



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, FEBRUARY 5, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A Approval of the October 16, 2024 Planning Advisory Board (PAB) Meeting minutes.

3.B Approval of the November 6, 2024 Planning Advisory Board (PAB) Workshop minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Specific Redevelopment Plan for a specialized charter school – UCP Charter School - CU-24-0012

5.B Public Hearing - Proposed Ordinance #25-02 - Amending the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB): Grissom Lane - ZMA-23-0005

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

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

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

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

ITEM 3.A

Approval of the October 16, 2024 Planning Advisory Board (PAB) Meeting minutes.

Request

Approval of the October 16, 2024 Planning Advisory Board (PAB) Meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 10.16.2024 PAB Minutes



MEETING ACTIONS
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 16, 2024 AT 6:00 PM

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Alex Alemi, Board Member Aaron Sabino

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

Members Absent: Board Member Diana Marrero-Pinto, Board Member Rebeca Marin

Board Member Robert Bussiere called the meeting to order at 6:02pm

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

Planning Manager Brenda Ryan stated that to maintain consistency with other City Advisory Boards and City Commission, advisory board minutes do not have to be written verbatim.

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

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Alemi, Board Member Sabino

NAY: None

Motion to Approve 4 - 0.

3.B Approval of the August 7,2024 Planning Advisory Board (PAB) meeting minutes.

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Alemi, Board Member Sabino

NAY: None

Motion to Approve 4 - 0.

3.C Approval of the September 4,2024 Planning Advisory Board (PAB) meeting minutes.

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

seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Alemi, Board Member Sabino

NAY: None

Motion to Approve 4 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment - 400 Church St. - CU-24-0006

Planner Ryan Altizer stated this is a request for approval of a Conditional Use with Site Plan waiver to establish a driving school at 400 Church St. on approximately 0.34 acres of land with a Mixed-Use (T5-M) Zoning designation. The subject property is located at 400 Church Street.

Planner Ryan stated the subject properties zoning history, future land use, and other licensed businesses that operate inside the building.

Planner Ryan proposed this conditional use intends to use the property as an educational service establishment, specifically an online driving school, and include spaces for those who do not have access to a computer. The specific use requires 2 parking spaces at this location.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Mixed-Use Center (T5-M) zoning district standards as outlined in Section 14-5-4(F) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as an educational service establishment is a potential allowable use 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 1.2.9.2, Mixed-Use Downtown (MU-D), which is intended to restore the historic center of Kissimmee. The MU-D: Downtown Transit Station Area shall continue to reflect both the commercial core and existing governmental and support business character, while also providing residential uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 7.0 FAR.

Staff recommends approval subject to the following conditions:

1. Approval of an educational service establishment for a driving school is for 400 Church St., Unit 109 only. This educational service establishment use cannot be transferred or expanded to another suite(s). A separate Conditional Use application and approval by the Planning Advisory Board will be required to transfer or expand any educational service establishment uses.
2. A Business License for the driving school must be issued within one (1) year of this Conditional Use approval. If a Business License is not issued within a year, this Conditional Use approval will be revoked.
3. Once the Business License is issued, the conditional use is valid on this parcel. If there is ever a lapse of one (1) year with no Business License, the conditional use approval is considered voided.
4. The driving school is limited to a maximum of two (2) students at any given time.
5. There shall be no modifications to Toho infrastructure.

Board Member Aaron Sabino stated his concern regarding bringing in this type of educational institution and how that may affect other surrounding businesses i.e. Bars, Tattoos, etc.

Planner Ryan assured him that the educational establishment is more of a vocational school and not an institute that need requires state certification.

Ruben Ghiragossian, 9029 Reflection Point Drive Windermere, FL 34786, he stated it is not an education institution that has to be attended daily, this driving school is an online service only for students who may not have access to internet service.

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Alemi, Board Member Sabino

NAY: None

Motion to Approve w/Conditions 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Staff and Board Members discussed the City Clerks advisory board minutes policy.

Staff and Board Members discussed the Planning Advisory Boards recommendations and how they are presented at the City Commission Meetings.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere, adjourned the meeting at 6:48pm.

Board Chairman

ATTEST:

Board Secretary

In accordance with Florida Statute 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 includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 3.B

Approval of the November 6, 2024 Planning Advisory Board (PAB) Workshop minutes.

Request

Approval of the November 6, 2024 Planning Advisory Board (PAB) Workshop minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 11.06.2024 PAB Workshop Minutes



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

MEETING CALLED TO ORDER Members Present: Board Member Robert Spalding, Board Member Alex Alemi, Board Member Aaron Sabino, Board Member Yolanda Bernard

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

Members Absent: Board Member Robert Bussiere, Board Member Diana Marrero-Pinto, Board Member Rebeca Marin

1. MEETING CALLED TO ORDER

Planning Manager Brenda Ryan called the meeting to order at 6:15pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Brenda Ryan led the audience in the Pledge of Allegiance

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

6. PUBLIC HEARINGS

7. DISCUSSION

7A. Presentation of Planning and Zoning Department

Planning Manager Brenda Ryan presented brief biographies of the planning staff to introduce them to the advisory board members.

Planning Advisory Board Members introduced themselves to the planning staff.

Planning Manager Ryan gave a presentation on the Comprehensive Plan and local Zoning Rules and Regulations.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Board Member Alex Alemi adjourned the meeting at 8:22pm.

		Board Chairman	

ATTEST:

Board Secretary	

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In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A

Public Hearing - Conditional Use with Site Specific Redevelopment Plan for a specialized charter school – UCP Charter School - CU-24-0012

Request

Approval of a Conditional Use with Site Specific Redevelopment Plan for a new specialized charter school located at 200 W. Vine St. on approximately 8.72 acres of land with a Mixed-Use Center (T5-M) Zoning designation.

Explanation

The subject property is a vacant site divided into 4 parcels with a total area of 8.72 acres, located between Vine Street and Oak Street, west of Main Street. The applicant, Unlocking Children's Potential (UCP) Charter School Osceola Campus, is proposing a 37,689 square-foot, single-story building with 27 classrooms, administrative, and medical offices, as well as early childhood day care services. The development also includes 141 parking spaces, a playground, a covered seating area, and a basketball court. The applicant is proposing a water retention pond facing Vine Street which is considered as a primary street. According to the applicant, due to the unique drainage challenges, which includes being located within the 100-year floodplain, the northern area must accommodate the retention pond and flood storage. Additionally, the property's width of 300 feet presents a constraint as it does not provide sufficient space for a wet pond to be located within the side yard(s). Land Development Code Section 14-5-6 – Site Standards, require for developments to be oriented towards a primary street.

It is important to mention that the specialized services, coupled with the site constraints and challenges mentioned above, the applicant is working with staff as a Project of Significance to the City on alternatives and mechanisms that warrant greater flexibility under LDC Section 14-5-14(A). The applicant and City staff is working on a Development Agreement as a separate instrument for flexibility on specific Form Based Code (Section 14-5) requirements.

Traffic Analysis

- Access to the site will be from Oak Street, which is identified as a secondary street and identified as a major collector road by the City of Kissimmee Comprehensive Plan.
- Traffic impact analysis demonstrates that the proposed development is not projected to adversely impact the roadway network, primarily Oak Street.
- Queue analysis demonstrates that the path of travel to the pickup and drop-off area will have the capacity to queue a maximum of 61 vehicles with a stalling distance of 1,220 linear feet, which will prevent vehicular traffic overflowing onto Oak Street during drop-off and pickup hours.
- According to the applicant, there will not be any vans and/or school buses proposed as part of the school operation.
- The Development Services Director has reviewed and approved the 141 required parking spaces based on the parking analysis, provided by the applicant, due to the higher parking demand based on all uses for the school operation.

UCP Charter School Osceola Campus Operations

- Provides high quality education and therapy for all students with and without disabilities as a state-of-the-art educational and pediatric therapy facility serving approximately 326 students.
- UCP Charter School offers the designated support to a diverse range of educational needs, including cutting-edge classrooms, advanced technology, and specialized resources designed to support students with disabilities alongside their peers in an inclusive environment.
- While traditional schools typically maintain a ratio of one teacher per classroom, UCP adapts to

the severe and diverse needs of its students by assigning one teacher and at least one paraprofessional to every classroom, with some classrooms requiring two paraprofessionals.

- Certain students with severe disabilities are provided with one-on-one support, meaning a dedicated staff member is assigned to work exclusively with the student throughout the day.
- UCP charter school Osceola Campus features an enhanced pediatric therapy facility that will provide a range of services, including physical, occupational, and speech therapy ensuring development and support for students.
- UCP will include early childhood, and K to 5th grade.
 - o Early childhood programs will include daycare use, which will allow children from 18 months to 48 months of age.
- UCP will offer school, medical and daycare services, as part of their operations.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed-Use Center (T5-M)(Form Based Code) as outlined in Section 14-5 of the Land Development Code.
2. Compliance with the intent of Section 14-5-1, Purpose of the Downtown and Vine Street Form-Based Code (FBC), to promote transient oriented design, encourage infill development, encourage and promote redevelopment on underdeveloped sites, foster a relationship between new development and existing and proposed transit stop locations and their proximity to SunRail, and implement the Downtown and Vine Street Community Redevelopment Areas (CRA) master development plans.
3. Compliance with the Mixed-Use Center (T5-M) zoning district where schools is an allowable use with Conditional Use approval.
4. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed Use - Downtown (MU-D), which is intended to mirror the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012) . The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update. The development is located in the Medical Campus sub-area which is centered on hospital and medical uses but can include residential uses to provide housing for area employees. This sub-area has a maximum project density and intensity of up to 40 du/ac and 6.0 Floor Area Ratio (FAR).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on October 1, 2024, subject to conditions.

CONDITIONS:

1. This Conditional Use approval is subject to City Commission review approval of a Developer's Agreement prior to Site Development (Construction) Plan approval for deviations to Form Based Code standards for projects of significance to the City under Land Development Code Section 14-5-14(A).
2. Vehicular access to Union Street is prohibited and shall be removed from the proposed development.
3. Street wall with landscaping shall be required at parking location areas visible from Oak Street, subject to Land Development Code Section 14-5-11(F).
4. A Final Plat is required prior to issuance of the Certificate of Occupancy (CO) and/or completion of this project.
5. Chain link fences are prohibited and is subject to Land Development Code Section 14-5-11(F)(5). Chain link fences shall be replaced with wrought iron fence material.
6. The proposed retention pond shall be integrated into the site design and featured as a site amenity subject to Land Development Code Section 14-5-12(B)(5)
7. No transportation vans or bus services is permitted. If transportation vans or bus services are provided in the future, a Site Plan revision must be provided that addresses parking and circulation route(s).
8. Stacking of vehicles on Oak St. is prohibited. Should there be any stacking of vehicles on Oak Street due to drop off and pick up traffic issues, the school will be notified, and intermediate changes may be required to address congestion. A revised parking and circulation plan must be finalized and approved by the City.
9. A solid 6-foot solid block wall must be provided along the eastern portion adjacent to the residential single-family properties. A minimum of 1 tree at least 2 1/2" caliper shall be provided every 15 lineal feet. Tree types shall alternate between large and medium canopy trees. Species shall be evergreen to form a continuous screen year round.
10. Any modifications and/or reconfigurations to the building, parking lot, or other site improvements that may have negative adverse impacts to the surrounding, adjacent areas, internal circulation, or design/development standards shall require a Site Plan revision to be reviewed and approved by the Planning Advisory Board (PAB).

Attachment(s):

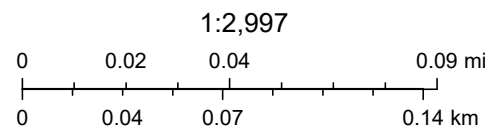
1. CU-24-0012 Aerial Map
2. CU-24-0012 Vicinity Map
3. CU-24-0012 Site Plan
4. CU-24-0012 Landscaping Plan
5. CU-24-0012 Architectural Elevations
6. CU-24-0012 Queue Analysis
7. CU-24-0012 PAB Ad
8. CU-24-0012 DRC Comments
9. CU-24-0012 DRC Application

CU-24-0012
 Conditional Use Permit/Site Specific Redevelopment Plan
 UCP Charter School



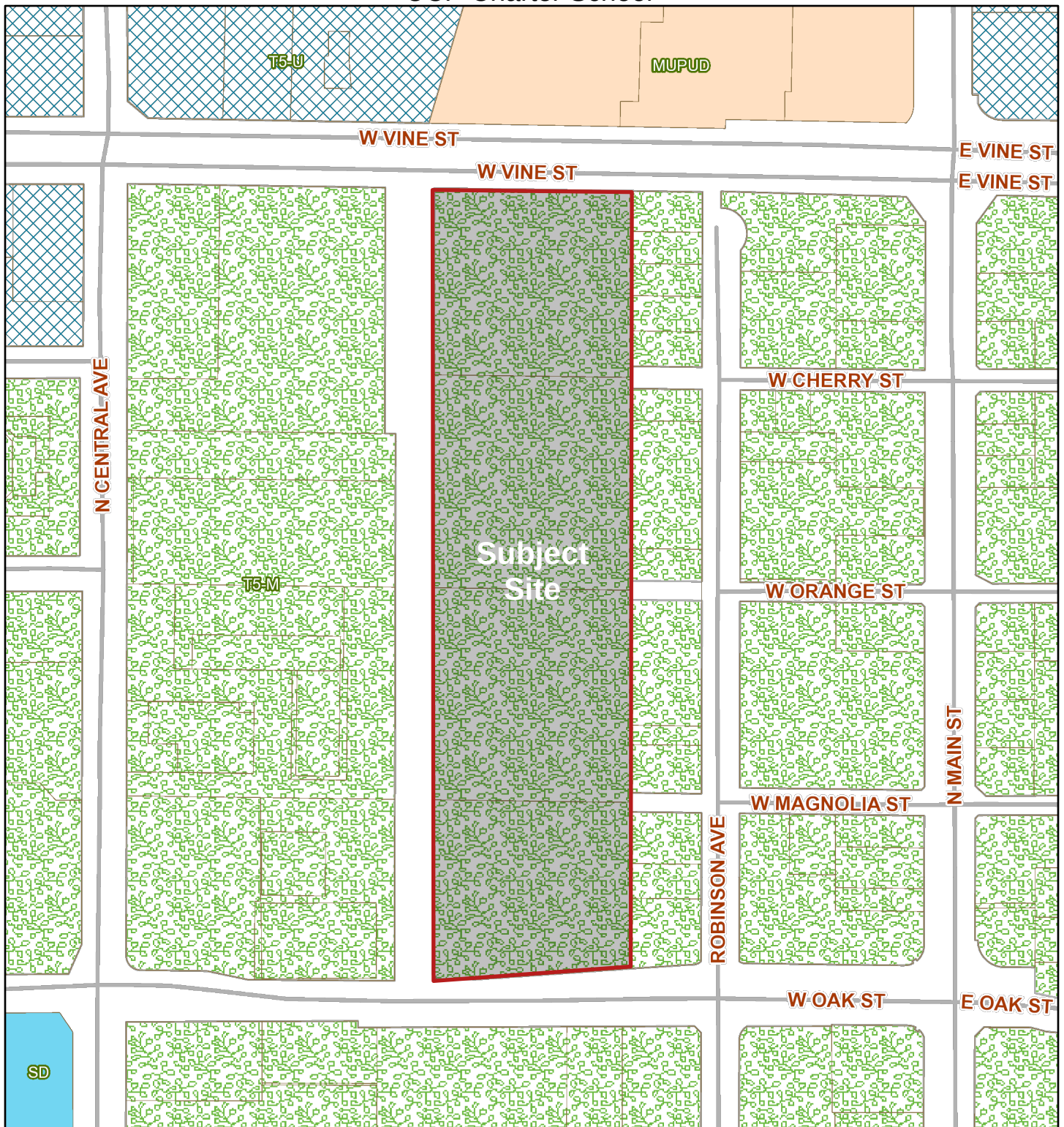
January 3, 2025

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|------------------|------------------------------|
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| Parcels | Low Resolution 15m Imagery |
| Road Centerlines | High Resolution 60cm Imagery |
| City Limits | High Resolution 30cm Imagery |
| CITY | Citations |
| COUNTY | 60cm Resolution Metadata |
| | World Street Map |



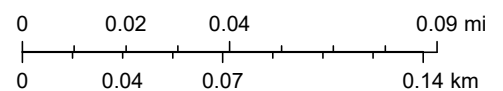
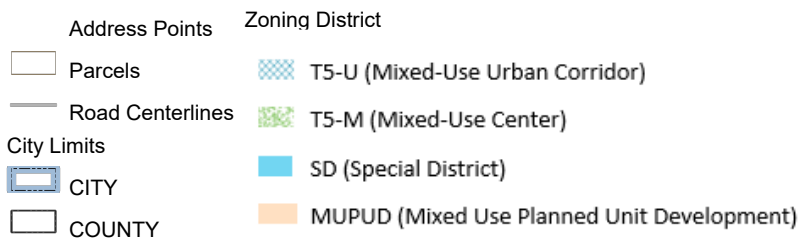
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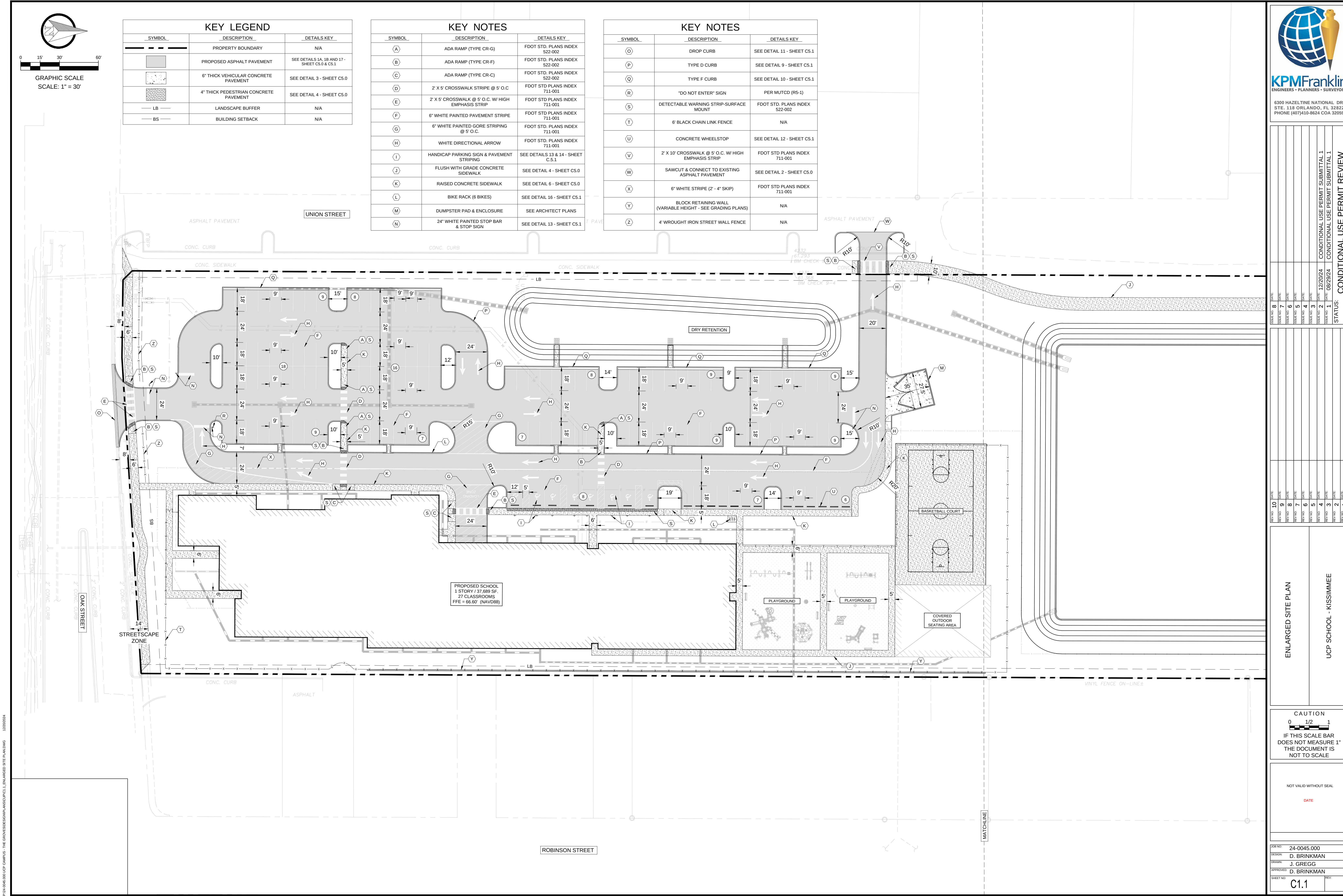
CU-24-0012
 Conditional Use Permit/Site Specific Redevelopment Plan
 UCP Charter School



January 3, 2025

1:2,997





KEY LEGEND		
SYMBOL	DESCRIPTION	DETAILS KEY
	PROPERTY BOUNDARY	N/A
	PROPOSED ASPHALT PAVEMENT	SEE DETAILS 1A, 1B AND 17 - SHEET C5.0 & C5.1
	6" THICK VEHICULAR CONCRETE PAVEMENT	SEE DETAIL 3 - SHEET C5.0
	4" THICK PEDESTRIAN CONCRETE PAVEMENT	SEE DETAIL 4 - SHEET C5.0
	LANDSCAPE BUFFER	N/A
	BUILDING SETBACK	N/A

KEY NOTES		
SYMBOL	DESCRIPTION	DETAILS KEY
(A)	ADA RAMP (TYPE CR-G)	FDOT STD. PLANS INDEX 522-002
(B)	ADA RAMP (TYPE CR-F)	FDOT STD. PLANS INDEX 522-002
(C)	ADA RAMP (TYPE CR-C)	FDOT STD. PLANS INDEX 522-002
(D)	2' X 5' CROSSWALK STRIPE @ 5' O.C.	FDOT STD. PLANS INDEX 711-001
(E)	2' X 5' CROSSWALK @ 5' O.C. W/ HIGH EMPHASIS STRIP	FDOT STD. PLANS INDEX 711-001
(F)	6" WHITE PAINTED PAVEMENT STRIPE	FDOT STD. PLANS INDEX 711-001
(G)	6" WHITE PAINTED GORE STRIPING @ 5' O.C.	FDOT STD. PLANS INDEX 711-001
(H)	WHITE DIRECTIONAL ARROW	FDOT STD. PLANS INDEX 711-001
(I)	HANDICAP PARKING SIGN & PAVEMENT STRIPING	SEE DETAILS 13 & 14 - SHEET C5.1
(J)	FLUSH WITH GRADE CONCRETE SIDEWALK	SEE DETAIL 4 - SHEET C5.0
(K)	RAISED CONCRETE SIDEWALK	SEE DETAIL 6 - SHEET C5.0
(L)	BIKE RACK (6 BIKES)	SEE DETAIL 16 - SHEET C5.1
(M)	DUMPSTER PAD & ENCLOSURE	SEE ARCHITECT PLANS
(N)	24" WHITE PAINTED STOP BAR & STOP SIGN	SEE DETAIL 13 - SHEET C5.1

KEY NOTES		
SYMBOL	DESCRIPTION	DETAILS KEY
(O)	DROP CURB	SEE DETAIL 11 - SHEET C5.1
(P)	TYPE D CURB	SEE DETAIL 9 - SHEET C5.1
(Q)	TYPE F CURB	SEE DETAIL 10 - SHEET C5.1
(R)	"DO NOT ENTER" SIGN	PER MUTCD (R5-1)
(S)	DETECTABLE WARNING STRIP-SURFACE MOUNT	FDOT STD. PLANS INDEX 522-002
(T)	6' BLACK CHAIN LINK FENCE	N/A
(U)	CONCRETE WHEELSTOP	SEE DETAIL 12 - SHEET C5.1
(V)	2' X 10' CROSSWALK @ 5' O.C. W/ HIGH EMPHASIS STRIP	FDOT STD. PLANS INDEX 711-001
(W)	SAWCUT & CONNECT TO EXISTING ASPHALT PAVEMENT	SEE DETAIL 2 - SHEET C5.0
(X)	6" WHITE STRIPE (2" - 4" SKIP)	FDOT STD. PLANS INDEX 711-001
(Y)	BLOCK RETAINING WALL (VARIABLE HEIGHT - SEE GRADING PLANS)	N/A
(Z)	4' WROUGHT IRON STREET WALL FENCE	N/A

6300 HAZELTINE NATIONAL DR.,
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059

ISSUE NO. 1	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 2	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 3	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 4	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 5	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 6	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 7	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 8	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 9	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW
ISSUE NO. 10	DATE: 08/29/24	STATUS: CONDITIONAL USE PERMIT REVIEW

ENLARGED SITE PLAN

UCP SCHOOL - KISSIMMEE

CAUTION

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IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

NOT VALID WITHOUT SEAL

DATE

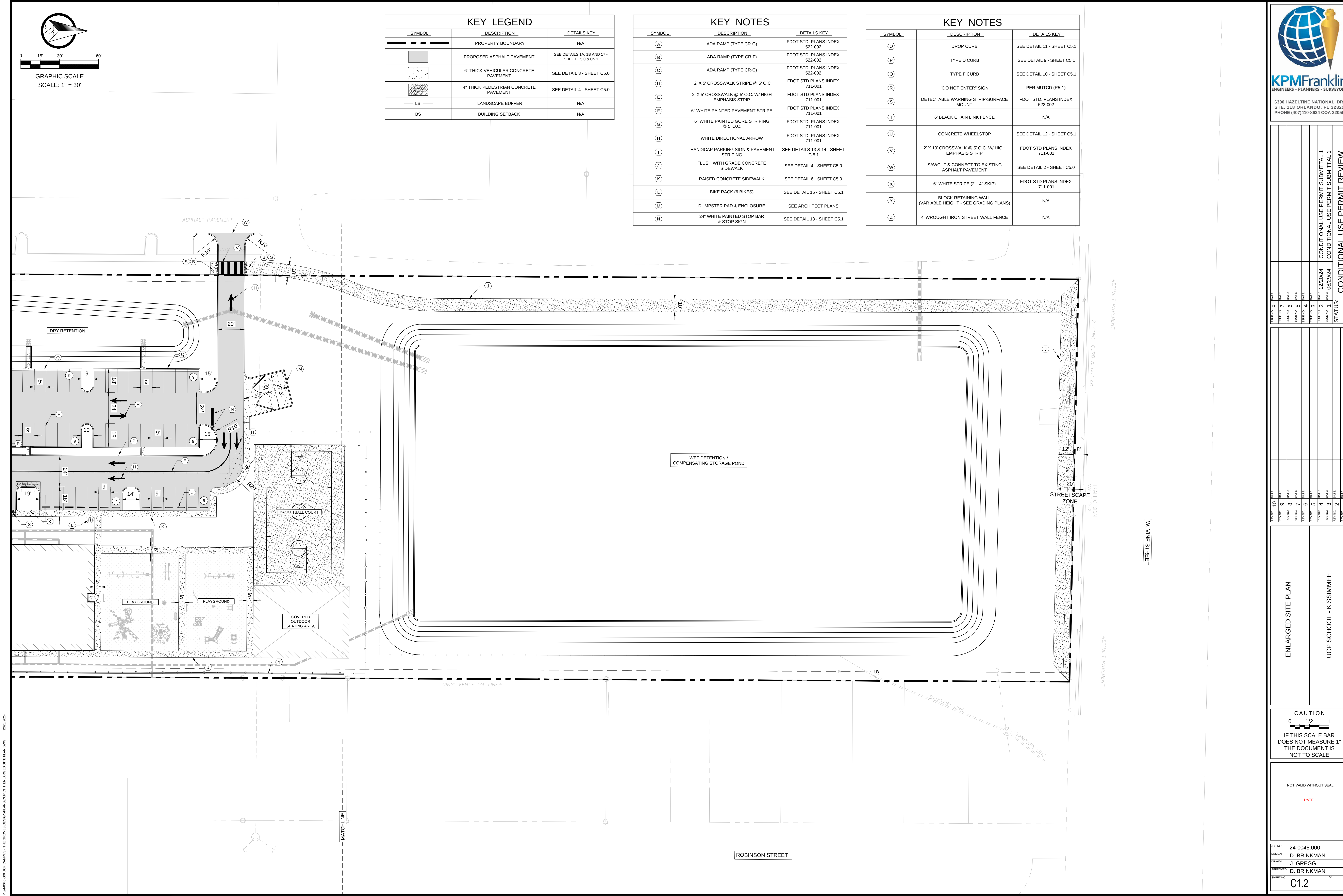
JOB NO. 24-0045.000

DESIGN D. BRINKMAN

DRAWN J. GREGG

APPROVED D. BRINKMAN

SHEET NO. C1.1



KEY LEGEND		
SYMBOL	DESCRIPTION	DETAILS KEY
	PROPERTY BOUNDARY	N/A
	PROPOSED ASPHALT PAVEMENT	SEE DETAILS 1A, 1B AND 17 - SHEET C5.0 & C5.1
	6" THICK VEHICULAR CONCRETE PAVEMENT	SEE DETAIL 3 - SHEET C5.0
	4" THICK PEDESTRIAN CONCRETE PAVEMENT	SEE DETAIL 4 - SHEET C5.0
	LANDSCAPE BUFFER	N/A
	BUILDING SETBACK	N/A

KEY NOTES		
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(A)	ADA RAMP (TYPE CR-G)	FDOT STD. PLANS INDEX 522-002
(B)	ADA RAMP (TYPE CR-F)	FDOT STD. PLANS INDEX 522-002
(C)	ADA RAMP (TYPE CR-C)	FDOT STD. PLANS INDEX 522-002
(D)	2' X 5' CROSSWALK STRIPE @ 5' O.C.	FDOT STD. PLANS INDEX 711-001
(E)	2' X 5' CROSSWALK @ 5' O.C. W/ HIGH EMPHASIS STRIP	FDOT STD. PLANS INDEX 711-001
(F)	6" WHITE PAINTED PAVEMENT STRIPE	FDOT STD. PLANS INDEX 711-001
(G)	6" WHITE PAINTED CORE STRIPING @ 5' O.C.	FDOT STD. PLANS INDEX 711-001
(H)	WHITE DIRECTIONAL ARROW	FDOT STD. PLANS INDEX 711-001
(I)	HANDICAP PARKING SIGN & PAVEMENT STRIPING	SEE DETAILS 13 & 14 - SHEET C5.1
(J)	FLUSH WITH GRADE CONCRETE SIDEWALK	SEE DETAIL 4 - SHEET C5.0
(K)	RAISED CONCRETE SIDEWALK	SEE DETAIL 6 - SHEET C5.0
(L)	BIKE RACK (6 BIKES)	SEE DETAIL 16 - SHEET C5.1
(M)	DUMPSTER PAD & ENCLOSURE	SEE ARCHITECT PLANS
(N)	24" WHITE PAINTED STOP BAR & STOP SIGN	SEE DETAIL 13 - SHEET C5.1

KEY NOTES		
SYMBOL	DESCRIPTION	DETAILS KEY
(O)	DROP CURB	SEE DETAIL 11 - SHEET C5.1
(P)	TYPE D CURB	SEE DETAIL 9 - SHEET C5.1
(Q)	TYPE F CURB	SEE DETAIL 10 - SHEET C5.1
(R)	"DO NOT ENTER" SIGN	PER MUTCD (R5-1)
(S)	DETECTABLE WARNING STRIP-SURFACE MOUNT	FDOT STD. PLANS INDEX 522-002
(T)	6' BLACK CHAIN LINK FENCE	N/A
(U)	CONCRETE WHEELSTOP	SEE DETAIL 12 - SHEET C5.1
(V)	2' X 10' CROSSWALK @ 5' O.C. W/ HIGH EMPHASIS STRIP	FDOT STD. PLANS INDEX 711-001
(W)	SAWCUT & CONNECT TO EXISTING ASPHALT PAVEMENT	SEE DETAIL 2 - SHEET C5.0
(X)	6" WHITE STRIPE (2' - 4" SKIP)	FDOT STD. PLANS INDEX 711-001
(Y)	BLOCK RETAINING WALL (VARIABLE HEIGHT - SEE GRADING PLANS)	N/A
(Z)	4" WROUGHT IRON STREET WALL FENCE	N/A

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

6300 HAZELTINE NATIONAL DR.,
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059

DESIGN NO. 24-0045.000	DATE 12/20/24
DESIGNER D. BRINKMAN	DATE 12/20/24
DRAWN J. GREGG	DATE 08/29/24
APPROVED D. BRINKMAN	DATE 08/29/24
SHEET NO. C1.2	DATE 08/29/24

ENLARGED SITE PLAN

UCP SCHOOL - KISSIMMEE

CAUTION

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

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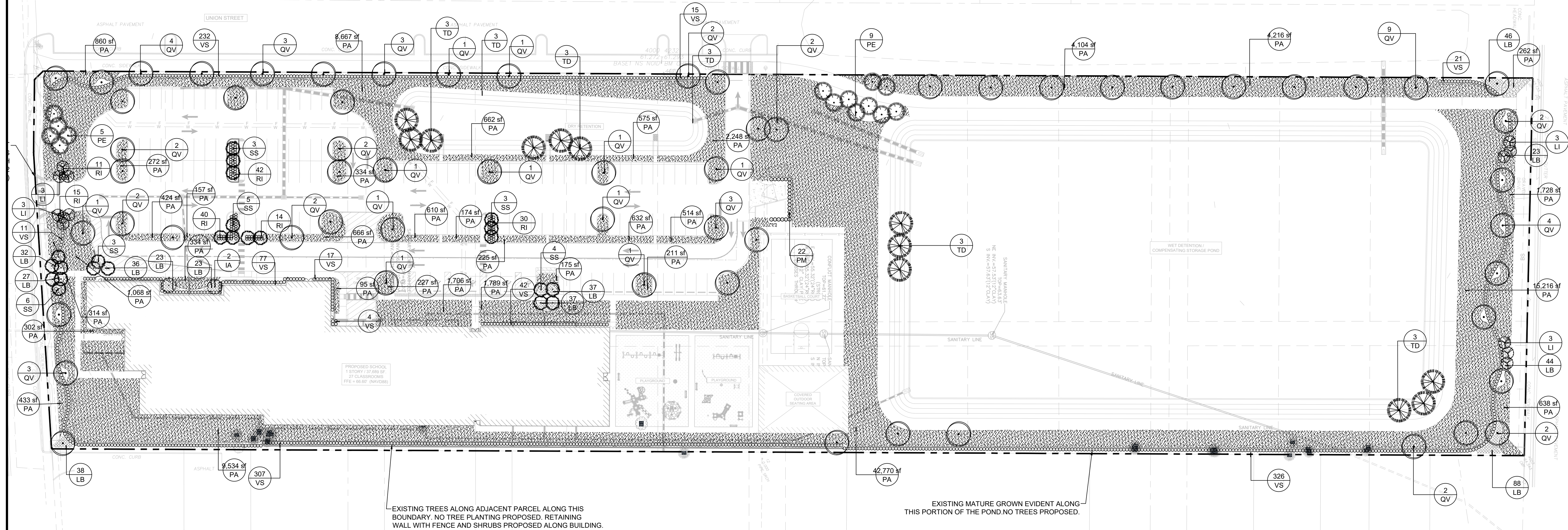
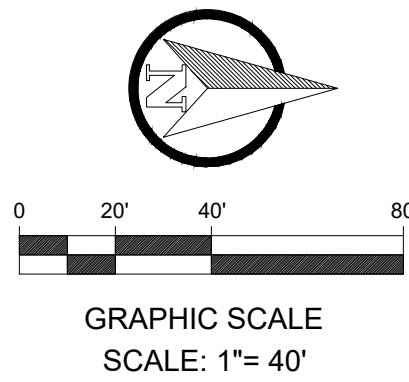
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STATUS:

CONDITIONAL USE PERMIT SUBMITTAL 1

CONDITIONAL USE PERMIT SUBMITTAL 1

CONDITIONAL USE PERMIT REVIEW



P:\24\06\00 UCP CAMPUS - THE GROVE\DESIGN\LANDSCAPE\CONSTRUCTION\LANDSCAPE\UCP KISSIMMEE.DWG 12/20/2024

REVISION NO.	DATE	DESCRIPTION
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OVERALL LANDSCAPE PLAN
UCP SCHOOL - KISSIMMEE

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DRAWN BY	JB
APPROVED BY	JB
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UCP OF CENTRAL FLORIDA
4780 DATA COURT, ORLANDO, FL. 32817

UCP OSCEOLA CAMPUS

PROJECT LOCATION:
WEST OAK STREET, KISSIMMEE, FL.



200 E. Robinson Street
Suite 300
Orlando, FL 32801
voice 407-872-3322

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REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2024903
ISSUE DATE: 08/28/2024
DRAWN BY: EM

EXTERIOR ELEVATIONS
COLOR



SOUTH VIEW

WEST VIEW

SOUTH - EAST VIEW



UCP OF CENTRAL FLORIDA
4780 DATA COURT, ORLANDO, FL. 32817

UCP OSCEOLA CAMPUS

PROJECT LOCATION:
WEST OAK STREET, KISSIMMEE, FL.



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REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2024903
ISSUE DATE: 08/28/2024
DRAWN BY: EM

EXTERIOR ELEVATIONS
RENDERINGS

Order ID: 7745619

* Agency Commission not included

GROSS PRICE * : \$215.68

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com_Legals

AdSize(s): 1 Column

Run Date(s): Wednesday, January 1, 2025

Zone: Full Run

Color Spec. B/W

Preview

**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 to establish a specialized charter school. The Planning Advisory Board will hold a meeting on Wednesday, January 15, 2025, at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 200 W Vine Street Parcel ID: 22-25-29-1360-000B-0010

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

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

Reference # CU-24-0012
UCP Kissimmee

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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

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

1/01/2025 7745619



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

**ADDRESS: 200 W. VINE STREET
PLAN NUMBER: CU-24-0012
PROJECT NAME: UCP KISSIMMEE
REVIEW VERSION NUMBER: V.1**

DATE: 9/25/2024

**Review Status:
REVISE & RESUBMIT.**

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

This project will also require a Conditional Use application to be reviewed and approved by the Planning and Advisory Board. Proposed UCP Campus project may be subject to Developers Agreement on deficiencies for site design under the City of Kissimmee Land Development Code Section 14-5 Form Based Code.

PLANNING COMMENTS

1. Per Land Development Code (LDC) Section 14-5-12(B)(5) water retention ponds are required to be at the rear or the side, not facing the public-right-of-way, unless it is integrated into the design and features as a site amenity. Therefore, for the proposed water retention pond facing Vine Street, it shall include amenities and shall be design as a park.
2. Per LDC Section 14-5-9 the parking lot area shall be placed behind the building. The proposed project depicts the proposed parking to the side of the building, which does not meet the above mentioned LDC requirement.
3. This project will require a final plat to replat the existing parcels into one parcel. Please ensure to file a final plat application for this project, which h requires a separate application. The required streetscape on private property shall be incorporated as part of the final plat language for dedication.
4. Front setback for the placement of the building shall be a minimum of 10 feet and a maximum of 20 feet. Please include a dimension from the property line to the front of the building. LDC Section 14-5 Table 5-2 Dimensional Standards.
5. Please provide vehicular circulation plan, which shall include the vehicle stacking for the pick up drop off area(s).14-6-37 (E through G)
6. Please include the proposed dumpster details, which shall comply with LDC Section 14-10-8(D): dumpster enclosures shall be a minimum of six feet in height and shall be made of a finished, maintenance free material such as brick, split-faced masonry block, textured concrete or similar materials, which shall be consistent with the architectural style of the building(s) style. Please include all details set forth by the above-mentioned section

7. Please provide a parking calculation for the required parking based on LDC Section 14-7-22(A) Table 7-2, for Elementary School Use. Please note per LDC Section 14-7-22(A)(2) excess parking is not allowed. Please ensure the required parking spaces for the elementary school use matches the parking spaces provided.
8. Please include dimensions on the proposed landscape islands and insure the adequate width meets LDC section 14-8-18(C) & (D). Landscape islands shall be a minimum of 10 feet wide and at least the depth of the adjacent parking space. Landscape islands including a walkaway shall be a minimum of 15 feet in width.
9. Please include the parking striping as part of the landscape plan. Please ensure that the site plan parking layout matches the landscaping plan.
10. Please ensure to include a canopy tree in every landscape island, LDC Section 14-8-18(E).
11. Please provide 10% of the required parking spaces, which are 6 bicycle parking spaces LDC Section 14-7-27. Please provide location and anchoring details for bicycles.
12. The proposed building design shall incorporate articulation spacing design every 75 feet with a minimum projection/recess depth of 3 feet. LDC Section 14-5-7(A).
13. Building design shall comply with LDC Section 14-5-7(E), please ensure to avoid blank facades which are 20 horizontal feet and 10 vertical feet to include at least one of the following features:
 - a. Storefront awnings, marquees, galleries/arcades, forecourts, stoops, or porches.
 - b. Overhangs of no less than three feet in depth.
 - c. Raised cornice/parapets over a door.
 - d. Expression line between floors.
 - e. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - f. Peaked roof forms.
 - g. Clock or bell towers.
 - h. Balconies.
 - i. Windows or doors.
 - j. Any other treatment that meets the intent of this section and is approved during the review of the development plan.
14. Building design shall follow LDC Section 14-5-7(F) standards for façade fenestration. Please ensure to incorporate this requirement to the front façade of this building.
15. As a condition of approval, school use adjacent to single-family uses shall incorporate buffering requirements, such as solid wall and landscaping. There shall be a 7 to 10-foot buffer separating the school use to the single-family homes adjacent to the site.
16. Please provide a street wall as required per LDC Section 14-5-11(F), which is required to mask parking areas from the street. Street walls shall have a minimum height of 2.5 feet and a maximum height of five feet. The portion of the street wall/fence above 2.5 feet shall be transparent (e.g., wrought iron or similar). Transparent fences shall have columns (one foot by one foot minimum) spaced every 24 feet. Please note that street walls shall meet the sight visibility triangle regulations.
17. Please provide locations of mechanical equipment, which shall be in compliance with LDC Section 14-5-7(I)
18. Please provide photometric plan as part of the resubmittal for this project. Ensure photometric plan complies with site lighting LDC Section 14-10-9.

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: 200 W Vine Street, Kissimmee 34741
PLAN (DRC) NUMBER: CU-24-0012

DATE: 9/24/2024

Review Status:
APPROVED WITH CONDITIONS.

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

Comments/Conditions (if applicable):

- Additional comments at construction review.
- Impact fees may be due.
- A Developer's Service Agreement (DSA) must be fully executed prior to plan approval. The DSA will be sent separately by your assigned Development Project Manager once it is ready for execution. Please take this time to review the [DSA template](#) and [commonly missed DSA items](#). The Agreement must be signed by the landowner. If the current owner is an entity, it must be licensed in the State of Florida and the signee must provide proof of signing authority.
- Toho Water Authority utilizes development workflows to assist clients through the development journey. Please visit www.tohowater.com/development for process tools and resources.
- Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <https://tohowaterauthfl-energovweb.tylerhost.net/apps/selfservice#/home>.
- The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit an application, register or any other questions related to the portal, please contact Latoya Hanson at lhanson@tohowater.com or 407-483-3869.

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: 200 W. Vine St
PLAN (DRC) NUMBER: CU-24-0012
V1

DATE: 9/3/2024

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions (if applicable):

1. All infrastructure, fire hydrants, roadways and street signage shall be in place prior to any vertical construction or combustible material is on the jobsite.
2. Mains which are not city owned or maintained shall be installed according to these standards (LDC 14- 2138(B)(D) and in addition comply with the standards of NFPA 24, Standards for the installation of Private Fire Service Mains and their Appurtenances, in the current edition of the FFPC)
3. Note on your plans, that the Kissimmee Fire Department will be the authority to inspect and test water mains along with KUA if there are fire hydrants connected to them. The water mains will be consider a combination line. An Underground fire permit will need to be pulled thru the building department with underground plans for review and approval.
4. Indicate on your plans where the fire department connections (FDC) are located. The FDCs are required to be within 100 ft. of a Fire Hydrant. (NFPA 14, Standards for the Installation of standpipe and Hose Systems, 2013 edition subsection 6.3.5.3)
5. Fire Department Connections (FDC) shall be located and arranged so that hose lines can be attached to the inlets without interference by, but not limited to, other fire equipment, other fire department connections, buildings, landscaping, posts, fences, gas meters and electrical equipment. (7.5 ft. clearance is required) (NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2016 edition sub section 5.9.5.2.)
- 6 . Show an elevation/detail drawing of the OS&Y (backflow), FDC (Fire Department Connection) and the fire hydrants. NOTE: The FDC and the BACKFLOW will be marked with a Fire Department approved sign. The sign shall be designed in accordance with Florida Department of Transportation standards for information signage. The signs shall have the following information on it:
 - A. The signage background will be contrasting in color to lettering and shall be either:
 - B. White with red lettering or red with white lettering.
 - C. On the FDC, it shall have the letters "FDC" and "the address of the building it serves" in one and three fourths inch minimum brush strokes.

d. On the Backflow, it shall have “the address of the building it serves” in one and three-fourths inch minimum brush strokes

E. The signs shall be a minimum of 5 inches in height. (Must be able to be seen from street)

F. The FDC ports shall be facing towards the fire access road. The final acceptance test paperwork shall be given to the general contractor to be given to the Fire department at the building final

7. The underground water mains and fire hydrants are to be provided, their installation shall be installed, completed, and in service prior to commencing construction work on any structure. (NFPA 241-8.7.2.3)

8. Indicate on your plans that the Backflow preventer shall have tamper on it connected to the building it serve’s fire alarm system.

9. Indicate on your plans that the Fire hydrants shall be within 3 ft. to 5 ft. from the curb with a rear clearance of 4 ft. and side clearances of 7’5” (LDC 14-2-138 (E))

10. The hydrants shall be colored on its barrel – silver for public or red for private hydrants and the caps and bonnets to be painted the capacity color coded in accordance with the NFPA 291 code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).

11. The color coding of the Hydrants bonnets and caps shall be classified in accordance with their rated capacities (at 20 PSI) residual pressure as follows: All paint shall be the reflective type.

(1) Class AA – Rated capacity of 1500 gpm or greater – Paint caps and bonnet – Light blue

(2) Class A – Rated capacity of 1000 – 1499 gpm – Paint caps and bonnet – Green

(3) Class B – Rated capacity of 500 – 999 gpm – Paint caps and bonnet – Orange

(4) Class C – Rated capacity of less than 500 gpm – Paint caps and bonnet – Red

(NFPA 291- code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).

12. The hydrants are to be marked with blue reflectors per the following standard: (NFPA 291 code, Recommended Practice for Fire Flow testing and Marking of Hydrants (as adopted by title 6 – of the City of Kissimmee Ordinances – 6-1-1).

(1) Placement: 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) Model: The marker shall be Model 911A bidirectional.

(3) Size: Marker shall be four inches by four inches by three-fourths inch.

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

13. Indicate on your plans that the Fire hydrants shall be within 3 ft. to 5 ft. from the curb with a rear clearance of 4 ft. and side clearances of 7’5” (LDC 14-2-138 (E))

14. Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))

15. The access box shall be a type approved by the Fire Chief or his designee and shall contain those necessary keys or other devices necessary to gain access to the building. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))

16.The owner, lessee, occupier or other person in charge of the building shall notify the Fire Chief or his designee of any change in the key or other access devices charged and insure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (C))

17. . 14-10-5. Shall comply with the requirements of the Florida Fire Prevention Code, NFPA 1 current edition and the following: 1. Fire hydrants shall be spaced no greater than 500 feet apart measured within rights-of-way following fire lanes or fire access drives such as a Fire Department vehicle would follow and the entry door of a structure shall not be more than 400 feet from the nearest hydrant.

2. Hydrants shall be placed at development entrances, other strategic locations and within 100 feet of Fire Department connections (FDC).

3. Additional fire Hydrants maybe required upon calculation of the fire flow. (FFPC NFPA 1 18.5.4.4)

4. Water mains shall be no less than eight inches in diameter.

5. Mains shall be looped except in small subdivisions.

18. Provide Landscape drawings with your plans.

19. All landscaping Shall comply with the following.

7. *Distance from features:* The following table lists the minimum required distance that must be provided (at planting and through maintenance) between new trees and existing and/or proposed features (see Figure 8-1):

Table 8 - 1: Minimum Separation between Landscaping and Features

Feature	Minimum Required Spacing
Alley edge of pavement	15 feet
Sidewalks, curbs and gutters, bikeways, and driveways	3 feet for understory trees 5 feet for canopy trees
Fire Hydrants	10 feet for trees; 5 feet for shrubs
Intersections	35 feet
Manholes and Catch Basins	10 feet for understory trees 15 feet for canopy trees
Water Meters and utility boxes	5 feet
Underground water, sewer and transmission lines or other utilities	5 feet
Underground sewer laterals	10 feet
Utility Poles	10 feet
Street Lights	10 feet for understory trees 25 feet for canopy trees
Regulatory Signs	Not to block sign
Buildings	15 feet

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



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

**ADDRESS: 200 W Vine St
PLAN (DRC) NUMBER: CU-24-0012**

DATE: 9/25/2024

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Additional comments may be forthcoming at site plan review.

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

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

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

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

DATE: 9/25/2024

PROJECT: UCP Campus (The Groves) - Kissimmee

SITE PLAN (DRC) NUMBER: CU-24-0012

REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. The provided Traffic Impact Analysis Methodology (TIA) has only been conceptually reviewed at this time. The included ITE Trip Generation Analysis indicates an estimated 209 peak AM trips per hour entering the site, primarily through the Oak Street entrance. Expect additional turn lanes (right-in/left-in) and stacking distances into this site. This will need to be thoroughly vetted prior to recommendation of approval at DRC.

LANDSCAPING:

2. Please show the 10-foot horizontal sight distance triangles at driveway intersection(s) with the street on the landscaping plans, in accordance with LDC §14-7-2(B) and §14-2, Figure 2-10.
3. Verify the following separation is provided between landscaping and site features, in accordance with §14-8-23, Table 8-1:
 - Sidewalks, curb/gutters, bikeways, driveways: 3 feet for understory trees, 5 feet for canopy trees
 - Intersections: 35 feet
 - Manholes/catch basins: 10 feet for understory trees, 10 feet for canopy trees
 - Street lights: 10 feet for understory trees, 25 feet for canopy trees
 - Regulatory signs: Not to block signs
4. A clear maintenance way 20 feet in width shall be maintained all the way around the wet pond(s). Landscaping trees will need to be moved clear of this area. Ref. LDC §14-10-3(B)(3)(a)(ii)

DEDICATIONS/RIGHTS-OF-WAY/EASEMENTS:

5. Where the proposed development encompasses or is directly adjacent to 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)
6. Off-site drainage appears to be conveyed through this development. To accommodate this, appropriately sized drainage pipes and sufficiently wide easements will be required to manage stormwater runoff through the site, as needed. Refer to LDC §14-10-3(D)(2)(b).
7. Perpetual cross-access/drainage easements or a replat will be required for the underlying lots of this development.
8. A public sidewalk easement for that portion of public sidewalk located within the property boundary will be required prior to construction plan approval, or as approved by the City.
9. Any right-of-way/easement dedication shall be completed prior to construction plan approval, or as approved otherwise by the City.
10. This project is located within a zoning district requiring streetscape improvements. There may be areas within the property boundary that may require right-of-way (ROW) reservation or easement dedication to accommodate these improvements. Please clearly show these areas on the site plan.

SURVEY/EXISTING CONDITIONS:

11. Please indicate the Oak Street right-of-way widths on the survey.

FLOODPLAIN MANAGEMENT (§14-9-1):

12. The City has determined the Base Flood Elevation (BFE) for this site to be 65.1 feet (NAVD88), based on the 2013 Osceola County Flood Insurance Study and applicable revisions.

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

13. The access point on Oak Street shall be opposite of the existing access point on the south side of Oak Street, unless the access points are separated by a median or the centerlines are offset by more than 150 feet on an arterial street or 100 feet on a collector street. Ref. LDC §14-7-31(C)

PUBLIC SIDEWALKS/BIKEWAYS/PEDESTRIAN PATHS:

14. Please note: The sidewalks need to be carried all of the way to the property boundary lines.

WALLS/FENCING/GROUND SIGNAGE:

15. Provide the location, height, and type of all existing and proposed walls, fencing, and ground/monument signage on the site plan and verify clearance with the sight visibility triangles of LDC §14-7-2. Ref. LDC §14-3-31(C)(2)(k,m)
16. Please explain the purpose of the proposed retaining wall on the east side. You will need to demonstrate that this will not block existing drainage from adjacent properties.

UTILITIES:

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

STORMWATER MANAGEMENT/GRADING:

18. Provide a soil statement to indicate soil conditions and muck depths (where applicable), based upon the Soil Survey of Osceola County. Ref. LDC §14-3-31(C)(s)

GARBAGE STORAGE/COLLECTION/DISPOSAL:

19. 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

PRELIMINARY PLAT/FINAL PLAT/REPLAT:

20. Please submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff prior to final construction plan approval, project final acceptance and Building Final/CO.

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

- Comments based on plans uploaded on/dated 08/29/2024.
- The proposed improvements shown on these plans within Vine Street is subject to FDOT review and approval.
- The maximum allowable impervious lot coverage shall be determined by the master storm water pond design.

GENERAL

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.
- Please list any requested Modification of Standard variances on the construction drawings, in accordance with LDC §14-3-50, preferably on the cover page. Be sure to include the following for each:
 - Type (i.e. Director, DRC, BOA, City Manager)
 - Land Development Code reference
 - Code requirement (i.e. distance, quantity, type)
 - Requested waiver/variance (percent of dimensional requirement)
 - Date of approval
- The stormwater management system detailed with the construction plan submittal shall include the following:
 - 1/2-inch of additional dry pre-treatment
 - Sufficient information to show compliance with LDC §14-10-3, 3(B)
- It is the responsibility of the design engineer to verify and show the location of any existing utilities and encumbrances on the construction drawings that might affect the location of improvements (i.e. pipes, recorded easements, rights-of-way).

- Landscaping trees and structures shall remain clear of drainage conveyance systems and/or easements. Tree separation should also meet the minimums from features, as specified in Table 8-1.
- Provide a signage and striping plan with construction plan submittal. Ref. LDC §14-7-23(G), §14-3-42(H)(2), 14-3-32(A)(1)
- Once construction of all required site improvements is complete, please email Public Works to arrange a location to submit digital copies all final closeout documents for review and approval. This will be required prior to Public Works recommendation of approval of Building Final/CO.
- Any comment not specifically addressed during the DRC meeting will be considered understood and to be provided/shown with construction plan submittal. The shifting or addition of any site element may result in additional construction plan comments and may prolong approval times.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

###

**KISSIMMEE UTILITY AUTHORITY
COMPLIANCE COMMENTS – COMMERCIAL**

1. The owner/developer is responsible for providing the KUA Engineering Department with preliminary plat plans, geometric site plans (AutoCAD and pdf), commercial load sheets, and riser diagrams in order to determine the project's electrical requirements. Submissions can be made to engineering@kua.com.
2. The owner/developer is responsible for all electric primary & secondary underground conduits. All conduit installed under pavement must be 42" from top of conduit to final pavement grade. Each end of the conduit must extend at least 5 feet past pavement edge.
3. A 10 ft. utility easement is required for the conduit route throughout the property. A 10 ft. road side easement along the outer perimeter of the said property is also required.
4. Per LDC 14-8-23A(9), no tree, unless a small understory tree with a maximum mature height of 20 feet as defined by the City Plant List (Table 1), may be planted within 10 lateral feet of any overhead utility lines. No large canopy tree may be planted within 20 lateral feet of any overhead primary lines or KUA street light pole.
5. All signage shall have a 10 foot vertical and lateral separation from all overhead utility lines and poles.
6. All trees must be at least 20 lateral feet from any proposed KUA site lighting. KUA's site lighting options can be viewed at www.kua.com.
7. It is the responsibility of the owner/developer to provide sufficient surveying to establish property corners, building footprint, curbing edges, and related GPS/survey coordinates to verify proper location of future electric infrastructure. The owner/developer is responsible for all KUA relocations that arise to improper surveying information being provided in the field.
8. The owner/developer shall establish final grade within a 10 ft. radius of KUA's proposed electric infrastructure location so that all conduit is installed at the proper depth and that pad-mounted equipment is set at the proper final grade.

9. Before KUA moves forward with installing any electric infrastructure for this project, it is the responsibility of the developer to (1) provide a recorded final plat with utility easements; (2) provide an easement deed for all utility easements that were not recorded on the plat; (3) sign and pay the line extension contract; and (4) provide all surveying to verify that the conduit is at the proper location and depth.



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

SDOC#: 2024/25-0043	COK DRC#: CU-24-0012	Current FLU: MU-D Requested FLU: N/A
PROJECT NAME: UCP of Central Florida Charter School		Current Zoning: MXD (T5-U) Requested Zoning: N/A
PROJECT LOCATION: 200 W. Vine St., Kissimmee, 34741		
COMMENTS DUE DATE: 9.25.24		PID: 22-25-29-1360-000B-0010 22-25-29-1360-000E-0010 22-25-29-1360-000H-0010 22-25-29-1360-000K-0010

This conditional use application may provide relief to public school capacity.

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) United Cerebral Palsy of Central FL, Inc, AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,
SEE PARCEL ID NUMBERS BELOW _____, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
AGENT (PRINT AGENT'S NAME), Kimmy Phan, KPM Franklin, TO EXECUTE ANY PETITIONS OR
OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY
DESCRIBED AS FOLLOWS, Conditional Use/ Site Plan Permit Application, AND TO APPEAR ON MY/OUR
BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY _____ CONSIDERING THIS APPLICATION AND
TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 8-20-24

[Signature]
Signature of Property Owner

Ilene Wilkins

Print Name Property Owner

Date: _____

Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :

COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 20 day of August,
2024 by Dr. Ilene E Wilkins He/she is personally known to me or has produced
Drivers License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 20 day of
August, in the year 2024.



[Signature]

Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: May 17, 2026

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
22-25-29-1360-000B-0010, 22-25-29-1360-00E-0010, 22-25-29-1360-000H-0010 , & 22-25-29-1360-000K-0010
LEGAL DESCRIPTION:

ITEM 5.B

Public Hearing - Proposed Ordinance #25-02 - Amending the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB): Grissom Lane - ZMA-23-0005

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

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB) on approximately 3.69 acres of land.

Explanation

This Zoning Map Amendment (ZMA) will provide consistency and compatibility with the 3 parcels' Industrial (IN) Future Land Use designations. The IN Future Land Use designation was established under LUPA-24-0001 which was recommended for approval by the Planning Advisory Board at the May 15, 2024 meeting. The City Commission provided final approval of this amendment at the June 18, 2024 meeting.

The current Mixed Use Urban Corridor (T5-U) Zoning designations on the parcels were established with the adoption of the Form Based Code (Ord. 3034) at the August 4, 2020 City Commission meeting. Prior to 2020, the parcels had a Highway Commercial (HC) Zoning designation with additional use, design and development standards of the Vine St. Overlay District. The vacant parcels were created with the approval of the Kissimmee Executive Park plat in 1979. The plat also included additional parcels to the east and south that have been developed with light industrial, warehouse, and commercial uses.

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3, Industrial (IN), which 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 Future Land Use designation.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-4-4(N), the Industrial Business (IB) Zoning District which is intended for properties suitable for industrial development. Where industrial development is in proximity to residential or commercial zones, it is desirable to limit the manner and extent of industrial operations. This Zoning District is also intended to permit various commercial uses which are compatible with typical industrial uses and in suitable areas which have been assigned an Industrial Business (IN) Future Land Use designation. The IB Future Land Use designation, established with the approval of LUPA-24-0001, is compatible with this proposed IB Zoning amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

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

Attachment(s):

1. ZMA-23-0005 Aerial Map
2. ZMA-23-0005 Vicinity Map
3. ZMA-23-0005 Site Data Tables
4. ZMA-23-0005 Proposed Ord. 25-02
5. ZMA-23-0005 PAB Ad
6. ZMA-23-0005 DRC Comments
7. ZMA-23-0005 DRC Support Documents

ZMA-23-0005

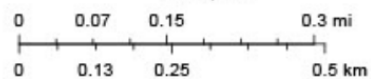


January 10, 2025

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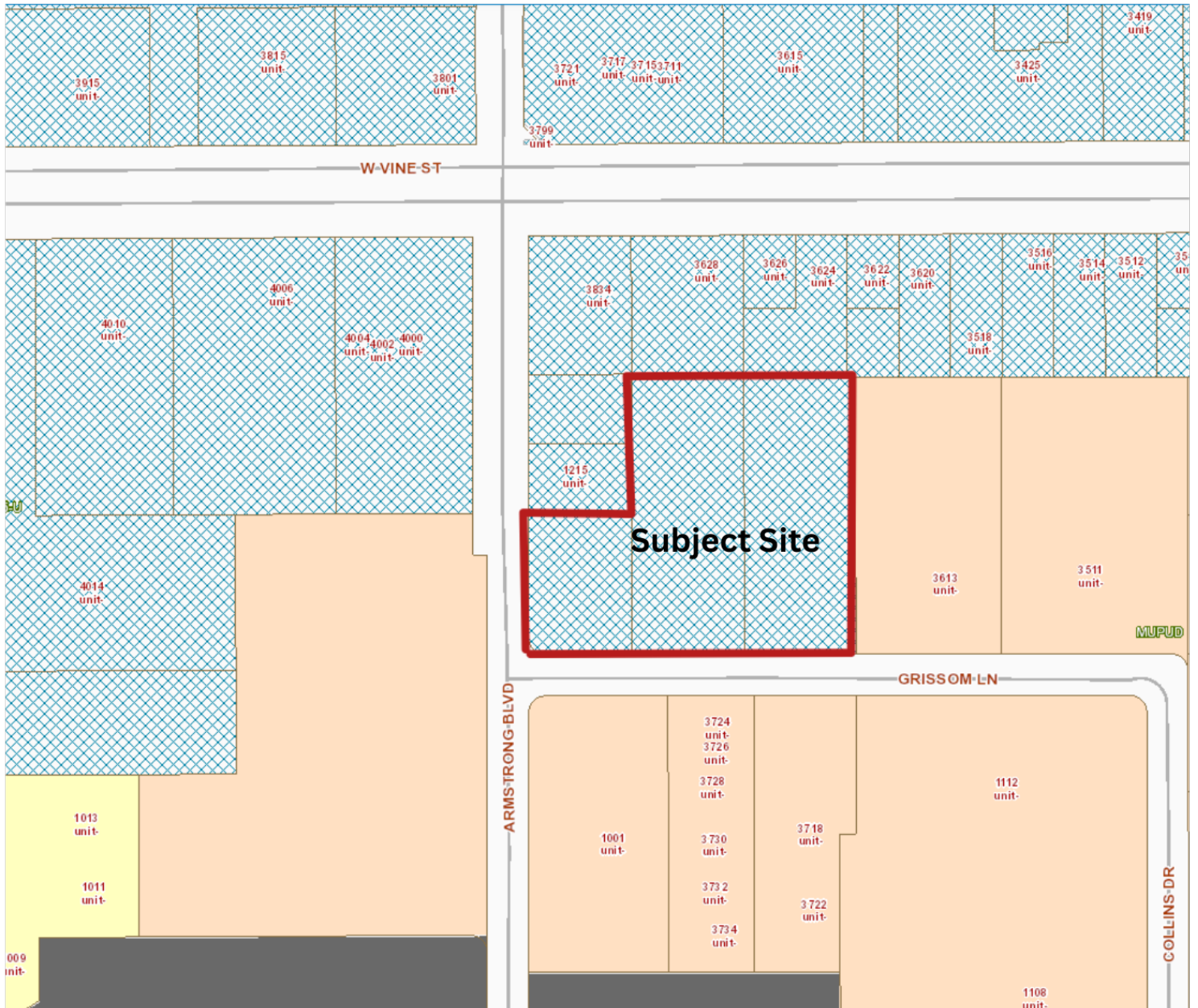
-  Parcels
-  Road Centerlines
-  City Limits
-  CITY
-  COUNTY
-  World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata



State of Florida, Maxar

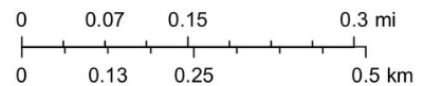
ZMA-23-0005



January 10, 2025

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|--------------------------------|-------------------------------|
| Parcels | AI (Airport Industrial) |
| Road Centerlines | AO (Airport Operations) |
| City Limits | B-2 (Neighborhood Commercial) |
| CITY | B-3 (General Commercial) |
| COUNTY | B-5 (Office Commercial) |
| Zoning District | BP (Business Park) |
| AC (Agricultural Conservation) | CF (Community Facility) |



Grissom Lane, ZMA-23-0005

Parcel ID#19-25-29-1562-0001-0040; 19-25-29-1562-0001-0050; & 19-25-29-1562-0001-0060
North of Grissom Lane; South of W. Vine St., East of Armstrong Blvd. & West of Dyer Blvd.

Site Data Tables

Site Data	
Size	3.69 acres
Future Land Use Designation	Industrial (IN) – City
Proposed Future Land Use Designation	N/A
Zoning District Designation	Mixed Use Urban Corridor (T5-U) – City
Proposed Zoning District Designation	Industrial Business (IB)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Vacant
Adjacent Land Use	
North	Mixed Use Vine (MU-V) – City
South	Mixed Use Vine (MU-V) – City Industrial (IN) – City
East	Mixed Use Vine (MU-V) – City
West	Mixed Use Vine (MU-V) – City Industrial (IN) – City
Adjacent Zoning	
North	Mixed Use Urban Corridor (T5-U) – City
South	Mixed Use Planned Unit Development (PMUD)
East	Mixed Use Urban Corridor (T5-U) – City Mixed Use Planned Unit Development (PMUD)
West	Mixed Use Urban Corridor (T5-U) – City Mixed Use Planned Unit Development (MUPUD)
Past/Current Project Tracking	Ord. 2771 (EAR Based Amendments)(Comp.Amend.) Ord. 2805 (Vine St. Overlay)(LDC Text Amendment) Resolution 35-2011 (Vine St. CRA Manual) Resolution 48-2011 (Vine St. CRA Manual Maps) LUPA-23-0004 (Voided) LUPA-24-0001 Land Use Amendment ZMA-23-0005 (<i>Pending</i>)

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

Zoning District Standards District Summary

Land Development Code Section 14-4-4(N), The Industrial Business (IB) Intent: The Industrial Business (IB) District is intended for properties suitable for industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section. It is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use (FLU) & Zoning</i>	<i>Requested Future Land Use (FLU) & Zoning</i>
Uses	Industrial Business (IN) 0.50 F.A.R. FLU & Mixed Use Urban Corridor (T5-U) Zoning	Industrial Business (IN) 0.50 F.A.R. FLU & Industrial Business (IB) Zoning
	Vacant	Vacant

Public Facilities Analysis

Transportation	
Adjacent street	Grissom Ln. & Armstrong Blvd.
Street Quality of Service (QOS)	Adjacent Streets are all within City limits.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 25-02
ORDINANCE NO. _____

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

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

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

FROM: T5-U (Mixed Use Urban Corridor) – City

TO: IB (Industrial Business) – City

The subject property is located at: Grissom Lane Parcel ID: 19-25-29-1562-0001-0040, 19-25-29-1562-0001-0050, & 19-25-29-1562-0001-0060

Legal Description:

KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOTS 4, 5 & 6 LESS E 23 FT FOR RR R/W on Lot 6

3.69 acres, more or less.

A map of the area is included with this ordinance.

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

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

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

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ____ day of _____, 2025.

Mayor - Commissioner

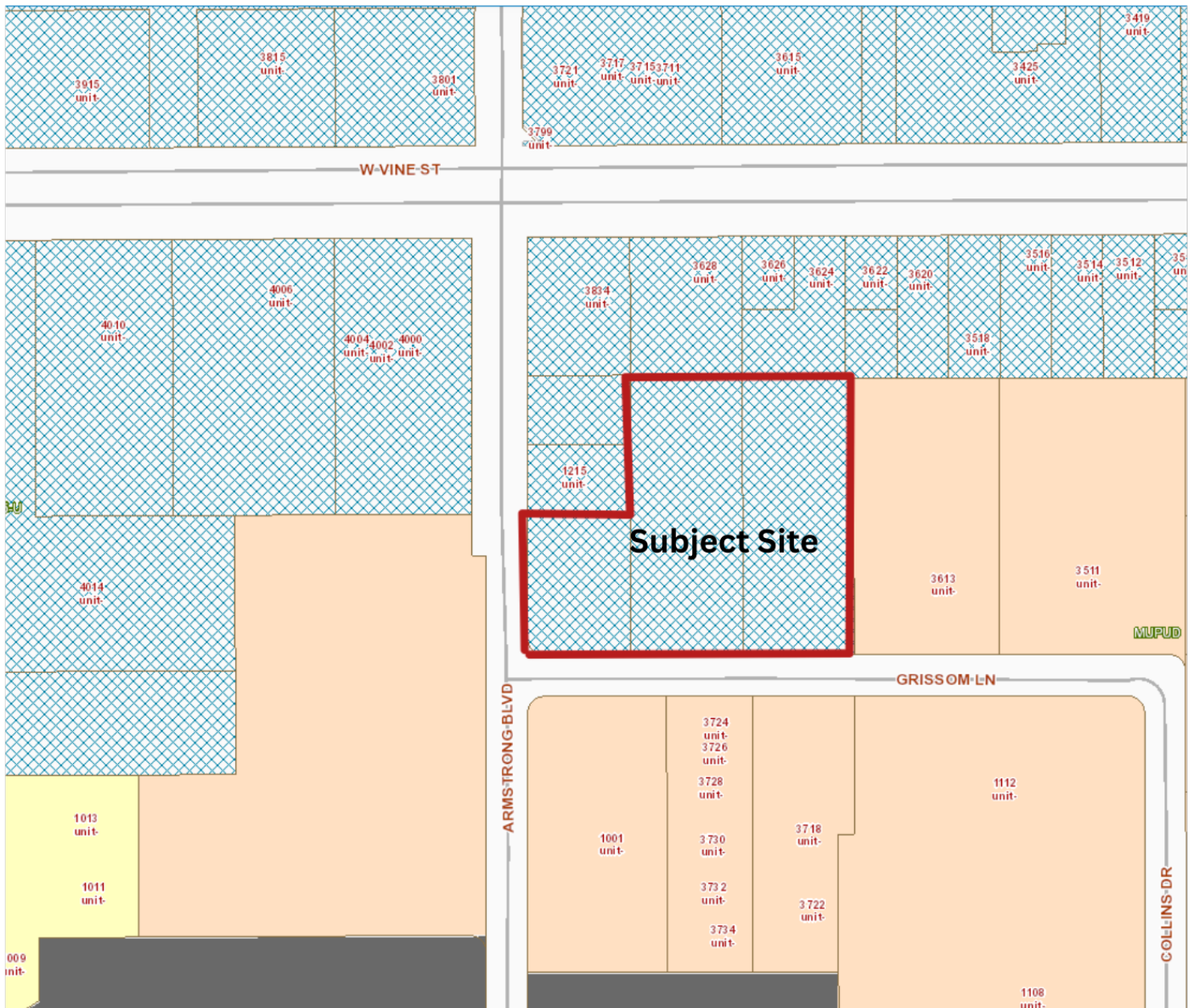
ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

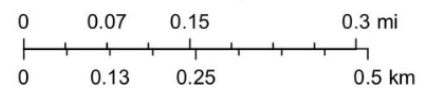
ZMA-23-0005



January 10, 2025

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| Parcels | AI (Airport Industrial) |
| Road Centerlines | AO (Airport Operations) |
| City Limits | B-2 (Neighborhood Commercial) |
| CITY | B-3 (General Commercial) |
| COUNTY | B-5 (Office Commercial) |
| Zoning District | BP (Business Park) |
| AC (Agricultural Conservation) | CF (Community Facility) |



**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, 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 Jan 24, 2025.

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



Signature of Affiant

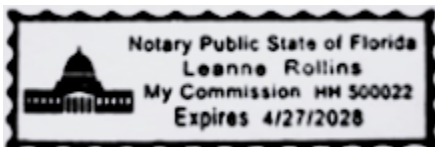
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 24 day of January, 2025,
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

7757274

Israeli settlers suspected in West Bank attacks

Palestinian property targeted just before Trump cut sanctions

By Aref Tufaha and Tia Goldenberg
Associated Press

JINSAFUT, West Bank — Shortly after suspected Jewish settlers stormed Palestinian villages in the occupied West Bank late Monday, setting cars and property ablaze, President Donald Trump canceled sanctions against Israelis accused of violence in the territory.

The reversal of the Biden administration’s sanctions, which were meant to punish radical settlers, could set the tone for a presidency that is expected to be more tolerant of Israel’s expansion of settlements and of violence toward Palestinians. In Trump’s previous term, he lavished support on Israel, and he has once again surrounded himself with aides who back the settlers.

Settler leaders rushed to praise Trump’s decision on the sanctions, which were first imposed nearly a year ago as violence surged during the war in Gaza. The sanctions were later expanded to include other Israelis seen as violent or radical.

Finance Minister and settler firebrand Bezalel Smotrich called it a just decision, saying the sanctions were a “severe and blatant foreign intervention.” In a post on X, he went on to praise Trump’s “unwavering and uncompromising support for the state of Israel.”

The West Bank’s 3 million Palestinians already live under seemingly open-ended Israeli military rule, with the Palestinian Authority administering cities and towns. Smotrich and other hard-line settler leaders want Israel to annex the West Bank and rebuild settlements in Gaza, territories that Israel seized during the 1967 Mideast war.



A Palestinian man stands in front of a torched car Tuesday after an attack, allegedly by Israeli settlers, in Jinsafut, a village in the West Bank. The Trump administration has ended Biden-era sanctions against Israeli settlers. **MAJDI MOHAMMED/AP**

Palestinians want both territories for a future state and have long viewed the settlements as a major obstacle to peace, while the international community overwhelmingly considers them illegal. There are more than 500,000 settlers in the West Bank who have Israeli citizenship.

Late Monday, dozens of masked men who are widely believed to be settlers marauded through at least two Palestinian villages and attacked homes and businesses, according to officials in Jinsafut and Al-Funduq, which are roughly 30 miles north of Jerusalem.

The Palestinian Red Crescent said it treated 12 people beaten by the men. It gave no details on their condition. Israel’s military said the men hurled rocks at soldiers who had arrived to disperse them, and that it had launched an investigation.

Violence has surged in the West Bank during the Gaza war, so it was not clear if the attack had any link to the inauguration. On Tuesday, Israel launched a deadly raid on the Jenin refugee camp.

Jalal Bashir, the head of Jinsafut’s village council, said the men attacked three houses, a nursery and a carpentry shop on the village’s main road. Louay Tayem, head of the local council in Al-Funduq, said dozens of men had fired shots, thrown stones, burned cars and attacked homes and shops.

“The settlers were masked and had incendiary materials,” Bashir said. “Their numbers were large

and unprecedented.”

On Tuesday, the charred shells of cars lay on the side of the road in Jinsafut, and residents surveyed the damage to a burned storage space.

Biden’s executive order against the settlers marked a rare break with America’s closest Middle East ally and signaled his frustration with what critics say is Israel’s leniency in dealing with violent settlers.

Rights groups say that impunity has deepened since Israeli Defense Minister Israel Katz exempted settlers from what is known as administrative detention — Israel’s practice of detaining individuals on security grounds without charge or trial — which is routinely used against Palestinians.

Katz, who freed all Israelis held in administrative detention just last week, said those behind Monday’s attack should be held accountable in Israel’s more transparent criminal justice system.

Palestinian residents, meanwhile, are tried in Israeli military courts.

Biden’s sanctions were aimed at settlers involved in acts of violence, as well as threats against and attempts to destroy or seize Palestinian property. They later were broadened to include other groups, including Tzav 9, an activist organization accused of disrupting the flow of aid into Gaza by trying to block trucks heading into the territory.

Reut Ben-Chaim, a mother of eight who founded the group and was then slapped with sanctions

that crippled her wellness company and prohibited her access to credit cards or banking apps, welcomed Trump’s step.

“We have heard in the last few days that the Trump administration is going to be the most pro-Israel there has been,” she said. “These actions, such as the removal of the sanctions ... these are actions that already mark the way forward.”

Trump has long boasted of his support for Israel, but he also has pledged to end wars in the Middle East that could require exerting some pressure on Israeli Prime Minister Benjamin Netanyahu.

Even before taking office, Trump appears to have pressed Netanyahu to accept a Gaza ceasefire agreement with Hamas that strongly resembled one the Biden administration had been pushing for months.

Trump has also said he hopes to bring Saudi Arabia into the Abraham Accords, under which the United Arab Emirates and other Arab countries forged ties with Israel during his first term.

The Saudis have said they will sign such a historic agreement only if it includes a pathway to a Palestinian state — a nonstarter for Netanyahu’s government.

During his first term, Trump moved the American Embassy to Jerusalem, recognized Israel’s annexation of the Golan Heights — which it captured from Syria in the 1967 war — and presented a Mideast peace plan that was seen as overwhelmingly favorable to Israel.

He also let settlement construction in the West Bank surge unchecked.

But he seemed at the time to have tapped the brakes on Netanyahu’s plans to annex large parts of the West Bank, something Israel’s far-right settlers have demanded for years. Netanyahu said he temporarily shelved the idea as part of the agreement with the UAE.

CITY OF KISSIMMEE PLANNING ADVISORY BOARD

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

FROM: **T5-U (Mixed-Use Urban Corridor) - City**

TO: **IB (Industrial Business District) - City**

The subject property is located at **0 GRISSOM LN Parcel ID: 19-25-29-1562-0001- 0040, 19-25-29-1562-0001-0050, 19-25-29-1562-0001-0060**

Legal Description:

KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 4 20/25/29

PROPOSED ORDINANCE **#25-02: AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.**

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, February 5, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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

Reference # ZMA-23-0005
Grisson Lane

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

ZMA-23-0005
Zoning Map Amendment
Grisson Lane

January 10, 2025

0 0.07 0.15 0.3 mi
0 0.15 0.35 0.6 mi

1:12,037

Legend:
Parcels
Road Centerlines
City Limits
COUNTY
Zoning District
AO (Agricultural Conservation)
AI (Airport Industrial)
AO (Airport Operations)
B-3 (Neighborhood Commercial)
B-4 (General Commercial)
B-5 (Office Commercial)
BP (Business Park)
CF (Community Facility)

NOTICE OF LOCAL PUBLIC HEARING

County Commission of Osceola County, Florida to Consider the Creation of the Harbor Reserve Community Development District

DATE: February 17, 2025
TIME: 5:30 p.m. or as soon thereafter as may be heard
LOCATION: Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, Florida 34741

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the County Commission of Osceola County beginning at 5:30 p.m. on February 17, 2025, or soon thereafter as may be heard, at the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741, to consider an ordinance granting an amended petition to establish a community development district which will be known as the "Harbor Reserve Community Development District" (the "District"). The title of the proposed ordinance is as follows:

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, ESTABLISHING THE HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT, AT APPROXIMATELY 119.89 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 119.89 acres, more or less, generally located west of Pleasant Hill Road and south of Storey Creek Road. The Petitioner has proposed to establish the Harbor Reserve Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, *Florida Statutes*.

Copies of the petition and proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Section 286.26, Florida Statutes, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk of the Board at 1 Courthouse Square, Suite 4200, Kissimmee, Florida 34741, or by phone at (407) 742-1200 not less than seventy-two (72) hours before a hearing or meeting in order to make arrangements. Hearing impaired persons, please contact the County's ADA Coordinator, at (407) 742-1200 (TTY Users Dial: 711 for the Florida Relay System) or ADA.Coordinator@osceola.org, at least four (4) days prior to the meeting.

Run Dates: January 17, 2025, January 24, 2025, January 31, 2025, and February 7, 2025

Location of Harbor Reserve CDD

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

ADDRESS: Grissom Lane, Dyer Blvd., Collins Dr. Armstrong Blvd.

DATE: 3/15/2024

PLAN NUMBER: LUPA-24-0001 City Initiated Land Use Change Grissom Lane – 1st Review

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Future Land Use Change from Mixed Use Vine to Industrial Business.
2. Subject to Planning Advisory Board (PAB) and City Commission approval.

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

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

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



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

ADDRESS: n. of Grissom, e. of Armstrong

DATE: 11/17/2023

PLAN NUMBER: ZMA-23-0005 Grissom Lane Properties Zoning Map Amendment -- 2nd Review

**Review Status:
REVISE & RESUBMIT.**

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

1. This Industrial Business (IB) rezoning includes justification based on the Kissimmee Executive Plat recorded in 1979.
 - a) The City's adoption of the Vine Street Overlay in 2011 or the Form Based Code in 2020 created did not created nonconformities associated with the plat approval in 1979 since the parcels remain undeveloped. The underlying lots meets all of the minimum lot size requirements of the Mixed Use Urban Corridor (T5-U) Zoning.
 - b) The 3 lots included with this rezoning to Industrial Business (IB) were not included in the Kissimmee Industrial Park PUD approved in 1968 (Ordinance 400), therefore, there are no nonconformities uses with the current T5-U Zoning based on a previously approved PUD.
 - c) There may be some other nonconforming determination based on ownership (lot of record) with additional information that may be submitted. But staff support of this rezoning may be provided to only restore the previous Zoning designation prior to the adoption of the Form Based Code, which was Highway Commercial (HC), and not to intensify potential uses on the lots beyond what was previously established.

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: 2814 Patrick St.

DATE: 7/17/2023

PLAN NUMBER: LUPA-23-0004 Grissom Lane Properties Land Use Amendment

**Review Status:
REVISE & RESUBMIT.**

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

1. The 3 parcels [19-25-29-1562-0001-0040 (Parcel 1), 19-25-29-1562-0001-0050 (Parcel 2), & 19-25-29-1562-0001-0060 (Parcel 3)] are currently vacant and were part of the original Vine St. Overlay that was adopted under Ordinance 2805 on July 19, 2011 and the Vine St. Manual Maps under Resolution 35-2011 and 48-2011 adopted at the July 5th and November 15th 2011 City Commission meetings.
2. There is reference to Ordinance 3050 adopted on December 7, 2021. This ordinance was a text amendment that did not include a Future Land Use Map Amendment that changed the Future Land Use designation on the properties to Mixed Use Vine (MU—V). The MU-V Future Land Use designation was already established on the properties as part of the original Comprehensive Plan Amendment that created the MU-V designation which as part of the larger Evaluation and Appraisal (EAR) based amendments adopted under Ordinance 2771 approved at the August 17, 2010 City Commission meeting.
3. Of the 4 carve out neighborhoods mentioned in the narrative:
 - a) Orange Gardens, Bellavida, and Shingle Creek Recreational Area were not part of the original MU-V or Vine St. Overlay adoptions and remain out of Vine St. CRA today.
 - b) Additional research is required regarding the area between Thacker Ave. and Emory Ave. with the Office-Residential (OR) and Single Family Low Density Residential (SF-LDR). This area may have already been developed at the time of the MU-V and CRA adoptions or there may be other reasoning and justification regarding the Future Land Use designations.
4. Additional discussion is needed to determine if the City can support intense industrial uses that will be adjacent to the primary Vine St. corridor or to maintain the current transitional area that allows for light commercial between the primary corridor and the intense industrial uses south of Grissom Lane.

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

SDOC#: 2022/23-0238

DRC#: ZMA-23-0005

Current FLU: MU-V
Requested FLU:IN

PROJECT NAME: n/a

PROJECT LOCATION: Grissom Lane, Kissimmee,34744

Current Zoning: T5-U
Requested Zoning: IB

COMMENTS DUE DATE: 7.12.23

PID: 19-25-29-1562-0001-0040

No impact on public school capacity.



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: 19-25-29-1562-0001-0040



Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/06/2023, which are subject to change prior to certification

Land	\$160,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$160,800
Assessed(estimated)	\$135,036
Exemption(estimated)	\$0
Taxable(estimated)	\$135,036

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

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$133,900
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$133,900
Assessed*	\$122,760
Exemption	\$0
Taxable	\$122,760

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5678-1640	\$425,000	2020-02-18	WD
1	4762-1712	\$210,000	2015-04-10	SW
2	1104-0061	\$0	1992-12-30	TD
3	0711-0750	\$0	1984-01-01	WD
4	0618-0771	\$0	1982-12-01	QC
5	0344-0127	\$1,149,000	1976-10-29	WD

Land Information - Total Acreage: 0.70

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	30579.12	0.00	SF	\$160,800

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 4 20/25/29



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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: 19-25-29-1562-0001-0050



Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 06/06/2023, which are subject to change prior to certification

Land	\$344,400
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$344,400
Assessed(estimated)	\$289,190
Exemption(estimated)	\$0
Taxable(estimated)	\$289,190

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

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$286,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$286,800
Assessed*	\$262,900
Exemption	\$0
Taxable	\$262,900

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5678-1640	\$425,000	2020-02-18	WD
1	4762-1712	\$210,000	2015-04-10	SW
2	1104-0061	\$0	1992-12-30	TD
3	0711-0750	\$0	1984-01-01	WD
4	0618-0771	\$0	1982-12-01	QC

Land Information - Total Acreage: 1.50

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	65470.68	0.00	SF	\$344,400

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 5



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2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 19-25-29-1562-0001-0060



Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 06/06/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 03/24/2023	
Land	\$341,200	Land	\$284,100
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$341,200	Appraised(just)	\$284,100
Assessed(estimated)	\$286,407	Assessed*	\$260,370
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$286,407	Taxable	\$260,370
* 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	5678-1640	\$425,000	2020-02-18	WD
1	4762-1712	\$210,000	2015-04-10	SW
2	1104-0061	\$0	1992-12-30	TD
3	0711-0750	\$0	1984-01-01	WD
4	0618-0771	\$0	1982-12-01	QC

Land Information - Total Acreage: 1.49

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	64860.84	0.00	SF	\$341,200

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 6 LESS E 23 FT FOR RR R/W

The parcels subject to this request for a future land use change and a zoning change are:

1. 19-25-29-1562-0001-0040 (Parcel 1)
2. 19-25-29-1562-0001-0050 (Parcel 2)
3. 19-25-29-1562-0001-0060 (Parcel 3)

These parcels shall be collectively referred to as the Applicant Parcels.

The Applicant Parcels are located on Grissom Lane, south of W. Vine Street, west of Dyer Boulevard and east of Armstrong Boulevard. The Applicant Parcels are not adjacent to W. Vine Street. The parcel to the west of Parcel 1 is undeveloped but is the Armstrong Commerce Center MUPUD that allows for industrial uses. The parcel to the north of Parcel 1 and west of Parcel 2 operates as a landscaping company and tire and auto service facility. The parcel caddy-corner to Parcel 2 is the Crown Motel. The parcels to the north of Parcels 2 & 3 are restaurants. The parcel to the east of Parcel 3 is a Spectrum warehouse. Other parcels along Grissom Lane operate as a general auto repair shop and warehouses. With the exception of the Applicant Parcels, all the parcels along Grissom Lane are part of the Kissimmee Industrial Park PUD. The Kissimmee Industrial Park PUD is largely developed and most of the properties within the Kissimmee Industrial Park PUD operate with an industrial use. As you move further south from the Applicant Parcels, and the Kissimmee Industrial Park PUD, there is a large industrial zone, which ultimately ends at the City of Kissimmee Airport. This area of the City has served as an industrial zone for many years as evidenced by the Armstrong Commerce Center MUPUD which the City approved in 2006 and the Kissimmee Industrial Park PUD which the City approved in 1968.

The Applicant Parcels are part of the Kissimmee Executive Park Plat (KEP Plat) as recorded in 1979, in Plat Book 2, Pages 206-207, in the Public Records of Osceola County, Florida. The KEP Plat was a replat of the Kissimmee Industrial Village Plat as recorded in 1971 in Plat Book 2, Page 68. The only parcels east of Armstrong Boulevard in the KEP Plat which are not part of the Kissimmee Industrial Park PUD are the Applicant's Parcels and the two parcels north of Parcel 1. The KEP Plat shows the parcels in the Kissimmee Industrial Park PUD were meant to be developed in a cohesive manner with the Applicant Parcels.

On July 19, 2011, the City of Kissimmee adopted Ordinance No. 2805 which created the Vine Street Overlay. On July 5, 2011, The City of Kissimmee adopted Resolution 35-2011 which adopted the general policy and direction set forth in the Vine Street Redevelopment Overlay District Development Manual. Then, on November 15, 2011, the City adopted Resolution 48-2011, which incorporated the maps from the Vine Street Redevelopment Manual. After these resolutions and subsequent changes to the City's land development code, the City initiated a land use change application for the applicant's parcels, reclassifying the land use for these parcels to Mixed-Use Vine Street (MU-V). After the adoption of the form based code, the zoning designation for the parcels were also changed through a City initiated change to T5-U from Industrial Business.

Throughout the creation of the Vine Street Overlay District, the City carved out specific areas along W. Vine Street from the MU-V future land use designation, including:

1. The Orange Gardens neighborhood has a Single-Family Low Density Residential future land use designation.
2. The Bellavida neighborhood has a Multiple Family High Density Residential future land use designation.
3. The Shingle Creek Recreational Area which abuts W. Vine Street has a Recreation future land use designation.
4. The parcels between Thacker Avenue and N. Emory Avenue have an Office Residential and Single-Family Low Density Residential future land use designation.

These carve outs recognize well established and defined areas of development that do not fit within the confines of the MU-V future land use designation. These areas were largely developed prior to the existence of the Vine Street Overlay District.

The industrial park surrounding the Applicant Parcels is like these other well-established and defined neighborhoods. These buildings were built well before the creation of the Vine Street Overlay District and have continued to operate with industrial uses. While the Applicant Parcels are undeveloped, the Applicant Parcels are still part of the industrial community, as evidenced by the inclusion in the Kissimmee Executive Park Plat. Requiring the Applicant to develop the Applicant Parcels for non-industrial use, will change the neighborhood, something the City sought to avoid for already established neighborhoods. For the Applicant Parcels to meet the established pattern of their neighborhood, industrial uses are more compatible than the uses permitted in the T5-U zoning district.

While the T5-U zoning designation permits many uses, heavier industrial uses that are allowed in the Industrial Business District, are not allowed in the T5-U district. These uses include:

1. Manufacturing, light;
2. Manufacturing, medium;
3. Manufacturing, heavy (conditional use)
4. Wholesale trade establishments
5. Communication service establishments
6. Equipment sales and leasing, heavy (conditional use)
7. Motor vehicle repair, heavy (conditional use)
8. Motor vehicle repair, light¹
9. Repair service establishment, heavy (conditional use)
10. Storage facilities, self-service²
11. Warehouse

The applicant is seeking a land use plan amendment and zoning amendment to modify the future land use designation and zoning designation of the Applicant Parcels from MU-V to Industrial Business (IN) and T5-U to Industrial Business District (IB). These amendments allow the Applicant Parcels to be developed in conformity with the surrounding properties. The City is very limited on industrial areas with a few pockets along the Florida's Turnpike and N. John Young

¹ This is a conditional use in T5-U.

² This is a conditional use in T5-U.

Parkway. The largest area of industrial properties in the City is adjacent to the Applicant's Parcels. It is often hard to create industrial areas within an established, built out city as many residents do not want to live near industrial businesses. However, in an area that is already largely industrial, there is little conflict with the neighbors. Industrial uses on Applicant Parcels, fits and supports the area. Furthermore, industrial jobs support the expansion of the City of Kissimmee Airport and the economic development in the region. The Applicant Parcels are set back from W. Vine Street and will not create any sort of undesirable view from the Vine Street corridor. However, the proximity to W. Vine Street allows individuals to utilize public transportation to get to and from any jobs that are ultimately developed on the Applicant Parcels. Based on all of these factors, the applicant requests the City grant the land use amendment and the zoning amendment for the Applicant Parcels.