



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, FEBRUARY 7, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A Approval of the December 20, 2023 Planning Advisory Board (PAB) Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Plan to establish a chiropractic office with a live work unit - Shin Family Chiropractic Live Work Bldg. (CU-23-0016)

5.B Public Hearing - Proposed Ordinance #24-02 - Amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Industrial Business (IN): 2804-2814 Patrick St. - LUPA-23-0006

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 - Proposed Ordinance #24-03 - Amending the Zoning Map designation from Agriculture and Conservation (AC) to Business Park (BP): 2804-2814 Patrick St. - ZMA-23-0009

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

Planning Advisory Board – February 7, 2024

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 December 20, 2023 Planning Advisory Board (PAB) Meeting Minutes.****Request**

Approval of the December 20, 2023 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 12.20.2023 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, DECEMBER 20, 2023 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

Staff Present: Deputy City Attorney Kalanit Oded, Planning Manager Brenda Ryan, Planner Muhtadi Chowdhury, Administrative Assistant II Alicia Smith

Members Absent: Board Member Sylvette Santos

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

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

3. MINUTES

- 3.A Approval of the September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Spalding made a motion to Approve . Board Member Thacker seconded the motion.

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve Passed 6 - 0.

- 3.B Approval of the October 4, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Marrero-Pinto made a motion to Approve . Board Member Spalding seconded the motion.

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve Passed 6 - 0.

- 3.C Approval of the November 15, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Spalding made a motion to Approve. Board Member Marrero-Pinto seconded the motion.

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve Passed 6 - 0.

OLD BUSINESS

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

Planning Manager Brenda Ryan states this is a request for approval of a conditional use with site plan waiver for a private school located at 3030 Lions Ct and at 3051 Lions Ct. Received approval from the Board in 1995. Expanding the school to the larger parcel at 3030 Lions Ct. The school and the church activities will not conflict.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 11 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 minimum 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.

Board Member Thacker made a motion to Approve with 11 conditions . Board Member Spalding seconded the motion.

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 minimum 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.**

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve w/ conditions Passed 6 - 0.

- 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.

Planning Manager Brenda Ryan states this is a request for approval of a land use amendment to change the future lands use designation from commercial general to single family low density residential. There were attempts to develop this property to commercial, but the immediate surrounding area is residential. We feel it is more appropriate to change the designation from commercial to residential.

Staff recommends approval for the following reasons:

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

Board Member Alex Alemi states you said this area is mainly residential. Do you know where the nearest commercial properties are to the residential properties in the area?

Planning Manager Brenda Ryan states there is residential across John Young Pkwy and the future land use on the southside there the existing self storage is commercial. The nearest commercial is across the street to the south and the westside of John Young.

Board Member Alex Alemi states I'm concerned with putting more residential there would mean that more people would have to leave and go elsewhere to conduct their business. Are there existing interests to develop the property or is this the City thinking ahead?

Planning Manager Brenda Ryan states there is interest to develop as a single family residential and the applicant is here. There have been previous attempts to develop the property commercial. In one case it was denied for the use not being appropriate and the second case they wanted an office space within a restaurant and it didn't pass with the committee. It would probably be a better success as residential.

Board Member Robert Bussiere states there is an applicant requesting this?

Planning Manager Brenda Ryan states yes, this is not City initiated.

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

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve Passed 6 - 0.

- 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.

Planning Manager Brenda Ryan states this is a request for approval to amend the zoning designation from city highway commercial to city single family residential. In 1998, there was an attempt to change to commercial for a pawn shop. The Planning Advisory Board

recommended approval, but the City Commission reversed their approval and denied the request. In 2001, there was an attempt to include commercial with office space for a dance studio with a restaurant addition that meet all the requirements, but it never left our committee. There have not been any additional commercial applications to be submitted. It is compatible to the proposed future land use.

Staff recommends approval for the following reasons:

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

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

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Approve Passed 6 - 0.

- 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.

Board Member Melissa Thacker Abstained.

Planning Manager Brenda Ryan states this is a request for approval to amend the zoning designation of about 883 acres of land for mixed use. Phase I will be the village center for commercial and residential. Commercial will be for the amenities. Hilliard Isle will be used for emergency access only.

Staff recommends approval for the following 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).

Staff recommends approval subject to the following 18 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.

Public comment by email from John and Michelle Lux, Hilliard Isle Community, states concerns about the land being responsibly developed, over crowded schools, traffic volume, more space between current property line, wanting a natural barrier between the existing properties and new development, and no through traffic on Hilliard Isle Road.

Planning Manager Brenda Ryan wanted to restate that Hilliard Isle Road will be for emergency access only. I can't speak on the buffer requirements. The school district commented that the applicant would need to enter into a separate mitigation and to work with them regarding the capacity of the schools. The applicant did initiate a QA meeting with the surrounding residents on October 16, 2023. As a result, we have not received any public comments other than the one that was read.

Board Member Alex Alemi stated he needs clarification on the map regarding the phases.

Planning Manager Brenda Ryan stated it is separated out. It will be on a different map that shows all of the phases.

Board Member Alex Alemi stated do you have a timeline of the different phases?

Planning Manager Brenda Ryan stated No. The applicant might be able to give you a

better timeline.

Board Member Alex Alemi stated regarding the revised conditions on item 4, I need clarification from item 3 and item 4 because they seem to contradict.

Planning Manager Brenda Ryan stated the standards were not included for Phase I traditional A for single family. Instead of modifying we stated any of the single family in the Phase I traditional zone will follow the Phase I standards.

Board Member Alex Alemi stated I understand, but the item states Phase II village center. Any subsequent sub phases containing single family development standards must comply with Phase I single family development standards.

Planning Manager Brenda Ryan stated that's also the case for Phase II village center. So, two things. Condition #3 Phase 1A will follow Phase I single family and Condition #4 Phase II will follow Phase I because it was inadvertently omitted.

Board Member Alex Alemi stated concerns about if this will have any real impact or this might undo what I saw on the master plan regarding targeting higher density and multi use standards for Phase II.

Planning Manager Brenda Ryan stated your addressing specifically single family residential in the Phase II village center.

Board Member Alex Alemi stated sure. So, I should read this as the Phase I single family development standards will apply only to the sub phases and sub parts of the project containing single family developments, but not to the whole phase as a whole. Is that accurate?

Planning Manager Brenda Ryan stated the Phase II as it is developed can be broken down as well. We wanted to clarify that it will include sub phases as well. We allow for that flexibility.

Applicant Celia Dorn, 17 S Orlando, Kissimmee, FL, 34741, stated at this point there is no single family that is being proposed in Phase II. That condition ensures that the single-family homes will match the rest of the community if those plans are modified later on.

Board Member Alex Alemi stated that does clarify, but also raises a concern on my part regarding how much of this could change from the initial plan. It feels like a risk for traffic concerns because there is a clause that this can be undone.

Celia Dorn stated the actual density and intensity can not change. Those have been maxed out. The maximum allowed of homes remains. Some of those just might go into Phase II instead of Phase I. The amount of homes can not be increased without a PUD amendment.

Board Member Alex Alemi stated I would be more concerned the other way if the whole development turned into single family, then it could create much worse traffic. As previously presented there would be a multi use core that could be used for residents to go about their business for a grocery store and a school.

Celia Dorn stated this is certainly the plan, but this is a what if that the staff wants to ensure that there are some protections in place. Regarding the concern of making sure that this is being responsibly developed, this is the reason for doing the PUD. It is being developed as one cohesive community in a pattern that makes sense with different amenities. Regarding the traffic concerns, the applicant and the city have worked very hard to be respectful of the neighboring communities. There will be no through traffic and all traffic will be directed through Simpson Rd. The 25 ft setback is a minimum. This does not mean that it won't be more than that amount. We do have a presentation to share with the board if you would like to see it.

Board Member Robert Bussiere asked if the Board would like to see the presentation?

Board Member Alex Alemi stated it would add useful contexts to the discussion.

Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Fatima Santiago stated No.

Board Member Robert Bussiere stated which schools currently serve this community?

Celia Dorn stated I believe this is in the school capacity report.

Board Member Robert Bussiere stated that he understands each year they update each school's capacity.

Celia Dorn stated the School District has requested that a mitigation agreement be entered for ways to off set what this development would be.

Board Member Robert Bussiere stated I understand that's under the School District's purview to work that out with you, but I want to understand the 360 of the ramifications of this development.

Planning Manager Brenda Ryan stated the School District stated they will provide a more accurate report once the development comes in. They do not have a traditional or standard school capacity report showing how it will affect the additional residential development. They are requesting mitigation at this time.

Board Member Alex Alemi stated do you have a sense of the timeline between the phases?

Chris Reen, 4901 Vineland Rd, Orlando, FL 32811 stated are you asking specifically between Phase II and Phase I?

Board Member Alex Alemi stated Yes.

Chris Reen stated we used this to identify the two different areas in the project. Phase I residential is going to be developed probably in 8 phases. It could be 10 or 6. It is a market-based decision at the time. It could be over 5 to 15 years to develop. For the Phase II mixed area, it could be 2 different developers because it is commercial and multi family. They might come at different times for the purpose of traffic analysis and the

School Board analysis. They look at a 3 year build out. We are planning to reevaluate every 3 years on the population for the schools. Hopefully, sometime the middle of next year we will be able to start development. We still have to get several permits. It would probably take 9 to 10 months before you actually see any students or traffic being generated into 2025.

Board Member Alex Alemi stated Okay. Thank you.

Board Member Robert Bussiere stated I understand that Hilliard Isle would be for emergency access only. Would this apply to construction vehicles as well?

Chris Reen stated correct.

Celia Dorn asked for additional time to respond to the public's questions.

Dr. Brian Agard, 2423 Aurora Ct, Kissimmee, FL, 34744 stated concerns about the mix density of single-family townhouses and the height that will be allowed, if anything changes will the community be notified for approval, will the outside neighbors have access to the amenities, and is anything going to be done for our community regarding no sewers, no public waters.

Celia Dorn stated at this time we do not have a full breakdown. This will happen at the site development plan process. We have the maximum density, but that can be distributed in different ways and it will be market driven for what is needed in the community. Anytime the PUD is changed, that will be in a public hearing and the neighbors will receive notice. The community will always have input into the changes brought forward.

Planning Manager Brenda Ryan stated the maximum height for Phase I is two stories as proposed.

Dr. Eugenia Agard, 2423 Aurora Ct, Kissimmee, FL, 34744 stated concerns about the information that is being presented before it is approved like the structure, the commercial property, strip mall, what does that look like for our community, and Simpson Road is already out of control and a dangerous road. She wants clarity for the buffer between the properties because she doesn't want to lose her sun rise.

Deputy City Attorney Kalanit Oded stated what were talking about now is zoning. This hearing is for zoning discussions only to plan a cohesive community. I appreciate the interests and details, but those specifics are not under consideration before the Board at this time.

Board Member Robert Bussiere stated thank you for the clarification. I understand these are the broad strokes. I'm giving everybody a chance to speak. If the applicant would like to address any of that you are free to do so.

Celia Dorn stated we are happy to not address that.

Board Member Robert Bussiere stated would the City like to address any of that. If not, other public comments.

Elizabeth Torres, 2685 Hilliard Court, Kissimmee, FL, 34744 stated concerns about traffic. Simpson road needs to be expanded before the development starts.

Celia Dorn stated regarding the traffic concerns, the county is working on improvements to this road. There are already plans in place to address and ease these problems for the residents.

Gustavo Pimentel, 2685 Hilliard Court, Kissimmee, FL, 34744 stated concerns about the traffic and buffer. He would like the buffer to be doubled to keep their privacy.

Celia Dorn stated the 25 ft that was proposed what the applicant needs to remain in place. There is a significant amount of conservation that will still be there. There are trails in the public right away along the mixed use for people to use in a safer manner than is currently available to them.

Planning Manager Brenda Ryan stated regarding doing roadway improvements prior to the development, legally and statutorily we are not able to do that. I recommend to engage legislative representatives to change that. We are not able to delay or deny development prior to improvements. The improvements can run concurrently with the development. Simpson Road is a county road that is phased. You can get more information on the county website. Regarding the land use density, if this property is annexed in the city the maximum single-family low density residential is 6 dwelling units per acre and if this property stays in the county the maximum is 8 single family low density residential.

Board Member Alex Alemi stated isn't the development currently under discussion to mark this whole lot as mixed use (MPUD).

Planning Manager Brenda Ryan stated that's the zoning. The land use is separated out to the village center is phase 2, which will be commercial.

Board Member Alex Alemi stated So, today 5D, we are specifically talking about the zoning?

Planning Manager Brenda Ryan stated we have already voted for the land use. The yellow part is up to the 6 dwelling units per acre, the village center is commercial, the transitional is the multi family medium density residential which has a density between the 10-20 dwelling units per acre. This is part of the backup. The transitional 1A can accommodate the multi family. That density is 10-20. We want for that to happen.

Board Member Alex Alemi stated okay.

Board Member Alex Alemi stated are responsibility on the planning advisory board is to ensure that Kissimmee comprehensive plan is looked after. Our comprehensive plan really doesn't address this part of Kissimmee. This is a bit of exclave. It represents a relatively large proportion of what will be a residential stock for the city. It's a little difficult when the existing chapters in the comprehensive plan dealing with land use, transportation, walk ability, and the other aspects we are supposed to maintain and ensure don't address this part of the city because the bulk of this lot was newly annexed. It provides a difficulty for me from the beginning. Looking at the proposed master plan for

the mixed-use development, I do think that in general it is within Kissimmee's master plan. There's a strong focus on walk ability, mixed use, and trying to create a place where the residents will not have to drive down Simpson Rd. They will be able to do a lot of their business within the core. They really went out of their way to address some of the things we are supposed to look for giving Kissimmee's current comprehensive plan. In certain places, I'm worried that it doesn't go far enough to uphold some of the things that we are supposed to look for. In particular walk ability because a lot of things are 45 minutes away. Transportation and bus network do not address this area. In current plan there was a condition for no bus depots in this lot at all. If I could get clarification for that. A lot of residents have concerns are not residents of Kissimmee, but are residents of Osceola county. This makes it difficult because this is an exclave property as far as the city is concerned. The purview of this body and the discussion right now is for changing the zoning. This is the last time this will come before this body. This is our opportunity to ensure Kissimmee is keeping within its comprehensive plan. In my reading of the comprehensive plan, I'm happy to see that this development is going out of their way to address a lot of the concerns we have. I feel awkward about part of it because it is out of the purview and off the map for most of the comprehensive plan that we currently have adopted. It represents a large stock exclave to the city and I'm not sure the impact it will have on transportation, services and things like that.

Deputy City Attorney Kalanit Oded stated this is circular because of the magnitude of the project and the size of the property. The last time it came before this Board we were talking about annexation and a comprehensive plan amendment. You have to amend the comprehensive plan because you're bringing new stuff in. So, that stuff is all changing because of this development. I hope that when you're considering how this is zoning, does the zoning follow the comprehensive plan. I that you're considering what you approved.

Board Member Alex Alemi stated thank you. I understand we have already approved the annexation of the property.

Deputy City Attorney Kalanit Oded stated that stuff has not happened yet.

Board Member Alex Alemi stated I understand that we will bring it official within the purview of the comprehensive plan. My concerns are more subjective. The bulk of the comprehensive plan as written on sections like transportation and bus network. Generally, the maps all focus on the core of Kissimmee in the downtown area. It doesn't focus on services of these types addressing this part of Kissimmee. That makes it harder to know if they are going to keep within the existing comprehensive plan.

Deputy City Attorney Kalanit Oded stated right. My point was that the existing comprehensive plan is going to be different once this is formally adopted.

Board Member Robert Bussiere stated if it's formally adopted.

Deputy City Attorney Kalanit Oded stated the annexation has been approved by this body not by the City Commission.

Board Member Robert Bussiere stated to Alex's point regarding us being the final spot before it moves on. To help us all understand the process after this. The city commission

will have a say so on the next step.

Planning Manager Brenda Ryan stated you are providing a recommendation to the City Commission.

Board Member Robert Bussiere stated got it. I just wanted us all to understand the next step if it is approved.

Deputy City Attorney Kalanit Oded stated to clarify, in terms of your legislation then this continues under multi department staff reviews for DRC for your site plans. Whether they are site plans with conditional use that might come up or construction plans. There are many years before this process will be complete. This is very conceptual. I'm not trying to influence a decision. I just want you to think of it as zoning and not as voting on a specific development.

Board Member Robert Bussiere stated understood.

Board Member Alex Alemi stated to clarify for my part, it's also true that the particular zoning designation under consideration MPUD is one of the most permissive. There is more within the developer's purview. They are going to be able to make a bunch of decisions without seeking direct approval.

Deputy City Attorney Kalanit Oded stated not really. The city stands to gain as well because there is potential for extra amenities and concessions. Right now, we are talking about what the basic entitlements are, but that doesn't mean that this is the specifics to how the development will unfold. It's set in caps, but it's not mandating specific units and locations.

Planning Manager Brenda Ryan stated we have spent almost a year. We have had numerous meetings. Your right, mixed use PUD is a lot of give and take. In my experience here, there has only been one other development to take this long. Even today, we made changes to present to you. If we are providing a recommendation for approval this is our findings and reasons behind it. We have specific policies for the comprehensive plan and we go through the different aspects. It is going to be difficult from a transportation stand point because Simpson Rd is a county road. It's not a city rd. We are not going to have much data other than traffic impact analysis that we require for this magnitude. Bus depots are prohibited. It does not stop bus transits or links in the surrounding area.

Board Member Robert Bussiere stated do we know when the first homes were built on Hilliard Isle? I'm just curious when that was first constructed.

Planning Manager Brenda Ryan stated I don't know.

Board Member Alex Alemi stated it says right now there are only 4 buildings on the property.

Planning Manager Brenda Ryan stated in my prior experience with the county, these were part of these rural enclaves. It's not only the age, but also the size of the lots. These types of rural enclaves are usually estate style, minimum of one acre. As I previously mentioned the county has changed the land uses within these enclaves to up to 8 dwelling units per

acre, so that they can redevelop at a higher density than they are now.

Board Member Robert Bussiere stated I first lived in Kissimmee in 1986 and I've seen a lot of changes and developments over time. I understand changes happen. I certainly am concerned about the traffic and the schools. With my own involvement with the schools, I don't take any of this lightly.

Board Member Thacker Abstained. Board Member Spalding made a motion to Approve w/ revised conditions. Board Member Santiago seconded the motion.

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Fatima Santiago

NAY: None

Motion to Approve w/ revised conditions Passed 5 - 0 - 1 (Board Member Melissa Thacker Abstained)

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.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT Board Member Marrero-Pinto made a motion to Adjourn. Board Member Spalding seconded the motion.

AYE: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Melissa Thacker, Board Member Fatima Santiago

NAY: None

Motion to Adjourn Passed 6 – 0.

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 07:12 PM.

Board Chairman

ATTEST:

Board Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Thacker, Melissa Morgan		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning Advisory Board	
MAILING ADDRESS 704 Canterbury Lane		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Kissimmee	COUNTY Osceola	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 12/20/2023		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS:	
		☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Melissa Thacker, hereby disclose that on December 20th, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, Celia Dorn ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda item 5D regarding zoning for Hilliard Isle

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/21/2023

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

ITEM 5.A

Public Hearing - Conditional Use with Site Plan to establish a chiropractic office with a live work unit - Shin Family Chiropractic Live Work Bldg. (CU-23-0016)

Request

Approval of a Conditional Use with Site Plan establish a chiropractic office with a live work unit located on a vacant parcel south of W. Vine St., west of Philip St., north of Catherine St. in the Orange Gardens subdivision. The property is approximately 0.20 acres within a Neighborhood Open (T4-0) Zoning District.

Explanation

This Conditional Use includes a 3,000 sq. ft. building that consists of a 1,500 sq. ft. chiropractic office on the 1st floor and a 1,500 sq. ft. apartment on the 2nd floor. The building will be used as a live work unit. Live-work units differ from home occupations in that the home occupation may be carried in any home and limits the interaction with customers, while the live-work unit is specifically designed for that purpose and allows customer interaction on the site.

In addition, live-work units are not subject to the minimum frontage requirements in the Form Based Code. Therefore, the proposed building must remain a live work unit and cannot be converted to other uses because it does not meet the T4-0 minimum primary street frontage requirement of 60%. (currently at 52%).

Shared and reduced parking is permitted and encouraged in all transect zones for more efficient parking solutions. Utilizing the Sharing Factor Figure 5-64 in Section 14-5-9B(8) in the FBC, the required number of parking spaces (9.5 or 10 spaces) is reduced by a factor of 1.4 to 7 required parking spaces. The applicant is also including bicycle lockers that further reduces the required number of parking spaces to 5.

FINDINGS AND REASONS:

1. Compliance with the intent of the Neighborhood Open (T4-0) transect zoning standards as outlined in Section 14-5-4(D) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as offices and family are potential allowable uses with conditional use approval by the Planning Advisory Board.
3. Compliance with 14-5, Form Based Code (FBC) development and design standards.
4. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.3, Mixed Use - Vine Street Overlay District (MU-V), intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages with diverse housing options, retail, light industrial/flex office space, and professional offices.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on December 5, 2023.

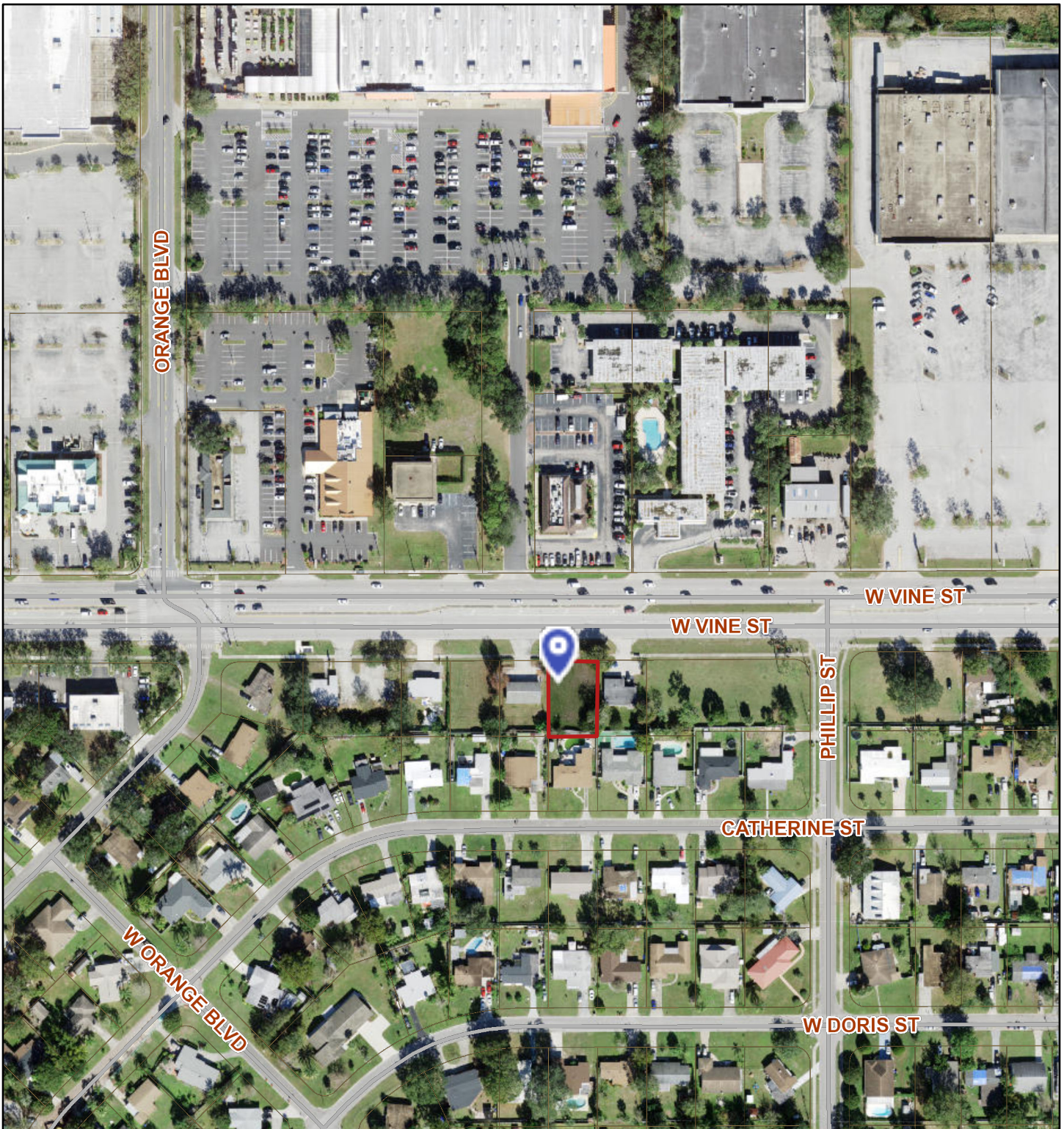
CONDITIONS:

1. The upper residential portion of the proposed live work unit cannot be rented or sold separately from the office use downstairs. Residential unit must be occupied by the business owner of the office.
 2. The proposed live work unit cannot be converted to another use(s) without additional site and building improvements to meet the minimum 60% frontage requirement of the Neighborhood Open (T4-0) Zoning requirement.
 3. A 6ft. high fence must be provided and maintained along the southern property line adjacent to the existing single family residential.
 4. A 5 foot landscape buffer shall be provided between vehicular use areas along the west and south sides of the property.
 5. Bicycle lockers cannot be substituted for bike racks for the parking reduction. Provide bicycle locker specifications with the Construction Plans
 6. Building elevations must be modified during Construction Plan review to meet Form Based Code (FBC) building design standards.
7. A 20 foot Streetscape Zone shall be provided, consistent with the Form Based Code (FBC), along Vine Street. All sidewalks within Streetscape Zones shall be constructed and the design of the furnishing area within Streetcape Zones shall be coordinated with City Staff.

Attachment(s):

1. CU-23-0016 Aerial Map
2. CU-23-0016 Vicinity Map
3. CU-23-0016 Site Plan & Building Elevations
4. CU-23-0016 PAB Ad
5. CU-23-0016 DRC Comments
6. CU-23-0016 DRC Supporting Documents

Shin Family Chiropractic Live-Work Bldg.
Conditional Use/Site Specific Redevelopment Plan
CU-23-0016

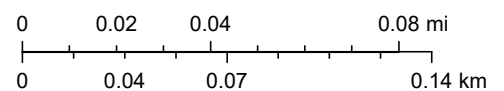


January 29, 2024

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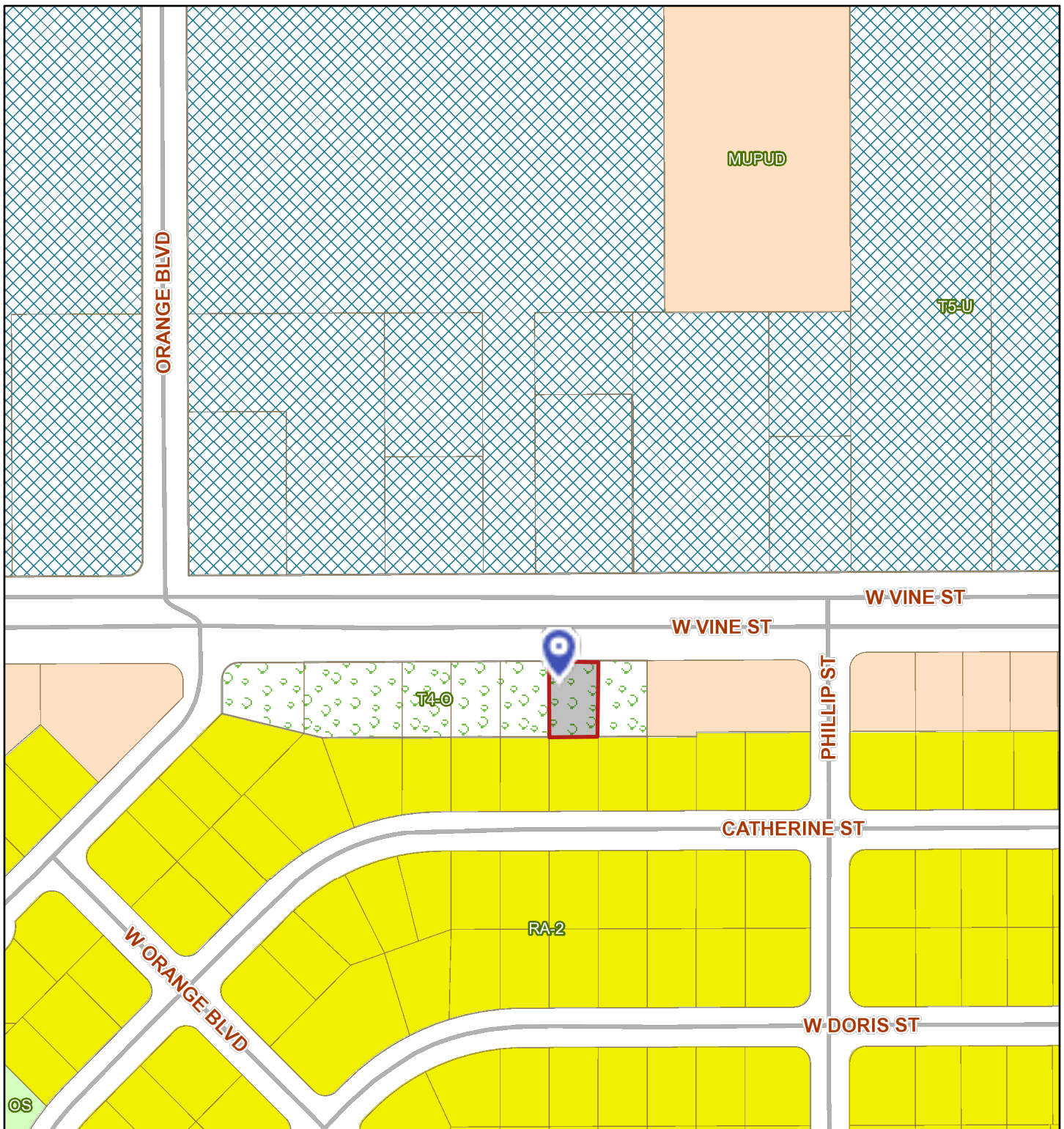
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

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



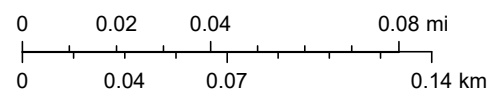
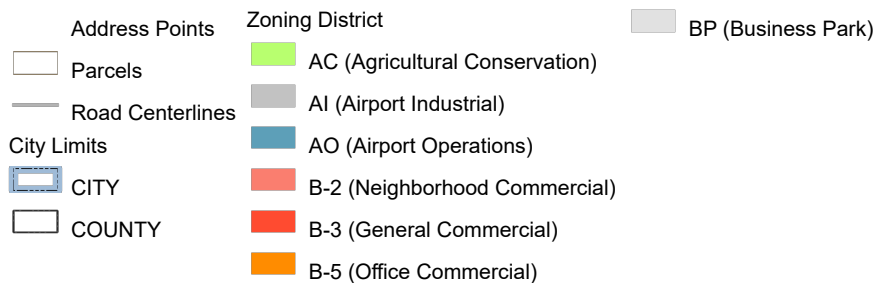
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Shin Family Chiropractic Live-Work Bldg.
Conditional Use/Site Specific Redevelopment Plan
CU-23-0016



January 29, 2024

1:2,934



PRELIMINARY SITE PLAN

2510 VINE STREET

KISSIMMEE, FL, 34741

INDEX OF DRAWINGS:

C0.00 - COVER
C2.00 - EXISTING CONDITIONS
C4.00 - SITE PLAN
L1.00 - LANDSCAPING ARCHITECTURE PLAN



AREA MAP

1" = 2000'

PROJECT CONTACTS:
APPLICANT: SHIN FAMILY CHIROPRACTIC INC
2828 SAFFRON DR
ORLANDO, FL 32837

ENGINEER: HALE INNOVATION, LLC
111 S. MAITLAND AVE | SUITE 120
MAITLAND, FL 32751
(304) 767-5165

SURVEY: IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIR. | SUITE 1020
LAKE MARY, FL 32746
(407) 678-3366

LEGAL DESCRIPTION
LOT 5, BLOCK K, ORANGE GARDENS, SECTION TWO, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 330, OF THE PUBLIC RECORDS
OF OSCEOLA COUNTY, FLORIDA.

TAX PARCEL NO.
20-25-29-1840-000K-0050

UTILITY PROVIDERS
WATER & SEWER: TOHO WATER AUTHORITY
407-944-5000

ELECTRIC: KISSIMMEE UTILITY AUTHORITY
407-933-7777

INTERNET: SPECTRUM 855-788-4728 OR
QUANTUM FIBER 855-258-1312

PHONE: COMMUNITY PHONE
866-298-0718

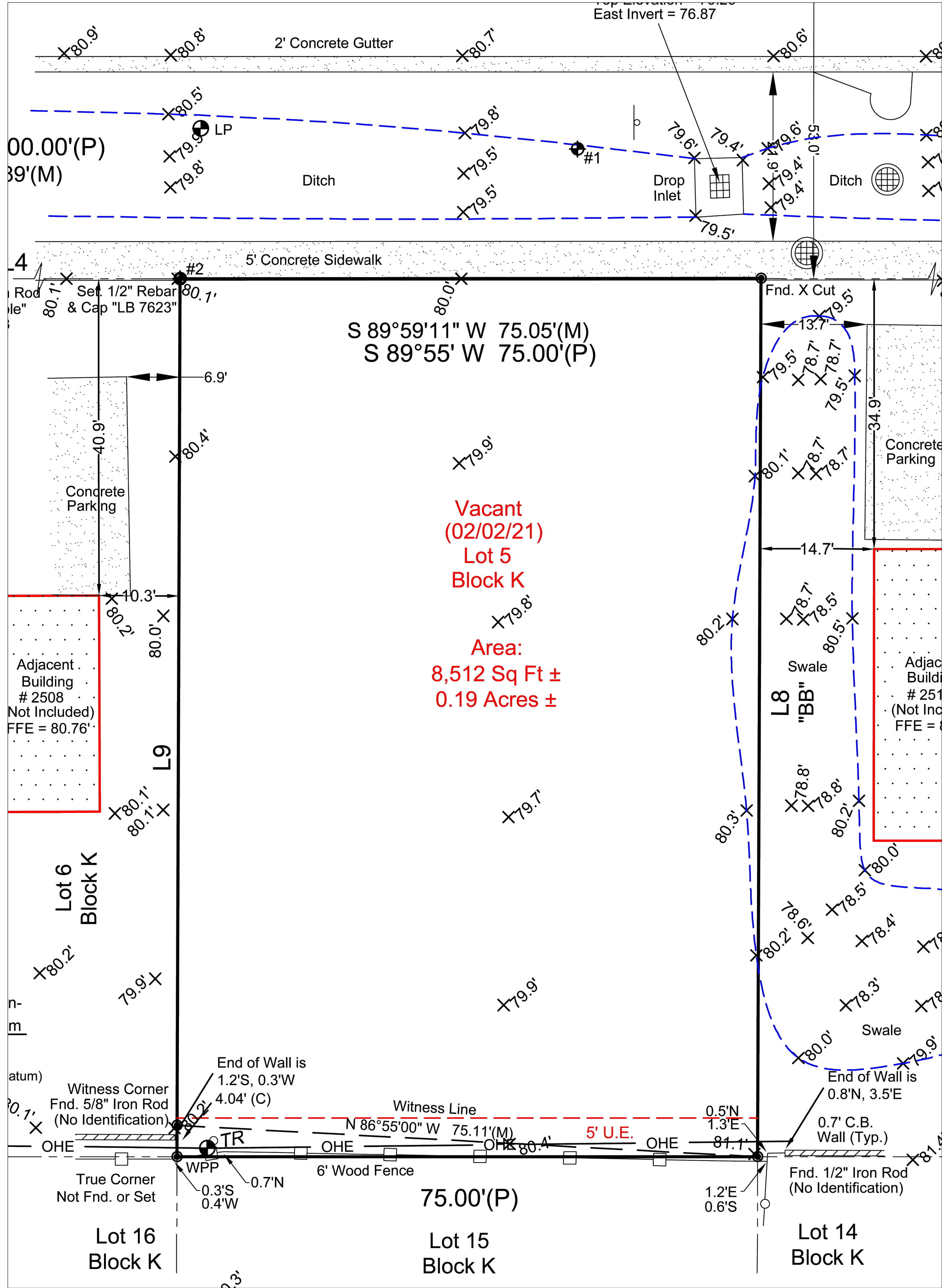
CABLE: SPECTRUM 855-788-4728 OR
QUANTUM FIBER 855-258-1312

PREPARED BY:

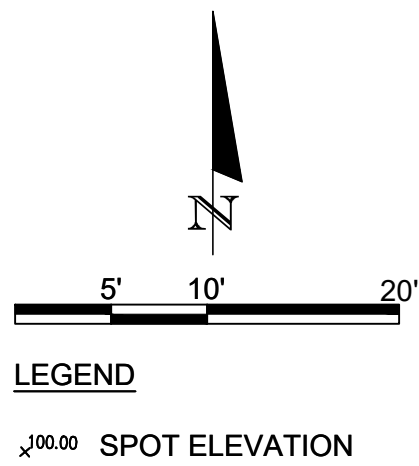
HALE INNOVATION, LLC

111 S. MAITLAND STREET
SUITE 120
MAITLAND, FL 32751





1 PLAN VIEW
C2.00 1" = 10'



- GENERAL NOTES
1. BASE INFORMATION TAKEN FROM A SURVEY PREPARED BY IRELAND & ASSOCIATES DATED 12/07/2022.
 2. THIS PLAN SHEET IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A SURVEY.



111 S. MAITLAND AVENUE
SUITE 120
MAITLAND, FL 32751

PROJECT:

W VINE STREET
KISSIMEE, FL, 34741

PREPARED FOR:

PROPERTY OWNER

SEAL:

DATE: 12/05/2023

SCALE: 1"=10'

REVISION:

SHEET TITLE:

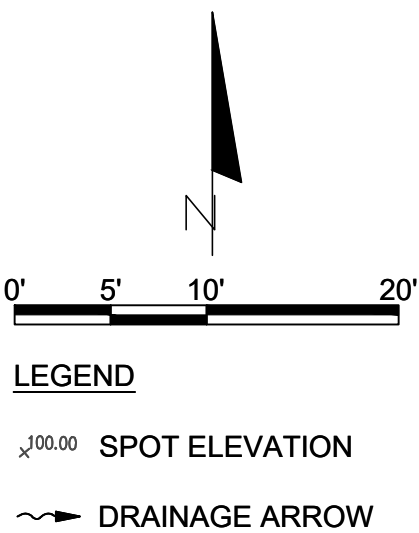
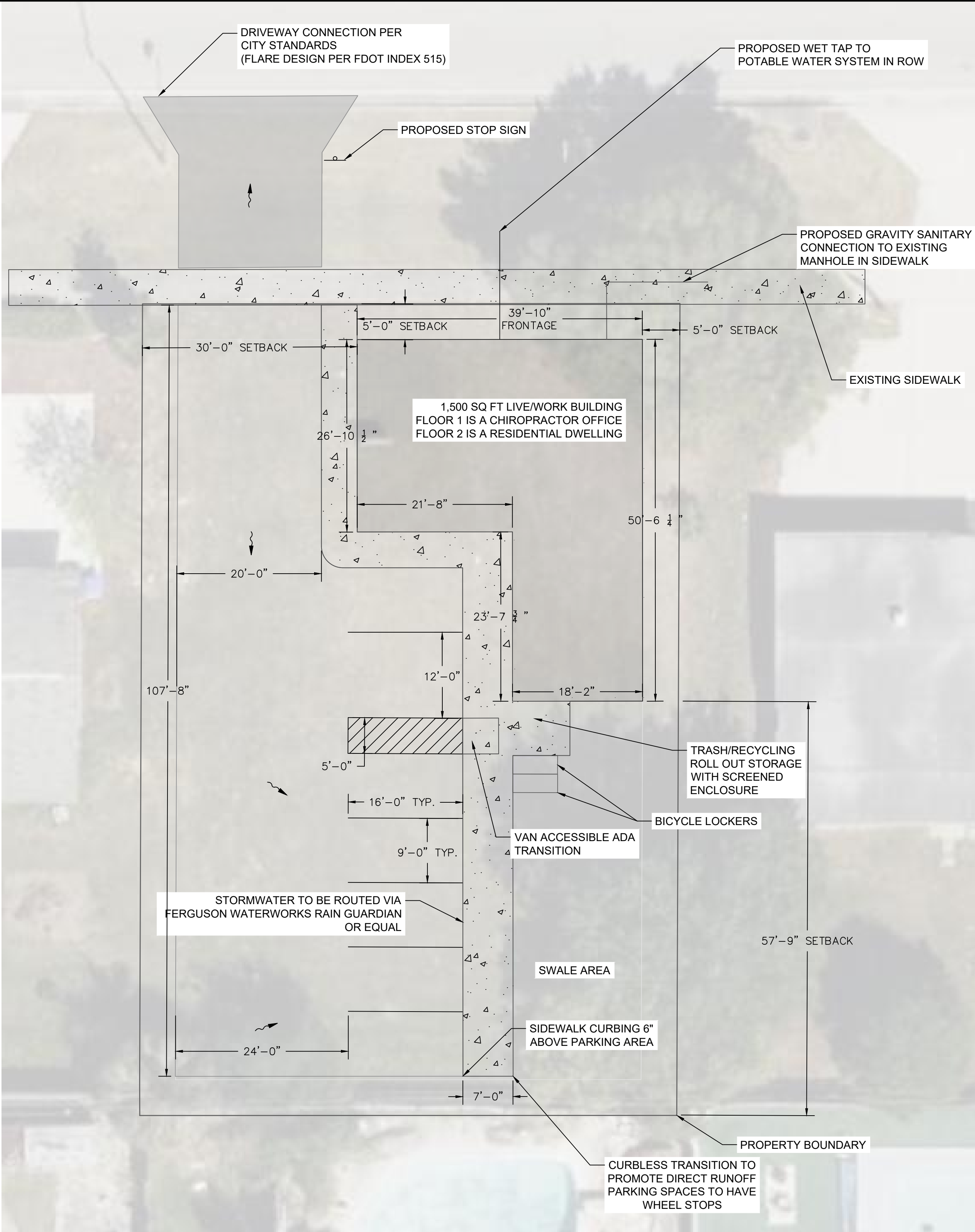
EXISTING
CONDITIONS PLAN

SHEET NUMBER:

C2.00

PARKING CALCULATIONS		
ITEM	QUANTITY	UNITS
MEDICAL OFFICE GFA	1,500	SQ FT
RESIDENTIAL GFA	1,500	SQ FT
MEDICAL OFFICE PARKING REQUIRED	7.50	SPACES
MULTI-FAMILY ONE BEDROOM PARKING REQUIRED	1.00	SPACES
MEDICAL OFFICE 7 AM - 6 PM PARKING REQUIRED	7.50	SPACES
RESIDENTIAL 7AM - 6 PM PARKING REQUIRED	0.60	SPACES
TOTAL PARKING REQUIRED	8.0	SPACES
BICYCLE LOCKER REDUCTION	2	SPACES
REDUCED PARKING REQUIRED	6.0	SPACES
FINAL PARKING REQUIRED	6.0	SPACES

- GENERAL NOTES
1. PARCEL ID: 20-25-29-1840-000K-0050
 2. SITE DESCRIPTION: VACANT COMMERCIAL
 3. LEGAL DESCRIPTION: ORANGE GARDENS SEC 2 PB 1 PG 330 BLK K LOT 5
 4. ZONING DESCRIPTION: T4-O (NEIGHBORHOOD OPEN)
 - 4.1. FUTURE LAND USE MU-V (VINE STREET) WITHIN THE VINE STREET CRA BOUNDARY
 5. FEMA FLOOD ZONE DESIGNATION: ZONE X - MINIMAL FLOOD HAZARD
 - 5.1. NEAREST 1% ANNUAL CHANCE FLOOD ZONE ELEVATION IS 64.0'.
 - 5.2. LOCATION IS APPROXIMATELY 1.09 MILES AWAY.
 - 5.3. THERE ARE NO KNOWN WETLANDS ON OR NEAR THE SITE.
 6. PROJECT IS A MIXED-USE LIVE/WORK UNIT WITH OFFICE SPACE ON FIRST LEVEL AND RESIDENTIAL SPACE ON THE SECOND LEVEL FOR THE PRACTICING RESIDENT IN THE MEDICAL OFFICE SPACE DOWNSTAIRS TO LIVE.
 - 6.1. ACCESSORY DWELLING UNITS ARE PERMITTED PER T4-O
 - 6.2. OFFICE SPACE REQUIRES CONDITIONAL USE APPROVAL PER T4-O
 7. BUILDING FRONTAGE REQUIRED = 60% OF LOT WIDTH
 - 7.1. LOT WIDTH = 75 LF
 - 7.2. 0.60 X 75 = 45' - 0" FRONTAGE REQUIRED FOR TRADITIONAL PROJECT
 - 7.3. CODE ALLOWS FOR VARIANCE DUE TO LIVE/WORK UNIT
 - 7.4. 39'- 10" FRONTAGE PROPOSED
 14. MEASURED BUILDING SETBACKS LABELED ON PLAN
 - 14.1. FRONT BUILDING SETBACK REQUIRED: 5' MIN. TO 20' MAX.
 - 14.2. SIDE BUILDING SETBACK REQUIRED: 5' MIN.
 - 14.3. REAR BUILDING SETBACK REQUIRED: 5' MIN.
 15. TOTAL PROPERTY AREA: 8,512 SQ FT PER IRELAND & ASSOCIATES SURVEY DATED 12/07/2022
 16. IMPERVIOUS AREA CALCULATIONS
 - 16.1. 4,458 SQ FT OF PARKING PAVING, SIDEWALK AND BICYCLE LOCKERS
 - 16.2. 1,500 SQ FT OF BUILDING
 - 16.3. 5,958 SQ FT OF TOTAL IMPERVIOUS AREA
 - 16.4. 70% IMPERVIOUS AREA
 - 16.5. MAX ALLOWABLE IMPERVIOUS AREA: 70%
 17. PARKING REQUIREMENTS
 - 17.1. 1 SPACE PER DWELLING UNIT WITH ONE BEDROOM (LDC TABLE 7-2)
 - 17.2. 1 SPACE PER 200 SQ FT GFA FOR MEDICAL OFFICE
 - 17.3. PARKING REQUIRED
 - 17.3.1. 1 SPACE PER DWELLING UNIT
 - 17.3.2. 7.5 SPACES FOR 1,500 SQ FT OF CHIROPRACTIC GFA
 - 17.3.3. PARKING REQUIRED: 60% OF RESIDENTIAL + 100% OF OFFICE = 8.1 SPACES
 - 17.3.4. PARKING PROVIDED: 7 SPACES
 - 17.3.5. REQUESTING VARIANCE FOR NUMBER OF SPACES
 - 17.4. DRIVEWAY DISTANCE FROM PROPERTY LINE
 - 17.4.1. THE LOT HAS LESS THAN 10,000 SQ FT AND MEETING THE 15' SETBACK FROM THE PROPERTY LINE WOULD SIGNIFICANTLY REDUCE THE POTENTIAL FOR THE LOT TO ACCOMMODATE USE.
 - 17.5. VEHICULAR ACCESS POINT WIDTH
 - 17.5.1. 24' MINIMUM WIDTH FOR TWO-WAY TRAFFIC
 - 17.5.2. REQUESTING VARIANCE FOR 20' DRIVE AISLE UP TO PARKING SPACES
 - 17.6. LANDSCAPE BUFFERS ARE 5' MINIMUM
 - 17.6.1. NON-RESIDENTIAL USE ADJACENT TO NON-RESIDENTIAL USE
 18. THE PROPERTY IS GENERALLY FLAT WITH LITTLE CHANGE IN ELEVATION.
 19. THERE IS A HYDRANT IN THE ROW APPROXIMATELY 200 FEET FROM THE FURTHEST CORNER OF THE PROPERTY; THEREFORE, FIRE PREVENTION FOR THE SITE IS COVERED. ARCHITECT TO HANDLE BUILDING SPRINKLER AND FIRE PREVENTION DESIGN.
 20. THE ENTIRE SITE IS CLASSIFIED AS MYAKKA-URBAN LAND COMPLEX SOIL BY THE USDA WEB SOIL SURVEY MAPPING TOOL.
 - 20.1. THIS SURVEY SHOWS "MORE THAN 80 INCHES" TO THE GROUND WATER TABLE.
 21. DURING FINAL DESIGN, THIS PROJECT WILL BE DESIGNED TO MEET THE PERFORMANCE REQUIREMENTS IN CHAPTER 14-6, PART IV, OF THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE.



HALE INNOVATION, LLC
111 S. MAITLAND AVENUE
SUITE 120
MAITLAND, FL 32751

LAWRENCE HALE, PE
FL PE #83465

PROJECT:

W VINE STREET
KISSIMMEE, FL 34741

PREPARED FOR:

PROPERTY OWNER

SEAL:

DATE: 12/05/2023

SCALE: 1" = 10'

REVISION:

SHEET TITLE:

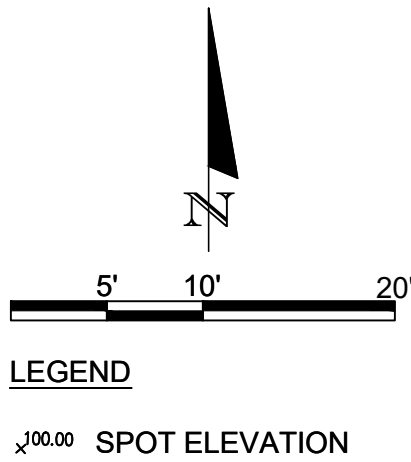
SITE PLAN

SHEET NUMBER:

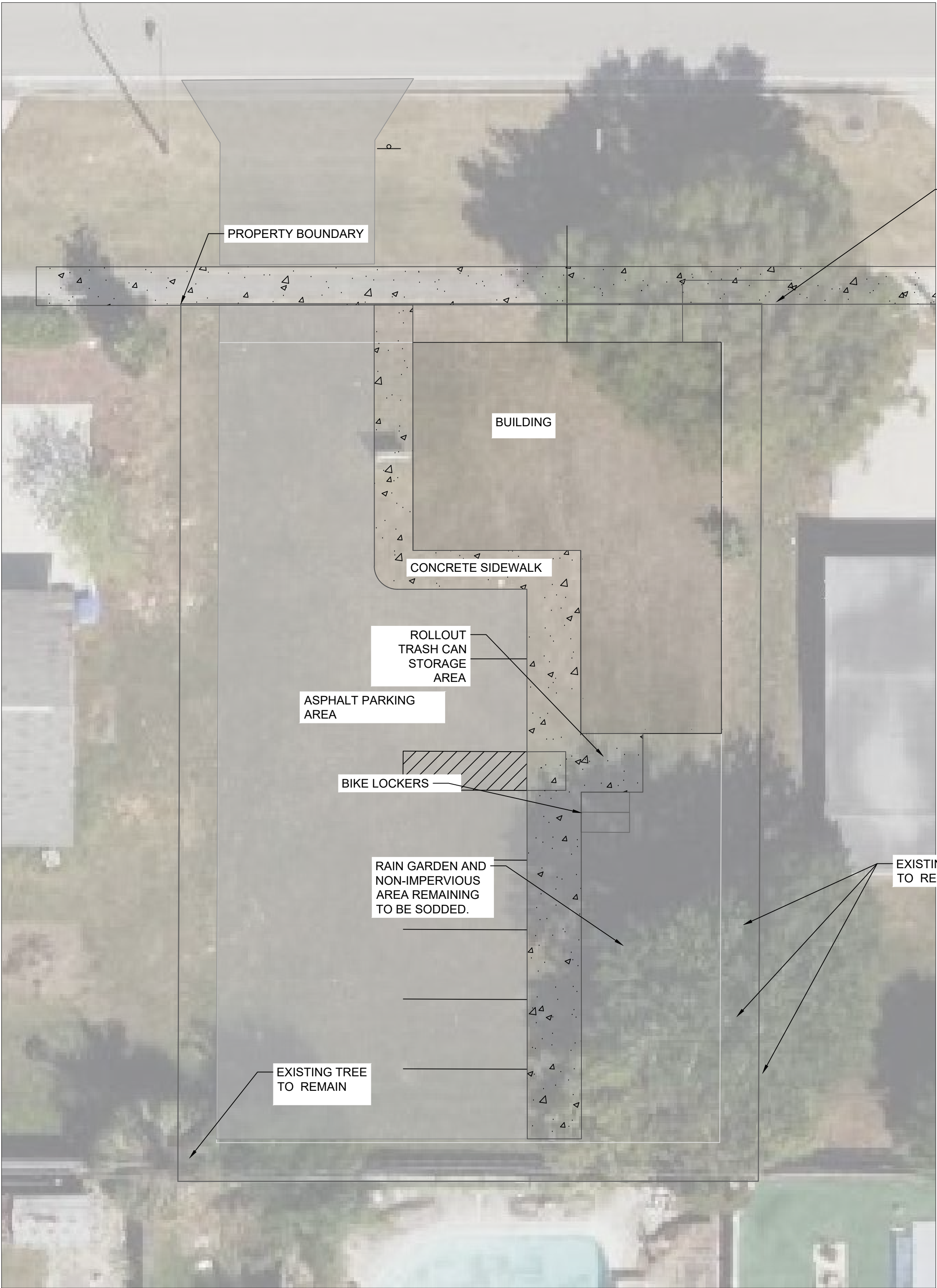
C4.00



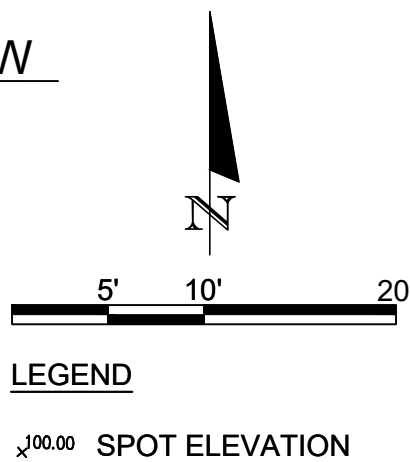
1 EXISTING AERIAL
L1.00 1" = 10'



LEGEND
x100.00 SPOT ELEVATION



2 PLAN VIEW
L1.00 1" = 10'



LEGEND
x100.00 SPOT ELEVATION



111 S. MAITLAND AVENUE
SUITE 120
MAITLAND, FL 32751

PROJECT:

W VINE STREET
KISSIMEE, FL, 34741

PREPARED FOR:

PROPERTY OWNER

SEAL:

DATE: 12/05/2023

SCALE: 1"=10'

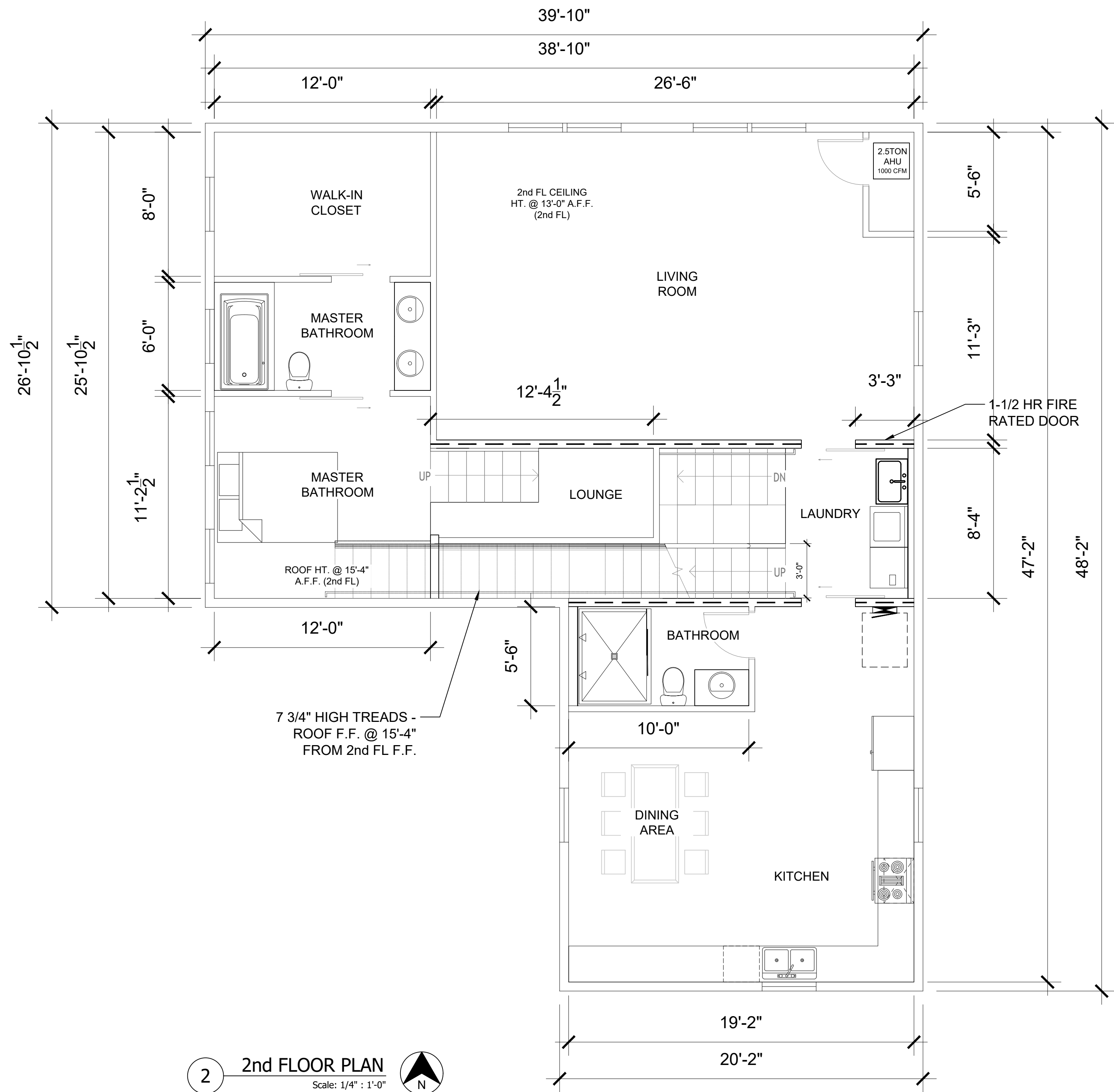
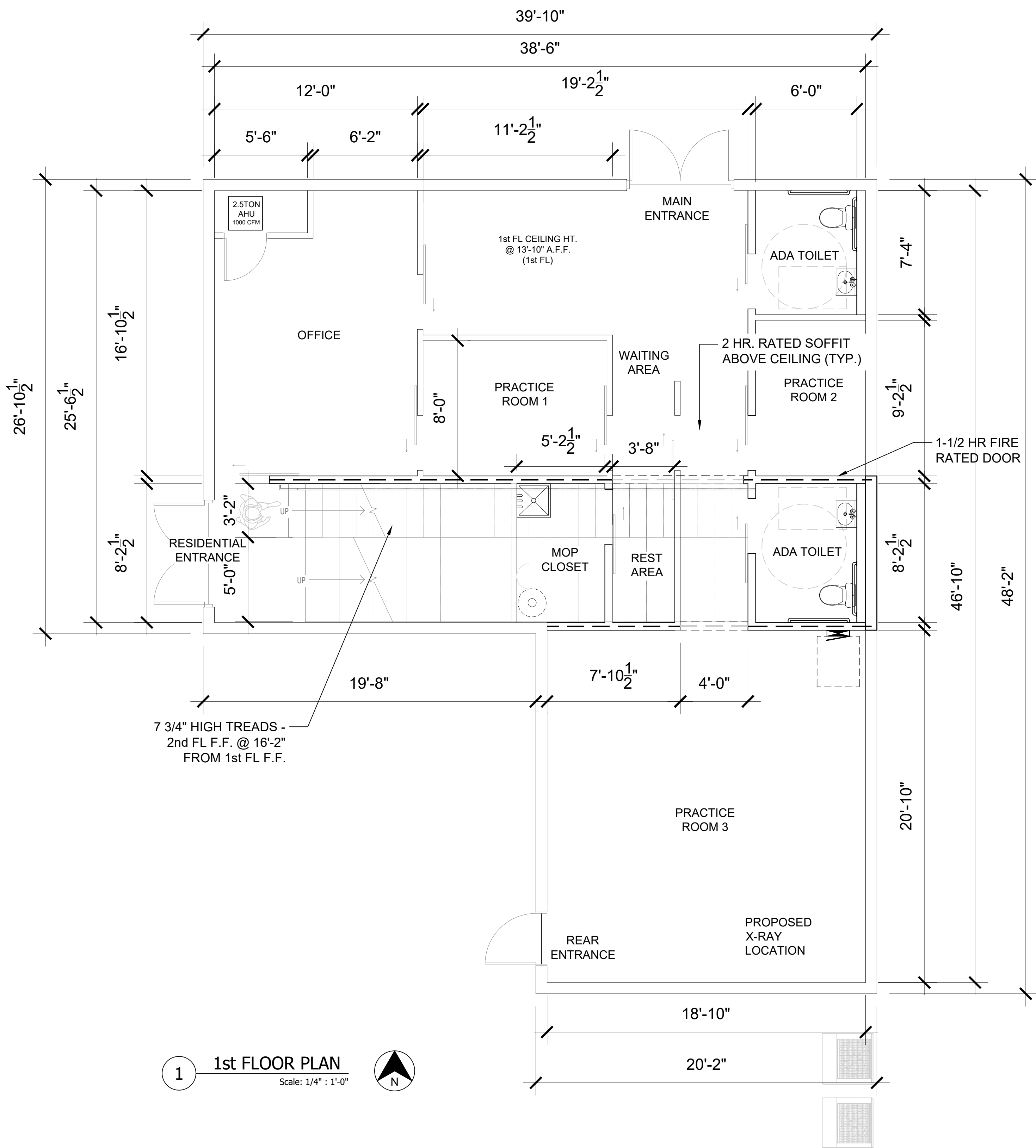
REVISION:

SHEET TITLE:

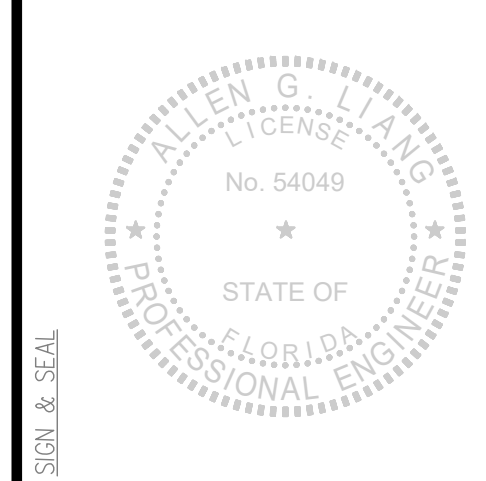
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:

L1.00



DESIGN:
GREENLOGIC, LLC
P.O. BOX 678 GOTHA
FLORIDA 34734 (407)
808-1816 CA# 30527 A&E

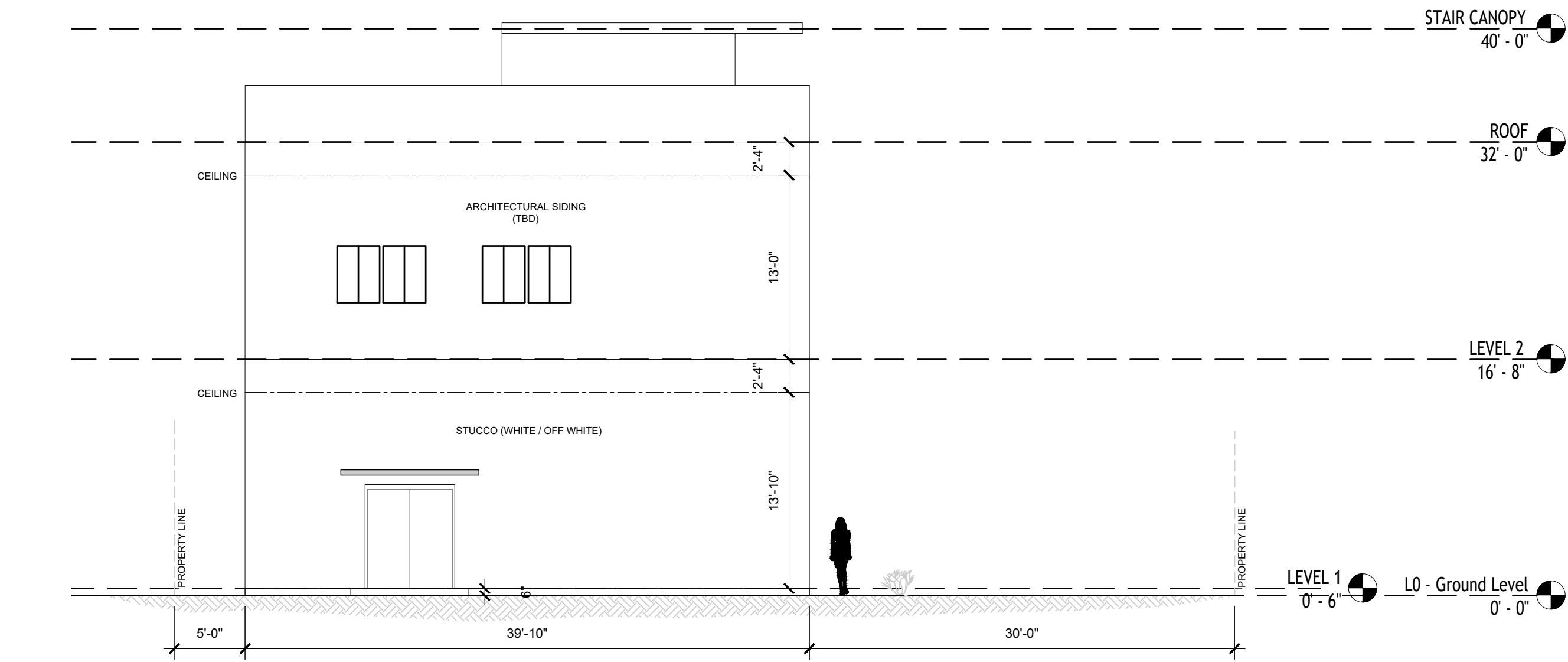


PROJECT:
NEW CONSTRUCTION AT 2510 WEST VINE STREET
KISSIMMEE, FL 34741

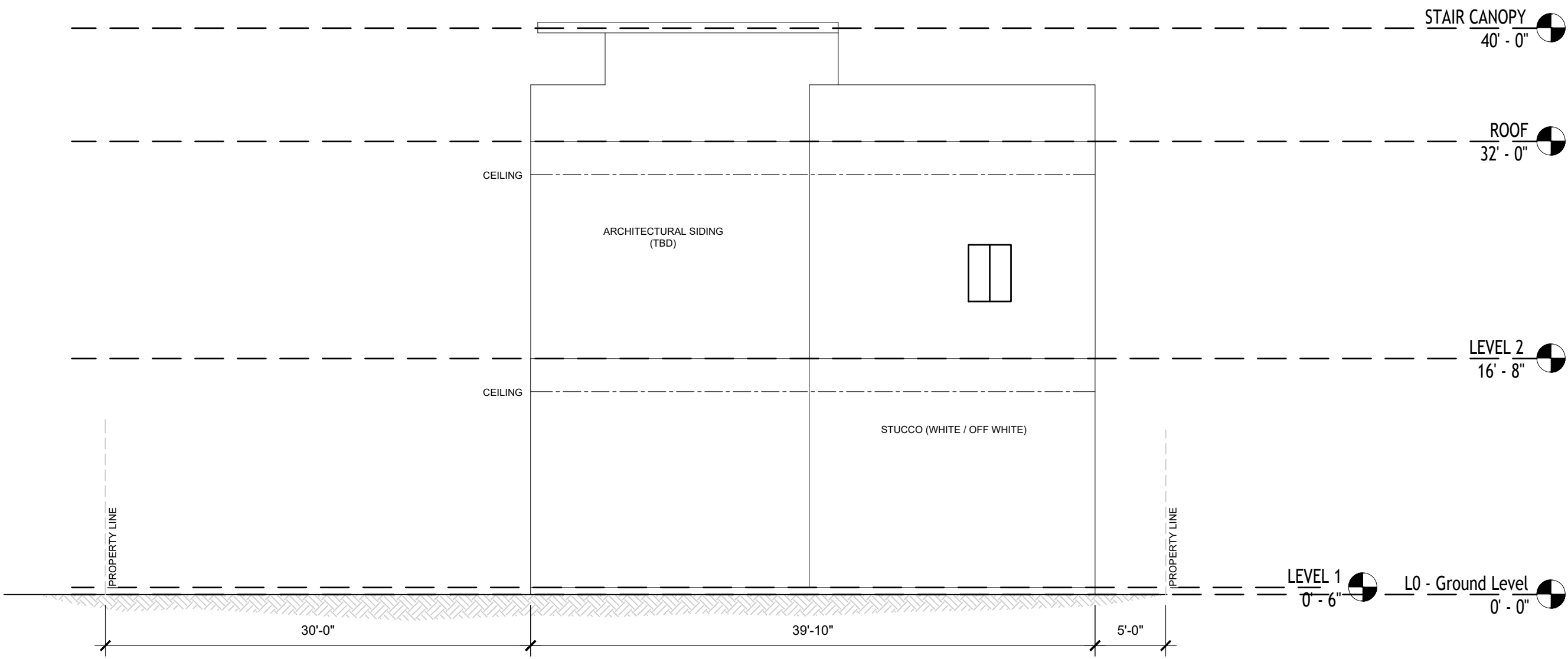
SHEET
FLOOR PLAN

REVISION	
1	
2	
3	
4	
5	
6	
7	
PROJECT TYPE: RENOVIATION	
SCALE: AS SHOWN	
ISSUED DATE: 8-10-2023	
DRAWN BY: H.E. CHO	
CHECKED BY: A. LIANG	
SHEET	

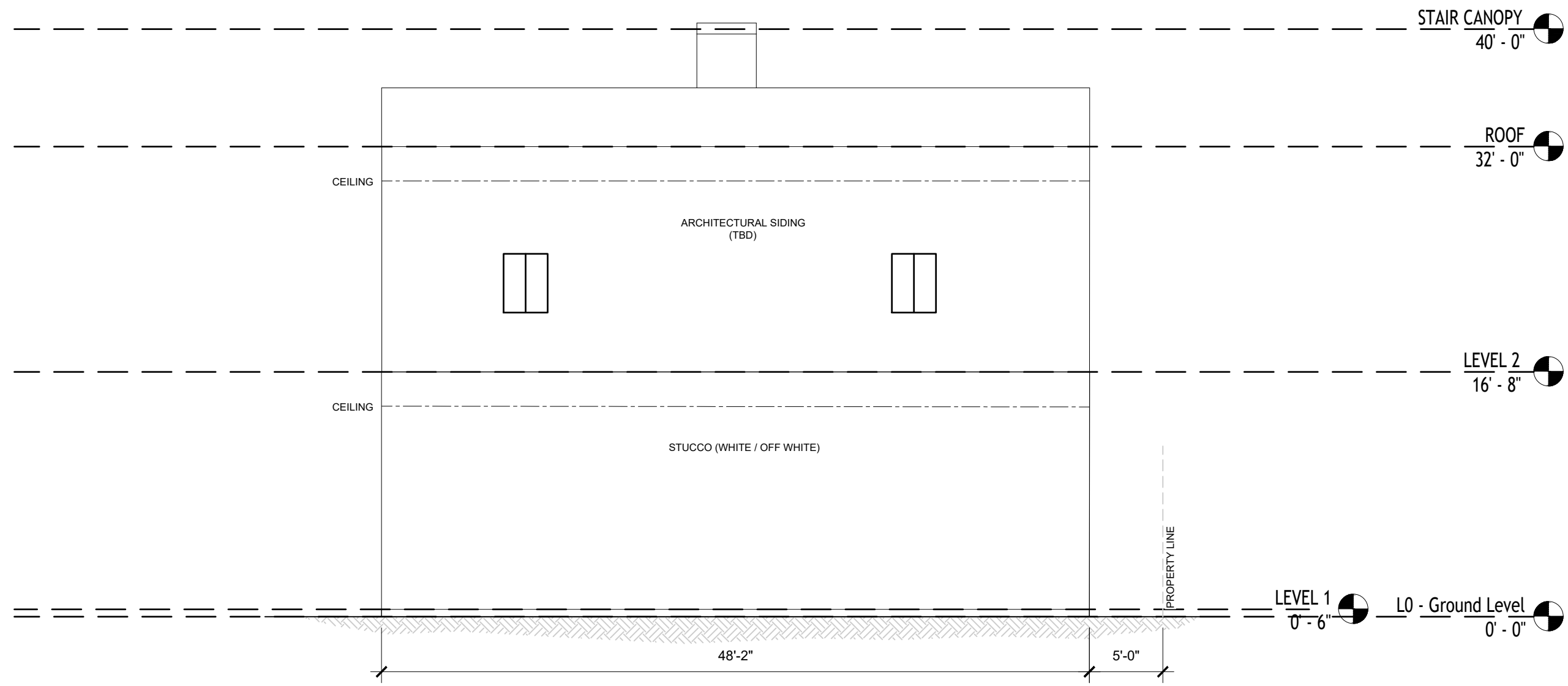
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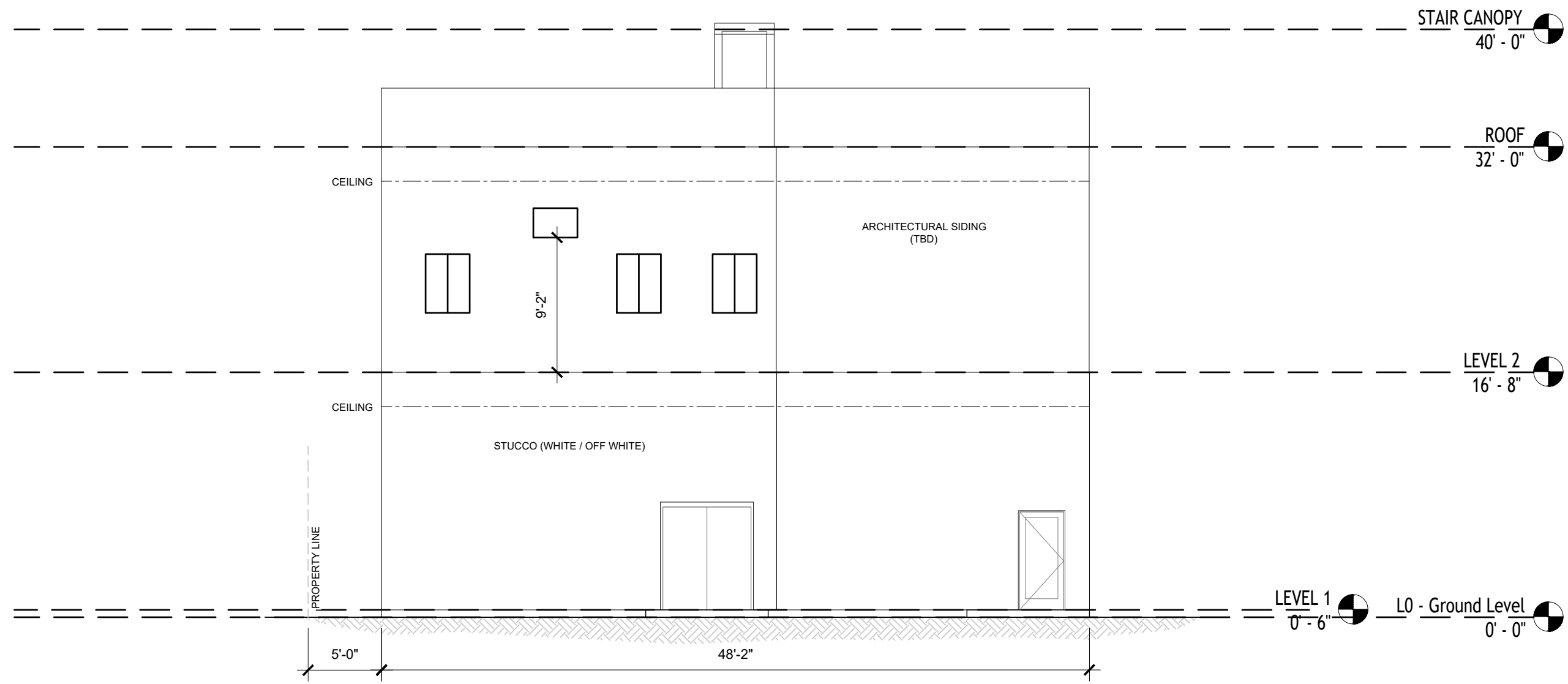
1 NORTH SIDE EXTERIOR ELEVATION
Scale: 1/8" : 1'-0"



3 SOUTH SIDE EXTERIOR ELEVATION
Scale: 1/8" : 1'-0"

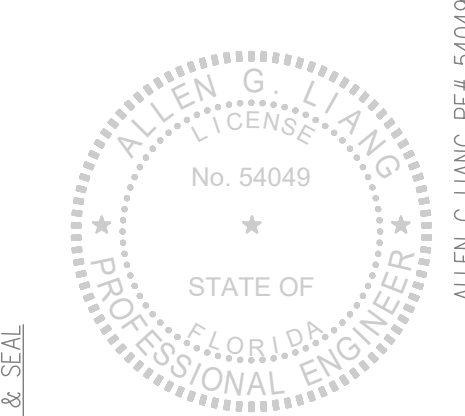


2 EAST SIDE EXTERIOR ELEVATION
Scale: 1/8" : 1'-0"



4 WEST SIDE EXTERIOR ELEVATION
Scale: 1/8" : 1'-0"

DESIGN:
GREENLOGIC, LLC
P.O. BOX 678 GOtha
FLORIDA 34734 (407)
808-1816 CA# 30527 A&E



SIGN & SEAL

PROJECT:
NEW CONSTRUCTION AT 2510 WEST VINE STREET
KISSIMMEE, FL 34741

SHEET TITLE
EXTERIOR ELEVATIONS

REVISION	DATE	APPROVAL
1		
2		
3		
4		
5		
6		
7		

PROJECT TYPE: RENOVIATION
SCALE: AS SHOWN
ISSUED DATE: 8-10-2023
DRAWN BY: H.E.CHO
CHECKED BY: A.LIANG
SHEET

A2

Published Daily
ORANGE County, Florida

Sold To:

City of Kissimmee Development Services - CU00263122
101 Church St
Kissimmee, FL 34741-5054

Bill To:

City of Kissimmee Development Services - CU00263122
101 Church St
Kissimmee, FL 34741-5054

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jan 26, 2024.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 27 day of January, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7572348

**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 chiropractic office with a live-work unit. The Planning Advisory Board will hold a meeting on Wednesday, February 7, 2024 at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at
Parcel ID: 20-25-29-1840-000K-0050

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-23-0016
Shin Family Chiropractic Live Work Bldg.

**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.

1/26/2024 7572348

7572348



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

ADDRESS: 2510 W.VINE St
PLAN (DRC) NUMBER: CU-23-0016

DATE: 11/16/2023

Review Status:
REVISE & RESUBMIT.

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Comments/Conditions (if applicable):

- 1. NFPA1 FFPC 18.2.3.5.4 Dead Ends.**Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around. Please indicate this on plans

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 ENERGVO & BLUEBEAM

ADDRESS: 2510 Vine St.

DATE: 7/27/2023

PLAN NUMBER: CU-23-0011 Shin Family Chiropractic – 1st Review

**Review Status:
REVISE & RESUBMIT.**

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

General/Development Standards

1. Conditional Use (CU-23-0011, Shin Family Chiropractic Office) application, but this is the incorrect type of application. A Conditional Use/Site Specific Redevelopment Plan needs to be submitted for Conditional Use approval with site improvements within the Vine St. Community Redevelopment Area (CRA).
2. Note that this Conditional Use was associated with an Administrative Variance (VAR-23-0007) request which was determined to not be needed contingent on the submittal of a document confirming that Mr. Shin will be residing in the upstairs apartment in order to be considered a live/work unit which does not have to meet the minimum 60% frontage requirement for T5-U (Mixed Use Urban Corridor) zoned properties. LDC 14-5-7C(4)
 - a. In addition, a parking variance was also not needed with revising the parking calculations within this CU by utilizing the Sharing Factor in Section 14-5-9B(8) of the Form Based Code (FBC). This comment is included under Comment #8 under Parking & Roadways below.
 - b. Remove reference to “Variance Exhibit” from Sheet V100. It just should be Site Plan with a variance no longer needed.
3. Include on the architectural elevations vertical dimensions to confirm that the building meets all of the T5-U (Mixed Use Urban Corridor) Zoning vertical development standards (i.e., min. ground floor ceiling height, upper floor ceiling height, etc.) in Table 5-2.

Architectural/Design Standards

4. The second floor balcony is noted as “decorative only”. The balcony must be a fully functioning balcony.
5. Façades facing a street or public space shall not exceed 20 horizontal feet and 10 vertical feet without including at least one of the elements listed below:
 - a. Storefront awnings, marquees, galleries/arcades, forecourts, stoops, or porches.
 - b. Overhangs of no less than three feet in depth.
 - c. Raised cornice/parapets over a door.
 - d. Expression line between floors.
 - e. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - f. Peaked roof forms.
 - g. Clock or bell towers.
 - h. Balconies.
 - i. Windows or doors.

- j. Any other treatment that meets the intent of this section and is approved during the review of the development plan.
- k. Columns and posts shall not be spaced further apart than they are tall.
- l. A solid band of colors or group of strips, without a change in plane or material, shall not be used for architectural detail (Figure 5-42).

6. Review the windows and door standards in Sections 14-5-7(F) and 14-5-7(G)

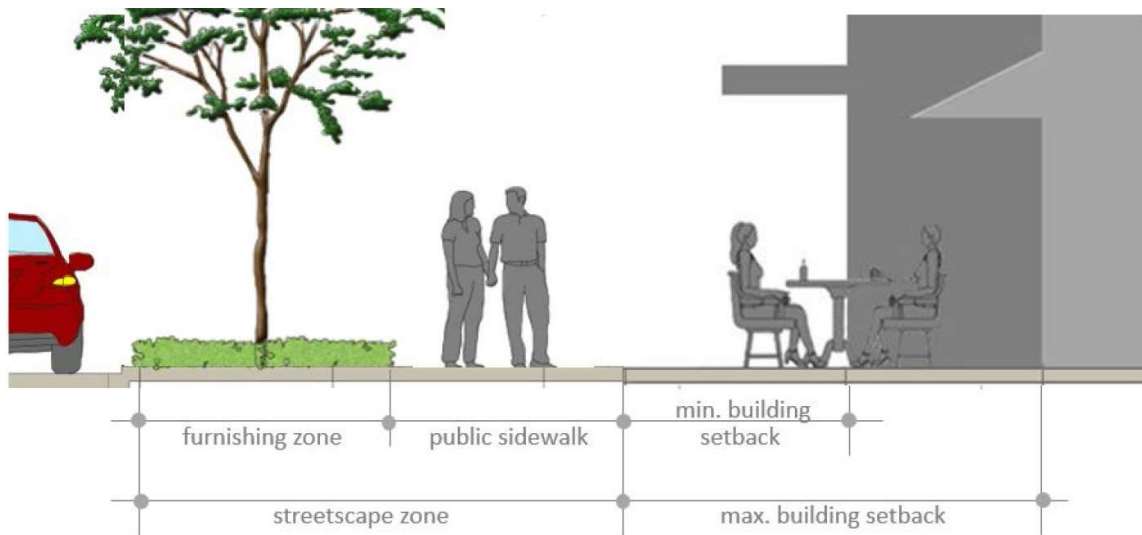
Parking & Roadways

- 7. The maximum width of vehicular driveways in the form-based code shall meet the standards of chapter 14-7, except that width may be reduced to 20 feet for two-way traffic and ten feet for one-way traffic if approved by the fire department and sanitation division on a case-by-case basis. No reductions may be approved for access driveways along primary streets within the Vine Street CRA.
- 8. This parking variance is not needed using the Sharing Factor in Section 14-5-9B(8) of the Form Based Code (FBC). Carefully review the Sharing Factor and make revisions to the CU application.
 - a. Shared and reduced parking is permitted and encouraged in all transect zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the parking requirement chart and dividing by the appropriate factor from the sharing factor matrix (Figure 5-63). However, the required number of handicap spaces cannot be reduced. (For example, the residential function requires ten spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces). When more than two uses share parking, the lowest number shall be used. 14-5-9B(8)

SHARING FACTOR				
Function		with		Function
RESIDENTIAL				RESIDENTIAL
LODGING				LODGING
OFFICE				OFFICE
RETAIL				RETAIL
		1		
		1.1	1.1	
		1.4	1	1.4
		1.2	1.7	1.2
		1.3	1	1.3
		1.2	1.2	
		1		

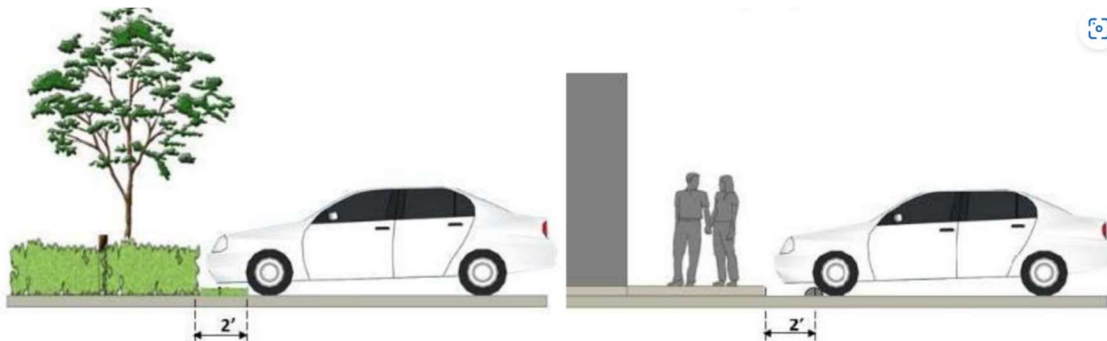
- b. Whenever there is a fractional number of parking spaces required, any fraction requires an additional space or its rounded up. So a 1,784 sq. ft. medical office requires 9 parking spaces (8.92)(LDC Section 14-7-22A(1)). A 1 bedroom apartment requires 2 parking spaces for a **total of 11 required spaces** for both uses individually. Using the sharing factor in Section 14-5-9(B)(8) for the required spaces divided by 1.4, it will result in a reduction to a total of **8 required parking spaces**.
 - c. There seems to be 2 bicycle lockers depicted. One (1) bicycle locker is needed to further **reduce the total required number of parking to 6 spaces** which is what is provided. The second bicycle locker meets the City's standard bicycle parking requirement of 10% of the total required parking (10% of 6 = 0.6 or 1 bicycle space). No parking variance is needed and bicycle requirements are being met with the 2 bicycle lockers. Please provide the bicycle locker specifications with the construction plans.
9. There is a required 20ft. streetscape along Vine St. that is measured from the back of the curb in the right-of-way (ROW) towards the property. There may be sufficient space in the existing ROW to accommodate the streetscape zone but the measurement must be shown and verified on the Site Plan. Note that the 20ft. streetscape zone consists of a 8ft. furnishing zone and a 12ft. sidewalk

(depiction below). The reconstruction of the streetscape zone shall be the responsibility of the development applicant.14-5-6E



10. Confirm the widths of all sidewalks.

- a. Where continuous concrete curbing is provided with at least 2 feet separating the curb from any sidewalk, wheel stops will not be required. See Figure 7-3 below. If the sidewalk is a minimum of 7 feet in width, neither wheel stops nor a 2-foot separation are required.



- b. The minimum sidewalk width for all streets is six feet. 14-7-3

Landscaping

11. Provide a landscaping plan that meets the requirements of Sections 14-5-11 and 14-8.

Advisory Comments (To be addressed with Construction Plan Submittal)

12. 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.
13. 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. 14-2-152 (B)(5)
 - c) Note that ground signs must be setback a minimum of three-feet from all property boundary lines and cannot be located within a sight triangle, required parking space or landscaping island. Please revise accordingly.14-2-154(A)(1)(a), 14-2-154(A)(1)(b), 14-2-54(N)(2)(d).

14. 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.
15. Provide a photometric plan with the Preliminary Site Development Plan. Light locations and styles shall be chosen to reduce any potential light pollution spilling onto adjacent rights-of-way. Please provide location, photometric and shielding plan for proposed lighting accordingly. LDC 14-2-192(A)(3)
16. Provide a note on the plans that all mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-2-65 (K)
17. Provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan approval. 14-2-91(B)(12)
18. 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.
19. 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.

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

DATE: 11/29/2023

PROJECT: Shin Family Chiropractic Live/Work Building

SITE PLAN (DRC) NUMBER: CU-23-0016

REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. Provide a more detailed location/vicinity map on the site plan showing the location of the proposed development in relation to surrounding streets. Ref. LDC §14-3-31(C)(2)(a)
2. Provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the site plan. Be sure to include total daily and peak am/pm trips information. Ref. LDC §14-3-31(C)(2)(b)

LANDSCAPING:

3. Provide a conceptual landscaping plan in conformance with Land Development Code §14-8.
4. Please show the 10-foot horizontal sight distance triangles at driveway intersection(s) with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10.
5. Please provide wheel stops or raised curbing between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2), §14-8-23(D)(2)
6. Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
 - Sidewalks, curb/gutters, bikeways, driveways: 3 FT for understory trees, 5 FT for canopy trees
 - Intersections: 35 FT
 - Manholes/catch basins: 10 FT for understory trees, 10 FT for canopy trees
 - Street lights: 10 FT for understory trees, 25 FT for canopy trees
 - Regulatory signs: Not to block signs

PHASING:

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

SURVEY/EXISTING CONDITIONS:

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

BUILDINGS/STRUCTURES:

9. Provide proposed lowest finished floor elevation for the proposed building on the site plan.

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

10. Please provide a minimum 24-foot backing distance for all 90-degree parking spaces on the site plan, in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.

11. Please provide access point width(s), measured at the property line (excluding any medians), in accordance with LDC §14-7-31(E).

- Minimum width (two-way): 24 feet

PUBLIC SIDEWALKS/BIKEWAYS/PEDESTRIAN PATHS:

12. Please provide raised sidewalks or bollards between vehicle and pedestrian use areas.

WALLS/FENCING/GROUND SIGNAGE:

13. Provide the location, height, and type of all existing and proposed walls, fencing, and ground/monument signage on the site plan and verify clearance with the sight visibility triangles of LDC §14-7-2. Ref. LDC §14-3-31(C)(2)(k,m)

UTILITIES:

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

STORMWATER MANAGEMENT/GRADING:

15. Please show pond (positive) outfall connection on the site plan. Ref. LDC §14-2-191(C)(16)

GARBAGE STORAGE/COLLECTION/DISPOSAL:

16. Provide a screened enclosure for curbside (rollout) containers. Ref. LDC §14-3-31(C)(2)(r)

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

SITE SPECIFIC:

- Comments based on plans uploaded on 10/16/2023.
- The proposed improvements shown on these plans within Vine Street is subject to FDOT review and approval.
- The maximum allowable impervious lot coverage shall be determined as the lesser of 70%, as per zoning regulations (T4-O), or the area allowed by the storm water pond design.
- Provide DRC comment responses with preliminary construction plan submittal.

GENERAL:

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

###

Date: 11/09/2023

Shaun Koffinas - 911Addressing

Studio Session 11-09-2023

CU-23-0016 Shin Residence, W Vine St, Session# 448-558-706

General Comments

1. Compliance – Non-Compliant. Revise address to only show W Vine St on all documents and site plans. 2510 W Vine St. is not a valid address at this time.

SP-23-0023 Advent Health Kissimmee Parking Lot Expansion, Session# 882-278-197

General Comments

2. Compliance – Non-Compliant. Correct the application to only show Park place Blvd. Correct the survey site plan to remove Ridgewood Ave as it does not continue across N Orange Blossom Trail. Executive Drive should be replaced with Secretary Drive.



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

SDOC#: 2022/23-0240

DRC#: CU-23-0011

Current FLU: N/A
Requested FLU: N/A

PROJECT NAME: Shin Family Chiropractic

Current Zoning: MXD
Requested Zoning: N/A

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

COMMENTS DUE DATE: 7.12.23

PID: 20-25-29-1840-000K-0050

No impact on public school capacity.



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

ADDRESS: 20-25-29-1840-000K-0050

DATE: 11/27/2023

PLAN (DRC) NUMBER: CU-23-0016

**Review Status:
APPROVED WITH COMMENTS.**

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

Comments/Conditions (if applicable):

- **SDC fees may be due.**
- **Further comments at construction review**

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

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

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



CITY OF KISSIMMEE DEVELOPMENT SERVICES
SITE CONSTRUCTION PLAN
REVIEW CRITERIA CHECKLIST

Project Name: Shin Family Chiropractic Live/Work Facility

Subject Property Address: 2510 W Vine Street

Subject Property Parcel ID #: 20-25-29-1840-000K-0050

Project Reference #: N/A

General Submittal Requirements

- Plans and documents must be electronic. Hardcopy submittals cannot be accepted.
- Plans include all disciplines in a single PDF file.
- Other documents are to be submitted each as separate PDF files.
- No PDF portfolios or packages. PDF binders are the preferred method of combining sheets. Please do not use PDF Portfolios to combine sheets. PDF Portfolios are not compatible with our permitting software, cannot be processed and will require you to submit a new set of plans/documents. Also, please do not combine pdf files that have been separately digitally signed and sealed, as this invalidates the digital signatures and does not allow for us to process the document into review.
- PDF files are not password protected. Please do not add any additional/optional security from your pdf software or certification authority. "Locking" or "Restricting" the document before you submit the file can prevent us from opening and processing the document or stamping it for approval in our software. This results in lost time for us all and may require you to submit a new set of documents.
- PDF does not contain layers or comments.
- Plans are in landscape orientation and are to be 24" x 36" in size.
- Provide a 3" x 3" blank box in the same location at the bottom left corner of each sheet for city review stamp
- Plans are to be drawn to scale no smaller than 1-inch = 100-feet and prepared by the appropriate combination of qualified professionals. (NOTE: Site Development Construction plans shall be prepared by a civil engineer licensed by the State of Florida). It is preferred that plans are in vector format to allow for measuring.
- A full set including but not limited to the entire civil plans, landscaping, irrigation, photometrics, building elevations, dumpster/lift station wall/enclosure details must be uploaded each and every time a resubmittal occurs.
- A comment response letter indicating how and where the plans were the previous comments have been addressed and demonstrate compliance is required for resubmittals.
- Resubmitted plans shall include revision notes and clouded sections of any changes.

At a minimum the following information must be provided on a site plan for review. This checklist must be completed with a checkmark, signed and submitted as part of a site plan application. For an existing site where limited improvements are proposed, indicate NA for items that are not applicable.

X

Site Materials: In addition to below, all those details provided on the site plan is to be provided on the site construction plans.

Driveway & Parking: Location and design information, including cross sections and signalization, signage and striping details.

X

Utilities: Water, sewer and drainage facility location and design information, including line sizes, fire hydrants,

drainage calculations, and drainage (detention/retention) pond and swale cross sections.

N/A *Lighting:* A photometric plan, including outdoor lighting facilities and lighting levels with a distinction provided between above ground and underground lighting facilities.

X *Landscape Plan:* A landscape plan in accordance with Code and including but not limited to location of all existing trees to be preserved; the dimensions of the landscape elements including type, location and size; and planter walls and other landscape furnishings.

N/A *Irrigation Plan:* An irrigation plan identifying location, type and details for all impervious areas.

X *Land preparation plan.* Location and details of how the property will be prepared for development.

X *Floor Plan:* A floor plan, building elevation drawings and information on the type of building construction.

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

Signed: Lawrence Hale Digitally signed by Lawrence Hale
Date: 2023.10.11 12:17:59 -04'00'

Date: 10/11/2023

Please Note: The list is provided to ensure that all site plans submitted are uniform and contained the minimum information required for review under Section 14-3-31 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning site plan review to the City of Kissimmee Development Services Department at (407)518-2140 or planning@kissimmee.gov.

Approximate Review Time for a Site Plan Request:

Activity	Progressive Review Time
- Submittal into Energov	
- Site construction plan review – 5 weeks	5 to 6 Weeks
- Submittal of Final site construction plans	
- Final site construction plan review – 1 week	6 to 7 Weeks
Approximate Time of Review Total	6 to 7 Weeks

Note: Dates are contingent upon submittal month, holidays, completion of previous meeting dates, and any necessary revisions and resubmittals by the applicant. Process does not include building construction permit plans.

The plans attached are preliminary and are not construction plans. Therefore, most of these items are met on a preliminary basis. There's no need to design it to 100% before submitting this level of plan.

Hale Innovation is aware that all applications must follow development standards and acknowledges other potential processes, permits, authorizations, and fees (to be paid by the owner).

I have reached out for further guidance, but have not heard back. If additional documentation is needed for this, please contact me at Lee@HaleInnovation.com.

Thank you,

Lee Hale

ITEM 5.B

Public Hearing - Proposed Ordinance #24-02 - Amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Industrial Business (IN): 2804-2814 Patrick St. - LUPA-23-0006

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 Single Family Low Density Residential (SF-LDR) to Industrial Business (IN) on approximately 3.4 acres of land.

Explanation

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

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3., Industrial Business (IN), that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
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.
4. Compliance with Land Development Code Section 14-4-4(M), Business Park (BP) Zoning District, that is compatible with the Industrial Business (IN) Future Land Use designation for manufacturing, warehousing, research, wholesale trade, and office uses.

Recommendation

City of Kissimmee

REQUESTED PLANNING ADVISORY BOARD ACTION:

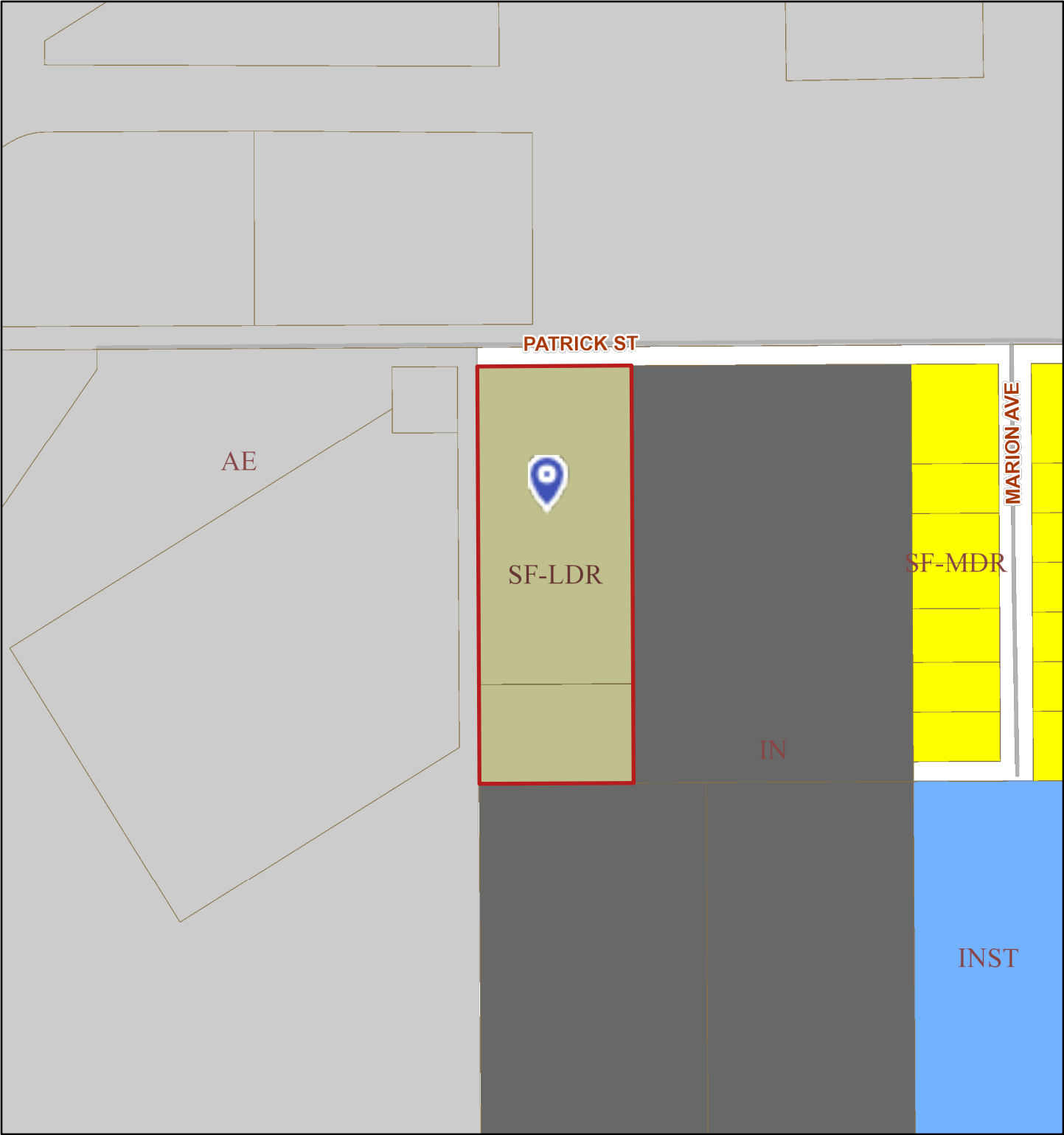
Approve

The Development Review Committee (DRC) recommended approval on January 2, 2024.

Attachment(s):

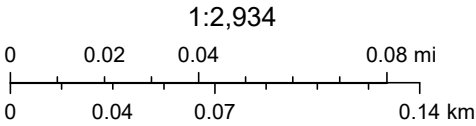
1. LUPA-23-0006 Vicinity Map
2. LUPA-23-0006 Aerial Map
3. LUPA-23-0006 Site Data Tables
4. LUPA-23-0006 Proposed Ord. 24-02
5. LUPA-23-0006 PAB Ad
6. LUPA-23-0006 DRC Comments
7. LUPA-23-0006 DRC Support Documents

LUPA-23-0006
2804-2814 Patrick St



January 26, 2024

- | Address Points | | Future Land Use | |
|----------------|------------------|-----------------|---|
| | Parcels | | SF-LDR (Single Family Low Density Residential) |
| | Road Centerlines | | SF-MDR (Single Family Medium Density Residential) |
| | City Limits | | MH-MDR (Mobile Home Medium Density Residential) |
| | CITY | | MF-MDR (Multiple Family Medium Density Residential) |
| | COUNTY | | MF-HDR (Multiple Family High Density Residential) |
| | | | OR (Office Residential) |



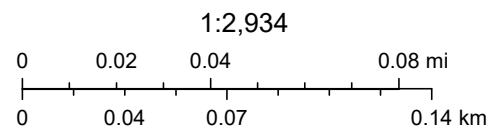
LUPA-23-0006
2804-2814 Patrick St



January 26, 2024

- 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

Land Use Amendment, LUPA-23-0006
Parcel ID#29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083
2804, 2810, 2812, & 2814 Patrick St.
South of Patrick St., east of Kissimmee Gateway Airport, west of N. Thacker Ave.,
North of Ernest St.
Site Data Tables

Site Data		
Size	3.40 acres	
Future Land Use Designation	Single Family Low Density Residential (SF-LDR)	
Proposed Future Land Use Designation	Industrial Business (IN)	
Zoning District Designation	Agricultural and Conservative (AC)	
Proposed Zoning District Designation	Business Park (BP)	
Existing Overlay District	Multimodal Transportation District (MMTD)	
Existing Use(s)	Residential Homes	
Proposed Use(s)	Vehicle Storage	
Adjacent Land Use		
North	Airport Expansion (AE)	
South	Industrial Business (IN)	
East	Industrial Business (IN)	
West	Airport Expansion (AE)	
Adjacent Zoning		
North	Airport Operations (AO)	
South	Business Park (BP)	
East	Business Park (BP)	
West	Airport Operations (AO)	
Past/Current Project Tracking	DRC-19-00017 Annexation DRC-19-00018 Land Use DRC-19-00019 Rezoning LUPA-23-0003 Land Use Plan Amendment ZMA-23-0004 Zoning Map Amendment	Small Enclaves Interlocal Agreement (ILA)
	LUPA-23-0006 Land Use Plan Amendment ZMA-23-0009 Zoning Map Amendment (Both pending)	

Comprehensive Plan Summary
Policy 1.2.4.3., The Industrial Business (IN) land use designation is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.

Potential Zoning Districts	Business Park (BP)
	Industrial Business (IB)
	Airport Industrial (AI)

Zoning District Standards District Summary

Land Development Code Section 14-4-4(M), Business Park District (BP). The Business Park (BP) District is intended to provide a protective zone for park-like development of industrial and related uses which have limited objectionable external effects and provide a high quality setting. Manufacturing, warehousing, research, wholesale trade, and office uses are among the allowable uses. Development in this district is particularly characterized by unified planning, controlled ingress and egress to major streets, extensive setbacks, and screening and landscaping necessary to create a quality site design. This district is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	SF-LDR City Land Use (0-6 du/ac)	IB City Land Use (Max. 0.5 FAR)
	AC City Zoning	BP City Zoning
	Residential	Commercial and Mixed-Use

Public Facilities Analysis

Transportation	
Adjacent street	Patrick Street
Street Quality of Service (QOS)	Adjacent Street is a local City street.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 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. 24-02
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: SF-LDR (Single Family Low Density Residential) – City

TO: IN (Industrial Business) - City

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

Legal Description:

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

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

A map of the area is included with this ordinance.

SECTION 2. That a copy of said Land Use Plan Amendment is filed in the office of the Development Services Department of the City of Kissimmee as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance

by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office, available for public inspection.

SECTION 3. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Kissimmee.

SECTION 4. That all ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect 10 days after its passage.

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

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

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, February 7, 2024** 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: SF-LDR (Single-Family Low Density Residential) - City

TO: IN (Industrial Business) - City

The subject property is located at **2804-2814 Patrick St.**

Legal Description:

Parcel 1: 29-25-29-4700-0001-0080

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

Together with Parcel 2: 29-25-29-4700-0001-0083

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

PROPOSED ORDINANCE# 24-02: 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-23-0006**

Patrick St.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA



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

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



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

**ADDRESS: 2804 & 2814 PATRICK ST
PLAN NUMBER: LUPA-23-0006**

DATE: 12/28/2023

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. The proposed future land use of Industrial Business (IN) is compatible with the proposed rezoning to Business Park (BP). IN future land use designation allows for development projects to be built with an intensity of up to 0.5 FAR.
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.

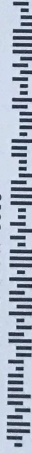
Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and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



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER



MURRELL MATTHEW DAVID
107 ACADIA TER
CELEBRATION FL 34747-5003



October 19, 2023

Re: 29-25-29-4700-0001-0083
2814 PATRICK ST

Dear Mr Matthew David Murrell,

As the Osceola County Property Appraiser, it is my pleasure to congratulate you on the purchase of your new home! With the purchase of your new home, it is important to consider that property taxes are subject to change. Based on the new ownership, the previous taxes are not a reliable projection of what you may experience in your future tax liability. With the sale or change of ownership, it prompts the removal of all previously applied exemptions and assessment caps, which could result in higher property taxes.

Did you know that if your new home is considered your permanent residence, you could *save up to \$750* per year on your property taxes by filing for the Homestead Exemption? In addition, if you are 65 or older and meet the income guidelines or are a disabled veteran, you may be entitled to an additional exemption on your property.

You may file for the Homestead Exemption on my website at www.property-appraiser.org or visit my office at 2505 East Irlo Bronson Memorial Highway, Kissimmee, Florida 34744. Our office hours are Monday through Friday, 8 a.m. to 5 p.m.

Sincerely,

Katrina S. Scarborough

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



ITEM 5.C

Public Hearing - Proposed Ordinance #24-03 - Amending the Zoning Map designation from Agriculture and Conservation (AC) to Business Park (BP): 2804-2814 Patrick St. - ZMA-23-0009

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 Agriculture and Conservation (AC) to Business Park (BP) on approximately 3.4 acres of land.

Explanation

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

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3., Industrial Business (IN), that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
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(M), Business Park (BP) Zoning District, that is compatible with the Industrial Business (IN) Future Land Use designation for manufacturing, warehousing, research, wholesale trade, and office uses.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on January 2, 2024.

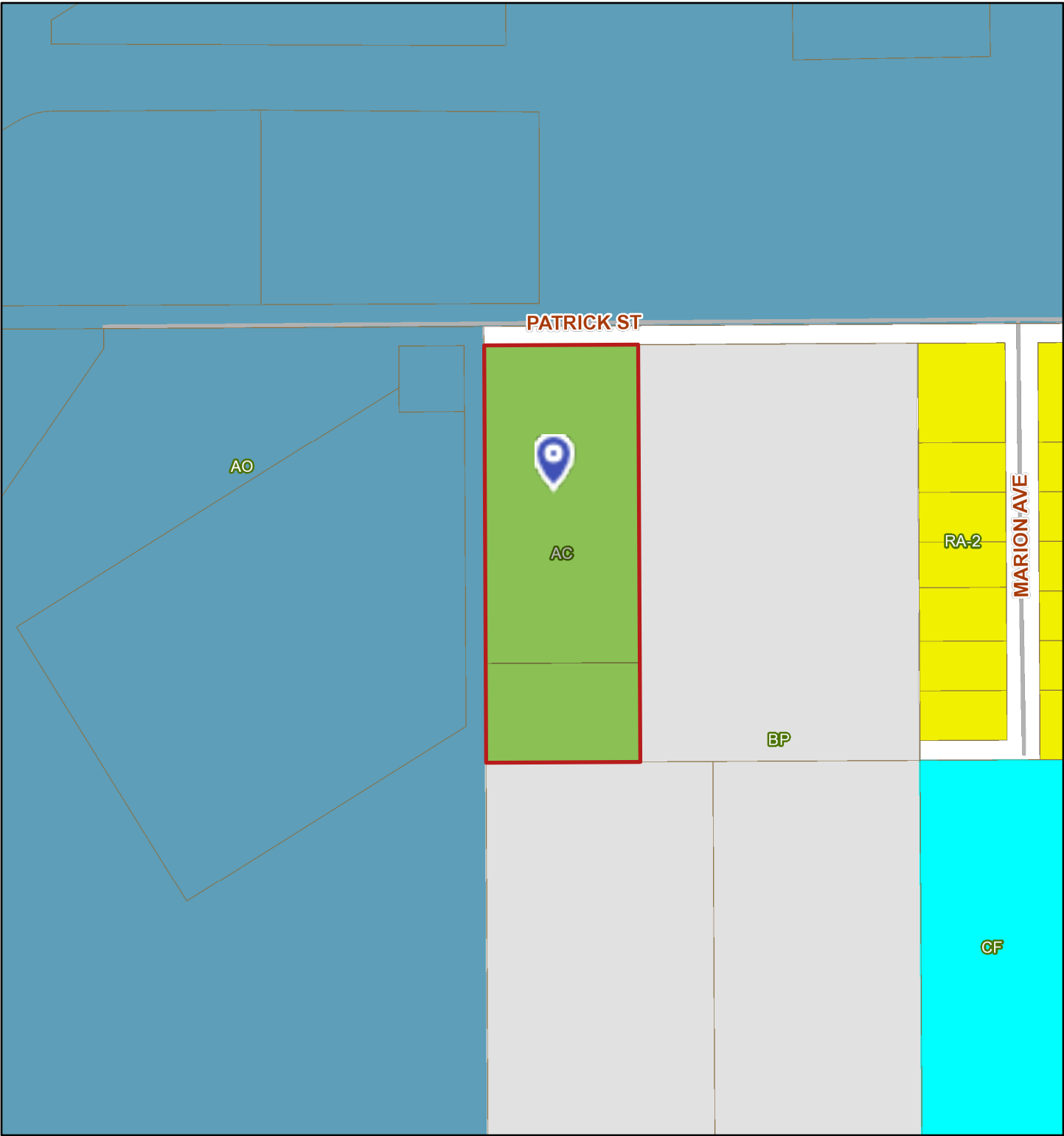
CONDITION:

1. Subject to the approval of the associated Patrick St Land Use Amendment (LUPA-23-0006).

Attachment(s):

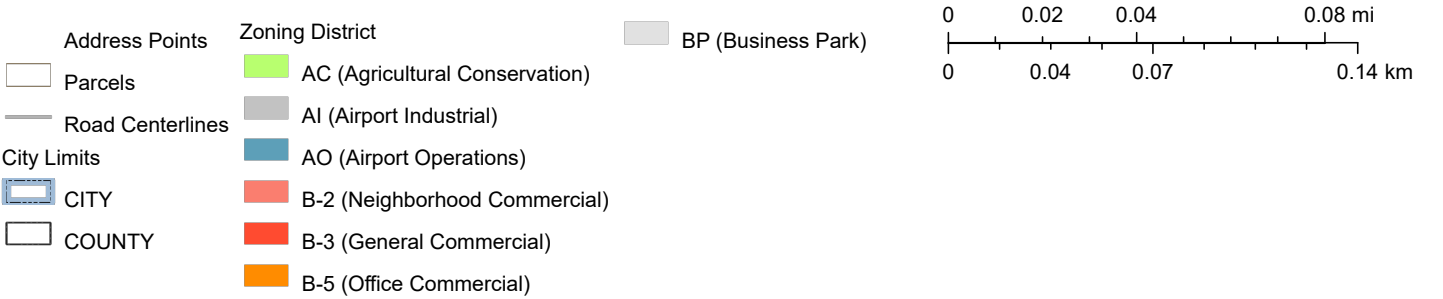
1. ZMA-23-0009 Vicinity Map
2. ZMA-23-0009 Aerial Map
3. ZMA-23-0009 Site Data Tables
4. ZMA-23-0009 Proposed Ord. 24-03
5. ZMA-23-0009 PAB Ad
6. ZMA-23-0009 DRC Comments
7. ZMA-23-0009 DRC Support Documents

ZMA-23-0009
2804-2814 Patrick St



January 26, 2024

1:2,934



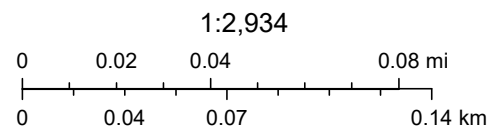
ZMA-23-0009
2804-2814 Patrick St



January 26, 2024

- 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

Zoning Map Amendment, ZMA-23-0009
Parcel ID#29-25-29-4700-0001-0080 & 29-25-29-4700-0001-0083
2804, 2810, 2812, & 2814 Patrick St.
South of Patrick St., east of Kissimmee Gateway Airport, west of N. Thacker Ave.,
North of Ernest St.
Site Data Tables

Site Data		
Size	3.40 acres	
Future Land Use Designation	Single Family Low Density Residential (SF-LDR)	
Proposed Future Land Use Designation	Industrial Business (IN)	
Zoning District Designation	Agricultural and Conservative (AC)	
Proposed Zoning District Designation	Business Park (BP)	
Existing Overlay District	Multimodal Transportation District (MMTD)	
Existing Use(s)	Residential Homes	
Proposed Use(s)	Vehicle Storage	
Adjacent Land Use		
North	Airport Expansion (AE)	
South	Industrial Business (IN)	
East	Industrial Business (IN)	
West	Airport Expansion (AE)	
Adjacent Zoning		
North	Airport Operations (AO)	
South	Business Park (BP)	
East	Business Park (BP)	
West	Airport Operations (AO)	
Past/Current Project Tracking	DRC-19-00017 Annexation DRC-19-00018 Land Use DRC-19-00019 Rezoning LUPA-23-0003 Land Use Plan Amendment ZMA-23-0004 Zoning Map Amendment	Small Enclaves Interlocal Agreement (ILA)
	LUPA-23-0006 Land Use Plan Amendment ZMA-23-0009 Zoning Map Amendment (Both pending)	

Comprehensive Plan Summary
Policy 1.2.4.3., The Industrial Business (IN) land use designation is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.

Potential Zoning Districts	Business Park (BP)
	Industrial Business (IB)
	Airport Industrial (AI)

Zoning District Standards District Summary

Land Development Code Section 14-4-4(M), Business Park District (BP). The Business Park (BP) District is intended to provide a protective zone for park-like development of industrial and related uses which have limited objectionable external effects and provide a high quality setting. Manufacturing, warehousing, research, wholesale trade, and office uses are among the allowable uses. Development in this district is particularly characterized by unified planning, controlled ingress and egress to major streets, extensive setbacks, and screening and landscaping necessary to create a quality site design. This district is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	SF-LDR City Land Use (0-6 du/ac)	IB City Land Use (Max. 0.5 FAR)
	AC City Zoning	BP City Zoning
	Residential	Commercial and Mixed-Use

Public Facilities Analysis

Transportation	
Adjacent street	Patrick Street
Street Quality of Service (QOS)	Adjacent Street is a local City street.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 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. 24-03
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: AC (Agriculture and Conservation) – City

TO: BP (Business Park) – City

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

Legal Description:

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

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

A map of the area is included with this ordinance.

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

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

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

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

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

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: **AC (Agricultural Conservation) - City**

TO: **BP (Business Park) - City**

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

Legal Description:

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

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

PROPOSED ORDINANCE **#24-03**: AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, February 7, 2024** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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

Reference # **ZMA-23-0009**
Patrick St.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA



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

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



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

**ADDRESS: 2804 & 2814 PATRICK ST
PLAN NUMBER: ZMA-23-0009**

DATE: 12/28/2023

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. The proposed rezoning is for Business Park (BP). BP zone is intended to provide a protective zone for park-like development of industrial and related uses. This BP zone is proposed alongside the Industrial Business (IN) future land use designation that is compatible with the proposed zone.
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 FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: 2804 Patrick St., Kissimmee, 34741
PLAN (DRC) NUMBER: ZMA-23-0009**

DATE: 12/8/2023

**Review Status:
CHOOSE REVIEW STATUS.**

OSCEOLA COUNTY SCHOOL DISTRICT - Rhonda Blake - 407.518.2964 - Rhonda.Blake@osceolaschools.net

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

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

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

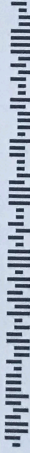
Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and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



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER



 MURRELL MATTHEW DAVID
107 ACADIA TER
CELEBRATION FL 34747-5003



October 19, 2023

Re: 29-25-29-4700-0001-0083
2814 PATRICK ST

Dear Mr Matthew David Murrell,

As the Osceola County Property Appraiser, it is my pleasure to congratulate you on the purchase of your new home! With the purchase of your new home, it is important to consider that property taxes are subject to change. Based on the new ownership, the previous taxes are not a reliable projection of what you may experience in your future tax liability. With the sale or change of ownership, it prompts the removal of all previously applied exemptions and assessment caps, which could result in higher property taxes.

Did you know that if your new home is considered your permanent residence, you could *save up to \$750* per year on your property taxes by filing for the Homestead Exemption? In addition, if you are 65 or older and meet the income guidelines or are a disabled veteran, you may be entitled to an additional exemption on your property.

You may file for the Homestead Exemption on my website at www.property-appraiser.org or visit my office at 2505 East Irlo Bronson Memorial Highway, Kissimmee, Florida 34744. Our office hours are Monday through Friday, 8 a.m. to 5 p.m.

Sincerely,

Katrina S. Scarborough

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

