



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 17, 2024 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**

- 5.A Public Hearing - An Ordinance amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST): 1504 Patrick St. - LUPA-24-0002, Proposed Ordinance #24-09

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

- 5.B Public Hearing - An Ordinance amending the Zoning Map designation from Single Family Residential (RA-2) to Community Facilities (CF): 1504 Patrick St. - ZMA-24-0001, Proposed Ordinance #24-10

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

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

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

Planning Advisory Board – July 17, 2024

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 5.A

Public Hearing - An Ordinance amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST): 1504 Patrick St. - LUPA-24-0002, Proposed Ordinance #24-09

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

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 Institutional (INST) on approximately 0.6 acres of land.

Explanation

This Land Use Amendment to Institutional (INST) has been established on the properties west of the subject parcel which maintains consistency within the existing neighborhood. The Institutional Future Land Use designation can accommodate existing public and semi-public services, including governmental administration buildings, educational institutions; hospitals and supportive health care, arts and cultural or civic facilities, and essential public services and facilities (excluding major utilities). The property owner intends to utilize the existing building for a child care facility. A CU application (CU-23-0002) for the child care facility has been submitted and is on hold pending the approval of this Land Use Amendment and the associated Zoning Map Amendment, ZMA-24-0001. This Land Use amendment is consistent and compatible with the associated Zoning Map Amendment and the surrounding area.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this 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.

Recommendation

City of Kissimmee

REQUESTED PLANNING ADVISORY BOARD ACTION:

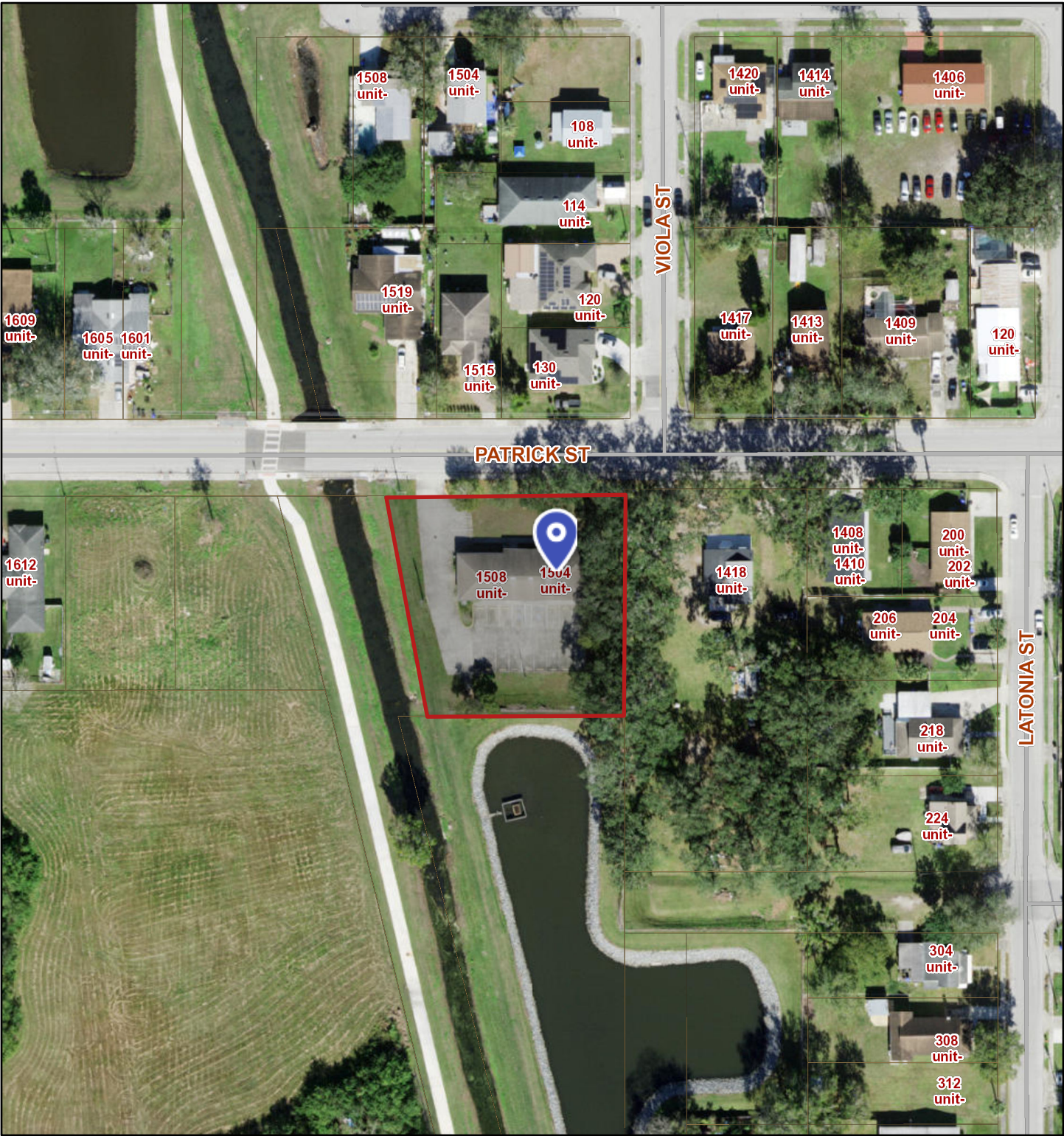
Approve

The Development Review Committee (DRC) recommended approval on June 4, 2024.

Attachment(s):

1. LUPA 24-0002 Aerial Map
2. LUPA 24-0002 Vicinity Map
3. LUPA 24-0002 Site Data Tables
4. LUPA-24-0002 Proposed Ord 24-09
5. LUPA-24-0002 PAB Ad
6. LUPA-24-0002 DRC Comments
7. LUPA-24-0002 DRC Support Documents

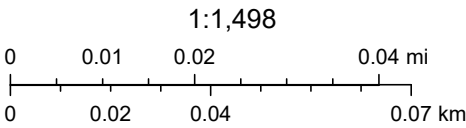
LUPA-24-0002
Let the Children Come Center
Land Use Amendment



July 12, 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
- 30cm Resolution Metadata



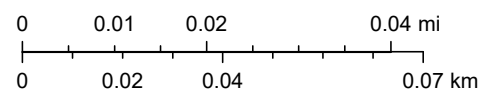
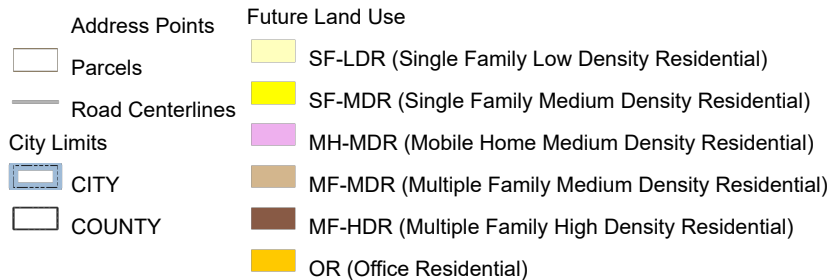
State of Florida, Maxar

LUPA-24-0002
Let the Children Come Center
Land Use Amendment



July 12, 2024

1:1,498



Let the Children Come Center, LUPA-24-0001
Land Use Amendment
Parcel ID#28-25-29-1132-0001-0120; 1504 Patrick St.
South of Patrick St., West of S. John Young Pkwy.,
East of S. Palm Ave., & North of Hughey St.
Site Data Tables

Site Data	
Size	0.66 acres
Future Land Use Designation	Single Family Low Density Residential (SF-LDR) – City
Proposed Future Land Use Designation	Institutional (INST) – City
Zoning District Designation	Single Family Residential (RA-2)
Proposed Zoning District Designation	Community Facilities (CF)
Existing Overlay District	N/A
Existing Use(s)	Vacant Commercial Structure
Proposed Use(s)	Childcare Facility
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR)
South	Conservation (CONS)
East	Single Family Low Density Residential (SF-LDR)
West	Conservation (CONS)
Adjacent Zoning	
North	Single Family Residential (RA-2)
South	Single Family Residential (RA-2)
East	Single Family Residential (RA-2)
West	Single Family Residential (RA-2)
Past/Current Project Tracking	DRC-94-027 Conditional Use (Church) DRC-97-093 Conditional Use w/Site Plan (Church) LUPA-24-0002 (<i>Pending</i>) ZMA-24-0001 (<i>Pending</i>) CU-23-0002 (<i>Pending</i>)

Comprehensive Plan Summary	
Policy 1.2.6.1, Institutional (INST): The Institutional (INST) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.	
Potential Zoning Districts	Community Facilities (CF)
	Agriculture and Conservation (AC)
	Hospital Facilities (HF)

Zoning District Standards District Summary

Land Development Code Section 14-4-8(Q), Community Facilities District (CF) Intent: The purpose of this district is intended to accommodate many of the city's public and semi-public community facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional (INST) 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 & RA-2 6 du/ac max; N/A F.A.R	INST & CF N/A du/ac; 2.0 F.A.R.
	Vacant Commercial	Childcare Facility

Public Facilities Analysis

Transportation	
Adjacent street	Patrick St.
Street Quality of Service (QOS)	Adjacent Streets are all within City limits.
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. 24-09
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: INST (Institutional) - City

The subject property is located at 1515 Patrick St.; Parcel ID# 28-25-29-1132-0001-0120

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

0.66 acres, more or less.

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 ____, 2024 .

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Published Daily
ORANGE County, Florida

Sold To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

Bill To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

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 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 10, 2024.

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



Signature of Affiant

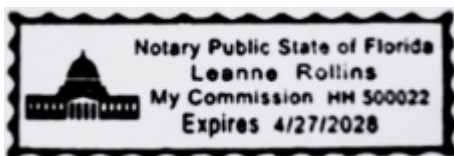
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 12 day of July, 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

7663426

Drone scenes from inside Beryl to help with forecasts

By Claire Grunewald
Fresh Take Florida

Within the 25-foot waves and violent winds of the disastrous Hurricane Beryl, one 23-foot long neon orange sailboatlike device stood out against dark ocean water with a front-row seat to the eye of the storm.

The object in question wasn't a boat that got too close to the storm, but an uncrewed hurricane drone called the Saildrone Explorer.

Unlike boats or planes with people in it, the Saildrone Explorer can hold its own on the sea surface in the eye of a hurricane — and send back pictures and data to help scientists forecast storms. Last week, it went inside Hurricane Beryl, while it was a Category 4 storm just south of Puerto Rico.

The drone intercepted the edge of the hurricane and sustained waves of over 25 feet and wind gusts of 53.48 knots (or about 61 mph), according to Saildrone Inc.

The device is one of the latest innovations in collecting data from hurricanes. It can collect important air and sea data from storms and is able to withstand the strongest of them, as seen with Hurricane Beryl, which eventually upgraded to a Category 5, making it the earliest storm to reach that category on record.

“You have to get pretty lucky to get a hurricane. So that’s one advantage of the Saildrones,” said Greg Foltz, principal investigator for Saildrone research at the National Oceanic and Atmospheric Administration. “We can actually move them and get a lot more data



The National Atmospheric and Oceanic Administration receives data about hurricane conditions at the ocean’s surface from a growing fleet of Saildrone Explorer drones being deployed each hurricane season. **MIAMI HERALD**

that way, by moving them into the path of hurricanes.”

The drone is one of 12 Saildrones to be deployed this hurricane season to collect data for NOAA. Saildrones are 1,000-pound uncrewed surface vehicles (USV) powered by wind and solar energy.

This Saildrone was expected to deliver hurricane monitoring data for NOAA beginning the first week of August, but it deployed from St. Thomas early to intercept Hurricane Beryl, according to Saildrone Inc. Director of Marketing Jenn Virskus.

Foltz said the idea behind the Saildrone was to try to get unique measurements at the bottom of the hurricane, where it meets the ocean’s surface.

“[It] is very difficult to do and hadn’t really been done in the past, except if there happened to be an instrument in the path. So the idea was to put something that could be actively directed into a hurricane’s path and then measure continuously as a hurricane went over it,” Foltz said.

Saildrones can collect a range of hurricane data including wave height, ocean currents and surface air temperature. The data is used directly in hurricane forecasting and advisories. Last hurricane season, it was used in dozens of forecasts and was able to warn people about the heights of waves or rip currents in the ocean, Foltz said.

One of the Saildrones is even a world record holder.

The 2024 Guinness Book of World Records includes for the first time, the “highest wind speed recorded by a USV,” earned during the Saildrone’s maiden voyage in 2021, into the 126 mph winds of Category 4 Hurricane Sam.

Other tracking devices

Perhaps the best-known way scientists collect data inside hurricanes is the hurricane hunters. NOAA and the Air Force collaborate on flights directly into the heart of storms, where researchers on board measure all kinds of data that helps feed the massive global supercomputer models that predict

where storms might go next.

The hurricane hunters flew at least five missions into Beryl to collect and quality check data in storms before sending it to forecasters. Researchers inside the plane drop devices known as “dropsondes” into the storm, and these remote devices send important info back to scientists at the National Hurricane Center.

Saildrones, Foltz said, are a complement to those efforts.

“It’s not like we’re going to replace anything that’s already out there collecting data,” Foltz said. “It’s like a big coordination effort when there’s a hurricane hunter flying into a hurricane and we have a saildrone close by, so that’s fun.”

Other NOAA data-collecting devices include an array of technology that goes in the water or stays in the air. For example, underwater gliders collect water-related data like temperature and salinity levels.

The future of the Saildrone

Foltz hopes to keep building on what the drones can do. He thinks there’s more to be done with getting data on things like sea spray, air bubbles in the ocean and better heat transfer measurements by adding more sensors to the drones.

“The main way we envision this helping people in the longer run, is to improve the models and proof of hurricane intensity forecasts for people, give them more time, make them more aware and be able to evacuate and prepare,” Foltz said.

Inspectors shut down 3 Central Florida restaurants last week

By Richard Tribou
Orlando Sentinel

Three Central Florida restaurants shut down the week of July 1-7, according to data from the Florida Department of Business and Professional Regulation.

Orange

Station 441 A Paradise Inc. at 2 S. Orange Blossom Trail in Orlando shut down on July 2 because of rodent activity. Inspectors had returned to the restaurant after a July 1 visit that was a follow-up in itself from violations found in April.

While no new high priority violations were found on the initial return visit, the existing violation from the April visit, operating without a license, was married with eight other lesser violations for nine total, that required a follow-up visit but didn’t merit a closure of the restaurant.

The next day, though, inspectors did close the restaurant when they found among six remaining violations two deemed high priority. They included the license issue, but also the discovery of 33 rodent droppings throughout the restaurant.

Inspectors returned on July 3, and found no further evidence of

rodent activity, and allowed the restaurant to reopen, although a follow-up inspection will still be required.

Seminole

Keke’s Breakfast Cafe at 4225 W. Lake Mary Blvd. in Lake Mary was shut down on July 3. Inspectors found 15 violations, three of which were deemed high priority. They included an employee that switched from working with raw food, cracking eggs, to ready-to-eat food without washing hands, 10 live roaches found near the egg station cooler, and several cases of food held at higher temperatures

longer than allowed.

Inspectors returned later that day and tallied eight violations, with only the hand-washing high priority issue still listed, but with a time extension as no food-prep employees were at the site during the follow-up. Inspectors allowed the restaurant to reopen.

Volusia

Twin Peaks at 1571 Outlet Blvd. in Daytona Beach shut down on July 1. Inspectors found 16 violations, five of which were a high priority. Those violations included food held at the wrong temperatures, tracking powder pesticide

used inside the establishment, roach activity and flying insects. A second inspection the same day found two violations. None were a high priority. The restaurant met inspection standards.

Complaints and warnings

Across the region, 37 of 315 inspections found no violations.

Orange County had the most inspections with at least one violation with 110 followed by Volusia with 40, Brevard with 35, Osceola with 34, Lake with 32 and Seminole with 27.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

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

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, July 17, 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: **INST (Institutional)-City**

The subject properties are located at **1504 Patrick St.; Parcel ID# 28-25-29-1132-0001-0120**

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

PROPOSED ORDINANCE# 24-09: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

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-24-0002**
Let the Children Come LUPA

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

LUPA-24-0002



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

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

CITY OF KISSIMMEE 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: **RA-2 (Single Family Residential) - City**

TO: **CF (Community Facilities) - City**

The subject property is located at **1504 Patrick St. Parcel ID: 28-25-29-1132-0001-0120**

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

PROPOSED ORDINANCE #24-10: AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, July 17, 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-24-0001**
1504 Patrick St.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

ZMA-24-0001



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

DATE: 5/29/2024

PROJECT: Let the Children Come LUPA

DRC NUMBER: LUPA-24-0002

REVIEW NUMBER: 1

**Review Status:
APPROVED WITH CONDITIONS**

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

ADVISORY COMMENTS (No Responses Necessary):

GENERAL INFORMATION:

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

###



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

ADDRESS: 1504 Patrick St.

DATE: 5/30/2024

PLAN NUMBER: LUPA-24-0002

PROJECT NAME: Let the Children Come LUPA

REVIEW VERSION NUMBER: V21

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

1. Approval of a Land Use Amendment to change the Future Land Use designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST) for a proposed daycare center.
2. Note that a separate Conditional Use (CU) approval by the Planning Advisory Board (PAB) is required to establish a daycare. A CU application has been previously submitted (CU-23-0002). This LUPA and Rezoning application (ZMA-24-0001) must be approved prior to the approval of CU-23-0002 by the PAB.
3. Subject to PAB and City Commission approval.
4. 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.
 - a) **The city has adopted new Police and Fire fees. Only building permits submitted and paid for before the effective date of December 25, 2023 will be exempt from the new Police and Fire Impact Fees.**

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

Click or tap to enter a date.

ADDRESS: 1504 Patrick St.

DATE: May 2, 2024

PLAN (DRC) NUMBER: LUPA-24-0002

**Review Status:
CHOOSE REVIEW STATUS.**

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

Comments/Conditions (if applicable):

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

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

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

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



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

SDOC#:2023/24-0136	CoK DRC#: LUPA-24-0002	Current FLU: INCORP Requested FLU: INST
PROJECT NAME: 1504 Patrick St.		Current Zoning: INCORP Requested Zoning: N/A
PROJECT LOCATION: 1504 Patrick St., Kissimmee		
COMMENTS DUE DATE: 5.29.24		PID: 28-25-29-1132-0001-0120

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.



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

ADDRESS: 1504 PATRICK ST.

DATE: 5/12/2024

PLAN (DRC) NUMBER: LUPA-24-0002

V1

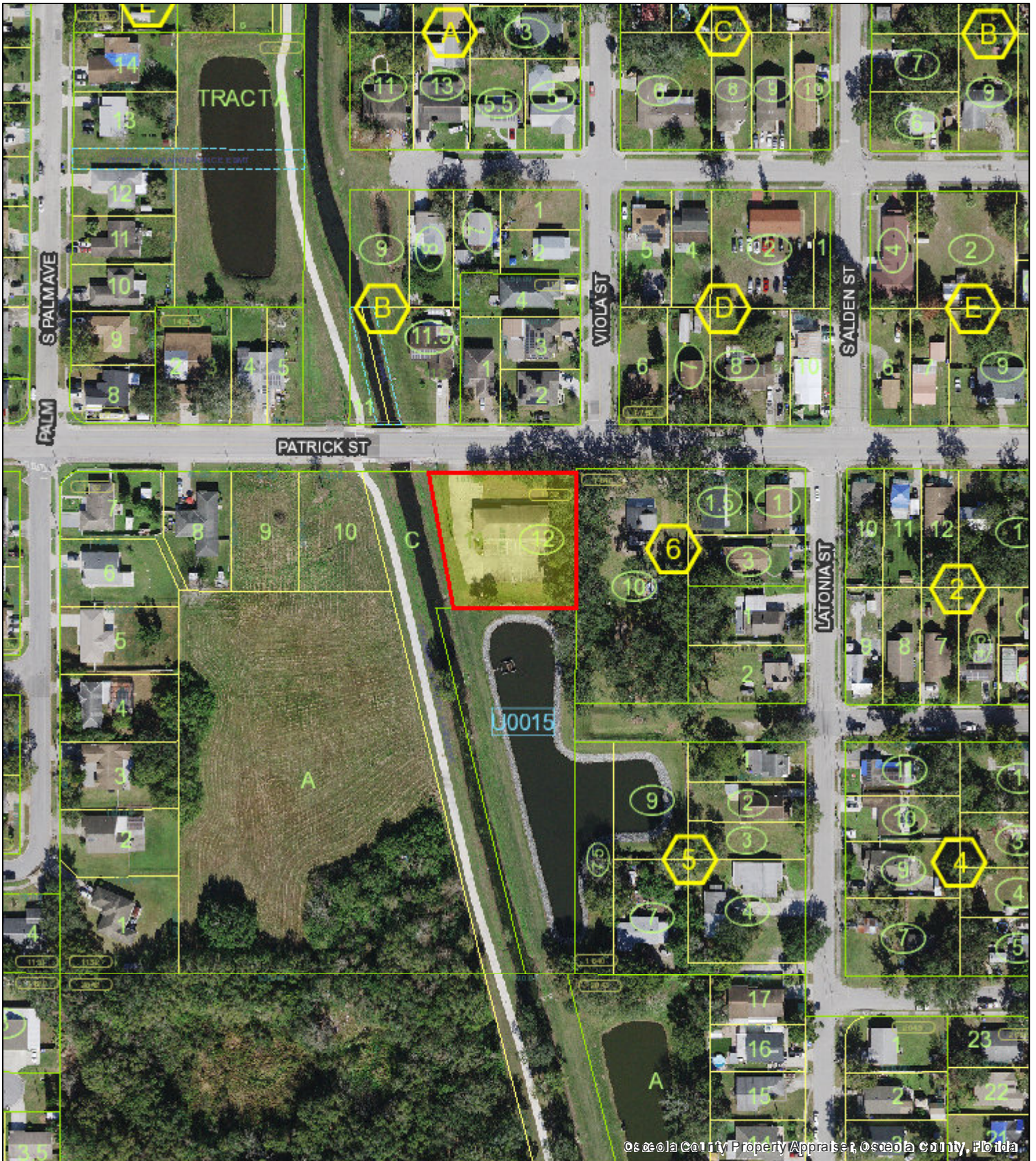
**Review Status:
APPROVED.**

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):

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



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Aerial Map

Date Generated: 4/19/2024

0 80 160 ft



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

This instrument prepared incidental to the writing of title insurance policy(ies) by:
Land Title Professionals, LLC
1341 East Irlo Bronson Memorial Highway
St. Cloud, FL 34771
(321) 248-6333
File No 2022-4728

Documents have been recorded electronically from Simplifile.

Date: 10/4/22
County: OSCEOLA
Book/Page: 6294/904

Parcel Identification No: 282529113200010120

WARRANTY DEED

This indenture made the 30th day of September, 2022 between **Jamdar Holding LLC, a Florida Limited Liability Company**, whose post office address is: PO BOX 452231, Kissimmee, FL 34745, Grantor, to **Let The Children Come Center Inc, a Florida Corporation**, whose post office address is: 3567 Palmetto Groves Way, Orlando, FL 32824, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Osceola County, Florida, to-wit:

Lots 11 and 12, Bruce's Sunshine Homes, Phase Two, according to the Plat thereof, recorded in Plat Book 6, Page(s) 5, of the Public Records of Osceola County, Florida.

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

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

FURTHER, the Grantor here by covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments accruing subsequent to December 31, 2021 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided however, this reference shall not serve to reimpose same.

This instrument prepared incidental to the writing of title insurance policy(ies) by:
Land Title Professionals, LLC
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS #1
PRINTED NAME: Amy Buehl

[Signature]
WITNESS #2
PRINTED NAME: Cathy Baker

Jamdar Holding LLC, a Florida Limited Liability Company

By: Power Pool Ball LLC, Manager

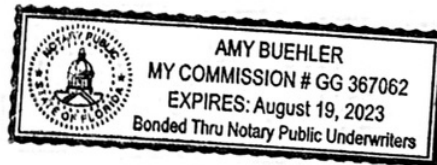
By: [Signature]
James Moore, AP

By: [Signature]
Darcell Moore, AP

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 30th day of September, 2022, by James Moore & Darcel Moore, AP's of Power Pool Ball, LLC, Manager of Jamdar Holding LLC, a Florida Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: [checkmark]
Type of Identification
Produced: ack



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 28-25-29-1132-0001-0120

Image Not Available

Owner Information

Owner Name	LET THE CHILDREN COME CENTER INC
Mailing Address	3567 PALMETTO GROVES WAY ORLANDO, FL 32824
Physical Address	1504 PATRICK ST, KISSIMMEE FL 34741
Description	CHURCHES-IMP
Tax District	200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 04/18/2024, which are subject to change prior to certification

Land	\$345,000
AG Benefit	\$0
Extra Features	\$12,800
Buildings	\$182,100
Appraised(just)	\$539,900
Assessed(estimated)	\$539,900
Exemption(estimated)	\$0
Taxable(estimated)	\$539,900

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

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	\$310,500
AG Benefit	\$0
Extra Features	\$12,900
Buildings	\$183,700
Appraised(just)	\$507,100
Assessed*	\$507,100
Exemption	\$0
Taxable	\$507,100

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6294-0964	\$650,000	2022-09-30	WD
1	4585-0412	\$60,000	2014-03-20	WD
2	4460-2560	\$0	2013-06-20	QC
3		\$0	2001-03-30	NC
4	1211-1592	\$35,000	1994-09-08	WD
5	1174-0144	\$0	1994-02-16	DC

Land Information - Total Acreage: 0.66

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	28749.52	0.00	SF	\$345,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	20	2000	\$6,890
COMMERCIAL-PARKING CURBS/BUMPERS	20	2000	\$98
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	3567	2000	\$5,151
COMMERCIAL-CONCRETE PAD/PATIO AVERAGE	480	2000	\$691

Building Information**Building 1**

Description	EDUCATION/RELIGIOUS - CHURCH	Bedrooms	
Year Built	2000	Bathrooms	
Value	\$182,100	Fixtures	6
Actual Area	3256	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3201	Exterior Wall	(1.00) 14 CONCRETE BLOCK STUCCO/BRICK

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2000	3201
OPEN PORCH FINISHED	OPF	2000	55

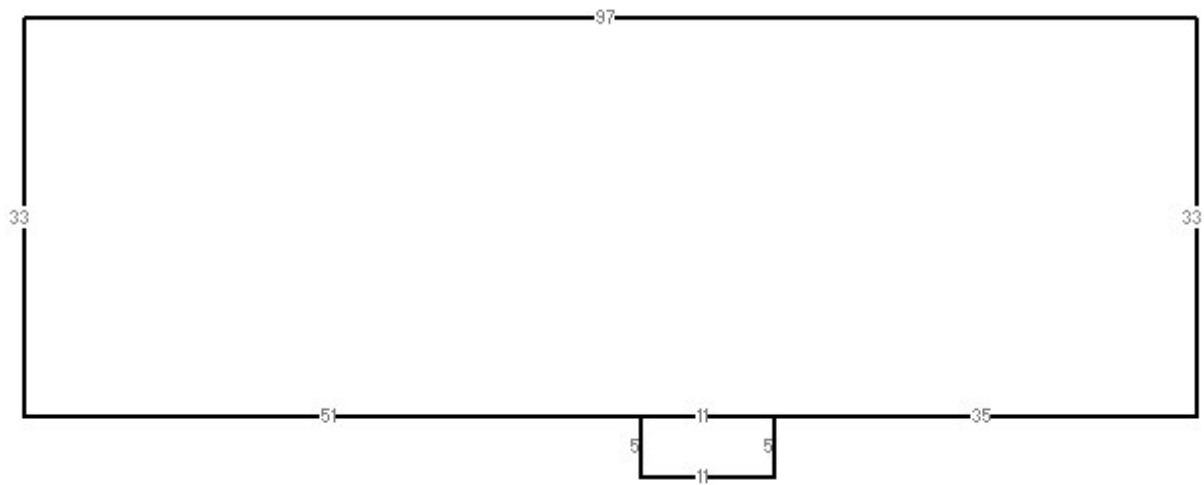
Legal Description

Legal Description	BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12
--------------------------	--

Building 1 Property Photo



Building 1 Sketch



2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P17000004848

Entity Name: LET THE CHILDREN COME CENTER INC

Current Principal Place of Business:

4340 W VINE
KISSIMMEE, FL 34746

Current Mailing Address:

3567 PALMETTO GROVE WAY
ORLANDO, FL 32824

FEI Number: 81-5083115

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROSA, GARCIA I
3567 PALMETTO GROVE WAY
ORLANDO, FL 32824 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROSA I GARCIA

02/20/2024

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name GARCIA, ROSA I
Address 3567 PALMETTO GROVE WAY
City-State-Zip: ORLANDO FL 32824

Title V
Name RODRIGUEZ, CIRILO E
Address 3567 PALMETTO GROVE WAY
City-State-Zip: ORLANDO FL 32824

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROSA I GARCIA

OWNER

02/20/2024

Electronic Signature of Signing Officer/Director Detail

Date



April, 23 2024

Dear Planning Department,

I, Rosa I. Garcia, owner and CEO of Let the Children Come Center Inc., would like to request the removal of Jason Rivera (with email jrivera@constructionlabllc.com) from City of Kissimmee Energov system. I would like to have access and full control of this account, mostly to receive communication with the recently submitted application ZMA-24-0001 and LUPA-24-0002.

Here is my contact information:

Rosa I. Garcia

Email: jeheva007@aol.com

Phone: (407) 800 20 46

Sincerely,

Rosa Garcia
Rosa Garcia



LIZBETH MUNOZ
Notary Public
State of Florida
Comm# HH363503
Expires 2/16/2027

Address: 4340 W Vine Street Kissimmee, FL 34746. Phone: (407) 507-0211 Mail:
ltccorlando@gmail.com

ITEM 5.B

Public Hearing - An Ordinance amending the Zoning Map designation from Single Family Residential (RA-2) to Community Facilities (CF): 1504 Patrick St. - ZMA-24-0001, Proposed Ordinance #24-10

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

Request

Recommendation of approval of a Zoning Map Amendment changing the Zoning designation from Single Family Residential (RA-2) to Community Facilities (CF) on approximately 0.6 acres of land.

Explanation

The property was originally proposed as a church in 1994 (DRC#94-027). Another Conditional Use application (DRC#97-093) was resubmitted in 1997 when the 3,256 sq. ft. church was approved and built with 22 parking spaces with a maximum seating capacity of 54. A buffer waiver was also approved along the southern and eastern perimeter of the property which eliminated the 6ft. masonry wall requirement due to the property's proximity to a retention pond and an existing wooden fence, respectively. The previous property owner also voluntarily installed a 6ft. fence along the southern perimeter and the current property owner has voluntarily submitted a building permit (MSC-24-0105) to install an aluminum fence on the west perimeter adjacent to the ditch.

The property owner intends to utilize the existing building for a child care facility. A CU application (CU-23-0002) for the child care facility has been submitted and is on hold pending the approval of the associated Land Use Amendment, LUPA-24-0002, and this Zoning Map Amendment. This Rezoning is consistent and compatible with the associated Land Use Amendment (LUPA-24-0002) and the surrounding area, as child care facilities conveniently located within residential neighborhoods is encouraged and supported by City staff.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-4-8(Q), Community Facilities District (CF), which is intended to accommodate many of the city's public and semi-public community facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional (INST) future land use designation by the comprehensive plan.

3. Compliance with Land Development Code Section 14-4-5, Table 4-2, Schedule of Uses for Non-Residential Standard Districts, in that child care facilities may be permitted in the Community Facilities (CF) Zoning with Conditional Use (CU) approval by the Planning Advisory Board (PAB). A CU application (CU-23-0002) has been submitted and is on hold pending the approval of the Land Use Amendment, LUPA-24-0002, and this Zoning Map Amendment.
4. 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.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on June 4, 2024.

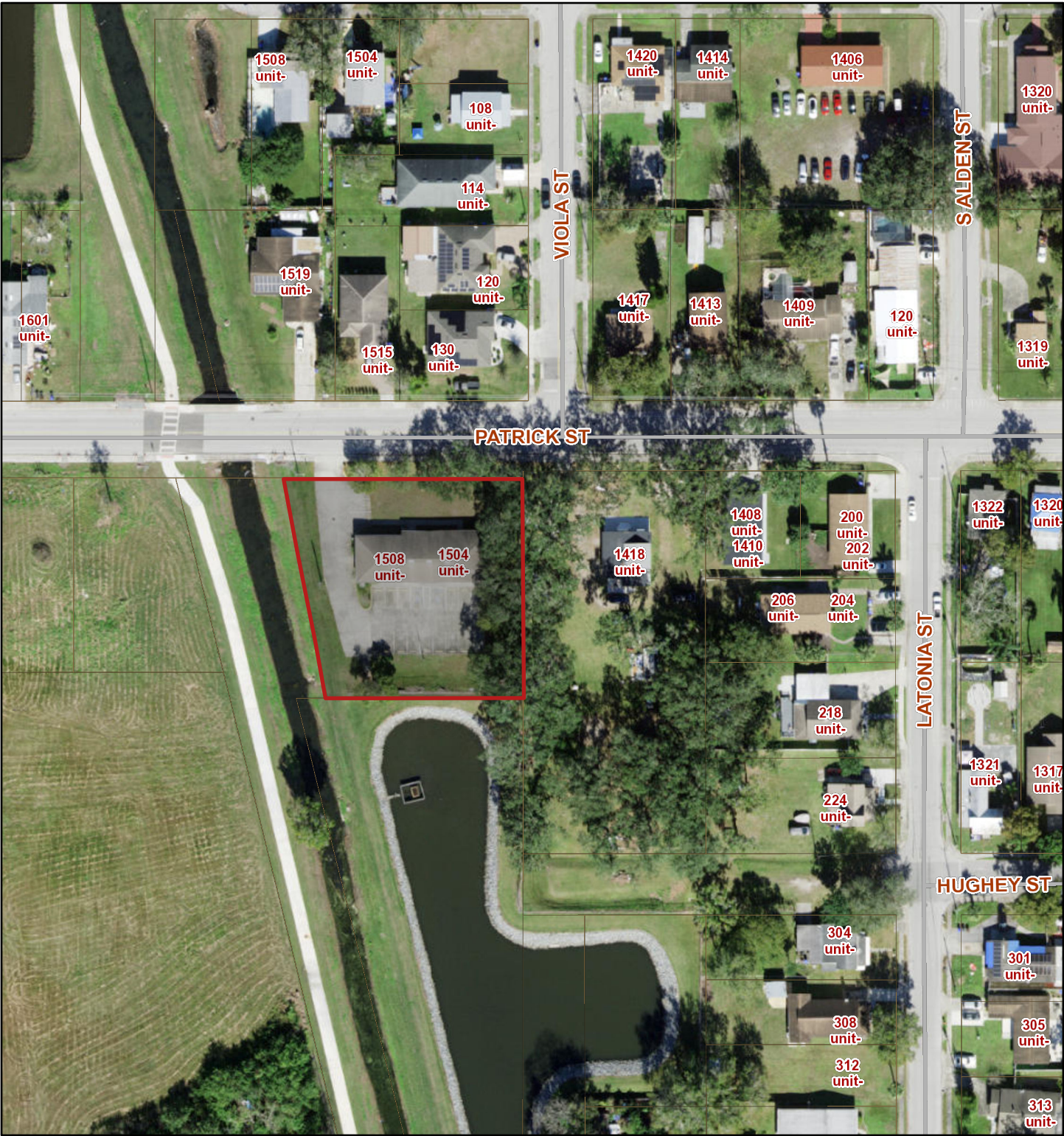
CONDITION:

1. Subject to the approval of the associated Land Use Amendment, LUPA-24-0002.

Attachment(s):

1. ZMA-24-0001 Aerial Map
2. ZMA-24-0001 Vicinity Map
3. ZMA- 24-0001 Site Data Tables
4. ZMA-24-0001 Proposed Ord 24-10
5. ZMA-24-0001 PAB Ad
6. ZMA-24-0001 DRC Comments
7. ZMA-24-0001 DRC Support Documents

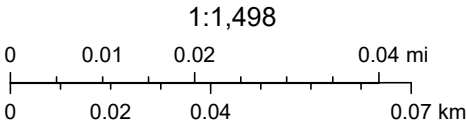
ZMA-24-0001
Zoning Map Amendment
1504 Patrick St.



July 8, 2024

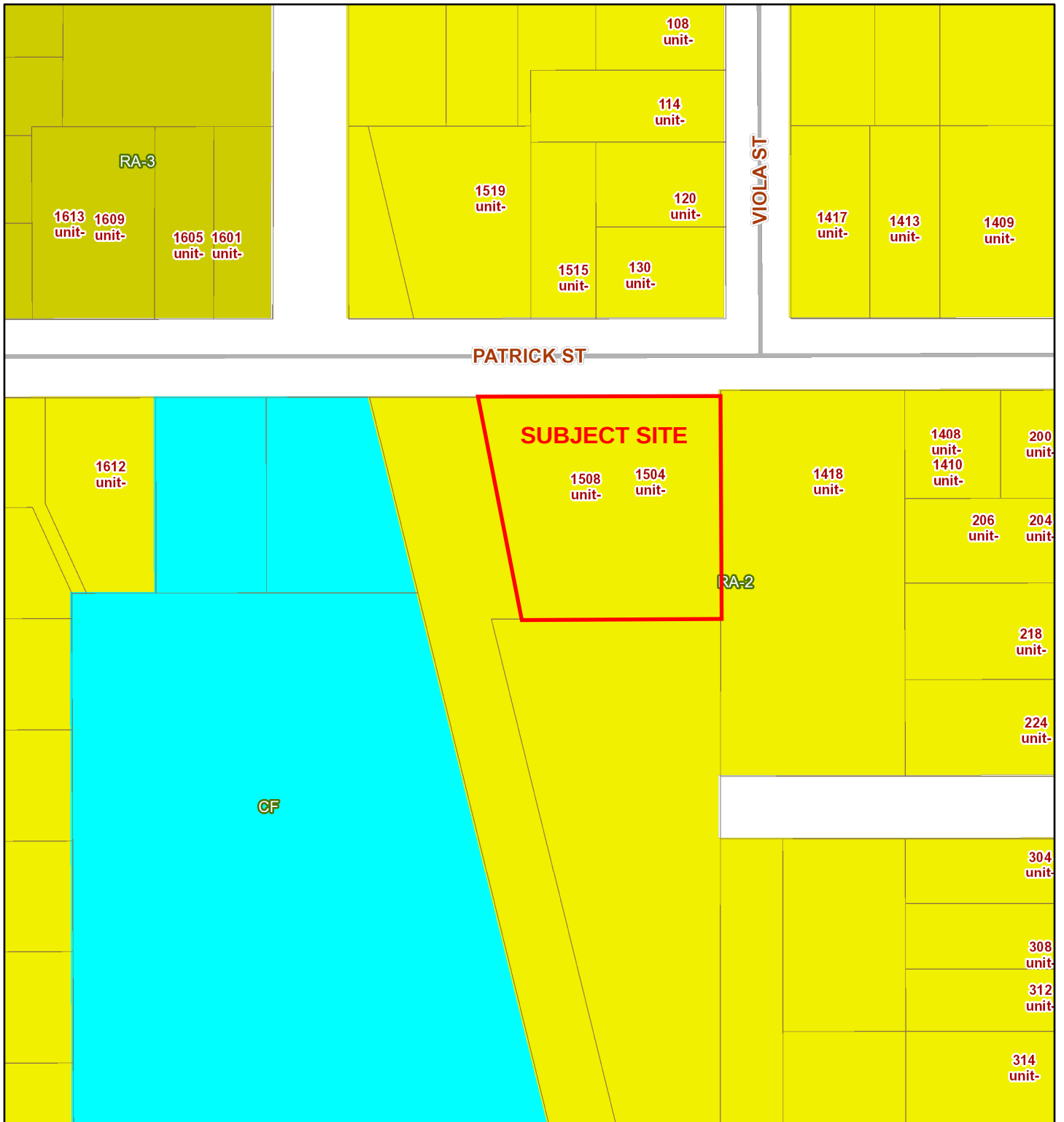
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

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



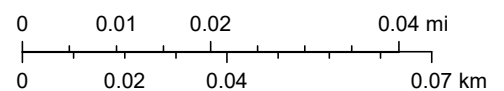
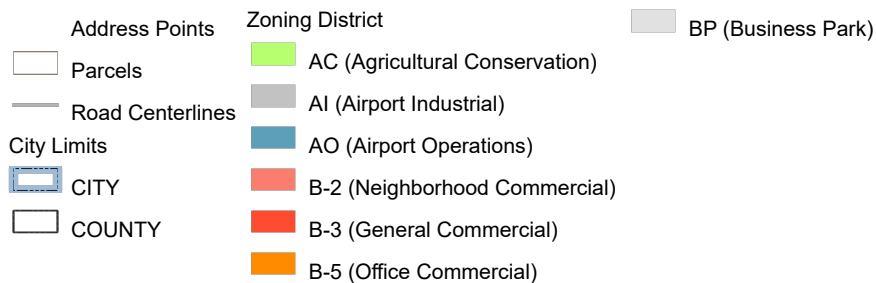
State of Florida, Maxar

ZMA-24-0001



July 5, 2024

1:1,467



Let the Children Come Center, ZMA-24-0001
Zoning Map Amendment
Parcel ID#28-25-29-1132-0001-0120; 1504 Patrick St.
South of Patrick St., West of S. John Young Pkwy.,
East of S. Palm Ave., & North of Hughey St.
Site Data Tables

Site Data	
Size	0.66 acres
Future Land Use Designation	Single Family Low Density Residential (SF-LDR) – City
Proposed Future Land Use Designation	Institutional (INST) – City
Zoning District Designation	Single Family Residential (RA-2)
Proposed Zoning District Designation	Community Facilities (CF)
Existing Overlay District	N/A
Existing Use(s)	Vacant Commercial Structure
Proposed Use(s)	Childcare Facility
Adjacent Land Use	
North	Single Family Low Density Residential (SF-LDR)
South	Conservation (CONS)
East	Single Family Low Density Residential (SF-LDR)
West	Conservation (CONS)
Adjacent Zoning	
North	Single Family Residential (RA-2)
South	Single Family Residential (RA-2)
East	Single Family Residential (RA-2)
West	Single Family Residential (RA-2)
Past/Current Project Tracking	DRC-94-027 Conditional Use (Church) DRC-97-093 Conditional Use w/Site Plan (Church) LUPA-24-0002 (<i>Pending</i>) ZMA-24-0001 (<i>Pending</i>) CU-23-0002 (<i>Pending</i>)

Comprehensive Plan Summary	
Policy 1.2.6.1, Institutional (INST): The Institutional (INST) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.	
Potential Zoning Districts	Community Facilities (CF)
	Agriculture and Conservation (AC)
	Hospital Facilities (HF)

Zoning District Standards District Summary

Land Development Code Section 14-4-8(Q), Community Facilities District (CF) Intent: The purpose of this district is intended to accommodate many of the city's public and semi-public community facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional (INST) 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 & RA-2 6 du/ac max; N/A F.A.R	INST & CF N/A du/ac; 2.0 F.A.R.
	Vacant Commercial	Childcare Facility

Public Facilities Analysis

Transportation	
Adjacent street	Patrick St.
Street Quality of Service (QOS)	Adjacent Streets are all within City limits.
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. 24-10
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: RA-2 (Single Family Residential) – City

TO: CF (Community Facilities) – City

The subject property is located at: 1504 Patrick St. Parcel ID: 28-25-29-1132-0001-0120

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

0.66 acres, more or less.

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

Published Daily
ORANGE County, Florida

Sold To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

Bill To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

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 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 10, 2024.

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



Signature of Affiant

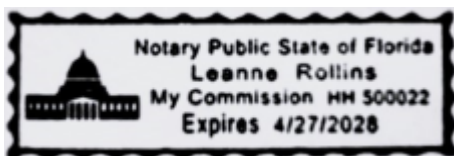
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 12 day of July, 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

7663429

Drone scenes from inside Beryl to help with forecasts

By Claire Grunewald
Fresh Take Florida

Within the 25-foot waves and violent winds of the disastrous Hurricane Beryl, one 23-foot long neon orange sailboatlike device stood out against dark ocean water with a front-row seat to the eye of the storm.

The object in question wasn't a boat that got too close to the storm, but an uncrewed hurricane drone called the Saildrone Explorer.

Unlike boats or planes with people in it, the Saildrone Explorer can hold its own on the sea surface in the eye of a hurricane — and send back pictures and data to help scientists forecast storms. Last week, it went inside Hurricane Beryl, while it was a Category 4 storm just south of Puerto Rico.

The drone intercepted the edge of the hurricane and sustained waves of over 25 feet and wind gusts of 53.48 knots (or about 61 mph), according to Saildrone Inc.

The device is one of the latest innovations in collecting data from hurricanes. It can collect important air and sea data from storms and is able to withstand the strongest of them, as seen with Hurricane Beryl, which eventually upgraded to a Category 5, making it the earliest storm to reach that category on record.

“You have to get pretty lucky to get a hurricane. So that’s one advantage of the Saildrones,” said Greg Foltz, principal investigator for Saildrone research at the National Oceanic and Atmospheric Administration. “We can actually move them and get a lot more data



The National Atmospheric and Oceanic Administration receives data about hurricane conditions at the ocean’s surface from a growing fleet of Saildrone Explorer drones being deployed each hurricane season. **MIAMI HERALD**

that way, by moving them into the path of hurricanes.”

The drone is one of 12 Saildrones to be deployed this hurricane season to collect data for NOAA. Saildrones are 1,000-pound uncrewed surface vehicles (USV) powered by wind and solar energy.

This Saildrone was expected to deliver hurricane monitoring data for NOAA beginning the first week of August, but it deployed from St. Thomas early to intercept Hurricane Beryl, according to Saildrone Inc. Director of Marketing Jenn Virskus.

Foltz said the idea behind the Saildrone was to try to get unique measurements at the bottom of the hurricane, where it meets the ocean’s surface.

“[It] is very difficult to do and hadn’t really been done in the past, except if there happened to be an instrument in the path. So the idea was to put something that could be actively directed into a hurricane’s path and then measure continuously as a hurricane went over it,” Foltz said.

Saildrones can collect a range of hurricane data including wave height, ocean currents and surface air temperature. The data is used directly in hurricane forecasting and advisories. Last hurricane season, it was used in dozens of forecasts and was able to warn people about the heights of waves or rip currents in the ocean, Foltz said.

One of the Saildrones is even a world record holder.

The 2024 Guinness Book of World Records includes for the first time, the “highest wind speed recorded by a USV,” earned during the Saildrone’s maiden voyage in 2021, into the 126 mph winds of Category 4 Hurricane Sam.

Other tracking devices

Perhaps the best-known way scientists collect data inside hurricanes is the hurricane hunters. NOAA and the Air Force collaborate on flights directly into the heart of storms, where researchers on board measure all kinds of data that helps feed the massive global supercomputer models that predict

where storms might go next.

The hurricane hunters flew at least five missions into Beryl to collect and quality check data in storms before sending it to forecasters. Researchers inside the plane drop devices known as “dropsondes” into the storm, and these remote devices send important info back to scientists at the National Hurricane Center.

Saildrones, Foltz said, are a complement to those efforts.

“It’s not like we’re going to replace anything that’s already out there collecting data,” Foltz said. “It’s like a big coordination effort when there’s a hurricane hunter flying into a hurricane and we have a saildrone close by, so that’s fun.”

Other NOAA data-collecting devices include an array of technology that goes in the water or stays in the air. For example, underwater gliders collect water-related data like temperature and salinity levels.

The future of the Saildrone

Foltz hopes to keep building on what the drones can do. He thinks there’s more to be done with getting data on things like sea spray, air bubbles in the ocean and better heat transfer measurements by adding more sensors to the drones.

“The main way we envision this helping people in the longer run, is to improve the models and proof of hurricane intensity forecasts for people, give them more time, make them more aware and be able to evacuate and prepare,” Foltz said.

Inspectors shut down 3 Central Florida restaurants last week

By Richard Tribou
Orlando Sentinel

Three Central Florida restaurants shut down the week of July 1-7, according to data from the Florida Department of Business and Professional Regulation.

Orange

Station 441 A Paradise Inc. at 2 S. Orange Blossom Trail in Orlando shut down on July 2 because of rodent activity. Inspectors had returned to the restaurant after a July 1 visit that was a follow-up in itself from violations found in April.

While no new high priority violations were found on the initial return visit, the existing violation from the April visit, operating without a license, was married with eight other lesser violations for nine total, that required a follow-up visit but didn’t merit a closure of the restaurant.

The next day, though, inspectors did close the restaurant when they found among six remaining violations two deemed high priority. They included the license issue, but also the discovery of 33 rodent droppings throughout the restaurant.

Inspectors returned on July 3, and found no further evidence of

rodent activity, and allowed the restaurant to reopen, although a follow-up inspection will still be required.

Seminole

Keke’s Breakfast Cafe at 4225 W. Lake Mary Blvd. in Lake Mary was shut down on July 3. Inspectors found 15 violations, three of which were deemed high priority. They included an employee that switched from working with raw food, cracking eggs, to ready-to-eat food without washing hands, 10 live roaches found near the egg station cooler, and several cases of food held at higher temperatures

longer than allowed.

Inspectors returned later that day and tallied eight violations, with only the hand-washing high priority issue still listed, but with a time extension as no food-prep employees were at the site during the follow-up. Inspectors allowed the restaurant to reopen.

Volusia

Twin Peaks at 1571 Outlet Blvd. in Daytona Beach shut down on July 1. Inspectors found 16 violations, five of which were a high priority. Those violations included food held at the wrong temperatures, tracking powder pesticide

used inside the establishment, roach activity and flying insects. A second inspection the same day found two violations. None were a high priority. The restaurant met inspection standards.

Complaints and warnings

Across the region, 37 of 315 inspections found no violations.

Orange County had the most inspections with at least one violation with 110 followed by Volusia with 40, Brevard with 35, Osceola with 34, Lake with 32 and Seminole with 27.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

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

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, July 17, 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: **INST (Institutional)-City**

The subject properties are located at **1504 Patrick St.; Parcel ID# 28-25-29-1132-0001-0120**

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

PROPOSED ORDINANCE# **24-09**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

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-24-0002**
Let the Children Come LUPA

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

LUPA-24-0002



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

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

CITY OF KISSIMMEE 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: **RA-2 (Single Family Residential) - City**

TO: **CF (Community Facilities) - City**

The subject property is located at **1504 Patrick St. Parcel ID: 28-25-29-1132-0001-0120**

Legal Description:

BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12

PROPOSED ORDINANCE **#24-10**: AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, July 17, 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-24-0001**
1504 Patrick St.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

ZMA-24-0001



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.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 5/29/2024
PROJECT: 1504 Patrick St
DRC NUMBER: ZMA-24-0001
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

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

GENERAL INFORMATION:

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

###



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

ADDRESS: 1504 Patrick St.

DATE: 5/30/2024

PLAN NUMBER: ZMA-24-0001

PROJECT NAME: Let the Children Come LUPA

REVIEW VERSION NUMBER: V21

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

1. Approval of a Zoning Map Amendment to change the Zoning designation from Single Family Residential (RA-2) to Community Facilities (CF) for a proposed daycare center.
2. This ZMA approval is subject to the approval of the associated Land Use Amendment application (LUPA-24-0002).
3. Note that a separate Conditional Use (CU) approval by the Planning Advisory Board (PAB) is required to establish a daycare. A CU application has been previously submitted (CU-23-0002). This Rezoning application and the associated Land Use Amendment (LUPA-24-0002) must be approved prior to the approval of CU-23-0002 by the PAB.
4. Subject to PAB and City Commission approval.
5. 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.
 - a) **The city has adopted new Police and Fire fees. Only building permits submitted and paid for before the effective date of December 25, 2023 will be exempt from the new Police and Fire Impact Fees.**

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

Click or tap to enter a date.

ADDRESS: 1504 Patrick St.

DATE: May 2, 2024

PLAN (DRC) NUMBER: ZMA-24-0001

**Review Status:
CHOOSE REVIEW STATUS.**

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

Comments/Conditions (if applicable):

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

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

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

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



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

SDOC#: 2023/24-0136	CoK DRC#: ZMA-24-0001	Current FLU: INCORP Requested FLU: N/A
PROJECT NAME: 1504 Patrick St.		Current Zoning: SF Requested Zoning: CF
PROJECT LOCATION: 1504 Patrick St., Kissimmee		
COMMENTS DUE DATE: 5.29.24		PID: 28-25-29-1132-0001-0120

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.



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

ADDRESS: 1504 PATRICK ST.

DATE: 5/15/2024

PLAN (DRC) NUMBER: ZMA-24-0001

V1

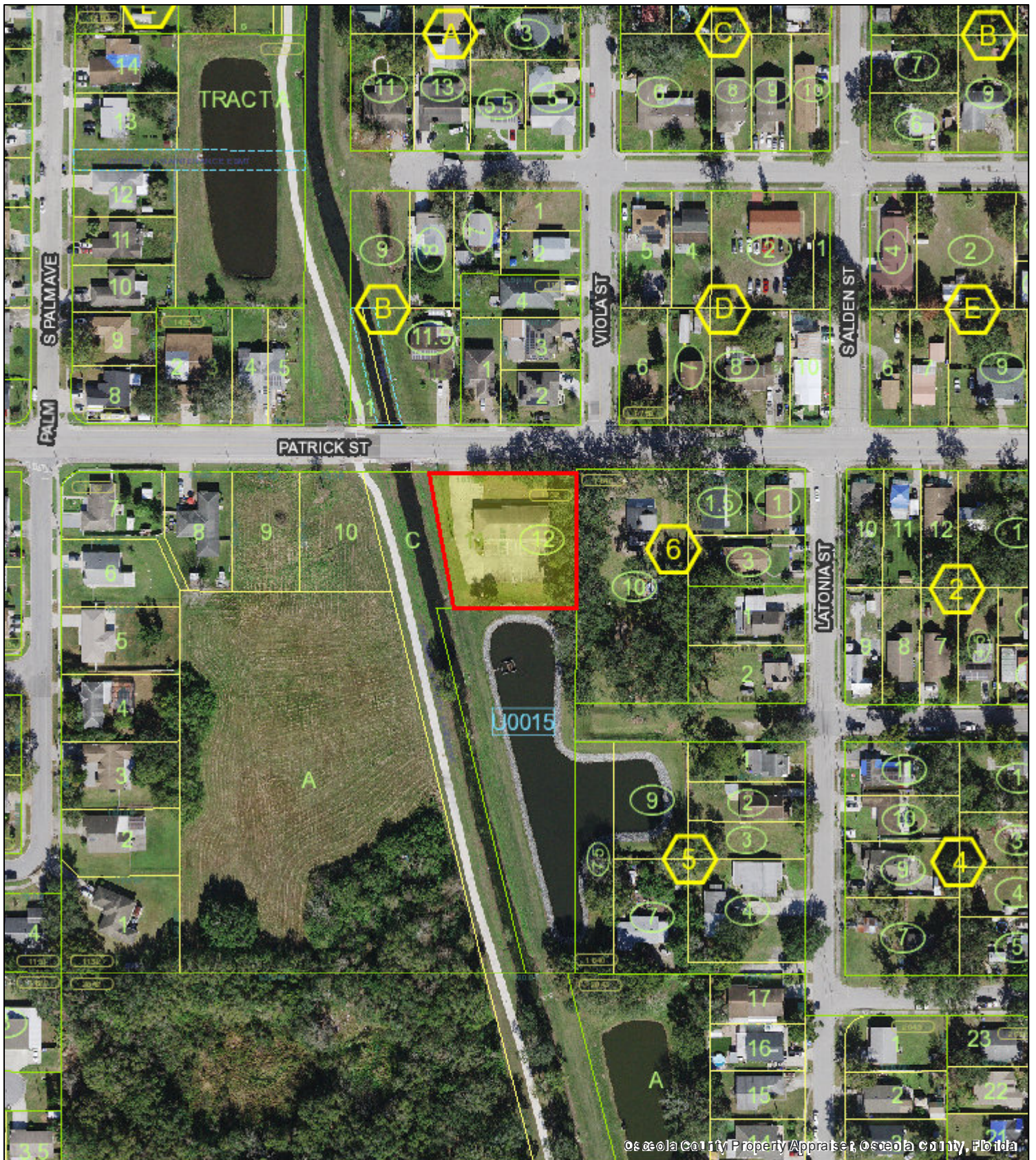
Review Status:
APPROVED.

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):

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.



Aerial Map

Date Generated: 4/19/2024

0 80 160 ft



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.



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

This instrument prepared incidental to the writing of title insurance policy(ies) by:
Land Title Professionals, LLC
1341 East Irlo Bronson Memorial Highway
St. Cloud, FL 34771
(321) 248-6333
File No 2022-4728

Documents have been recorded electronically from Simplifile.

Date: 10/4/22
County: OSCEOLA
Book/Page: 6294/904

Parcel Identification No: 282529113200010120

WARRANTY DEED

This indenture made the 30th day of September, 2022 between **Jamdar Holding LLC, a Florida Limited Liability Company**, whose post office address is: PO BOX 452231, Kissimmee, FL 34745, Grantor, to **Let The Children Come Center Inc, a Florida Corporation**, whose post office address is: 3567 Palmetto Groves Way, Orlando, FL 32824, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Osceola County, Florida, to-wit:

Lots 11 and 12, Bruce's Sunshine Homes, Phase Two, according to the Plat thereof, recorded in Plat Book 6, Page(s) 5, of the Public Records of Osceola County, Florida.

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

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

FURTHER, the Grantor here by covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments accruing subsequent to December 31, 2021 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided however, this reference shall not serve to reimpose same.

This instrument prepared incidental to the writing of title insurance policy(ies) by:
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St. Cloud, FL 34771
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS #1
PRINTED NAME: Amy Buehl

[Signature]
WITNESS #2
PRINTED NAME: Cathy Baker

Jamdar Holding LLC, a Florida Limited Liability Company

By: Power Pool Ball LLC, Manager

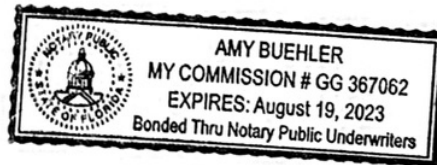
By: [Signature]
James Moore, AP

By: [Signature]
Darcell Moore, AP

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 30th day of September, 2022, by James Moore & Darcel Moore, AP's of Power Pool Ball, LLC, Manager of Jamdar Holding LLC, a Florida Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: ack



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 28-25-29-1132-0001-0120

Image Not Available

Owner Information

Owner Name	LET THE CHILDREN COME CENTER INC
Mailing Address	3567 PALMETTO GROVES WAY ORLANDO, FL 32824
Physical Address	1504 PATRICK ST, KISSIMMEE FL 34741
Description	CHURCHES-IMP
Tax District	200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 04/18/2024, which are subject to change prior to certification

Land	\$345,000
AG Benefit	\$0
Extra Features	\$12,800
Buildings	\$182,100
Appraised(just)	\$539,900
Assessed(estimated)	\$539,900
Exemption(estimated)	\$0
Taxable(estimated)	\$539,900

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

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	\$310,500
AG Benefit	\$0
Extra Features	\$12,900
Buildings	\$183,700
Appraised(just)	\$507,100
Assessed*	\$507,100
Exemption	\$0
Taxable	\$507,100

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6294-0964	\$650,000	2022-09-30	WD
1	4585-0412	\$60,000	2014-03-20	WD
2	4460-2560	\$0	2013-06-20	QC
3		\$0	2001-03-30	NC
4	1211-1592	\$35,000	1994-09-08	WD
5	1174-0144	\$0	1994-02-16	DC

Land Information - Total Acreage: 0.66

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	28749.52	0.00	SF	\$345,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	20	2000	\$6,890
COMMERCIAL-PARKING CURBS/BUMPERS	20	2000	\$98
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	3567	2000	\$5,151
COMMERCIAL-CONCRETE PAD/PATIO AVERAGE	480	2000	\$691

Building Information**Building 1**

Description	EDUCATION/RELIGIOUS - CHURCH	Bedrooms	
Year Built	2000	Bathrooms	
Value	\$182,100	Fixtures	6
Actual Area	3256	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3201	Exterior Wall	(1.00) 14 CONCRETE BLOCK STUCCO/BRICK

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2000	3201
OPEN PORCH FINISHED	OPF	2000	55

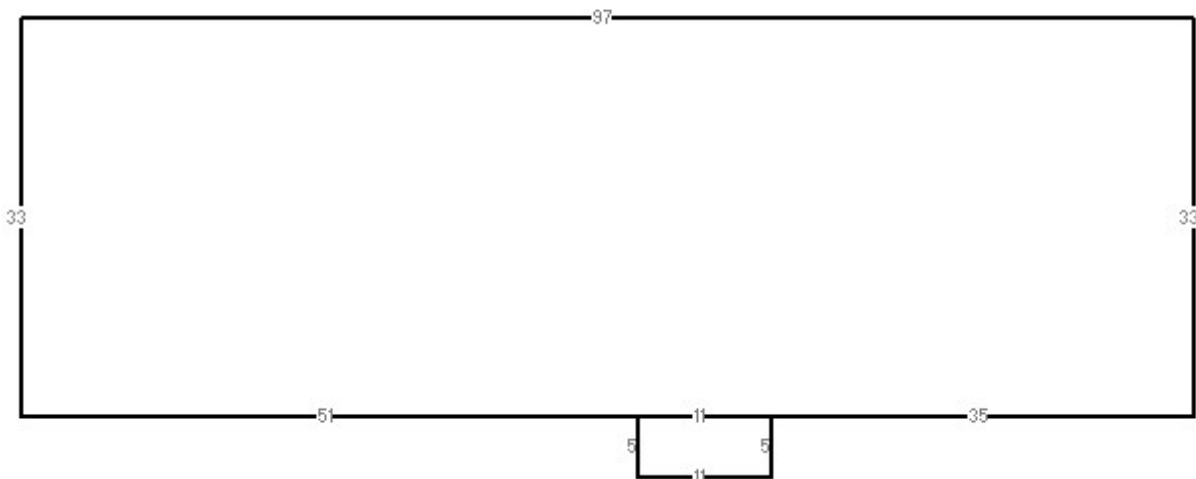
Legal Description

Legal Description	BRUCES SUNSHINE HOMES PHS 2 PB 6 PG 5 LOTS 11 & 12
--------------------------	--

Building 1 Property Photo



Building 1 Sketch



2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P17000004848

Entity Name: LET THE CHILDREN COME CENTER INC

Current Principal Place of Business:

4340 W VINE
KISSIMMEE, FL 34746

Current Mailing Address:

3567 PALMETTO GROVE WAY
ORLANDO, FL 32824

FEI Number: 81-5083115

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROSA, GARCIA I
3567 PALMETTO GROVE WAY
ORLANDO, FL 32824 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROSA I GARCIA

02/20/2024

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name GARCIA, ROSA I
Address 3567 PALMETTO GROVE WAY
City-State-Zip: ORLANDO FL 32824

Title V
Name RODRIGUEZ, CIRILO E
Address 3567 PALMETTO GROVE WAY
City-State-Zip: ORLANDO FL 32824

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROSA I GARCIA

OWNER

02/20/2024

Electronic Signature of Signing Officer/Director Detail

Date



April, 23 2024

Dear Planning Department,

I, Rosa I. Garcia, owner and CEO of Let the Children Come Center Inc., would like to request the removal of Jason Rivera (with email jrivera@constructionlabllc.com) from City of Kissimmee Energov system. I would like to have access and full control of this account, mostly to receive communication with the recently submitted application ZMA-24-0001 and LUPA-24-0002.

Here is my contact information:

Rosa I. Garcia

Email: jeheva007@aol.com

Phone: (407) 800 20 46

Sincerely,

Rosa Garcia
Rosa Garcia



LIZBETH MUNOZ
Notary Public
State of Florida
Comm# HH363503
Expires 2/16/2027

Address: 4340 W Vine Street Kissimmee, FL 34746. Phone: (407) 507-0211 Mail:
ltccorlando@gmail.com

