



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, AUGUST 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 May 15, 2024 Planning Advisory Board (PAB) meeting minutes.
 - 3.B Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Plan Waiver to establish a child care facility - Let the Children Come - 1504 Patrick St. - CU-23-0002
 - 5.B Public Hearing - Conditional Use with Site Plan Waiver to establish retail sales use. - 1220 Dyer Blvd. - CU-24-0009
 - 5.C Public Hearing - Resolution to vacate a portion of the McLaurin right-of-way located south of 504 S. Randolph Avenue- ABDN-23-0001
 - 5.D Public Hearing - Resolution to vacate a portion of the Mill Slough Road right-of-way located north of 1630 and 1700 Mill Slough Road - ABDN-24-0001
- 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 (Revised) with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

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

ITEM 3.A

Approval of the May 15, 2024 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the May 15, 2024 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 05.15.2024 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, MAY 15, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Melissa Thacker, Board Member Alex Alemi

Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager, Ryan Altizer, Planner II

Members Absent: Board Member Diana Marrero-Pinto, Board Member Sylvette Santos

Robert Bussiere called the meeting to order at 6:00 p.m.

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

3. MINUTES

Board Members had a discussion regarding the meeting minutes.

- 3.A Approval of the March 20, 2024 Planning Advisory Board (PAB) Meeting Minutes.**

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Thacker, Board Member Alemi

NAY: None

Motion to Adopt 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Public Hearing - Proposed Ordinance #24-05 - Amending the Future Land Use Map designation from Mixed Use Vine (MU-V) to Industrial Business (IN): Grissom Lane and Kissimmee Executive Park Land Use Amendment - LUPA-24-0001**

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 Ryan stated that this is a request for a Land Use Plan Amendment to

amend the Future Land use Map designation From: MU-V (Mixed Use Vine) To: IN (Industrial Business) on approximately 27 acres of land. The subject property is located at 3613 Grissom Ln.

Planning Manager Ryan stated of the fourteen (14) properties, six (6) remain vacant. Development Services has received inquiries and requests to develop additional warehousing on the vacant parcels.

Planning Manager Ryan stated with this area established to facilitate warehousing, it is reasonable for the City to change the Future Land Use designations from Mixed Use Vine to Industrial to reflect this pattern of uses.

Staff recommends approval for the following 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.

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Thacker

NAY: Board Member Alemi

Motion to Approve 4-1

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Planning Advisory Board (PAB) Workshop
Scheduled for September/October

7.B Planning Advisory Board (PAB) Re-Appointments
There was a discussion regarding the re-appointments of Vice Chairperson Diana Marrero-Pinto and Board member Fatima Santiago.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman

Bussiere adjourned the meeting at 6:43 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B

Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 07.17.2024 PAB Minutes



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

1. MEETING CALLED TO ORDER

Members Present: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding, Board Member Aaron Sabino

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, John Rabon, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney, Kayla Smith, Administrative Assistant II.

Members Absent: Board Member Robert Bussiere, Board Member Sylvette Santos

Diana Marrero-Pinto called the meeting to order at 6:01.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Diana Marrero-Pinto led the audience in the 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.

Planning Manager Ryan stated the this is a recommendation 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. The subject property is located at 1504 Patrick Street.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager stated that 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.

Staff recommends approval for the following 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.

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

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve 5 - 0.

- 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.

Planning Manager Ryan stated that this is a 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.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager Ryan stated that 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.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition:

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

Board Member Aaron Sabino made a motion to Approve w/Condition. Board Member Alex Alemi seconded the motion.

1. **Subject to the approval of the associated Land Use Amendment (LUPA-24-0002).**

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve w/Condition 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Board members discussed plans to do a workshop(s) regarding the Comprehensive Plan.

Board Member Alemi stated to have the Comprehensive Plan publicly accessible on the City of Kissimmee's website.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Vice-Chairman Diane Marrero-Pinto adjourned the meeting at 6:26 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Conditional Use with Site Plan Waiver to establish a child care facility - Let the Children Come - 1504 Patrick St. - CU-23-0002

Request

Approval of a Conditional Use with Site Plan waiver to establish a child care facility at 1504 Patrick St. on approximately 0.66 acres of land with a Community Facilities (CF) Zoning designation.

Explanation

The existing improvements on the property was approved as a 3,256 sq. ft. church with 22 parking spaces and a maximum seating capacity of 54 seats with Conditional Use approval (DRC#97-093) by the Planning Advisory Board. A Buffer Waiver was also approved at the November 10, 1998 City Commission meeting 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.

This proposed conditional use intends to use the property as a child care facility. The parking spaces has been reduced from 22 spaces to 20 spaces but has the site still has the capacity to accommodate a maximum of 100 students based on the City's minimum parking requirements for child care facilities without designated drop off areas (1 parking space for every 5 children). The child care facility intends to accept up to a maximum of 75 students ranging in age from infants through 10 years old. Staff is also supporting a Site Plan waiver with no additional City improvements needed to facilitate the child care facility and the property and building has been maintained in good condition with no recent or active Code Enforcement violations.

A Land Use Amendment (LUPA-24-0002) and Rezoning (ZMA-24-0001) is pending approval at the time of the publication of this agenda item. Both are scheduled for the August 6, 2024 City Commission meeting. The staff recommendation for this Conditional Use may change pending the outcome of the City Commission meeting. The child care facility is compatible with the surrounding area, will be conveniently located adjacent to residential neighborhoods, and is encouraged and supported by City staff.

FINDINGS AND REASONS:

1. Compliance with the intent of the Community Facilities District (CF) zoning district standards as outlined in Section 14-4-8(Q) of the Land Development Code. The CF rezoning (ZMA-24-0001) is pending approval at the August 6, 2024, City Commission meeting.
2. Compliance with Section 14-4-5, Table 4-2, as child care facilities are potential allowable uses with conditional use approval by the Planning Advisory Board.
3. Compliance with Section 14-3-29(C)(2) for a site plan waiver as construction is limited to the interior of an existing building; the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use, and no special buffers are required in compliance with the Land Development Code.
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 1.2.6.1, 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. The INST Land Use Amendment (LUPA-24-0002) is pending approval at the August 6, 2024, City Commission meeting.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on March 5, 2024.

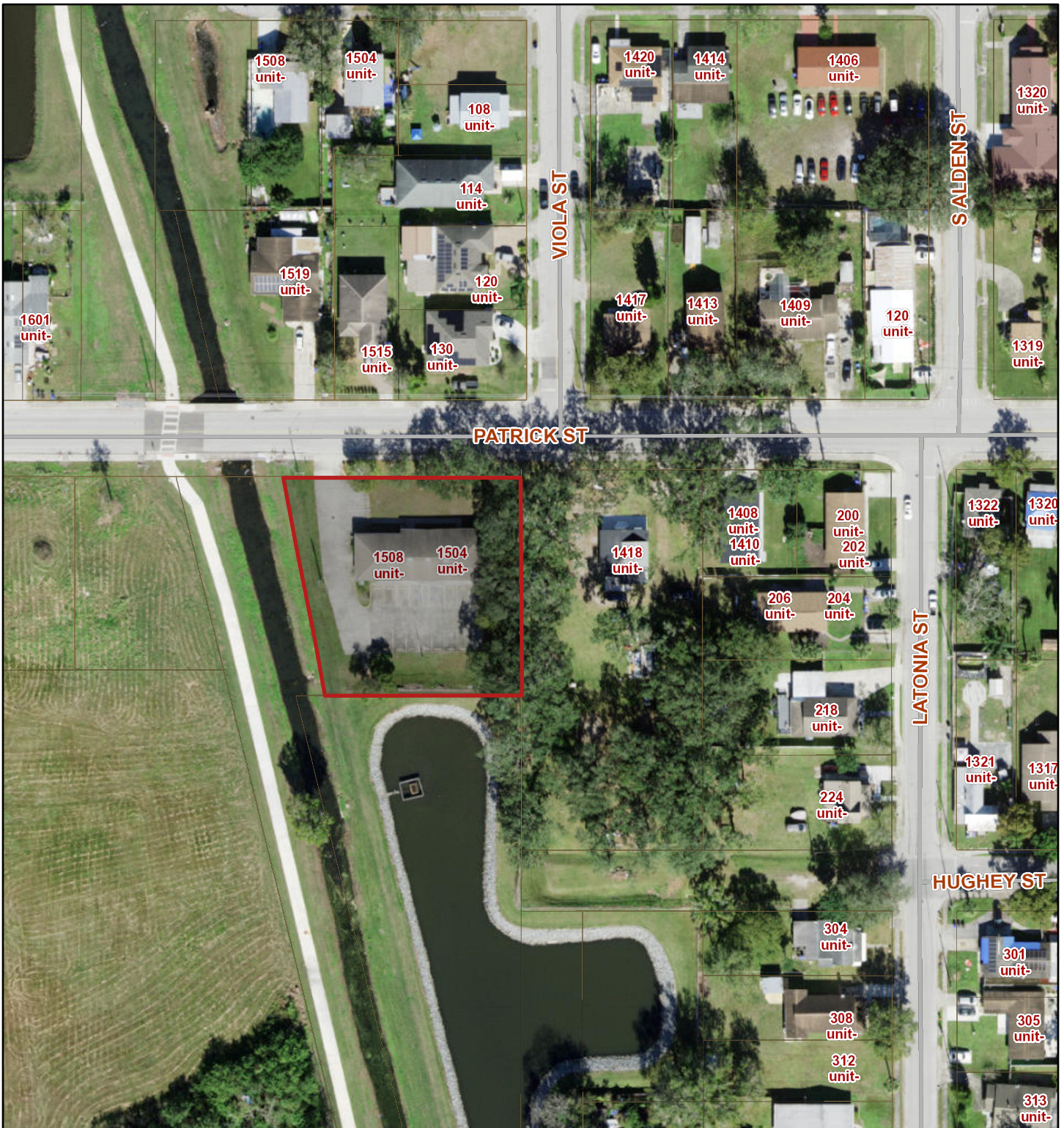
CONDITIONS:

1. Subject to the approval of Land Use Amendment (LUPA-24-0002) and Rezoning (ZMA-24-0001) at the August 6, 2024 City Commission meeting.
2. Child care facility use only. Public and private schools and other educational services are not permitted.
3. Child care facility is limited to a maximum of 100 students.
4. Drop off and pick up in the drive aisles and in front of the building are prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.
5. Any transportation services that may be provided by the child care facility shall be limited to only children currently enrolled at the facility. Transportation services for general hire, rental, leasing, or sales is prohibited.
6. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2 way traffic.
7. A 6ft. fence, in conjunction with shrubs a minimum 30 in. high, spaced a minimum of 30 in. on center, must be maintained along the east and south property lines as approved with the Buffer Waiver granted at the November 10, 1998 City Commission Meeting (DRC#97-093).

Attachment(s):

1. CU-23-0002 Aerial Map
2. CU-23-0002 Vicinity Map
3. CU-23-0002 Existing Site Layout
4. CU-23-0002 PAB Ad
5. CU-23-0002 DRC Comments
6. CU-23-0002 DRC Support Documents

CU-23-0002
 Conditional Use w/Site Plan Waiver
 1504 Patrick St. - Let the Children Come

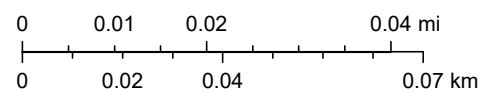


July 8, 2024

1:1,498

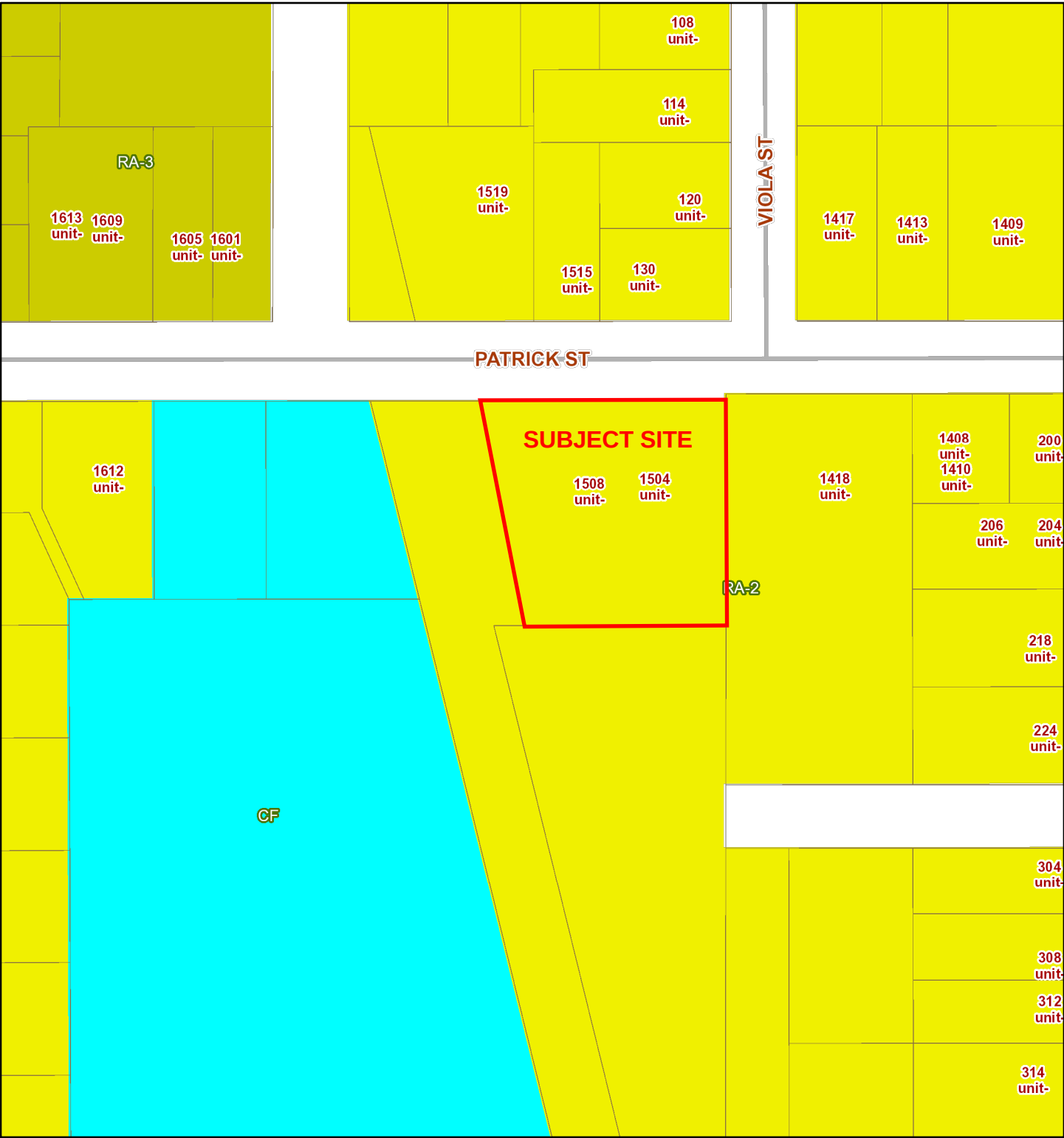
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

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



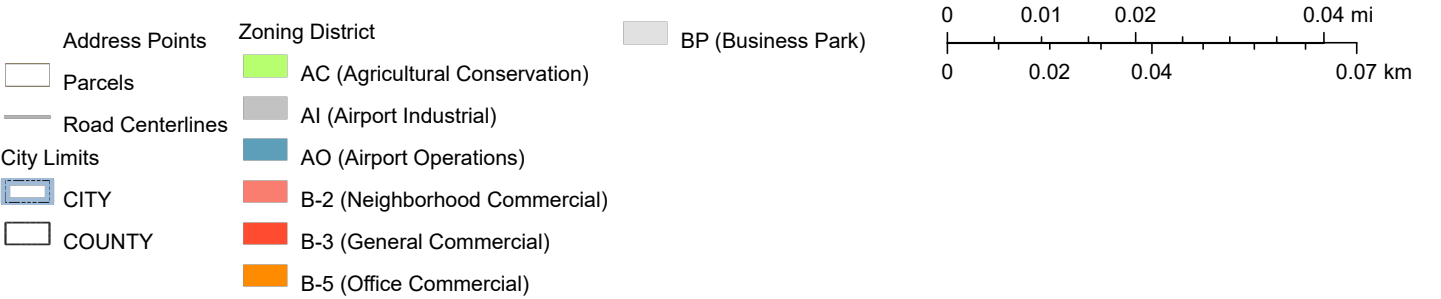
State of Florida, Maxar

CU-23-0002
Conditional Use w/Site Plan Waiver
1504 Patrick St. - Let the Children Come



July 5, 2024

1:1,467



No alteration to the site
No exterior alteration or expansion of existing building
No alterations to parking area



1" = 50'
GRAPHIC SCALE



A horizontal scale bar with a thick black line. Below the line are tick marks and numbers: 0 at the left end, 25 in the middle, and 50 at the right end.

ADDRESS
1504 PATRICK STREET
KISSIMMEE, FLORIDA 34741

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 11 AND 12, BRUCE'S SUNSHINE HOMES, PHASE TWO, ACCORDING TO THE PLAT THEREOF.
RECORDED IN PLAT BOOK 6, PAGE 5. OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON SOUTH R/W LINE OF PATRICK STREET, BEING N 88°28'55" E, PER PLAT

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

DLS #: 22-10-0085
CLIENT #:
FIELD DATE: 11/04/22
DRAFTER: DDM
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)

ROSA GARCIA

NOTES

- ## NOTES
1. Abutting properties have not been researched for gaps, overlaps, and/or slatus.
 2. In compliance with F.A.C. 61G17-0.0031-4.e, If location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper.
 3. Fence ownership is not shown.
 4. No underground improvements or structures were located by this survey unless otherwise noted.
 5. This survey should not be used for construction purposes
 6. Any septic tank or drainfield locations (if found) are approximate
 7. Property lines and Improvements shown were physically located by field survey
 8. Monuments found or set are shown
 9. Calculated lines and information are noted by (C)
 9. Computations of lines and or data not found are shown as (C)
 10. Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
 11. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
 12. If only a discrepancy is noted, a survey report will be placed in files. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE
USE AND BENEFIT OF THE PARTIES LISTED HEREON.
LIABILITY TO THIRD PARTIES MAY NOT BE
TRANSFERRED OR ASSIGNED

LEGEND

A/C	- Air Conditioner	P	- Flat
C	- Calculated	PB	- Plat Book
CE	- Centerline	PC	- Point of Curvature
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	POB	- Point of Beginning
CONC	- Concrete	POC	- Point of Commencement
COV	- Covered	PP	- Power Pole
D	- Description	PRC	- Point of Reverse Curvature
DE	- Drainage Easement	PRM	- Permanent Reference Monument
DUE	- Drainage & Utility Esmt	R	- Radius
D/W	- Driveway	R	- Radial
ESMT	- Easement	R&C	- Rebar & Cap
FFE	- Finished Floor Elevation	RFD	- Roofed
FND	- Found	UE	- Utility Easement
IP	- Iron Pipe	WM	- Water Meter
L	- Length (Arc)	Δ	- Delta (Central Angle)
M	- Measured	-□-	- Wood/PVC Fence
N&D	- Nail & Disk	-○-	- Chain Link Fence
NR	- Non-Radial		
OHU	- Overhead Utility Line		
ORB	- Official Records Book		



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

FLOOD ZONE INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
FLOOD ZONE AE, AREA INSIDE OF THE 100 YEAR FLOODPLAIN,
PER F.I.R.M. PANEL NUMBER 12097C 0066G
LAST REVISION DATE 06/18/13

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBILITY, CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. TREE DIMENSIONS WERE NOT REQUIRED FOR THIS PROJECT.

DATE OF FIELD WORK: 11/04/22
DATE SIGNED: 11/07/22



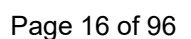
SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

PATRICK STREET



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 31, 2024.

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



Signature of Affiant

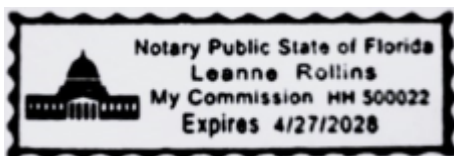
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 2 day of August, 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

7673045

Money&Markets

Preliminary closing figures for Tuesday, July 30, 2024

▲ DOW	▲ NYSE	▼ NASDAQ	▼ S&P 500
40,743.33 +203.40	18,580.58 +41.21	17,147.42 -222.78	5,436.44 -27.10
▼ WILSHIRE 5000	▼ CRUDE OIL	▲ GOLD	▼ EURO
54,630.06 -227.84	74.73 -1.08	2405.00 +27.20	\$1.0811 -.0012

INDEXES					
52-Week		Last	Net Chg	YTD %Chg	
High	Low				
41,376.00	32,327.20	Dow Industrials	40,743.33	+203.40	+8.10
16,717.04	13,471.47	Dow Transportation	16,013.32	+118.08	+7.2
982.84	765.47	Dow Utilities	986.61	+10.31	+11.90
18,798.92	14,638.37	NYSE Composite	18,580.58	+41.21	+10.25
18,671.07	12,543.86	Nasdaq Composite	17,147.42	-222.78	+14.23
2,758.54	1,932.10	S&P 100	2,607.04	-20.13	+16.58
5,669.67	4,103.78	S&P 500	5,436.44	-27.10	+13.98
3,119.18	2,322.38	S&P MidCap	3,079.81	+10.09	+10.72

MONEY RATES		
	Last	Pvs Week
Prime Rate	8.50	8.50
Discount Rate	5.44	5.45
Fed Funds	5.25-5.50	5.25-5.50
TREASURIES		
3-month	5.29	5.33
6-month	5.14	5.20
5-year	4.05	4.17
10-year	4.17	4.25
30-year	4.42	4.47

CURRENCIES		
	Last	Pvs Day
Australia	1.5288	1.5274
Britain	1.2833	1.2864
Canada	1.3851	1.3852
Euro	.9250	.9240
Japan	153.29	154.00
Mexico	18.7362	18.6199
Switzerland	.8838	.8863
British pound expressed in U.S. dollars. All others show dollar in foreign currency.		

METALS & FUELS		
	Last	Chg
Crude oil (bbl)	74.73	-1.08
Natural gas (gal)	2.126	+.090
Heating oil (gal)	233.68	-3.82
Unleaded gas (gal)	2.3871	-.0282
Gold (oz)	2405.00	+27.20
Silver (oz)	28.365	+.660
Copper (lb)	4.0630	
Aluminum (ton)	2147.75	-30.25
Platinum (oz)	971.00	+13.40

STOCKS OF LOCAL INTEREST											
Stock	Ticker	Div	Last	Chg	YTD %Chg	Stock	Ticker	Div	Last	Chg	YTD %Chg
ASML Hld	ASML	3.18e	860.24	-10.31	+13.7	LockhdM	LMT	12.60	537.66	+10.02	+18.6
AT&T Inc	T	1.11	18.98	+.08	+13.1	Loews	L	.25	80.48	+1.62	+15.6
AbbVie	ABBV	6.20	186.78	+4.84	+20.5	Lowes	LOW	4.60f	241.40	+1.60	+8.5
Accenture	ACN	5.16	329.20	+3.00	-6.2	LumenTch	LUMN	...	2.67	+.73	+45.9
AdobeInc	ADBE	...	538.71	+2.10	-9.7	MarlntA	MAR	2.52f	238.77	+.32	+5.9
AMD	AMD	1.60f	138.44	-1.31	-6.1	MarriotVac	VAC	3.04	87.23	+1.78	+2.8
Alphabt C	GOOG	.80	171.86	+.73	+21.9	MasterCrd	MA	2.64	447.45	+6.15	+4.9
Alphabt A	GOOGL	.80	170.29	+.76	+21.9	McDnlds	MCD	6.68	266.44	+5.02	-10.1
Amazon	AMZN	...	181.71	-1.49	+19.6	Merck	MRK	3.08	115.25	-12.53	+5.7
Apple Inc s	AAPL	1.00f	218.80	+.56	+13.6	Meta Plt	META	2.00	463.19	-2.52	+30.9
AstraZen	AZN	1.97e	77.90	-.46	+15.7	Microsoft	MSFT	3.00	422.92	-3.81	+12.5
AutoData	ADP	5.60f	257.74	+2.53	+10.6	NatRetPrp	NNN	2.32f	46.10	+.43	+7.0
BkofAm	BAC	1.04f	41.28	+.19	+22.6	Netflix	NFLX	...	622.58	-4.38	+27.9
BerkH B	BRK/B	...	441.26	+2.95	+23.7	NextEraEn	NEE	2.06	74.28	-.06	+22.3
Boeing	BA	...	186.86	+1.43	-28.3	NorthropG	NOC	8.24f	486.73	+9.44	+4.0
Brinker	EAT	...	67.74	+2.11	+56.9	Novartis	NVS	3.47e	111.93	+1.26	+10.9
Broadcom s	AVGO	...	143.52	-6.70	+28.6	NovoNord s	NVO	...	129.23	+1.18	+24.9
BrwnBnn	BRO	.52	99.84	+1.18	+40.4	Nvidia s	NVDA	...	103.73	-7.86	+109.5
CVS Health	CVS	2.66	63.18	+1.61	-20.0	Oracle	ORCL	1.60	135.67	-2.64	+28.7
Chevron	CVX	6.52	159.57	+2.97	+7.0	PepsiCo	PEP	5.42	173.18	-.03	+2.0
CocaCola	KO	1.94	67.68	+.85	+14.8	ProctGam	PG	4.03	161.70	-8.23	+10.3
Comcast	CMCSA	1.24	40.81	-1.13	-6.3	RaythTch	RTX	2.52f	116.88	+2.44	+38.9
Costco	COST	4.64	810.03	+5.53	+22.7	SAP SE	SAP	1.93e	206.76	-2.44	+33.7
Darden	DRI	5.60f	148.14	+1.39	-9.8	Salesforce	CRM	1.60	257.93	-.66	-2.0
Disney	DIS	.30p	93.79	+1.65	+3.9	Shell plc	SHEL	2.75e	71.97	+1.13	+9.4
DukeEngy	DUK	4.17f	109.90	+1.22	+13.3	SwstAirl	LUV	.72	27.04	+.73	-6.4
ElectArts	EA	.76	149.12	+1.27	+9.0	TaiwSemi	TSM	2.21e	154.54	-5.47	+48.6
EilLilly	LLY	5.20	790.21	-17.58	+35.6	Tesla	TSLA	...	222.62	-9.48	-10.4
ExxonMbl	XOM	3.80	118.17	+.27	+18.2	ThermoFis	TMO	1.56	615.06	+10.94	+15.9
FaroTech	FARO	...	16.88	-2.02	-25.1	Toyota	TM	...	193.11	+.63	+5.3
FedExCp	FDX	5.52f	300.88	+1.65	+18.9	TravLeis	TNL	2.00	46.83	+.59	+19.8
Gencor	GENC	...	23.76	+.78	+47.2	Tupprwe	TUP	1.08	1.28	-.03	-36.0
HCA Hldg	HCA	2.64	361.35	+2.62	+33.5	UPS B	UPS	6.52	129.03	+.42	-17.9
HiGrVa	HGV	...	43.49	+.78	+8.2	UtdParks	PRKS	...	53.02	+2.28	+.4
HomeDp	HD	9.00	363.69	+2.02	+4.9	UtdhlthGp	UNH	8.40f	576.33	+9.58	+9.5
Hyatt	H	.60e	151.40	+.66	+16.1	VOXX Intl	VOXX	...	2.58	-.18	-75.8
JPMorgCh	JPM	4.60f	215.19	+4.34	+26.5	VerizonCm	VZ	2.66	40.04	+.01	+6.2
JetBlue	JBLU	...	6.66	+.73	+20.0	Visa	V	2.08	263.10	+1.50	+1.1
JohnJn	JNJ	4.96	161.33	+2.77	+2.9	WalMart s	WMT	.83	69.19	-.43	+31.7
L3Harris	LHX	4.64	227.74	+2.96	+8.1	WalBoots	WBA	1.00	12.16	+.22	-53.4
LGL Grp	LGL	...	5.40	-1.3	-12.1	WellsFargo	WFC	1.60f	60.01	+.42	+21.9
LghtPath h	LPTH	...	1.36	-.01	+7.9	XeniaHtIs	XHR	.48	14.15	-.08	+3.9

Stock footnotes: g - Dividends and earnings in Canadian dollars. h - Does not meet continued-listing standards. If - Late filing with SEC. n - Stock was a new issue in the last year. rs - Stock has undergone a reverse stock split of at least 50% within the past year. s - Stock has split by at least 20 percent within the last year. **Dividend Footnotes:** a - Extra dividends were paid, but are not included. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. m - Current annual rate, which was decreased by most recent dividend announcement. p - Initial dividend, annual rate not known, yield not shown.

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Grande Pines Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE:	August 19, 2024
TIME:	10:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street Orlando, Florida 32801

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use/Lot Type	Total # of Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Townhouse	169	0.75	\$1,342.92 per unit
Single Family - 50'	154	1.00	\$1,790.56 per unit
Single Family - 70'	62	1.40	\$2,506.79 per unit

* Includes collection costs and early payment discounts – numbers are annual amounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, or other costs that Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

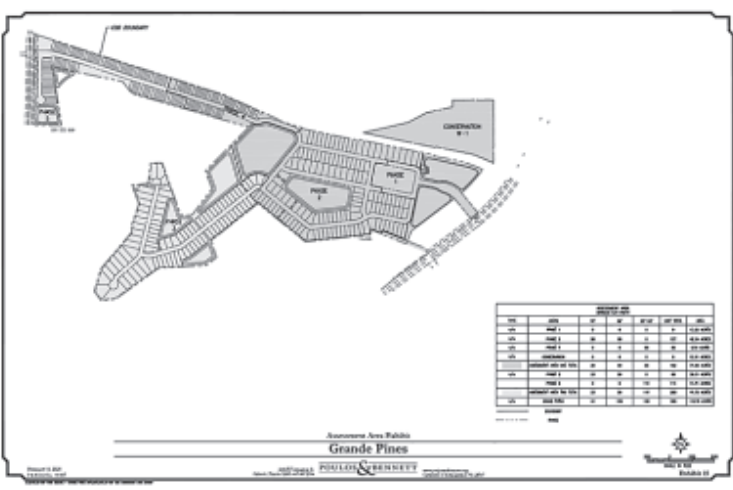
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: 407-841-5524 ("District Manager's Office"), during normal business hours, or at the District's webpage at <https://grandepinescdl.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint
Governmental Management Services – Central Florida, LLC
District Manager



Orlando Sentinel

WALL STREET REPORT



Activists appeal for a \$15 minimum wage near the Capitol in Washington. The employment rates of communities are a key factor in income mobility. J. SCOTT APPLEWHITE/AP 2021

Study finds income gap between white, Black millennials shrinks

By Mike Schneider
Associated Press

The income gap between white and Black young adults was narrower for millennials than for Generation X, according to a new study that also found the chasm between white people born to wealthy and poor parents widened between the generations.

By age 27, Black Americans born in 1978 to poor parents ended up earning almost \$13,000 a year less than white Americans born to poor parents. That gap had narrowed to about \$9,500 for those born in 1992, according to last week by researchers at Harvard University and the U.S. Census Bureau.

The shrinking gap between races was due to greater income mobility for poor Black children and drops in mobility for low-income white children, said the study, which showed little change in earnings outcomes for other race and ethnicity groups during this

time period.

A key factor was the employment rates of the communities that people lived in as children. Mobility improved for Black individuals where employment rates for Black parents increased. In communities where parental employment rates declined, mobility dropped for white individuals, the study said.

"Outcomes improve ... for children who grow up in communities with increasing parental employment rates, with larger effects for children who move to such communities at younger ages," said researchers, who used census figures and data from income tax returns to track the changes.

In contrast, the class gap widened for white people between the generations — Gen Xers born from 1965 to 1980 and millennials born from 1981 to 1996.

White Americans born to poor parents in 1978 earned about \$10,300 less than white Americans born to wealthy parents. For those born in 1992, that class gap

increased to about \$13,200 because of declining mobility for people born into low-income households and increasing mobility for those born into high-income households, the study said.

This shrinking gap between the races, and growing class gap among white people, also was documented in educational attainment, standardized test scores, marriage rates and mortality, research said.

Black people from low-income families saw the greatest economic mobility in the southeast and industrial Midwest. That declined the most for low-income white people in the Great Plains and parts of the coasts.

The researchers suggested that policymakers could encourage mobility by investing in schools or youth mentorship programs when a community is hit with economic shocks such as a plant closure and by increasing connections between different racial and economic groups by changing zoning restrictions or school district boundaries.

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 childcare facility. The Planning Advisory Board will hold a meeting on **Wednesday, August 7, 2024** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

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

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-23-0002 BOARD**
Let The Children Come Daycare

PLANNING ADVISORY
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

Planning Department Comments

Please accept this letter addressing the comments mentioned for the proposed Day Care Project. Back in April 2023, the applicant submitted a conditional use application with modifications to the existing building, a circular driveway that would serve as a drop off area and other improvements. In 2024, this business plan has changed and has been modified. The proposal is to leave the existing site intact and utilize the existing building to operate the proposed day care. The site has 20 parking spaces total, three in the front, and 17 in the rear (including two existing ADA spaces). No modifications will be made to the parking lot either. The intent is to operate as a Day Care with a maximum of 75 children ranging from 1 to 10 years of age. The applicant is open to any conditions of approval/mitigating factors proposed by the City of Kissimmee to operate without creating any impacts to the surrounding neighborhood uses.

GENERAL

1. What is the maximum number of children this location can support?

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Therefore, there are 20 existing parking spaces onsite. According to City of Kissimmee Land Development Code Section 14-7-22(A), 1 space per 5 children without a drop-off area is required.

20 parking spaces x 5 children = **100 children maximum (allowed per LDC based on parking demand)**

2. Please clarify front fence and gate height and material. Please note allowable fence materials include aluminum, treated wood, vinyl, ornamental iron, concrete, brick or stone. Front yard fences may only have a maximum height of 3 ft, unless it is a decorative fence with no more than 15% opacity. LDC Section 14-6-5-.C.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. There will not be any modifications to the site. There will not be any front fence alterations and/or installation. Please advise if this comment still applies.

PARKING & ACCESS

3. Please provide sidewalk connections for pedestrian access from Patrick St and the parking area. LDC Section 14-7-3A(5)

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

4. Please confirm parallel parking spaces are setback at least 7 ft from the property line in accordance with LDC Section 14-7-23.B(2).

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Parking lot and spaces will remain the same, no expansion or alterations are being proposed. Please advise if this still applies.

5. Any parking lot serving less than 40,000 square feet of non-residential gross floor area shall be reviewed at the site plan stage to assure adequate stacking capability for the size and layout of the lot. In no case shall an entranceway have parking spaces within seven feet of the street right-of-way line of any other street. 14-7-23.D(1).

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

6. Please provide parallel parking space dimensions in accordance with 14-7-23 table 7-3.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

7. Indicate all drive aisle widths, which shall be a minimum of 24 feet in width for two-way traffic. LDC Section 14-7-23, table 7-3

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

8. Please provide required parking for the proposed use. This will be determined by the number of children expected in this location. LDC Section 14-7-22(A) Table 7-2 requires the following: 1 space per 10 children with a drop-off area, or 1 space per 5 children without a drop-off area. Ensure that there will be adequate parking for the proposed use and include this in your site data table.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Therefore, there are 20 existing parking spaces. According to City of Kissimmee Land Development Code 14-7-22(A) 1 space per 5 children without a drop-off area. $20 \text{ parking spaces} \times 5 = 100$ children maximum. Applicant is proposing a max of 75 children.

9. The access drive to rear parking does not meet the 24 ft minimum width required for two-way traffic.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

LANDSCAPING

10. There shall be a landscape island at the end of every parking row, and also every ten parking spaces. Each landscaped island shall contain a minimum of 50 square feet of landscaping with a minimum width of at least 10 feet and a minimum depth at least the depth of the adjacent parking space. Landscaped islands adjacent to some of the parking garages are not meeting this requirement. LDC Sections 14-8-18B and 14-8-18C.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

11. The existing foundation landscaping and landscaping along the fence shall be maintained. Please provide existing or proposed foundation landscaping, which shall conform to LDC Section 14-8-19(A).

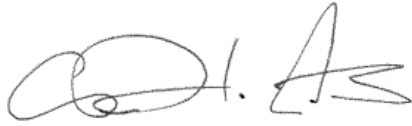
RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

SITE LIGHTING

12. Will there be any new lighting proposed for this project? If so, please provide a photometric plan in accordance with LDC Section 14-10-9.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is. Please advise if this comment still applies.

Should you have any questions, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'C.I. Arias', with a stylized flourish at the end.

Cristian I. Arias
Planning Consultant
689-310-6134

Public Works and Engineering Department

Please accept this letter addressing the comments mentioned for the proposed Day Care Project. Back in April 2023, the applicant submitted a conditional use application with modifications to the existing building, a circular driveway that would serve as a drop off area and other improvements. In 2024, this business plan has changed and has been modified. The proposal is to leave the existing site intact and utilize the existing building to operate the proposed day care. The site has 20 parking spaces total, three in the front, and 17 in the rear (including two existing ADA spaces). No modifications will be made to the parking lot either. The intent is to operate as a Day Care with a maximum of 75 children ranging from 1 to 10 years of age. The applicant is open to any conditions of approval/mitigating factors proposed by the City of Kissimmee to operate without creating any impacts to the surrounding neighborhood uses.

GENERAL INFORMATION:

1. **Previous comment, not yet satisfied:** “Provide drawing scale and graphic scale on the site plan.” **Reason:** It is not clear how this was addressed on the plans.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies.

DEDICATIONS/RIGHTS-OF-WAY/EASEMENTS:

2. **Previous comment, not yet satisfied:** “Where the proposed development encompasses a public ditch or drainage way in excess of three feet deep, the developer shall dedicate a right-of-way to the City. The right-of-way shall be of sufficient width to provide a 25-foot maintenance berm on each side of the ditch or drainage way, in addition to the width of the ditch as measured at the top of the slopes. Please show this area on the site plan. Ref. LDC §14-10-3(D)(3) Alternatively, a City Commission variance may be requested to provide unobstructed easement, instead of right-of-way.” **Reason:** The plans appear to depict a 25-foot offset from the property boundary line, which is not necessarily the area needed for ditch right-of-way/easement. The requirement is for the area within 25 feet of the top of bank to be dedicated and unobstructed for maintenance. The survey provided is not a topographical survey, so we are not able to define this area without knowing where the top of bank lies. This needs to be clearly depicted on the site plan. The second part of this is the area in question needs to either be dedicated to the City as ditch right-of-way, or the applicant needs to request a City Commission variance to provide an unobstructed easement over this area, instead of right-of-way dedication.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies

SURVEY/EXISTING CONDITIONS:

3. Previous comment, not yet satisfied: “Please provide a revised copy of the 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:

- a) Topographic contours at one-foot intervals, extending 25 FT beyond the property boundary lines/project limits
- b) Building finished floor elevation(s)”

Reason: As this project is located in a FEMA designated Special Flood Hazard Area with floodway and is directly adjacent to a City maintained drainage canal, it is critical that we have this information to review in conjunction with the proposed site plan at this time.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There will be no alterations to the building or to the site. Information relevant to the new proposed project has been added to the survey for staff review. The day care business will be conducted in the interior of the exiting building. Please advise if this comment still applies

BUILDINGS/STRUCTURES:

4. Previous comment, not yet satisfied: “Provide lowest finished floor elevation for all existing and proposed buildings/structures on the site plan.” **Reason:** All new building construction shall meet the minimum finished floor elevation of 64.3 feet NAVD88 and any existing floors below this elevation may be required to be elevated, depending on the declared value of the proposed building improvements. These things could affect the site layout (access). If you wish to proceed without knowing this, you do so at your own risk and at the risk of having additional requirements with construction plan review.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There will be no alterations to the building or to the site. The day care operations will be conducted in the interior of the exiting building. Please advise if this comment still applies.

FLOODPLAIN MANAGEMENT (§14-9-1):

5. **Previous comment, not yet satisfied:** “Please clearly delineate the BFE/SFHA contour and any floodway boundaries on the site plan. No new vertical construction will be permitted within the floodway.” **Reason:** See survey comment above

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There will be no alterations to the building or to the site. The day care operations will be conducted in the interior of the existing building. Please advise if this comment still applies.

6. **Previous comment, not yet satisfied:** “The minimum off-street parallel parking dimensions are 9 FT x 23 FT.”

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. These parking spaces are not part of this new submittal. Please advise if this comment still applies.

7. **New comment, based on revisions:** Please show ADA compliant accessible parking space dimensions on the site plan.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There are two existing ADA parking spaces onsite. Please advise if this comment still applies.

8. **Previous comment, not yet satisfied:** “The proposed entrance gate will need to be moved back to provide unobstructed stacking distance(s) in accordance with LDC §14-7-23(D): Parking lots serving less than 40,000 SF of non-residential floor area or less than 350 dwelling units shall have no parking space backing or intersecting drives within 20 FT from right-of-way line for collector/arterial streets; 7 FT for any other street.” **Reason:** Offset not provided.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies.

WALLS/FENCING/GROUND SIGNAGE:

9. **Previous comment, not yet satisfied:** “Please indicate the height and type of all existing and proposed walls/fencing on the site plan (i.e. masonry, wood, PVC, etc.). Ref. LDC §14-3-31(C)(2)(k)” **Reason:** There appears to be new fencing proposed along the front but the height and type is unknown. Also, new fencing shall remain clear of the

floodway and 25-foot wide ditch maintenance berm. Please provide this information and demonstrate compliance.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. New fencing will not be part of this project. Please advise if this comment still applies.

10. **New comment, based on revisions:** Please demonstrate the proposed ground signage is clear of the floodway and 25-foot wide ditch maintenance berm.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Applicant will work with planning department staff to utilize existing ground sign (no modifications will be made ground sign other than changeable copy) for future signage and will follow City of Kissimmee Land Development Code guidelines under Section 14-11. Please advise if this comment still applies.

STORMWATER MANAGEMENT/GRADING:

11. **Previous comment, not yet satisfied:** “Provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the site plan. Ref. LDC §14-2-191(C)(16)” Reason: There appears to be an increase in impervious area, no topographical information provided, and the project is within a special flood hazard area. A conceptual drainage plan (with positive outfall) will be required for site plan approval.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies.

12. **Previous comment, not yet satisfied:** “The impervious lot coverage shall be no greater than the lesser of 50% (RA-2) or that which is provided by the stormwater retention system.” Reason: The impervious area needs to be reduced to at or below 50% and stormwater retention/detention provided to support the proposed impervious area, also. Please revise and provide total impervious areas on the site plan.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies.

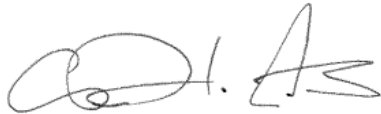
GARBAGE STORAGE/COLLECTION/DISPOSAL:

13. Previous comment, not yet satisfied: "Provide dumpster/compactor enclosure inside and approach dimensions on the site plan. Please note: Dumpster enclosure(s) shall be constructed in conformance with City of Kissimmee Construction Standards and Specifications to include a minimum 11-foot inside width and 40-foot unobstructed straight-in approach.

Please contact Jody Kirkendall for details: jody.kirkendall@kissimmee.gov Reason: The City standard minimum inside dimensions have not been provided.

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There will not be an expansion or modification to the site. This application is for the day care use only. If a trash enclosure is required, it will be included at the time of permitting and will follow City of Kissimmee Construction standards and Specifications.

Should you have any questions, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Cristian I. Arias'.

Cristian I. Arias
Planning Consultant
689-310-6134

Building Department Comments

Please accept this letter addressing the comments mentioned for the proposed Day Care Project. Back in April 2023, the applicant submitted a conditional use application with modifications to the existing building, a circular driveway that would serve as a drop off area and other improvements. In 2024, this business plan has changed and has been modified. The proposal is to leave the existing site intact and utilize the existing building to operate the proposed day care. The site has 20 parking spaces total, three in the front, and 17 in the rear (including two existing ADA spaces). No modifications will be made to the parking lot either. The intent is to operate as a Day Care with a maximum of 75 children ranging from 1 to 10 years of age. The applicant is open to any conditions of approval/mitigating factors proposed by the City of Kissimmee to operate without creating any impacts to the surrounding neighborhood uses.

1. Please provide the dimensions of the accessible parking to verify compliance with Florida Building Code Accessibility 502.2.-Not addressed

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. Please advise if this comment still applies.

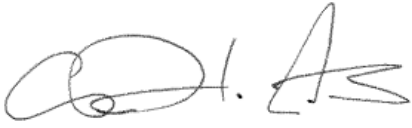
2. Please provide the ages of the children to be placed in the day care.-not addressed

RESPONSE TO COMMENT: The ages of the children range from 1 to 10 years of age.

3. Please clarify if the space is currently or is proposed to be protected with an automatic fire sprinkler system; depending on the ages of the children, if the space is not protected with a sprinkler system, egress requirements may require site modifications.-not addressed

RESPONSE TO COMMENT: The proposed Day Care Facility has been revised to use the existing site, building, and parking lots as is, no changes will be made. There will not be an expansion or modification to the site. This application is for the day care use only. This comment will be addressed at the time of permitting to ensure it meets Building Code requirement. The contractor and/or engineer will work together with the building department to ensure this and all building code requirements are met.

Should you have any questions, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Cristian I. Arias'.

Cristian I. Arias
Planning Consultant
689-310-6134



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

**ADDRESS: 1504 Patrick St
PLAN (DRC) NUMBER: CU-23-0002**

DATE: 2/23/2024

**Review Status:
REVISE & RESUBMIT.**

BUILDING DIVISION – Elisabeth Richter-Belote - 407.518.2129 - Elisabeth.Richter@kissimmee.gov

1. Please provide the dimensions of the accessible parking to verify compliance with Florida Building Code Accessibility 502.2.-The proposed use is a change in occupancy under the Building Code, which requires per FBC Existing Building 1006 that accessibility in portions of buildings undergoing a change in occupancy shall comply with the requirements of the Florida Building Code Accessibility. Therefore, please indicate if the existing parking spaces meet the current requirements of FBCA 502 for width of the spaces and access aisles.

Advisory Comments:

1. A new certificate of occupancy will be required.
2. Mobility fees may be due based on the change in occupancy.
3. Signage will require separate permits
4. Fence installation will require a separate permit
5. Permanently installed play structures will require separate permits
6. Any other accessory structures not part of the building construction will require separate permits
2. Air conditioning equipment is to be screened
7. Please provide the ages of the children to be placed in the day care.-Please be advised that the daycare will be required to be protected with an automated fire alarm system.
8. Depending on the ages of the children, if the space is not protected with a sprinkler system, egress requirements may require site modifications.

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.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 2/28/2024

PROJECT: Let the Children Come Daycare

SITE PLAN (DRC) NUMBER: CU-23-0002

REVIEW NUMBER: 3

Review Status:
APPROVED WITH CONDITIONS

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

ADVISORY COMMENTS (No Responses Necessary):

- Per the applicant, the proposed property has been revised to use the existing site, building, and parking lots as is, no changes will be made. Applicant indicates that this is for the use for the proposed business and no exterior/ site improvements will no longer be proposed. Note that should there be any exterior/site improvements (Ex: adding or removing parking spaces, adding impervious, or changes to traffic circulation) a separate review and approval will be required.
- 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.

###



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

**ADDRESS: 1504 PATRICK ST
PLAN (DRC) NUMBER:CU-23-0002**

DATE: 4/19/2023

**Review Status:
APPROVED WITH COMMENTS.**

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

Comments/Conditions (if applicable):

1. 13.3.2. Where Required. All new nonresidential buildings totaling 5,000 square feet or more gross floor area shall have an approved automatic sprinkler system installed in accordance with section 13.3.1.1. Any renovation or alteration to an existing structure, which results in an increase of the total gross floor area that exceed 5,000 square feet of the entire structure, shall be required to install throughout the structure an approved automatic sprinkler system in accordance with section 13.3.1.1. Any renovation or alteration to an existing structure 5,000 square feet or more, which has a net increase in total square footage in exceeding 5,000 square feet, shall be required to install an approved automatic sprinkler system in accordance with section 13.3.1.1 throughout the structure.
2. 13.3.1.1. General. All automatic sprinkler systems installed in any building must include an electronic supervision, containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code.
3. 10.12.1. Access Boxes. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.
4. 18.3.1. An approved water supply capable of supplying the required fire flow, as determined using Table 18.4.5.1.2 of NFPA 1 or an approved equivalent, shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into the city
5. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant.

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

2. FDC signage shall have the letters "FDC" and the address of the building it serves.

3. The Backflow Preventer shall have the address of the building it serves.

7. In all existing and new buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (FFPC, NFPA 1, the National Fire Prevention Association 1, edition 2015, Section 11 sub-section 11.10.3)

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

9. Hydrants shall be placed a minimum of three feet but not greater than five feet from roadways and driveways and a minimum of 12 feet from the Fire Department access road (NFPA 1). They shall not be blocked by hedges, trees, parked vehicles, buildings, fences, utility poles, receptacles, signs, and the like. Hydrants shall be placed at least 40 feet from structures. Hydrants within developments shall be placed so that the use of a hydrant and connection to FDCs does not block or prevent the entrance or exit of other emergency vehicles responding to the scene. Indicate on plans.

10. . All fire hydrants shall have one four and one-half inch steamer and two two and one-half-inch ports. Hydrant outlet threads shall have NH standard external threads for the size outlet supplied as specified in NFPA 1963 Standard for Fire Hose Connections (as adopted by Section 6-1-1 of the Code). The center of the steamer shall be 18 inches minimum above grade. The four and one-half inch steamer shall be turned to face the road or access drive. If the hydrant is on a corner, the steamer is to face the main road or accessway. Indicate on plans , provide hydrant details on plans.

11. Private hydrants shall be painted with the barrel red. Hydrants owned by the local water authority located within the city limits of Kissimmee shall be painted with the barrel silver. All caps and bonnets will be painted capacity color coded in accordance with the Florida Fire Prevention Code current edition NFPA 291 Recommended Practice for Fire Flow Testing and Marking of Hydrants (as adopted by Section 6-1-1 of the Code). All hydrants are to be maintained in proper working order. All hydrants are to be inspected and have routine maintenance done on them a minimum of once annually in accordance with Section 633.082, F.S. by a contractor licensed by the Florida State Fire Marshal Immediate repair shall be made on any hydrant that is found to be non-functional, difficult to operate, or have a reduced function or flow. Repair and maintenance shall be made by the entity legally responsible for the hydrant. All hydrants are to be marked with blue road reflectors per the following standards:

1. The marker shall be installed in the center of the driving lane in front of the fire hydrant on the same side of the street as the fire hydrant.

2. The marker shall be Model 911A bidirectional

3. Marker size shall be four inches by four inches by three-fourths inch.

4. Marker shall be bonded to roadways by using a two-part epoxy adhesive or other approved material

12. In all existing and new buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (FFPC, NFPA 1, the National Fire Prevention Association 1, edition 2015, Section 11 sub-section 11.10.3). Indicate on plans

13.. All new or existing building shall be required to have a light-frame truss placard on each entryway if the building or structure is made of a light-frame material. **69A-60.0081 Notice Required for Structures with Light-frame Truss-type Construction. Indicate on plans**

14. Where underground water mains and hydrants are to be provided, they shall be installed, inspected, completed, and in service prior to combustibles onsite and construction of structures.

15. FIRE APPROVED WITH COMMENTS CU-23-0002 1504 P

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

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

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



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

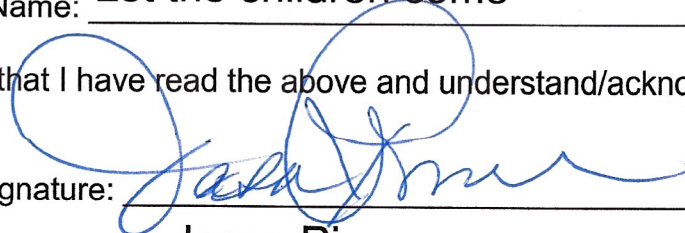
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
-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

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

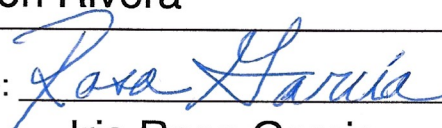
Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: Let the children come DRC# _____

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

Agent Signature:  Date: 1/30/2023

Agent Name (Print): Jason Rivera

Property Owner Signature:  Date: 1/30/2023

Property Owner Name (Print): Iris Rosa Garcia

ITEM 5.B

Public Hearing - Conditional Use with Site Plan Waiver to establish retail sales use. - 1220 Dyer Blvd. - CU-24-0009

Request

Request for Conditional Use with Site Plan Waiver approval for retail sales use of heating, ventilation, and air conditioning (HVAC) parts and equipment at 1220 Dyer Blvd.

Explanation

This is an additional use for the subject site under the Kissimmee Industrial Park PUD. The site is 1.84 acres and the building is 8,640 sf of heated area and was constructed in 1983. This is an additional use for the site under the Kissimmee Industrial Park PUD. The applicant is proposing direct retail sales in addition to wholesale through a catalog. ANA Air Solution and Distribution will sell parts and equipment for HVAC units for both commercial and residential HVAC systems.

The Kissimmee Industrial Park PUD was approved in 1968. Section 2 of the PUD lists permitted uses that include distribution facilities such as the warehousing and wholesaling of materials, components or products similar in character to the items listed under restricted industrial activities. Restricted industrial activities include the manufacture of photographic equipment and supplies, electronic components, medical and dental equipment and supplies, pharmaceutical products and cosmetics, and the production and assembly of wood, cloth, paper, leather, plastic, glass and metal products and equipment.

Retail uses is not listed as a permitted use. Additionally, Section 2-7 allows for "Other Uses" which, due to the nature of their activities and the character of their development, are similar or compatible to the uses determined herein. The aforementioned section permits the Planning Advisory Board to determine if proposed uses are "suitable". Prior conditional use approval on this parcel include lawncare, leaf and litter collection office (DRC#03-054), secondhand merchandise retailer (DRC#06-073), a thrift store (DRC#12-00081), and a PUD amendment to allow for Highway Commercial (HC) uses on Lots 11 and 12 (DRC#06-084). A combination of wholesale and retail sales uses have been permitted in the past.

FINDINGS AND REASONS:

1. Compliance with Kissimmee Industrial Center PUD standards.
2. Compliance with LDC Section 14-3-29(C)(2), conditional use site plan waiver, since existing parking, loading, lighting, and other site characteristics are not affected by the conditional use.
3. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval with conditions on July 26, 2024.

CONDITIONS:

1. The retail sales use only applies to 1220 Dyer Blvd and ANA Air Solution and Distribution.
2. Any modification or expansion of the retail sales use requires a new conditional use application and approval by the Planning Advisory Board.
3. No outdoor storage or outdoor display of goods and equipment is allowed at 1220 Dyer Blvd.

Attachment(s):

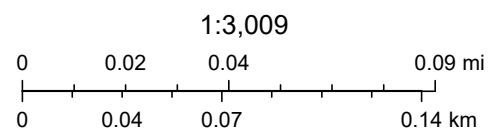
1. CU-24-0009 Aerial Map
2. CU-24-0009 Vicinity Map
3. CU-24-0009 DRC Comments
4. CU-24-0009 DRC Supporting Document



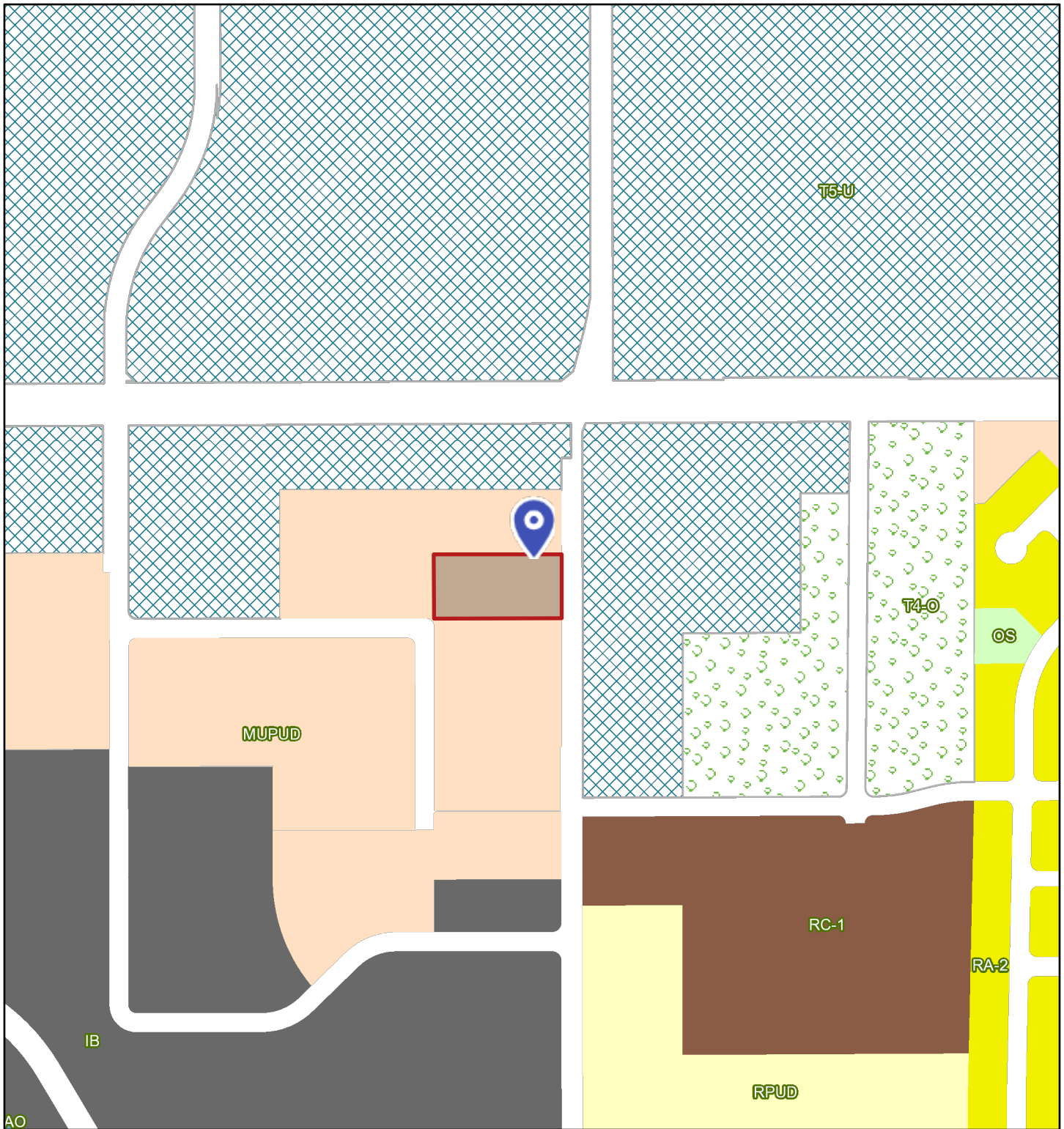
July 29, 2024

- 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

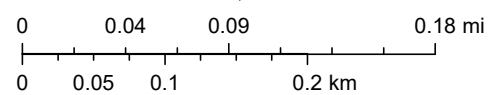


State of Florida, Maxar



July 29, 2024

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

ADDRESS: 1220 Dyer Blvd
PLAN NUMBER: CU-24-0009
PROJECT NAME: Ana Air Solution and Distribution.
REVIEW VERSION NUMBER: v1

DATE: 7/26/2024

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - John Rabon - 407.518.2256 - John.Rabon@kissimmee.gov

Comments/Conditions (if applicable):

General/Development Standards

1. Per the PUD, retail sales are not allowed and the business license should be revised to make it clear that the intended use is for wholesale.
2. Another conditional use application would be required for expansion or modification of the business.
3. Outdoor storage is not permitted on site.

Parking & Roadways

Architectural & Design Standards

Advisory Comments (To be addressed with Construction Plan Submittal)

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: 1220 DYER BLVD. KISSIMMEE, FL 34741
PERMIT NUMBER: BL-000316-2024

DATE: 5/1/2024

Review Status:
REVISE & RESUBMIT.

PLANNING DIVISION - PLANNING/ZONING – Yolanda Hazley - 407.518.2146 – Yolanda.Hazley@kissimmee.gov
1. Please provide clarification of what type of retail merchandise will be sold at this location.

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.

HVAC Systems, parts to Contractors,
not public

wholesale use only

Street.

Back Building

1218.

1220.

Street.

Front Building

Parking lot.

ITEM 5.C

Public Hearing - Resolution to vacate a portion of the McLaurin right-of-way located south of 504 S. Randolph Avenue- ABDN-23-0001

Request

Recommendation of approval of a resolution to vacate 0.18 acres, more or less, of right-of-way located south of 504 S. Randolph Ave. that has a Mixed-Use Urban Corridor (T5-U) Zoning designation.

Explanation

The proposed vacated/abandoned portion of right-of-way is called McLaurin Avenue which was established by a final plat that was recorded on September 1, 1886. This section of right-of-way is approximately 63 feet wide and 122 feet long. The right-of-way is between 2 parcels; the Veterans of Foreign Wars (VFW) Kissimmee Post 4225 at 504 S. Randolph is directly to the north and a vacant parcel is to the south. With the construction of the John Young Parkway bridge to the west creating a steep embankment, this section of McLaurin Avenue does not provide any vehicular or pedestrian purposes to maintain its right-of-way status. In addition, the section does not provide any access to any additional properties. No objections were received for this right-of-way vacation/abandonment by any utility providers. The dedication of easements within the vacated area will be required for existing utilities and infrastructure.

FINDINGS AND REASONS:

1. Removal of the rights-of-way or easements does not have an impact or effect on the roadway network and will result in no net loss of connectivity within the City's Multimodal Transportation District (MMTD).
2. Consistent with applicant justification; future development; emergency responses; city services; and other Land Development Code documents.
3. Compliance with Land Development Code Sections 14-3-47 Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way and easement vacation requests.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on June 18, 2024, subject to conditions.

CONDITION:

1. Easements must remain over the vacated portion of right-of-way and must be provided with a final plat or by a separate legal instrument(s).

Attachment(s):

1. ABDN-23-0001 Aerial Map
2. ABDN-23-0001 Vicinity Map

City of Kissimmee

3. ABDN-23-0001 ROW Exhibit
4. ABDN-23-0001 Draft Resolution
5. ABDN-23-0001 PAB Ad
6. ABDN-23-0001 DRC Comments
7. ABDN-23-0001 DRC Support Documents

ABDN-23-0001
 Right-of-Way Abandonment/Vacation
 Kissimmee VFW Post 4225 RW Vacation

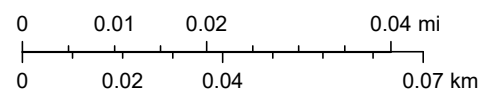


July 22, 2024

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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
- 30cm Resolution Metadata



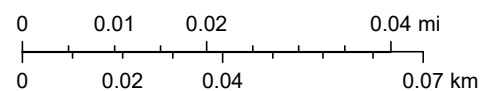
State of Florida, Maxar

ABDN-23-0001
 Right-of-Way Abandonment/Vacation
 Kissimmee VFW Post 4225 RW Vacation



July 22, 2024

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E. B. Waters & Son's Addition
Kissimmee City
 Being Loc 2 - Sec. 28 - T 25S - R 20E

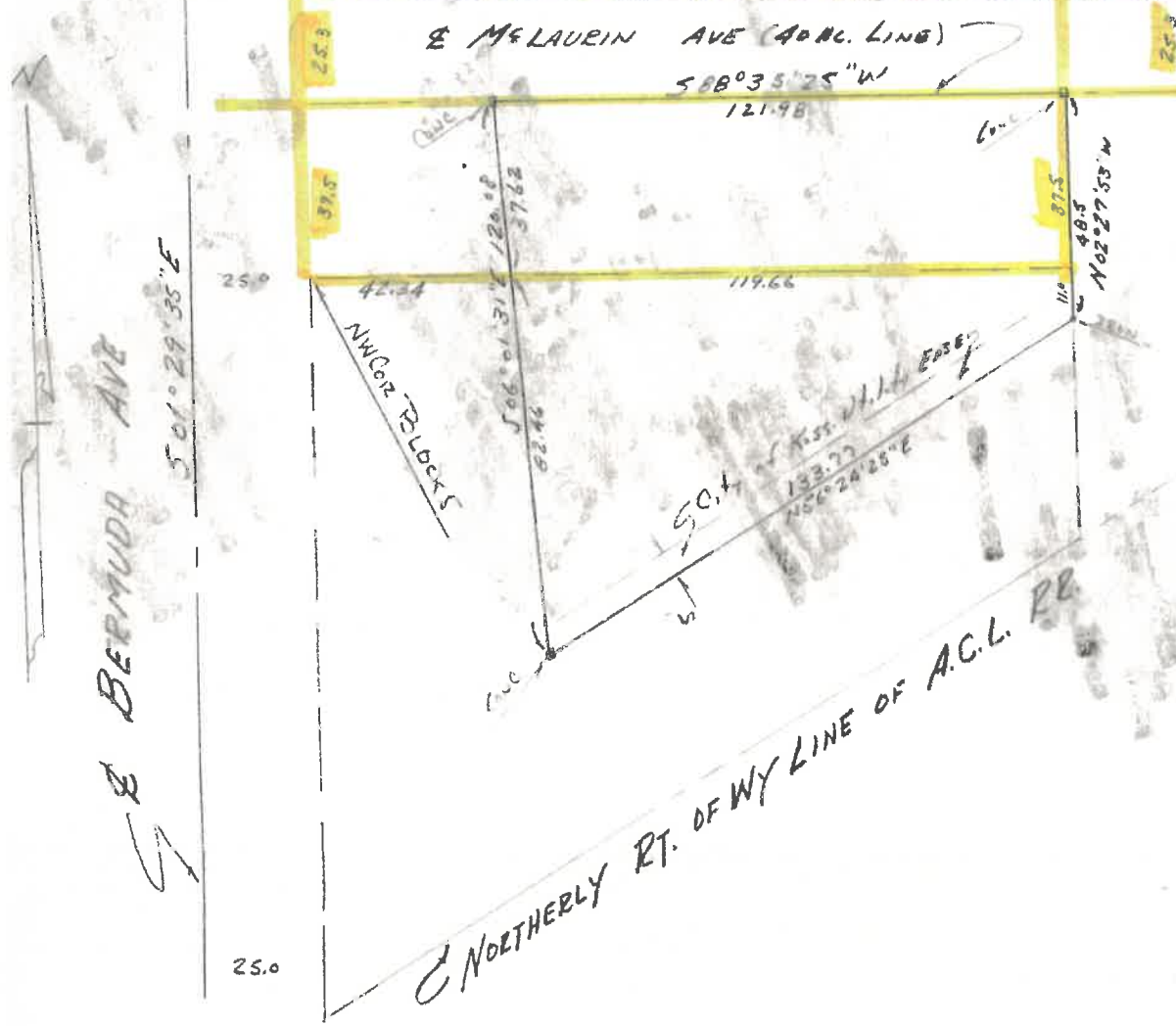
Surveyed by V. P. McMan

Filed and Recorded September 1st 1886

E. J. Shine Clerk
By J. M. Bralshaw atty

61

SHOWING A SURVEY OF THE FOLLOWING DESCRIBED LANDS: Block 5, except a strip or parcel off West Side of Block 5, at Southeast intersection of Bermuda Avenue and McLaurin Street, more particularly described as follows: Beginning at Northwest corner of Block 5, run Easterly along North Boundary of Block 5, 42.34 feet, thence S 6° 1' 31" E, 82.46 feet, thence N 56° 24' 25" E, 133.77 feet to East Boundary of said Block 5, thence Southerly along East Boundary 47.22 feet to Northerly Right of Way of Atlantic Coast Line Right of Way, thence S 50° 24' 25" W along Right of Way 191.24 feet to the West Boundary of said Block 5, thence run N 1° 29' 35" W, along the said West Boundary (which is 25 feet East of said parallel to centerline of State Road No. 2, Project WP GM-28 from Station 43 and 94.10 to Station 45 & 69.65) a distance of 160.07 feet to the Point of Beginning, of E. B. Waters and Son's Addition, according to the Plat of said Addition on file in the office of the Clerk of the Circuit Court of Osceola County, Florida



lying North of Atlantic Coast Line Railroad Right of Way; ALSO abutting Portion of McLaurin Street according to the E. B. Waters and Son's Addition to Kissimmee, Osceola County, Florida.

Surveyed at request of:
Marion F. White

**JOHNSTON'S
ENGINEERS AND SURVEYORS**

DATE 6-14-79 SCALE 1"=40 FT
CERTIFIED CORRECT

Wm. J. Johnston

REGISTERED LAND SURVEYOR CERT. No. 935
Joe E. Johnston Wm. J. Johnston
7 Darlington Phone 847-2179 KISSIMMEE, FLORIDA

ABDN-23-0001 – Portion of proposed vacated/abandoned portion of McLaurin Avenue, Facing West on S. Randolph Avenue



ABDN-23-0001 – Portion of proposed vacated/abandoned portion of McLaurin Avenue, Facing West on S. Randolph Avenue near curve transition to Clay Ave



RESOLUTION NO. _____

**A RESOLUTION OF ABANDONMENT
OF A RIGHT-OF-WAY AGREEMENT**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION ASSEMBLED THAT:

WHEREAS, there exists a recorded right-of-way to the City of Kissimmee, of which had dedicated that portion of the McLaurin Avenue right-of-way located between Parcel ID# 28-25-29-1920-0023-0010 and Parcel ID# 28-25-29-2350-0005-0010, and

WHEREAS, the City is desirous of vacating a portion of the McLaurin Avenue right-of-way, as hereinafter described, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the abandonment of the right-of-way does not materially affect the right of convenient access to lots which may have been previously conveyed under the recorded right-of-way, to the City of Kissimmee, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the public convenience and necessity does not require the use and maintenance of the portion of said right-of-way, and

WHEREAS, the interest of the City of Kissimmee and its citizens thereof would not be adversely affected by the abandonment and annulment of the right-of-way appearing of record;

NOW THEREFORE, BE IT RESOLVED that pursuant to Section 14-3-47 of the Land Development Code of the City of Kissimmee, that right-of-way, as described hereinafter shall be hereby abandoned and annulled leaving a blanket access, drainage, maintenance and utility easement.

Legal Description

A portion of a Platted Right of Way located in Section 28, Township 25 South Range 29 East in the City of Kissimmee, Osceola County, Florida, described as follows:

Bounded on the North by the South line of Lot 2, Block 23 of W.A. Patrick & Co.& U.P. Hughey's Addition to Kissimmee City, Fla as recorded in Plat Book A, Page 001 of the Public Records of Osceola County, Florida; Bounded on the East by the West Right of Way line of South Randolph Ave; Bounded on the South by the North line of Lot 1, Block 5 of E.B. Waters & Son's Addition to Kissimmee City, according to the Plat thereof as recorded in Plat Book A, Page 19 of the Public Records of Osceola County, Florida. and Bounded on the West by the East Right of Way line of South John Young Parkway.

Containing 0.18 acres, more or less.

This resolution shall take effect upon its adoption.

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 25, 2024.

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



Rose Williams

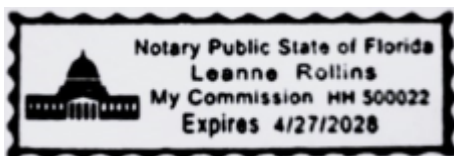
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 26 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

7670523



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Paul R. Minshull #16591. BP 15-25%. 77361



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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, August 7, 2024 at 6:00 p.m.** in the City of Kissimmee Commission Chambers, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida. The purpose of this Public Hearing is to make a recommendation to the City Commission to vacate a portion of the right-of-way.

The subject right-of-way is located South of **504 S. Randolph Ave**

Legal Description:

A portion of a Platted Right of Way located in Section 28, Township 25 South Range 29 East in the City of Kissimmee, Osceola County, Florida, described as follows:

Bounded on the North by the South line of Lot 2, Block 23 of W.A. Patrick & Co. & U.P. Hughey's Addition to Kissimmee City, Fla as recorded in Plat Book A, Page 001 of the Public Records of Osceola County, Florida; Bounded on the East by the West Right of Way line of South Randolph Ave; Bounded on the South by the North line of Lot 1, Block 5 of E.B. Waters & Son's Addition to Kissimmee City, according to the Plat thereof as recorded in Plat Book A, Page 19 of the Public Records of Osceola County, Florida.and Bounded on the West by the East Right of Way line of South John Young Parkway.

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 # ABDN-23-0001 PLANNING ADVISORY BOARD Kissimmee VFW Post 4225 RW Vacation 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. (FS 286.26)

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.



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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, August 7, 2024 at 6:00 p.m.** in the City of Kissimmee Commission Chambers, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida. The purpose of this Public Hearing is to make a recommendation to the City Commission to vacate a portion of the right-of-way.

The subject right-of-way is located North of **1700 Mill Slough Rd**

Legal Description

A Parcel Of Land Lying In The Southeast ¼ Of The Northeast 1/4 Of Section 14, Township 25 South, Range 29 East, Osceola County, Florida, Being More Particularly Described As:

Begin At The Northeast Corner Of The Southeast ¼ Of The Northeast ¼ Of Said Section 14; Thence Run N89°47'22"W Along The North Line Of The Southeast ¼ Of The Northeast ¼ Of Said Section 14, A Distance Of 651.40 Feet; Thence Departing Said North Line Run N00°06'14"E, A Distance Of 9.68 Feet; Thence Run S88°11'31 "E, A Distance Of 57.52 Feet; Thence Run N83°00'21 "E, A Distance Of 44.12 Feet; Thence Run S78°23'08"E, A Distance Of 36.70 Feet;

Thence Run S89°57'53"E, A Distance Of 63.67 Feet; Thence Run S88°36'31"E, A Distance Of 149.09 Feet; Thence Run N79°53'33"E, A Distance Of 87.03 Feet; Thence Run N87°46'12"E, A Distance Of 135.88 Feet; Thence Run N89°27'39"E, A Distance Of 157.83 Feet To A Point On The Perimeter Of Lot 22, Quail Hollow Phase 2, According To The Plat Thereof, As Recorded In Plat Book 7, Page 163, Of The Public Records Of Osceola County, Florida, Said Point Lying On A Non- Tangent Curve, Concave To The Southeast, Having A Radius Of 30.00 Feet And A Central Angle Of 85°53'11"; Thence Run The Following Two (2) Courses Along Said Perimeter Of Lot 22: Run Southwesterly Along The Arc Of Said Curve, A Distance Of 44.97 Feet (Chord Bearing = S42°59'27"W, Chord = 40.88 Feet); Thence Run S00°02°51"W, A Distance Of 30.41 Feet To A Point On The North Line Of Lot 45, Oakbrook Estates, According To The Plat Thereof, As Recorded In Plat Book 11, Page 182, Of The Public Records Of Osceola County, Florida; Thence Run S89°51'01 "W Along Said North Line, A Distance Of 50.00 Feet To A Point On The East Line Of Aforesaid Southeast ¼ Of The Northeast ¼ Of Section 14; Thence Run N00°02'51"E Along Said East Line, A Distance Of 33.81 Feet To The Point Of Beginning.

Containing 0.27 Acres, More Or Less.

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 # ABDN-24-0001 PLANNING ADVISORY BOARD Mill Slough Road Right-of-Way Vacation 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. (FS 286.26)

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.

Page 54 of 96



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

**ADDRESS: 504 S. RANDOLPH AVENUE
PLAN NUMBER: ABDN-23-0001
PROJECT NAME: ERNEST STREET VACATION
REVIEW VERSION NUMBER: V.2**

DATE: 6/14/2024

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Cristian Arias - 407.518.2373 - Cristian.Arias@kissimmee.gov

PLANNING COMMENTS:

1. Verification of underground utilities and/or easements is required prior to final approval on this project.

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

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

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



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

ADDRESS: 504 S Randolph Ave

DATE: 2/23/2023

PLAN (DRC) NUMBER: Click or tap here to enter text.

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

Toho does not object to the abandonment of the right away as long as a utility easement be placed on the vacated right away.

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.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 6/12/2024

PROJECT: McLauren Ave Partial Vacation of ROW

DRC NUMBER: ABDN-23-0001

REVIEW NUMBER: 2

Review Status:
APPROVED WITH CONDITIONS

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

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

SITE SPECIFIC:

- Subject to any easement requirements by respective utility companies (i.e. Toho Water Authority).

GENERAL:

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

###

ABDN-23-0001

VFW Kissimmee Post 4225 ROW

Response to Comments received on March 1, 2023

PLANNING:

1. Per the survey dated June 14, 1979, the ROW measures, 62.8' x 121.98'. Survey is attached.
2. The reason for the request is to provide additional property for both properties to potentially develop. The ROW can no longer connect to John Young Parkway due to a grade difference and the street does not serve any additional properties.

ENGINEERING:

1. Per the survey dated June 14, 1979, the ROW measures, 62.8' x 121.98'. Survey is attached.
2. The reason for the request is to provide additional property for both properties to potentially develop. The ROW can no longer connect to John Young Parkway due to a grade difference and the street does not serve any additional properties.
3. See attached documentation for the location of an active water line and gravity sewer line.

Please contact Craig Holland at 407-518-2148 or craig.holland@kissimmee.gov

Craig Holland

From: Brian Champion
Sent: Friday, May 3, 2024 12:30 PM
To: Craig Holland
Cc: Jeffrey Mattern
Subject: RE: 811 Log in
Attachments: EBOD0599.JPG

Craig,

There is an active water line along with a gravity main on the right of way. The line locator for Toho has not marked the property yet due to a back load of requests, but he did send me the attached photo showing the utilities. He'll come out next week and mark the property if needed. All other utilities are clear in this area.

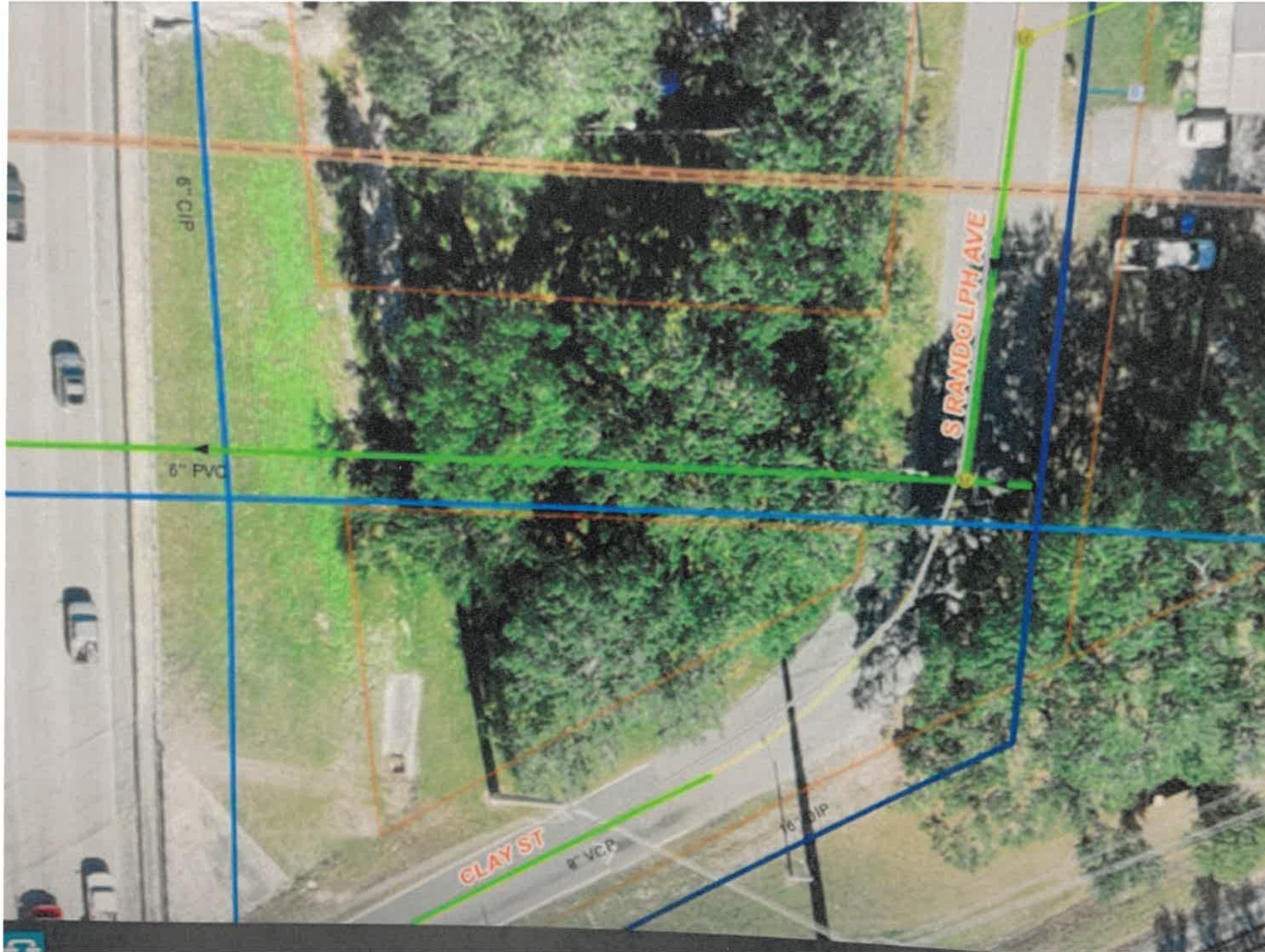
Thanks

Brian Champion
Public Works Supervisor
City of Kissimmee

2213 Mabbette Street
Kissimmee Florida
407-518-2385 Ext. 2608
brian.champion@kissimmee.gov

From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Monday, April 29, 2024 4:48 PM
To: Brian Champion <Brian.Champion@kissimmee.gov>
Cc: Jeffrey Mattern <Jeffrey.Mattern@kissimmee.gov>
Subject: RE: 811 Log in

Thanks.





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

SDOC#: 2022/23-0157

DRC#: ABDN-23-0001

Current FLU:
Requested FLU:

PROJECT NAME: Kissimmee VFW Post 4225 RW Vacation

PROJECT LOCATION: Portion of Ernest St., Kissimmee

Current Zoning:
Requested Zoning:

COMMENTS DUE DATE: 3.1.23

PID#: 28-25-29-1920-0023-0010

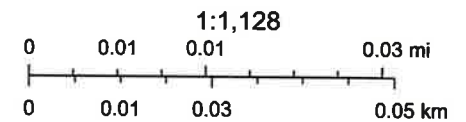
This application has no impact on public school capacity.

Public Works Map



9/22/2022, 3:25:56 PM

- | | | | |
|------------------|-----------------|-----------------|-------------------|
| City Limits | Address Points | DOWNTOWN | SHINGLE CREEK |
| Road Centerlines | Drainage Basins | EAST CITY DITCH | WEST CITY DITCH |
| Parcels | BASS SLOUGH | MILL SLOUGH | Storm Flat Mowing |



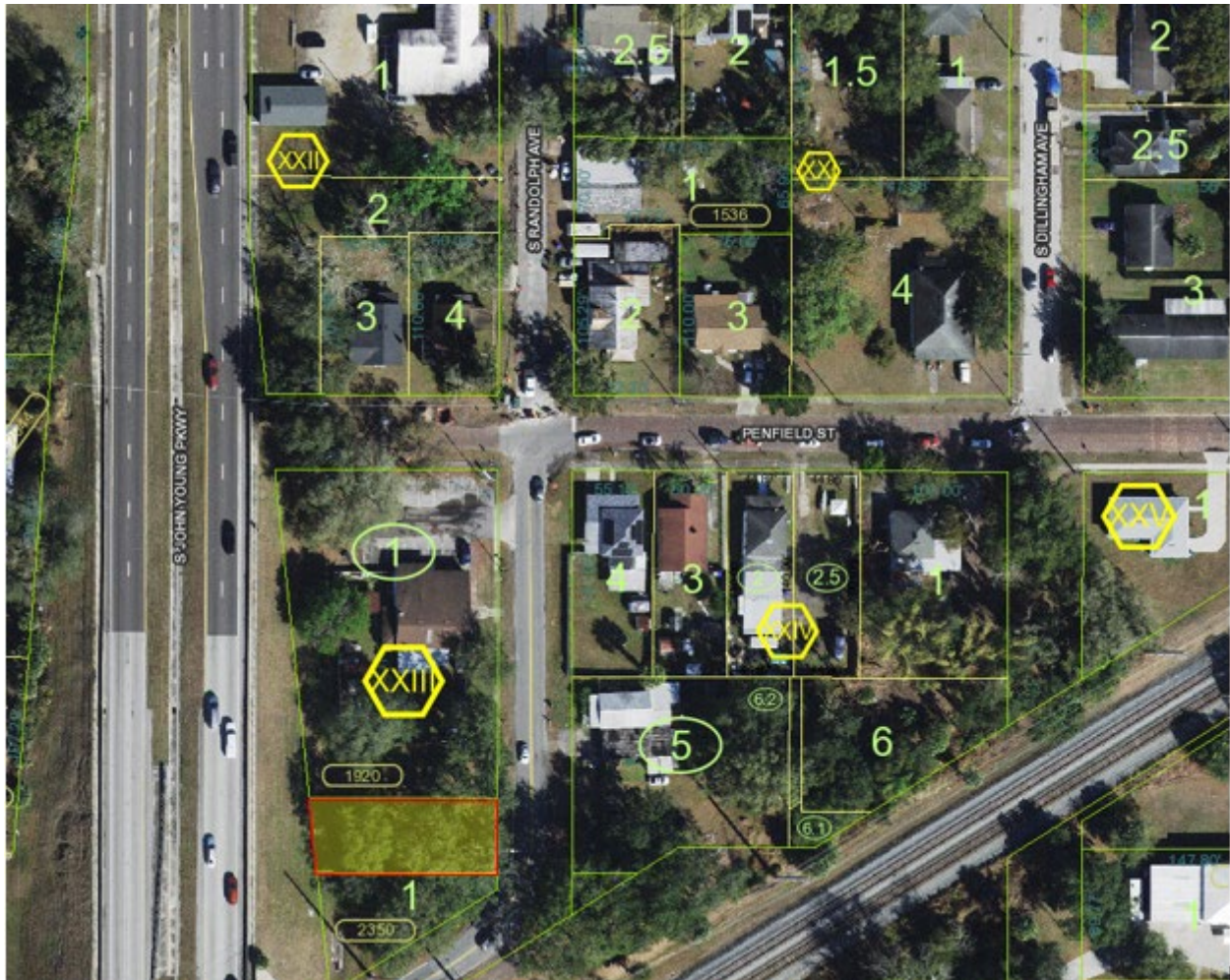
LEGAL DESCRIPTION

ERNEST STREET – McLAURIN AVE. VACATION

A portion of a Platted Right of Way located in Section 28, Township 25 South Range 29 East in the City of Kissimmee, Osceola County, Florida, described as follows:

Bounded on the North by the South line of Lot 2, Block 23 of W.A. Patrick & Co. & U.P. Hughey's Addition to Kissimmee City, Fla as recorded in Plat Book A, Page 001 of the Public Records of Osceola County, Florida; Bounded on the East by the West Right of Way line of South Randolph Ave; Bounded on the South by the North line of Lot 1, Block 5 of E.B. Waters & Son's Addition to Kissimmee City, according to the Plat thereof as recorded in Plat Book A, Page 19 of the Public Records of Osceola County, Florida. and Bounded on the West by the East Right of Way line of South John Young Parkway.

Right of Way to be vacated/abandoned





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: 28-25-29-1920-0023-0010



Owner Information	
Owner Name	KISSIMMEE MEMORIAL VFW POST 4225
Mailing Address	504 S RANDOLPH AVE KISSIMMEE, FL 34741-6173
Physical Address	504 S RANDOLPH AVE, KISSIMMEE FL 34741
Description	CLUB/LODGE/HALL-IMP
Tax District	200 - KISSIMMEE

Tax Values	
Current Values	Certified Values
Current Value represents working appraised values as of 01/24/2023, which are subject to change prior to certification	
Land	\$175,100
AG Benefit	\$0
Extra Features	\$7,100
Buildings	\$50,400
Appraised(just)	\$232,600
Assessed(estimated)	\$232,600
Exemption(estimated)	\$204,688
Taxable(estimated)	\$27,912
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	
Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$175,100
AG Benefit	\$0
Extra Features	\$7,100
Buildings	\$50,700
Appraised(just)	\$232,900
Assessed*	\$224,180
Exemption	\$197,278
Taxable	\$26,902
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information				
Seq	ORB-Pg	Price	Date	Deed Type
0	0887-0981	\$0	1988-08-04	QC
1	0790-2995	\$80,400	1985-11-27	WD
2	0657-0127	\$60,000	1983-06-21	WD
3	0636-0334	\$4,821	1983-03-23	WD
4	0562-0645	\$25,000	1982-01-11	WD
5	0345-0278	\$0	1976-08-23	WD
6	0332-0621	\$171	1976-05-26	TX
7	0306-0682	\$0	1974-09-23	TD
8	0232-0338	\$0	1971-12-01	WD
9	0163-0225	\$0	1956-06-29	WD
10	0155-0363	\$0	1954-12-20	WD
11	0117-0540	\$0	1946-03-08	WD
12	0088-0380	\$0	1929-08-10	WD
13	0085-0477	\$0	1929-01-26	WD
14	0085-0355	\$0	1928-09-14	WD
15	0085-0337	\$0	1928-09-10	WD
16	0067-0361	\$0	1928-07-02	TX
17	0085-0073	\$0	1928-03-21	WD
18	0083-0080	\$0	1926-10-28	WD
19	0083-0079	\$0	1926-10-28	WD
20	0058-0459	\$0	1924-12-15	WD

21	\$0	1904-09-24	WD
----	-----	------------	----

Land Information - Total Acreage: 0.71

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	30927.60	0.00	SF	\$175,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-METAL SHED FAIR	190	1985	\$437
COMMERCIAL-METAL SHED AVERAGE	80	2015	\$389
COMMERCIAL-WOOD SHED MINIMAL	120	2000	\$276
COMMERCIAL-SCREEN PORCH UNFINISHED FAIR	496	2000	\$992
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	5544	1985	\$3,243
WOOD FENCE-6 FT HIGH AVERAGE	240	2000	\$672
LIGHTS FAIR	3	1920	\$1,080

Building Information

Building 1			
Description	RECREATION	Bedrooms	
Year Built	1920	Bathrooms	2
Value	\$50,400	Fixtures	
Actual Area	2568	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2400	Exterior Wall	(1.00) 7 FRAME STUCCO
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1920	2400
UTILITY FINISHED	UTF	1920	168

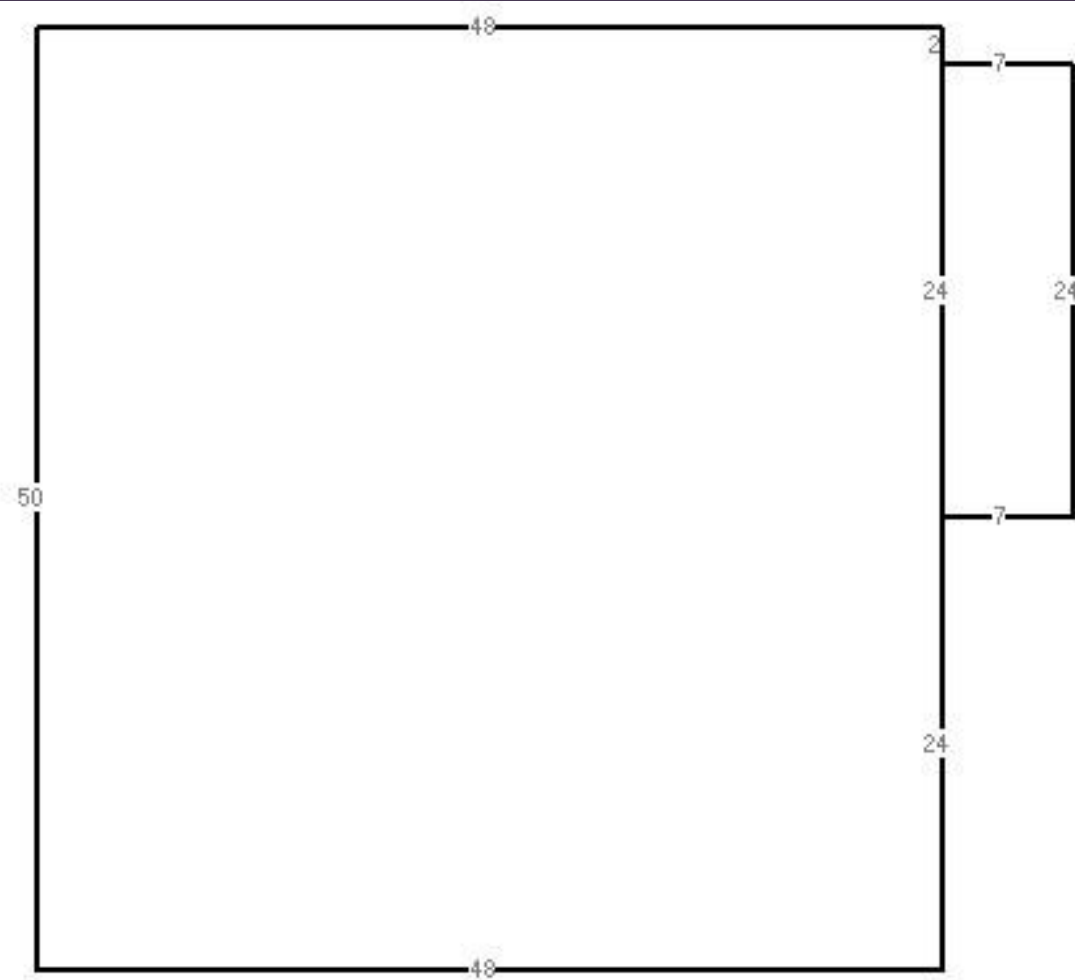
Legal Description

Legal Description	PATRICKS ADDN PB A PG 001 BLK 23 LESS R/W
-------------------	---

Building 1 Property Photo



Building 1 Sketch





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: 28-25-29-2350-0005-0010



Owner Information	
Owner Name	CRUZ FELIX
Mailing Address	2155 TIPTREE CIR ORLANDO, FL 32837
Physical Address	CLAY ST, KISSIMMEE FL 34741
Description	VACANT
Tax District	200 - KISSIMMEE

Tax Values			
Current Values		Certified Values	
Current Value represents working appraised values as of 01/24/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$39,300	Land	\$30,700
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$39,300	Appraised(just)	\$30,700
Assessed(estimated)	\$33,770	Assessed*	\$30,700
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$33,770	Taxable	\$30,700
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information				
Seq	ORB-Pg	Price	Date	Deed Type
0	5921-2496	\$25,000	2021-03-26	WD
1	5191-2958	\$25,000	2017-07-31	WD
2	2993-0718	\$10,000	2005-11-29	WD
3	2794-2009	\$1,000	2005-05-05	WD
4	1154-1068	\$100	1993-11-05	QC
5	0837-2627	\$0	1987-01-13	DC
6	0643-0450	\$0	1983-04-21	WD
7	0584-0064	\$0	1982-06-02	WD
8	0436-0114	\$0	1979-02-01	WD
9	0404-0277	\$0	1977-11-09	WD
10	0231-0316	\$0	1971-11-12	WD
11	0182-0019	\$0	1968-10-14	WD
12	0003-0063	\$0	1956-10-13	WD
13	0164-0435	\$0	1955-08-29	WD
14	0159-0296	\$0	1955-07-15	WD
15	0140-0256	\$0	1952-02-21	WD

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	71.00	122.00	FF	\$39,300

Legal Description

Legal Description	E. B. WATERS ADDN PB A PG 19 BLK 5 BEG 42.34 FT E OF NW COR BLK 5, E 119.66 FT, S 11 FT, S 56 DEG W 133.77 FT, N 6 DEG W 82.46 FT TO POB LESS W 40 FT MOL FOR R/W
-------------------	---

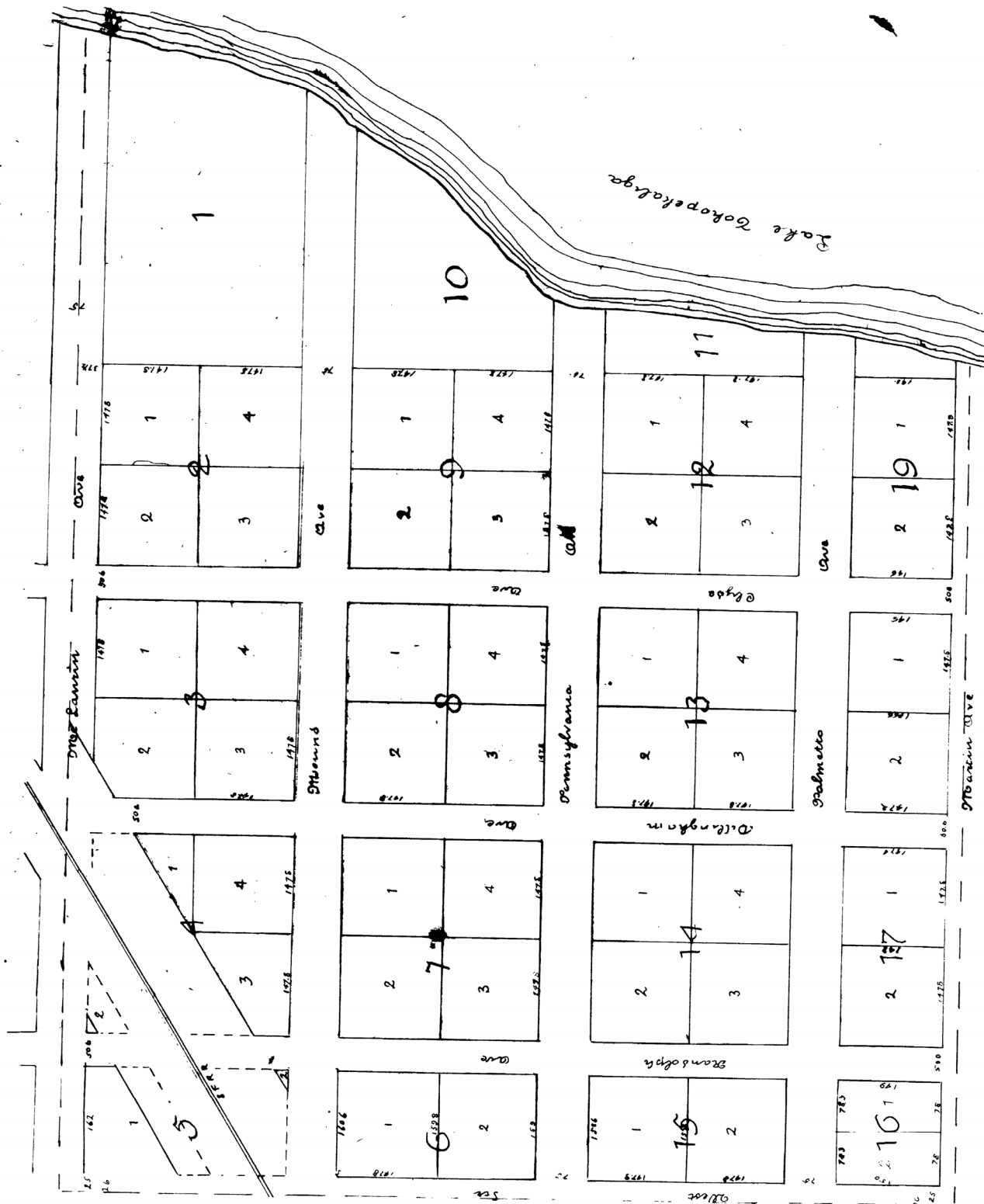
W.A. PATRICK & COMPANY, INC. HUGUENOT

ADDRESS TO THE
S.S. MEE

Embarking on 1/14/52. See 1st & 2nd columns
D.L. See 20 1/2 5 R 7 2
Assigned to S.A. Robinson

1882





E.B. Waters & Son's Addition
Missimiee Co.
 Being Sec. 2 - Sec. 28 - T. 25S - R. 26E

Surveyed, V.P. Clark

Filed and Recorded September 1st 1886

E. J. Stone Clerk
By J. W. Bradley

ITEM 5.D

Public Hearing - Resolution to vacate a portion of the Mill Slough Road right-of-way located north of 1630 and 1700 Mill Slough Road - ABDN-24-0001

Request

Recommendation of approval of a resolution to vacate 0.67 acres, more or less, of right-of-way located north of 1630 and 1700 Mill Slough Road that has a Single Family Residential (RA-1) and Community Facilities (CF) Zoning designations.

Explanation

This is a City initiated vacation/abandonment request. This proposed vacated/abandoned portion of the Mill Slough right-of-way is located behind the perimeter fence of private property at 1630 Mill Slough Road and Mill Creek Elementary School located at 1700 Mill Slough Road. The proposed areas are being privately maintained by both property owners. The width of the proposed vacation/abandonment varies and the length is approximately 1,300 linear feet. The existing sidewalk is outside of the perimeter fence of both properties, is not part of this request, and will remain as part of the Mill Slough Road right-of-way. No objections were received for this right-of-way vacation/abandonment by any utility providers. The dedication of easements within the vacated area will be required for existing utilities and infrastructure.

FINDINGS AND REASONS:

1. Removal of the rights-of-way or easements does not have an impact or effect on the roadway network and will result in no net loss of connectivity within the City's Multimodal Transportation District (MMTD).
2. Consistent with applicant justification; future development; emergency responses; city services; and other Land Development Code documents.
3. Compliance with Land Development Code Sections 14-3-47 Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way and easement vacation requests.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

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

CONDITION:

1. Easements must remain over the vacated portion of right-of-way and must be provided with a final plat or by a separate legal instrument(s).

Attachment(s):

1. ABDN-24-0001 Aerial Map
2. ABDN-24-0001 Vicinity Map
3. ABDN-24-0001 ROW Exhibit
4. ABDN-24-0001 Draft Resolution
5. ABDN-24-0001 PAB Ad

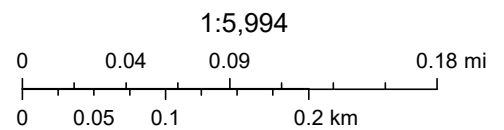
City of Kissimmee

6. ABDN-24-0001 DRC Comments
7. ABDN-24-0001 DRC Support Documents

ABDN-24-0001
Right-of-Way Abandonment/Vacation
Mill Slough Road ROW Vacation

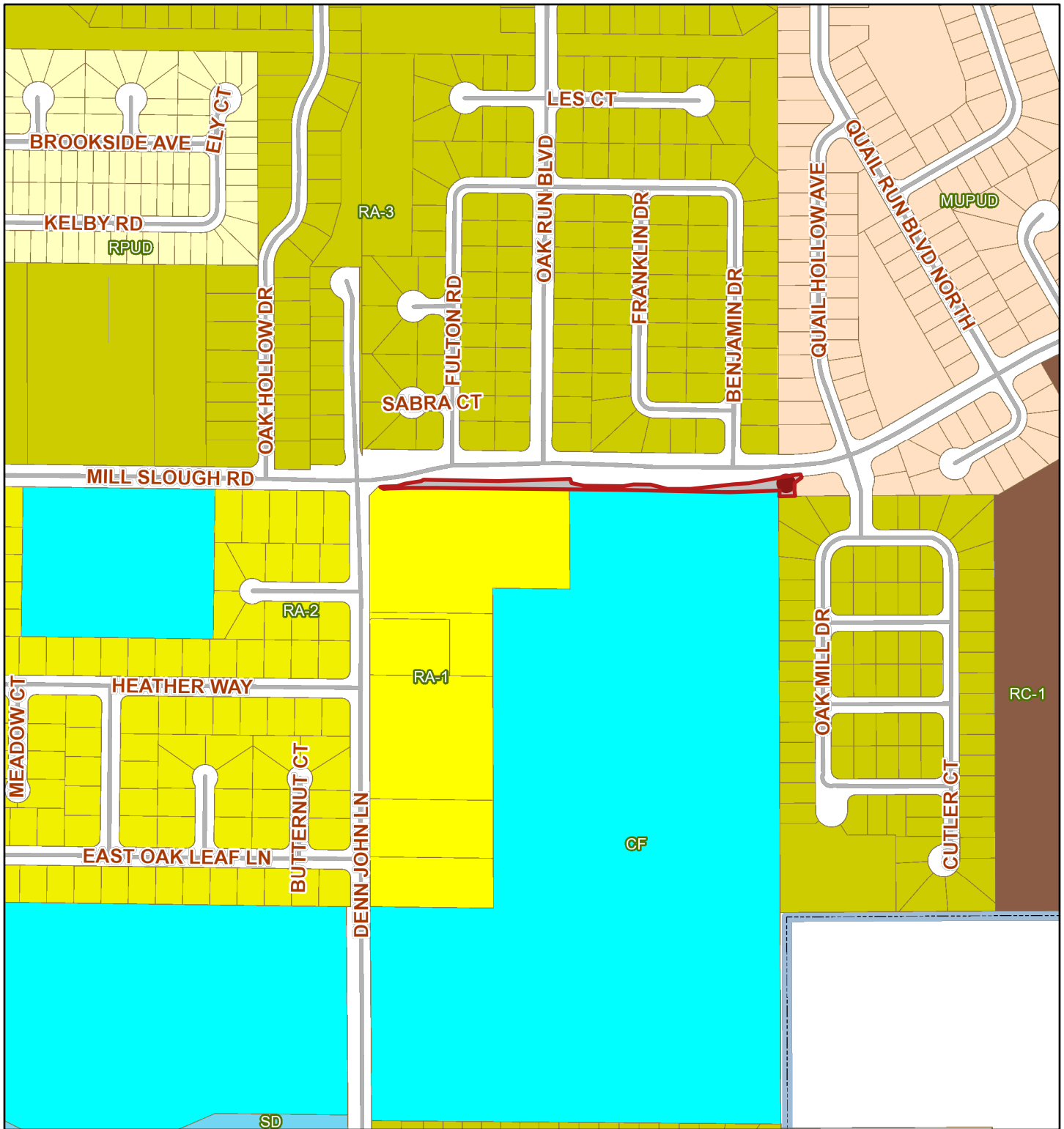


August 3, 2024



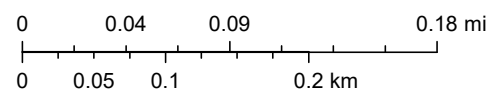
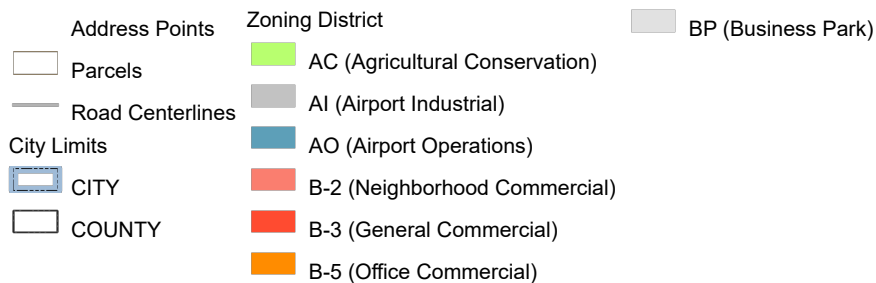
State of Florida, Maxar

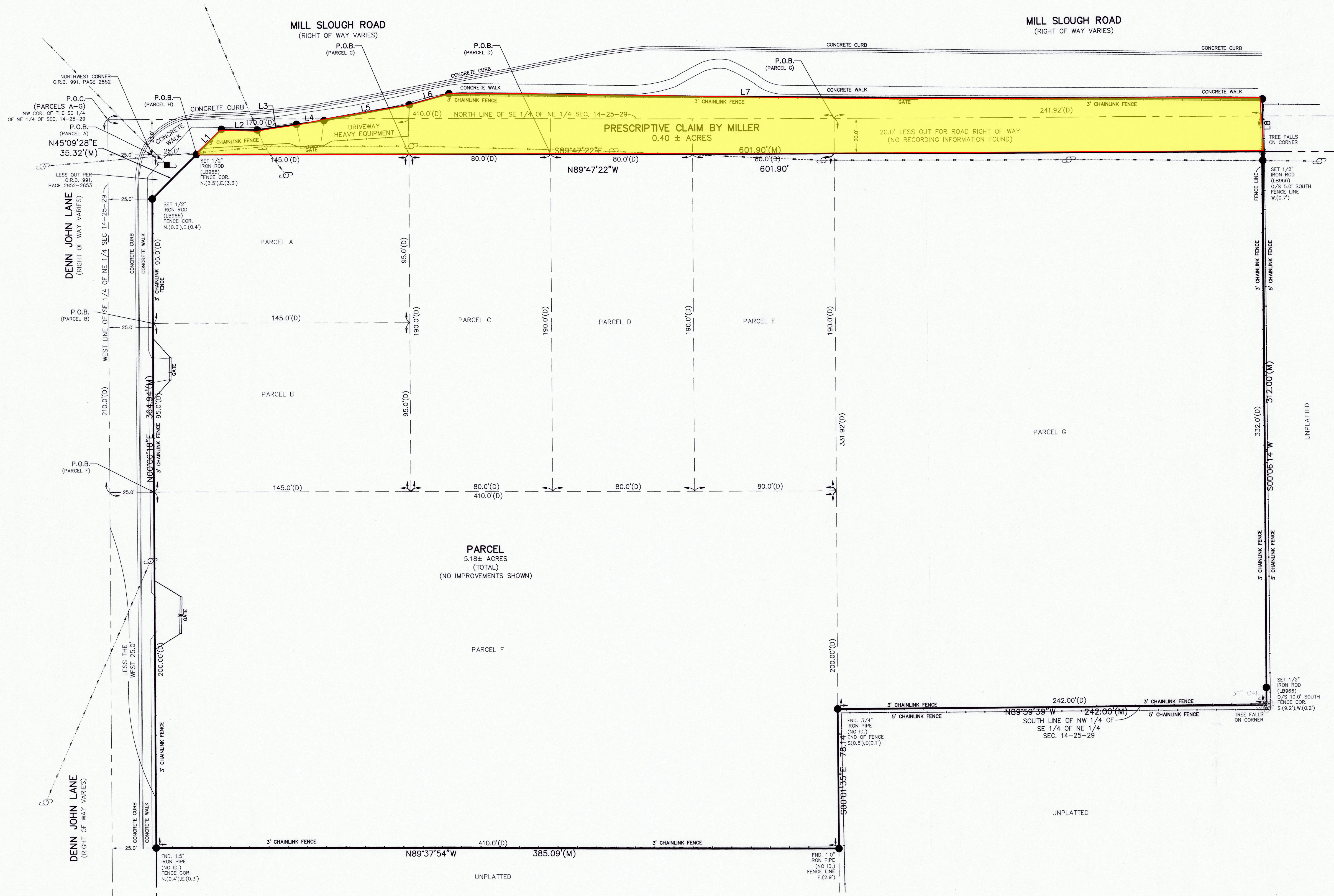
ABDN-24-0001
 Right-of-Way Abandonment/Vacation
 Mill Slough Road ROW Vacation



August 3, 2024

1:5,994





LEGAL DESCRIPTION:

PARCEL A:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE EAST 25 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 95 FEET, RUN THENCE EAST 145 FEET, RUN THENCE NORTH 95 FEET AND RUN THENCE WEST 145 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL B:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE EAST 25 FEET AND RUN THENCE SOUTH 115 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 95 FEET, RUN THENCE EAST 145 FEET, RUN THENCE NORTH 95 FEET, AND RUN THENCE WEST 145 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL C:
BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 250 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN; CONTINUE THENCE SOUTH 190 FEET; RUN THENCE EAST 80 FEET; RUN THENCE NORTH 190 FEET AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

PARCEL D:
BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 250 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN; CONTINUE THENCE SOUTH 190 FEET; RUN THENCE EAST 80 FEET; RUN THENCE NORTH 190 FEET; AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

PARCEL E:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), IN TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 330 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 190 FEET, RUN THENCE EAST 80 FEET, RUN THENCE NORTH 190 FEET, AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL F:
BEGINNING AT THE NW CORNER OF THE SE QUARTER OF THE NE QUARTER OF SECTION 14, TOWNSHIP 25 S, RANGE 29 E, OSCEOLA COUNTY, FLORIDA, AND RUN THENCE S 210 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE RUN E 410 FEET; THENCE RUN S 200 FEET; THENCE RUN W 410 FEET; AND THENCE RUN N 200 FEET TO SAID POINT OF BEGINNING, LESS 25 FEET ON THE W SIDE OF SAID LAND WHICH HAS BEEN SET ASIDE FOR ROAD PURPOSES.

PARCEL G:
THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, LESS AND EXCEPT THE WEST 410.0 FEET THEREOF. SUCH PARCEL AND TRACT MAY ALSO BE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 410.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), CONTINUE THENCE EAST, 241.92 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4); RUN THENCE SOUTH 332.0 FEET, TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SAID NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4); RUN THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4), 242.0 FEET; RUN THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4), 331.92 FEET; TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0060G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

ALL PARCELS SHOWN HEREON ARE CONTIGUOUS, WITHOUT GAP, GORE, OR HIATUS.

PREScriptive CLAIM BY MILLER:

A PARCEL OF LAND BEING A PORTION OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA; THENCE EAST 25.00 FEET; THENCE SOUTH 20.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 991, PAGE 2852, OSCEOLA COUNTY, FLORIDA; THENCE EAST 25.00 FEET TO THE POINT OF BEGINNING; THENCE N45°09'28"E, A DISTANCE OF 20.08 FEET; THENCE S88°29'05"E, A DISTANCE OF 20.23 FEET; THENCE N82°04'13"E, A DISTANCE OF 22.43 FEET; THENCE N82°40'07"E, A DISTANCE OF 15.64 FEET; THENCE N79°47'22"E, A DISTANCE OF 49.03 FEET; THENCE N74°33'51"E, A DISTANCE OF 23.26 FEET; THENCE S89°14'08"E, A DISTANCE OF 459.14 FEET; THENCE S00°06'14"W, A DISTANCE OF 29.68 FEET; THENCE N89°47'22"W, A DISTANCE OF 601.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,473 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY TO:
JEFFORDS D. & LAURA J. MILLER

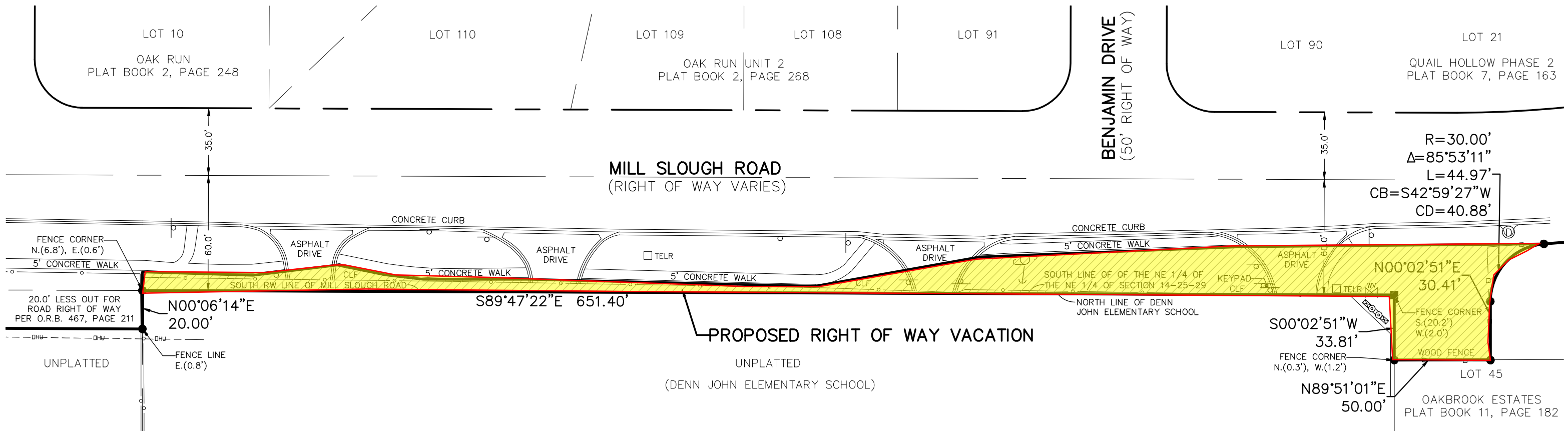
RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT SIGNATURE, SEAL OR ELECTRONIC SIGNATURE FROM A THIRD PARTY.)

7/21/23
DATE

ABBREVIATIONS		LEGEND	
P.B. PLAT BOOK	(C) CALCULATED	DEGREES	ALL PROPERTY CORNERS AS NOTED.
D.B. DEED BOOK	(P) PLAT	MINUTES	EL. ELEVATION
BM. BENCH MARK	(M) MEASURED	SECONDS	D.I.E. D.I.E.
P.C. PAGE	(D) DESCRIBED	SECONDS	UTILITY EASEMENT
SECT. SECTION	(L) LICENSED BUSINESS	SECONDS	P.C. POINT OF CURVE
TWP. TOWNSHIP	C.B. CHORD BEARING	SECONDS	P.C. POINT OF INTERSECTION
R.L. RANGE	R. RADIUS	SECONDS	P.C. POINT OF COMMENCEMENT
COR. CORNER	L. LENGTH	SECONDS	P.C. POINT OF INTERSECTION
AC. ACRES	Δ DELTA	SECONDS	P.C. POINT OF INTERSECTION
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	C/L CENTERLINE	SECONDS	P.C. POINT OF INTERSECTION
BM. BENCH MARK	C/L CENTERLINE	SECONDS	P.C. POINT OF INTERSECTION
C.B.S. CONCRETE BLOCK & STUCCO	BT BURIED TELEPHONE LINE	SECONDS	P.C. POINT OF INTERSECTION
RE. RECLAIMED WATER VALVE	GAZ BURIED GAS MAIN	SECONDS	P.C. POINT OF INTERSECTION
OW. OVERHEAD POWER LINE	SAN BURIED SANITARY SEWER LINE	SECONDS	P.C. POINT OF INTERSECTION

BOUNDARY SURVEY	
1630 MILL SLOUGH ROAD, KISSIMMEE, FLORIDA 34744	
REVISIONS	NAVD 1988 VERTICAL DATUM
ADDED PREScriptive CLAIM 7/21/2023	SECT. 14 TWP. 25 S. RGE. 29 E.
F.B. 1143 PGS. 67-68	DATE OF SURVEY 7/6/23 JOB #18-012 SCALE: 1"=30' DRAWN BY: AB [CHECKED BY: RDB]

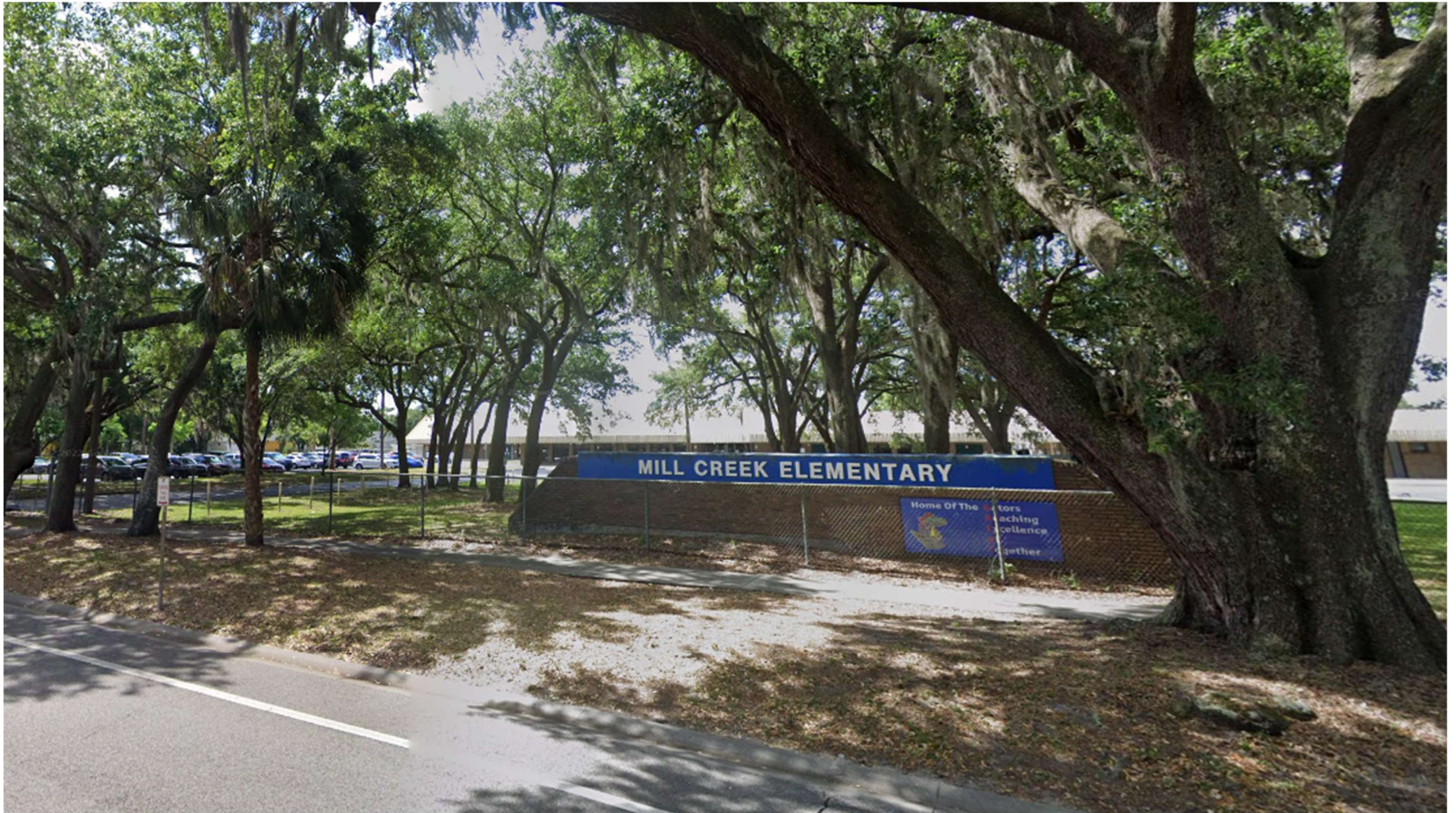
JOHNSTON'S SURVEYING INC.	
900 Cross Prairie Parkway, Kissimmee, Florida 34744	
(407) 847-2179 • Fax (407) 847-6140 LB 966	
SHEET 1 OF 1	



ABDN-24-0001 – Portion of proposed vacated/abandoned portion of Mill Slough Road, facing south on Mill Slough Road



ABDN-24-0001 – Portion of proposed vacated/abandoned portion of Mill Slough Road, facing south on Mill Slough Road



ABDN-24-0001 – Portion of proposed vacated/abandoned portion of Mill Slough Road, facing southeast on Mill Slough Road



ABDN-24-0001 – Portion of proposed vacated/abandoned portion of Mill Slough Road, facing southeast on Mill Slough Road



RESOLUTION NO. _____

**A RESOLUTION OF ABANDONMENT
OF A RIGHT-OF-WAY AGREEMENT**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION ASSEMBLED THAT:

WHEREAS, there exists a recorded right-of-way to the City of Kissimmee, of which had dedicated that portion of the Mill Slough Road right-of-way located in front of Parcel ID# 14-25-29-0000-0040-0000 (1630 Mill Slough Road) and Parcel ID#14-25-29-00U0-0070-0000 (1700 Mill Slough Road), and

WHEREAS, the City is desirous of vacating a portion of the Mill Slough Road right-of-way, as hereinafter described, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the abandonment of the right-of-way does not materially affect the right of convenient access to lots which may have been previously conveyed under the recorded right-of-way, to the City of Kissimmee, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the public convenience and necessity does not require the use and maintenance of the portion of said right-of-way, and

WHEREAS, the interest of the City of Kissimmee and its citizens thereof would not be adversely affected by the abandonment and annulment of the right-of-way appearing of record;

NOW THEREFORE, BE IT RESOLVED that pursuant to Section 14-3-47 of the Land Development Code of the City of Kissimmee, that right-of-way, as described hereinafter shall be hereby abandoned and annulled leaving a blanket access, drainage, maintenance and utility easement.

Legal Description

Parcel ID# 14-25-29-0000-0040-0000 (1630 Mill Slough Road)

A Parcel of Land Being a Portion of Section 14, Township 25 South, Range 29 East, Osceola County, Florida, Being more Particularly Described as Follows:

Commence at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 25 South, Range 29 East, Osceola County, Florida; Thence East 25.00 Feet; Thence South 20.00 Feet to a Point Marking the Northwest Corner of Lands Described in Official Records Book 991, Page 2852, Osceola County, Florida; Thence East 25.00 Feet to the Point of Beginning; Thence N 45°09'28"E, A Distance of 20.08 Feet; Thence S88°29'05"E, A Distance of 20.23 Feet; Thence N82°04'13"E, A Distance of 22.43 Feet;

Thence N82°40'07"E, A Distance of 15.64 Feet; Thence N79°47'22"E, A Distance of 49.03 Feet, Thence N74°33'51"E, A Distance of 23.26 Feet; Thence S89°14'08"E, A Distance of 459.14 Feet; Thence S00°06'14" W, A Distance of 29.68 Feet; Thence N89°47'22"W, A Distance of 601.90 Feet To The Point of Beginning.

Containing 17,473 Square Feet or 0.40 acres, more or less

Together with:

Parcel ID#14-25-29-00U0-0070-0000 (1700 Mill Slough Road)

A Parcel of Land Lying in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 25 South, Range 29 East, Osceola County, Florida, Being More Particularly Described As:

Begin at the Northeast Corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Said Section 14; Thence Run N 89°47'22"W Along The North Line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Said Section 14, A Distance of 651.40 Feet; Thence Departing said North Line Run N 00°06'14"E, A Distance of 9.68 Feet; Thence run S 88°11'31"E, A Distance of 57.52 Feet; Thence Run N 83°00'21"E, A Distance of 44.12 Feet; Thence Run S 78°23'08"E, A Distance of 36.70 Feet; Thence Run S 89°57'53"E, A Distance of 63.67 Feet; Thence Run S 88°36'31"E, A Distance of 149.09 Feet; Thence Run N 79°53'33"E, A Distance of 87.03 Feet; Thence Run N 87°46'12"E, A Distance of 135.88 Feet; Thence Run N 89°27'39"E, A Distance of 157.83 Feet to A Point on the Perimeter of Lot 22, Quail Hollow Phase 2, According To The Plat Thereof, As Recorded In Plat Book 7, Page 163, of The Public Records of Osceola County, Florida, Said Point Lying On A Non-Tangent Curve, Concave to the Southeast, Having A Radius of 30.00 Feet And a Central Angle of 85°53'11"; Thence Run the Following Two (2) Courses Along Said Perimeter of Lot 22: Run Southwesterly Along the Arc of Said Curve, A Distance of 44.97 Feet (Chord Bearing = S 42°59'27"W, Chord = 40.88 Feet); Thence Run S 00°02'51"W, A Distance of 30.41 Feet to A Point on the North Line of Lot 45, Oakbrook Estates, According to the Plat Thereof, As Recorded in Plat Book 11, Page 182, of The Public Records of Osceola County, Florida; Thence Run S 89°51'01"W Along Said North Line, A Distance of 50.00 Feet to A Point on the East Line of Aforesaid Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14; Thence Run N 00°02'51"E along said East Line, A Distance of 33.81 Feet to the Point of Beginning.

Containing 0.27 acres, more or less.

Containing 0.67 total acres, more or less.

This resolution shall take effect upon its adoption.

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 25, 2024.

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



Signature of Affiant

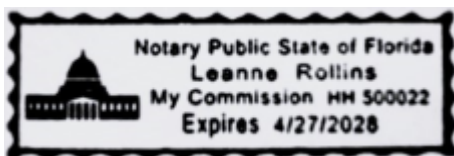
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 26 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

7670523



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HERITAGE
AUCTIONS

Paul R. Minshull #16591. BP 15-25%. 77361

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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, August 7, 2024 at 6:00 p.m.** in the City of Kissimmee Commission Chambers, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida. The purpose of this Public Hearing is to make a recommendation to the City Commission to vacate a portion of the right-of-way.

The subject right-of-way is located South of **504 S. Randolph Ave**

Legal Description:

A portion of a Platted Right of Way located in Section 28, Township 25 South Range 29 East in the City of Kissimmee, Osceola County, Florida, described as follows:

Bounded on the North by the South line of Lot 2, Block 23 of W.A. Patrick & Co. & U.P. Hughey's Addition to Kissimmee City, Fla as recorded in Plat Book A, Page 001 of the Public Records of Osceola County, Florida; Bounded on the East by the West Right of Way line of South Randolph Ave; Bounded on the South by the North line of Lot 1, Block 5 of E.B. Waters & Son's Addition to Kissimmee City, according to the Plat thereof as recorded in Plat Book A, Page 19 of the Public Records of Osceola County, Florida.and Bounded on the West by the East Right of Way line of South John Young Parkway.

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 # ABDN-23-0001 PLANNING ADVISORY BOARD Kissimmee VFW Post 4225 RW Vacation 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. (FS 286.26)

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.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

The City of Kissimmee Planning Advisory Board will hold a Public Hearing on **Wednesday, August 7, 2024 at 6:00 p.m.** in the City of Kissimmee Commission Chambers, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida. The purpose of this Public Hearing is to make a recommendation to the City Commission to vacate a portion of the right-of-way.

The subject right-of-way is located North of **1700 Mill Slough Rd**

Legal Description

A Parcel Of Land Lying In The Southeast ¼ Of The Northeast ¼ Of Section 14, Township 25 South, Range 29 East, Osceola County, Florida, Being More Particularly Described As:

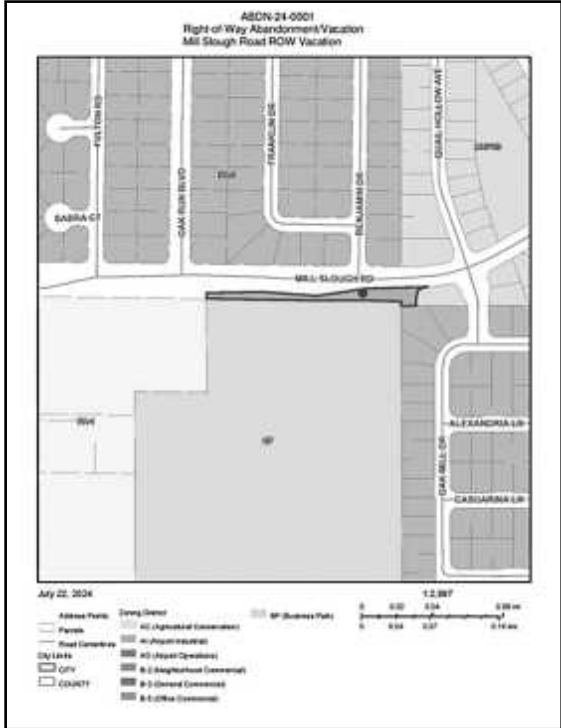
Begin At The Northeast Corner Of The Southeast ¼ Of The Northeast ¼ Of Said Section 14; Thence Run N89°47'22"W Along The North Line Of The Southeast ¼ Of The Northeast ¼ Of Said Section 14, A Distance Of 651.40 Feet; Thence Departing Said North Line Run N00°06'14"E, A Distance Of 9.68 Feet; Thence Run S88°11'31 "E, A Distance Of 57.52 Feet; Thence Run N83°00'21 "E, A Distance Of 44.12 Feet; Thence Run S78°23'08"E, A Distance Of 36.70 Feet;

Thence Run S89°57'53"E, A Distance Of 63.67 Feet; Thence Run S88°36'31"E, A Distance Of 149.09 Feet; Thence Run N79°53'33"E, A Distance Of 87.03 Feet; Thence Run N87°46'12"E, A Distance Of 135.88 Feet; Thence Run N89°27'39"E, A Distance Of 157.83 Feet To A Point On The Perimeter Of Lot 22, Quail Hollow Phase 2, According To The Plat Thereof, As Recorded In Plat Book 7, Page 163, Of The Public Records Of Osceola County, Florida, Said Point Lying On A Non- Tangent Curve, Concave To The Southeast, Having A Radius Of 30.00 Feet And A Central Angle Of 85°53'11"; Thence Run The Following Two (2) Courses Along Said Perimeter Of Lot 22: Run Southwesterly Along The Arc Of Said Curve, A Distance Of 44.97 Feet (Chord Bearing = S42°59'27"W, Chord = 40.88 Feet); Thence Run S00°02°51"W, A Distance Of 30.41 Feet To A Point On The North Line Of Lot 45, Oakbrook Estates, According To The Plat Thereof, As Recorded In Plat Book 11, Page 182, Of The Public Records Of Osceola County, Florida; Thence Run S89°51'01 "W Along Said North Line, A Distance Of 50.00 Feet To A Point On The East Line Of Aforesaid Southeast ¼ Of The Northeast ¼ Of Section 14; Thence Run N00°02'51"E Along Said East Line, A Distance Of 33.81 Feet To The Point Of Beginning.

Containing 0.27 Acres, More Or Less.

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 # ABDN-24-0001 PLANNING ADVISORY BOARD Mill Slough Road Right-of-Way Vacation 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. (FS 286.26)

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.

City of Kissimmee
Development Review Committee
Kissimmee Utility Authority Comments Date: 05/30/2024

Date: 05/30/2024

1630 Mill Slough Road ABDN: 24-0001

Operations Department: Magdalena Fernandez

(407) 933-7777 ext. 6650

Comments:

Approved with conditions:

- 20 ft wide utility easement along all existing KUA facilities.
- Access for KUA line trucks to maintain and operate existing KUA facilities.

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

DATE: 5/29/2024

PROJECT: Mill Slough Road Right-of-Way Vacation

DRC NUMBER: ABDN-24-0001

REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. Please provide the following:
 - a) Reason for the request to abandon. Ref. LDC §14-3-47(B)(1)(c)
 - b) Names and addresses of the owners and occupants of real property bounding and abutting the street. Ref. LDC §14-3-47(B)(1)(d)
2. Confirm survey file named "BOUDARY SURVEY-1630 MILL SLOUGH RD" is not part of area of right-of-way vacation.
3. There is a section of right-of-way without a sidewalk connection in this area. The City may want to retain an access easement over this area for future connection. Ref. §14-3-47(E)(1,2)



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

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.
- 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: S. of Mill Slough Rd., east of Denn John Lane
PLAN NUMBER: ABDN-24-0001 – Mill Slough Rd. ROW Vacation/Abandonment

DATE: 5/30/2024

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Approval of this City initiated right-of-way vacation as described and depicted in the sketch legal description.
2. The easement is approximately 0.27 acres and varies in width and is approximately +/- 4 ft. wide by 701.40 linear ft long.
3. This right-of-way vacation is subject to utility provider(s) or other public agencies approvals and conditions and also subject to City Attorney, City Engineer, City Surveyor, 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.

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 1700 Mill Slough Road, Kissimmee, FL 34744
PERMIT NUMBER: ABDN-24-0001

DATE: 5/20/2024

This permit has been.

APPROVED WITH CONDITIONS.

TOHO WATER AUTHORITY – Heather Farrow- 407.944.5097- hfarrow@tohowater.com

Please see below the comments/conditions:

- **Shall provide blanket easement dedicated to Toho Water Authority.**

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

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

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

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

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N89°47'22"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 651.40 FEET; THENCE DEPARTING SAID NORTH LINE RUN N00°06'14"E, A DISTANCE OF 9.68 FEET; THENCE RUN S88°11'31"E, A DISTANCE OF 57.52 FEET; THENCE RUN N83°00'21"E, A DISTANCE OF 44.12 FEET; THENCE RUN S78°23'08"E, A DISTANCE OF 36.70 FEET; THENCE RUN S89°57'53"E, A DISTANCE OF 63.67 FEET; THENCE RUN S88°36'31"E, A DISTANCE OF 149.09 FEET; THENCE RUN N79°53'33"E, A DISTANCE OF 87.03 FEET; THENCE RUN N87°46'12"E, A DISTANCE OF 135.88 FEET; THENCE RUN N89°27'39"E, A DISTANCE OF 157.83 FEET TO A POINT ON THE PERIMETER OF LOT 22, QUAIL HOLLOW PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 163, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 85°53'11"; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID PERIMETER OF LOT 22: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.97 FEET (CHORD BEARING = S42°59'27"W, CHORD = 40.88 FEET); THENCE RUN S00°02'51"W, A DISTANCE OF 30.41 FEET TO A POINT ON THE NORTH LINE OF LOT 45, OAKBROOK ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 182, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°51'01"W ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14; THENCE RUN N00°02'51"E ALONG SAID EAST LINE, A DISTANCE OF 33.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.27 ACRES, MORE OR LESS.

ABBREVIATIONS/LEGEND

SEC. SECTION
O.R.B. OFFICIAL RECORDS BOOK
PGS. PAGES
TEMP. TEMPORARY
R RADIUS
L LENGTH
CB CHORD BEARING
CD CHORD DISTANCE
Δ CENTRAL ANGLE
○ DESCRIPTIVE POINT

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: CITY OF KISSIMMEE

DATE OF SKETCH	3/25/24	REVISIONS
SCALE	1" = 80'	
F.B.	PAGE	
SECTION	14	
TWP.	25 S., RNG. 29 E.	
JOB NO.	23-535	SHEET 1 OF 2

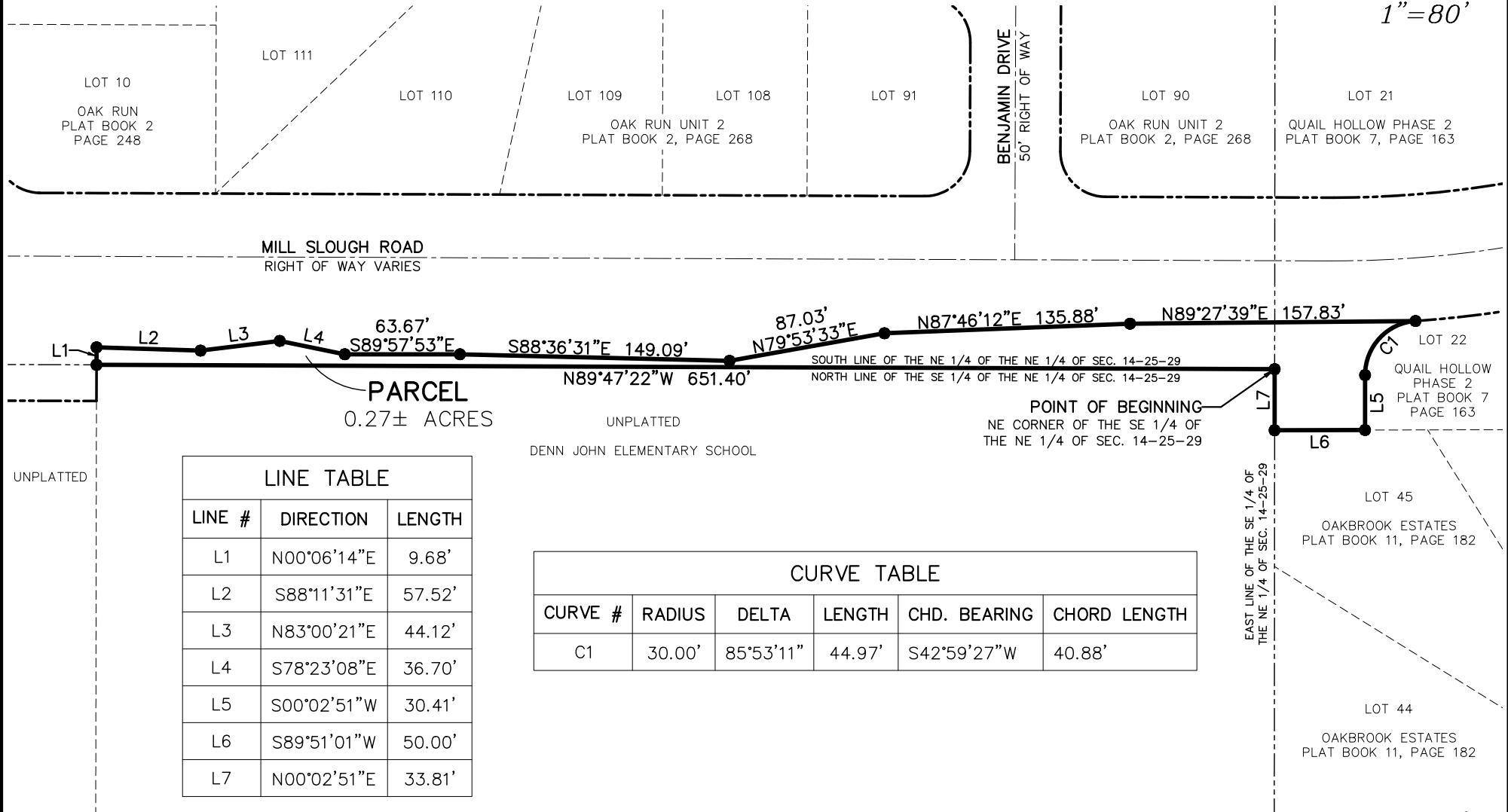
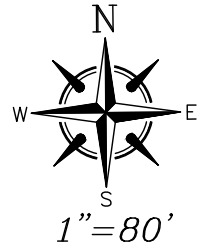


JOHNSTON'S
SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140 LB 966

R.D.B. 03-25-2024

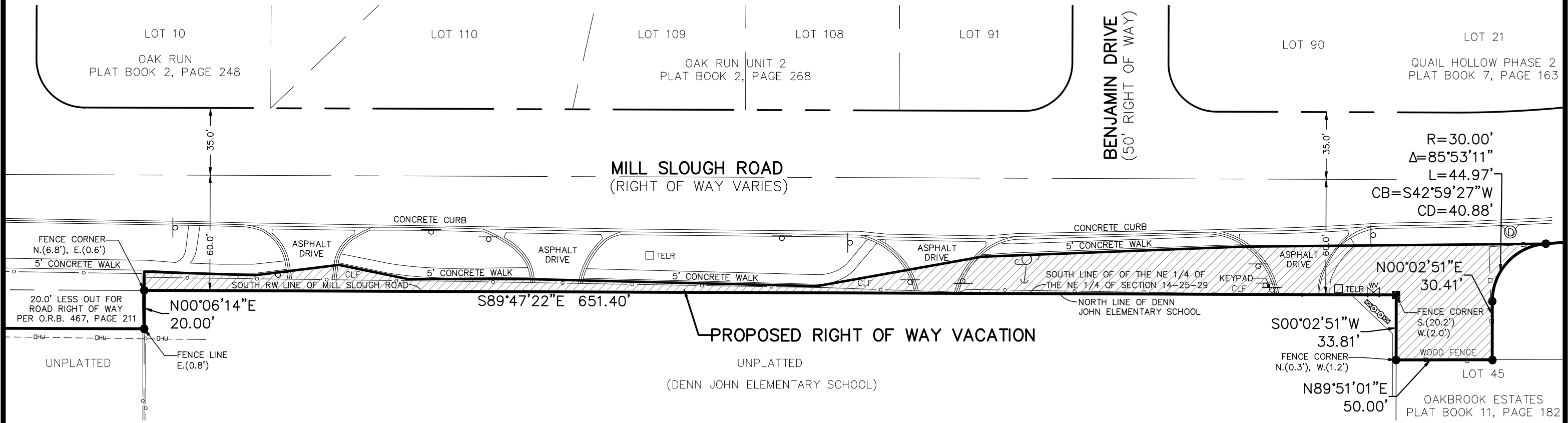
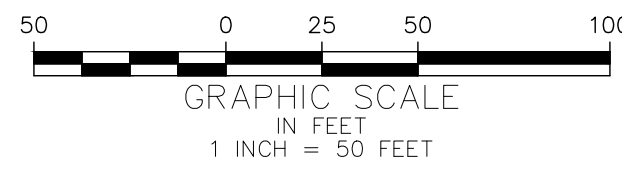
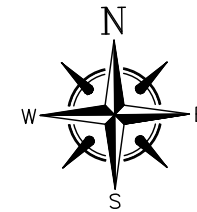
RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL.

SKETCH OF DESCRIPTION



JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140 LB 966

SHEET 2 OF 2



CERTIFICATION:

I HEREBY CERTIFY TO:
CITY OF KISSIMMEE

REVISIONS			
DRAWN BY: AB CHECKED BY: RDB SCALE: 1"=50' SURVEY DATE 12/14/23 JOB# 23-535			

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
NOTE: NOT VALID WITHOUT RAISED SURVEYOR SEAL

RICHARD D. BROWN P.S.M.
FLA. CERT. NO. 5700

ABBREVIATIONS			
(C)	CALCULATED	(D)	DEGREES
(M)	MEASURED	(D)	DELTA
(P)	PLAT	(D.U.E.)	DESCRIBED DRAINAGE & UTILITY EASEMENT
AC.	ACRE	D.E.	DRAINAGE EASEMENT
ASPH.	ASPHALT	EP	EDGE OF PAVEMENT
B.K.	BOOK	EL.	ELEVATION
B.M.	BENCHMARK	EXIST.	EXISTING
B.W.F.	BARBED WIRE FENCE	FD.	FOUND
C.B.	CHORD BEARING	F/F	FINISHED FLOOR
C.B.S.	CONCRETE BLOCK & STUCCO	FRM.	FRAME
CH.	CHORD	G.F.E.	GARAGE FINISH FLOOR
C/L	CENTERLINE	H.W.F.	HOG WIRE FENCE
CLF	CHAINLINK FENCE	ID	IDENTIFICATION
CONC.	CONCRETE	INV.	INVERT
COR.	CORNER	I.R.	IRON ROD
D.B.	DEED BOOK	L	LENGTH
L.B.	LICENSED BUSINESS	P.R.M.	PERMANENT REFERENCE MONUMENT
L.F.E.	LOWEST FLOOR ELEVATION	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
L.S.	LICENSED SURVEYOR	P.T.	POINT OF TANGENT
±	MORE OR LESS	P.V.C.	POLYVINYL CHLORIDE PIPE
N&D	NAIL & DISC	R	RADIUS
O.R.	OFFICIAL RECORDS	R.C.P.	REINFORCED CONC. PIPE
O.R.B.	OFFICIAL RECORD BOOK	RGE.	RANGE
P.	PROPOSED	R/W	RIGHT OF WAY
P.C.	POINT OF CURVE	SECT.	SECTION
P.C.P.	PERMANENT CONTROL POINT	"	SECONDS
P.G.	PAGE	SAN.	SANITARY
P.I.	POINT OF INTERSECTION	T	TANGENT
P.O.B.	POINT OF BEGINNING	TWP.	TOWNSHIP
P.O.C.	POINT OF COMMENCEMENT	U.E.	UTILITY EASEMENT
P.A.	POINT OF REVERSE CURVE		

LEGEND	
	BENCHMARK
	WOOD POWER POLE
	CONCRETE POWER POLE
	METAL POWER POLE
	GUY WIRE ANCHOR
	WOOD LIGHT POLE
	CONCRETE LIGHT POLE
	METAL LIGHT POLE
	FIBERGLASS LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	WELL
	WATER METER
	RECLAIMED WATER VALVE
	RECLAIMED WATER METER
	AIR RELEASE VALVE
	CLEAN OUT
	SANITARY M.HOLE
	STORM M.HOLE
	GAS METER
	GAS VALVE
	CABLE TV RISER
	TELEPHONE RISER
	TELE. CONTROL BOX
	ELECTRIC TRANSFORMER
	ELEC. SERVICE METER
	TRAF. CONTROL BOX
	BOLLARD
	SIGN
	BARBED WIRE FENCE
	WOOD FENCE
	CHAINLINK FENCE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	BURIED TELEPHONE
	BURIED GAS MAIN
	BURIED WATER MAIN
	UNDER ROOF

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

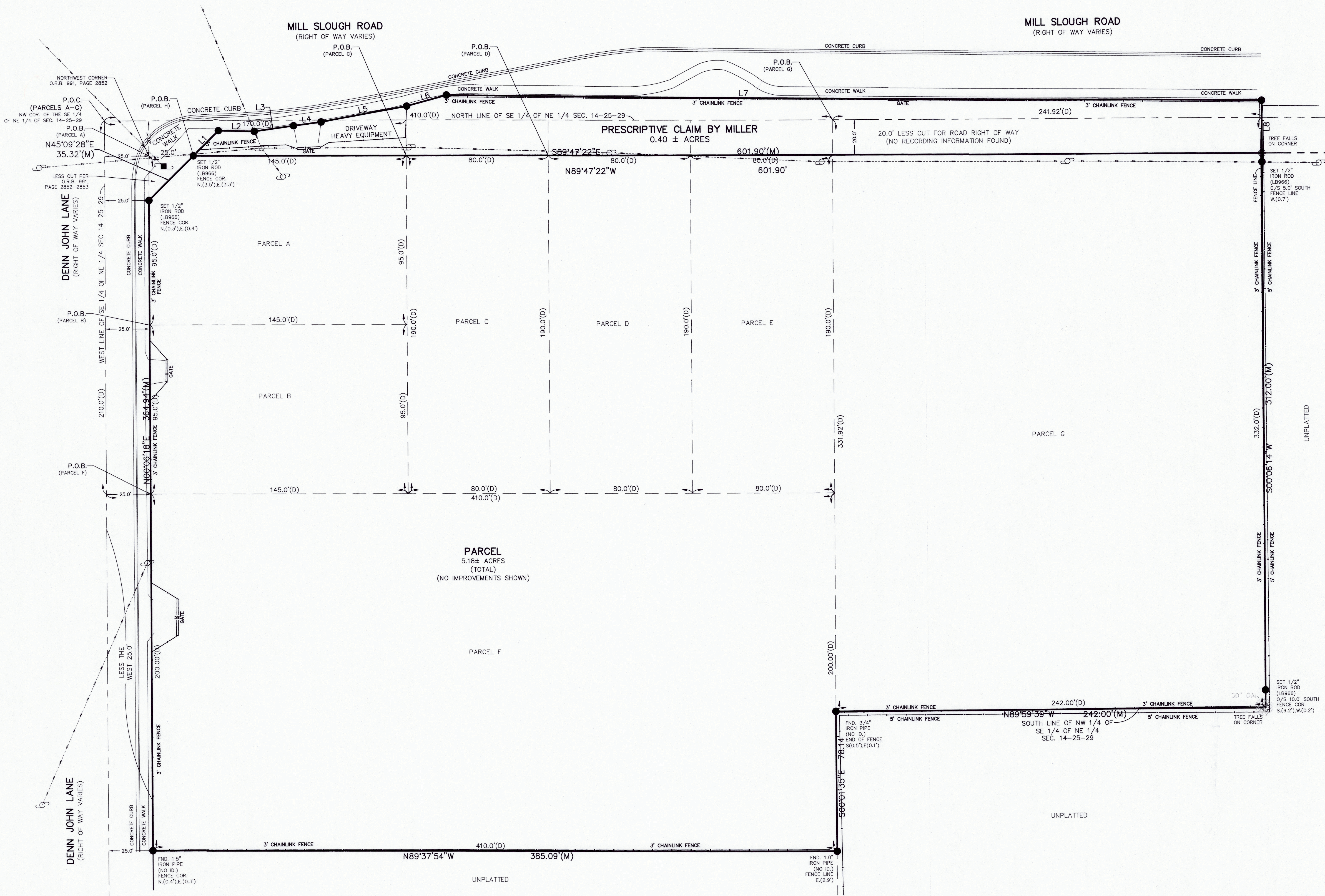
UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0060G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

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Tel. (407) 847-2179 Fax (407) 847-6140 LB 966



LEGAL DESCRIPTION:

PARCEL A: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE EAST 25 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 95 FEET, RUN THENCE EAST 145 FEET, RUN THENCE NORTH 95 FEET AND RUN THENCE WEST 145 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL B: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE EAST 25 FEET AND RUN THENCE SOUTH 115 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 95 FEET, RUN THENCE EAST 145 FEET, RUN THENCE NORTH 95 FEET, AND RUN THENCE WEST 145 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL C: BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 250 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN; CONTINUE THENCE SOUTH 190 FEET; RUN THENCE EAST 80 FEET; RUN THENCE NORTH 190 FEET AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

PARCEL D: BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 250 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN; CONTINUE THENCE SOUTH 190 FEET; RUN THENCE EAST 80 FEET; RUN THENCE NORTH 190 FEET; AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

PARCEL E: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), IN TOWNSHIP 25 SOUTH, RANGE 29 EAST, RUN THENCE EAST 330 FEET AND RUN THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; CONTINUE THENCE SOUTH 190 FEET, RUN THENCE EAST 80 FEET, RUN THENCE NORTH 190 FEET, AND RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

PARCEL F: BEGINNING AT THE NW CORNER OF THE SE QUARTER OF THE NE QUARTER OF SECTION 14, TOWNSHIP 25 S, RANGE 29 E, OSCEOLA COUNTY, FLORIDA, AND RUN THENCE S 210 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE RUN E 410 FEET; THENCE RUN S 200 FEET; THENCE RUN W 410 FEET; AND THENCE RUN N 200 FEET TO SAID POINT OF BEGINNING, LESS 25 FEET ON THE W SIDE OF SAID LAND WHICH HAS BEEN SET ASIDE FOR ROAD PURPOSES.

PARCEL G: THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, LESS AND EXCEPT THE WEST 410.0 FEET THEREOF. SUCH PARCEL AND TRACT MAY ALSO BE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 410.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), CONTINUE THENCE EAST, 241.92 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4); RUN THENCE SOUTH 332.0 FEET, TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF SAID NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4); RUN THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4), 242.0 FEET; RUN THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4), 331.92 FEET; TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0060G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

ALL PARCELS SHOWN HEREON ARE CONTIGUOUS, WITHOUT GAP, GORE, OR HIATUS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°09'28"E	20.08'
L2	S88°29'05"E	20.23'
L3	N82°04'13"E	22.43'
L4	N82°40'07"E	15.64'
L5	N79°47'22"E	49.03'
L6	N74°33'51"E	23.26'
L7	S89°14'08"E	459.14'
L8	S00°06'14"W	29.68'

PREScriptive CLAIM BY MILLER:
A PARCEL OF LAND BEING A PORTION OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA; THENCE EAST 25.00 FEET; THENCE SOUTH 20.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 991, PAGE 2852, OSCEOLA COUNTY, FLORIDA; THENCE EAST 25.00 FEET TO THE POINT OF BEGINNING; THENCE N45°09'28"E, A DISTANCE OF 20.08 FEET; THENCE S88°29'05"E, A DISTANCE OF 20.23 FEET; THENCE N82°04'13"E, A DISTANCE OF 22.43 FEET; THENCE N82°40'07"E, A DISTANCE OF 15.64 FEET; THENCE N79°47'22"E, A DISTANCE OF 49.03 FEET; THENCE N74°33'51"E, A DISTANCE OF 23.26 FEET; THENCE S89°14'08"E, A DISTANCE OF 459.14 FEET; THENCE S00°06'14"W, A DISTANCE OF 29.68 FEET; THENCE N89°47'22"W, A DISTANCE OF 601.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,473 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY TO:
JEFFORDS D. & LAURA J. MILLER

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT SIGNATURE, SEAL OR ELECTRONIC SIGNATURE FROM A THIRD PARTY.)

7/21/23
DATE

BOUNDARY SURVEY

1630 MILL SLOUGH ROAD, KISSIMMEE, FLORIDA 34744

REVISIONS
ADDED PREScriptive CLAIM 7/21/2023

F.B. 1143 PGS. 67-68
ROAD FILE # 18-012 BOUNDARY.DWG

DATE OF SURVEY 7/6/23 JOB #18-012 SCALE: 1"=30' DRAWN BY: AB [CHECKED BY: RDB]

NAVD 1988 VERTICAL DATUM

SECT. 14 TWP. 25 S. RGE. 29 E.

JOHNSTON'S SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

LB 966 SHEET 1 OF 1