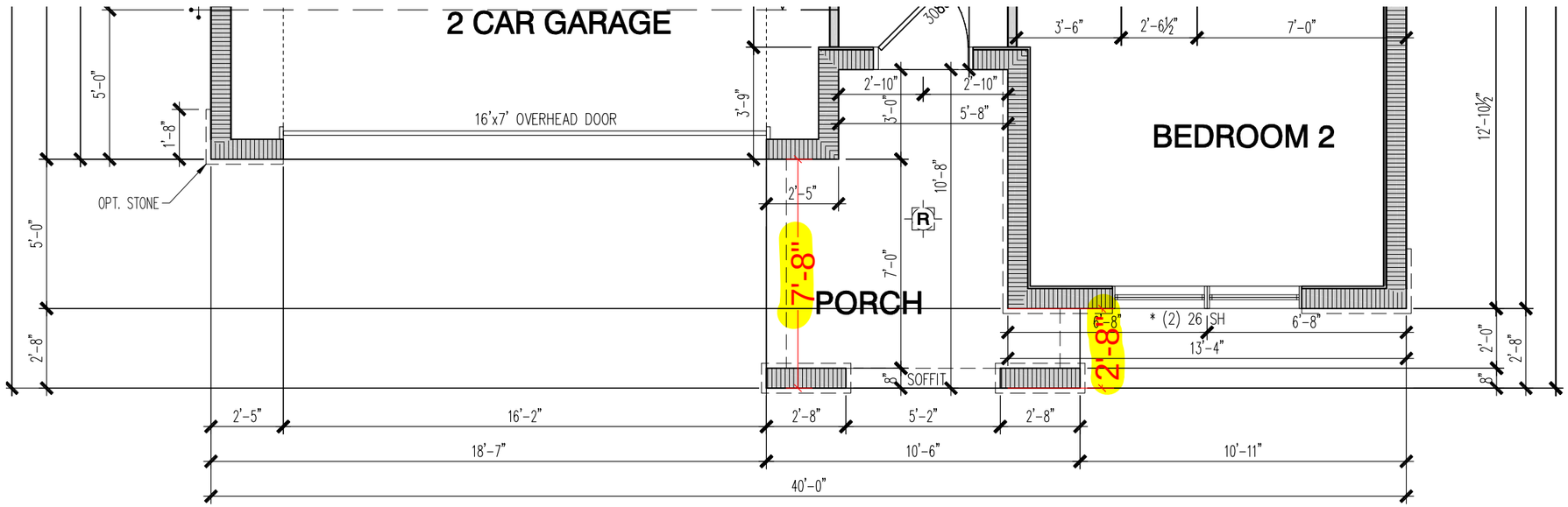


PARTIAL FIRST FLOOR PLAN "MD1-L"

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

Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
MD2 Elevation

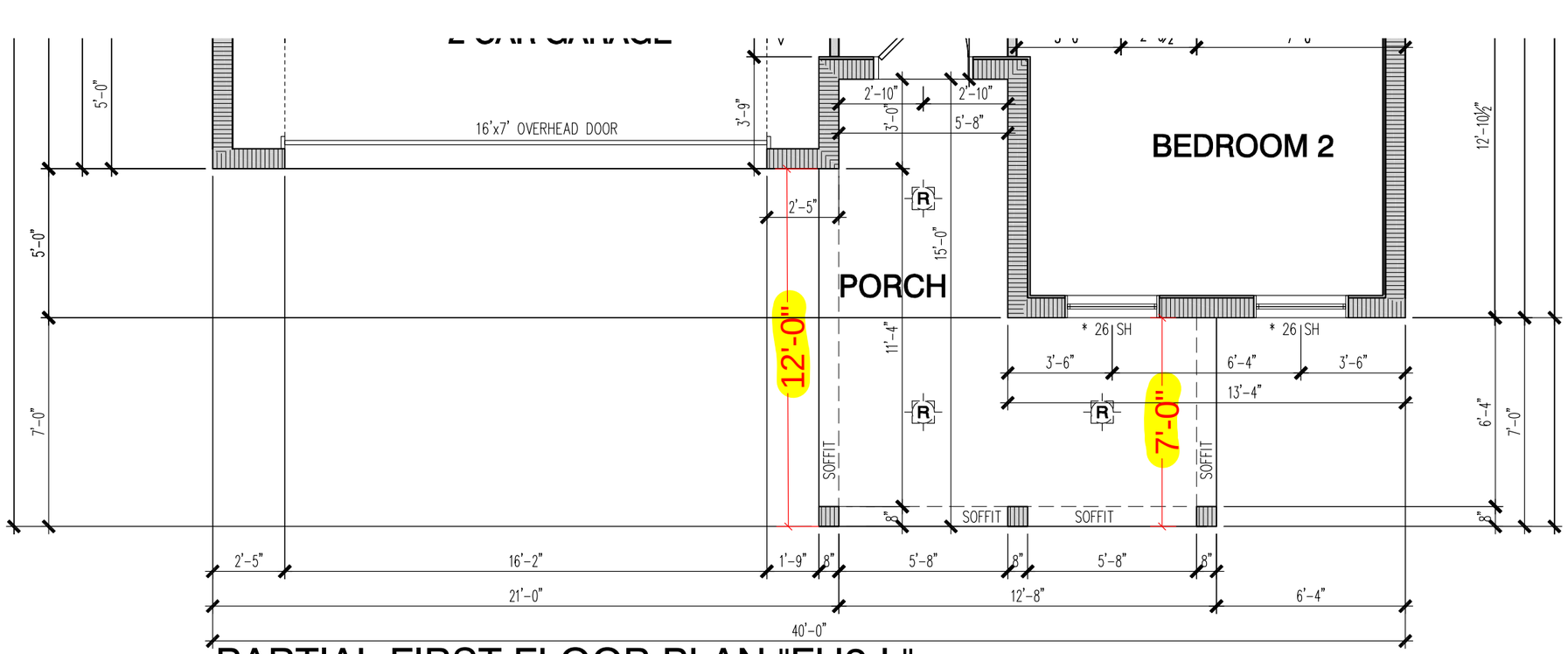
To be counted in the half without a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "MD2-L"

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

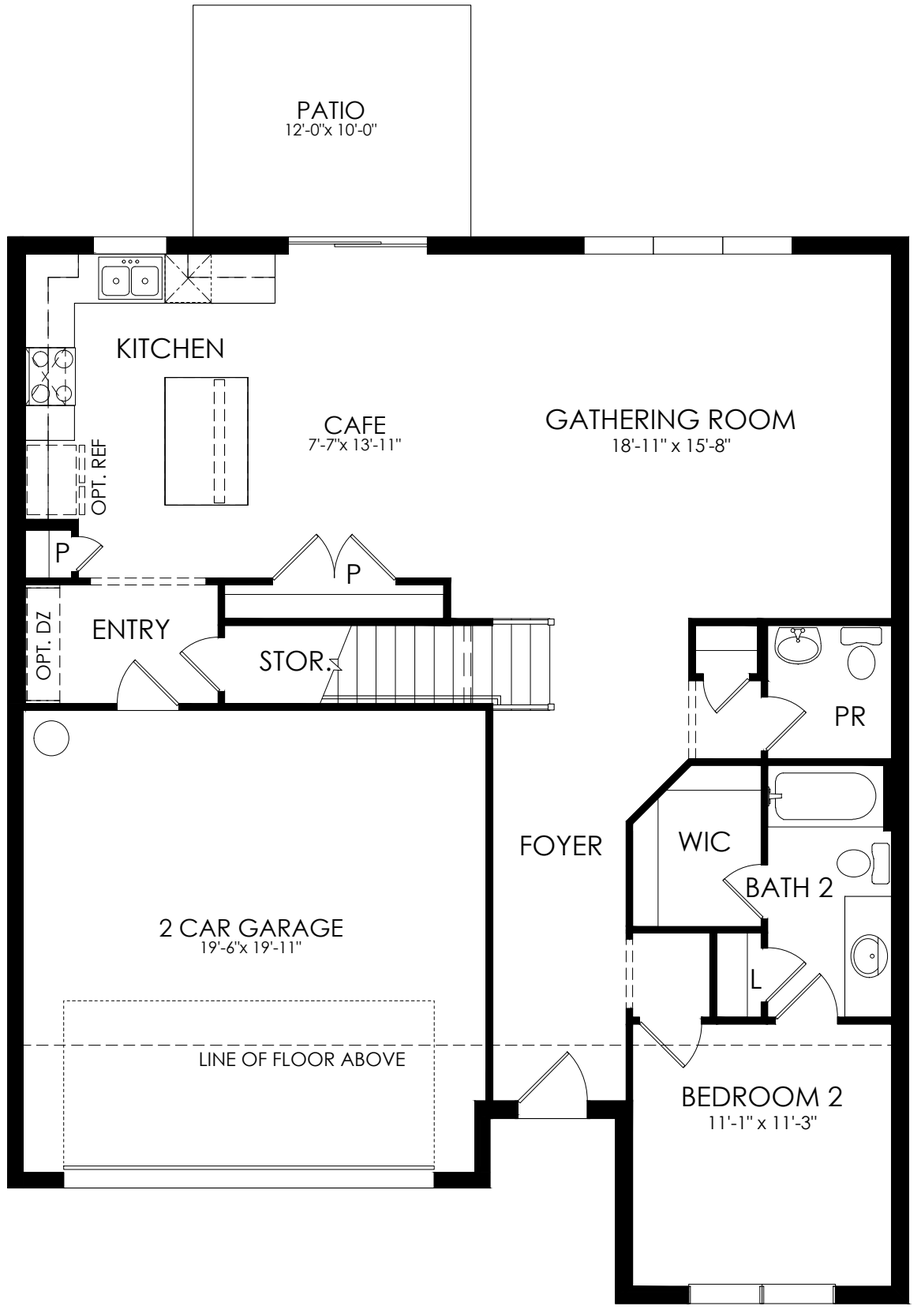
Hilliard Island
40' 4GOP
Coral Grand | 2,945 sf
FH2 Elevation



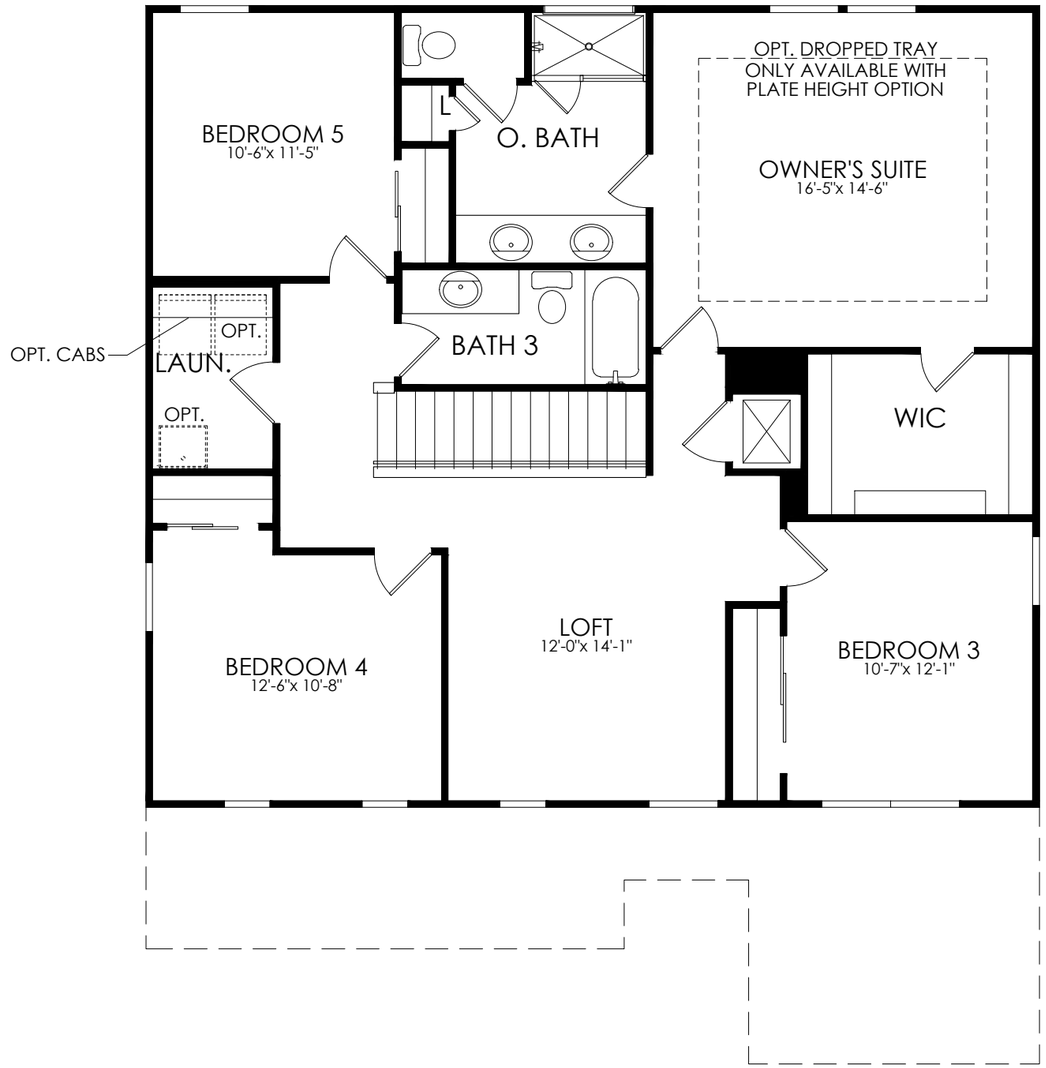
PARTIAL FIRST FLOOR PLAN "FH2-L"
SCALE: 1/4"=1'-0"

To be counted in the half with a qualifying front porch.

Hilliard Island
40' 4GOP
Imperial | 4,564 sf



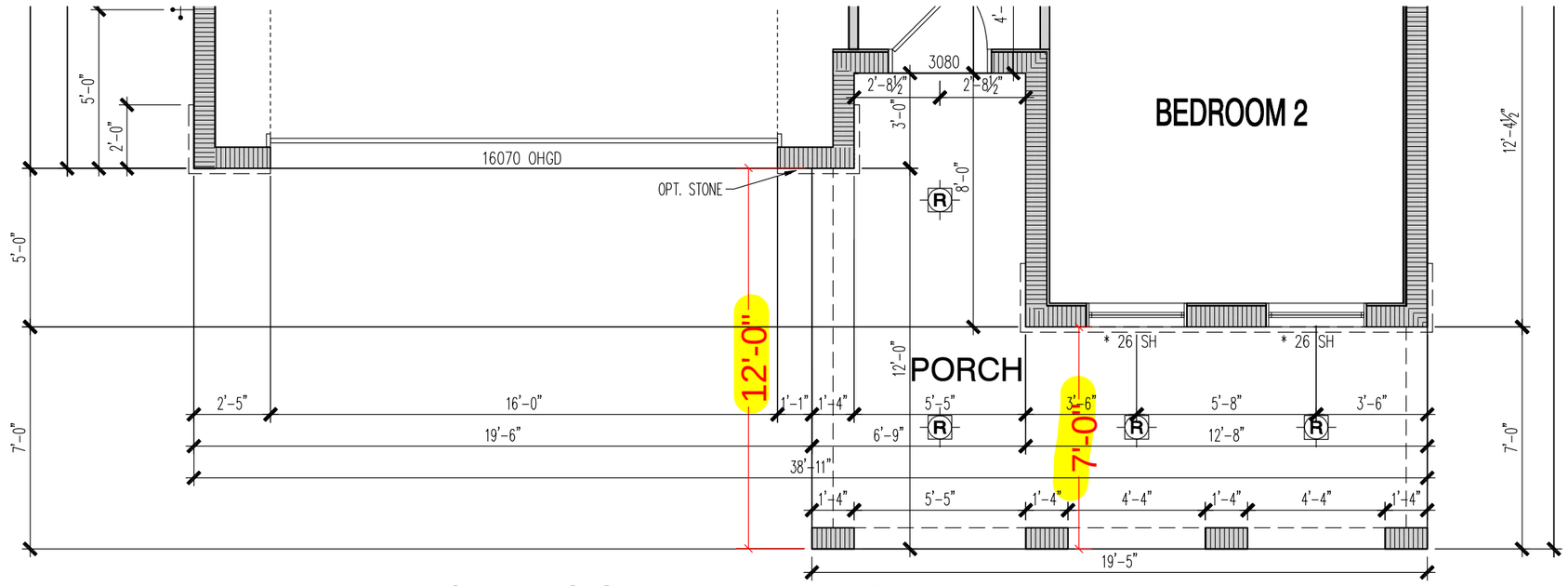
First Floor



Second Floor

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
FM2 Elevation

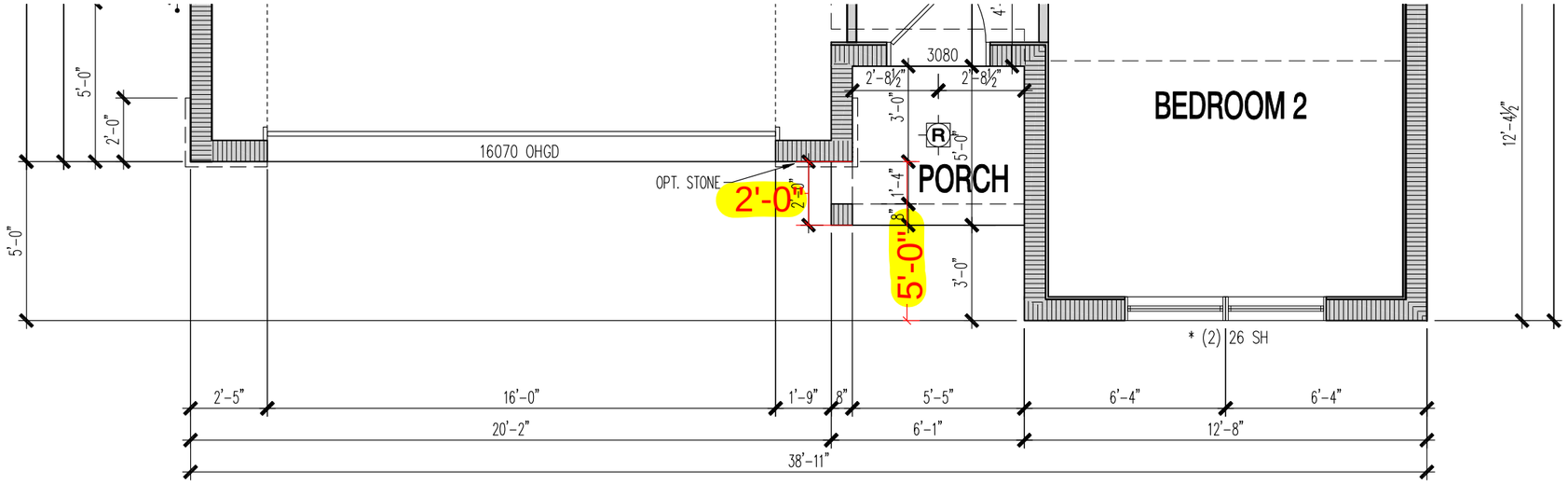
To be counted in the half with a qualifying front porch.



PARTIAL FIRST FLOOR PLAN "FM2"
SCALE: 1/4"=1'-0"

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
CO1 Elevation

To be counted in the half without a qualifying front porch.

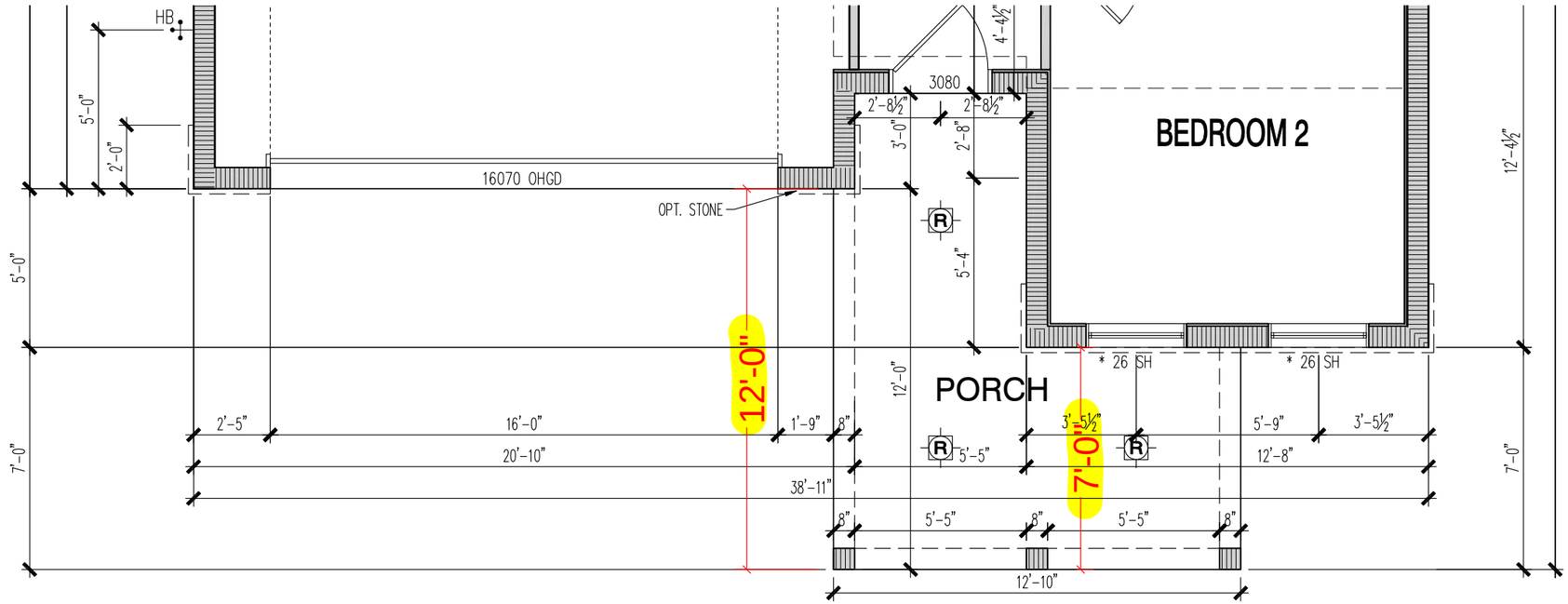


PARTIAL FIRST FLOOR PLAN "CO1"

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

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
CO2 Elevation

To be counted in the half with a qualifying front porch.

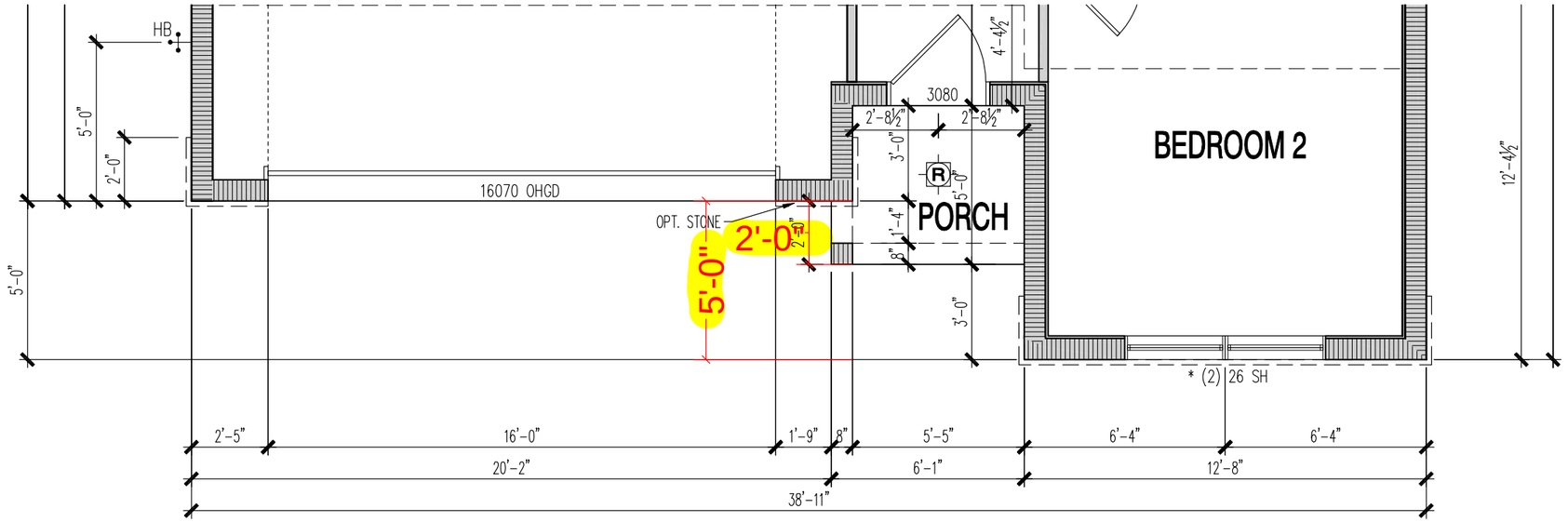


PARTIAL FIRST FLOOR PLAN "CO2"

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

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
MD1 Elevation

To be counted in the half without a qualifying front porch.

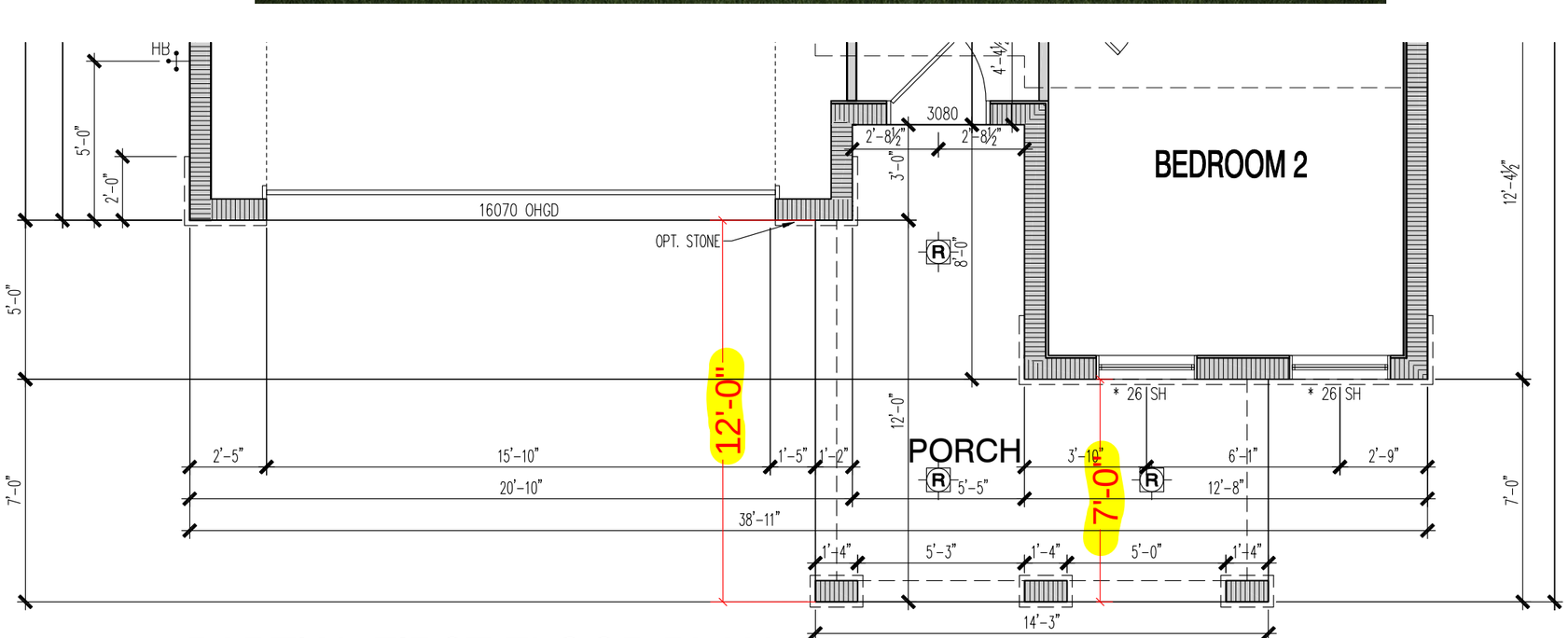


PARTIAL FIRST FLOOR PLAN "MD1"

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

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
MD2 Elevation

To be counted in the half with a qualifying front porch.

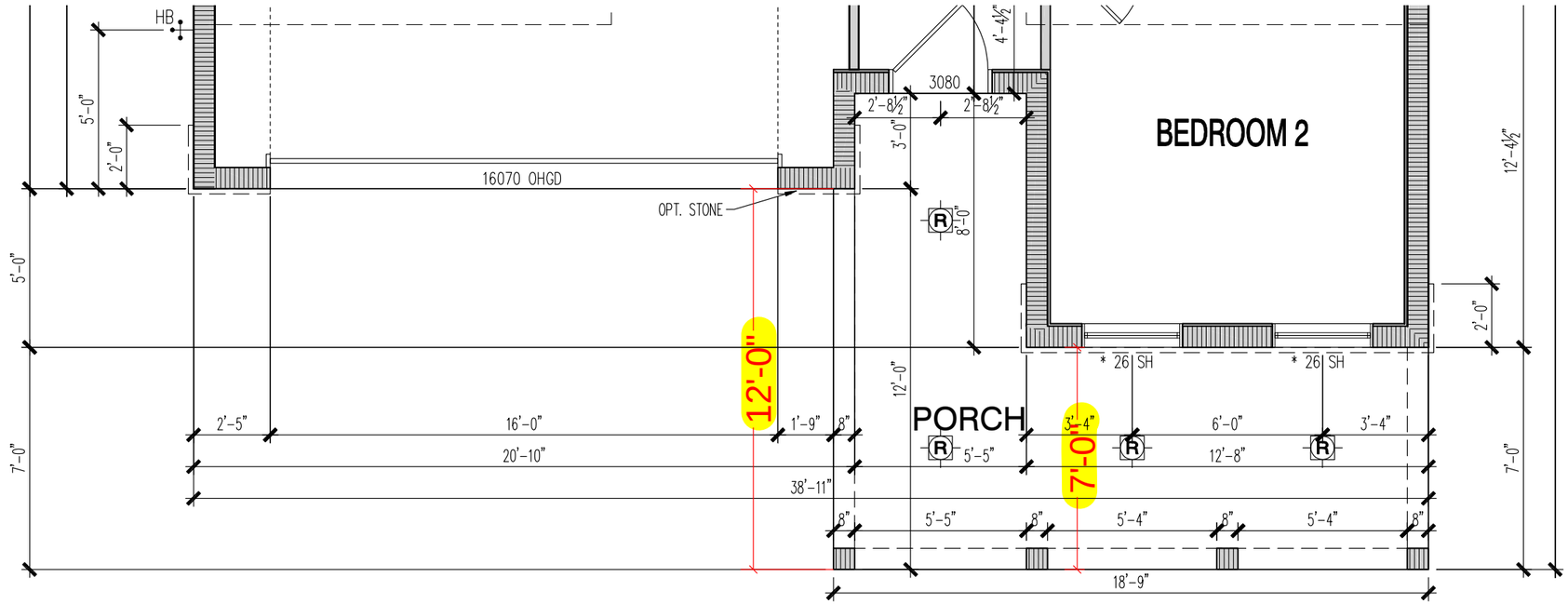


PARTIAL FIRST FLOOR PLAN "MD2"

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

Hilliard Island
40' 4GOP
Imperial | 4,564 sf
FH2 Elevation

To be counted in the half with a qualifying front porch.

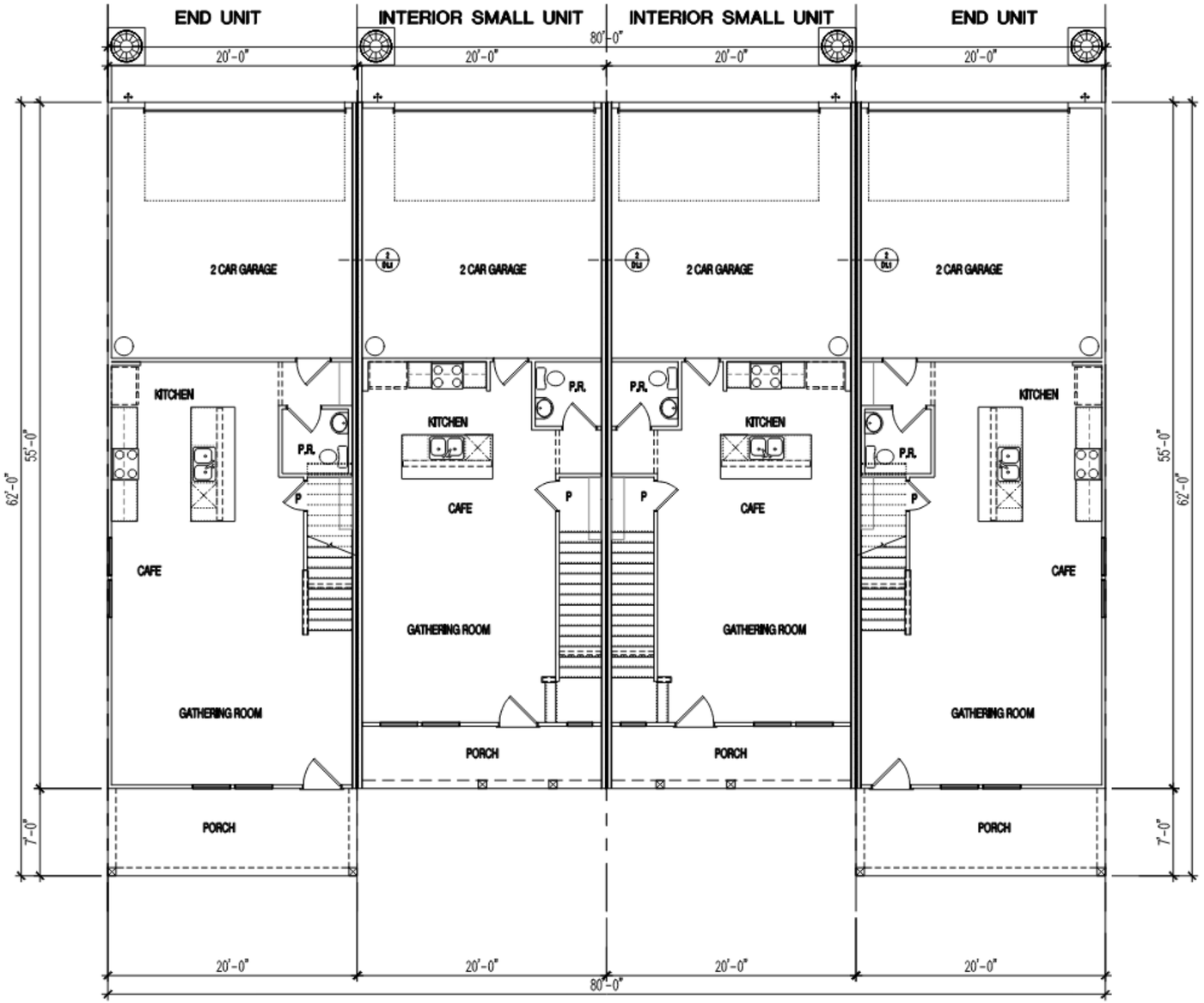


PARTIAL FIRST FLOOR PLAN "FH2"

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

Hilliard Island
Short Pad Townhome
4 Unit Building

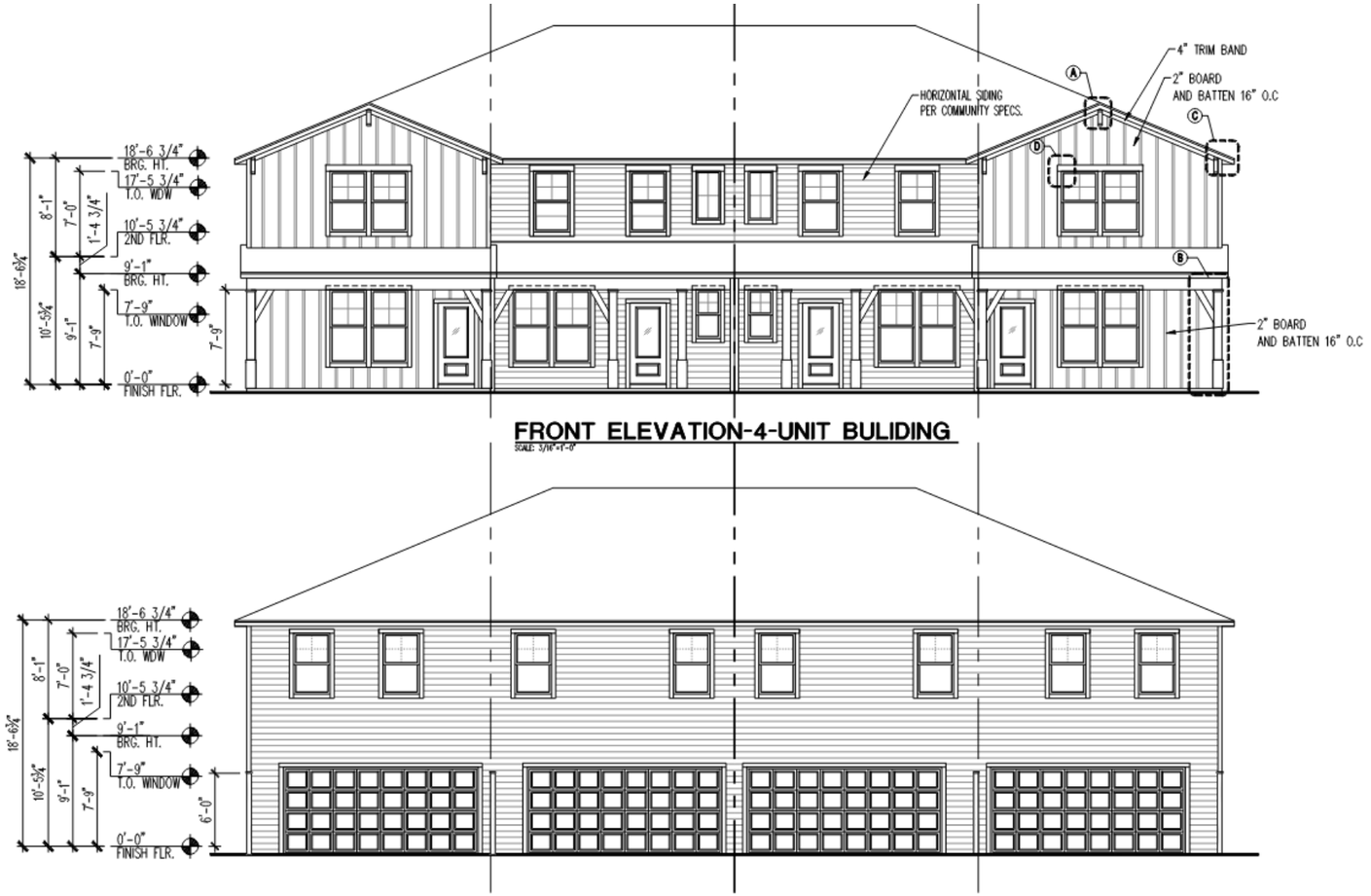
To be counted in the half with a qualifying front porch.



FIRST FLOOR
BUILDING PLAN (4-UNIT)
SCALE: 3/16"=1'-0"

Hilliard Island
Short Pad Townhome
4 Unit Building

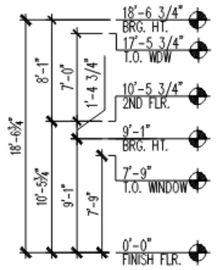
To be counted in the half with a qualifying front porch.



FRONT ELEVATION-4-UNIT BULIDING
SCALE: 3/16"=1'-0"

REAR ELEVATION-4-UNIT BULIDING
SCALE: 3/16"=1'-0"

LEFT ELEVATION-4-UNIT BULIDING
SCALE: 3/16"=1'-0"



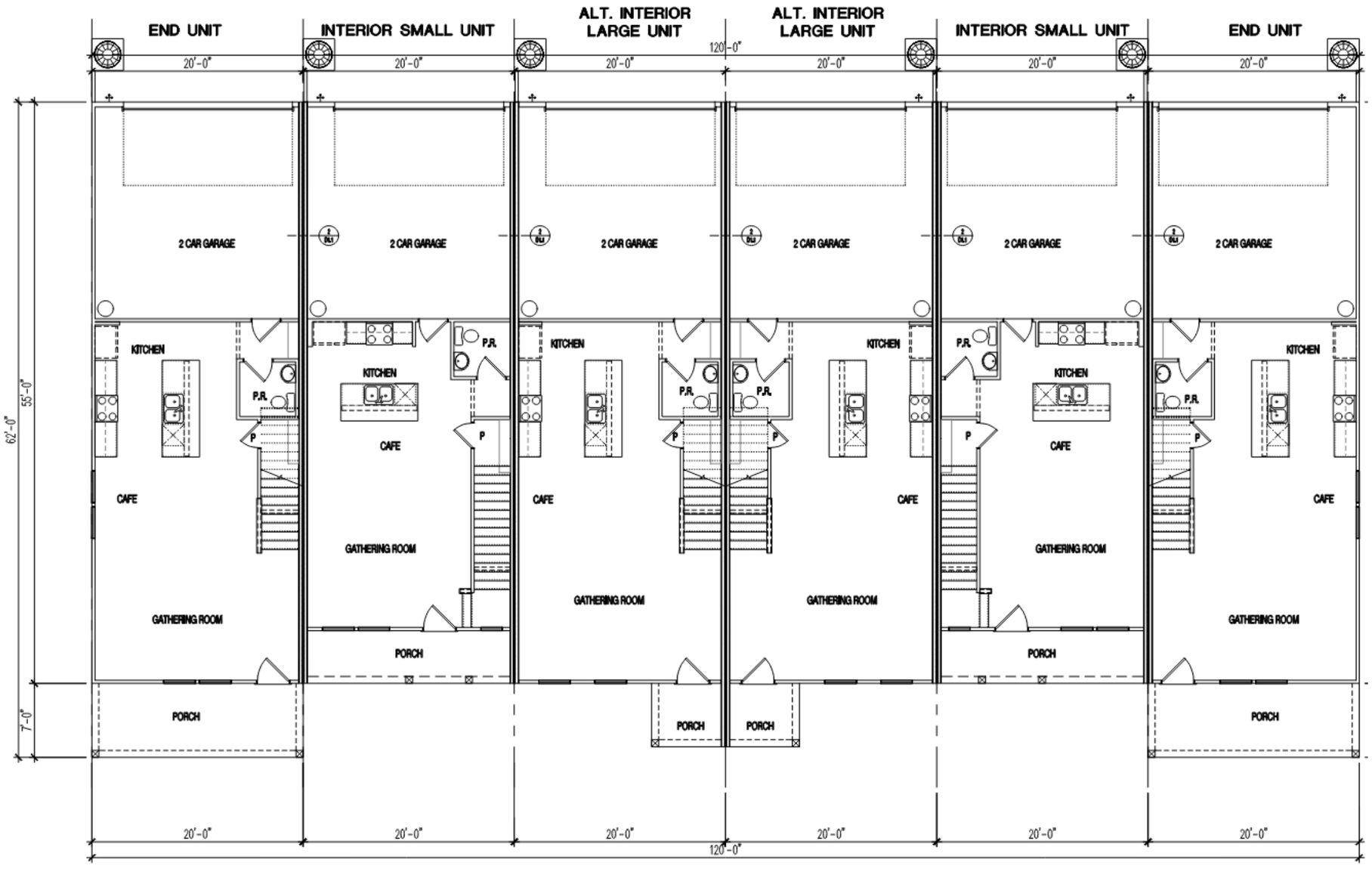
RIGHT ELEVATION-4-UNIT BULIDING
SCALE: 3/16"=1'-0"

(c) Copyright Pulte Homes Corporation -

[NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - THEY SHEETS REPRESENT 1/2 SCALE PLOTS]

Hilliard Island
Short Pad Townhome
6 Unit Building

End Units and interior small units to be counted in the half with a qualifying front porch.



FIRST FLOOR
BUILDING PLAN (6-UNIT)
SCALE: 3/16"=1'-0"

Hilliard Island
Short Pad Townhome
6 Unit Building

End Units and interior small units to be counted in the half with a qualifying front porch.

FRONT ELEVATION-6-UNIT BULIDING
SCALE: 3/16"=1'-0"

REAR ELEVATION-6-UNIT BULIDING
SCALE: 3/16"=1'-0"

LEFT ELEVATION-6-UNIT BULIDING
SCALE: 3/16"=1'-0"

RIGHT ELEVATION-6-UNIT BULIDING
SCALE: 3/16"=1'-0"

DEVELOPMENT PROJECT COMMENT FORM

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

DATE: 3/15/2023
PROJECT: Hilliard Isle PUD
DRC NUMBER: PUD-22-0004
REVIEW NUMBER: 2

Review Status:
APPROVED WITH CONDITIONS

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

SITE SPECIFIC

- The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.
- Developer plans to design the stormwater ponds to meet the proposed PUD impervious surface maximums.
- All residential dwellings located in the Special Flood Hazard Area shall also meet the regulatory floor minimums required in Land Development Code §14-9-1.

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.

###

DEVELOPMENT PROJECT COMMENT FORM

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

ADDRESS: Hillard Isle **DATE: 10/25/2022**
PLAN (DRC) NUMBER: PUD-22-0004

Review Status:
APPROVED.

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

Comments/Conditions (if applicable):

1. No comments.

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

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

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

Date: 03/10/23

Shaun Koffinas - 911Addressing

SP-22-0034 Sonoma Resort at Tapestry Apts, Session# 722-077-235

General Comments

1. Compliance – Non-compliant. A street name needs to be submitted to Stephanie Campos at Stephanie.Campos@osceola.org

SR-23-0002 Serve Pro, Session# 257-344-478

General Comments

2. Compliance – No comments

SR-23-0001 Waters of Paradise Replat, Session# 442-014-700

General Comments

3. Compliance – No comments

PUD-22-0004 Hilliard Isle Homes, Session# 884-385-371

General Comments

4. Compliance – No comments

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

SDOC#: 2020/21-0080 DRC#: PUD-22-0004

Current FLU: LDR
Requested FLU: N/A

PROJECT NAME: Hilliard Isle (Land Use Text Amendment)

Current Zoning: LDR
Requested Zoning: N/A

PROJECT LOCATION: Hilliard Isle Rd., Kissimmee, 34744

COMMENTS DUE DATE: 3.15.2023

PID#: 09-25-30-0000-0060-0000
09-25-30-0000-0050-0000++

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.

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 Rd., Kissimmee, 34744 **DATE: 3/8/2023**
PLAN (DRC) NUMBER: PUD-22-0004

Review Status:
APPROVED.

OSCEOLA COUNTY SCHOOL DISTRICT - Select a reviewer (if applicable).

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 to upload a response to comments.

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

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

ADDRESS: 08-25-30-00U0-0030-0000 HILLARD ISLE **DATE: 10/17/2022**
PLAN (DRC) NUMBER: PUD-22-0004

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 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.

Inspire
PLACEMAKING COLLECTIVE

October 27, 2023

Brenda Ryan, AICP
Planning Manager
City of Kissimmee
101 Church Street, Suite 110
Kissimmee, FL 34741

RE: Comment Response for PUD-22-0004 / Hilliard Isle PUD

Ms. Ryan,

Please find our responses to the staff comments issued for PUD-22-0004 / Hilliard Isle PUD below. This revision addresses the hand-written markups from Cristian Arias and Brenda Ryan that were provided to Celia Dorn on October 19, 2023. Many of these comments relate to the proposed design standards for the community, some of which deviate from the City's Land Development Code (LDC). The application is proposed as a Planned Unit Development (PUD) and per the City's LDC 14-4-8.A, PUDs are encouraged for the following reasons:

A. Land use and housing diversity: To allow diversification of uses (where mixed-use is allowed), housing types and open spaces when not in conflict with abutting properties.

   Hilliard Isle is proposed as a mixed-use community with a diversity of uses to include single-family detached housing (of multiple lot sizes), townhomes, multifamily apartments, commercial, office, and planned recreation / open space. The concept plan has been designed to protect adjacent uses through buffering and the restriction of access to existing neighborhood streets.

B. Efficiency: To reduce facility improvement and maintenance costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of conventional site design controls.

   Hilliard Isle features a system of interconnected streets, alleys, and trails intended to provide an efficient, pedestrian-oriented layout that minimizes reliance on the automobile for daily trips. The shoreline of East Lake Tohopekaliga has been preserved and amenitized, as the primary residential uses have been clustered internal to the site. Further, the Phase 2 Mixed Use area has been designed as a compact town center with increased densities to support the proposed commercial uses adjacent to Simpson Road.

C. Open spaces: To conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space.

   Hilliard Isle's design preserves the shoreline of East Lake Tohopekaliga as an amenitized open space for the benefit of the public. The shoreline features some of best scenery on the site, which is why it has been designed as a functional open space system with pedestrian access.

D. Site planning: To provide maximum opportunity for innovative site planning concepts to create pleasing living environments.

Hilliard Isle features Traditional Neighborhood Design (TND) principles including rear-loaded residential units, an interconnected block structure, functional open spaces, a walkable mixed-use area, and an intensive pedestrian trail system that connects interspersed open spaces that serve the community. This innovative site planning and mix of uses reduces automobile dependency in favor of walkable urbanism.

Hilliard Isle has been designed specifically for the purposes of providing land use and housing diversity, project efficiency, preservation of scenic and functional open spaces, and innovative site planning, consistent with the purpose and intent of the City's PUD district.

Cristian Arias' Comments:

Page 5: Minimum lot area of 3,060 square feet is questionable.

Response: The 3,060 square feet minimum lot size for single-family detached product is intended for the rear-loaded, 34' lots. This product is designed with a minimum lot size of 34' x 90', which yields the minimum lot size of 3,060 square feet. These standards allow the builder to provide a smaller, more efficient product, which contributes to the diversity of housing types within the community.

Page 6: Inconsistency between minimum townhome lot width in 7.1.1 and Development Standards table in 7.1. Request to increase from 18' to 20'.

Response: The inconsistency between the townhome lot width in Sec. 7.1.1 and the Development Standards table in Sec. 7.1 has been corrected. Table 7.1 has been updated with a minimum townhome width of 18'. We are requesting a minimum townhome lot width of 18' to further the efficiency of the community and provide additional housing diversity.

Page 6: Sec. 7.1.2.1 – Applicant shall propose setback standard that can be reviewed by staff to check if proposal is consistent with LDC intent. What is the proposal?

Response: The proposal is for a 0' garage setback from the principal structure. Per Sec. 14-10-13.A, the intent of the TND design standards is to encourage development which is self-contained, highly inter-connective, and pedestrian-oriented to encourage socializing, walking, and other aspects of a vibrant outdoor urban experience. The community layout and design includes multiple pedestrian passageways, public open spaces, a trail network, and recreational amenities. These have been designed to encourage socializing and a vibrant outdoor experience without the need to recess the garage doors. Additionally, 50% of the single-family and townhome units will have a qualifying front porch, consistent with the design intent.

Page 6: Sec. 7.1.2.2 – LDC Section 14-10-13(D)(7) mentions finished grade.

Response: We are requesting a deviation to measure from the front property line in lieu of finished grade. In Traditional Neighborhood Design, buildings are typically elevated to distinguish between the private and public realms. In this case, the adjacent ROW would be considered the public realm and the individual units would be considered the private realm. The purpose of elevating the units is to establish that distinction, which is

easily measured from the front property line / sidewalk. This measurement is consistent with the intent of the regulation.

Page 6: Sec. 7.1.2.4 – During meetings it was agreed upon by Pulte and City staff that 50% of dwelling units are required to have porches, LDC Section 14.10.13(D)(8).

Response: Sec. 7.1.2.4 has been updated to state that a minimum of 50% of the total single-family and townhome units will have a qualifying front porch.

Page 8: Remove Sec. 7.2.1, which is a reference to multifamily and commercial since it is already addressed in the LDC.

Response*: Acknowledged. 7.2.1 has been removed.*

Page 8: Remove 7.3.1, a-c, as these are covered under LDC Section 14-7-1(B) and 14-7-1(C).

Response: Responded to Brenda's comment regarding 7.3.1 a-c

Page 9: 7.3.2.a add "and materials" after visible crossings.

Response: Responded to Brenda's comment regarding 7.3.2.a

Page 10: 7.3.3 – Section 14-7-20 and following standards.

Response: Responded to Brenda's comment on 7.3.3

Page 11: 7.3.3.e add "Section 14-7-22(A) Table 7-2.

Response: Responded to Brenda's comment on 7.3.e

Page 11: 7.3.3.i – Question about the 20' width for two-way traffic and driveways.

Response: *Responded to Brenda's comment on 7.3.3.i*

Page 11: 7.3.3.o – Add LDC 14-7-12 and LDC 14-7-13.

Response: *Responded to Brenda's comment on 7.3.3.o*

Page 12: 7.3.4.d – LDC Section 14-8-19.

Response: *Responded to Brenda's comment on 7.3.4.d*

Page 12: 7.3.4.e – Strike unless in conflict with existing tree canopy and add caliper size?

Response: *Responded to Brenda's comment on 7.3.4.e*

Brenda Ryan's Comments:

Page 2: Sec. 3.4 – Justify the deviations (TND).

Response: Justifications for the requested deviations have been provided within this comment response letter.

Page 3: 6.3 – Add public safety uses.

Response: Public safety uses have been added under Sec. 6.1, 6.2, and 6.3, as requested.

Page 3: 6.3 – Maintain consistency between maps and narrative. Call out that Phase 2 is identified as Mixed-Use on the Concept Plan.

Response: Section 6.3 has been updated to add a reference to Mixed-Use.

Page 4: 6.3.9 – Sign standards included. Conflicts.

Response: Section 6.3.9 has been updated to reference to state that signage shall comply with code, unless a Master Sign Plan is approved by the City.

Page 6: Inconsistency between minimum townhome lot width in 7.1.1 and Development Standards table in 7.1. Request to increase from 18' to 20'.

Response: The inconsistency between the townhome lot width in Sec. 7.1.1 and the Development Standards table in Sec. 7.1 has been corrected. Table 7.1 has been updated with a minimum townhome width of 18'. We are requesting a minimum townhome lot width of 18' to further the efficiency of the community and provide additional housing diversity.

Page 6: 7.1.2.1 – Discussed converting third garage door into a residential entry.

Response: This section has been updated to reference the three-car garages with two garage doors and a residential entrance.

Page 6: 7.1.2.2 – LDC Section 14-10-13(D)(7) mentions finished grade.

Response: In Traditional Neighborhood Design, buildings are typically elevated to distinguish between the private and public realms. In this case, the adjacent ROW would be considered the public realm and the individual units would be considered the private realm. The purpose of elevating the units is to establish that distinction, which is easily measured from the front property line / sidewalk. This measurement is consistent with the intent of the regulation.

Page 6: Porches with specific product type. No guarantee that there will be elevations selected.

Response: Sec. 7.1.2.4 has been updated to state that a minimum of 50% of the total single-family and townhome units will have a qualifying front porch.

Page 6: Porches shall be a minimum of 5' in depth. Clear space (excludes door.)

Response: The language has been updated to reflect that qualifying front porch will be a minimum of 5' in depth and a minimum of 36 square feet in area. This will allow flexibility to permit 6' x 6' front porches and 5' x 7.5' porches as qualifying toward the minimum 50% porch requirement.

Page 7: 7.2 – Cross referenced with map reference as Mixed Use.

Response: Table 7.2 has been relabeled as Phase 2, Mixed-Use, for consistency with the Concept Plan.

Page 7: 7.2 – Front setback or build-to line?

Response: Build-to-line.

Page 7: 7.2 – Note (1) states that the buildings are required to address the street and form a strong, walkable street edge. Not in ROW need minimum vertical clearance.

Response: This has been clarified to reference that this walkable street edge will occur adjacent to private drive aisles and not within the ROW.

Page 7: 7.2 – Reduce 30 DU/acre to 10-20 DU acre; MF-MDR.

Response: The density for the multifamily portion has been clarified as 10-20 DU/acre over the entirety of the Phase 2 Mixed-Use area. We anticipate that it will be clustered in a portion Phase 2, Mixed-Use.

Page 7: 7.2 – Update building heights to stories / feet. Maximum of 4 stories.

Response: Acknowledged. Updated to say stories.

Page 7: 7.2 – Note (2) states that balconies, terraces, project windows, awnings and canopies may project in the setback by up to 8'. LDC 14-4-6A(3), balconies, movable awnings, 3' with no supports. 14-4-6A(3) stoops, colonnades, open sided porches 10'.

Response: LDC does not cover what we are designing for. Balconies greater than 5' in depth must have columns to the ground for support. We are requesting that the supports for balconies be allowed to be in the setback zone. The ground level under the balcony will be a terrace for the ground floor apartment unit.

Page 8: Remove 7.2.1 and 7.2.2, covered by LDC.

Response: Acknowledged. 7.2.1 and 7.2.2. has been removed.

Page 8: 7.3.1.a – Private community????

Response: The note in 7.3.1 is under Section 7.3, which applies only to the Phase 2 Mixed Use area adjacent to Simpson Road. The commercial and multi-family portion of the project is proposed to be served with private drive aisles in lieu of public rights-of-way.

Page 8: 7.3.1.c. – LDC 14-7-1C

Response: LDC 14.7.1.c. mentions minimum travel lane widths. We are using a maximum as we do not want any lane width to be over 12 feet. We are also encouraging 10' travel lanes.

Page 8: 7.3.1– Min. width for on-street parking.

Response: 7.3.1.e states that on-street parking spaces shall be no less than 8' wide.

Page 8: Cut all of 7.3.1e-l?

Response: The commercial and multi-family portion of the project is proposed to be served with private drive aisles in lieu of public rights-of-way. The LDC applies to public rights-of-way. To guarantee that the construction of such private drive isles meets certain urban design standards we have included these guidelines.

Page 8: 7.3.1h – Site triangles. LDC 14-7?

Response: Acknowledged.

Page 8: 7.3.1k increase sidewalk to 6' in width and update to "all weathered surface."

Response: This section has been updated to state that the minimum sidewalk width is 6' and that "all weathered surfaces may be constructed of any walkable, accessible material."

Page 8: 7.3.1l increase sidewalk to 6' in width.

Response: This section has been updated to state that the minimum sidewalk width is 6'.

Page 9: LDC 14-4.

Response: Per the Teams meeting with Brenda Ryan on October 27, 2023, this reference was intended to be for 14-4-6.A.3 Setback encroachments. As discussed on the call, these frontage zones will be within private drive aisles and not within the public ROW.

Page 9: 7.3.1.p canopy trees at 50' on center is same as LDC.

Response: Acknowledged. 7.3.1.p has been removed.

Page 9: Remove all of 7.3.2, covered by LDC.

Response: *Section 7.3.2 is only applicable to the Phase 2 Mixed-Use portion of the project. The commercial and multi-family portion of the project is proposed to be served with private drive aisles in lieu of public rights-of-way. The LDC applies to public rights-of-way. To guarantee that the construction of such private drive isles meets certain urban design standards we have included these guidelines.*

Page 10: Figure 2 – Build to line or setback?

Response: The commercial and multi-family portion of the project is proposed to be served with private drive aisles in lieu of public rights-of-way. The LDC applies to public rights-of-way. To guarantee that the construction of such private drive isles meets certain urban design standards we have included these guidelines. The cross section references the build-to-line.

Page 11: Remove 7.3.3 b-p.

Response: Below is our response to each line of this section:

b. LDC 14.7 Part III – Off Street Parking Standards – E. Paved Parking does not mention the encouragement of textures, patterns and colors in the design of surface parking in order to provide breaks in large monolithic areas of pavement and distinguish between pedestrian and vehicular movement within the parking area.

c. LDC 14.7 Part III – Off Street Parking Standards does not mention parked vehicle encroachment.

d. LDC 14.7 Part III – Off Street Parking Standards does not mention ingress and egress conditions.

e. Acknowledged. 7.3.3.e pertaining to the minimum number of parking spaces has been removed.

f. LDC 14.7 Part III – Off Street Parking Standards allows for 30-, 45-, 60- and 90-degree parking spaces. We are only allowing 90-degree off-street parking.

g. LDC 14.7 Part III – Off Street Parking Standards calls for different dimensions based on parking angle. Since we are only allowing 90-degree angle, we specified the minimum width and depth. We have updated this section to include "with a wheel stop".

h-i. LDC 14.7 Part III – Off Street Parking Standards allows for one-way isles. We don't want to allow one-way aisles.

j. LDC 14.7 Part III – Off Street Parking Standards does not mention parking lot driveway geometry.

k. Acknowledged. 7.3.3.k pertaining to driveway alignment has been removed since it is mentioned in LDC 14.7.31.C

l. Acknowledged. 7.3.3.l pertaining to parking space line demarcation has been removed since it is mentioned in LDC 14.7.23.G

m. LDC 14.7 Part III – Off Street Parking Standards does not mention parking lot interconnectivity.

n-o. Acknowledged. 7.3.3.n and 7.3.3.o pertaining to loading and off-loading spaces and dimensions have been removed since it is mentioned in LDC 14.7 Part II - Loading Standards

p. LDC 14.7 Part III – Off Street Parking Standards does not mention ridesharing pick-up and drop-off areas.

Page 11: 7.3.3.f – Will there be angled parking in commercial area off-site?

Response: All off-street parking shall be at 90-degree angle. There may be on-street parking at different angles. Please note that these streets will be private drive aisles in lieu of public rights-of-way.

Page 11: 7.3.3.g – Add with a wheel stop.

Response: Acknowledged. We have updated this section to include "with a wheel stop".

Page 11: 7.3.3.i - Fire approval LDC.

Response: Acknowledged.

Page 11: 7.3.3.n – Add "or side" in the sentence that references off-street loading spaces shall be in the rear of buildings.

Response: *7.3.3.n and 7.3.3.o pertaining to loading and off-loading spaces and dimensions have been removed since it is mentioned in LDC 14.7 Part II - Loading Standards*

Page 12-13: Remove all of 7.3.4, LDC.

Response: Acknowledged. 7.3.4 has been removed since this matter is addressed in LDC 14.8.18 Landscaping within Vehicular Use Areas and LDC 14.5.11 Landscape Buffers and Screening Standards.

Page 12: 7.3.4.e With a wheel stop!

Response: 7.3.4 has been removed since this matter is addressed in LDC 14.8.18 Landscaping within Vehicular Use Areas and LDC 14.5.11 Landscape Buffers and Screening Standards.

Page 13: 7.3.5 Multi-family non-residential bike lockers incentive in LDC.

Response: Acknowledged. 7.3.5 has been removed since bicycle parking is addressed in LDC 14.7.27.

Page 13: Remove 7.3.5, LDC required for all MF and non-residential.

Response: Acknowledged. 7.3.5 has been removed since bicycle parking is addressed in LDC 14.7.27.

Page 14: 7.3.6.d max height limit.

Response: Acknowledged we will rely on the LDC.

Page 14: Remove 7.3.6.e and 7.3.6.f, covered by LDC 14-4-6 and 14-5.

Response: Acknowledged we will rely on the LDC.

Page 14: 7.3.7.h – ATMs??

Response: Owner would like to have an option for bank teller lines and ATM drive up. We would also like for small restaurants/coffee shops to have a pickup window.

Page 15: 7.4: Add max feet / stories.

Response: Maximum building height for Phase 3 has been clarified as 45' / three stories.

Page 15: 7.5.3 – LDC on model homes.

Response: The LDC for model homes allows for consideration of up to ten percent of a subdivision, but no more than five lots per developer. We are requesting to clarify that this will be a maximum of five lots per phase or subphase. This project includes 2,400 single-family and townhome lots with a buildout period of between 8-10 years, depending on market conditions. New phases will require new model units, as the original phase models will be occupied with new owners.

Page 16: 8.1.1, replace 725 feet with 460 feet. TND 14-10-13.

Response: We are requesting relief from LDC 14-10-13.C.6, to allow for a maximum block length of 725 feet in lieu of 460 feet. The intent of the regulation is to promote pedestrian accessibility by eliminating superblocks. The proposed standard of 725' is suitable to provide the fine-grain block structure that is contemplated under the City's TND standards. The 725' standard is the maximum, and many of the blocks proposed on the concept plan comply with the 460' standard. As shown on the Concept Plan, pedestrian passages, mews, open space amenities, and an interconnected trail network are proposed to enhance community walkability. This upgraded pedestrian trail network, including a trail along the shoreline of East Lake Tohopekaliga, justifies the slight deviation in maximum block size, consistent with the intent of the regulation.

Page 16: 8.1.3 – This is allowed in LDC, glitch ordinance 14-4-6D(3).

Response: Acknowledged.

Page 16: 8.1.6 – TND 14-10-13B(3); 95% of residents and 1,320 feet.

Response: We are requesting relief from LDC 14-10-13.B.3, to allow for 75% of the residential units to be within a 1,320' of a central focal point in lieu of 95% being within 1,320' of the neighborhood square. The unique nature of the site has driven the project layout, which preserves the shoreline of East Lake Tohopekaliga. This design clusters much of the project's open space on the perimeter of the project rather than integrating it into the center of the community. However, per the Concept Plan, we are proposing neighborhood-serving green spaces throughout the community. These green spaces will be connected to the larger open space system through pedestrian passages and trails. This is consistent with PUD's intent to preserve open spaces and encourage innovative site design.

Page 16: 8.1.7 – Mews, linear parks.

Response: Mews and linear parks have been added to Sec. 8.1.7.

Page 16: 8.1.8 – Mews, linear parks.

Response: *Mews and linear parks have been added to Sec. 8.1.8.*

Page 17: 8.1.10 - TND 14-10-13B(3); 95% of residents.

Response: We are requesting relief from LDC 14-10-13.B.3, to allow for 75% of the residential units to be within a 1,320' of a central focal point in lieu of 95% being within 1,320' of the neighborhood square. The unique nature of the site has driven the project layout, which preserves the shoreline of East Lake Tohopekaliga. This design clusters much of the project's open space on the perimeter of the project rather than integrating it into the center of the community. However, per the Concept Plan, we are proposing neighborhood-serving green spaces throughout the community. These green spaces will be connected to the larger open space system through pedestrian passages and trails. This is consistent with PUD's intent to preserve open spaces and encourage innovative site design.

Page 17: 8.1.11 – TND LDC 14-10-13C(7) 75%.

Response: LDC 14-10-13.C.7 is applicable to above-grade mechanical equipment, including utility cabinets, transformers, and the like. Sec. 8.1.11 specifically addresses streetlight spacing. Utility cabinets and transformers will comply with the LDC.

Page 17: 8.1.12 – Replace ADA compliant with paved. LDC 14-10-10.C(7).

Response: We are requesting a deviation from LDC 14-10-10.C(7) to allow for alternative surfaces for the trail system, which will be ADA compliant. There are ADA-compliant materials that have a lighter environmental footprint than pavement, which include pervious gravel pavers and similar materials. These materials will increase sustainability, which is of high importance due to the site's proximity to East Lake Tohopekaliga.

Page 17: 8.1.13 – Increase to 15 trees per acre. LDC 14-10-10.C(8).

Response: We are requesting a deviation from LDC 14-10-10.C(8) to allow for 12 trees per acre in lieu of 15 trees per acre within open space tracts. Per the University of Florida's IFAS Extension, Southern Live Oaks have a spread of between 60-120' at maturity. As such, they require between 3,600 and 14,400 square feet of area per tree. Assuming a 3,600 square foot area, 12 trees can fit within a one-acre area. We are requesting this deviation to promote tree health at maturity.

Page 18: 10.1 and 10.2 – Inconsistent with Section 6.3.9 that refers to LDC.

Response: Section 6.3.9 has been updated to resolve the inconsistency. Signage will comply with the LDC unless a Master Sign Plan is approved under a separate application.

Page 18: 12.1 – Add ITE Trip Manual and edition number.

Response: The table has been updated to reference the ITE Trip Manual, 8th Edition.

Page 18: 13.1 – Include phasing plan with exhibits.

Response: Due to the scale of the project, phasing has yet to be determined. Phasing will be determined at the Preliminary Plat stage, consistent with LDC 14-3-41. All phases will stand on their own.

Wayfinding and Signage Plan: Where is Sign A?

Response: The Master Sign Plan has been removed and will be processed under a separate application.

Internal Village and Outparcel Signage: LDC 4' for greater than 50,000 SF, proposing 8'.

Response: The Master Sign Plan has been removed and will be processed under a separate application.

Building Signage: Need language or add language to defer to LDC for walls signs.

Response: The Master Sign Plan has been removed and will be processed under a separate application.

Pulte Wayfinding Signs: Need height and copy areas. Neighborhood ID not attached to a wall is 4' max height and 24 square feet. Future occupant is 20 square feet. Real estate signs 32 square feet. Residential project signs 6 square feet. Non-residential project signs 32 square feet.

Response: The Master Sign Plan has been removed and will be processed under a separate application.

Entry Feature Tower: What is the height of the tower feature? LDC allows 6' residential.

Response: The Master Sign Plan has been removed and will be processed under a separate application.

Design Standards / Main Elements: This portion can be design principles. All standards need to be in Sec. 7.1, 7.2 or 7.4 tables.

Response: Acknowledged.

Hilliard Island 24' RL Bungalow Benton Elevation: Explain the note that this elevation will be counted in the half without a qualifying front porch.

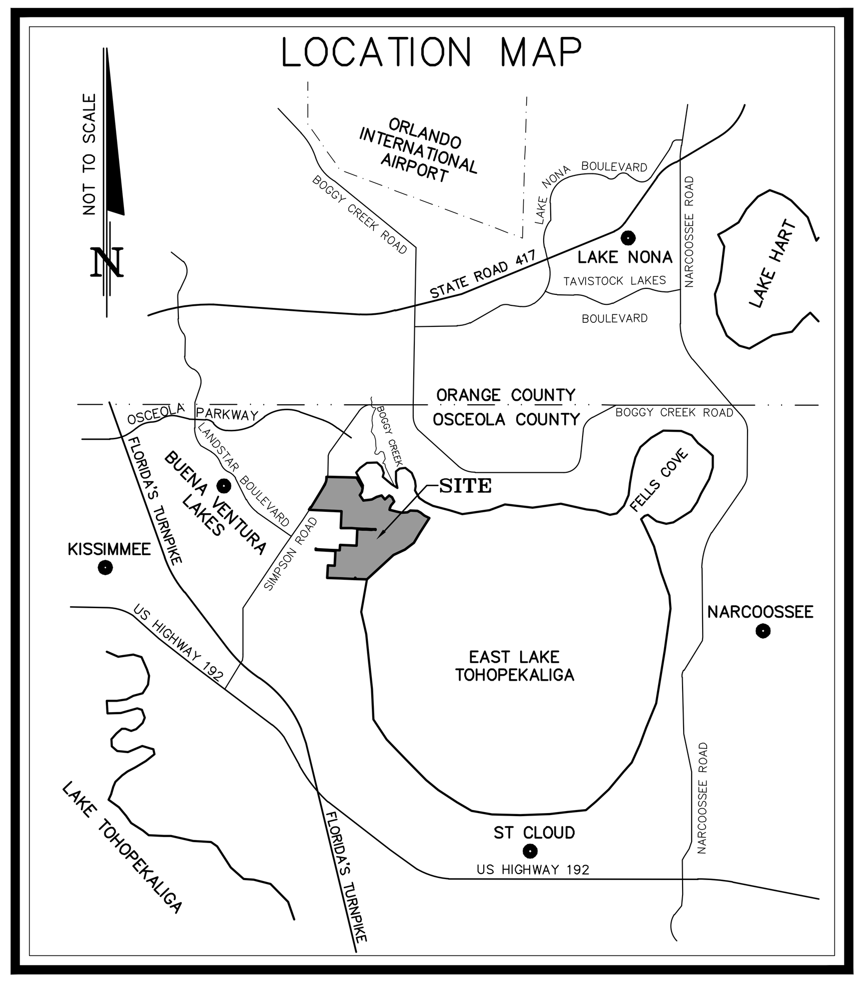
Response: As noted on the elevation, the 24' RL Bungalow Benton Elevation does not include a qualifying front porch and therefore will not count towards the 50% of the community that is required to have a qualifying front porch.

Please let me know if you have any questions or would like to meet to discuss this project in detail. We trust that this information is helpful and we look forward to the next steps for the project.

Best,

Eric Raasch, AICP
Principal, Inspire Placemaking Collective, Inc.

ALTA/NSPS LAND TITLE SURVEY



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 859.00 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.

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

Symbol	Description
L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
C=	CHORD
TB=	TANGENT BEARING
T=	TANGENT
MB	MAILBOX
REF	REFLECTOR
	SIGN
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
CS	CONTROL STRUCTURE
DMH	DRAINAGE MANHOLE
MES	MITERED END SECTION
INLET	CURB INLET
CIMH	CURB INLET WITH MANHOLE
CB	CATCH BASIN
UD	UNDERDRAIN
YD	YARD DRAIN
USM	UNDERGROUND SANITARY MARKER
SSO	SANITARY SEWER STUB-OUT
SMH	SANITARY MANHOLE
RV	REUSE VALVE
CO	CLEAN OUT
SV	SANITARY VALVE
FMAV	FORCEMAIN AIR RELEASE VALVE
WP	WOOD POST
BOL	BOLLARD
TMH	TELEPHONE MANHOLE
UTM	UNDERGROUND TELEPHONE MARKER
TR	TELEPHONE RISER
TPB	TELEPHONE PULLBOX
FOCM	FIBER OPTICS CABLE MARKER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WSO	WATER STUB OUT
BFP	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
WVB	WATER VALVE BOX
UWM	UNDERGROUND WATER MARKER
IRV	IRRIGATION VALVE
RM	REUSE WATER METER
RSO	REUSE WATER STUB OUT
ESO	ELECTRIC STUB-OUT
EMH	ELECTRIC MANHOLE
CUP	CONCRETE UTILITY POLE
UP	UTILITY POLE
ER	ELECTRIC RISER
EPB	ELECTRIC PULL BOX
LP	LIGHT POLE
GW	GUY WIRE
OHW	OVERHEAD WIRE
GM	GAS METER
GSO	GAS STUB-OUT
GV	GAS VALVE
UGM	UNDERGROUND GAS MARKER
VP	VERTICAL PIPE
	SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

Abbreviation	Meaning
APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
B/W	BETWEEN
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BNDY	BOUNDARY
BWF	BARBED WIRE FENCE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CR	COUNTY ROAD
CRMB	COUNTY ROAD MAP BOOK
(C)	COMPUTED
(D)	DESCRIPTION
ELEV OR EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FC	FENCE CORNER
FKA	FORMERLY KNOWN AS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOV'T	GOVERNMENT
HB	HOSEBIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IR	IRON ROD
IRC	IRON ROD WITH CAP #______
IP	IRON PIPE
ID	IDENTIFICATION
KUA	KISSIMMEE UTILITY AUTHORITY
LB	LICENSED BUSINESS
LF	LINEAR FEET
MH	MANHOLE
MES	MITERED END SECTION
(M)	MEASURED
ML	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
NR	NON-RADIAL
NT	NON-TANGENT
N&D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PID	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PF	PLASTIC FENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R&C	REBAR & CAP
RD	ROAD
RTW	RETAINING WALL
SR	STATE ROAD
SDW	SIDEWALK
TFP	TRANSFORMER PAD
TYP	TYPICAL
UG	UNDERGROUND
WDF	WOOD FENCE
WP	WOOD POST
WIF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

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

ZONE X (SHADED) — FEMA FLOOD ZONE X (SHADED) Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONE AE — FEMA FLOOD ZONE AE Special flood hazard areas subject to inundation by the 1% annual chance flood base flood elevations determined. (Base flood elevations not surveyed)

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

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 2818 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° 04'59" 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 54°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 Southeast 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 Southeast 1/4 of the Southeast 1/4; thence North 1320 feet; thence West 1095.8 feet for the Point of Beginning; thence North 02 degrees East 544 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 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 Southeast 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 West 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 16, Township 25 South, Range 30 East, Osceola County, Florida, and the Southeast 1/4 of the Northwest 1/4 of 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.

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 544 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 Southeasterly along water's edge to East line of Section 9; thence South 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; 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.

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°18'45"W, 432.96 feet to Point of Beginning; thence run along East line, S00°18'45"W, 1222.33 feet; thence run N89°15'52"W, 346.74 feet; thence run N00°18'45"E, 1163.20 feet; thence run N89°07'43"W, 1550.05 feet; thence N00°18'19"E, 115.39 feet; thence run S88°27'09"E, 60.00 feet; thence run S00°18'19"W, 54.64 feet; thence run S88°07'43"E, 1836.78 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°18'45"W, a distance of 492.96 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 run N00°18'45"E, 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°18'45"W, a distance of 492.96 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 run N00°18'45"E, 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° 25' 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; run 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 Northeasterly along the arc of said Curve, 426.77 feet to the Point of Tangency; run thence N 02° 04' 59" 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 A POINT ON THE SOUTH RIGHT OF WAY LINE OF BORINQUEN AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF KENLEIGH OAKS; THENCE RUN SOUTH 88°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.

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 859.00 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.

Containing 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.

SURVEYORS NOTES:

1. Apparent Physical Use (potential encroachments) onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
2. Bearings and distances shown hereon 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, Easterly Right-of-way line of Simpson Road (County Road 530), being S29°22'37"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 hereon 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 hereon.
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, acreages, areas and descriptions shown hereon are placed on notice that the use of such information is at their peril as regards to any state-owned lands, riparian boundaries or littoral boundaries shown hereon.
7. The State of Florida may own or claim ownership of those lands lying waterward of the Ordinary High Water Line (OHWL) which may affect the location of the boundary line of property fronting the lake.
8. The Safe Upland Line (SUL) (57 foot NAVD88) shown hereon is provided by the Florida Department of Environmental Protection Bureau of Survey and Mapping. The 57 foot contour is based on "Osceola Lidar Project", Task Order# G15PD00887" produced for the U.S. Geolgical Survey, prepared by Preble-Rish, inc., submitted by Dewberry, report date 10/21/2016. The SUL is not considered a sovereignty submerged land boundary and will not be recognized by the Department Environmental Protection for use in controlling future development or for any other purpose unless specifically approved otherwise by the Department.
9. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
10. All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
11. The word "certify" or "certification" as shown and used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
12. Only those visible improvements lying within 10 feet of the perimeter boundary have been located this date. Except as shown, no interior improvements have been located.
13. Horizontal Accuracy Statement: The accuracy of the survey data shown hereon has been verified by redundant measurements or traverse closures achieving or exceeding a closure of 1 foot in 10,000 feet.
14. All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
15. The undersigned Florida licensed surveyor and mapper hereby certifies to the parties named hereon, that Parcels A, B, C, D, E, F, G, H, I, J and K, described hereon, constitute one contiguous parcel of land, without gaps, gores or hiatus along their common boundaries. The undersigned also certifies that said contiguous parcel of land, described as Parcels A, B, C, D, E, F, G, H, I, J and K, is coincident as described hereon with the overall perimeter metes and bounds description, hereon.
16. Surveyor has reviewed the following items listed in Schedule B, Section II Exceptions of the American Land Title Association Commitment, prepared by Fidelity National Title Insurance Company, Order No.: 10038494, REV 8, dated 08/19/2022 for easements and rights-of-way and finds the following: **[SURVEYOR COMMENTS IN CAPS]**
    10. Intentionally Deleted.
    11. Intentionally Deleted.
    12. Intentionally Deleted.
    13. Intentionally Deleted.
    14. Intentionally Deleted.
    15. Easement recorded January 16, 1978, in Official Records Book 380, Page 465, of the Public Records of Osceola County, Florida. **[SHOWN]**
    16. Drainage Easement recorded August 31, 1988 in Official Records Book 889, Page 2111, of the Public Records of Osceola County, Florida. **[SHOWN]**
    17. Intentionally Deleted.
    18. Intentionally Deleted.
    19. Intentionally Deleted.
    20. Easement Deed in favor of Kissimmee Utility Authority recorded November 1, 2001 in Official Records Book 1951, Page 1184, of the Public Records of Osceola County, Florida. **[SHOWN]**
    21. Easement Deed in favor of Kissimmee Utility Authority recorded November 1, 2001 in Official Records 1951, Page 1190, of the Public Records of Osceola County, Florida. **[SHOWN]**
    22. Intentionally Deleted.
    23. Ordinance No. 2419 of the City of Kissimmee recorded March 15, 2002 in Official records Book 2018, Page 553, of the Public Records of Osceola County, Florida. **[SHOWN]**
    24. Intentionally Deleted.
    25. Intentionally Deleted. - **SHOWN FOR INFORMATIONAL PURPOSES ONLY AS REFERENCED IN SCHEDULE B, SECTION I, ITEM 10.**
    26. Ordinance No. 2602 of the City of Kissimmee recorded August 4, 2006 in Official Records Book 3237, Page 2225, of the Public Records of Osceola County, Florida. **[SHOWN]**
    27. Preservation and Maintenance Agreement recorded November 14, 2008 in Official Records Book 3764, Page 1151, of the Public Records of Osceola County, Florida. **[SHOWN]**
    28. Perpetual Non-Exclusive Utility Easement Agreement recorded October 16, 2018 in Official Records Book 5418, Page 631, of the Public Records of Osceola County, Florida. **[SHOWN]**
    29. Intentionally Deleted.
    30. Intentionally Deleted.
    31. Intentionally Deleted.
    32. Intentionally Deleted.

TABLE "A" SURVEYOR'S COMMENTS:

Item 1: Monuments shown hereon.

Item 4: The surveyed property contains 787 acres more or less.

Item 8: Only substantial visible features lying within 10 feet of the perimeter boundary are shown.

Item 13: Adjoining property owners' names shown hereon are based on the Osceola County Property Appraiser's official website accessed on March 30, 2022.

CERTIFICATION:

To: -Pulte Home Company LLC, a Michigan limited liability company
-Fidelity National Title Insurance Company
-Foley & Lardner LLP d/b/a Florida Title Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8 & 13 of Table A thereof. The fieldwork was completed on April 11, 2022.

DONALD W. McINTOSH ASSOCIATES INC.
(Certificate of Authorization No. LB68)

PRELIMINARY
9/21/22 10:03AM

Rocky L. Carson, PSM
Florida Registered Surveyor and Mapper
Certificate No. 4285

Signature Date:

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DONALD W. McINTOSH ASSOCIATES, INC.

NO.	DATE	DESCRIPTION	CHK.
04	09/21/22	REVISED PER CLIENT REQUEST	JPF
03	08/23/22	REVISED TITLE COMMITMENT - REVISION 8	JPF
02	05/23/22	CREATED AND MAPPED AN OVERALL PERIMETERR METES AND BOUNDS DESCRIPTION IN ADDITION TO AND COINCIDENT WITH THE LANDS DESCRIBED AS PARCELS A, B, C, D/, E, F, G, H, I, J AND K, AS SHOWN (NO FIELD WORK THIS DATE).	JPF
01	05/12/22	ADJUSTED LINEWORK APPEARENCE TO CLEARLY SHOW EXTENTS OF BOUNDARY AND GENERAL REVISIONS TO IMPROVE CLARITY OF SURVEY	JPF

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JPF
DATE: 03/2022
CHECKED BY: RLC
FIELD BOOKS: 1675 & 1685
SCALE: N/A
JOB NUMBER: 21667.001

PREPARED FOR:
PULTE HOME COMPANY LLC

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

DRAWING CS# 21-132(B1A)

SHEET 1 OF 8

Printed: Wed 21-Sep-2022 - 10:03AM
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ALTA/NSPS LAND TITLE SURVEY

300' 0 300' 600' 900'
Scale: 1" = 300'

1"=300'

N

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

POINT OF BEGINNING
NE CORNER OF SEC 8-25-30
FND 5"x5" CM STAMPED
"OSCEOLA COUNTY FLORIDA 1964"
(BWF = 0.12'N)

SEE SHEET 1

DONALD W. McINTOSH ASSOCIATES, INC.
DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

JOB NUMBER 21667.001
SCALE 1" = 300'
FIELD BOOKS: 1675 & 1685
CHECKED BY: RLC
DRAWN BY: JPF
DATE: 03/2022

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
C=	CHORD
T=	TANGENT
MB ⊡	MAILBOX
REF ⊣	REFLECTOR
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
CS ■	CONTROL STRUCTURE
DMH ●	DRAINAGE MANHOLE
MES ■	MITERED END SECTION
INLET ■	CURB INLET
MH ●	CURB INLET WITH MANHOLE
CB ■	CATCH BASIN
UD ○	UNDERDRAIN
YD ⊡	YARD DRAIN
USM ⊙	UNDERGROUND SANITARY MARKER
SSCO ⊙	SANITARY SEWER STUB-OUT
SMH ●	SANITARY MANHOLE
RV ⋈	REUSE VALVE
CO ○	CLEAN OUT
FAV ⋈	SANITARY VALVE
FVAV ⋈	FLUSHING AIR RELEASE VALVE
MP ○	MOOD POST
BOL ○	BOLLARD
UTM ●	UNDERGROUND TELEPHONE MARKER
TR ⊡	TELEPHONE RISER
TPP ⊡	TELEPHONE PULLBOX
FTCP ⊙	FIBER OPTICS CABLE MARKER
FDC ⊡	FIRE DEPARTMENT CONNECTION
FH ●	FIRE HYDRANT
WV ⋈	WATER VALVE
WM ⊡	WATER METER
WSO ⊙	WATER STUB OUT
WBF ●	WATER BLOW OFF METER
BOV ⋈	BLOW OFF VALVE
MVB ⊡	WATER VALVE BOX
UWM ●	UNDERGROUND WATER METER
IRR ⊡	IRRIGATION VALVE
RW ⊙	REUSE WATER METER
RSO ⊙	REUSE WATER STUB OUT
ESO ⊙	ELECTRIC STUB-OUT
EMH ●	ELECTRIC MANHOLE
CUP ⊡	CONCRETE UTILITY POLE
UP ○	UTILITY POLE
ER ⊡	ELECTRIC RISER
EPB ⊡	ELECTRIC PULL BOX
LP ○	LIGHT POLE
UGM ●	UNDERGROUND GAS MARKER
OHW ———	OVERHEAD WIRE
GM ⊠	GAS METER
GSO ⊙	GAS STUB-OUT
GV ⋈	GAS VALVE
UGM ●	UNDERGROUND GAS MARKER
VP ⊙	VERTICAL PIPE

SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

APPROX	APPROXIMATE
(APX)	APPARENT PHYSICAL USE
ASPH	ASPHALT
BLK	BLOCK
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BWF	BARBED WIRE FENCE
BWF	BARBED WIRE FENCE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CP	CONCRETE PIPE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CPO	CLEAN OUT WATER
CR	COUNTY ROAD
CRMB	COUNTY ROAD MAP BOOK
(C)	COMPUTED
(D)	DESCRIPTION
ELEV OR EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FCM	FOUND CORNER
FKA	FORMERLY KNOWN AS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOVT	GOVERNMENT
HB	HOSEBIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IR	IRON ROD
IRC	IRON ROD WITH CAP # _____
IP	IRON PIPE
ID	IDENTIFICATION
KUA	KISSIMMEE UTILITY AUTHORITY
LB	LICENSED BUSINESS
LF	LINEAR FEET
MH	MANHOLE
MES	MITERED END SECTION
(M)	MEASURED
MOW	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
NR	NON-RADIAL
NT	NON-TANGENT
NAIL	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PID	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PF	PLASTIC FENCE
RCP	REINFORCED CONCRETE PIPE
(R)	RECORD
R&C	REBAR & CAP
RD	ROAD
RTW	RETAINING WALL
SR	STATE ROAD
SDW	SIDEWALK
TFP	TRANSFORMER PAD
TYP	TYPICAL
UG	UNDERGROUND
WDF	WOOD FENCE
WP	WOOD POST
WF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

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

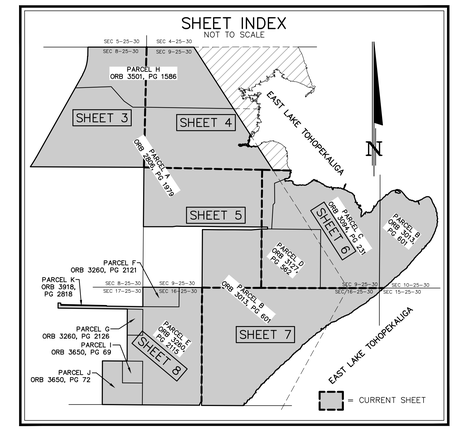
FEMA FLOOD ZONES

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

FEMA FLOOD ZONE X (SHADED) — Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FEMA FLOOD ZONE AE — Special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations determined. (Base flood elevations not surveyed)

SHEET INDEX
NOT TO SCALE



PRELIMINARY
9/21/22 10:32AM

PREPARED FOR:
PULTE HOME COMPANY LLC

DRAWING
CSJ 21-132(81A)

SHEET
2 OF 8

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

Printed: Wed 21-Sep-2022 - 10:32AM
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Revised: Wed 21-Sep-2022 - 10:32AM
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ALTA/NSPS LAND TITLE SURVEY

100' 0 100' 200' 300'

Scale: 1" = 100'

1"=100'

N

SEE SHEET 1

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

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
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L=	ARC LENGTH
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C=	CHORD
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MB ☐	MAILBOX
REF —	REFLECTOR
SIGN —	SIGN
SEC 8-25-30	SECTION & TOWNSHIP 25 SOUTH, RANGE 30 EAST
CS ■	CONTROL STRUCTURE
DMH ●	DRAINAGE MANHOLE
MES ■	MITERED END SECTION
DMH ■	DRAINAGE MANHOLE
CBIA ■	CURB INLET W/IN MANHOLE
CB ■	CATCH BASIN
UD ○	UNDERDRAIN
YD ⊡	YARD DRAIN
SSMH ●	SANITARY SEWER SANITARY MARKER
SSO ⊕	SANITARY SEWER STUB-OUT
SMH ●	SANITARY MANHOLE
RV ⋈	RELIEF VALVE
CO ○	CLEAN OUT
FAV ⋈	FIRE ASSY VALVE
FAV1 ⋈	FIRECRAWN AIR RELEASE VALVE
WP ▪	WOOD POST
BOL ○	BOLLARD
TMH ●	TELEPHONE MANHOLE
UTM ⊕	UNDERGROUND TELEPHONE MARKER
TR ⊡	TELEPHONE RISER
TPB ⊡	TELEPHONE PULLBOX
FOCM ⊕	FIBER OPTIC CABLE MARKER
FDC ⊕	FIRE DEPARTMENT CONNECTOR
FH ◆	FIRE HYDRANT
WV ⋈	WATER VALVE
WM ⊡	WATER METER
WSO ⊕	WATER STUB-OUT
BFP ⊠	BACKFLOW PREVENTER
BDV ⋈	BLOW OFF VALVE
WVB ⊡	WATER VALVE BOX
UWM ⊕	UNDERGROUND WATER MARKER
WM ⊡	WATER METER
RM ⊡	REUSE WATER METER
RSO ⊕	REUSE WATER STUB OUT
ESO ⊕	ELECTRIC STUB-OUT
EMH ●	ELECTRIC MANHOLE
UP ⊠	UTILITY POLE W/ UTILITY POLE
UP ⊠	UTILITY POLE
ER ⊡	ELECTRIC RISER
EPB ⊡	ELECTRIC PULL BOX
LP ☼	LIGHT POLE
LP ☼	LIGHT POLE
OHW —	OVERHEAD WIRE
GM ⊠	GAS METER
GSO ⊕	GAS STUB-OUT
GV ⋈	GAS VALVE
UGM ⊕	UNDERGROUND GAS MARKER
VP ⊗	VERTICAL PIPE
	SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
B/W	BACK OF CURB
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BNDY	BOUNDARY
BWF	BARBED WIRE FENCE
COR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CR	CURB RETURN
CRMB	COUNTY ROAD MAP BOOK
(C)	COMPUTED
(D)	DESCRIPTION
ELEV OR EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FC	FENCE CORNER
FKA	FORMERLY KNOWN AS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOVT	GOVERNMENT
HB	HOSEBIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IR	IRON ROD
IRC	IRON ROD W/IN CAP # _____
IP	IRON PIPE
ID	IDENTIFICATION
KUA	KISSIMMEE UTILITY AUTHORITY
LB	LICENSED BUSINESS
LF	LINEAR FEET
MH	MANHOLE
MES	MITERED END SECTION
ML	MEAN LINE
ML	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
NO	NUMBER
NT	NON-TANGENT
N&D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PID	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PTM	PROFESSIONAL SURVEYOR & MAPPER
PF	PLASTIC FENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RD&C	RIP RAP & CAP
RD	ROAD
RTW	RETAINING WALL
SR	STATE ROAD
SDW	SIDEWALK
TFP	TRANSFORMER PAD
UP	UTILITY
UG	UNDERGROUND
WDF	WOOD FENCE
WP	WOOD POST
WF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area flagged by Mr. Mark Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

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

ZONE X

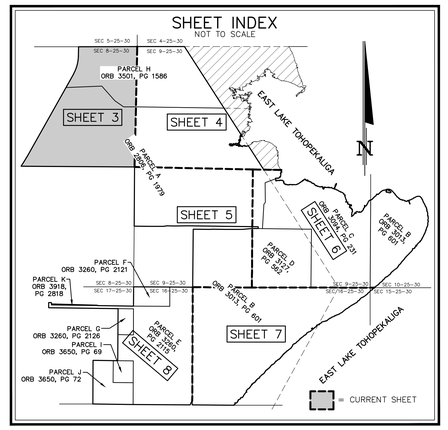
FEMA FLOOD ZONE X (SHADED)
Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONE AE

FEMA FLOOD ZONE AE
Special flood hazard areas subject to inundation by the 1% annual chance flood base flood elevations determined.
(Base flood elevations not surveyed)

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

SHEET INDEX
NOT TO SCALE



DONALD W. McINTOSH ASSOCIATES, INC.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

NO.	DATE	REVISIONS	CHK.

JOB NUMBER 21667.001
SCALE 1"=100'
FIELD BOOKS: 1675 & 1685
CHECKED BY: RLC
DRAWN BY: JPF
DATE: 03/2022

PREPARED FOR:

PULTE HOME COMPANY LLC

DRAWING CS# 21-132(B1A)
SHEET 3 OF 8

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

Printed: Wed, 21-Sep-2022 – 10:08AM
F:\Proj2021\21667\Dwg\MAIN\Binder\21-132(B1A) Pulte Hilliard ALTA Survey.dwg

ALTA/NSPS LAND TITLE SURVEY

100' 0 100' 200' 300'
Scale: 1" = 100'

1"=100'
N

POINT OF BEGINNING
NE CORNER OF SEC 8-25-30
FND 5"x5" CM STAMPED
"OSCEOLA COUNTY FLORIDA 1964"
(BWF = 0.2'N)

VILLA SOL – VILLAGE 2
(PB 19, PGS 112–115)
ABUTTING PROPERTY OWNERS:
LOT 11: PID:04-25-30-5412-0001-0110 OWNER:KAMRAN AZIZ, ET AL.
LOT 10: PID:04-25-30-5412-0001-0100 OWNER:ANA E PENA ET AL.
LOT 12: PID:04-25-30-5412-0001-0120 OWNER:RAFAEL FERNANDEZ ET AL.
LOT 9: PID:04-25-30-5412-0001-0090 OWNER:LETITIA SANDY-HILL
TRACT A – RETENTION PID:04-25-30-5413-TRAC-00A0 OWNER:VILLA SOL CDD

FND 5/8" IRC – (ILLEGIBLE - UNDER WATER) (BWF = 7.55'S)

S89°59'13"W 1055.95'

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

N LINE OF SW 1/4 OF SEC 9-25-30

SEC 4-25-30 / SEC 9-25-30

VILLA SOL PHASE 1, VILLAGE 5
(PB 14, PGS 81–83)
TRACT "A"
FUTURE DEVELOPMENT
PID:04-25-30-5415-TRAC-00A0
OWNER: OSCEOLA COUNTY

S89°59'13"W 1550.01'

NO MONUMENT FOUND OR SET (FALLS IN SWAMP)

S89°44'44"W 777.85'

SEC 4-25-30 / SEC 9-25-30

WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA

N11°43'25"E 373.23'

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.

APPROXIMATE LOCATION OF LAKE MEANDER LINE – ORIGINAL GENERAL LAND OFFICE SURVEY, 1848

GOVERNMENT LOT 1, EAST OF GENERAL LAND OFFICE SURVEY, 1848, MEANDER LINE
LANDS DESCRIBED IN ORB 1849, PG 1779
PID: N/A
OWNER: OTERO & ASSOCIATES, INC

PARCEL H
LANDS DESCRIBED IN ORB 3501, PG 1586
CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2602 (ORB 3237, PG 2225)

GOVERNMENT LOT 1
PID: 09-25-30-0000-0010-0000
OWNER: PLAZA LAKES LLC

N63°15'24"E 88.22'
S43°11'02"E 119.23'
S65°29'28"E 76.22'
S43°08'19"W 61.95'
S56°27'37"E 128.64'
N76°18'24"E 105.14'
APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)
N32°47'31"E 186.15'
S24°54'52"E 220.21'
S84°52'45"E 263.28'
N72°52'12"E 84.32'
N70°40'43"E 126.31'
N49°09'26"E 110.86'
N00°25'25"E 78.60'
S77°27'56"E 299.90'
N31°27'40"W 135.38'
N11°10'52"W 138.23'
S73°39'42"E 136.68'
N58°32'42"W 181.57'
WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA
N42°20'10"W 115.16'

N24°46'47"W 2,734.84' – 3773.35'

TOPOGRAPHIC SURVEY DESCRIPTION LINE (PARCEL BOUNDARY PER ORB 3501, PG 1586)

N09°37'54"E 300.24'
S74°03'35"W 62.54'
N04°18'27"E 58.87'
S80°01'47"E 73.46'
N12°03'09"E 78.24'
N61°00'27"W 83.16'
N20°14'04"E 102.79'
N67°02'11"E 67.15'
S68°47'27"E 76.48'

POSSIBLE CLAIM OF OWNERSHIP
GOVERNMENT LOT 2, EAST OF GENERAL LAND OFFICE SURVEY, 1848, MEANDER LINE

1634.40'

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.

PARCEL A
GOVERNMENT LOT 2
"B" OF LANDS DESCRIBED IN ORB 2806, PG 1979

APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)

1021.59'

NOT INCLUDED

APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA (±950 LF)
N04°26'41"W 42.58'
N86°43'09"E 183.66'
N66°54'17"E 200.64'
WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA
REFERENCE POINT "C"
S04°04'37"W 199.99'
S06°31'17"W 114.39'
N87°06'32"W 64.78'
S75°20'56"W 86.38'
N88°29'30"W 71.58'
N72°25'05"W 94.41'
S72°49'55"W 73.91'
WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA
N13°43'17"W 1,124.74'

CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2419 (ORB 2018, PG 553)
PID: 04-25-30-5415-TRAC-00A0
OWNER: PLAZA LAKES LLC

POSSIBLE CLAIM OF OWNERSHIP
GOVERNMENT LOT 2, EAST OF GENERAL LAND OFFICE SURVEY, 1848, MEANDER LINE

N09°09'49"W 137.93'

S.R. 535

TOPOGRAPHIC SURVEY DESCRIPTION LINE (PARCEL BOUNDARY PER ORB 3501, PG 1586)

APPROXIMATE LOCATION OF LAKE MEANDER LINE – ORIGINAL GENERAL LAND OFFICE SURVEY, 1848

N13°43'17"W 1,124.74'

FND 5"X5" CM STAMPED
"OSCEOLA COUNTY FLORIDA 1964"
(TOP BROKEN/LEANING,BASE APLOMB)
COR# 34835
(BWF = 1.1'N,0.65'E)

24"WDPE APPROX LOCATION UG

FND 5/8" IRC "LB 966"

18"WDPE APPROX LOCATION UG

CENTER OF SEC 9-25-30 NO MONUMENT FOUND OR SET

REFERENCE POINT "B"

N LINE OF SE 1/4 OF SEC 9-25-30
N88°48'03"W 396.41'
274.20'
122.15'

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

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

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	CHORD LENGTH
CB=	CHORD BEARING
C=	CHORD
T=	TANGENT BEARING
T=	TANGENT
MB ☐	MAILBOX
REF ⟋	REFLECTOR
SIGN ⟋	SIGN
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
CS ■	CONTROL STRUCTURE
DMH ■	DRAINAGE MANHOLE
MES ■	MITERED END SECTION
PULL ■	PULL BOX
CMH ■	CURB INLET WITH MANHOLE
CB ■	CATCH BASIN
UD ○	UNDERDRAIN
YD ○	YARD DRAIN
UTM Ⓤ	UNDERGROUND SANITARY MARKER
SSO Ⓢ	SANITARY SEWER STUB-OUT
SMH Ⓢ	SANITARY MANHOLE
RV ⋈	REUSE VALVE
SV ⋈	SANITARY VALVE
FMAV ⋈	FORDEMAN AIR RELEASE VALVE
BC ⊥	BENCHMARK
TMH ●	TELEPHONE MANHOLE
UTM Ⓤ	UNDERGROUND TELEPHONE MARKER
TR ▯	TELEPHONE RISER
FOC ▯	FIBER OPTICS RISER
FOMH Ⓕ	FIBER OPTICS CABLE MARKER
FDC ◇	FIRE DEPARTMENT CONNECTION
FH ◆	FIRE HYDRANT
WV ⋈	WATER VALVE
WM ▯	WATER METER
WSO Ⓦ	WATER STUB OUT
BFP Ⓑ	BACKFLOW PREVENTER
BOV ⋈	BLOW OFF VALVE
WVB ▯	WATER VALVE BOX
WMH Ⓦ	WATER UTILITY MANHOLE MARKER
IRV ⋈	IRRIGATION VALVE
RM Ⓡ	REUSE WATER METER
RSO Ⓡ	REUSE WATER STUB OUT
ESO Ⓔ	ELECTRIC STUB-OUT
CUP Ⓒ	CABLE TELEVISION PULL
CUP Ⓒ	CONCRETE UTILITY POLE
UP Ⓤ	UTILITY POLE
ER ▯	ELECTRIC RISER
EPB ▯	ELECTRIC PULL BOX
E ⋈	ELECTRIC SERVICE
OHW ———	OVERHEAD WIRE
GM Ⓖ	GAS METER
GSO Ⓖ	GAS STUB-OUT
GV Ⓖ	GAS VALVE
UGM Ⓖ	UNDERGROUND GAS MARKER
VP Ⓥ	VERTICAL PIPE
	SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
B/W	BETWEEN
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BNDY	BOUNDARY
BWF	BARBED WIRE FENCE
COR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CPP	CONCRETE POST
CRMB	COUNTY ROAD MAP BOOK
(C)	COMPUTED
(D)	DESCRIPTION
ELEV OR EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FC	FENCE CORNER
FKA	FORMERLY KNOWN AS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOVT	GOVERNMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IR	IRON ROD
IRC	IRON ROD WITH CAP #_____
IP	IRON PIPE
ID	IDENTIFICATION
KUA	KISSIMMEE UTILITY AUTHORITY
LB	LICENSED BUSINESS
LF	LINEAR FEET
MH	MANHOLE
MES	MITERED END SECTION
(M)	MEASURED
ML	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
NR	NON-RADIAL
NT	NON-TANGENT
NAIL	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT/ASPHALT
PID	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R&C	REBAR & CAP
RD	ROAD
RTW	RETAINING WALL
SR	STATE ROAD
SQ	SQUARE
TFP	TRANSFORMER PAD
TYP	TYPICAL
UG	UNDERGROUND
WDF	WOOD FENCE
WP	WOOD POST
WF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is likely to collect during wet season, location as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

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

FEMA FLOOD ZONE X (SHADED)
Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood

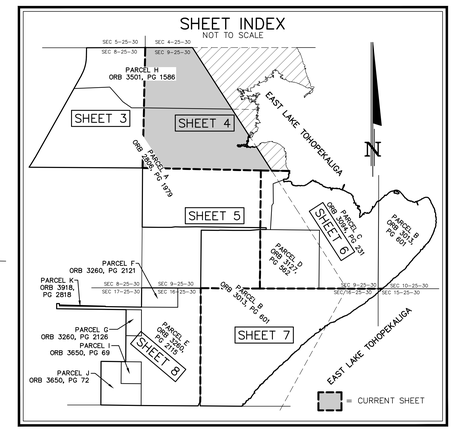
ZONE X (SHADED)

FEMA FLOOD ZONE AE
Special flood hazard areas subject to inundation by the 1% annual chance flood base flood elevations determined.
(Base flood elevations not surveyed)

ZONE AE

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

SHEET INDEX
NOT TO SCALE



PRELIMINARY
9/21/22 10:11AM

DONALD W. McINTOSH ASSOCIATES, INC.

SEE SHEET 1

NO.	DATE	REVISIONS DESCRIPTION	CHK.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

JOB NUMBER 21667.001
SCALE 1"=100'
FIELD BOOKS: 1675 & 1685
CHECKED BY: RLC
DRAWN BY: JPF
DATE: 03/2022

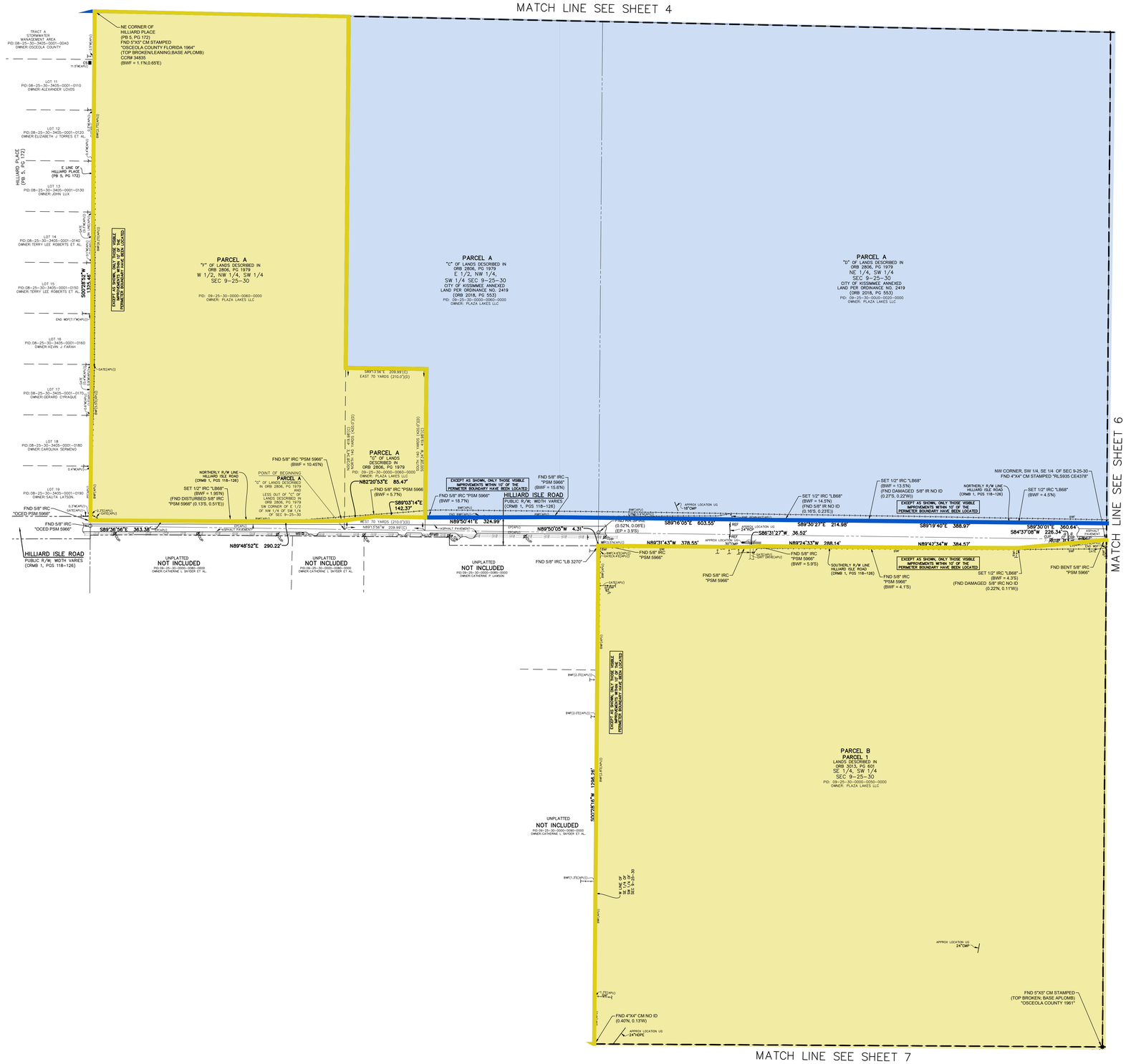
PREPARED FOR:
PULTE HOME COMPANY LLC

DRAWING
SHEET 4 OF 8

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

Printed: Wed 21-Sep-2022 – 10:11AM
F:\Proj\2021\21667\Dwg\Wd\ISB\proj\21-132(81A) Pulte Hilliard ALTA Survey.dwg

ALTA/NSPS LAND TITLE SURVEY


MATCH LINE SEE SHEET 4
MATCH LINE SEE SHEET 6
MATCH LINE SEE SHEET 7
NE CORNER OF HILLIARD PLACE (PB 5, PG 172) FND 5"X5" CM STAMPED "OSCEOLA COUNTY FLORIDA 1964" (TOP BROKEN/LEANING;BASE APLOMB) CORR 34835 (BWF = 1.1'N,0.65'E)
TRACT A STORMWATER MANAGEMENT AREA PID: 08-25-30-3405-0001-00A0 OWNER:OSCEOLA COUNTY
LOT 11 PID: 08-25-30-3405-0001-0110 OWNER: ALEXANDER LOVOS
LOT 12 PID: 08-25-30-3405-0001-0120 OWNER: ELIZABETH J TORRES ET AL
LOT 13 PID: 08-25-30-3405-0001-0130 OWNER: JOHN LUX
LOT 14 PID: 08-25-30-3405-0001-0140 OWNER: TERRY LEE ROBERTS ET AL
LOT 15 PID: 08-25-30-3405-0001-0150 OWNER: TERRY LEE ROBERTS ET AL
LOT 16 PID: 08-25-30-3405-0001-0160 OWNER: KEVIN J FARAH
LOT 17 PID: 08-25-30-3405-0001-0170 OWNER: GERARD CYRIAQUE
LOT 18 PID: 08-25-30-3405-0001-0180 OWNER: CAROLINA SEPIENO
LOT 19 PID: 08-25-30-3405-0001-0190 OWNER: SALITA LATSON
HILLIARD PLACE (PB 5, PG 172)
E LINE OF HILLIARD PLACE (PB 5, PG 172)
S89°36'56"E 363.38'
S00°25'40"W 1256.36'
N89°48'52"E 290.22'
PARCEL A "I" OF LANDS DESCRIBED IN ORB 2806, PG 1979 W 1/2, NW 1/4, SW 1/4 SEC 9-25-30
PID: 09-25-30-0000-0060-0000 OWNER: PLAZA LAKES LLC
EXCEPT AS SHOWN, ONLY THOSE VISIBLE IMPROVEMENTS WITHIN 10' OF THE PERIMETER BOUNDARY HAVE BEEN LOCATED
PARCEL A "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 E 1/2, NW 1/4, SW 1/4 SEC 9-25-30 CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2419 (ORB 2018, PG 553)
PID: 09-25-30-0000-0060-0000 OWNER: PLAZA LAKES LLC
PARCEL A "D" OF LANDS DESCRIBED IN ORB 2806, PG 1979 NE 1/4, SW 1/4 SEC 9-25-30 CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2419 (ORB 2018, PG 553)
PID: 09-25-30-0000-0050-0000 OWNER: PLAZA LAKES LLC
S89°13'56"E 209.99'(C) EAST 70 YARDS (210.0')(D)
PARCEL A "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979
PID: 09-25-30-0000-0060-0000 OWNER: PLAZA LAKES LLC
NORTH 1/4 AREA (ORB 2806, PG 1979) 1,452 YARDS (1,452.0')(D) SOUTH 1/4 AREA 1,452 YARDS (1,452.0')(D)
POINT OF BEGINNING
PARCEL A "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 AND LESS OUT OF "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 SW CORNER OF E 1/2 OF NW 1/4 OF SW 1/4 OF SEC 9-25-30
N82°20'53"E 85.43'
S89°03'14"E 142.37'
N89°50'41"E 324.99'
N89°50'05"W 4.31'
S89°16'05"E 603.55'
S89°30'27"E 214.98'
S86°31'27"W 36.52'
N89°31'43"W 378.55'
N89°24'33"W 288.14'
S89°19'40"E 388.97'
S84°37'08"W 226.34'
S89°30'01"E 360.64'
FND 5/8" IRC "CCED PSM 5966"
FND 5/8" IRC "CCED PSM 5966"
FND 5/8" IRC "PSM 5966" (BWF = 10.45'N)
FND 5/8" IRC "PSM 5966" (BWF = 18.7'N)
FND 5/8" IRC "PSM 5966" (BWF = 15.6'N)
FND 5/8" IRC "PSM 5966" (BWF = 5.7'N)
FND 5/8" IRC "PSM 5966" (BWF = 5.9'S)
FND 5/8" IRC "PSM 5966" (BWF = 4.1'S)
FND 5/8" IRC "PSM 5966" (BWF = 4.3'S)
FND BENT 5/8" IRC "PSM 5966"
FND 5/8" IRC "LB 3270"
NORTHERLY R/W LINE - HILLIARD ISLE ROAD (ORMB 1, PGS 118-126)
SOUTHERLY R/W LINE - HILLIARD ISLE ROAD (ORMB 1, PGS 118-126)
HILLIARD ISLE ROAD PUBLIC R/W, WIDTH VARIES (ORMB 1, PGS 118-126)
SET 1/2" IRC "LB68" (BWF = 1.95'N) (FND DISTURBED 5/8" IRC "PSM 5966" (0.13'S, 0.51'E))
SET 1/2" IRC "LB68" (BWF = 13.5'N) (FND DAMAGED 5/8" IR NO ID (0.27'S, 0.22'W))
SET 1/2" IRC "LB68" (BWF = 14.5'N) (FND 5/8" IR NO ID (0.16'S, 0.23'E))
SET 1/2" IRC "LB68" (BWF = 4.5'N)
NW CORNER, SW 1/4, SE 1/4 OF SEC 9-25-30 FND 4"X4" CM STAMPED "RLS935 CE4378"
SET 1/2" IRC "LB68" (BWF = 4.3'S) (FND DAMAGED 5/8" IRC NO ID (0.22'N, 0.11'W))
EXCEPT AS SHOWN, ONLY THOSE VISIBLE IMPROVEMENTS WITHIN 10' OF THE PERIMETER BOUNDARY HAVE BEEN LOCATED
UNPLATTED NOT INCLUDED PID:08-25-30-3405-0001-0000 OWNER:CATHERINE L SNYDER ET AL
UNPLATTED NOT INCLUDED PID:09-25-30-0000-0060-0000 OWNER:CATHERINE L SNYDER ET AL
UNPLATTED NOT INCLUDED PID:09-25-30-0000-0050-0000 OWNER:CATHERINE P HANSON
PARCEL B PARCEL 1 LANDS DESCRIBED IN ORB 3013, PG 601 SE 1/4, SW 1/4 SEC 9-25-30
PID: 09-25-30-0000-0250-0000 OWNER: PLAZA LAKES LLC
S00°25'40"W 1256.36'
N LINE OF SE 1/4 OF SW 1/4 SEC 9-25-30
FND 5"X5" CM STAMPED (TOP BROKEN; BASE APLOMB) "OSCEOLA COUNTY 1961"
FND 4"X4" CM NO ID (0.40'N, 0.13'W)
APPROX LOCATION UG 24"HDPE
APPROX LOCATION UG 24"CMP
APPROX LOCATION UG 18"CMP
APPROX LOCATION UG 12"HDPE
SOUTHERLY R/W LINE - HILLIARD ISLE ROAD (ORMB 1, PGS 118-126)
NORTHERLY R/W LINE - HILLIARD ISLE ROAD (ORMB 1, PGS 118-126)
EXCEPT AS SHOWN, ONLY THOSE VISIBLE IMPROVEMENTS WITHIN 10' OF THE PERIMETER BOUNDARY HAVE BEEN LOCATED
EXCEPT AS SHOWN, ONLY THOSE VISIBLE IMPROVEMENTS WITHIN 10' OF THE PERIMETER BOUNDARY HAVE BEEN LOCATED
EXCEPT AS SHOWN, ONLY THOSE VISIBLE IMPROVEMENTS WITHIN 10' OF THE PERIMETER BOUNDARY HAVE BEEN LOCATED
BWF(2.5'E)(APU)
BWF(2.5'E)(APU)
BWF(2.5'E)(APU)
BWF(1.5'E)(APU)
BWF(1.5'E)(APU)
BWF(1.5'E)(APU)
BWF(APU)
BWF(APU)
BWF

ALTA/NSPS LAND TITLE SURVEY

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

Scale: 1" = 100'

N

REFERENCE POINT "B"

APPROXIMATE LOCATION OF LAKE MEANDER LINE – ORIGINAL GENERAL LAND OFFICE SURVEY, 1848

APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)

APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA (±11,600 LF)

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.

EXCEPT AS SHOWN, ONLY THOSE VISIBLE NON-EASEMENT WITHIN 10' OF OR THE HEREINTER BOUNDARY HAVE BEEN SURVEYED

PARCEL A
"C" OF LANDS DESCRIBED IN ORB 2806, PG 1979
CITY OF KISSIMMEE ANNEXED LAND PER ORDINANCE NO. 2419 (ORB 2018, PG 553)
PID: 09–25–30–0000–0020–0000
OWNER: PLAZA LAKES LLC

PARCEL C
LANDS DESCRIBED IN ORB 3094, PG 231
PID: 09–25–30–0000–0030–0000
OWNER: PLAZA LAKES LLC

PARCEL B
PARCEL 2
LANDS DESCRIBED IN ORB 3260, PG 601
FRACTIONAL
W 1/2, SW 1/4
SEC 10–25–30
PID: 10–25–30–0000–2580–0000
OWNER: PLAZA LAKES LLC

PARCEL D
LANDS DESCRIBED IN ORB 3127, PG 562
SW 1/4, SE 1/4
SEC 9–25–30
PID: 09–25–30–0000–0040–0000
OWNER: PLAZA LAKES LLC

NW 1/4, SE 1/4 SEC 9–25–30

NE 1/4, SE 1/4 SEC 9–25–30

SE 1/4, SE 1/4 SEC 9–25–30

HILLIARD ISLE ROAD
PUBLIC R/W, WIDTH VARIES (ORMB 1, PGS 118–126)

PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 5418, PG 631)

PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 5418, PG 635)

PRESERVATION AREA (NON-EXCLUSIVE UTILITY EASEMENT) (ORB 5418, PG 631)

POINT OF BEGINNING
PARCEL A
SW CORNER OF "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 (WESTERN LIMITS OF LANDS DESCRIBED IN ORB 1720, PG 2697)

POINT OF COMMENCEMENT
PARCEL A
SE CORNER OF SEC 9–25–30
EASTERN LIMITS OF "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 (WESTERN LIMITS OF LANDS DESCRIBED IN ORB 1720, PG 2697)

POINT OF BEGINNING
PARCEL C
SE CORNER OF SEC 9–25–30
LANDS DESCRIBED IN ORB 3094, PG 231

SEC 9–25–30 / SEC 10–25–30 / SEC 15–25–30

MATHEMATICAL CLOSURE LINE
N11°21'41"E 5283.44'
FROM REFERENCE POINT "A"
TO N LINE SE 1/4 SEC 9–25–30

FND 4"X4" CM STAMPED "RLS935 CE4378"

FND 2" IP NO ID

FND 5"X5" CM NO ID (CL OF TRAIL = 11.5'NW) (FND 6" WP (0.78'N, 0.07'W))

FND 5/8" IRC "LB3270"

FND 5/8" IR NO ID

FND 5/8" IRC "LB966"

FND 4"X4" CM NO ID (BWF = 0.4'S)

FND 4"X4" CM NO ID (BWF = 0.7'E)

FND 5/8" IRC "LB966" (BWF = 16.6'W)

SET 1/2" IRC "LB68" (BWF = 8.5'N) ("FND 5/8" IRC "PSM 5966" (0.12'N, 0.52'W))

SET 5/8" IRC "LB68" (BWF = 0.9'N) ("FND 5/8" IRC "PSM 5966" (1.01'N, 0.19'W))

FND 4"X4" CM NO ID TOP BROKEN (BWF = 1.3'S)

NW CORNER, SW 1/4, SE 1/4 OF SEC 9-25-30

NORTHERLY R/W LINE HILLIARD ISLE ROAD (ORMB 1, PGS 118–126)

SOUTHERLY R/W LINE HILLIARD ISLE ROAD (ORMB 1, PGS 118–126)

EASTERLY R/W LINE HILLIARD ISLE ROAD (ORMB 1, PGS 118–126)

DIRT DRIVE

ASPHALT PAVEMENT

WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA

APPROXIMATE LOCATION OF LAKE MEANDER LINE – ORIGINAL GENERAL LAND OFFICE SURVEY, 1848

WATER'S EDGE OF EAST LAKE TOHOPEKALIGA"(D)

PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 5418, PG 635)

WESTERN LIMITS OF LANDS DESCRIBED IN ORB 1720, PG 2697

EASTERN LIMITS OF "C" OF LANDS DESCRIBED IN ORB 2806, PG 1979 (WESTERN LIMITS OF LANDS DESCRIBED IN ORB 1720, PG 2697)

SW CORNER OF SE 1/4 OF SEC 9–25–30

S LINE OF SEC 9–25–30

E LINE OF SEC 9–25–30

N LINE OF SE 1/4 OF SEC 9–25–30

WITNESS TO APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA

APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)

EXCEPT AS SHOWN, ONLY THOSE VISIBLE NON-EASEMENT WITHIN 10' OF OR THE HEREINTER BOUNDARY HAVE BEEN SURVEYED

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.

LEGEND

SYMBOLS

L1 LINE NUMBER (SEE LINE TABLE)
C1 CURVE NUMBER (SEE CURVE TABLE)
Δ= CENTRAL ANGLE
R= RADIUS
L= ARC LENGTH
CB= CHORD BEARING
C= CHORD
TB= TANGENT BEARING
T= TANGENT
MB ⊡ MAILBOX
REF ⊣⊢ REFLECTOR
SIGN
SEC 9–25–30 SECTION & TOWNSHIP 25 SOUTH, RANGE 30 EAST
CONTROL STRUCTURE
DMH ● DRAINAGE MANHOLE
MES ■ METERED END SECTION
INLET CURB INLET
CO ● CLEAN OUT WITH MANHOLE
CB ■ CATCH BASIN
UD UNDERDRAIN
YD ⊡ YARD DRAIN
USM ⊛ UNDERGROUND SANITARY MARKER
SSO ⊛ SANITARY SEWER STUB–OUT
SMH ● SANITARY MANHOLE
RV ⋈ REUSE VALVE
CO ⊙ CLEAN OUT
RMAV ⋈ FORCEMAIN AIR RELEASE VALVE
WP ◦ WOOD POST
FM ● FLOW METER
TMH ● TELEPHONE MANHOLE
UTM ⊛ UNDERGROUND TELEPHONE MARKER
TR ⊡ TELEPHONE RISER
TPB ⊡ TELEPHONE PULLBOX
FDC ⊛ FIRE DEPARTMENT CONNECTION
FH ● FIRE HYDRANT
BV ⋈ WATER VALVE
MM ⊡ WATER METER
WSO ⊛ WATER STUB–OUT
BFP ⊛ BACKFLOW PREVENTER
BOV ⋈ BLOW OFF VALVE
WVB ⊡ WATER VALVE BOX
UWM ⊛ UNDERGROUND WATER MARKER
WM ⊡ WATER METER
RM ⊡ REUSE WATER METER
RSO ⊛ REUSE WATER STUB OUT
ESO ⊛ ELECTRIC STUB–OUT
EMH ● ELECTRIC MANHOLE
UP ● UTILITY POLE
UP ⊗ UTILITY POLE
ER ⊡ ELECTRIC RISER
EPB ⊡ ELECTRIC PULL BOX
LP ● LIGHT POLE
GM ⊢ GUY WIRE
OHW OVERHEAD WIRE
GM ⊡ GAS METER
GSO ⊛ GAS STUB–OUT
GV ⋈ GAS VALVE
UGM ⊛ UNDERGROUND GAS MARKER
VP ⊗ VERTICAL PIPE
SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

APPROX APPROXIMATE
(APU) APPARENT PHYSICAL USE
ASPH ASPHALT
B/C BACK OF CURB
B/W BACK OF WALK
BFE BASE FLOOD ELEVATION
BND° BOUNDARY
BWF BARBED WIRE FENCE
(C) CALCULATED / DESIGN RECORD
CLF CHAIN LINK FENCE
CONC CONCRETE
(D) DESIGN / DEED
Δ DELTA
CMP CORRUGATED METAL PIPE
C&G CURB AND GUTTER
CR COUNTY ROAD
CRMB COUNTY ROAD MAP BOOK
(C) COMPUTED
(D) DESCRIPTION
ELEV OR EL ELEVATION
EP EDGE OF PAVEMENT
ESMT EASEMENT
FND FOUND
FC FENCE CORNER
FKA FORMERLY KNOWN AS
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
GOVT GOVERNMENT
HB HOSEBIB
HDPE HIGH DENSITY POLYETHYLENE PIPE
ID IDENTIFICATION
IRC IRON ROD WITH CAP
IP IRON PIPE
ID IDENTIFICATION
KUA KISSIMMEE UTILITY AUTHORITY
LB LICENSED BUSINESS
LF LINEAR FEET
MH MANHOLE
MON MONUMENT
NO NUMBER
MC MCM LINE
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83 NORTH AMERICAN DATUM OF 1983
NR NON-RADIAL
NT NON-TANGENT
N&D NAIL & DISK
ORB OFFICIAL RECORDS BOOK
(P) PLAT
PB PLAT BOOK
PG PAGES
PGS PAGES
PVC POLYVINYLCHLORIDE
PC POINT OF CURVATURE
PCP PERMANENT CONTROL NUMBER
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PSM PROFESSIONAL SURVEYOR & MAPPER
PVI POINT OF VERTICAL INTERSECTION
RCP REINFORCED CONCRETE PIPE
R/W RIGHT–OF–WAY
R&C REBAR & CAP
RD ROAD
RTW RETAINING WALL
SR STATE ROAD
SDW SIDEWALK
TYP TYPICAL
UG UNDERGROUND
WDF WOOD FENCE
WP WOOD POST
WIF WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

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

FEMA FLOOD ZONE X (SHADED) Areas of 0.2% annual chance flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FEMA FLOOD ZONE AE Special flood hazard areas subject to inundation by the 1% annual chance flood (Base flood elevations not surveyed)

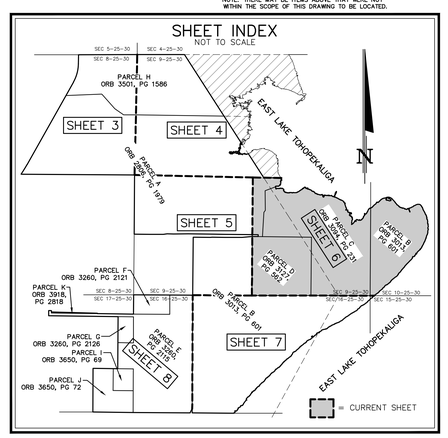
NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

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

SHEET INDEX
NOT TO SCALE



PRELIMINARY
9/21/22 10:16AM

DONALD W. McINTOSH ASSOCIATES, INC.

SEE SHEET 1

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644–4068
CERTIFICATE OF AUTHORIZATION NO. LB68

JOB NUMBER 21667.001
SCALE 1"=100'
FIELD BOOKS: 1675 & 1685
CHECKED BY: RLC
DRAWN BY: JPF
DATE: 03/2022

PREPARED FOR:
PULTE HOME COMPANY LLC

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

DRAWING CSF 21–132(61A)
SHEET 6 OF 8

ALTA/NSPS LAND TITLE SURVEY

100' 0 100' 200' 300'
Scale: 1" = 100'

1"=100'
N

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8

SEE SHEET 1

APPROX LOCATION UG 30"RCP

APPROX LOCATION UG 42"CMP

APPROX LOCATION UG 24"HDPE

APPROX LOCATION UG 8"PVC

APPROX LOCATION UG 12"DIP

SEC 16-25-30

SEC 15-25-30

FND 5"X5" CM NO ID
(CL OF TRAIL = 11.5'NW)
(FND 6" WP (0.78'N, 0.07'W))

APPROX LOCATION OF 57' CONTOUR (NAVD 88)

N87°34'E 372.77'

FND 5/8" IR NO ID

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

APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)

N62°46'43"E 419.83'

FND 5/8" IR NO ID

APPROXIMATE LOCATION OF ORIGINAL MEANDER LAND OFFICE SURVEY, 1846

FND 5/8" IR NO ID

N62°46'39"E 817.81'

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

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: PLAZA LAKES LLC

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.

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

N87°34'E 656.09'

WITNESS BY APPROX. SHORELINE OF EAST LAKE TOHOPEKALIGA

APPROXIMATE SHORELINE OF EAST LAKE TOHOPEKALIGA (±11,600 LF)

FND 5/8" IR NO ID

MATHEMATICAL CLOSING LINE
N11°27'41"E 583.44'
FROM REFERENCE POINT "A"
TO N LINE SE 1/4 SEC 9-25-30

PARCEL B
PARCEL 4
LANDS DESCRIBED IN
ORB 3013, PG 601
FRACTIONAL
SW 1/4, NE 1/4
SEC 16-25-30
PID: 16-25-30-0000-0026-0000
OWNER: PLAZA LAKES LLC

N87°33'07"E 1,346.87'

FND 5/8" IR NO ID

PARCEL B
PARCEL 3
LANDS DESCRIBED IN
ORB 3013, PG 601
SE 1/4, NW 1/4
SEC 16-25-30
PID: 16-25-30-0000-0026-0000
OWNER: PLAZA LAKES LLC

WELL

FND 5/8" IR NO ID

APPROXIMATE LOCATION OF THE 57' CONTOUR (NAVD 88) – SAFE UPLAND LINE (FDEP)

N87°33'07"E 1,346.87'

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.

E LINE OF SW 1/4 OF NW 1/4 OF SEC 16-25-30

APPROX LOCATION UG (3)36"HDPE

N CORNER OF R/W DEED (ORB 202, PG 405) CORNER NOT SET FALLS IN WATER

E LINE OF R/W DEED (ORB 202, PG 405)
S00°01'03"W 89.61'(C)(M)
NORTH 89.61'(M)

CANAL(APX)

APPROXIMATE LOCATION EDGE OF WATER (01/27/2022)

S LINE OF NW 1/4 SEC 16-25-30

RWF(1.6'SCARCE)

RWF(1.0'SCARCE)

S89°35'11"E 938.40'

919.30'

TRACT GF
GOLF COURSE
PID-17-25-30-3617-0000-GF00
OWNER: CROSSCREEK OF KISSIMMEE BAY
(PB 6, PGS 76-82)

TRACT CI
COMMON AREA
PID-17-25-30-3617-0000-CI00
OWNER: CROSSCREEK BAY COMMUNITY ASSOCIATION INC

NE CORNER OF KISSIMMEE BAY (PB 6, PG 76-82) FND 4"X4" CM NO ID (BWF = 1.45'S)

15.00'

REFERENCE POINT "A"

SE CORNER OF R/W DEED (ORB 202, PG 405) FND 4"X4" CM NO ID (BWF = 8.25'S) (SDW = 9.45'S)

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

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
CH=	CHORD
TB=	TANGENT BEARING
T=	TANGENT
MB	MAIL BOX
REF ∞	REFLECTOR
SEC 8-25-30	SECTION LINE
	SECTION, R, TOWNSHIP 25 SOUTH, RANGE 30 EAST
CS ■	CONCRETE STRUCTURE
DMH ■	DRAINAGE MANHOLE
MES ▼	MITERED END SECTION
INLET ▼	CURB INLET
DMH ▼	CURB INLET WITH MANHOLE
CO ●	CLEAN OUT
UD	UNDERDRAIN
YD	YARD DRAIN
USM	UNDERGROUND SANITARY MARKER
SSO	SANITARY SEWER STUB-OUT
MH ●	SANITARY MANHOLE
RW ⋈	REUSE VALVE
CO ●	CLEAN OUT
SV ⋈	SANITARY VALVE
FMAV ⋈	FIREOMAIN AIR RELEASE VALVE
FDC ⊙	FIRE DEPARTMENT CONNECTION
BOL ○	BOLLARD
TMH ●	TELEPHONE MANHOLE
UTM ⊙	UNDERGROUND TELEPHONE MARKER
TPB ▯	TELEPHONE PULLBOX
FOCM ⊙	FIBER OPTICS CABLE MARKER
FDC ⊙	FIRE DEPARTMENT CONNECTION
PIV ⋈	POST INDICATOR
WM ⊙	WATER METER
WSO ⊙	WATER STUB OUT
BFP ⊙	BACKFLOW PREVENTER
WVB ▯	WATER VALVE BOX
UWM ⊙	UNDERGROUND WATER MARKER
IRV ⋈	IRRIGATION VALVE
RM ⊙	REUSE WATER METER
RSO ⊙	REUSE WATER STUB OUT
ESO ⊙	ELECTRIC STUB-OUT
EMH ●	ELECTRIC MANHOLE
CUP ⊿	CONCRETE UTILITY POLE
UP ⊿	UTILITY POLE
LP ☼	LIGHT POLE W/ BANNER
EPB ▯	ELECTRIC PULL BOX
LP ☼	LIGHT POLE
GW ⟵	GUY WIRE
OHW ⟶	OVERHEAD WIRE
GM ⊙	GAS METER
GSO ⊙	GAS STUB-OUT
GV ⋈	GAS VALVE
UGM ⊙	UNDERGROUND GAS MARKER
VP ⊗	VERTICAL PIPE
	SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
B/W	BETWEEN
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BNDY	BOUNDARY
BWF	BARBED WIRE FENCE
CCP	CERTIFIED CORNER RECORD
CHF	CHAIN LINK FENCE
CONC	CONCRETE
℄	CENTERLIN
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CR	COUNTY ROAD
CRMB	COUNTY ROAD MAP BOOK
(C)	COMPUTED
(D)	DESCRIPTION
ELEV OR EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FC	FENCE CORNER
FKA	FORMERLY KNOWN AS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOVT	GOVERNMENT
HB	HOSEBIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IR	IRON ROD
IRC	IRON ROD WITH CAP #
IP	IRON PIPE
ID	IDENTIFICATION
KUA	KISSIMMEE UTILITY AUTHORITY
LB	LICENSED BUSINESS
MB	MAIL BOX
MH	MANHOLE
MES	MITERED END SECTION
(M)	MEASURED
ML	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
NR	NON-RADIAL
NT	NON-TANGENT
NAIL	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PC	PAGES
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT STRUCTURE
PID	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PF	PLASTIC FENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R&C	REBAR & CAP
RD	ROAD
RTW	RETAINING WALL
SR	STATE ROAD
SDW	SIDEWALK
TFP	TRANSFORMER PAD
THP	THPICAL
UG	UNDERGROUND
WDF	WOOD FENCE
WP	WOOD POST
WF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

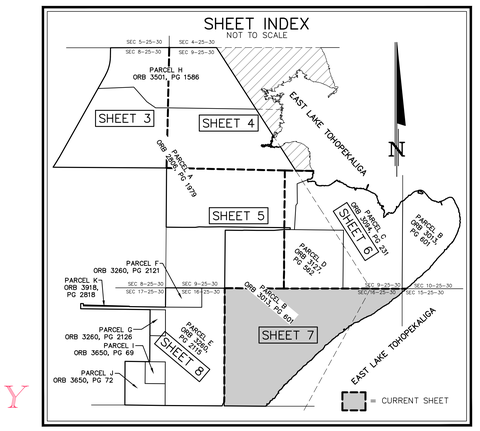
ZONE X — Areas determined to be outside of the 0.2% annual chance floodplain.

FEMA FLOOD ZONE X (SHADED)
Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FEMA FLOOD ZONE AE
Special flood hazard areas subject to inundation by the 1% annual chance flood base flood elevations determined.
(Base flood elevations not surveyed)

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

SHEET INDEX
NOT TO SCALE



PRELIMINARY
9/21/22 10:19AM

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JPF
DATE: 03/2022
CHECKED BY: RLC
FIELD BOOKS: 1675 & 1685
SCALE: 1"=100'
JOB NUMBER: 21667.001

NO.	DATE	REVISIONS	CHK.

PREPARED FOR:
PULTE HOME COMPANY LLC

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

DRAWING: CS# 21-132(61A)
SHEET: 7 OF 8

ALTA/NSPS LAND TITLE SURVEY

Scale: 1" = 100'

SEE SHEET 1

MATCH LINE SEE SHEET 7

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)	(APU)	APPARENT PHYSICAL USE
C1	CURVE NUMBER (SEE CURVE TABLE)	ASPH	ASPHALT
Δ=	CENTRAL ANGLE	B/W	BETWEEN
R=	RADIUS	BOC	BACK OF CURB
L=	ARC LENGTH	BFE	BASE FLOOD ELEVATION
CB=	CHORD BEARING	BNDY	BOUNDARY
C=	CHORD	BWF	BARBED WIRE FENCE
TB=	TANGENT BEARING	CCR	CERTIFIED CORNER RECORD
T=	TANGENT	CLF	CHAIN LINK FENCE
MB ▭	MAILBOX	CONC	CONCRETE
REF ⌐¬	REFLECTOR	CP	CONDENSATE
SIGN ▭	SIGN	CM	CONCRETE MONUMENT
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST	CMP	CORRUGATED METAL PIPE
CS ■	CONTROL STRUCTURE	C&G	CURB AND GUTTER
DMH ●	DRAINAGE MANHOLE	CR	CURB RETURN
MES ◆	MITERED END SECTION	CRMB	COUNTY ROAD MAP BOOK
PULL ▭	PULL BOX	(C)	COMPUTED
CMU ▭	CURB INLET WITH MANHOLE	(D)	DESCRIPTION
CB ■	CATCH BASIN	ELEV OR EL	ELEVATION
UG ○	UNDERDRAIN	EP	EDGE OF PAVEMENT
YD ◎	YARD DRAIN	ESMT	EASEMENT
USS ●	UNDERGROUND SANITARY MARKER	FND	FOUND
SSO ●	SANITARY SEWER STUB-OUT	FC	FENCE CORNER
SM ●	SANITARY MANHOLE	FFE	FINISH FLOOR ELEVATION
FV ⋈	REUSE VALVE	FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CO ○	CLEAN OUT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FDV ⋈	FIRE DEPARTMENT VALVE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FWV ⋈	FIRE/MAIN, AIR RELEASE VALVE	GOVT	GOVERNMENT
WF ▪	WOOD POST	HB	HOSEBIB
BOL ▪	BOLLARD	HDPE	HIGH DENSITY POLYETHYLENE PIPE
TMH ●	TELEPHONE MANHOLE	IR	IRON ROD
TPED ▭	TELEPHONE PEDESTAL/PHONE MARKER	IRC	IRON ROD WITH CAP # _____
TR ▭	TELEPHONE RISER	ID	IDENTIFICATION
TPB ▭	TELEPHONE PULLBOX	KUA	KISSIMMEE UTILITY AUTHORITY
FOMH ●	FIBER OPTICS CABLE MARKER	LB	LICENSED BUSINESS
FDC ◆	FIRE DEPARTMENT CONNECTION	LF	LINEAR FEET
FH ⋈	FIRE HYDRANT	MH	MANHOLE
WV ⋈	WATER VALVE	MES	MITERED END SECTION
WM ⊠	WATER METER	MB	MAIL BOX
WSO ⊙	WATER STUB OUT	ML	MOW LINE
BOV ⋈	BACKFLOW PREVENTER	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
BOV ⋈	BLOW OFF VALVE	NAD83	NORTH AMERICAN DATUM OF 1983
WVB ▭	WATER VALVE BOX	NT	NON-TANGENT
UWM ⊠	UNDERGROUND WATER MARKER	N&D	NAIL & DISK
IRR ⋈	IRRIGATION VALVE	OR#	OFFICIAL RECORDS BOOK
RM ⋈	REUSE WATER METER	(P)	PLAT
RSO ⊙	REUSE WATER STUB OUT	PB	PLAT BOOK
ESO ⊙	ELECTRIC STUB-OUT	PG	PAGE
EMH ●	ELECTRIC MANHOLE	PC	POINT OF CURVATURE
UP ⊠	ELECTRIC UTILITY POLE	PCC	POINT OF COMMENCEMENT
LP ☼	LIGHT POLE	PI	POINT OF INTERSECTION
ER ▭	ELECTRIC RISER	POB	POINT OF BEGINNING
EPB ▭	ELECTRIC PULL BOX	POC	POINT OF COMMENCEMENT
LP ☼	LIGHT POLE	PSM	PROFESSIONAL SURVEYOR & MAPPER
OHW ———	OVERHEAD WIRE	PF	PLASTIC FENCE
GM ⊠	GAS METER	RCP	REINFORCED CONCRETE PIPE
GSO ⊙	GAS STUB-OUT	R/W	RIGHT-OF-WAY
GV ⋈	GAS VALVE	SWK	SIDEWALK
UGM ⊠	UNDERGROUND GAS MARKER	RD	ROAD
VP ◎	VERTICAL PIPE	RTW	RETAINING WALL
	SET 1/2" IRC "LB68" (UNLESS OTHERWISE NOTED)	SR	STATE ROAD
		SDW	SIDEWALK
		TFP	TRANSFORMER PAD
		TYP	TYPICAL
		UG	UNDERGROUND
		WDF	WOOD FENCE
		WLF	WIRE FENCE
		WF	WIRE FENCE

ENVIRONMENTAL LINES

Limits of wetland area based on flags set by Bio-Tech Consulting, Inc.

Approximate limits of areas where surface water is known to collect under ordinary conditions, as directed by Bio-Tech Consulting, Inc.

FEMA FLOOD ZONES

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

FEMA FLOOD ZONE X (SHADED) Areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FEMA FLOOD ZONE AE Special flood hazard areas subject to inundation by the 1% annual chance flood base flood elevations determined. (Base flood elevations not surveyed)

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

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

DETAIL 8A
NOT TO SCALE

SHEET INDEX
NOT TO SCALE

PRELIMINARY
9/21/22 10:24AM

DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

JOB NUMBER	21667.001
SCALE	1"=100'
FIELD BOOKS:	1675 & 1685
CHECKED BY:	RLC
DRAWN BY:	JPF
DATE:	03/2022

NO.	DATE	REVISIONS DESCRIPTION	CHK.

PREPARED FOR:

PULTE HOME COMPANY LLC

HILLIARD ISLE ALTA/NSPS LAND TITLE SURVEY

DRAWING CSJ# 21-132(61A)

SHEET 8 OF 8

Hilliard Isle
Overall Metes and Bounds
CS: 21-132(B1) JN: 20651.001
Revised 07/21/2023

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 1293.08 feet to the East Right-of-way line of Simpson Road (County Road 530), SR PARCEL 1098, described in Official Records Book 6341, Page 2263 and Official Records Book 6344, Page 154, of the Public Records of Osceola County, Florida; thence run the following courses along said East Right-of-way line: S00°52'59"W, 206.23 feet to the point of curvature of a curve concave Westerly having a radius of 878.52 feet and a chord bearing of S15°07'59"W; thence Southerly along the arc of said curve through a central angle of 28°30'01" for a distance of 437.00 feet to the point of tangency; thence S29°23'00"W, 2127.53 feet to the point of curvature of a curve concave Northwesterly having a radius of 2924.43 feet and a chord bearing of S31°38'33"W; thence Southwesterly along the arc of said curve through a central angle of 04°31'07" for a distance of 230.63 feet to a non-tangent line and 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, 2515.25 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, 391.79 feet; thence N00°09'55"E, 21.22 feet; thence N89°32'08"W, 799.48 feet; thence S89°33'10"W, 134.70 feet to the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 9; thence, departing aforesaid Right-of-way line of Hilliard Isle Road, S00°28'52"W along said West line, 388.35 feet; thence departing said West line run S89°59'50"W, 185.39 feet to the Northeast corner of VALENCIA WOODS, according to the plat thereof, as recorded in Plat Book 4, Page 72, of said Public Records; thence S00°29'12"W along the East line of said plat, 461.18 feet to the Southeast corner of said plat; thence N88°31'34"W along the South line of said plat, 111.50 feet to the Northeast corner of GREENWOOD ESTATES SUBDIVISION II, according to the plat thereof, as recorded in Plat Book 4, Page 105, of said Public Records; thence S00°29'12"W along the East line of said Plat, 462.00 feet to the Southeast corner of said Plat and the North line of VEERASAMMY ESTATES, according to the plat thereof, as recorded

in Plat Book 10, Page 61, of said Public Records; thence S88°31'34"E along said North line, 297.00 feet to the Northeast corner of said Plat; 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, a distance of 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 aforesaid 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 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.

Containing 830 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.

MEMORANDUM

September 21, 2022

Re: Hilliard Isle Property
Rezoning and Future Land Use Amendment Traffic Assessment
City of Kissimmee, Florida
Project № 22030.1

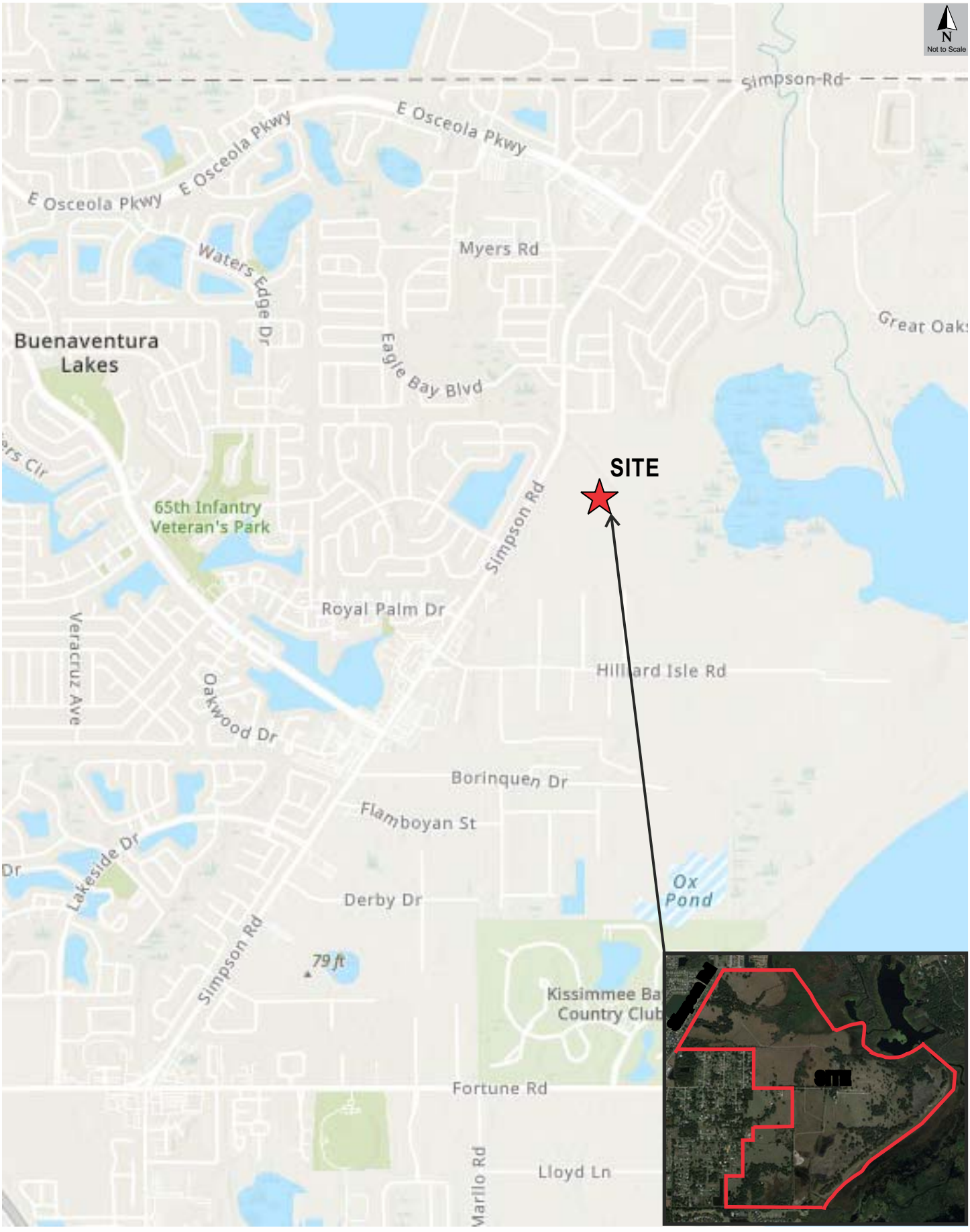
This analysis was prepared in support of a proposed rezoning application for the Hilliard Isle development located on Simpson Road across from Pebble Point Way in the City of Kissimmee, Osceola County, Florida. The site location is illustrated in **Figure 1.**

The Hilliard Isle development is proposed mixed-use development with a combined area of approximately 836.92+/- acres. The property is currently undeveloped, with the exception of four (4) single-family dwelling units that will be demolished as part of site development. The proposed PUD rezoning would allow for a development program of 2,448 residential units; 120,000 square feet of retail, 60,000 square feet of office, and a commercial marina. The proposed PUD rezoning is contingent on an annexation of a portion of the property into the City of Kissimmee from unincorporated Osceola County. The proposed PUD rezoning is running concurrent with an associated Future Land Use Text Amendment to create the Mixed Use – Hilliard Isle Future Land Use Map designation, and a concurrent Future Land Use Map amendment to create the new Mixed Use – Hilliard Isle FLUM designation.

The existing zoning designation and maximum allowable development densities are described below:

1. Kissimmee Low Density Residential - 312.60 Ares at 6 Units per Acre (1,875 Units)
2. Kissimmee Medium Density Residential – 14.34 Acres at 20 Units per Acre (287 Units)
3. Osceola Low Density Residential – 369.98 Acres* at 8 Units per Acres (2,960 Units)

**Includes preliminary estimated reduction for wetlands; formal wetland delineation has not been completed*



Site Location Map
Hilliard Isle Property
22030.1

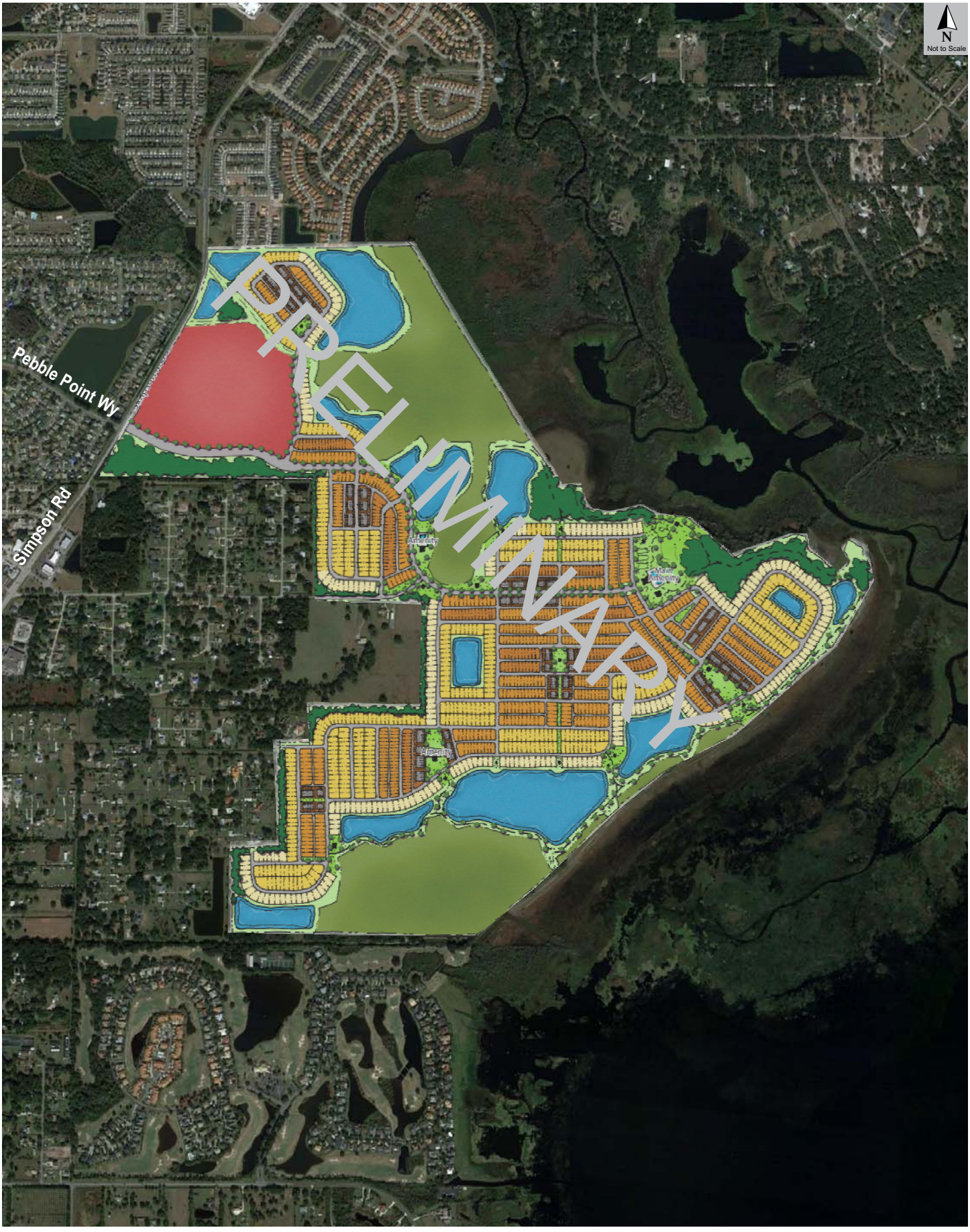
Figure
1

Using the above maximum allowable densities for the different land use categories, the total maximum allowable development under the current zoning designation is 5,122 residential units. For the proposed allowable development, there are 2,448 residential units, 60,000 square feet general office, 120,000 square feet commercial, and a commercial marina. The preliminary conceptual site plan is illustrated in **Figure 2** and included in the **Attachments**.

An analysis of the current and proposed development scenarios was conducted to determine the level of additional traffic potentially generated by this site due to the requested rezoning. The trip generation calculations were prepared using data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. In all cases, the maximum potential trip generation conditions were employed. For example, all residential units were reviewed as single-family units, general office as a mix of general and medical-dental office, retail as shopping plaza, and marina was reflected as 10,000 square foot high-turnover sit-down restaurant. The results of the trip generation analysis for the rezoning and CPA are summarized in **Table 1**. Detailed ITE trip generation information sheets are provided in the **Attachments**.

The existing zoning category generates 37,722 daily trips, of which 4,019 trips occur during the PM peak hour. The proposed zoning category would generate 32,811 daily trips, of which 3,338 trips occur during the PM peak hour. Therefore, the proposed rezoning would result in a net decrease of 4,911 daily trips and 681 peak hour trips. There would be a further reduction due to pass-by and internal capture, that have not been accounted for in this review.

Since there is not an increase in daily trips, a full Traffic Impact Analysis would not be required for the purpose of the rezoning/FLU amendments.



Preliminary Conceptual Site Plan
Hilliard Isle Property
22030.1

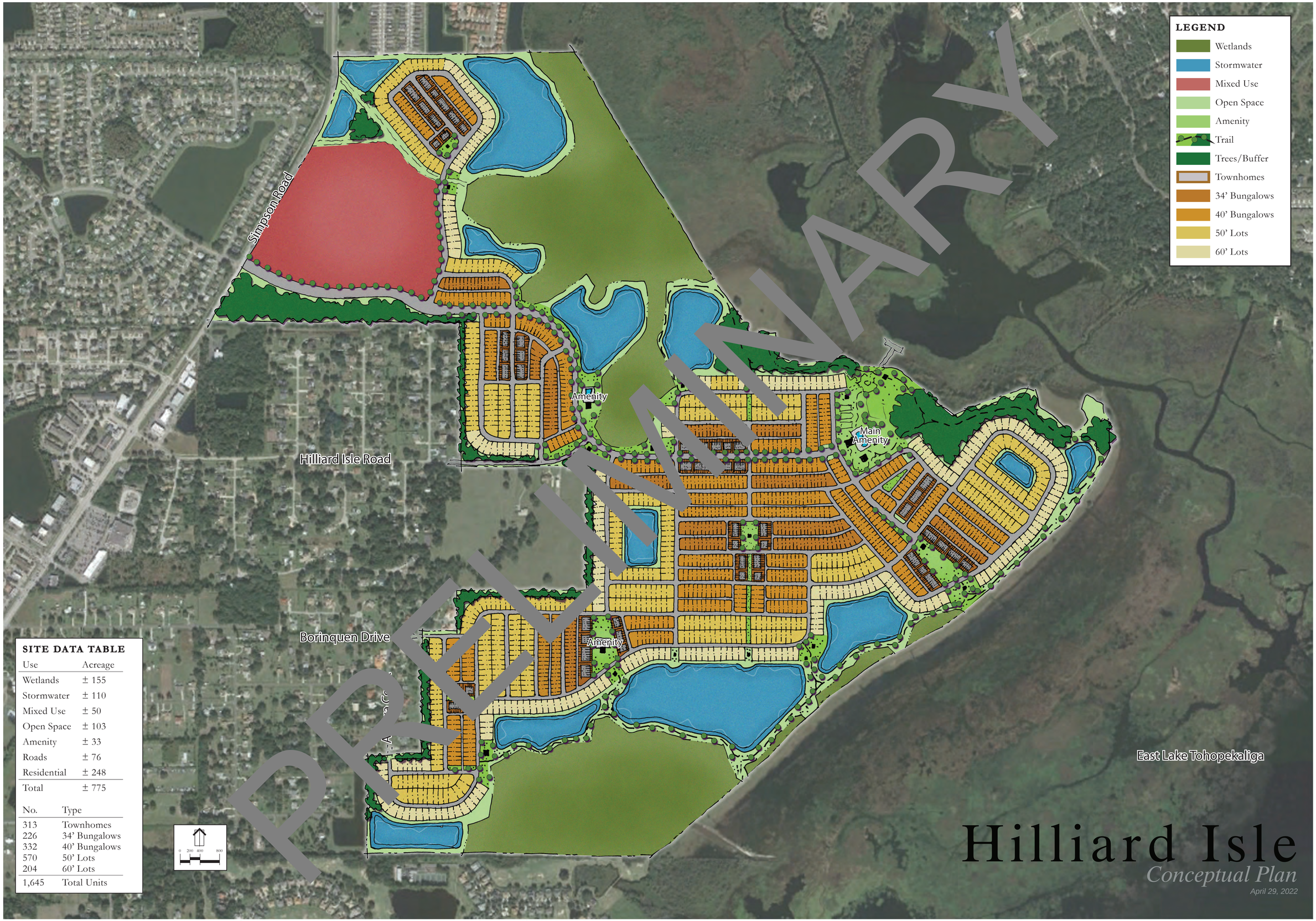
Figure
2

Table 1
Trip Generation Analysis

ITE			Daily		PM Peak Hour	
Code	Land Use	Size	Rate	Trips	Rate	Total
Existing Zoning						
210	Single Family Residential	5,122 DU	7.36	37,722	0.78	4,019
	Total-Existing			**37,722**		**4,019**
Proposed Rezoning/CPA						
210	Single Family Residential	2,448 DU	7.81	19,126	0.82	2,008
710	General Office Building	40.0 KSF	13.07	523	1.95	78
720	Medical-Dental Office Building	20.0 KSF	37.57	751	3.90	78
821	Shopping Plaza (40-150k)	120.0 KSF	94.49	11,339	9.03	1,084
932	Restaurant (High Turnover)	10.00 KSF	107.20	1,072	9.05	91
	Total-Proposed			**32,811**		**3,338**
	Net Change in Trips			**-4,911**		**-681**

Trip generation analysis based on ITE Trip Generation Manual, 11th Edition

ATTACHMENTS



SITE DATA TABLE

Use	Acreage
Wetlands	± 155
Stormwater	± 110
Mixed Use	± 50
Open Space	± 103
Amenity	± 33
Roads	± 76
Residential	± 248
Total	± 775

No.	Type
313	Townhomes
226	34’ Bungalows
332	40’ Bungalows
570	50’ Lots
204	60’ Lots
1,645	Total Units

Hilliard Isle

Conceptual Plan

April 29, 2022

Single-Family Detached Housing
(210)

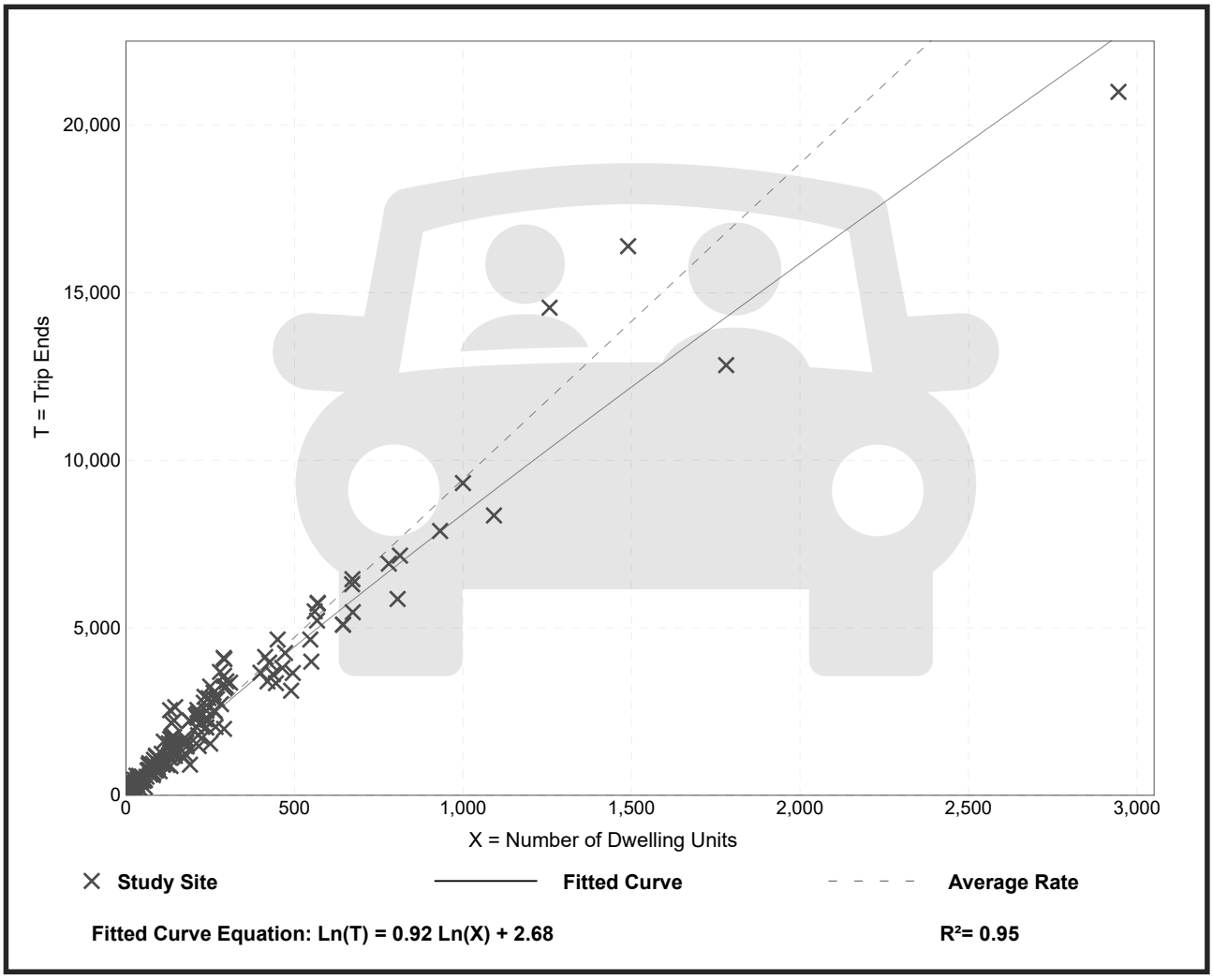
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

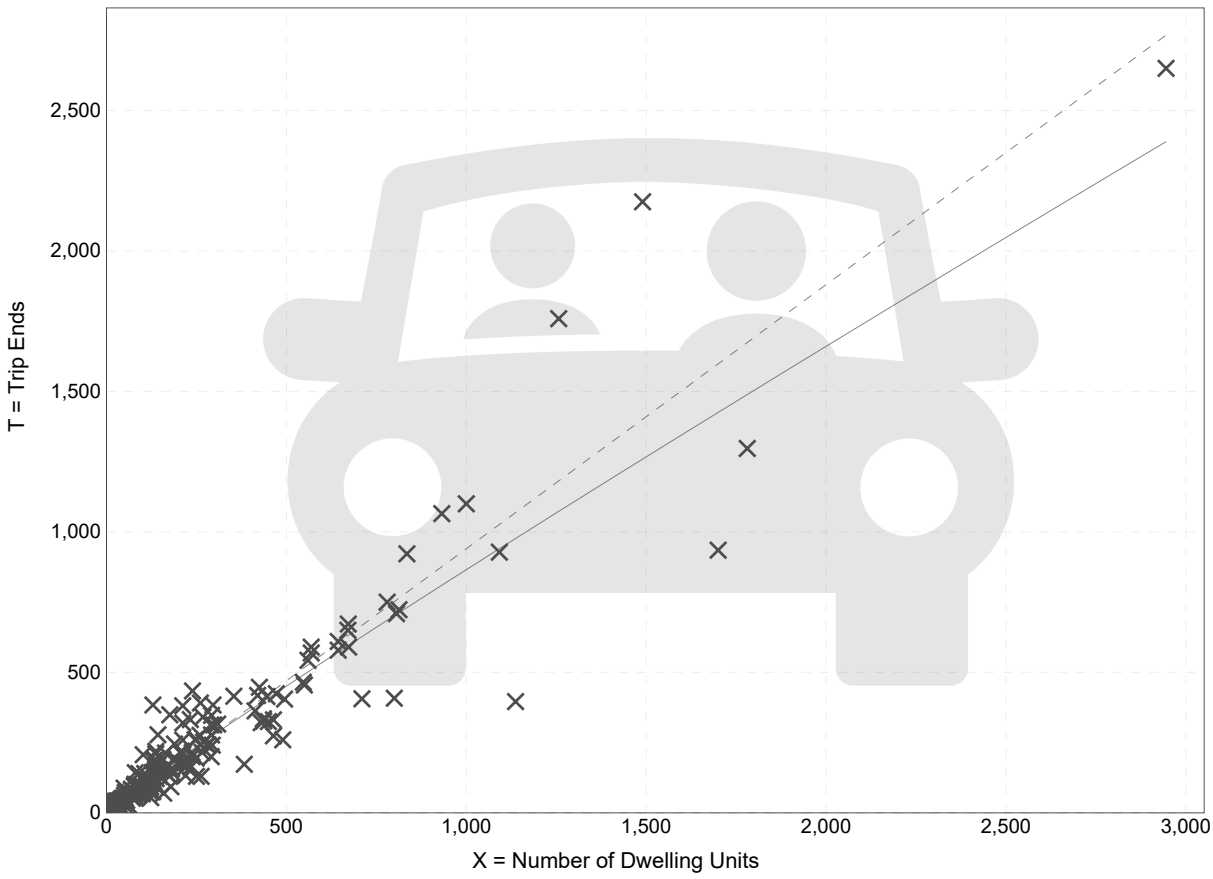
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27 **R^2= 0.92**

Single-Family Detached Housing
(210)

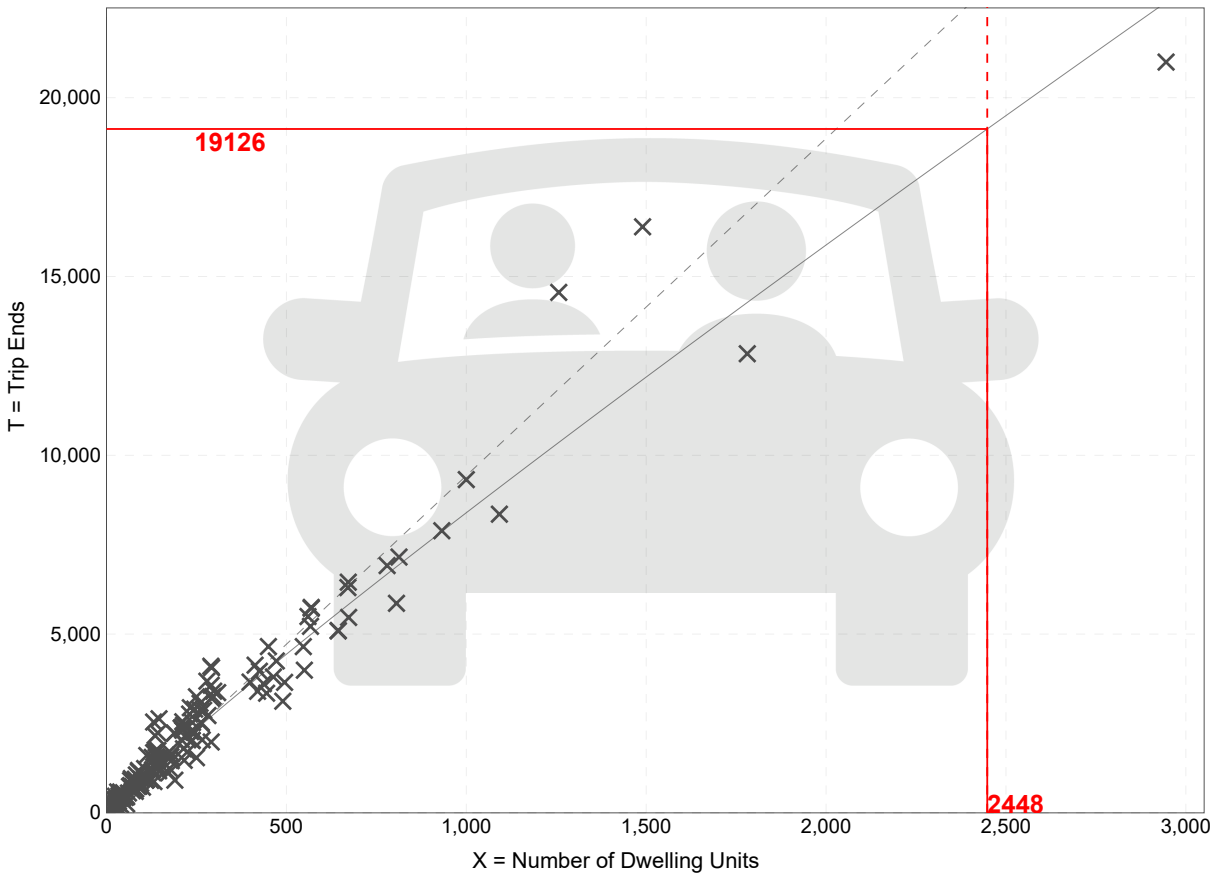
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

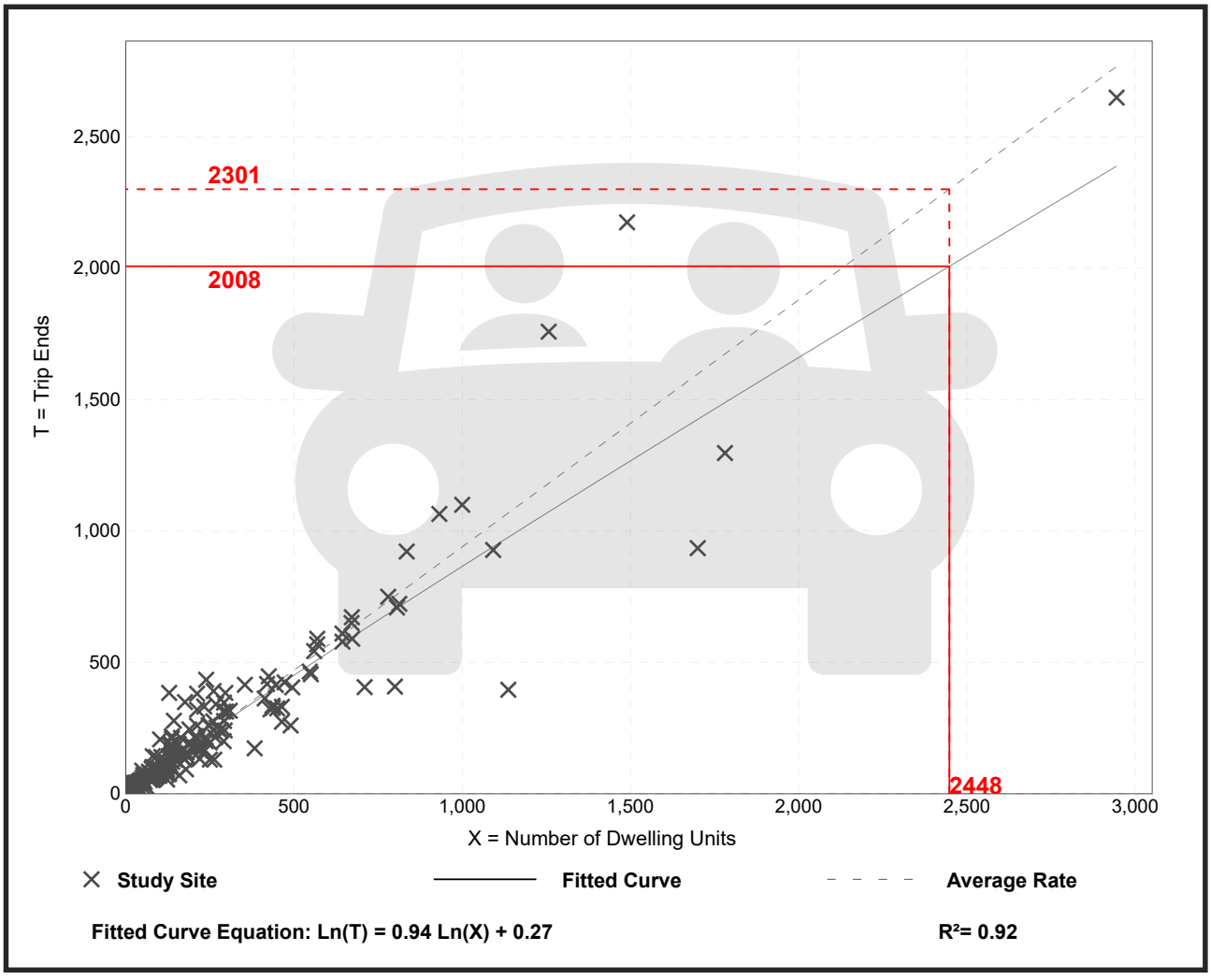
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



General Office Building
(710)

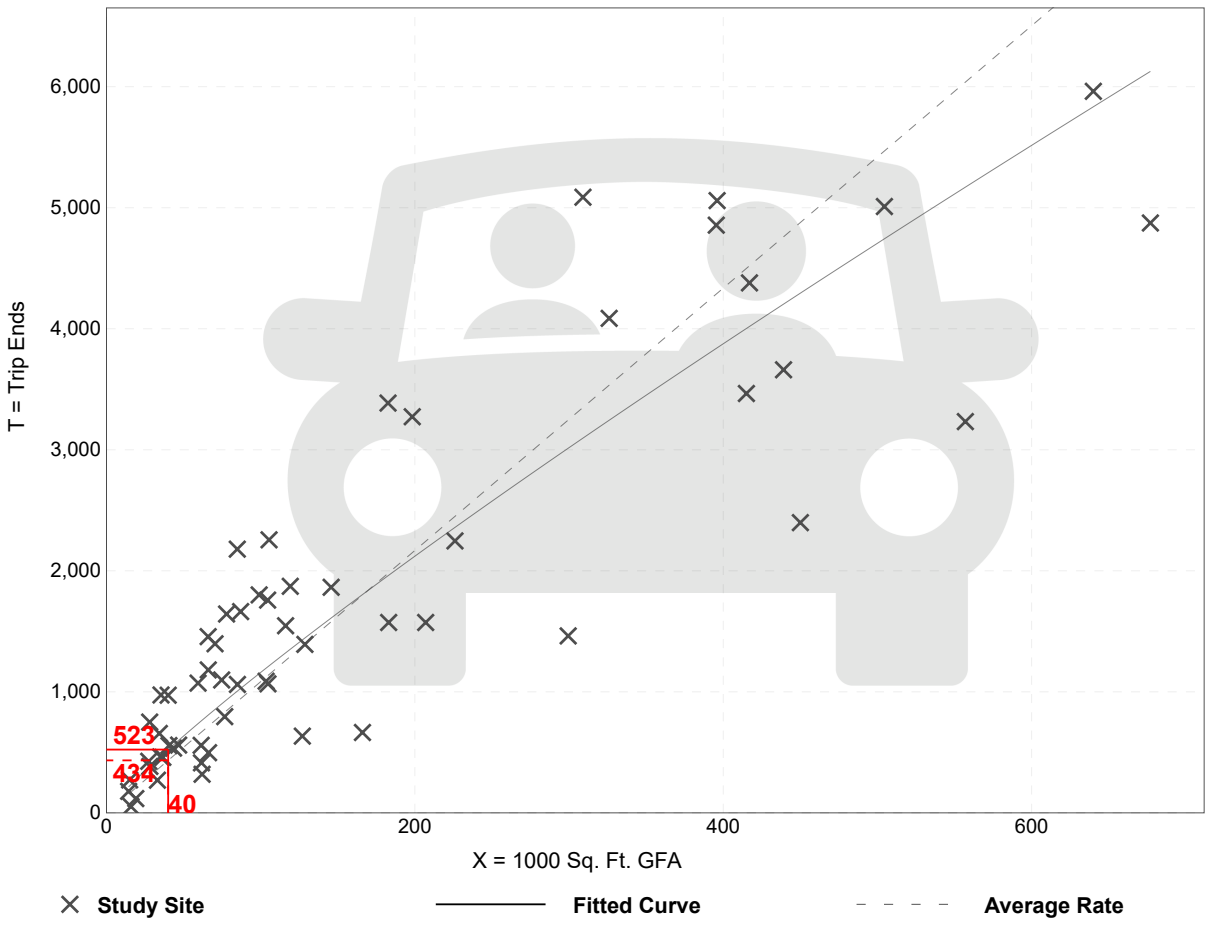
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

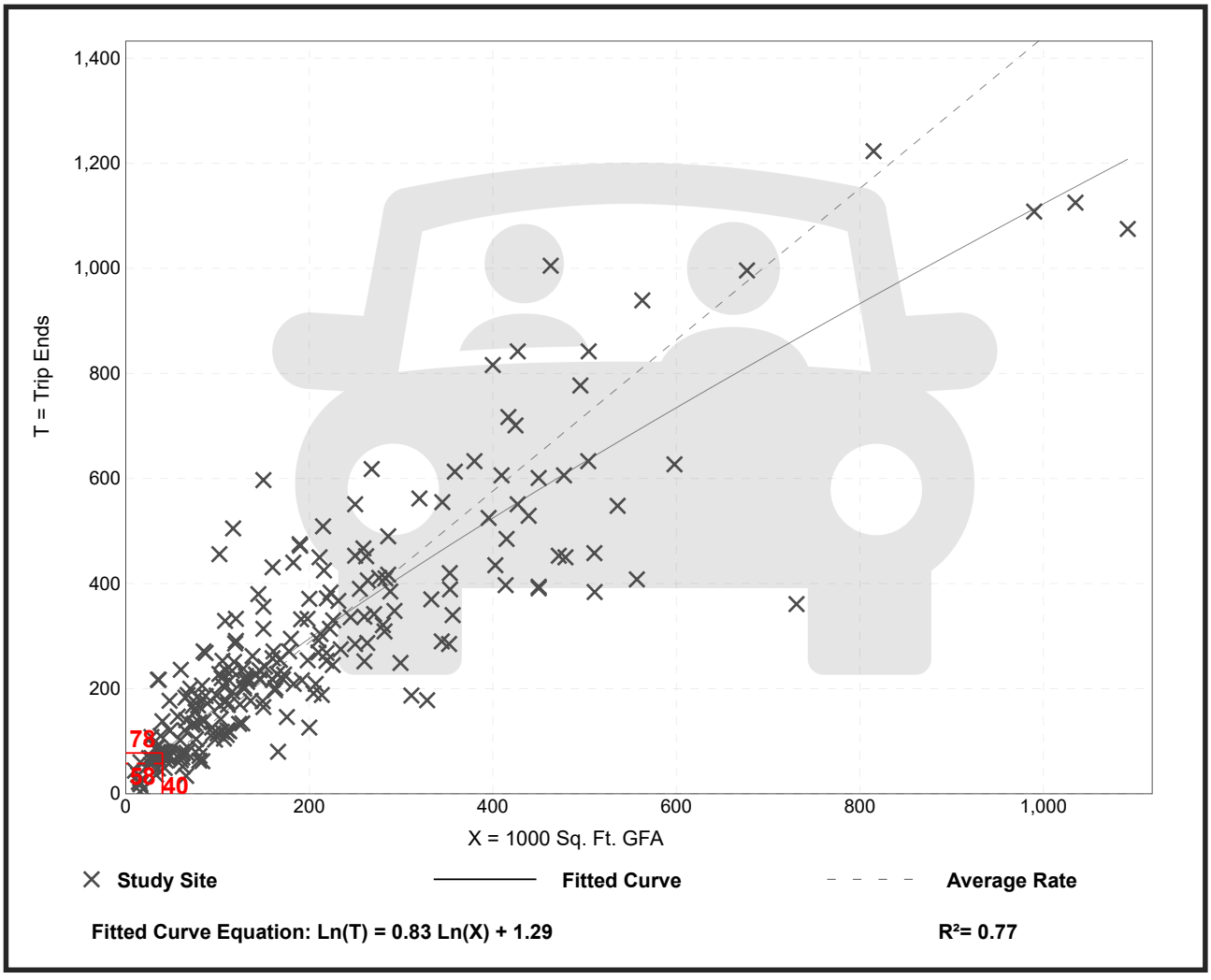
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



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Medical-Dental Office Building - Stand-Alone
(720)

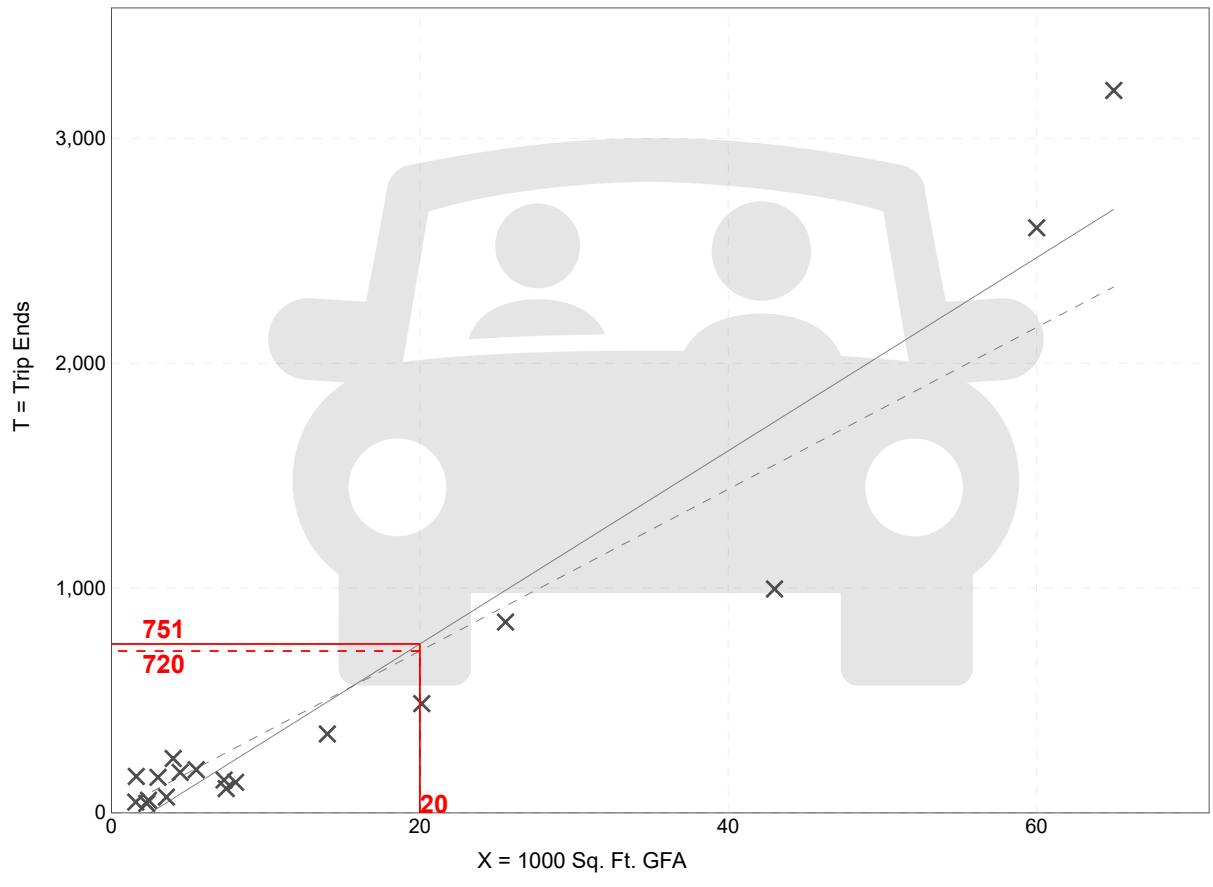
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Fitted Curve Equation: T = 42.97(X) - 108.01

R^2= 0.92

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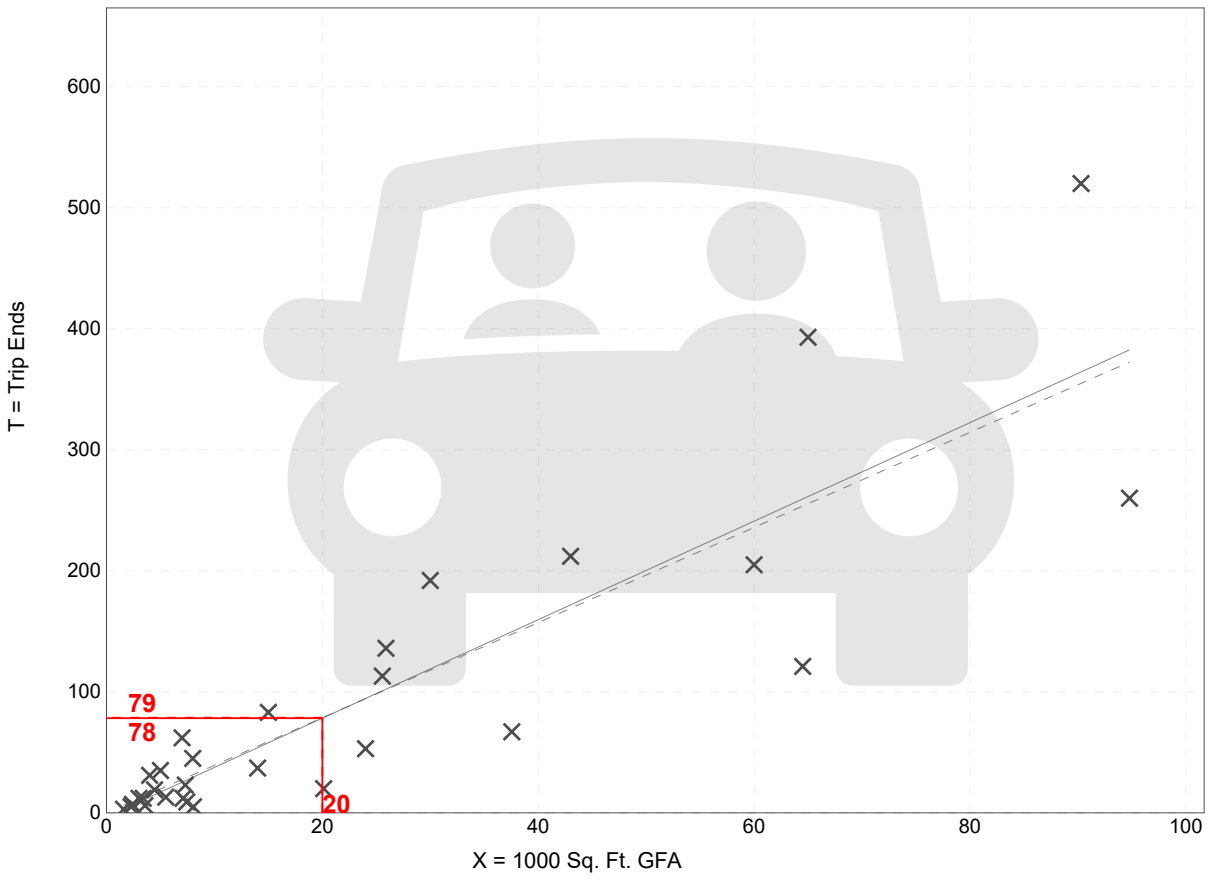
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 3.17

R^2= 0.77

Shopping Plaza (40-150k) - Supermarket - Yes
(821)

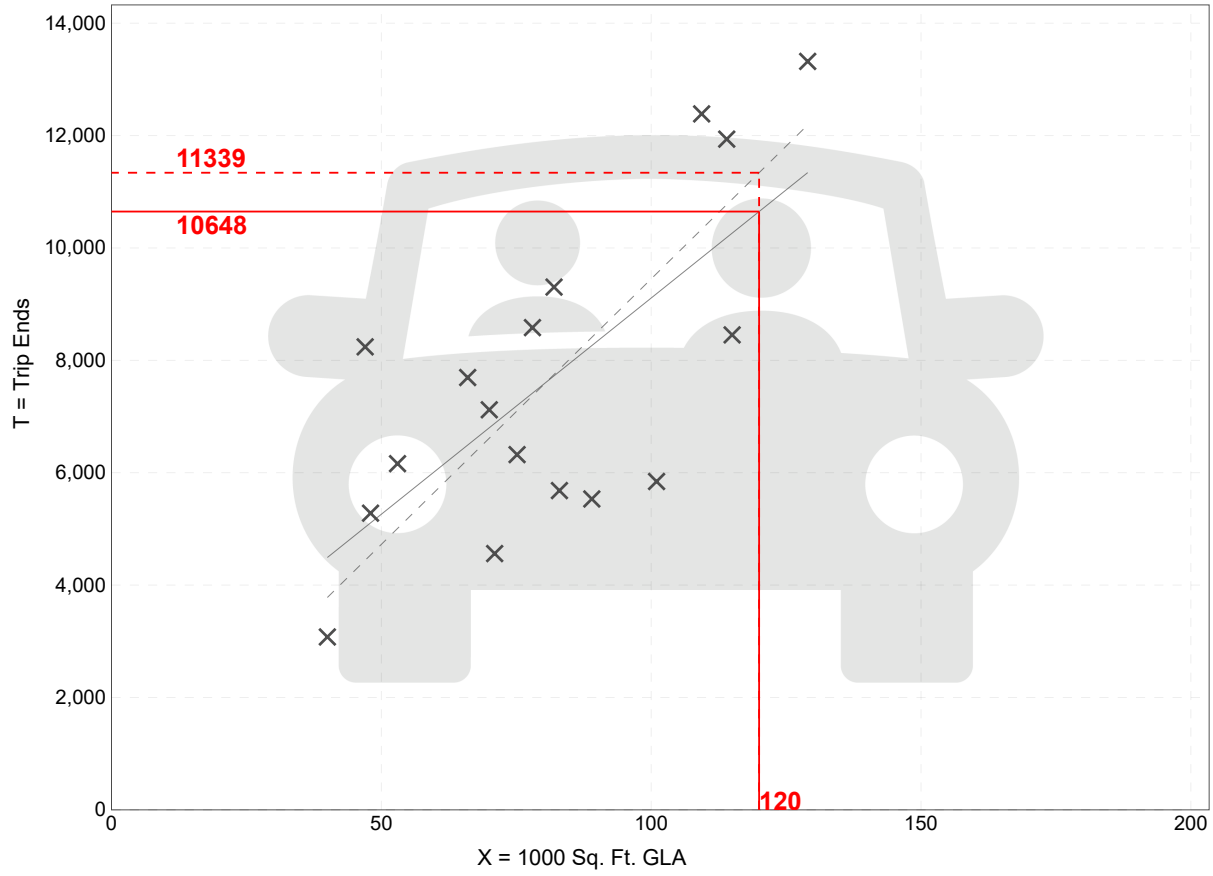
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

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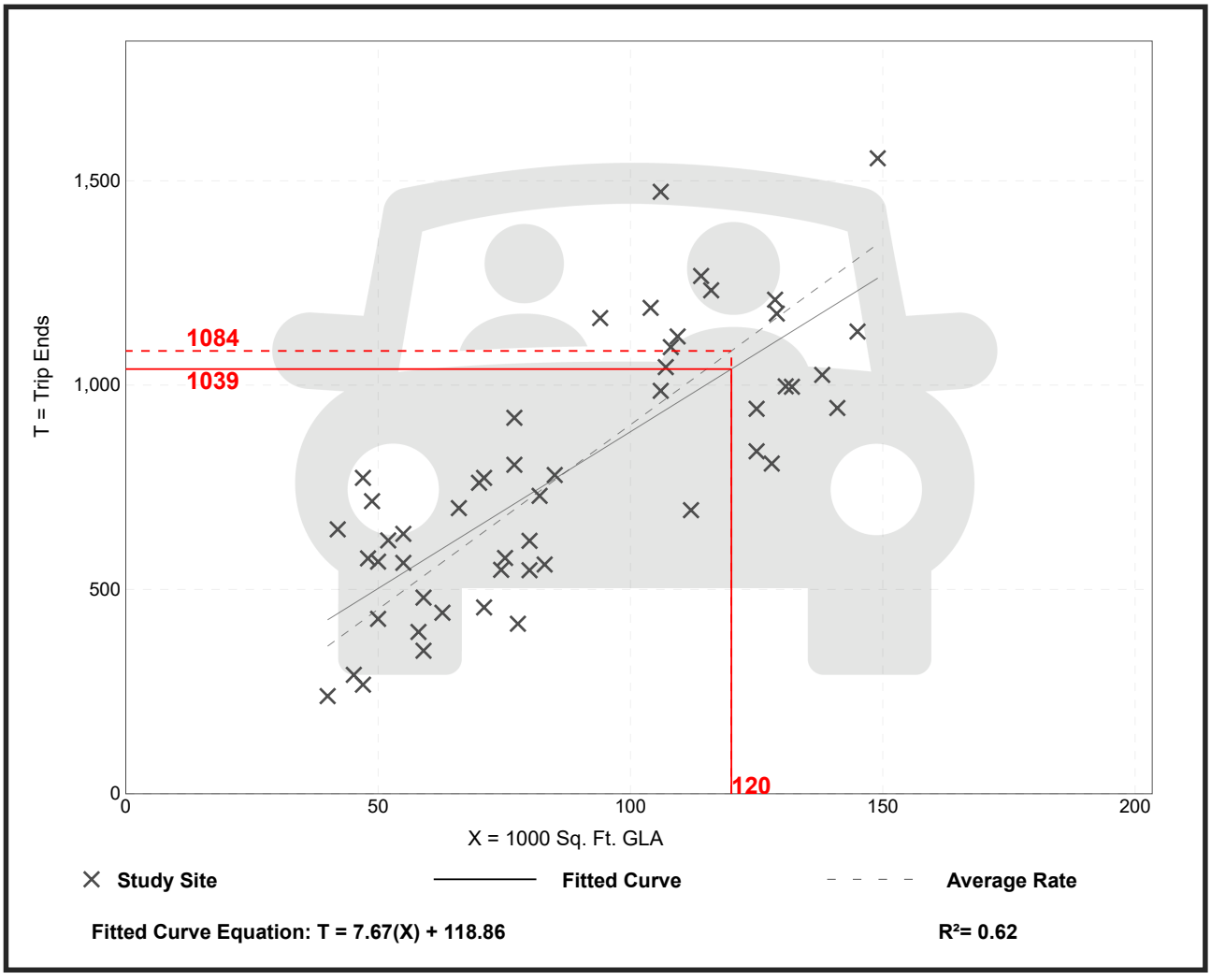
Shopping Plaza (40-150k) - Supermarket - Yes
(821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



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High-Turnover (Sit-Down) Restaurant
(932)

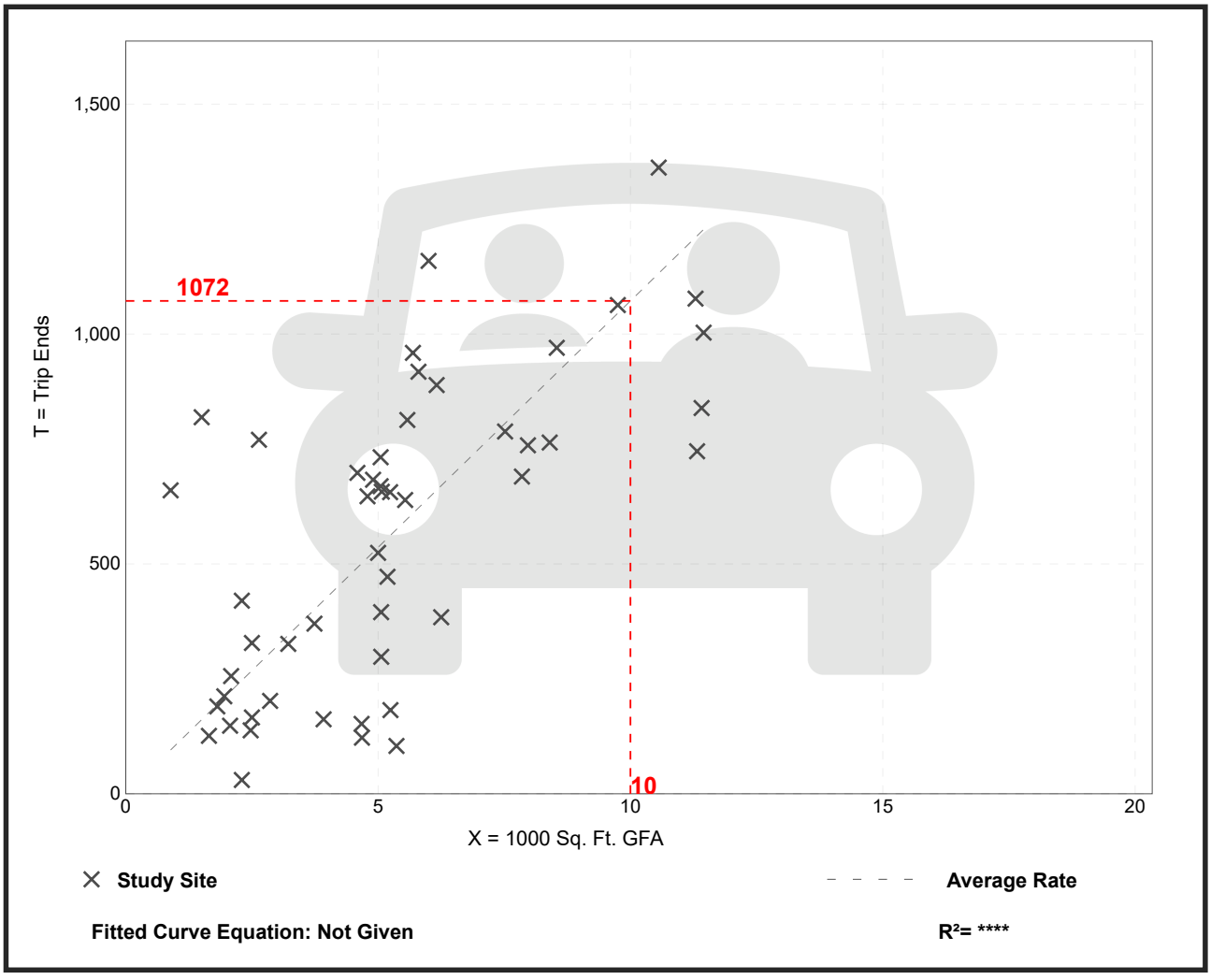
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

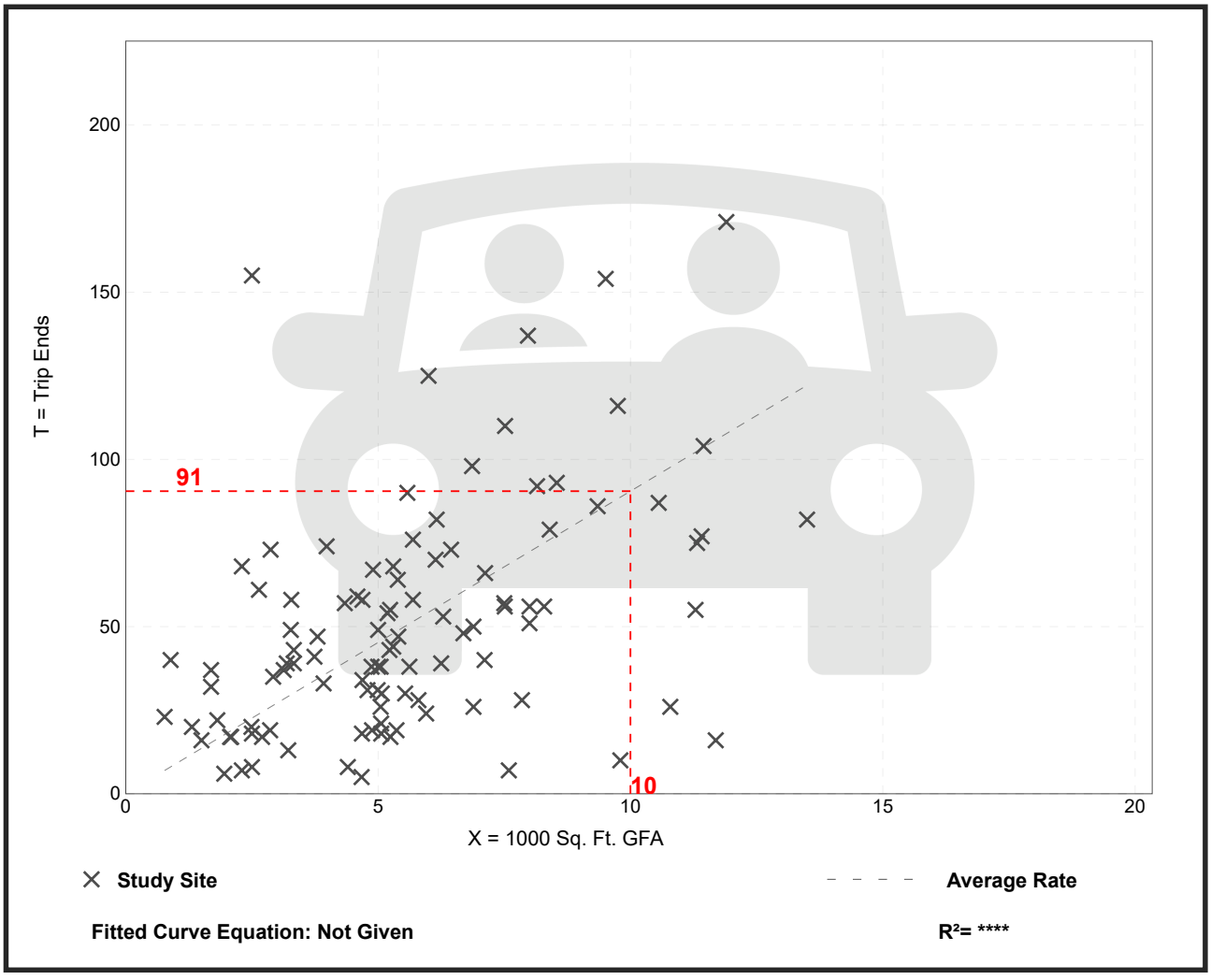
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



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