



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MARCH 19, 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 March 5, 2025 Planning Advisory Board (Brownsfields Advisory Committee) Meeting minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Plan to establish a drive-thru restaurant and retail establishments – 4307 W Vine St - CU-24-0014
- 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 5.A

Public Hearing - Conditional Use with Site Plan to establish a drive-thru restaurant and retail establishments – 4307 W Vine St - CU-24-0014

Request

Approval of a Conditional Use with Site Plan to establish a drive-thru restaurant with other retail establishments at 4307 W Vine St. on approximately 1.41 acres of land with a Mixed-Use Urban Corridor (T5-U) Zoning designation.

Explanation

The existing structure was built in 1973 and was used as a retail strip center. The most recent license on this property was for Sound Loco Inc., which was a retail business selling audio, speakers and alarms. Their business license was opened in 2016 and closed in 2022. There is a plethora of other business licenses tied to retail and merchant uses going back to the early 90s, including H & R Inc, Falconry Enterprises, and Darrow Ventures, Inc. The parcel's zoning was B-3, General Commercial, before the T5-U, Mixed-Use Urban Corridor, transect zoning came into effect. It currently has a zoning of T5-U, Mixed-Use Urban Core, and a Future Land Use of MU-V, Mixed-Use Vine. Currently, there are no businesses tied to this parcel, and the building is left vacant.

This proposed conditional use intends to demolish the existing building and use the property as a drive-thru facility for a restaurant and other retail establishments through new development. The drive-thru is what is causing the need for a conditional use approval. The form-based code sets out certain parameters for the use of a drive-thru, including stacking regulations and access to the parcel, which this specific application meets. The form-based code also calls for higher standards in terms of the architecture of the building, which the applicant has met. Bringing the building closer to the road and placing the drive-thru stacking and the parking behind these buildings brings this parcel into a better alignment with the purpose of the form-based code and its intent to encourage and promote redevelopment on underdeveloped lots, implement the Vine Street CRA Master Plan, and encourage infill development.

The drive-thru with a restaurant and other retail establishments is compatible with the surrounding area, will be conveniently located within the Vine Street Overlay District, and is encouraged and supported by City staff.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed-Use Urban Core (T5-U) zoning district standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a drive-thru with a restaurant and retail establishments as a potential allowable use with conditional use approval by the Planning Advisory Board.
3. Compliance with Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the 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 Vine (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages

connected to downtown and other community focal points. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 6.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on February 28, 2025.

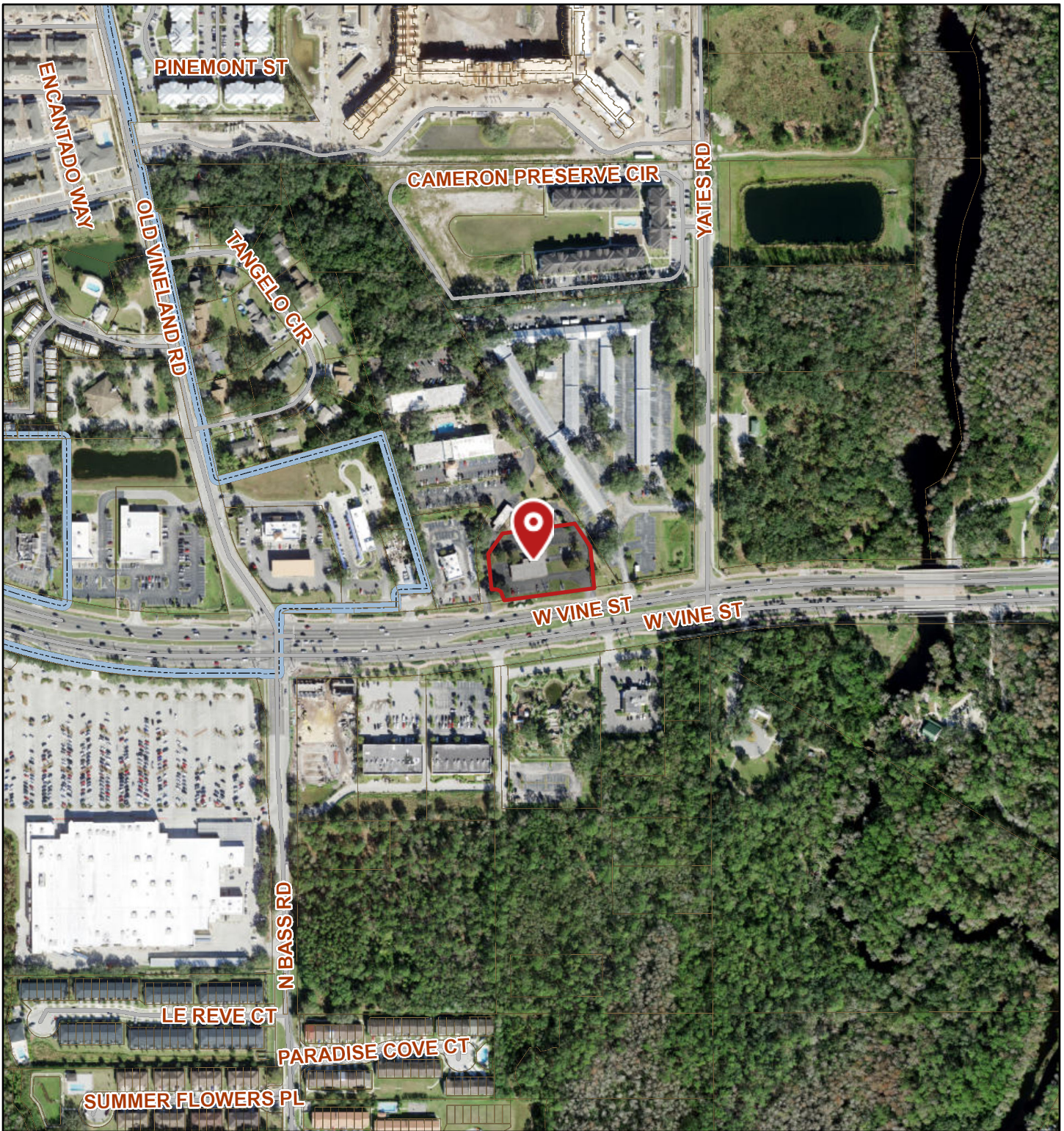
CONDITIONS:

1. Per the response to comment 5 on the last review, ensure that the Final Landscape Plan and Final Construction Documents will comply with Table 8-1 of the Land Development Code Section 14-8-23. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan.
2. Per the comment regarding the finished floor elevation and ceiling height, please ensure that all areas of the buildings adhere to Section 14-5-6, Table 5-2, including areas such as the drive thru window.
3. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans. These bicycle lockers are to help meet the required parking requirements (meeting the threshold for the allowed deviation of 10 percent reduction in parking), and thus must be maintained over time to ensure the parking calculations are constantly met and accounted for on this parcel.
4. Please refer to LDC Section 14-11 for the signage requirements. Note you are in the Vine Street Overlay district and has different regulations per Section 14-11-6.
5. Ensure that all mechanical equipment adhere to Section 14-5-7 I for the screening requirements.
6. Ensure to provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan (construction) approval per Section 14-8-24

Attachment(s):

1. CU-24-0006 Aerial Map
2. CU-24-0006 Vicinity Map
3. CU-24-0006 Existing Site Layout
4. CU-24-0006 PAB Ad
5. CU-24-0006 DRC Comments
6. CU-24-0006 Support Documents

CU-24-0014
Conditional Use w/ Site Plan
4307 W Vine

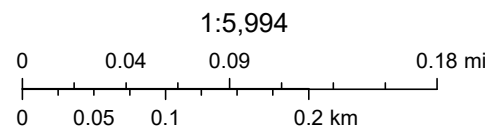


March 14, 2025

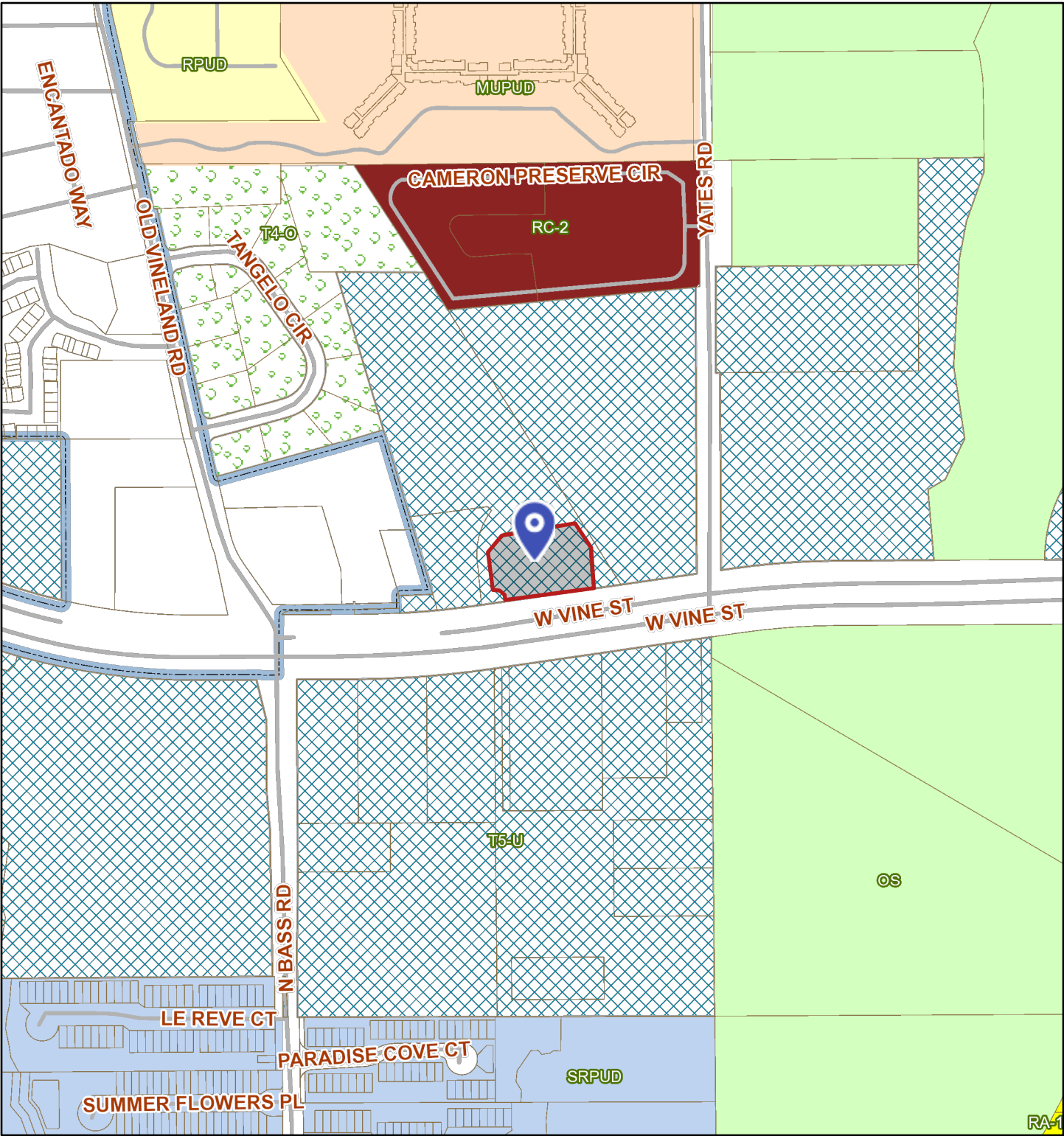
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

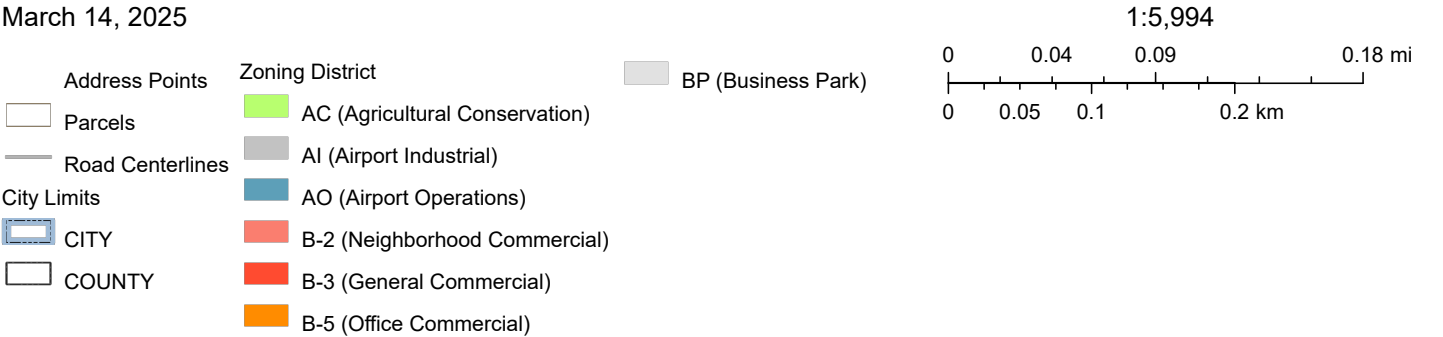
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CU-24-0014
 Conditional Use w/ Site Plan
 4307 W Vine



March 14, 2025



FLOODPLAIN SOURCE
FLOODPLAIN MAP
EFFECTIVE 06/18/2013

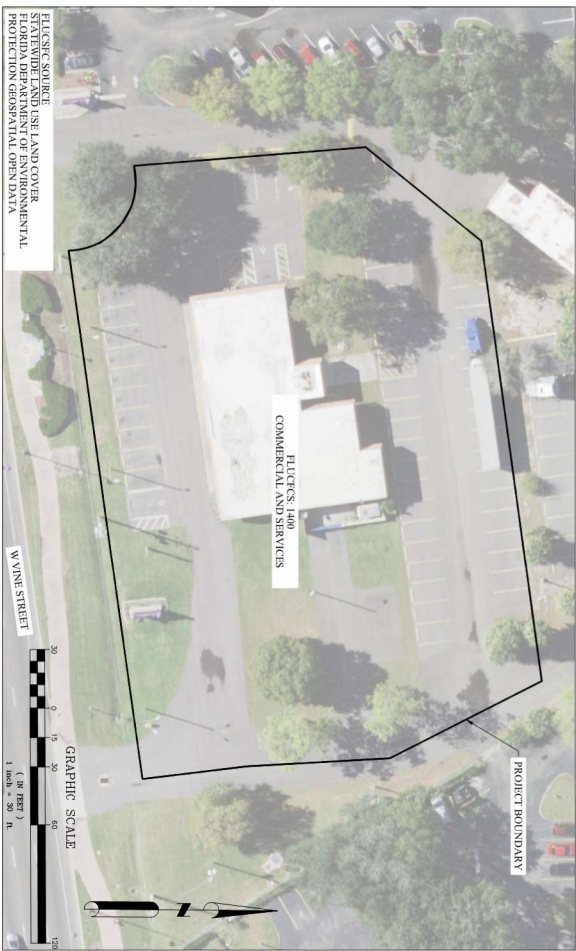
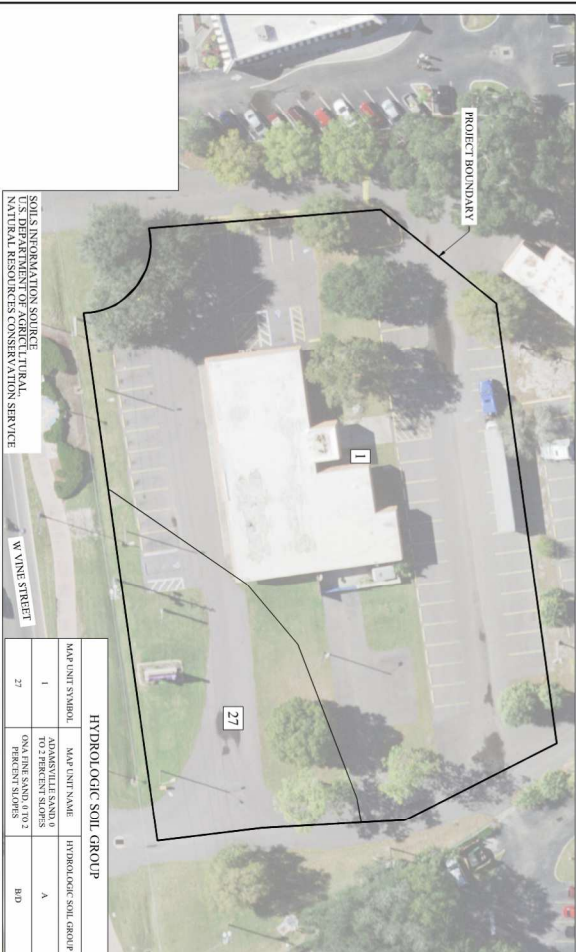
CITY OF KISSIMMEE 120190
AREA OF MINIMAL FLOOD HAZARD
(ZONE X)

PROJECT BOUNDARY

W. VINE STREET

SOILS MAP

FLUCFCFS MAP



GRAPHIC SCALE

HYDROLOGIC SOIL GROUP		
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
I	ADAMSVILLE SAND, 0 TO 2 PERCENT SLOPES	A
27	ONAFINE SAND, 0 TO 2 PERCENT SLOPES	BD

STATEWIDE LAND USE LAND COVER
FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION GEOSPATIAL OPEN DATA[illegible]

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
EXISTING CONDITIONS

PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/18/2025

PROJECT NO.:

DRAWN BY: JAC

SHEET: C-2.0

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 redevelop the subject property for a retail and a drive-through. The Planning Advisory Board will hold a meeting on **Wednesday, March 19, 2025** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **4307 W. Vine St. Parcel ID: 18-25-29-1582-0001-0020**

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-24-0014**
4307 W. Vine Street Redevelopment

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.



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

**ADDRESS: 4307 W VINE ST
PERMIT NUMBER: CU-24-0014
PROJECT NAME: 4307 W VINE ST REDEVELOPMENT
REVIEW VERSION NUMBER: V.1**

DATE: 12/10/2024

**Review Status:
REVISE & RESUBMIT.**

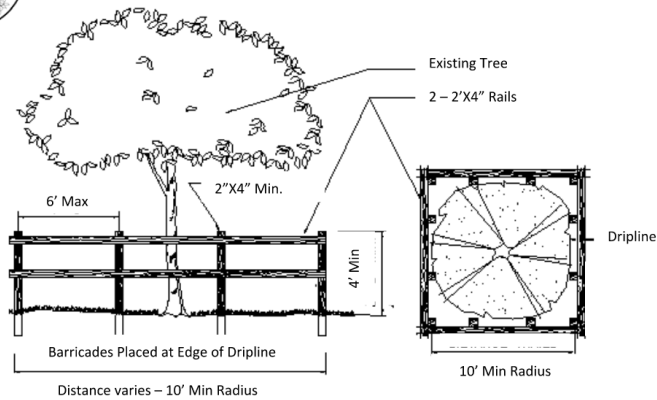
PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. Please provide the distance between the back of curb on Vine Street to the front property line. Per Land Development Code (LDC) Section 14-5-6 E, Streetscape Zones are required in the form-based code area. More specifically, Section 14-5-6 E 1 states: "Sites located along Vine Street, Hoagland Boulevard, Martin Luther King, Jr. Boulevard, Dyer Boulevard, Thacker Avenue, John Young Parkway, Main Street, Broadway, Neptune Road, Michigan Avenue, and Emmett Street shall provide a 20-foot-wide minimum streetscape zone, where there shall be a 12-foot sidewalk and an eight-foot furnishing zone. If on-street parking is provided, it may be interspersed with the furnishing zone."
2. Please provide Site dimension information such as buffers, setbacks, drive aisle widths, parking space dimensions, drive-thru stacking dimensions, etc. on the provided Site Plan.
3. Per Section 14-6-40 G "A minimum stacking lane distance of 100 feet shall be provided for each service window. Additional stacking lane distance shall be provided beyond the minimum if warranted by the specific use, as determined by the project's traffic impact analysis/statement, the DRC, and/or the planning advisory board. Stacking lanes shall be designed so that waiting vehicles do not extend into travel lanes or drive aisles, and the stacking measurement shall begin at the service window. Stacking lanes shall be designed to allow waiting motorists to exit to a bypass lane before reaching the service window."
4. Please add proposed spot elevations on the SSRP's Preliminary Grading and Drainage Plan sheet.
5. Please review LDC Section 14-5-7 D 3, forecourt standards regarding courtyard regulations in the form-based zoning code. Ensure that the courtyard area on the SSRP matches that within the Elevations and Floor Plan set.
6. Please refer to Tree Protection Barricade Detail below:



Tree Protection Barricade Detail



7. Please review store front design in LDC Section 14—7 D b. Figure 5-36 is added below for your reference.



8. Per LDC Section 14-5-7 E “Facades facing Street or public space shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following:
- Storefront awnings, marquees, galleries/arcades, forecourts, stoops, or porches.
 - Overhangs of no less than three feet in depth.
 - Raised cornice/parapets over a door.
 - Expression line between floors.
 - An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - Peaked roof forms.
 - Clock or bell towers.
 - Balconies.
 - Windows or doors.
 - Any other treatment that meets the intent of this section and is approved during the review of the development plan.”
9. Please ensure that Building 1 and 2's foot prints match that from the Elevations and Floor Plan on all Plans, showing the required T5-U articulation.
10. If the space between Building 1 and 2 will have outdoor dining, please include that area for your parking calculations.

Comments/Conditions:

1. Per LDC Section 14-5-6 C, Table:5-2, Please ensure your building elevation is 22 feet.

2. If you have not, reach out to the CRA about any opportunities they may have to assist with your project (i.e. Demolition). Benjamin Burnett is a great contact. His number is 407-518-2584.
3. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features.
4. Please note dumpster gate and enclosure need to match the design of the proposed buildings. LDC Section 14-10-8 gives the regulations for dumpsters.
5. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans.

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.

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**ADDRESS: 4307 W VINE ST
PERMIT NUMBER: CU-24-0014
PROJECT NAME: 4307 W VINE ST REDEVELOPMENT
REVIEW VERSION NUMBER: V.2**

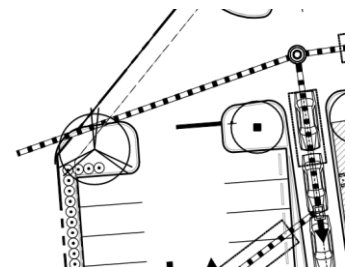
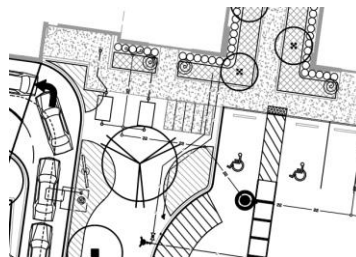
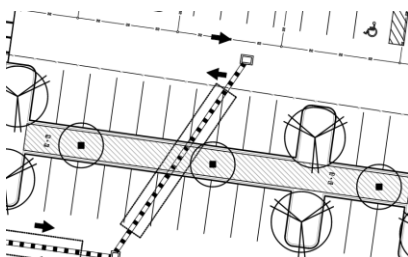
DATE: 2/12/2025

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. Please provide the screening info for the dumpster. Land Development Code (LDC) Section 14-10-8 D states the regulations needed for dumpsters. Please provide the information such as the height, the material the screening will be made of, etc.
2. The proposed dumpster is within the 5-foot setback and buffer. Please move to a location where it won't be in the setback. Consider moving outdoor dining area to another area to place the dumpster there or possibly near the bike lockers.
3. Please update your Sight Lighting Photometric Analysis to match the information on your Site Plan. The building footprints need to be updated.
4. Please indicate the ground floor ceiling height on the elevations as table 5-2 of LDC Section 14-5-6 requires a 12' minimum height.
5. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan. Table 8-1 shows those minimum separations. Please review the images below. Fire hydrants need to be 10 feet from trees and 5 from shrubs, 15 feet from alley edge of pavement, 5 feet from underground utilities, etc.



Comments/Conditions:

1. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans.
2. Please refer to LDC Section 14-11 for the signage requirements. Please note you are in the Vine Street Overlay district and has different regulations per Section 14-11-6.
3. Ensure that all mechanical equipment adhere to Section 14-5-7 I for the screening requirements.

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.



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**ADDRESS: 4307 W VINE ST
PERMIT NUMBER: CU-24-0014
PROJECT NAME: 4307 W VINE ST REDEVELOPMENT
REVIEW VERSION NUMBER: V.3**

DATE: 2/28/2025

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. Per the response to comment 5 on the last review, ensure that the Final Landscape Plan and Final Construction Documents will comply with Table 8-1 of the Land Development Code Section 14-8-23. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan.
2. Per the comment regarding the finished floor elevation and ceiling height, please ensure that all areas of the buildings adhere to Section 14-5-6, Table 5-2, including areas such as the drive thru window.
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5. Ensure that all mechanical equipment adhere to Section 14-5-7 I for the screening requirements.
6. Ensure to provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan (construction) approval per Section 14-8-24

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.

Date: 11/13/2024

Shaun Koffinas - 911Addressing

Studio Session CU-24-0014

CU-24-0014, 4307 W Vine St Commercial, Session# 196-047-730

General Comments

1. Compliance – Compliant with conditions. Contact 911 addressing to obtain in future addresses, bearing the project does split the building up into multiple businesses.

Date: 02/06/2025

Shaun Koffinas - 911Addressing

Studio Session 02-06-2025

CU-24-0014, 4307 W Vine St, W Vine St Commercial, Session# 317-778-605

General Comments

1. Compliance – Compliant. No comments.



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

ADDRESS: 4307 W. Vine St.
PLAN (DRC) NUMBER:CU-24-0014
V1

DATE: 11/12/2024

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):

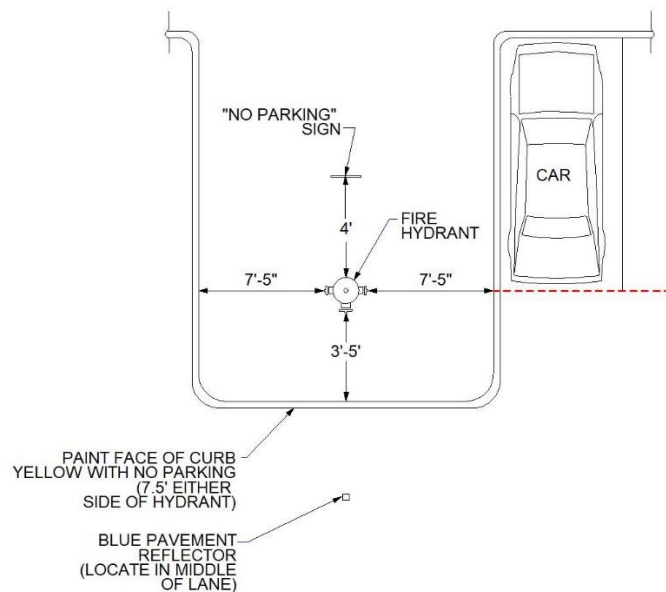
1. All new non-residential buildings totaling 5,000 square feet or more, gross floor area shall have an approved automatic sprinkler system installed in accordance with Section 13.3.1.1 of NFPA 13. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (B)) . Provide this on plans.
2. All automatic sprinkler system installed in any building must include an electronic supervision containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code (City of Kissimmee Code of Ordinance – Title 6 – 6-1-4-(A)). Provide this on your plans.
3. 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))
4. 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))
5. 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))
6. No master fire (water) main shall be less than eight inches in diameter. The underground fire mains shall start from the point of service (back flow) to 1ft above finish floor. (FS 633.02.(8) and FS 633.02.(18)). A class V contractor's license is required to install an underground fire main. (FS 633.02.4(e)) Underground fire mains shall be submitted for plan review and approval to the Kissimmee Fire Department. The underground fire main shall be inspected and approved by the Fire Department prior the being put into service. (NFPA 24)
- 7.. 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.
8. Hydrants shall be placed at development entrances, other strategic locations and within 100 feet of Fire Department connections (FDC).

9. 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

10. . Private mains shall be installed according to these standards and in addition, comply with the standards of NFPA 24, Standards for the Installation of Private Fire Service Mains and Their Appurtenances as adopted in the current edition of the Florida Fire Prevention Code, NFPA 1 (as adopted by Section 6-1-1 of the Code)

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

12. Parking shall not be allowed for seven feet, six inches to either side of a hydrant. "No Parking" areas associated with a hydrant shall be so marked. An alternate parking arrangement may be allowed if all the following criteria are met: a. A hydrant is placed at the end of a parking island and is clear of the rear of the vehicles expected to be parked there;



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

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

the fire hydrant on the same side of the street as the fire hydrant. 2. The marker shall be Model 911A bidirectional 3. Marker size shall be four inches by four inches by three-fourths inch. 4. Marker shall be bonded to roadways by using a two-part epoxy adhesive or other approved material. Provide information on utility plan. 15. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant. Provide FDC specs on utility sheet along with distance .

16. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of Transportation standards and the following:

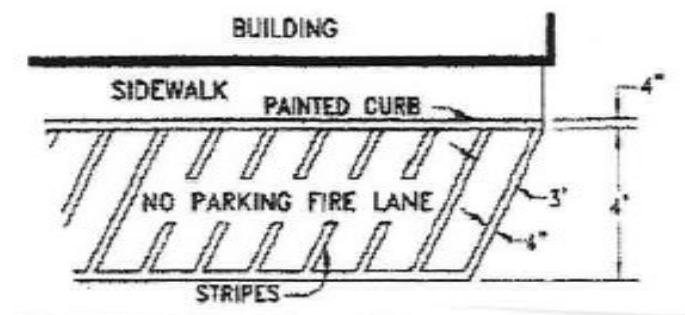
1. The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke.
2. FDC signage shall have the letters "FDC" and the address of the building it serves.
3. The Backflow Preventer shall have the address of the building it serves. Provide signage specs and distances on your plans.

17. For your Fire department access road, provide a stripping plan showing "NO PARKING- FIRE LANE". Pavement markings shall meet the following criteria:

- a. Pavement markings for commercial developments shall be located adjacent to but not in travel lanes intended to be used by normal vehicular traffic.
- b. Markings shall use the color "safety yellow" (F.D.O.T. traffic rated pavement paint)
- c. Markings shall include letters with a four-inch wide brush stroke and 18 to 24 inches high.
- d. Markings shall include the message 'NO PARKING – FIRE LANE'
- e. There shall be at least one fire lane pavement message for every 100 linear feet of fire lane or portion therefore.
- f. Where a curb is provided, the curb top and face along the fire department access road are to be painted "traffic yellow" (F.D.O.T traffic rated pavement paint). Solid stripes four inches wide extending outward to a width of four feet from the curb with three feet between each stripe. Striping to be thermoplastic or equivalent.
- g. Markings and painting are to be maintained by the responsible party of the property.
(LDC 14-7-32 B (6))

18. Fire department access roads signage locations: fire department access roads shall be marked with freestanding signs with the wording "NO PARKING -FIRE LANE ". Such signs shall be 12 in. by 18 in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.4.1.1)

19. The required width of a fire department access road shall not be obstructed in any manner, including parking of vehicles. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.4.1.1)



21. All landscaping around fire hydrants and FDC 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

P



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

ADDRESS: 4307 W. Vine St
PLAN (DRC) NUMBER:CU-24-0014
V2

DATE: 1/19/2025

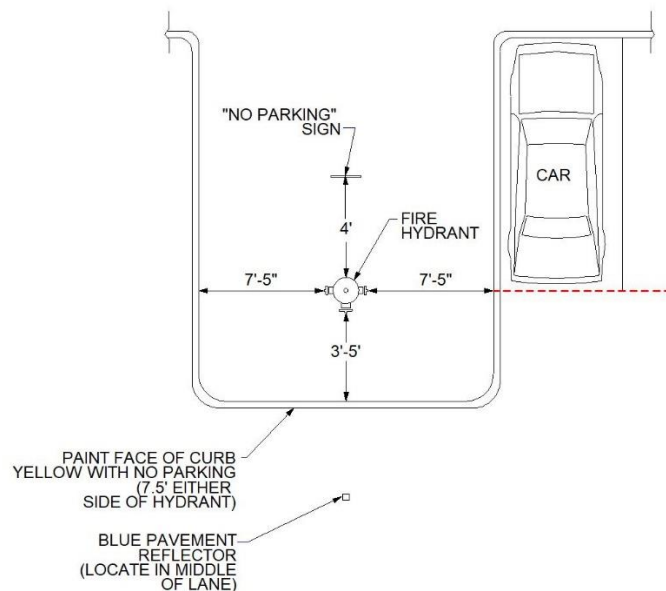
Review Status:
APPROVED WITH COMMENTS.

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 new non-residential buildings totaling 5,000 square feet or more, gross floor area shall have an approved automatic sprinkler system installed in accordance with Section 13.3.1.1 of NFPA 13. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (B)) .
2. All automatic sprinkler system installed in any building must include an electronic supervision containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire.
3. 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))
4. 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))
5. 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)) Alarm Code (City of Kissimmee Code of Ordinance – Title 6 – 6-1-4-(A)).
6. No master fire (water) main shall be less than eight inches in diameter. The underground fire mains shall start from the point of service (back flow) to 1ft above finish floor. (FS 633.02.(8) and FS 633.02.(18)). A class V contractor's license is required to install an underground fire main. (FS 633.02.4(e)) Underground fire mains shall be submitted for plan review and approval to the Kissimmee Fire Department. The underground fire main shall be inspected and approved by the Fire Department prior the being put into service. (NFPA 24)
7. .. 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.
8. Hydrants shall be placed at development entrances, other strategic locations and within 100 feet of Fire Department connections (FDC).
9. 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
10. Private mains shall be installed according to these standards and in addition, comply with the standards of NFPA 24, Standards for the Installation of Private Fire Service Mains and Their Appurtenances as adopted in the current edition of the Florida Fire Prevention Code, NFPA 1 (as adopted by Section 6-1-1 of the Code)

11. Hydrants shall be placed a minimum of three feet but not greater than five feet from roadways and driveways and a minimum of 12 feet from the Fire Department access road (NFPA 1). They shall not be blocked by hedges, trees, parked vehicles, buildings, fences, utility poles, receptacles, signs, and the like. Hydrants shall be placed at least 40 feet from structures. Hydrants within developments shall be placed so that the use of a hydrant and connection to FDCs does not block or prevent the entrance or exit of other emergency vehicles responding to the scene.
12. Parking shall not be allowed for seven feet, six inches to either side of a hydrant. "No Parking" areas associated with a hydrant shall be so marked. An alternate parking arrangement may be allowed if all the following criteria are met: a. A hydrant is placed at the end of a parking island and is clear of the rear of the vehicles expected to be parked there;
13. . All fire hydrants shall have one four and one-half inch steamer and two two and one-half-inch ports. Hydrant outlet threads shall have NH standard external threads for the size outlet supplied as specified in NFPA 1963 Standard for Fire Hose Connections (as adopted by Section 6-1-1 of the Code). The center of the steamer shall be 18 inches minimum above grade. The four and one-half inch steamer shall be turned to face the road or access drive. If the hydrant is on a corner, the steamer is to face the main road or accessway.



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

DATE: 12/11/2024
PROJECT: 4307 W Vine Street Redevelopment
SITE PLAN (DRC) NUMBER: CU-24-0014
REVIEW NUMBER: 1

Review Status:
REVISE & RESUBMIT

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

DEDICATIONS/RIGHTS-OF-WAY/EASEMENTS:

1. 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.

PHASING:

2. Please verify all infrastructure and pavement improvements will be constructed in one phase. Otherwise, provide a phasing plan to include a phasing statement, phasing boundary lines, and approximate timing for each phase. The phasing boundary lines will determine how the improvements will be bonded (if applicable), certified by the City, and when certificates of occupancy (CO) can be issued. Ref. LDC §14-3-31(C)(2)(g)

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

3. Please provide a minimum 24-foot backing distance for all 90-degree parking spaces on the site plan, in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
4. Please dimension all backing distances on the site plan in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
 - Two-way: 24 feet
 - Parallel: 12 feet
 - 30-degree: 12 feet
 - 45-degree: 12 feet
 - 60-degree: 14.5 feet
 - 90-degree: 24 feet
5. The minimum standard parking stall width is 9 feet. Ref. LDC §14-7-23(C)
6. Provide minimum parking stall depth perpendicular to drive aisles in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
 - Parallel: 8 feet
 - 30-degree: 16.8 feet
 - 45-degree: 19 feet
 - 60-degree: 20.1 feet
 - 90-degree: 18 feet

WALLS/FENCING/GROUND SIGNAGE:

7. 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)

GARBAGE STORAGE/COLLECTION/DISPOSAL:

8. 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

SITE SPECIFIC

- Comments based on plans uploaded on 11/6/2024.
- This site plan appears to have some construction plan level detail that has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
- Any proposed improvements within Vine Street is subject to FDOT review and approval.
- For the construction plan submittal:
 - Please correct the Parcel ID Number on the cover page.
 - 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.
 - 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
- Please add the existing impervious surface area and the proposed impervious surface area for this development. Note that the maximum allowable impervious lot coverage shall be determined as the lesser of 80% per zoning or the area allowed by the master storm water pond design.
- Provide DRC comment responses with preliminary construction plan submittal.

GENERAL

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

###

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

DATE: 2/12/2025

PROJECT: 4307 W Vine Street Redevelopment

SITE PLAN (DRC) NUMBER: CU-24-0014

REVIEW NUMBER: 2

Review Status:
APPROVED WITH COMMENTS

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

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

SITE SPECIFIC

- Comments based on plans uploaded on 1/15/2025.
- This site plan appears to have some construction plan level detail that has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
- Any proposed improvements within Vine Street are subject to FDOT review and approval.
- For the construction plan submittal:
 - Please correct the Parcel ID Number on the cover page.
 - 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.
 - 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
 - Streetlights: 10 feet for understory trees, 25 feet for canopy trees
 - Regulatory signs: Not to block signs
- Please add the existing impervious surface area and the proposed impervious surface area for this development. Note that the maximum allowable impervious lot coverage shall be determined as the lesser of 80% per zoning or the area allowed by the master storm water pond design.
- Provide DRC comment responses with preliminary construction plan submittal.

GENERAL

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

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

###



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

ADDRESS: 4307 W Vine St
PLAN (DRC) NUMBER: CU-24-0014
DRCv2 Comments

DATE: 2/7/2025

**Review Status:
APPROVED WITH CONDITIONS.**

AVIATION - Ramon Senorans - 407.518.2546 - Ramon.Senorans@kissimmee.gov

Comments/Conditions (if applicable):

1. Proposed site is within 0.9 NM NNW of the approach for Runway 15, departure path for Runway 33. Continuous loud aircraft noise is expected day and night for arriving and departing traffic when Runway 15/33 is in use, or during flight training activities performing circular traffic in the vicinity of the airport.
2. If the new construction height will exceed the height of the nearest transmission poles or tallest obstruction, then the applicant will have to submit an FAA Form 7460-1 to request a Federal Aviation Administration (FAA) Navigational Safety Study (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) that will determine the maximum allowable height of any **structures and/or construction equipment** that will penetrate the Kissimmee Airport's Airspace, and could potentially pose a fight risk to aircraft operations. Please submit the request as soon as possible since the FAA review period can last between 45 - 90 days. If a safety study has been requested and/or conducted, please provide the Aeronautical Study Number (ASN).

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

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

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



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

SDOC#: 2024/25-0079	COK DRC#: CU-24-0014	Current FLU: MU-V Requested FLU: N/A
PROJECT NAME: 4307 W. Vine St.		Current Zoning: T5-U Requested Zoning: N/A
PROJECT LOCATION: 4307 W. Vine St., Kissimmee		
COMMENTS DUE DATE: 12.11.24		PID: 18-25-29-1582-0001-0020

This conditional use application has no impact on public school capacity.



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

ADDRESS: 4307 W Vine Street, Kissimmee FL 34746
PLAN (DRC) NUMBER: CU-24-0014

DATE: 12/9/2024

Review Status:
APPROVED WITH CONDITIONS.

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

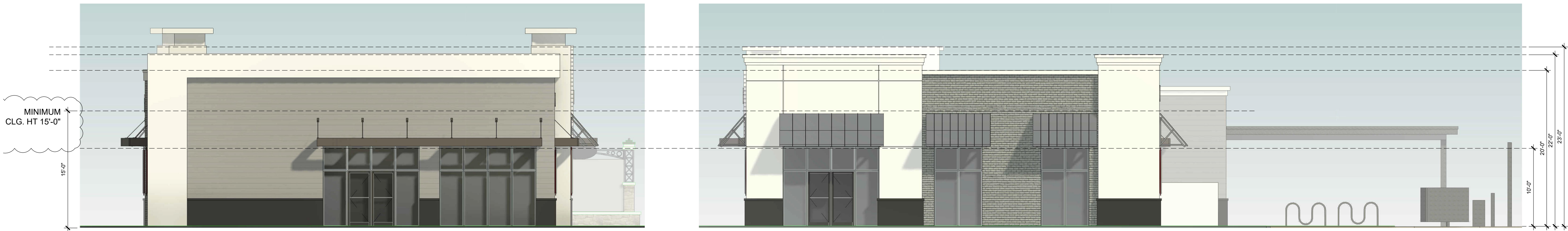
Comments/Conditions (if applicable):

- Additional comments at construction review.
- Impact fees may be due.
- Toho Water Authority utilizes development workflows to assist clients through the development journey. Please visit www.tohowater/development for process tools and resources.
- A Developer's Service Agreement (DSA), as well as the Human Trafficking Affidavit (HTA), section 787.06(13) of the Florida statute must be fully executed prior to plan approval. The DSA and HTA will be sent separately by your assigned Development Project Manager once it is ready for execution. Please take this time to review the [DSA/HTA 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 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 your 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.



1 SECTION THRU COVERED AREA
SCALE: NTS

2 SECTION THRU COVERED AREA
SCALE: NTS



3 ELEVATION - W. VINE STREET
SCALE: NTS



4 ELEVATION - PARKING LOT
SCALE: NTS



5 ELEVATION - EAST
SCALE: NTS



6 ELEVATION - WEST
SCALE: NTS

CONCEPTUAL ELEVATIONS

SCALE: N.T.S.

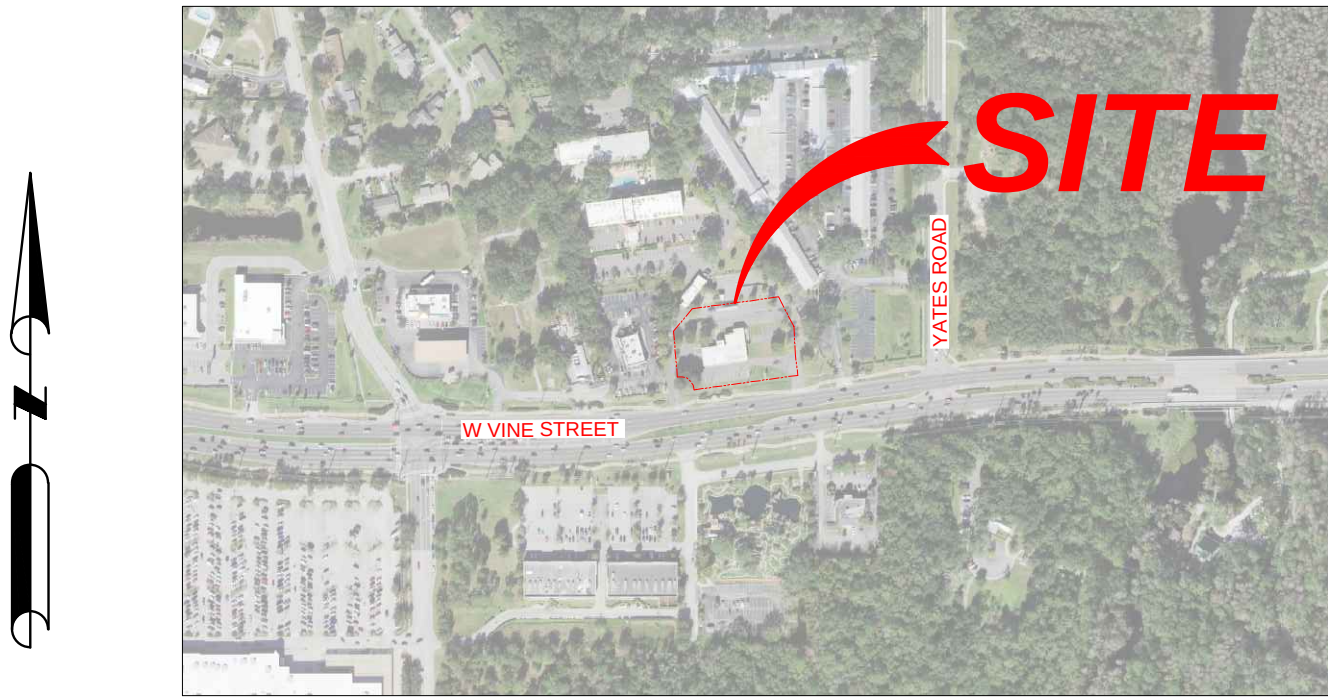
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Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	ENVIRONMENTAL INFORMATION
C-3.0	SITE PLAN
C-4.0	PRELIMINARY UTILITIES PLAN
C-5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6.0	PRELIMINARY SITE DETAILS

SITE SPECIFIC REDEVELOPMENT PLAN FOR 4307 W VINE STREET

PREPARED FOR:
VICTORIOUS VINE STREET, LLC

PROPERTY ADDRESS:
4307 W VINE STREET
KISSIMMEE, FL 34746

SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST
PARCEL ID No: 18-25-29-1582-001-0020



SITE LOCATION

1 IN = 500 FT

LEGAL DESCRIPTION:

LOT 2, KISSIMMEE OAKS A REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 86 AND 87, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

AREA: 1.41 ACRES

PROVIDED BY SURVEYOR: LANNES AND GARCIA, INC.

OWNER:

VICTORIOUS VINE STREET, LLC
8220 WHITE SWAN CT,
ORLANDO FL 32836
CONTACT:

ENGINEER:

STORYBOOK DEVELOPMENT SERVICES, LLC
5931 BRICK COURT, SUITE 168
WINTER PARK, FL 32792
JOSE CHAVES, P.E.
PH: 321-246-8811

LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS LA & P, LLC
P.O. BOX 2852
WINTER PARK, FL 32790-2852
ROBERT R. BUCHANAN, RLA
PH: 407-579-1811

SURVEYORS:

LANNES AND GARCIA, INC.
4967 SW 75TH AVENUE,
MIAMI, FL 33155
FRANCISCO F. FAJARDO, P.S.M.
PH: 305-666-7909

GEOTECHNICAL ENGINEER:

NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DR, #246
ORLANDO, FL 32804
JOHN C. DIEHL, P.G. / BRIAN W. JORY, P.E.
PH: 407-342-1443

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.

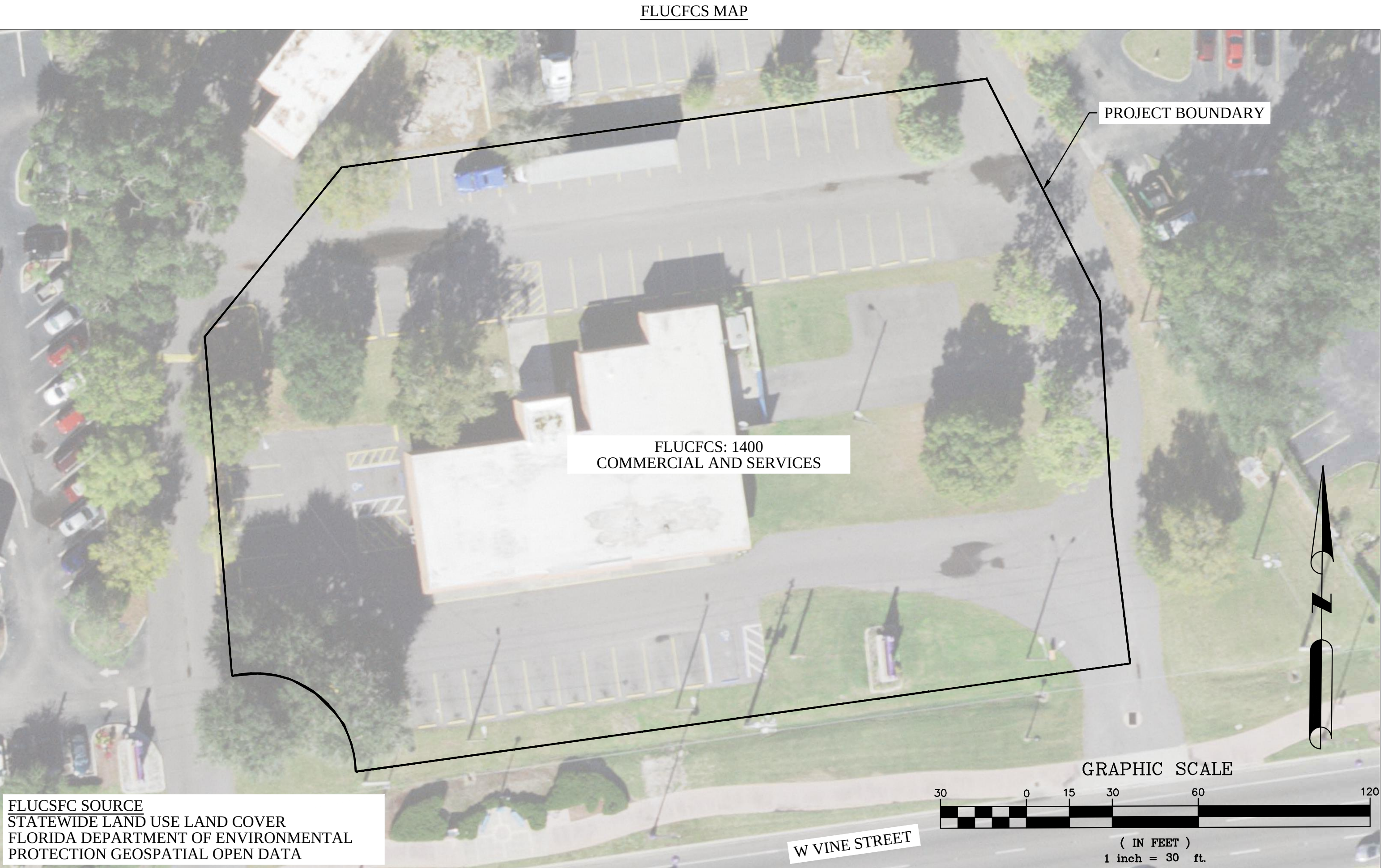
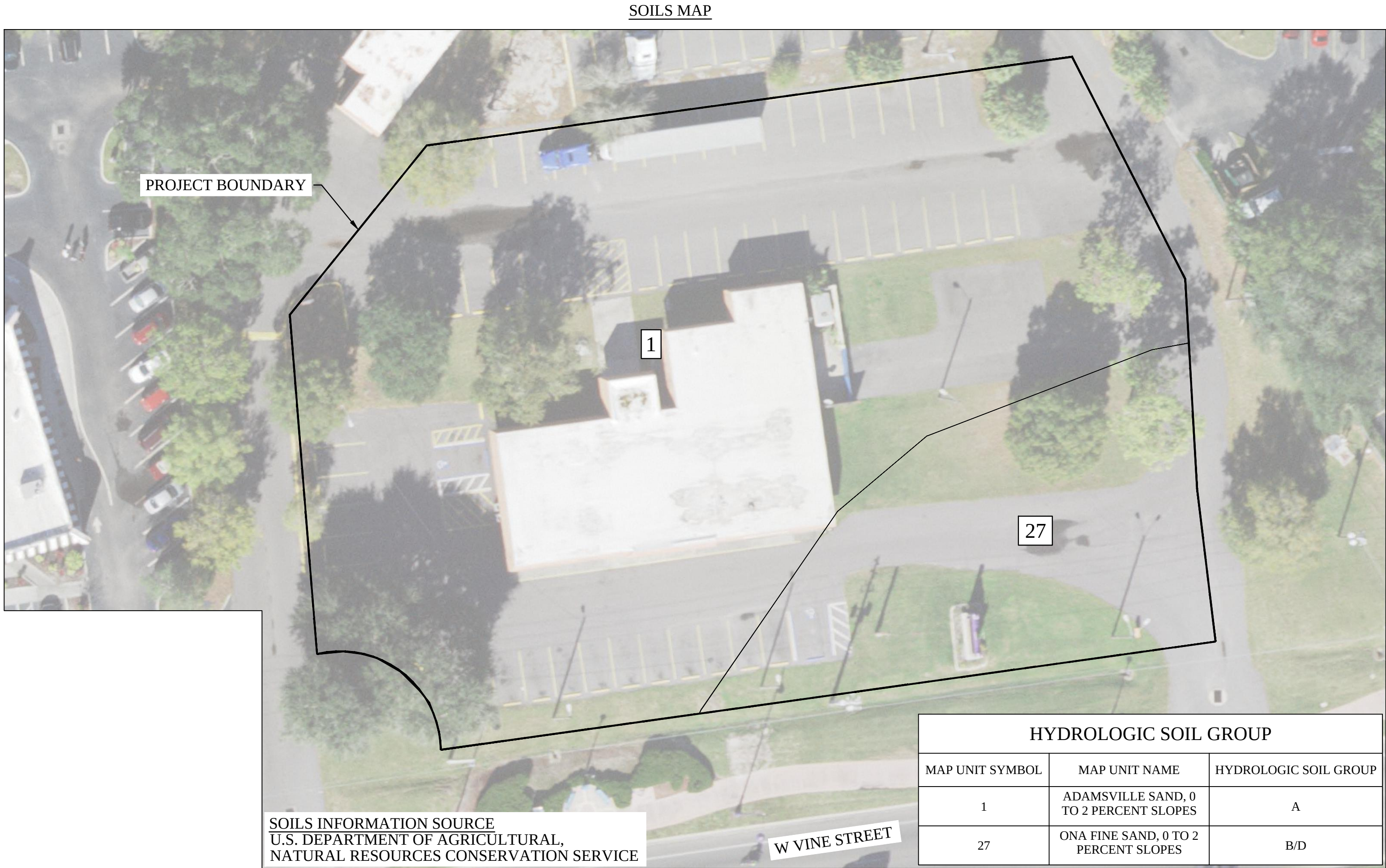
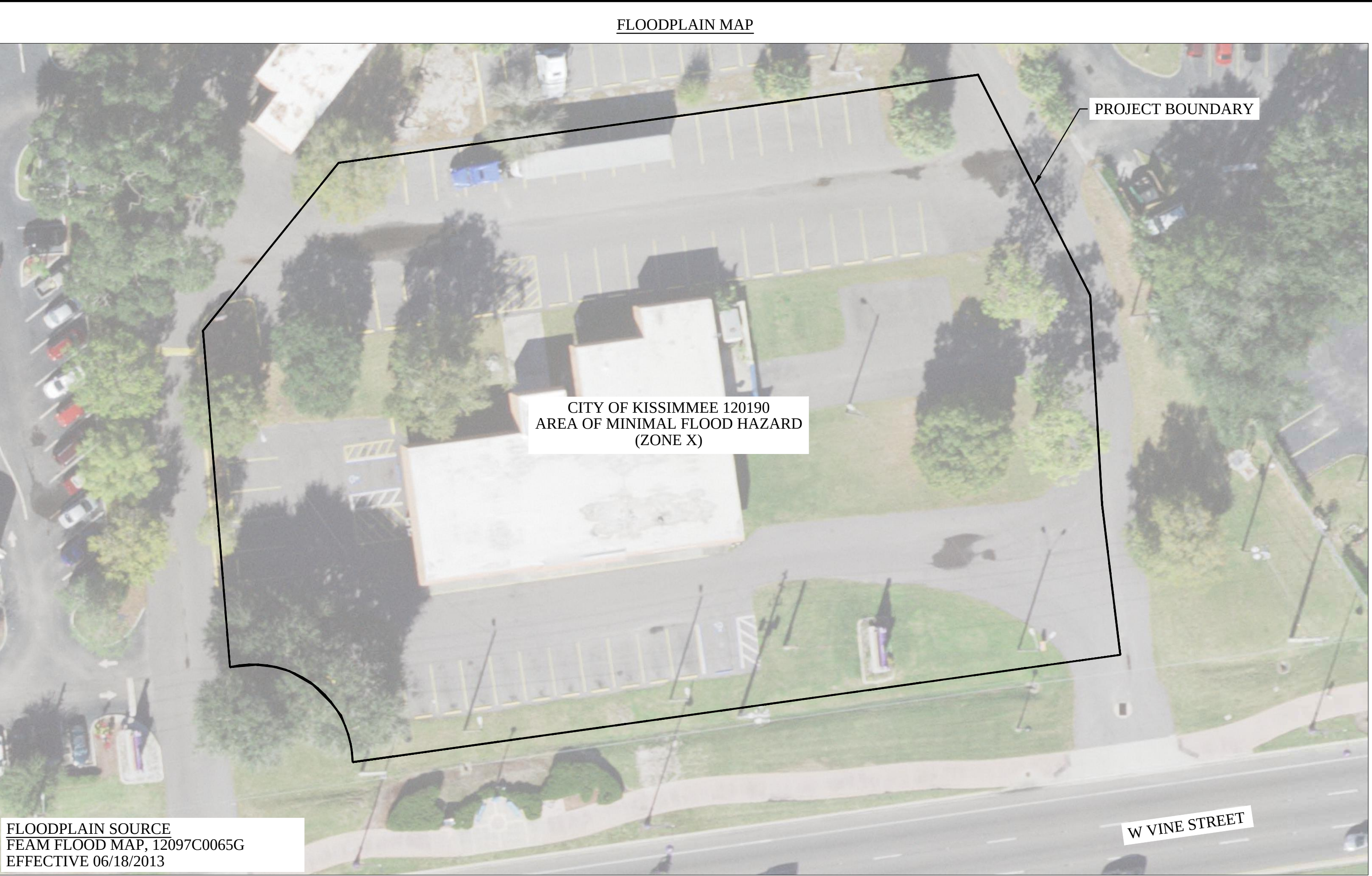
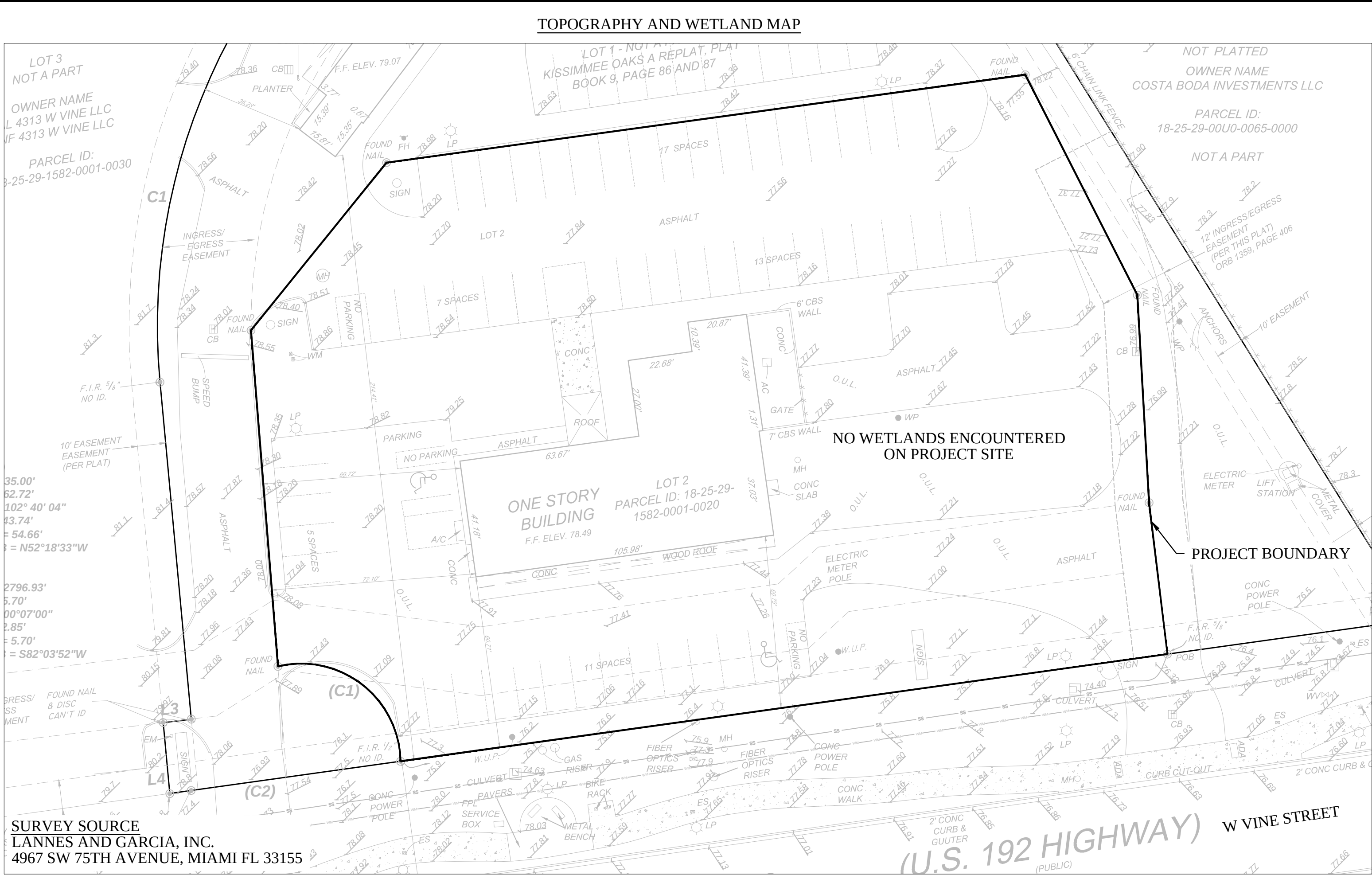
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.

REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
COVER

CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/18/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-1.0



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 78518

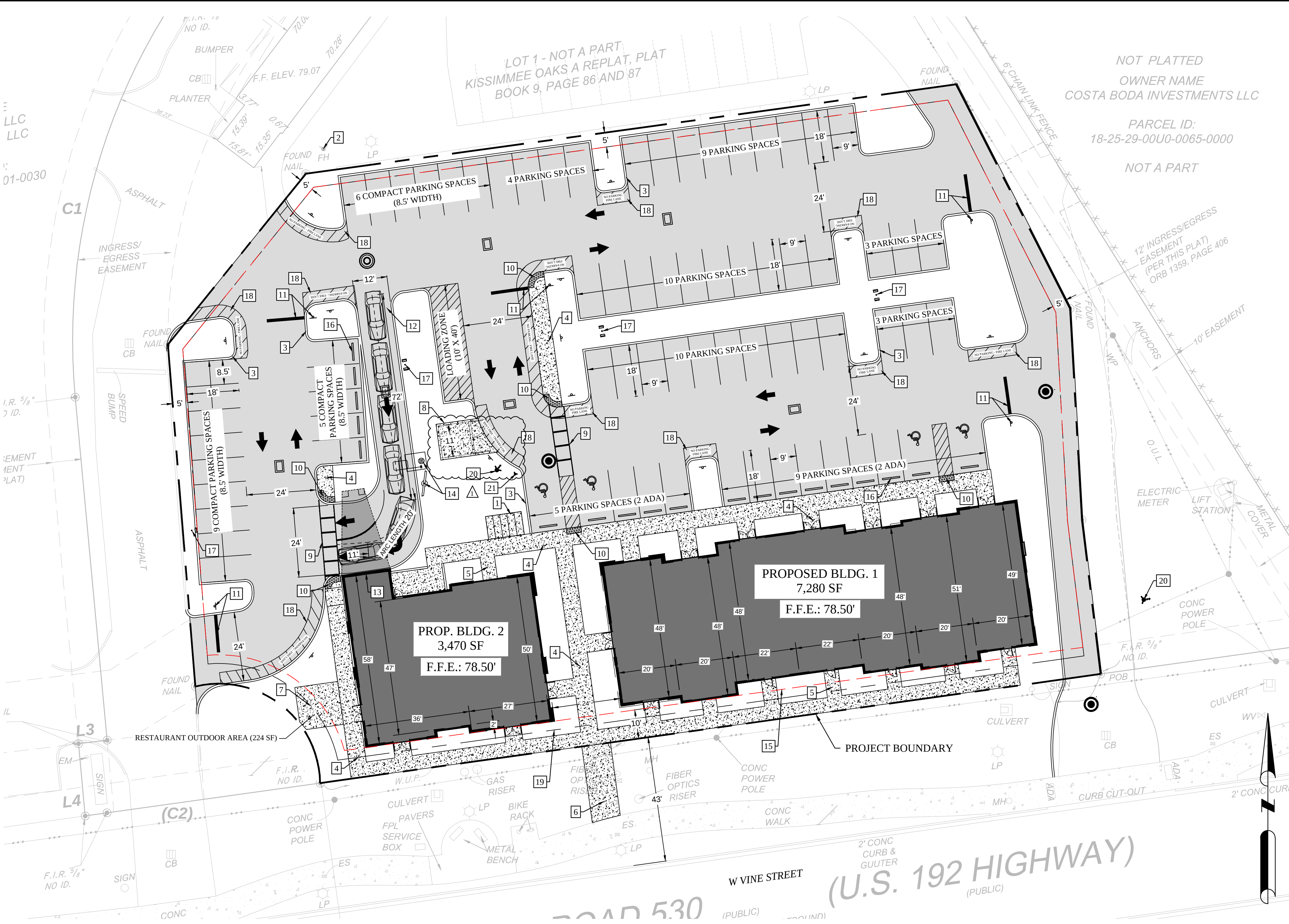
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

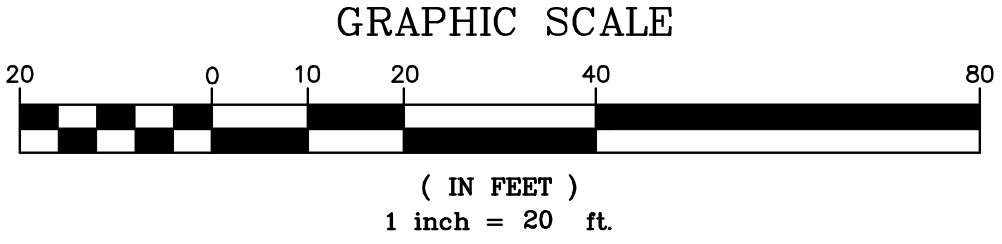
4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
EXISTING CONDITIONS
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/18/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 30'
SHEET: C-2.0



- PROPOSED IMPROVEMENTS LEGEND**
- 1 PROPOSED BIKE LOCKERS (5 TOTAL)
 - 2 EXISTING FIRE HYDRANT
 - 3 PROPOSED FDOT TYPE "D" CURB
 - 4 PROPOSED 6 FT SIDEWALK
 - 5 PROPOSED 5 FT ENTRANCE
 - 6 PROPOSED 10 FT SIDEWALK
 - 7 PROPOSED RESTAURANT OUTDOOR SEATING AREA
 - 8 DUMPSTER ENCLOSURE
 - 9 5FT PEDESTRIAN CROSSWALK STRIPING
 - 10 ADA CURB RAMP AND DETECTABLE WARNING STRIP
 - 11 STOP SIGN AND STOP BAR

- 12 PROPOSED 103 LF DRIVE-THROUGH LANE (BEGINNING WIDTH: 12' / END WIDTH: 24')
- 13 PROPOSED DRIVE-THROUGH PICK-UP WINDOW
- 14 PROPOSED MENU BOARD AND CALL BOX LOCATION
- 15 BUILDING SETBACK
- 16 WHEEL STOP
- 17 PARKING AREA LIGHTING - SEE LIGHTING PHOTOMETRIC ANALYSIS PREPARED BY ALERS ENGINEERING GROUP LLC (DATED 10/16/2024) FOR ADDITIONAL DETAIL (TYP.)
- 18 NO PARKING FIRE LANE AND SIGN (PER CITY OF KISSIMMEE LAND DEVELOPMENT CODE SEC. 14.7.32)
- 19 LANDSCAPE BUFFER
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED FIRE DEPARTMENT CONNECTION



TRAFFIC STATEMENT

NET PM PEAK HOUR TRIP GENERATION				
ITE TRIP GENERATION	SIZE	TOTAL TRIPS	ENTER	EXIT
PROPOSED DEVELOPMENT	10,974 SF	120	62	58
EXISTING DEVELOPMENT	6,041 SF	(54)	(27)	(27)
NET NEW TRIP GENERATION		66	35	31

*BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY INNOVO PARTNERS, LLC. DATED OCTOBER 24, 2024.

SITE DATA

PARCEL ID:	18-25-29-1582-0001-0020
ADDRESS:	4307 W VINE STREET, KISSIMMEE, FL 32712
FUTURE LAND USE:	VINE STREET MIXED-USE (MU-V)
ZONING:	MIXED-USE URBAN CORRIDOR (T5-U)
SITE AREA:	1.41 AC (61,439 SF)
PROPOSED USE:	RESTAURANT (TOTAL SPACE: 3,694 SF) / RETAIL (TOTAL SPACE: 7,280 SF)
BUILDING AREAS:	BUILDING 1: 7,280 SF BUILDING 2: 3,470 SF (3,694 SF W/ OUTDOOR SEATING AREA) TOTAL: 10,750 SF (10,974 SF W/ OUTDOOR SEATING AREA)
MIN. FAR REQUIRED:	0.15
FAR PROVIDED:	0.18

PARKING

REQUIRED:	BLDG. 1 1 SPACES PER 200 SF GFA (RETAIL) (7,280 SF)/(200 SF)*1 SPACES 36.4 PARKING SPACES	BLDG. 2 1 SPACES PER 80 SF GFA (RESTAURANT) (3,694 SF)/(80 SF)*1 SPACES 46.2 PARKING SPACES
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NOTE: PER CITY OF KISSIMMEE LDC, SEC. 14-7-22-E.1, FOR EACH BICYCLE LOCKER PROVIDED ON SITE, THE TOTAL NUMBER OF VEHICULAR PARKING SPACES REQUIRED MAY BE REDUCED BY TWO, NO GREATER THAN 10 PARKING SPACES OR 10% OF THE TOTAL PARKING SPACES, WHICHEVER IS GREATER.

TOTAL REQUIRED FOR BLDG. 1 & BLDG. 2:
83 PARKING SPACES (OR 73 W/ 5 BICYCLE LOCKERS)
4 SPACES REQUIRED TO MEET ADA STANDARDS

PROVIDED:
49 STANDARD SPACES (9' X 18')
20 COMPACT SPACES (8.5' X 18')
4 ADA COMPATIBLE SPACES (12' X 18')
73 TOTAL PARKING SPACES
5 BICYCLE LOCKERS

SITE STANDARDS

	GROSS PROJECT AREA:	61,439 SF (100%)
SETBACKS	BLDG. 1 AREA (7 UNITS) :	7,280 SF (11.9%)
- FRONT: 10'	BLDG. 2 AREA (2 UNITS):	3,470 SF (5.6%)
- REAR: 5'	PAVEMENT AREA:	33,430 SF (54.4%)
- SIDE: 5'	SIDEWALKS AND CONCRETE AREA:	4,965 SF (8.1%)
	OPEN SPACE AREA:	12,294 SF (20%)
MAX. BUILDING HEIGHT:	5 STORIES	
PROPOSED BUILDING HEIGHT:	1 STORY	
MIN. OPEN SPACE REQUIRED:	12,288 SF (20.00%)	
PROPOSED OPEN SPACE:	12,294 SF (20.01%)	

- NOTES:**
- SITE LIGHTING**
SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
 - POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY TOHO WATER AUTHORITY.
 - SEE SHEET 2 OF 2 OF THE ALTA/NSPS LAND TITLE SURVEY INCLUDED AS PART OF THIS PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED:
 - 3.1 24' INGRESS/EGRESS EASEMENT (KISSIMMEE OAKS A REPLAT PB 09, PG 87)
 - 4. HAZARDOUS WASTE
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE SECTION 14-10-8 (D). DUMPSTER ENCLOSURE FINISHING WILL MATCH THE ARCHITECTURAL STYLE OF THE PROPOSED BUILDINGS.
 - STORMWATER MANAGEMENT**
STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY AN UNDERGROUND EXFILTRATION SYSTEM. STORMWATER ATTENUATION IS TO BE PROVIDED BY FDOT PONDS AS PROVIDED UNDER PERMIT NO.: 49-00947-P
 - PHASING: THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

- FIRE NOTES:**
- THE BUILDINGS WILL INCLUDE AN APPROVED AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 13.3.1.1 OF NFPA 13.
 - ALL AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ANY BUILDING MUST INCLUDE AN ELECTRONIC SUPERVISION CONTAINING AN AUTOMATIC SIGNAL TRANSMISSION THAT IS CONTINUOUSLY MONITORED AND COMPLIES WITH NFPA 72 AND ACCESS BOX WITH NECESSARY ACCESS KEYS APPROVED BY THE FIRE CHIEF.
 - THE OWNER SHALL NOTIFY THE FIRE CHIEF OR HIS DESIGNEE OF ANY CHANGE IN THE KEY OR OTHER ACCESS DEVICES CHARGED AND INSURE THE CORRECT KEY OR OTHER UNLOCKING DEVICES IS CONTAINED IN THE ACCESS BOX. TIMELY NOTIFICATION SHALL BE 24 HOURS OR LESS.
 - NO MASTER FIRE MAIN SHALL BE LESS THAN EIGHT INCHES IN DIAMETER. A CLASS V CONTRACTOR'S LICENSE IS REQUIRED TO INSTALL AN UNDERGROUND FIRE MAIN. UNDERGROUND FIRE MAINS SHALL BE SUBMITTED FOR PLAN REVIEW AND APPROVAL TO THE KISSIMMEE FIRE DEPARTMENT. THE UNDERGROUND FIRE MAIN SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO IT BEING PUT INTO SERVICE.

LANDSCAPE NOTES:

- LANDSCAPE BUFFER ALONG THE EAST, NORTH, AND WEST PROVIDED AT PERIMETER OF THE LOTS ASSOCIATED WITH THE PLAT FOR KISSIMMEE OAKS AS RECORDED IN OSCEOLA COUNTY PLAT BK/PG 9/86 SINCE THE PROPERTY BOUNDARY CURRENTLY LIES WITHIN LIMITS OF PAVEMENT.

STORYBOOK DEVELOPMENT SERVICES, LLC CERTIFICATE OF AUTHORIZATION NO. 33749 JOSE A. CHAVES JOSE@STORYBOOKTEAM.COM 321-246-8811	JOSE A. CHAVES STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 78518 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.	REVISIONS								4307 W VINE STREET SITE SPECIFIC REDEVELOPMENT PLAN SITE PLAN CITY OF KISSIMMEE, FLORIDA PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC	DATE: 01/14/2025 PROJECT NO.: DRAWN BY: JAC CHECKED BY: JAC SCALE: 1" = 20' SHEET: C-3.0
		#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION		
		1	02/18/2025	JAC	CHANGES DUE TO CITY COMMENTS						



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED 8" PVC SANITARY SEWER MAIN
- 2 PROPOSED 6" PVC SANITARY SEWER LATERAL SERVICE
- 3 PROPOSED 6" PVC GREASE LINE
- 4 PROPOSED 1,250 GALLON GREASE INTERCEPTOR
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 EXISTING 8" GRAVITY SANITARY SEWER MAIN
- 7 PROPOSED DOG-HOUSE MANHOLE (SANITARY SEWER POINT OF SERVICE)
- 8 PROPOSED TWO-WAY CLEAN-OUT AT EACH SANITARY SEWER SERVICE
- 9 EXISTING 10 FT UTILITY EASEMENT (PER KISSIMMEE OAKS PB 6, PG 34)
- 10 EXISTING 20" POTABLE WATER MAIN
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED 4" PVC POTABLE WATER SERVICE
- 13 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X4" WET TAP)
- 14 BUILDING 1 - POTABLE WATER POINT OF SERVICE
- 15 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 16 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 17 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X6" WET TAP)
- 18 PROPOSED 6" PVC FIRE LINE SERVICE
- 19 PROPOSED DDCA
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED PIV (BUILDING 1)
- 22 PROPOSED FDC (BUILDING 1)
- 23 PROPOSED PIV (BUILDING 2)
- 24 PROPOSED FDC (BUILDING 2)

GRAPHIC SCALE



STORYBOOK DEVELOPMENT SERVICES, LLC
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JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

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PROFESSIONAL ENGINEER, LICENSE NO. 78518

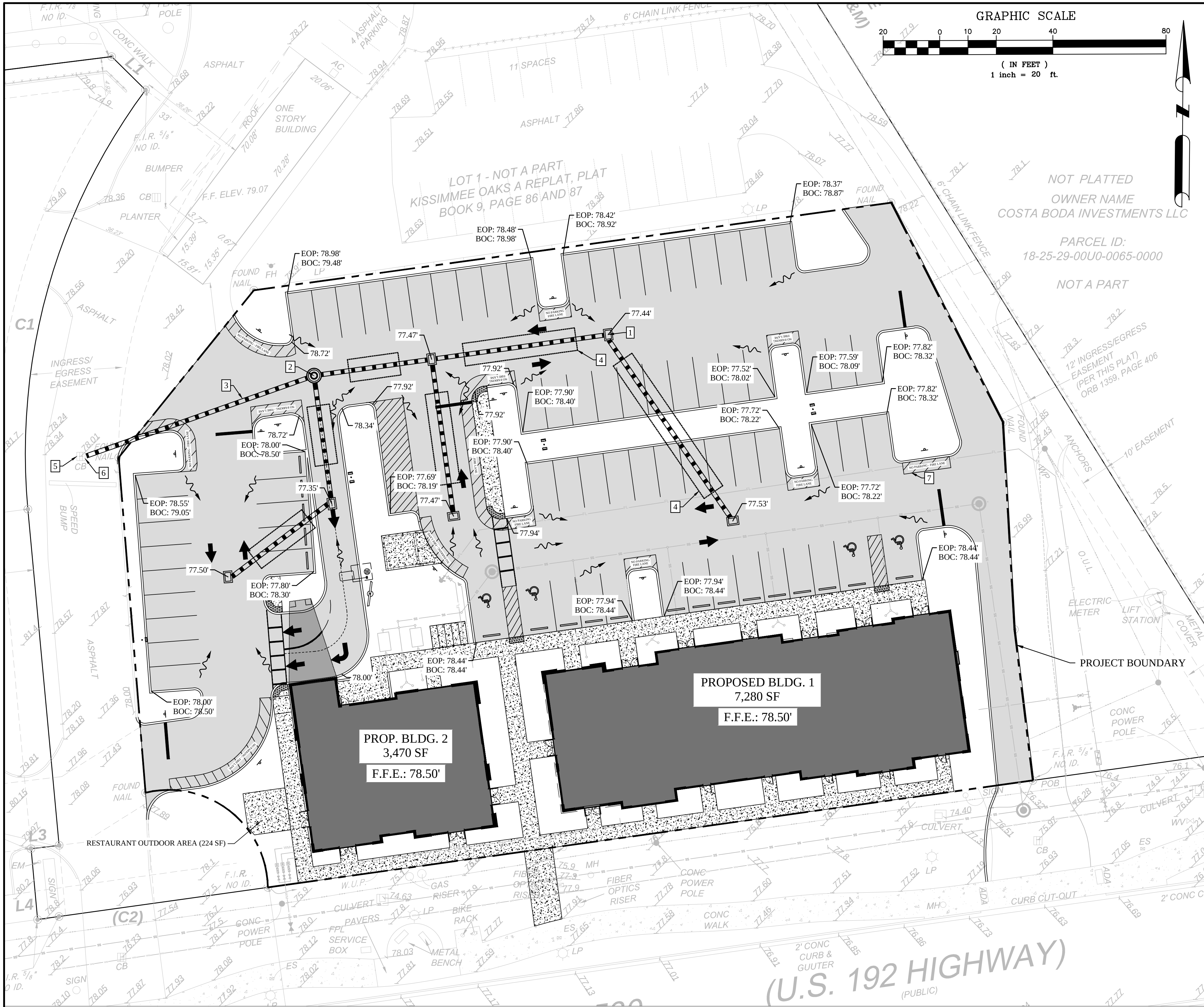
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE
1	02/18/2025	JAC	CHANGES DUE TO CITY COMMENTS		

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY UTILITIES PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/18/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-4.0



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED FDOT DITCH BOTTOM INLET TYPE "C" - (6 TOTAL)
- 2 PROPOSED STORMWATER DRAINAGE MANHOLE - (1 TOTAL)
- 3 PROPOSED 18" REINFORCED CONCRETE PIPE - (364 LF TOTAL)
- 4 PROPOSED UNDERGROUND EXFILTRATION SYSTEM FOR STORMWATER QUALITY TREATMENT
- 5 EXISTING STORMWATER DRAINAGE INLET
- 6 CONNECT TO EXISTING STORMWATER DRAINAGE MASTER SYSTEM (PERMIT NO: 49-00947-P)
- 7 STORMWATER DRAINAGE FLOW ARROW

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JOSE A. CHAVES
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321-246-8811

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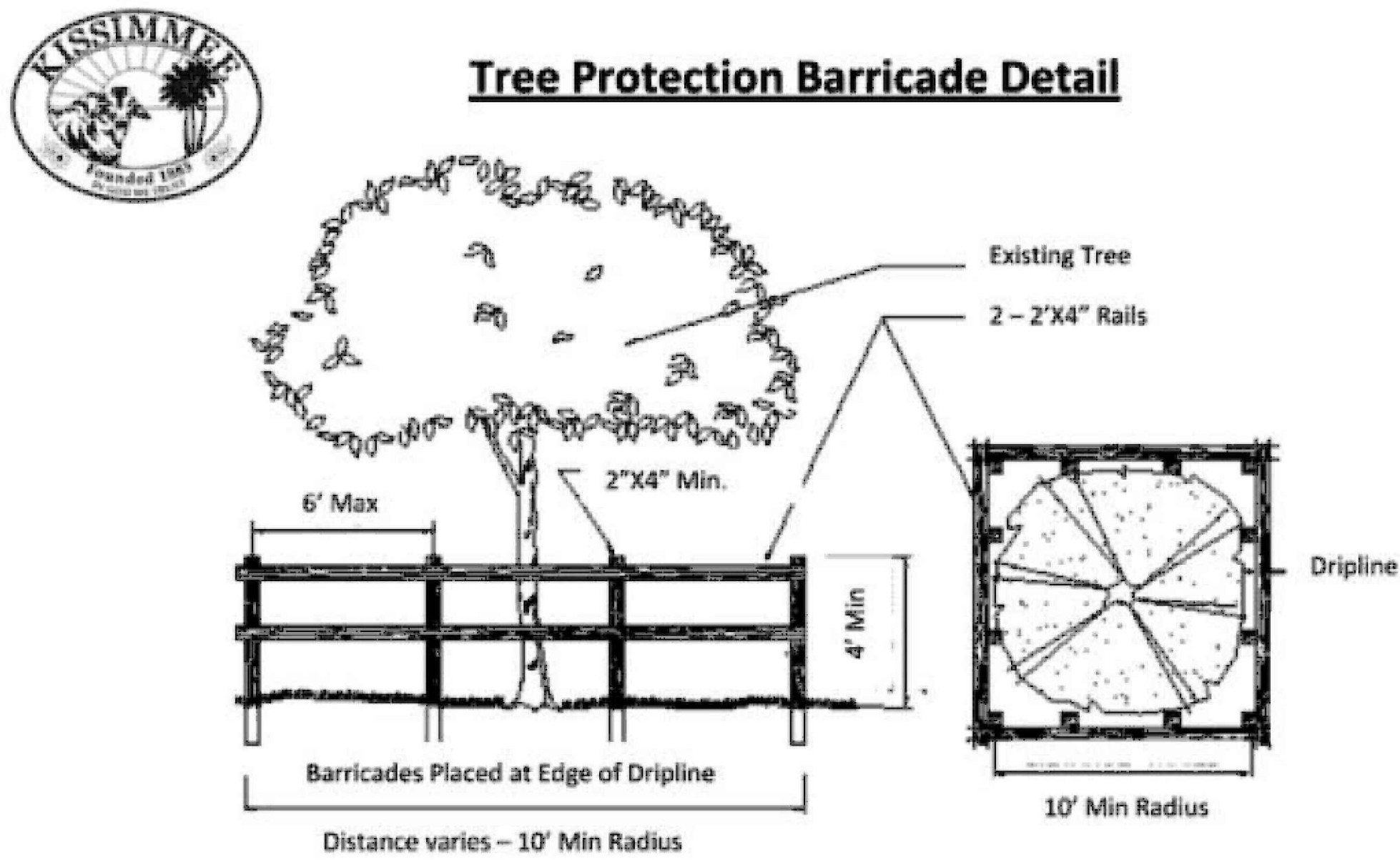
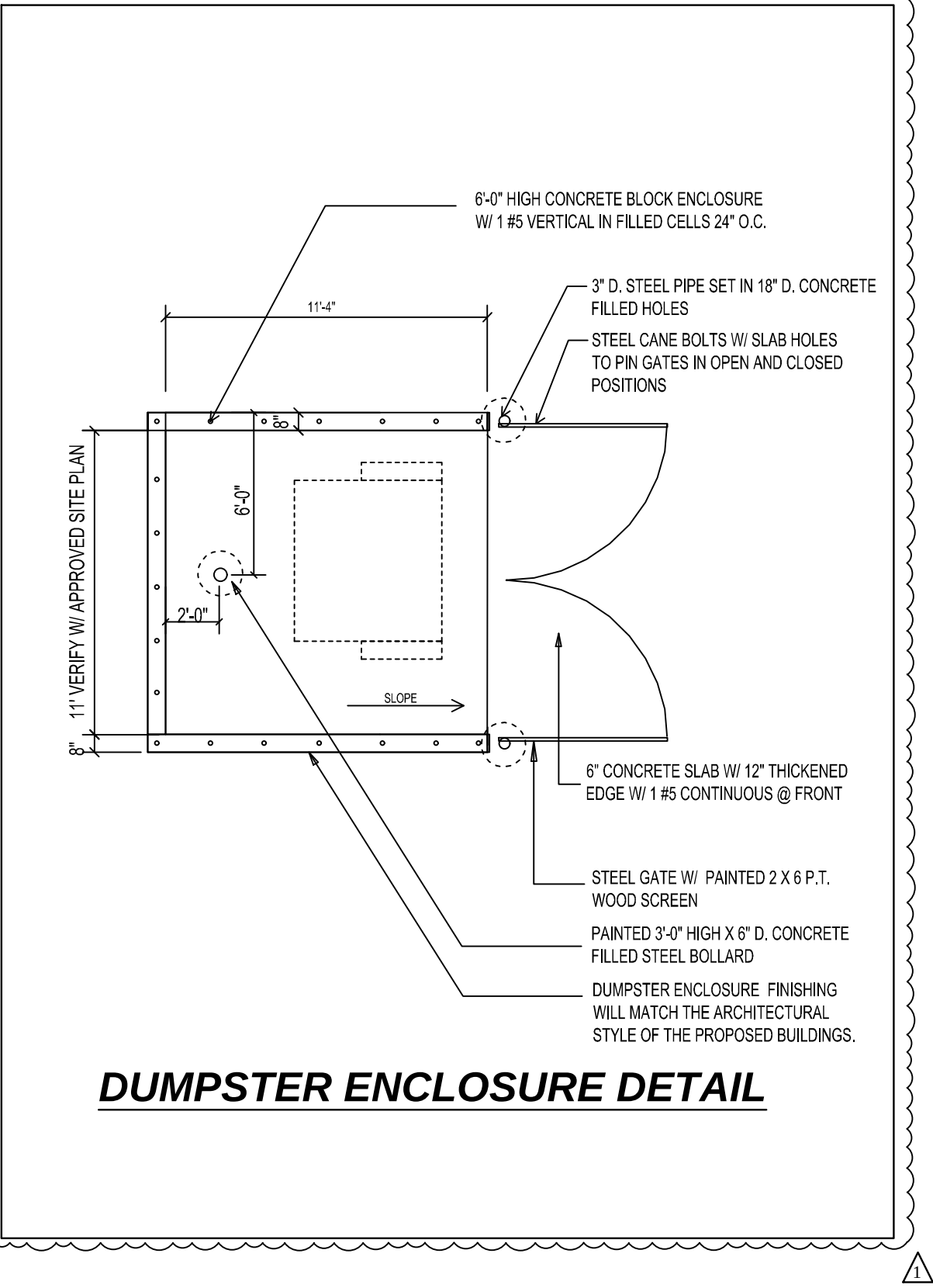
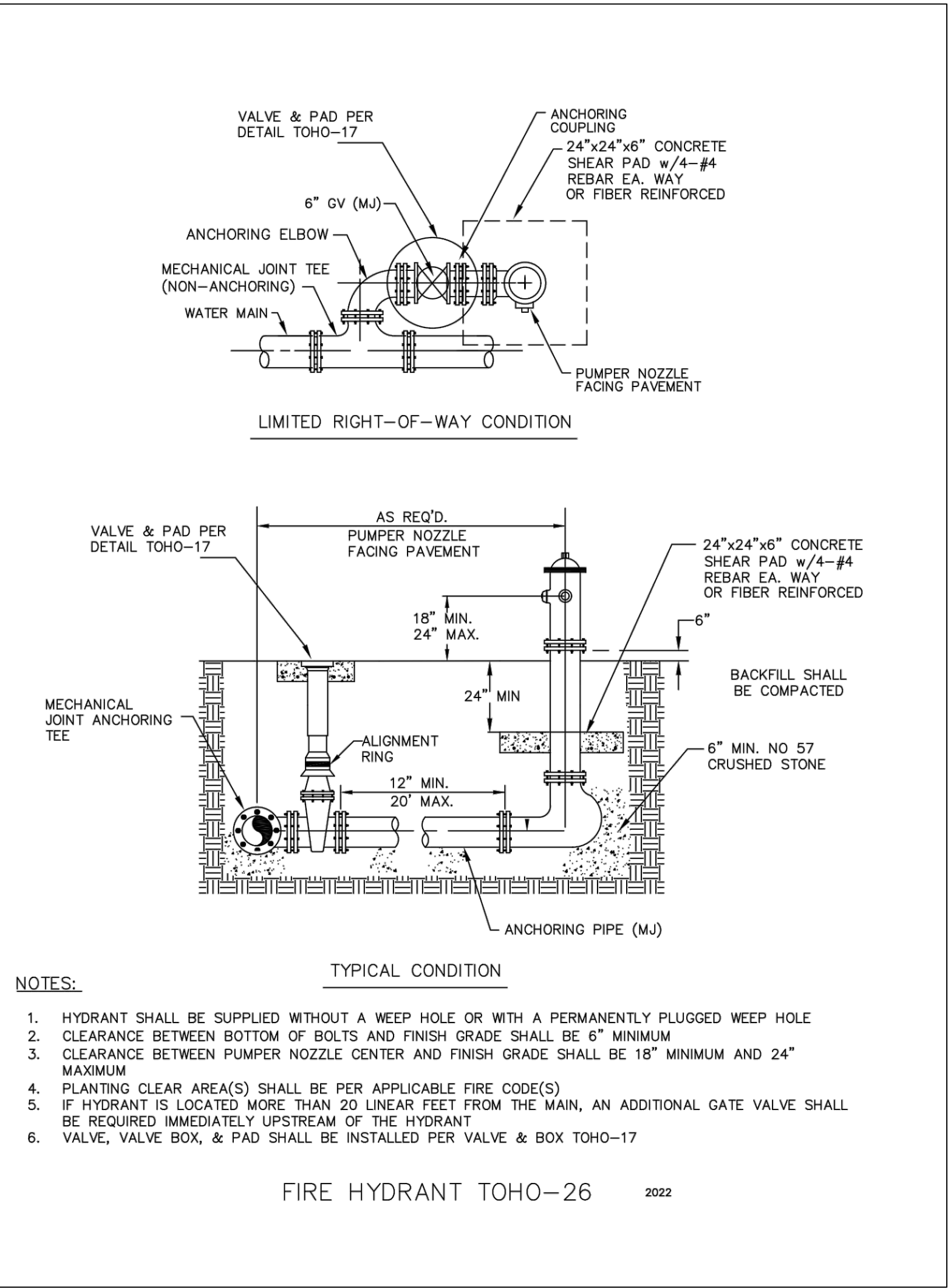
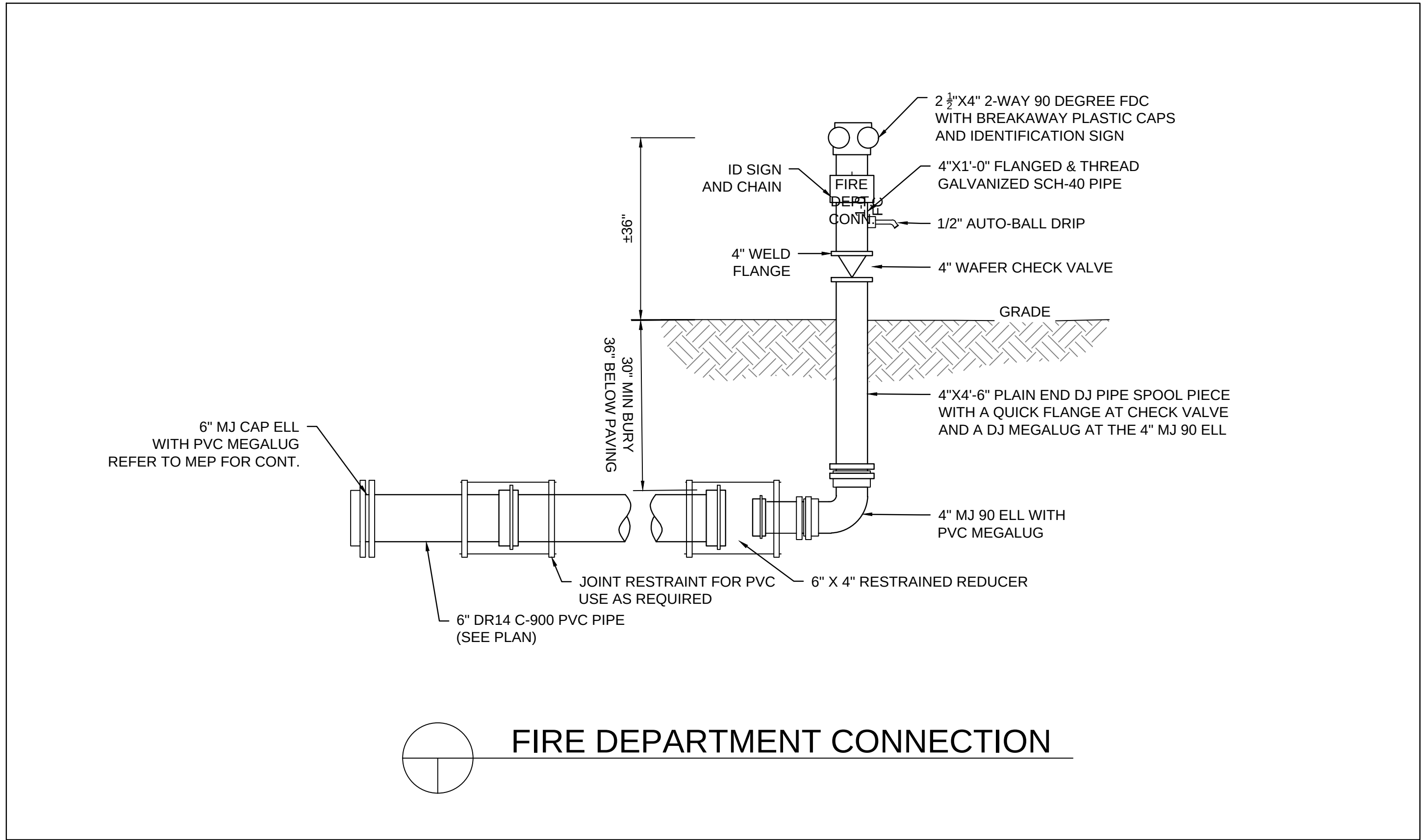
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/18/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-5.0



STORYBOOK DEVELOPMENT SERVICES, LLC CERTIFICATE OF AUTHORIZATION NO. 33749 JOSE A. CHAVES JOSE@STORYBOOKTEAM.COM 321-246-8811	JOSE A. CHAVES STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 78518	#	REVISIONS						4307 W VINE STREET SITE SPECIFIC REDEVELOPMENT PLAN PRELIMINARY SITE DETAILS CITY OF KISSIMMEE, FLORIDA PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC	DATE: 02/18/2025
	THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.		#	DATE	BY	DESCRIPTION	PROJECT NO.:			
	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.		△	02/18/2025	JAC	CHANGES DUE TO CITY COMMENTS	DRAWN BY: JAC			
							CHECKED BY: JAC			
							SCALE: N/A			
							SHEET: C-6.0			

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly available, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum and cage enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides stability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency AccuLED Optics technology. Optics are precisely engineered to shape the distribution maximizing efficiency and application flexibility. AccuLED Optics create consistent distributions with the availability of 4000K (w/ 2700K CCT 70 CRI), 5000K, 5000K and 4000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120/277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit modules designed to withstand 15kV of transient line surge. The Galleon LED luminaire is suitable for operation in 40°C to 60°C ambient environments. For applications with ambient temperatures exceeding 40°C, Light Squares are rated at 100,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1000mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apert, the EA-actuated arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TSC polyester powder coat paint, and anodized heat sink to provide superior protection against fade and wear. Heat sink is powder coated black. Standard housing options include black, bronze, grey, white, dark platinum and graphite metallic. R4L and custom color matches available.

Warranty
Five-year warranty.

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

McGraw-Edison

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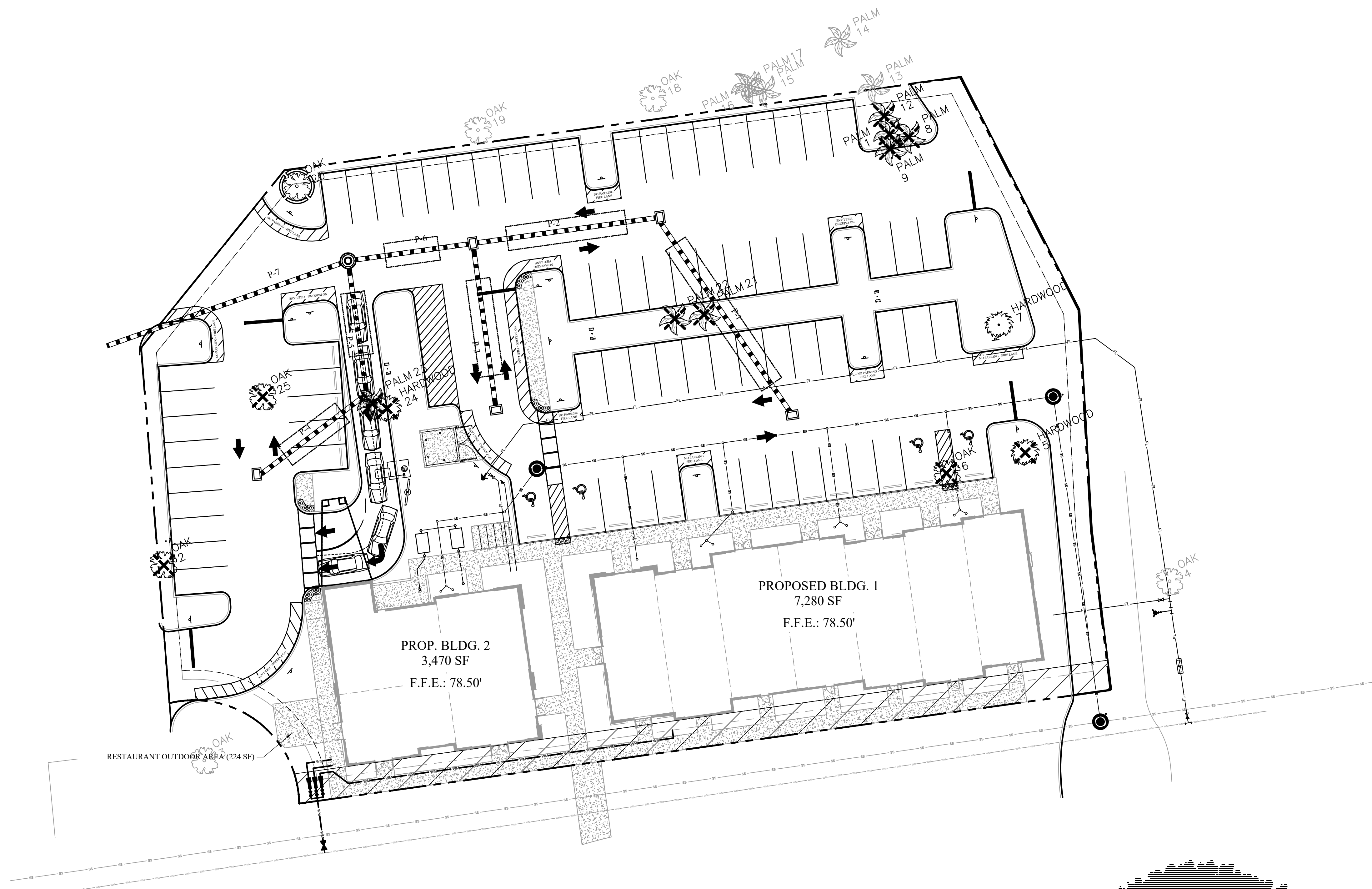
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IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED.
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

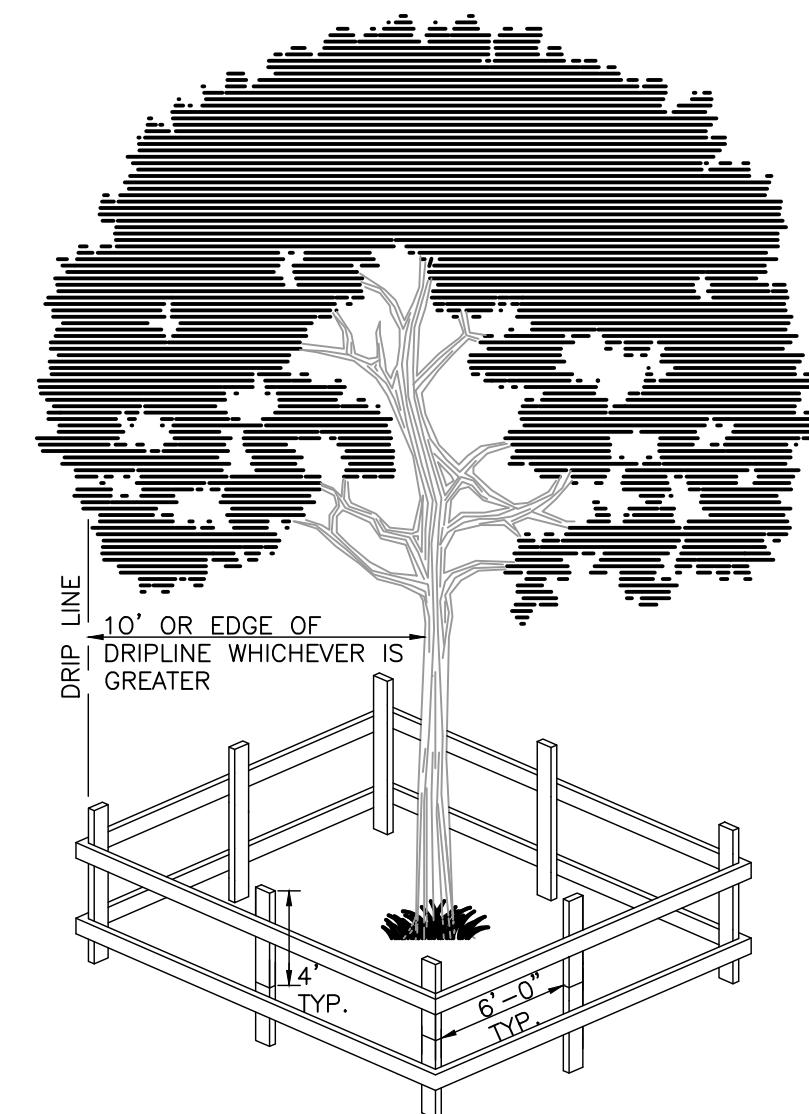


SYMBOLS	
	TREES TO BE SAVED
	TREES TO BE REMOVED

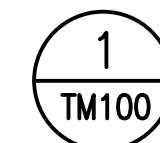
Protected Trees to be Saved			
TYPE	Count	SIZE	INCHES
OAK	1	20	20.0000

Protected Trees to be Removed			
TYPE	Count	SIZE	INCHES
HARDWOOD	1	5	5.0000
HARDWOOD	1	7	7.0000
HARDWOOD	1	24	24.0000
OAK	1	6	6.0000
OAK	1	25	25.0000
OAK	1	2	2.0000
	6		69.0000

EXISTING TREE TOTALS	
TOTAL TREES REMOVED	= 5
TOTAL CALIPER REMOVED	= 69
TOTAL TREES PRESERVED	= 1
TOTAL CALIPER PRESERVED	= 20
REQUIRED REPLACEMENT	= 49

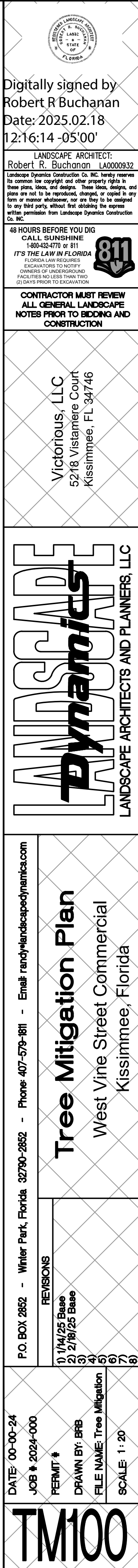
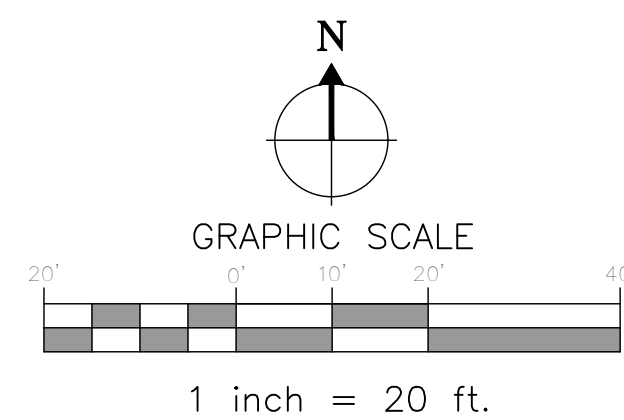


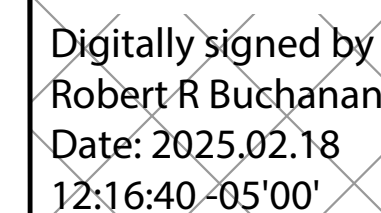
NOTE:
Posts shall be used as protective barriers to the roots and trunk of every tree on the parcel being developed. The posts shall be placed at points not closer than three-quarters (3/4) the radius of the drip-line of the protected tree, unless the structure has been permitted by Planning, Zoning & Development Department to be erected within the drip-line of a tree with a wide canopy. Each section of the barrier shall be clearly visible (flagged with brightly colored plastic tape or other markers). No attachments or wires other than those with protective or non-damaging nature shall be attached to any tree.



TYPICAL TREE PROTECTION DETAIL

SCALE= N.T.S.





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EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO

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ALL GENERAL LANDSCAPE
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CONSTRUCTION**

Victorious, LLC
5218 Vistamere Court
Kissimmee, FL 34746

Dynamics
LANDSCAPE
ANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-1811 - Email: randy@landscape-dynamics.com

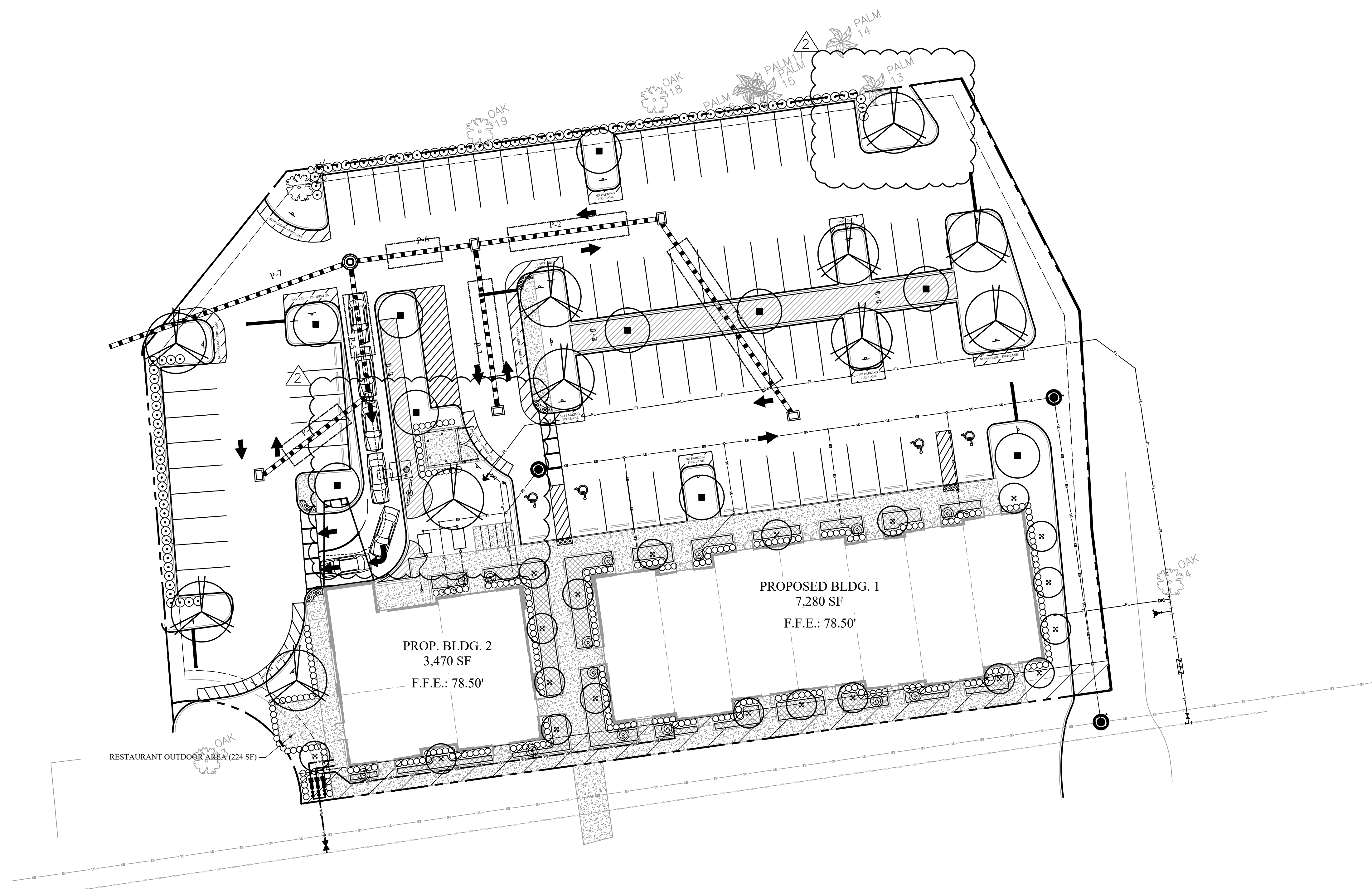
Landscape Plan

West Vine Street Commercial
Kissimmee, Florida

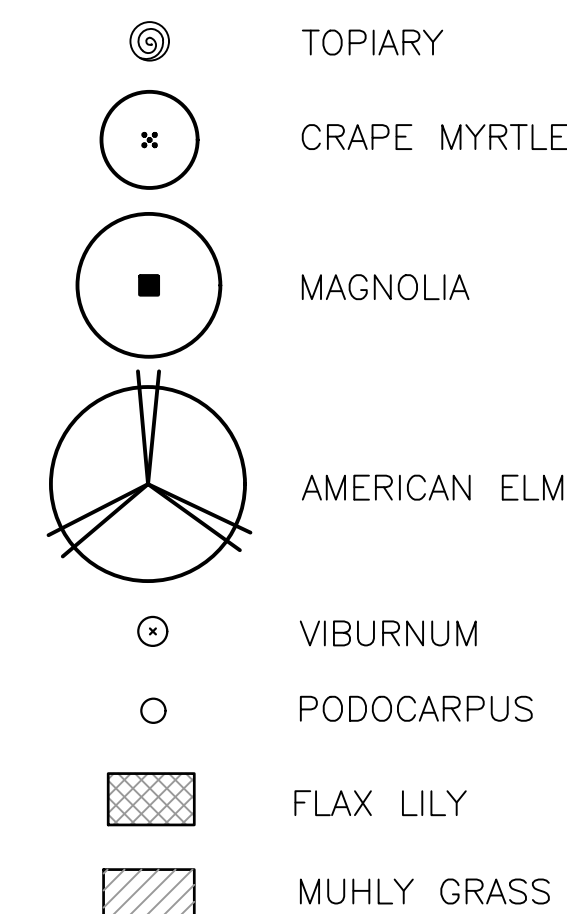
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DATE: 00-00-24
JOB #: 2024-000
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDS
SCALE: 1 : 20

L100



PLANT SYMBOLS

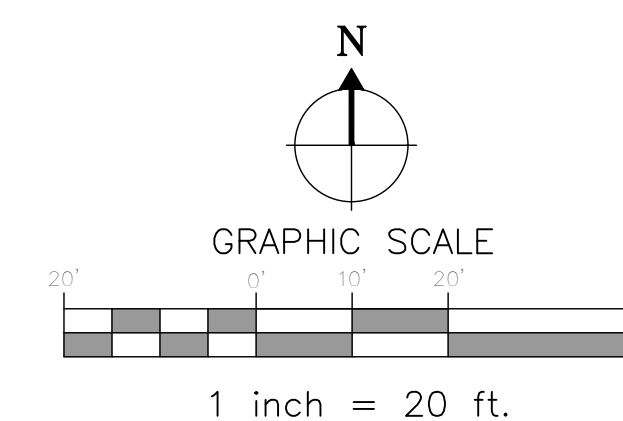


NOTES:

- 1) Irrigation system to be a permanent system.
- 2) The irrigation plan shall be designed and installed to conform to this Code.
- 3) All plant material shall be FL. Grade #1 and "Florida Friendly".

Plant List – West Vine Street Commercial

CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
14	EC	Eugenia compacta	Conical Topiary	6' ht., 2' spr., 2" cal.
20	LI	Lagerstroemia indica	Crape Myrtle	8' ht., 3' spr., 2" cal., std.
10	MGD	Magnolia grandiflora	DD Blanchard Magnolia	10' ht., 4' spr., 3" cal.
11	UA	Ulmus americana	American Elm	10' ht., 4' spr., 3" cal.
Shrubs & Groundcover				
101	VOW	Viburnum obovatum 'Mrs. Schiller's Delight'	Walter's Viburnum	36" ht. x 24" spr., 36" o.c.
303	PM	Podocarpus macrophyllus	Podocarpus	30" ht. x 18" spr., 30" o.c.
379	DTV	Dianella tasmanica 'Variegata'	Flax Lily	1 gal., 24" o.c.
180	MC	Muhlenbergia capillaris	Muhly Grass	1 gal., 36" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor



IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED.
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

StoryBook Development Services, LLC

Jose Chaves, PE / Owner

Jose@StoryBookTeam.com

5931 Brick Court, Suite 168

Winter Park, Florida

T: 321-246-8811

February 23, 2025

City of Kissimmee
City Hall - Development Services
Attn: Ryan Altizer
101 Church Street, 2nd Floor
Kissimmee, FL 34741

Project No: 4307 W Vine Street Redevelopment (Site Plan DRC No.: CU-24-0014)

Subject: Response to Comments Received on 02/12/2025;

Please see below summary of comments received and responses to each. I trust that you will find this information complete. If you have any questions, please contact me at Jose@StoryBookTeam.com or via phone at 321-246-8811.

1. Please provide the screening info for the dumpster. Land Development Code (LDC) Section 14-10-8 D States the regulations needed for dumpsters. Please provide the information such as the height, the material the screening will be made of, etc.
Response: A dumpster enclosure detail has been included on Sheet C-6.0 which specifies a 6ft high concrete block enclosure. The detail notes that the Dumpster Enclosure finishing will match the architectural style of the proposed buildings.
2. Please proposed dumpster is within the 5-foot setback and buffer. Please move to a location where it won't be in the setback. Consider moving outdoor dining area to another area to place the dumpster there or possibly near the bike lockers.
Response: Proposed dumpster location has been relocated as discussed to be behind the bike lockers. See sheet C-3.0.
3. Please update your Site Lighting Photometric Analysis to match the information on your Site Plan. The building footprints need to be updated.
Response: An updated Site Lighting Photometric Analysis is being included which reflects the latest building footprints and the final dumpster location.
4. Please indicate the ground floor ceiling height on the elevations as table 5-2 of LDC Section 14-5-6 requires a 12' minimum height.
Response: Revised building elevations are being included which annotate the minimum height between finished floor elevation and ceiling.

5. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan. Table 8-1 shows those minimum separations. Please review the images below. Fire Hydrants need to be 10ft from trees and 5 from shrubs, 15 feet from alley edge of pavement, 5 feet from underground utilities, etc.

Response: As discussed during the Development Review Committee, the Final Landscape Plan submitted along with the Final Construction Documents will ensure compliance with Table 8-1 of Land Development Code Section 14-8-23. The Landscape Plan has only been updated to reflect the changes to the dumpster location as requested by staff.

Jose A Chaves



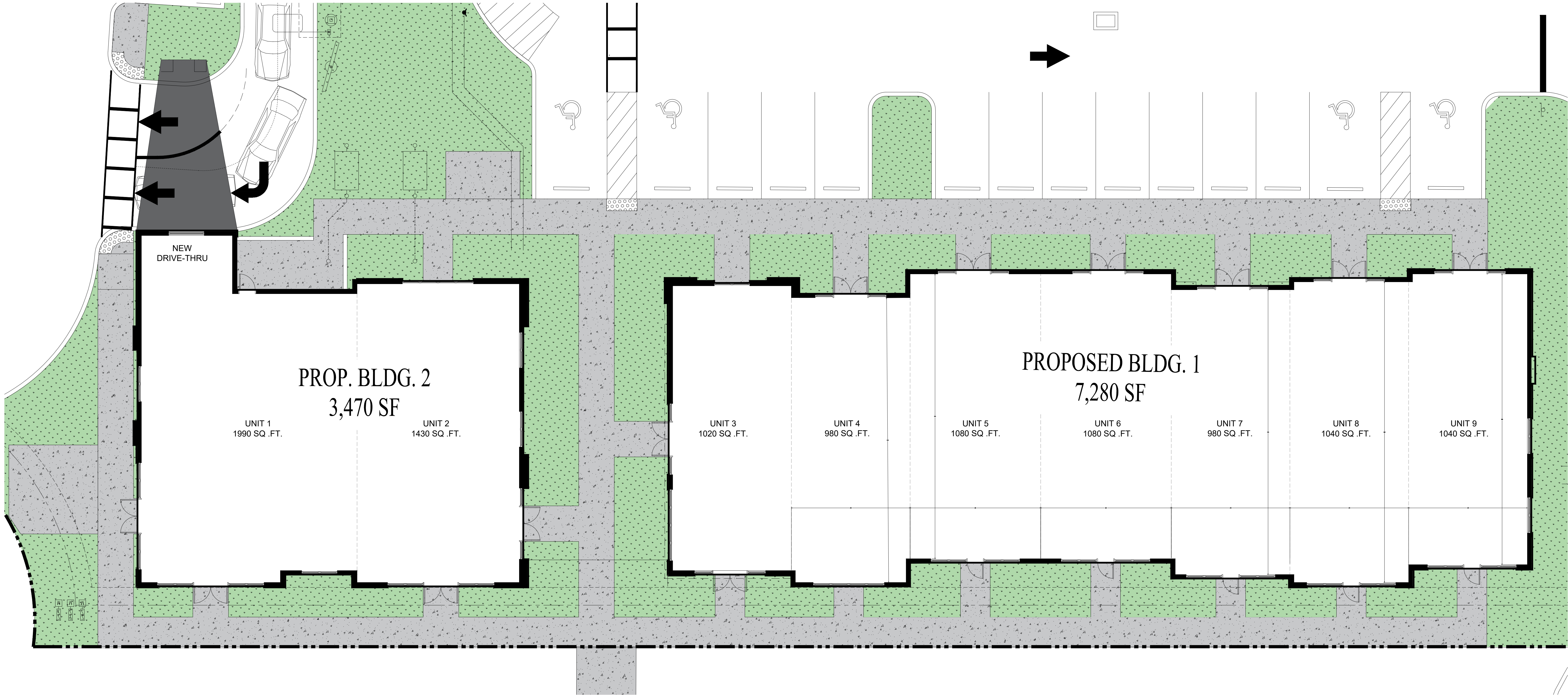
Digitally signed by Jose A Chaves
DN: cn=Jose A Chaves,
c=United States of America, o=StoryBook Development Services, LLC,
ou=Engineering, email=jchaves@storybookteam.com
Date: 2025.02.23 22:29:06 -05'00'

Respectfully,
Jose Chaves, P.E.
StoryBook Development Services, LLC
Jose@StoryBookTeam.com
T: 321-246-8811



DRAWING INDEX

- 1 - COVER PAGE
- 2 - SITE PLAN
- 3 - FLOOR PLAN
- 4 - RENDERING - VIEW WEST VINE STREET
- 5 - RENDERING - VIEW WEST VINE STREET
- 6 - RENDERING - VIEW PARKING
- 7 - RENDERING - VIEW PARKING
- 8 - RENDERING - VIEW PARKING
- 9 - ELEVATIONS



PROPOSED FLOOR PLAN

SCALE: N.T.S.

AREA CALCULATIONS	
UNITS 1 AND 2	3,420 SQ. FT.
UNITS 3 THRU 9	7,250 SQ. FT.
OUTSIDE COVERED AREA 1	1,000 SQ. FT.
OUTSIDE COVERED AREA 1	490 SQ. FT.
TOTAL LIVING AREA	12,160 SQ. FT.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

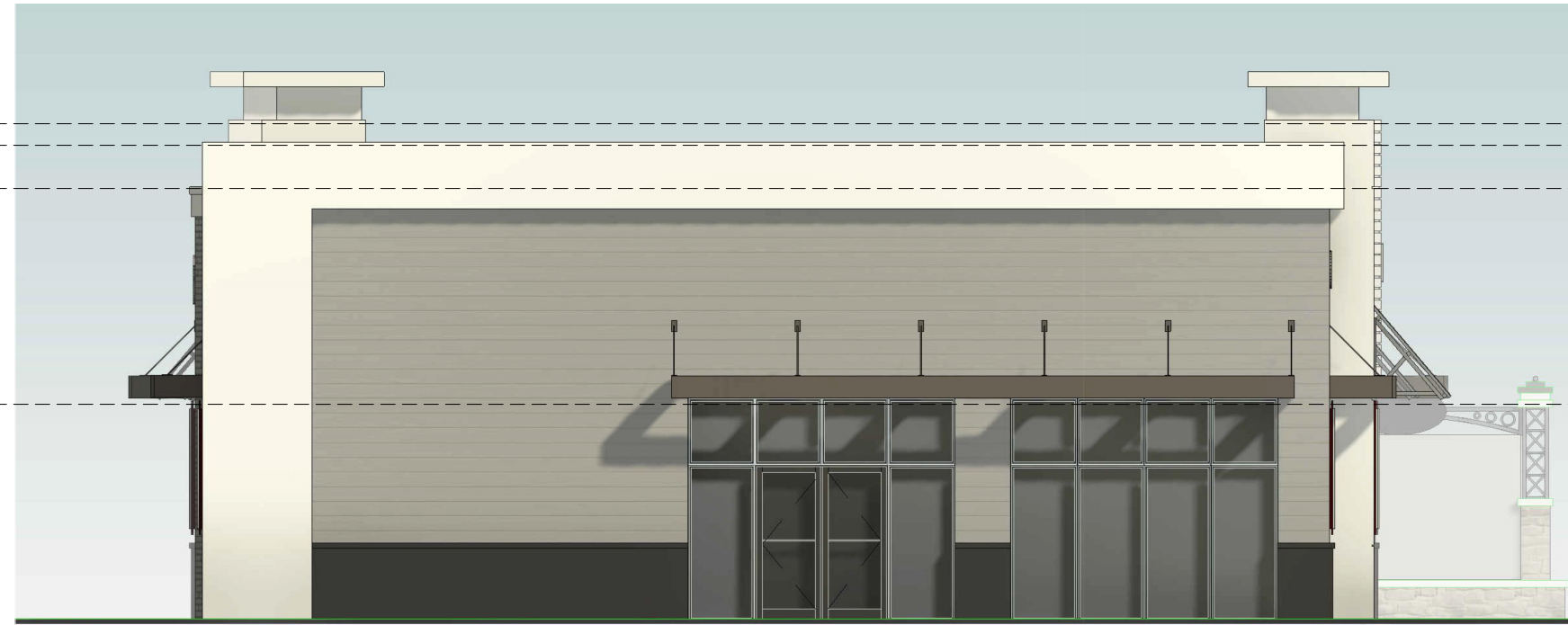
SCALE: N.T.S.



VIEW FROM THE WEST

CONCEPTUAL RENDERING

SCALE: N.T.S.



1 SECTION THRU COVERED AREA
SCALE: NTS



2 SECTION THRU COVERED AREA
SCALE: NTS



3 ELEVATION - W. VINE STREET
SCALE: NTS



4 ELEVATION - PARKING LOT
SCALE: NTS



5 ELEVATION - EAST
SCALE: NTS

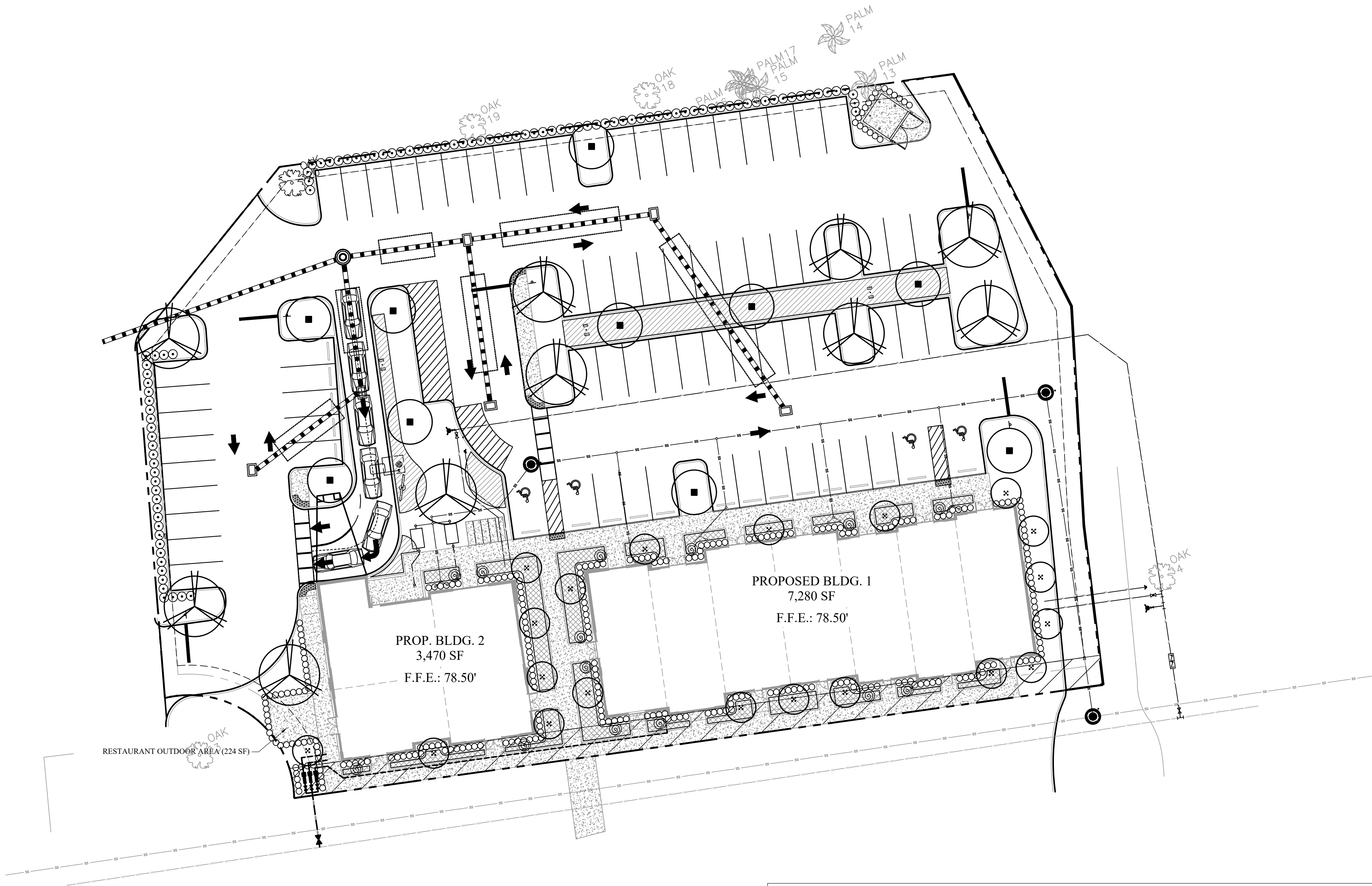


6 ELEVATION - WEST
SCALE: NTS

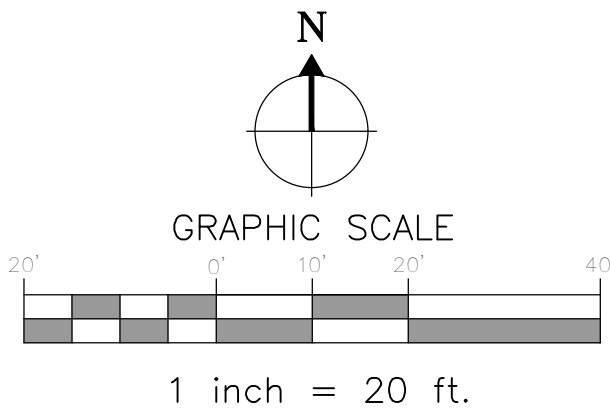
CONCEPTUAL ELEVATIONS

SCALE: N.T.S.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED.
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Plant List — West Vine Street Commercial				
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379	DTV	Dianella tasmanica 'Variegata'	Flax Lily	1 gal., 24" o.c.
189	MC	Muhlenbergia capillaris	Muhly Grass	1 gal., 36" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor



- PLANT SYMBOLS
- TOPIARY
 - CRAPE MYRTLE
 - MAGNOLIA
 - AMERICAN ELM
 - VIBURNUM
 - PODOCARPUS
 - FLAX LILY
 - MUHLY GRASS

- NOTES:
- Irrigation system to be a permanent system.
 - The irrigation plan shall be designed and installed to conform to this Code.
 - All plant material shall be FL. Grade #1 and "Florida Friendly".

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932

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(2) DAYS PRIOR TO EXCAVATION.

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CONSTRUCTION

Victorious, LLC
5278a Vistamere Court
Kissimmee, FL 34746

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dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email randy@landscape-dynamics.com

Landscape Plan
West Vine Street Commercial
Kissimmee, Florida

REVISIONS
1) 1/14/25 Base
2) 2) 3) 4) 5) 6) 7) 8)

DATE: 00-00-24
JOB #: 2024-000
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDSCAPE
SCALE: 1"=20'

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Page 52 of 105

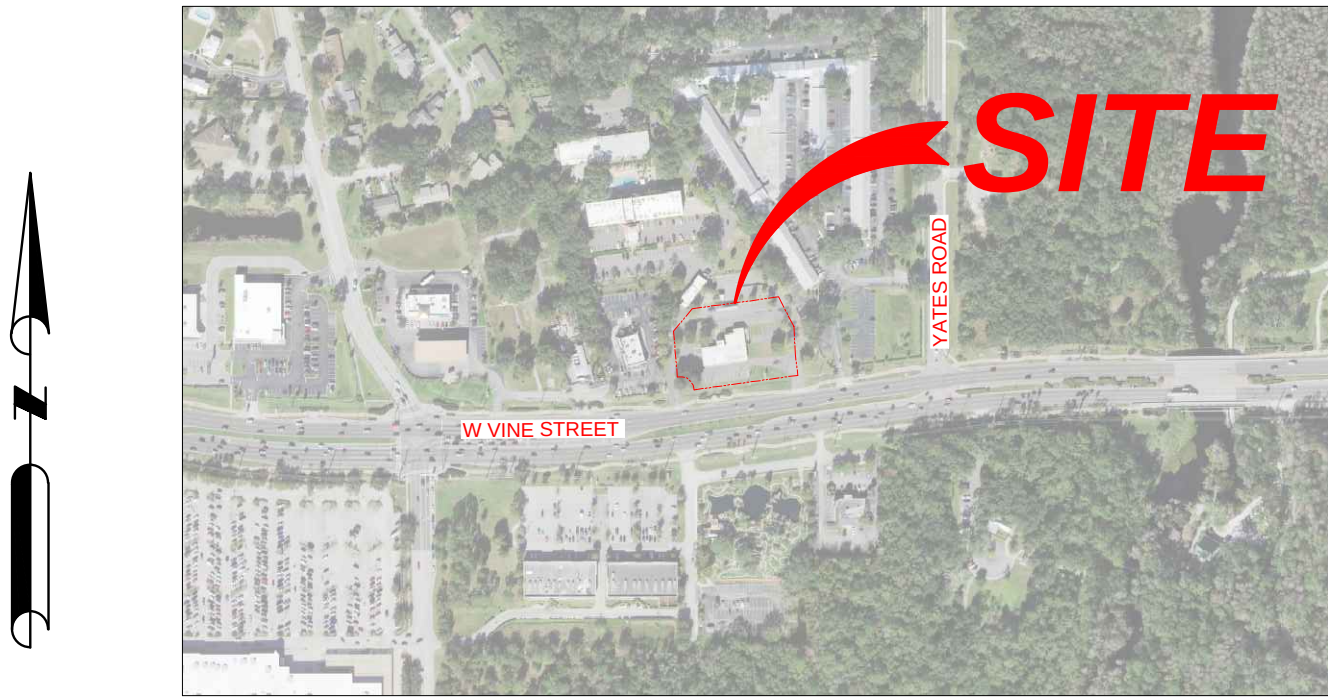
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C-2.0	ENVIRONMENTAL INFORMATION
C-3.0	SITE PLAN
C-4.0	PRELIMINARY UTILITIES PLAN
C-5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6.0	PRELIMINARY SITE DETAILS

SITE SPECIFIC REDEVELOPMENT PLAN FOR 4307 W VINE STREET

PREPARED FOR:
VICTORIOUS VINE STREET, LLC

PROPERTY ADDRESS:
4307 W VINE STREET
KISSIMMEE, FL 34746

SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST
PARCEL ID No: 18-25-29-1582-001-0020



SITE LOCATION

1 IN = 500 FT

LEGAL DESCRIPTION:

LOT 2, KISSIMMEE OAKS A REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 86 AND 87, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

AREA: 1.41 ACRES

PROVIDED BY SURVEYOR: LANNES AND GARCIA, INC.

OWNER:

VICTORIOUS VINE STREET, LLC
8220 WHITE SWAN CT,
ORLANDO FL 32836
CONTACT:

ENGINEER:

STORYBOOK DEVELOPMENT SERVICES, LLC
5931 BRICK COURT, SUITE 168
WINTER PARK, FL 32792
JOSE CHAVES, P.E.
PH: 321-246-8811

LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS LA & P, LLC
P.O. BOX 2852
WINTER PARK, FL 32790-2852
ROBERT R. BUCHANAN, RLA
PH: 407-579-1811

SURVEYORS:

LANNES AND GARCIA, INC.
4967 SW 75TH AVENUE,
MIAMI, FL 33155
FRANCISCO F. FAJARDO, P.S.M.
PH: 305-666-7909

GEOTECHNICAL ENGINEER:

NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DR, #246
ORLANDO, FL 32804
JOHN C. DIEHL, P.G. / BRIAN W. JORY, P.E.
PH: 407-342-1443

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
COVER

CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025

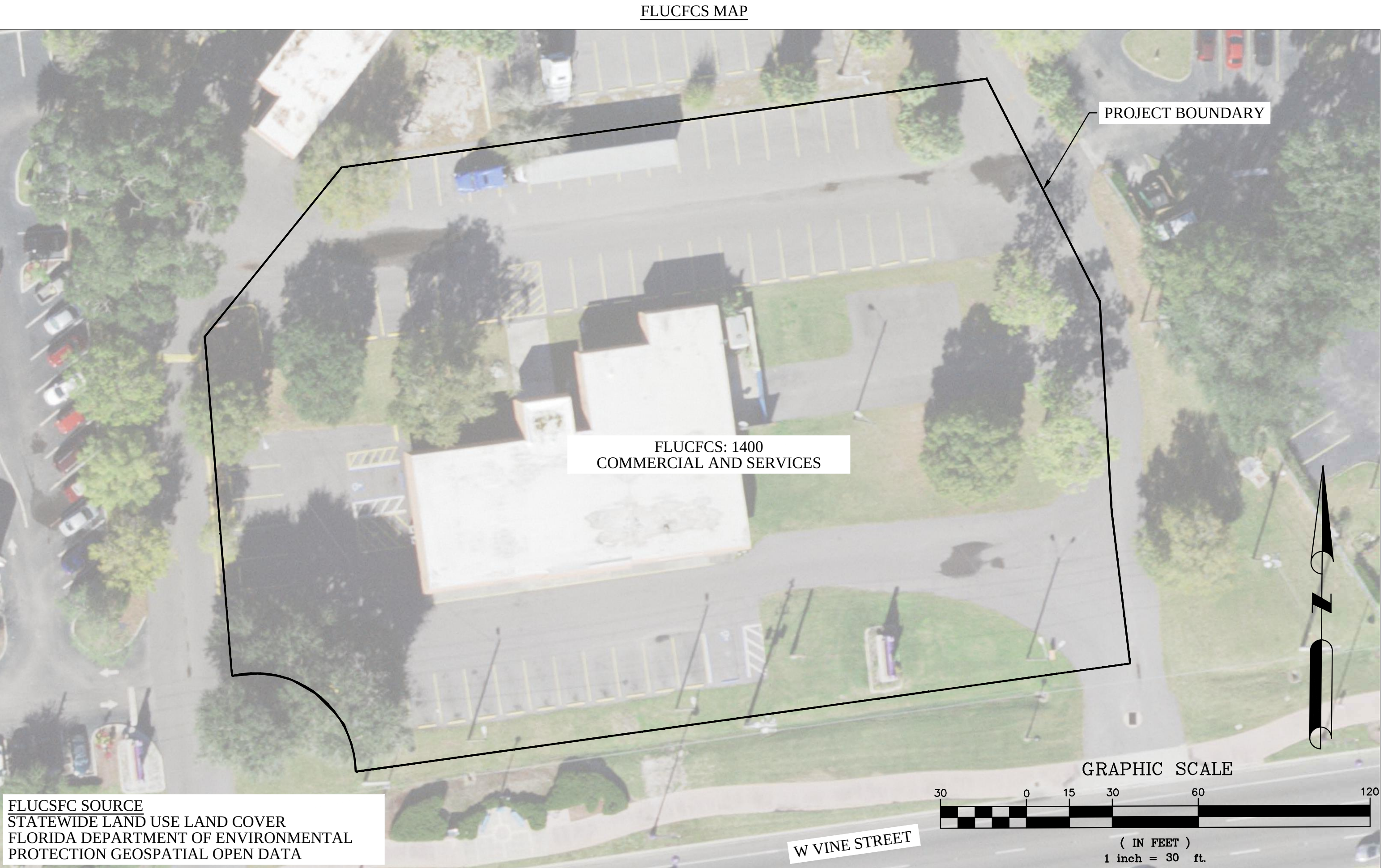
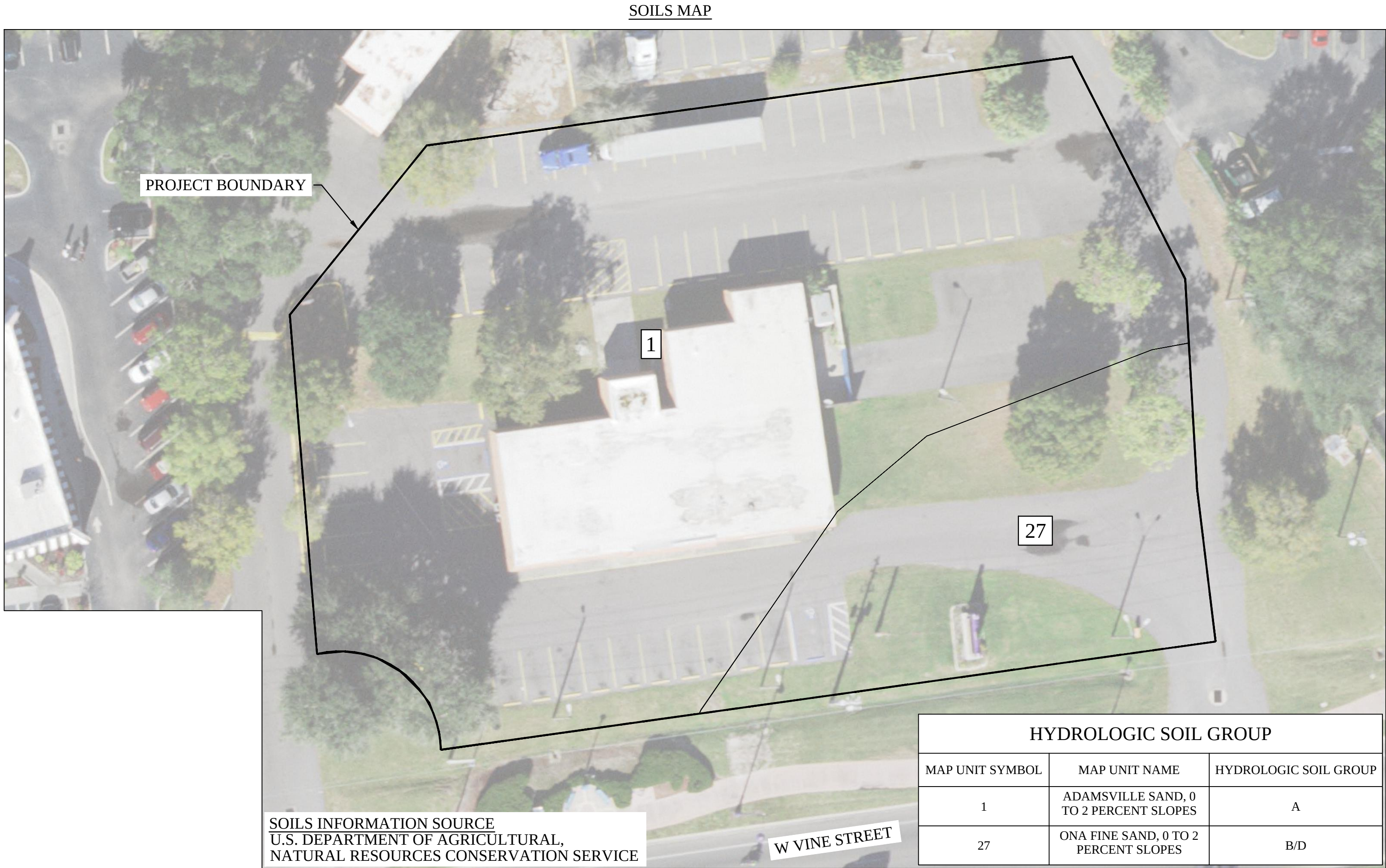
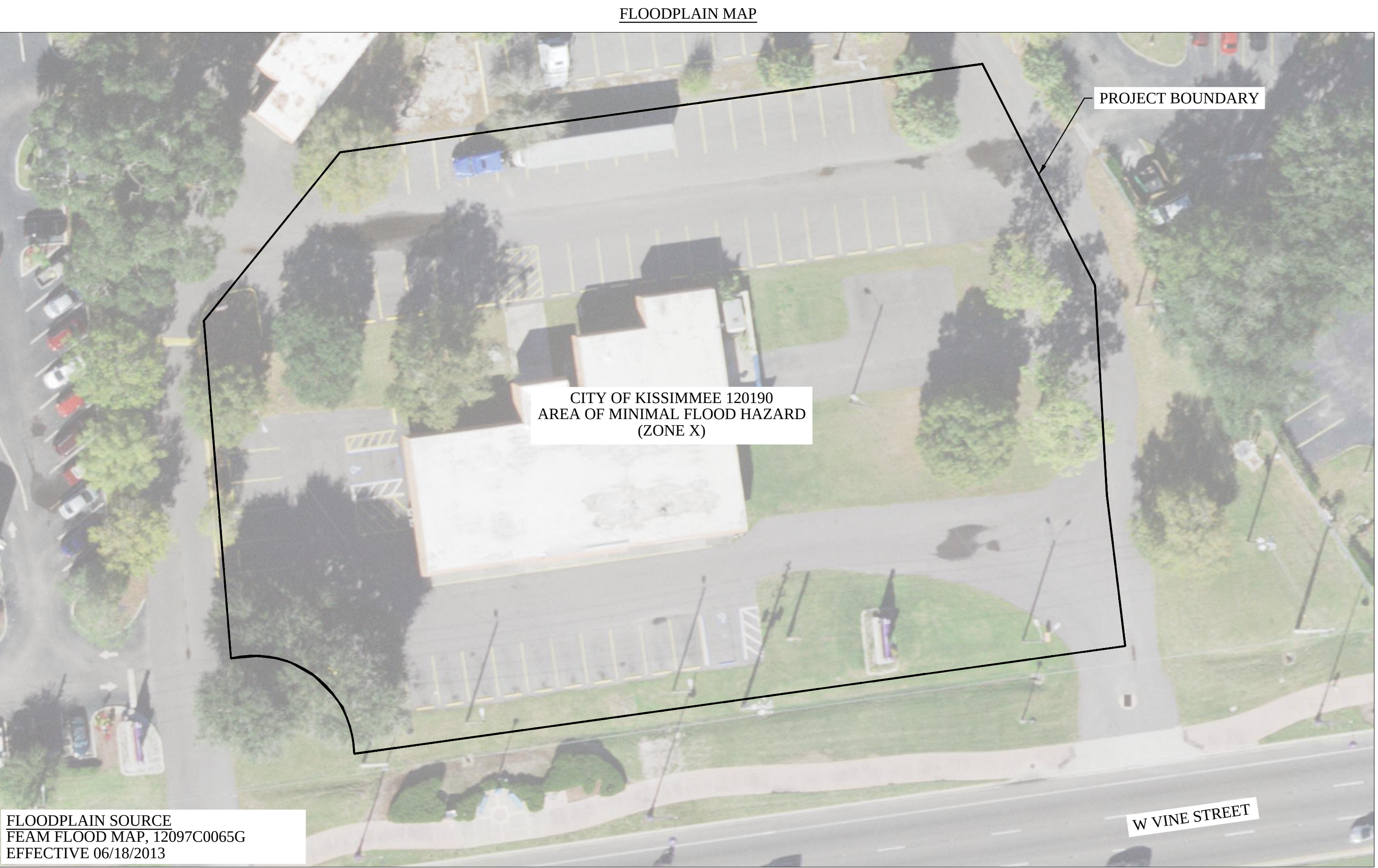
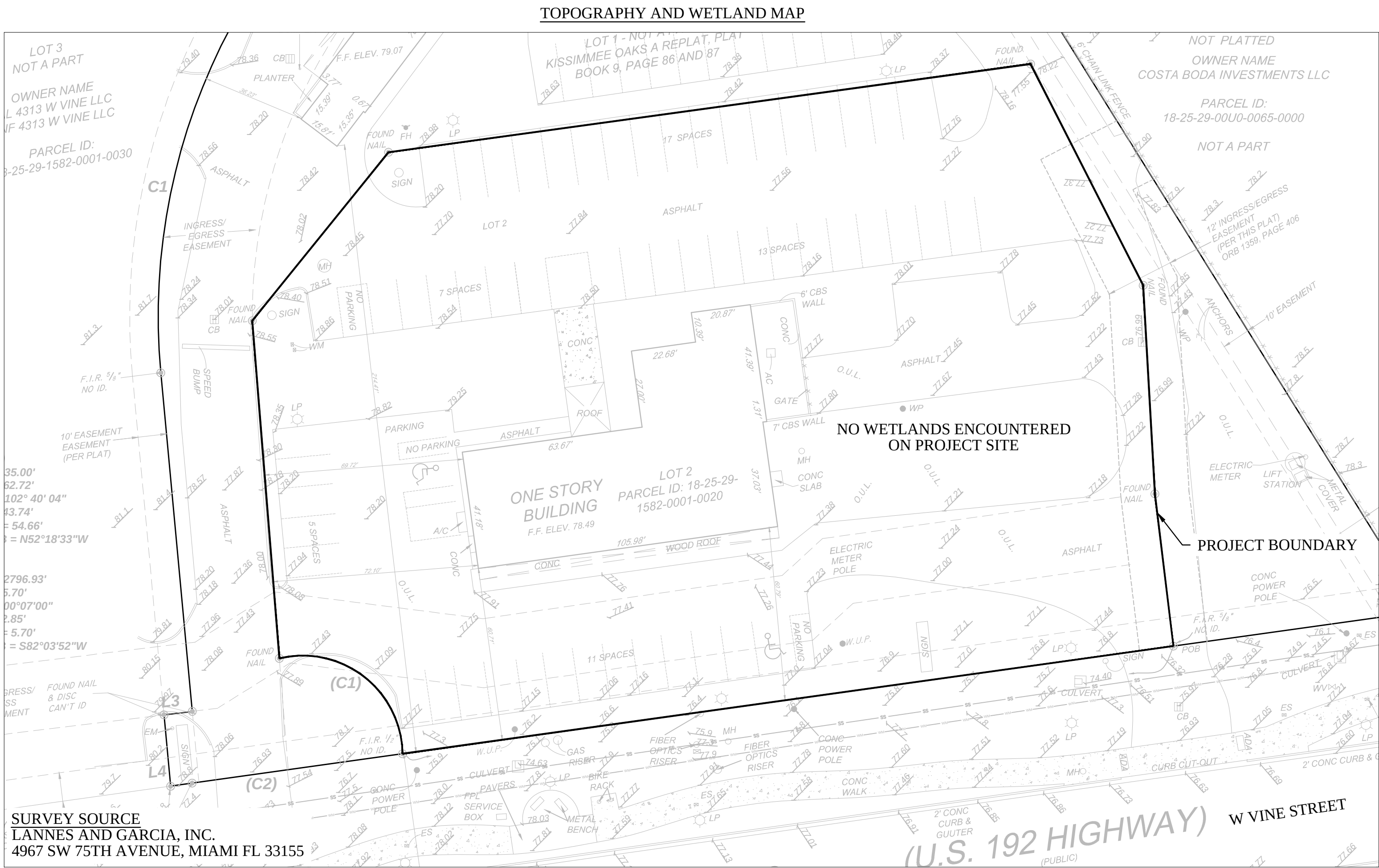
PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: NA

SHEET: C-1.0



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
EXISTING CONDITIONS
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 30'
SHEET: C-2.0



SITE DATA

PARCEL ID:	18-25-29-1582-0001-0020
ADDRESS:	4307 W VINE STREET, KISSIMMEE, FL 32712
FUTURE LAND USE:	VINE STREET MIXED-USE (MU-V)
ZONING:	MIXED-USE URBAN CORRIDOR (T5-U)
SITE AREA:	1.41 AC (61,439 SF)
PROPOSED USE:	RESTAURANT (TOTAL SPACE: 3,694 SF) / RETAIL (TOTAL SPACE: 7,280 SF)
BUILDING AREAS:	
	BUILDING 1: 7,280 SF
	BUILDING 2: 3,470 SF (3,694 SF W/ OUTDOOR SEATING AREA)
	TOTAL: 10,750 SF (10,974 SF W/ OUTDOOR SEATING AREA)
MIN. FAR REQUIRED:	0.15
FAR PROVIDED:	0.18

PARKING

REQUIRED:		
	BLDG. 1	BLDG. 2
	1 SPACES PER 200 SF GFA (RETAIL)	1 SPACES PER 80 SF GFA (RESTAURANT)
	(7,280 SF)/(200 SF)*1 SPACES	(3,694 SF)/(80 SF)*1 SPACES
	36.4 PARKING SPACES	46.2 PARKING SPACES

NOTE: PER CITY OF KISSIMMEE LDC, SEC. 14-7-22-E.1, FOR EACH BICYCLE LOCKER PROVIDED ON SITE, THE TOTAL NUMBER OF VEHICULAR PARKING SPACES REQUIRED MAY BE REDUCED BY TWO, NO GREATER THAN 10 PARKING SPACES OR 10% OF THE TOTAL PARKING SPACES, WHICHEVER IS GREATER.

TOTAL REQUIRED FOR BLDG. 1 & BLDG. 2:
83 PARKING SPACES (OR 73 W/ 5 BICYCLE LOCKERS)
4 SPACES REQUIRED TO MEET ADA STANDARDS

PROVIDED:	49 STANDARD SPACES (9' X 18')
	20 COMPACT SPACES (8.5' X 18')
	4 ADA COMPATIBLE SPACES (12' X 18')
	73 TOTAL PARKING SPACES
	5 BICYCLE LOCKERS

SITE STANDARDS

	GROSS PROJECT AREA:	61,439 SF (100%)
SETBACKS	BLDG. 1 AREA (7 UNITS) :	7,280 SF (11.9%)
- FRONT: 10'	BLDG. 2 AREA (2 UNITS):	3,470 SF (5.6%)
- REAR: 5'	PAVEMENT AREA:	33,430 SF (54.4%)
- SIDE: 5'	SIDEWALKS AND CONCRETE AREA:	4,965 SF (8.1%)
	OPEN SPACE AREA:	12,294 SF (20%)
MAX. BUILDING HEIGHT:	5 STORIES	
PROPOSED BUILDING HEIGHT:	1 STORY	
MIN. OPEN SPACE REQUIRED:	12,288 SF (20.00%)	
PROPOSED OPEN SPACE:	12,294 SF (20.01%)	

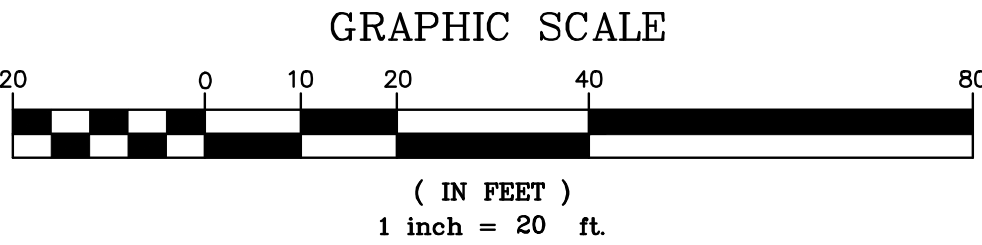
- NOTES:
1. SITE LIGHTING
SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
 2. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY TOHO WATER AUTHORITY.
 3. SEE SHEET 2 OF 2 OF THE ALTA/NSPS LAND TITLE SURVEY INCLUDED AS PART OF THIS PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED:
3.1 24' INGRESS/EGRESS EASEMENT (KISSIMMEE OAKS A REPLAT PB 09, PG 87)
 4. HAZARDOUS WASTE
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 5. DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE. DUMPSTER ENCLOSURE FINISHING WILL MATCH THE ARCHITECTURAL STYLE OF THE PROPOSED BUILDINGS.
 6. STORMWATER MANAGEMENT
STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY AN UNDERGROUND EXFILTRATION SYSTEM. STORMWATER ATTENUATION IS TO BE PROVIDED BY FDOT PONDS AS PROVIDED UNDER PERMIT NO.: 49-00947-P
 7. PHASING: THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

- FIRE NOTES:
1. THE BUILDINGS WILL INCLUDE AN APPROVED AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 13.3.1.1 OF NFPA 13.
 2. ALL AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ANY BUILDING MUST INCLUDE AN ELECTRONIC SUPERVISION CONTAINING AN AUTOMATIC SIGNAL TRANSMISSION THAT IS CONTINUOUSLY MONITORED AND COMPLIES WITH NFPA 72 AND ACCESS BOX WITH NECESSARY ACCESS KEYS APPROVED BY THE FIRE CHIEF.
 3. THE OWNER SHALL NOTIFY THE FIRE CHIEF OR HIS DESIGNEE OF ANY CHANGE IN THE KEY OR OTHER ACCESS DEVICES CHARGED AND INSURE THE CORRECT KEY OR OTHER UNLOCKING DEVICES IS CONTAINED IN THE ACCESS BOX. TIMELY NOTIFICATION SHALL BE 24 HOURS OR LESS.
 4. NO MASTER FIRE MAIN SHALL BE LESS THAN EIGHT INCHES IN DIAMETER. A CLASS V CONTRACTOR'S LICENSE IS REQUIRED TO INSTALL AN UNDERGROUND FIRE MAIN. UNDERGROUND FIRE MAINS SHALL BE SUBMITTED FOR PLAN REVIEW AND APPROVAL TO THE KISSIMMEE FIRE DEPARTMENT. THE UNDERGROUND FIRE MAIN SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO IT BEING PUT INTO SERVICE.

- LANDSCAPE NOTES:
1. LANDSCAPE BUFFER ALONG THE EAST, NORTH, AND WEST PROVIDED AT PERIMETER OF THE LOTS ASSOCIATED WITH THE PLAT FOR KISSIMMEE OAKS AS RECORDED IN OSCEOLA COUNTY PLAT BK/PG 9/86 SINCE THE PROPERTY BOUNDARY CURRENTLY LIES WITHIN LIMITS OF PAVEMENT.

PROPOSED IMPROVEMENTS LEGEND

- | | |
|--|---|
| ① PROPOSED BIKE LOCKERS (5 TOTAL) | ⑫ PROPOSED 103 LF DRIVE-THROUGH LANE (BEGINNING WIDTH: 12' / END WIDTH: 24') |
| ② EXISTING FIRE HYDRANT | ⑬ PROPOSED DRIVE-THROUGH PICK-UP WINDOW |
| ③ PROPOSED FDOT TYPE "D" CURB | ⑭ PROPOSED MENU BOARD AND CALL BOX LOCATION |
| ④ PROPOSED 6 FT SIDEWALK | ⑮ BUILDING SETBACK |
| ⑤ PROPOSED 5 FT ENTRANCE | ⑯ WHEEL STOP |
| ⑥ PROPOSED 10 FT SIDEWALK | ⑰ PARKING AREA LIGHTING - SEE LIGHTING PHOTOMETRIC ANALYSIS PREPARED BY ALERS ENGINEERING GROUP LLC (DATED 10/16/2024) FOR ADDITIONAL DETAIL (TYP.) |
| ⑦ PROPOSED RESTAURANT OUTDOOR SEATING AREA | ⑱ NO PARKING FIRE LANE AND SIGN (PER CITY OF KISSIMMEE LAND DEVELOPMENT CODE SEC. 14.7.32) |
| ⑧ DUMPSTER ENCLOSURE | ⑲ LANDSCAPE BUFFER |
| ⑨ 5FT PEDESTRIAN CROSSWALK STRIPING | ⑳ PROPOSED FIRE HYDRANT |
| ⑩ ADA CURB RAMP AND DETECTABLE WARNING STRIP | ㉑ PROPOSED FIRE DEPARTMENT CONNECTION |
| ⑪ STOP SIGN AND STOP BAR | |



TRAFFIC STATEMENT

NET PM PEAK HOUR TRIP GENERATION				
ITE TRIP GENERATION	SIZE	TOTAL TRIPS	ENTER	EXIT
PROPOSED DEVELOPMENT	10,974 SF	120	62	58
EXISTING DEVELOPMENT	6,041 SF	(54)	(27)	(27)
NET NEW TRIP GENERATION		66	35	31

*BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY INNOVO PARTNERS, LLC. DATED OCTOBER 24, 2024.

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
SITE PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-3.0



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED 8" PVC SANITARY SEWER MAIN
- 2 PROPOSED 6" PVC SANITARY SEWER LATERAL SERVICE
- 3 PROPOSED 6" PVC GREASE LINE
- 4 PROPOSED 1,250 GALLON GREASE INTERCEPTOR
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 EXISTING 8" GRAVITY SANITARY SEWER MAIN
- 7 PROPOSED DOG-HOUSE MANHOLE (SANITARY SEWER POINT OF SERVICE)
- 8 PROPOSED TWO-WAY CLEAN-OUT AT EACH SANITARY SEWER SERVICE
- 9 EXISTING 10 FT UTILITY EASEMENT (PER KISSIMMEE OAKS PB 6, PG 34)
- 10 EXISTING 20" POTABLE WATER MAIN
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED 4" PVC POTABLE WATER SERVICE
- 13 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X4" WET TAP)
- 14 BUILDING 1 - POTABLE WATER POINT OF SERVICE
- 15 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 16 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 17 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X6" WET TAP)
- 18 PROPOSED 6" PVC FIRE LINE SERVICE
- 19 PROPOSED DDCA
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED PIV (BUILDING 1)
- 22 PROPOSED FDC (BUILDING 1)
- 23 PROPOSED PIV (BUILDING 2)
- 24 PROPOSED FDC (BUILDING 2)

GRAPHIC SCALE



STORYBOOK DEVELOPMENT SERVICES, LLC
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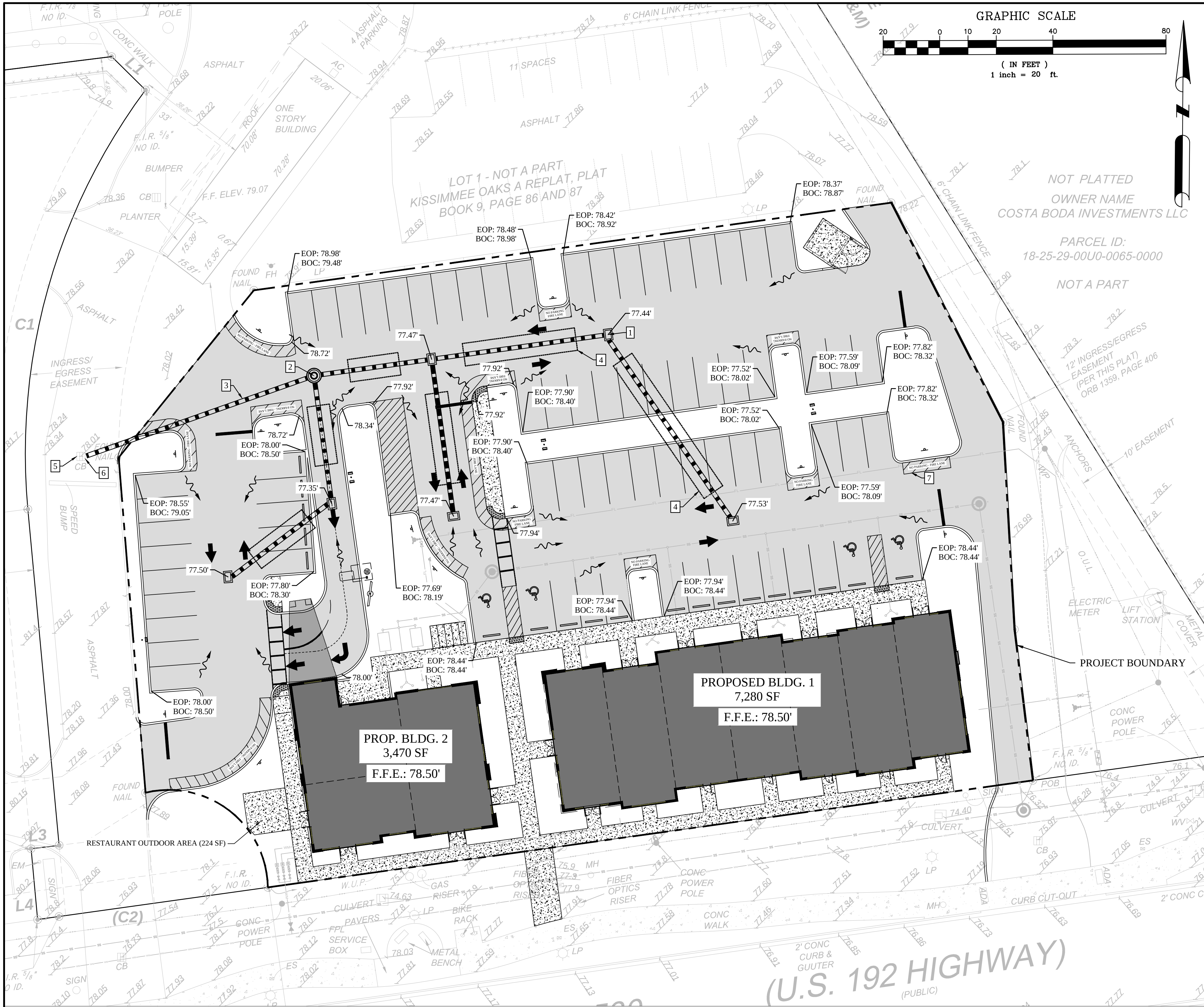
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY UTILITIES PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-4.0



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED FDOT DITCH BOTTOM INLET TYPE "C" - (6 TOTAL)
- 2 PROPOSED STORMWATER DRAINAGE MANHOLE - (1 TOTAL)
- 3 PROPOSED 18" REINFORCED CONCRETE PIPE - (364 LF TOTAL)
- 4 PROPOSED UNDERGROUND EXFILTRATION SYSTEM FOR STORMWATER QUALITY TREATMENT
- 5 EXISTING STORMWATER DRAINAGE INLET
- 6 CONNECT TO EXISTING STORMWATER DRAINAGE MASTER SYSTEM (PERMIT NO: 49-00947-P)
- 7 STORMWATER DRAINAGE FLOW ARROW

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321-246-8811

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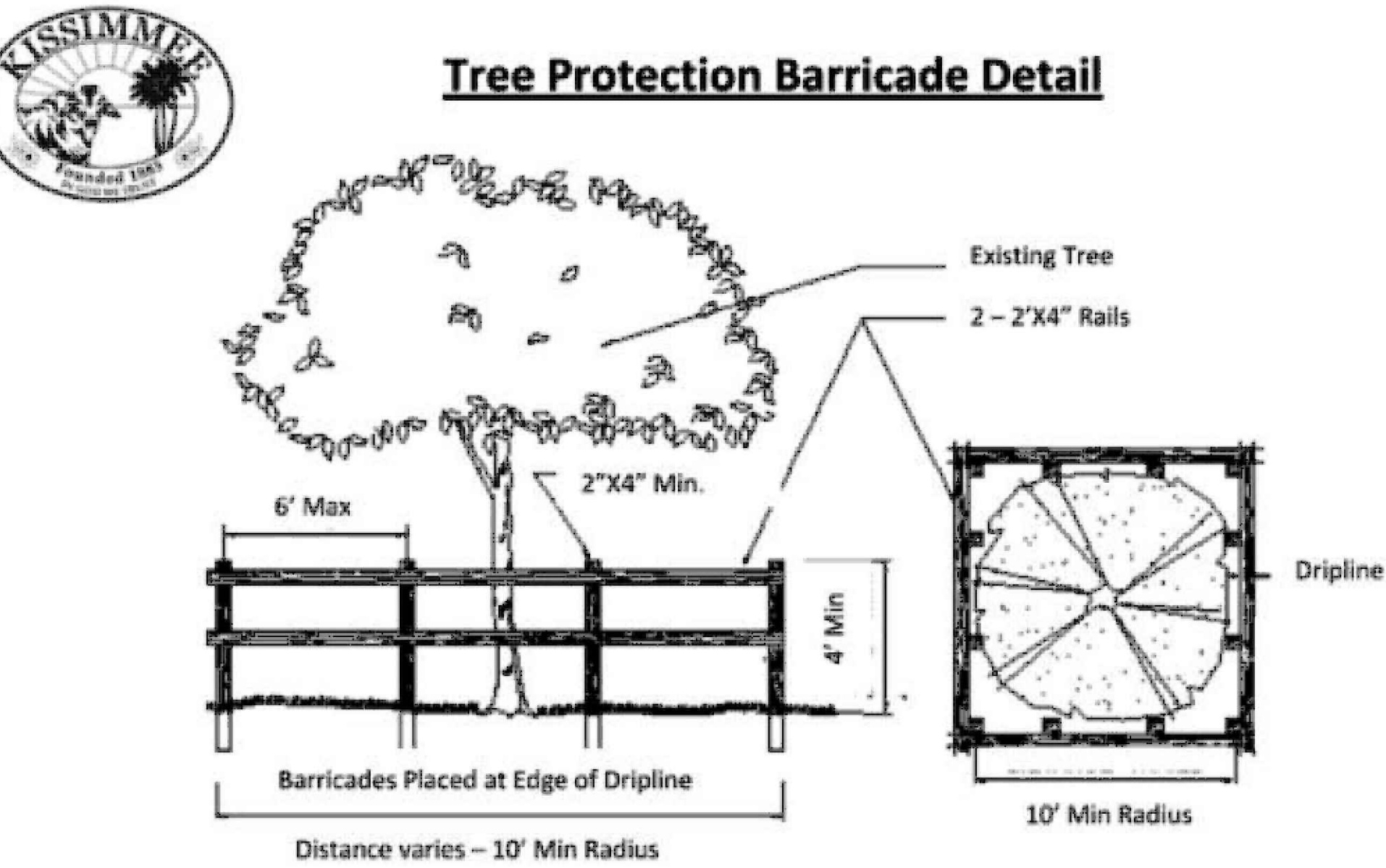
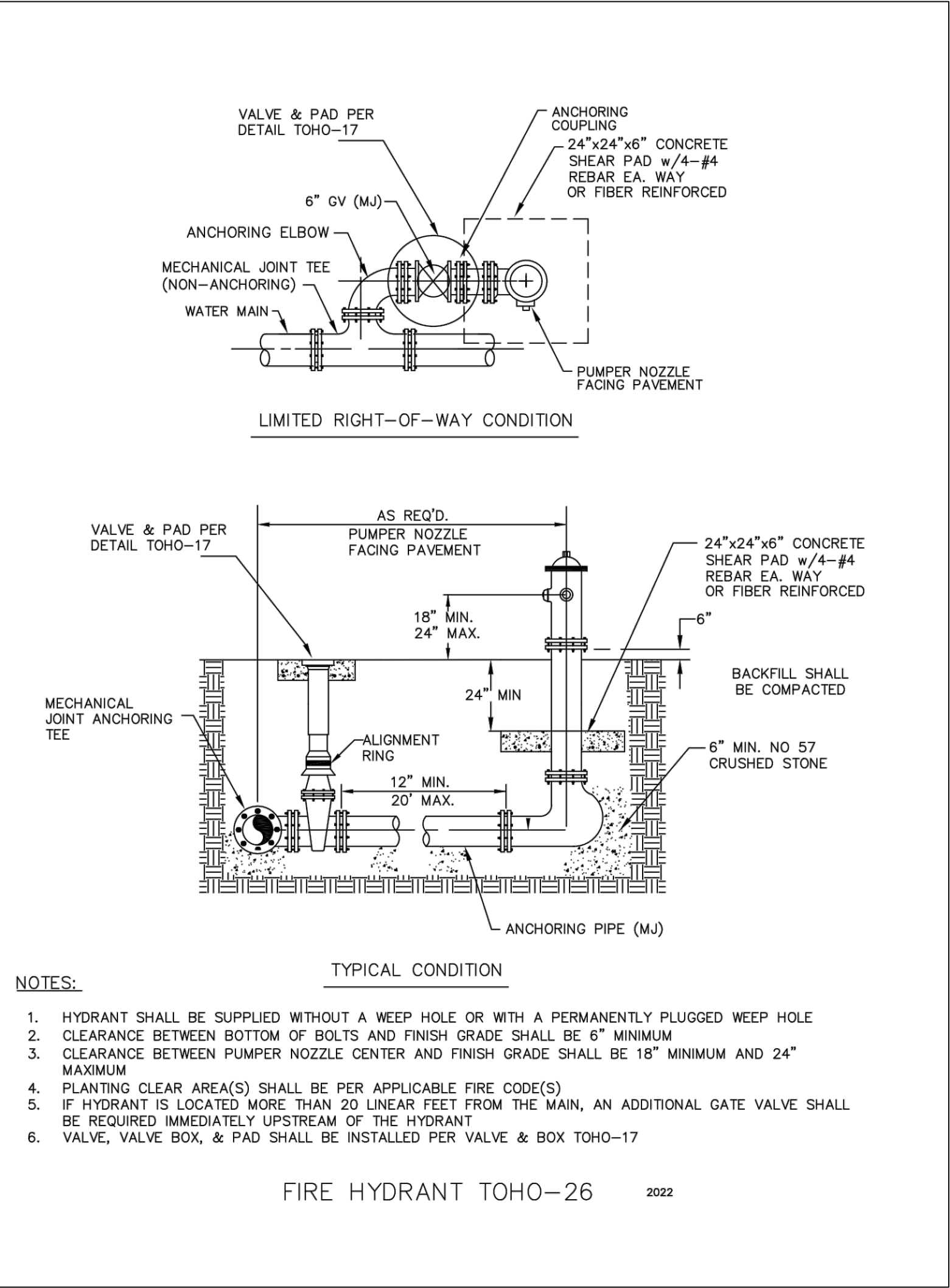
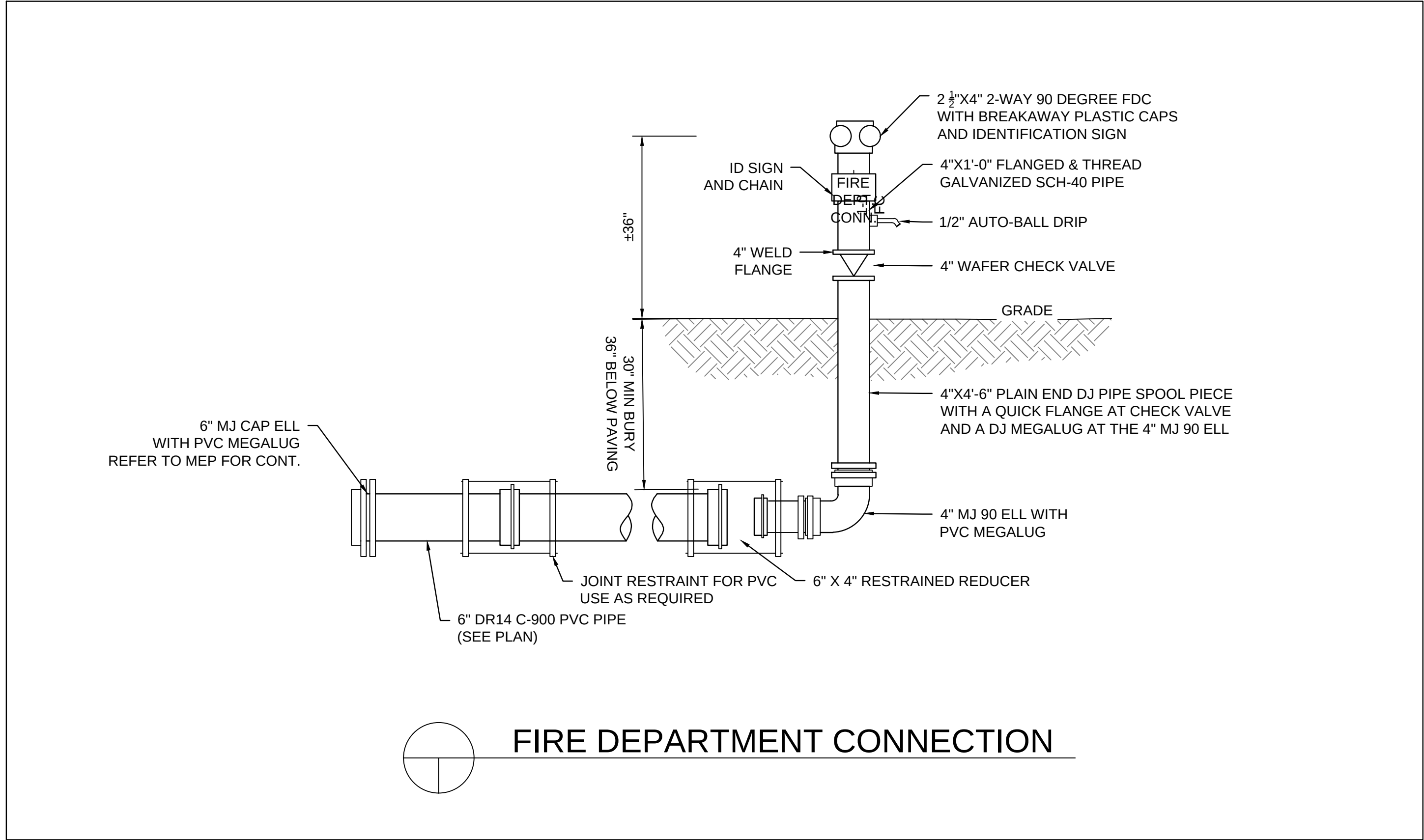
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-5.0



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

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PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY SITE DETAILS
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: N/A
SHEET: C-6.0

StoryBook Development Services, LLC

Jose Chaves, PE / Owner

Jose@StoryBookTeam.com

5931 Brick Court, Suite 168

Winter Park, Florida

T: 321-246-8811

January 15, 2025

City of Kissimmee
City Hall - Development Services
Attn: Ryan Altizer
101 Church Street, 2nd Floor
Kissimmee, FL 34741

Project No: 4307 W Vine Street Redevelopment (Site Plan DRC No.: CU-24-0014)

Subject: Response to Comments Received on 12/10/2024;

Please see below summary of comments received and responses to each. I trust that you will find this information complete. If you have any questions, please contact me at Jose@StoryBookTeam.com or via phone at 321-246-8811.

Planning and Zoning:

1. Please provide the distance between the back of curb on Vine Street to the front property line. Per Land Development Code (LDC) Section 14-5-6 E, Streetscape Zones are required in the form-based code area. More specifically, Section 14-5-6 E 1 states: "Sites located along Vine Street, Hoagland Boulevard, Martin Luther King, Jr. Boulevard, Dyer Boulevard, Thacker Avenue, John Young Parkway, Main Street, Broadway, Neptune Road, Michigan Avenue, and Emmett Street shall provide a 20-foot-wide minimum streetscape zone, where there shall be a 12-foot sidewalk and an eight-foot furnishing zone. If on-street parking is provided, it may be interspersed with the furnishing zone".

Response: The distance between the back of curb on Vine Street and the front property line is 43 feet. Within this 43 foot streetscape zone there is an existing 10-foot sidewalk and an 8-foot furnishing zone which already includes benches, garbage receptacles, and bicycle parking. No additional improvements are necessary at this time.

2. Please provide Site dimension information such as buffers, setbacks, drive aisle widths, parking space dimensions, drive-thru stacking dimensions, etc. on the provided Site Plan.

Response: Site dimension information, including buffers, setbacks, drive aisle widths, parking space dimensions, and drive-thru stacking dimensions, has been clearly indicated on the provided Site Plan, see sheet C-3.0.

3. Per Section 14-6-40 G “A minimum stacking lane distance of 100 feet shall be provided for each service window. Additional stacking lane distance shall be provided beyond the minimum if warranted by the specific use, as determined by the project's traffic impact analysis/statement, the DRC, and/or the planning advisory board. Stacking lanes shall be designed so that waiting vehicles do not extend into travel lanes or drive aisles, and the stacking measurement shall begin at the service window. Stacking lanes shall be designed to allow waiting motorists to exit to a bypass lane before reaching the service window.”

Response: Stacking lane distances for drive-thru service windows comply with Section 14-6-40 G of the LDC. Provided stacking lane lengths exceed the minimum 100 feet requirement, ensuring adequate space and traffic flow. Dimension of stacking distance has been included on sheet C-3.0.

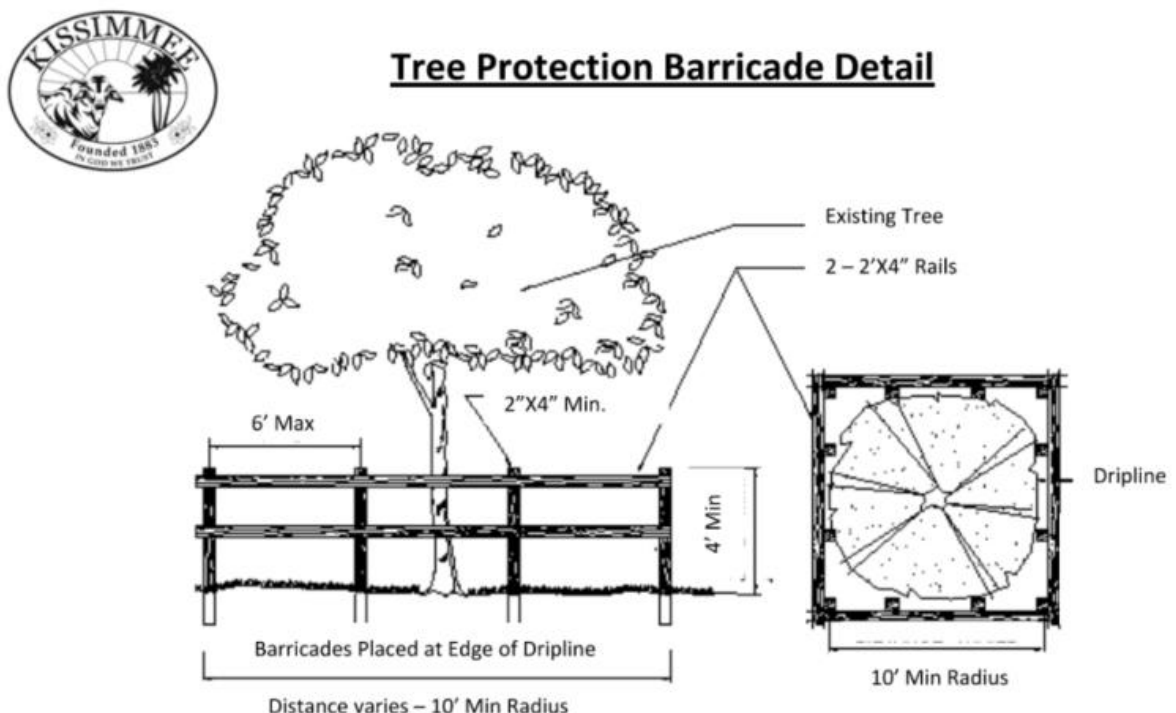
4. Please add proposed spot elevations on the SSRP's Preliminary Grading and Drainage Plan sheet.

Response: Preliminary spot elevations have been included on the SSRP's Preliminary Grading and Drainage Plan sheet

5. Please review LDC Section 14-5-7 D 3, forecourt standards regarding courtyard regulations in the form-based zoning code. Ensure that the courtyard area on the SSRP matches that within the Elevations and Floor Plan set.

Response: Elevations and Floor Plans have been updated to match the site plan. Courtyards have been removed to ensure sufficient open space is achieved.

6. Please refer to Tree Protection Barricade Detail below:



Response: The Tree Protection Barricade Detail has been included in SSRP Set.

7. Please review store front design in LDC Section 14-7 D b. Figure 5-36 is added below for your reference.



Response: The storefront design is compliant with Section 14-7. Additional information has been included in the elevation sheets.

8. Per LDC Section 14-5-7 E “Facades facing Street or public space shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following:
- 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.”

Response: Facade design will comply with the requirements of LDC Section 14-5-7 E. Additional information has been included in the elevation sheets.

9. Please ensure that Building 1 and 2’s foot prints match that from the Elevations and Floor Plan on all Plans, showing the required T5-U articulation.

Response: The plans have been updated along all sets to ensure consistency.

10. If the space between Building 1 and 2 will have outdoor dining, please include that area for your parking calculations.

Response: The area between Building 1 and 2 will not have outdoor dining.

Comments/Conditions:

1. Per LDC Section 14-5-6 C, Table:5-2, Please ensure your building elevation is 22 feet.

Response: The building elevation has been designed to comply with the minimum height requirement of 22 feet as specified in LDC Section 14-5-6 C, Table:5-2. Additional information has been included in the elevation sheets.

2. If you have not, reach out to the CRA about any opportunities they may have to assist with your project (i.e. Demolition). Benjamin Burnett is a great contact. His number is 407-518-2584.
Response: Noted.
3. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features.
Response: The landscaping plan has been designed to comply with the minimum separation requirements outlined in LDC Section 14-8-23 Table 8-1 between landscaping and site features.
4. Please note dumpster gate and enclosure need to match the design of the proposed buildings. LDC Section 14-10-8 gives the regulations for dumpsters.
Response: The dumpster gate and enclosure will be designed to match the architectural style of the proposed buildings, in accordance with LDC Section 14-10-8. A note has been added to sheet C-3.0.
5. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans.
Response: The specifications for the proposed bicycle lockers will be included in the construction plans.

Public Works:

1. 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.
Response: The property already provides a 43-foot-wide streetscape zone with a 10-foot sidewalk and an 8-foot furnishing zone, as required by LDC Section 14-5-6 E. The existing furnishing zone includes decorative pavers, benches, garbage receptacle and bicycle parking. Given this 43-foot distance, no right-of-way (ROW) reservation or easement dedication is necessary to accommodate further improvements.
2. Please verify all infrastructure and pavement improvements will be constructed in one phase. Otherwise, provide a phasing plan to include a phasing statement, phasing boundary lines, and approximate timing for each phase. The phasing boundary lines will determine how the improvements will be bonded (if applicable), certified by the City, and when certificates of occupancy (CO) can be issued. Ref. LDC §14-3-31(C)(2)(g)
Response: A note indicating that all infrastructure and pavement improvements will be constructed in one phase has been added to the site plan sheet. See note 7 on Sheet C-3.0.
3. Please provide a minimum 24-foot backing distance for all 90-degree parking spaces on the site plan, in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
Response: A minimum 24-foot backing distance for all 90-degree parking spaces has been provided on the site plan. Dimensions have been included on sheet C-3.0.

4. Please dimension all backing distances on the site plan in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
- Two-way: 24 feet
 - Parallel: 12 feet
 - 30-degree: 12 feet
 - 45-degree: 12 feet
 - 60-degree: 14.5 feet
 - 90-degree: 24 feet

Response: Drive aisle width dimensions have been provided on the site plan, see sheet C-3.0.

5. The minimum standard parking stall width is 9 feet. Ref. LDC §14-7-23(C)

Response: Minimum standard parking stall widths of 9 feet have been provided for parking spaces on the site plan. Additionally, per City of Kissimmee Land Development Code, Chapter 14-5: Form-Based Code, section 14-5-9.B.1(b), parking stalls can be reduced to 8.5 feet in width for up to 25 percent of the required parking spaces (excluding ADA spaces). Dimensions of the parking stall widths have been included on Sheet C-3.0

6. Provide minimum parking stall depth perpendicular to drive aisles in accordance with LDC §14-7-23(C), Tables 7-1, 7-2.
- Parallel: 8 feet
 - 30-degree: 16.8 feet
 - 45-degree: 19 feet
 - 60-degree: 20.1 feet
 - 90-degree: 18 feet

Response: Minimum standard parking stall depths of 18 feet has been provided for 90-degree parking spaces. Dimensions have been included on Sheet C-3.0.

7. 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)

Response: No proposed walls, fencing, ground/monument signage are proposed at this time.

8. 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

Response: The site plan sheet has been updated to show a minimum 11-foot internal width for the dumpster/compactor enclosure and a 40-foot unobstructed straight-in approach. See revised sheet C-3.0.

FIRE:

1. All new non-residential buildings totaling 5,000 square feet or more, gross floor area shall have an approved automatic sprinkler system installed in accordance with Section 13.3.1.1 of NFPA 13. (City Of Kissimmee Code of Ordinance – Title 6 – 6-1-4 (B)). Provide this on plans.

Response: The building plans will include an approved automatic sprinkler in accordance with Section 13.3.1.1 of NFPA 13. A note has been added to sheet C-3.0. Further details to be provided during final engineering and building permitting.

2. All automatic sprinkler system installed in any building must include an electronic supervision containing an automatic signal transmission that is continuously monitored and complies with NFPA 72, the National Fire Alarm Code (City of Kissimmee Code of Ordinance – Title 6 – 6-1-4-(A)). Provide this on your plans.

Response: The building plans will include an electronic supervision system for all automatic sprinkler systems. This system will include an automatic signal transmission that is continuously monitored and complies with NFPA 72. A note has been added to sheet C-3.0. Further details to be provided during final engineering and building permitting.

3. 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))

Response: The building plans will include access boxes for every building equipped with a required fire sprinkler system or fire alarm system. A note has been added to sheet C-3.0. Further details to be provided during final engineering and building permitting.

4. 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))

Response: Access boxes, approved by the Fire Chief, will be provided for all buildings with required fire sprinkler or fire alarm systems.

5. 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))

Response: Noted.

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

Response: Noted.

7. 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.

Response: Noted. An existing fire hydrant located outside the property boundary at the northwest corner of the will serve the project. Additional fire hydrants have been included to provide support for fire protection. Proposed locations for PIV and FDC have been included. See sheet C-4.0

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

Response: See response to comment #7.

9. 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

Response: Noted. Adjacent water mains to the site are equal to or greater than eight inches in diameter.

10. Private mains shall be installed according to these standards and in addition, comply with the standards of NFPA 24, Standards for the Installation of Private Fire Service Mains and Their Appurtenances as adopted in the current edition of the Florida Fire Prevention Code, NFPA 1 (as adopted by Section 6-1-1 of the Code)

Response: Noted.

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

Response: Noted.

12. Parking shall not be allowed for seven feet, six inches to either side of a hydrant. "No Parking" areas associated with a hydrant shall be so marked. An alternate parking arrangement may be allowed if all the following criteria are met: a. A hydrant is placed at the end of a parking island and is clear of the rear of the vehicles expected to be parked there;

Response: Noted.

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

Response: Noted. Fire Hydrant details will be included in Final Engineering / Construction Plans.

14. Private hydrants shall be painted with the barrel red. Hydrants owned by the local water authority located within the city limits of Kissimmee shall be painted with the barrel silver. All caps and bonnets will be painted capacity color coded in accordance with the Florida Fire Prevention Code current edition NFPA 291 Recommended Practice for Fire Flow Testing and Marking of Hydrants (as adopted by Section 6-1-1 of the Code). All hydrants are to be maintained in proper working order. All hydrants are to be inspected and have routine maintenance done on them a minimum of once annually in accordance with Section 633.082, F.S. by a contractor licensed by the Florida State Fire Marshal Immediate repair shall be made on any hydrant that is found to be non-functional, difficult to operate, or have a reduced function or flow. Repair and maintenance shall be made by the entity legally responsible for the hydrant. All hydrants are to be marked with blue road reflectors per the following standards: 1. The marker shall be installed in the center of the driving lane in front of the fire hydrant on the same side of the street as the fire hydrant. 2. The marker shall be Model 911A bidirectional 3. Marker size shall be four inches by four inches by three-fourths inch. 4. Marker shall be bonded to roadways by using a two-part

epoxy adhesive or other approved material. Provide information on utility plan.

Response: Noted. Fire Hydrant details will be included in Final Engineering / Construction Plans.

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

Response: FDCs for fire sprinkler shall meet fire hydrant and underground system standards and will be further detailed in Final Engineering / Construction Plans.

16. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of Transportation standards and the following:

1. The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke.
2. FDC signage shall have the letters "FDC" and the address of the building it serves.
3. The Backflow Preventer shall have the address of the building it serves. Provide signage specs and distances on your plans.

Response: Noted. Signage specifications and distances will be provided on final engineering plans.

17. For your Fire department access road, provide a stripping plan showing "NO PARKING- FIRE LANE". Pavement markings shall meet the following criteria:

- a. Pavement markings for commercial developments shall be located adjacent to but not in travel lanes intended to be used by normal vehicular traffic.
- b. Markings shall use the color "safety yellow" (F.D.O.T. traffic rated pavement paint)
- c. Markings shall include letters with a four-inch wide brush stroke and 18 to 24 inches high.
- d. Markings shall include the message "NO PARKING – FIRE LANE"
- e. There shall be at least one fire lane pavement message for every 100 linear feet of fire lane or portion therefore.
- f. Where a curb is provided, the curb top and face along the fire department access road are to be painted "traffic yellow" (F.D.O.T traffic rated pavement paint). Solid stripes four inches wide extending outward to a width of four feet from the curb with three feet between each stripe. Striping to be thermoplastic or equivalent.
- g. Markings and painting are to be maintained by the responsible party of the property. (LDC 14-7-32 B (6))

Response: Noted.

18. Fire department access roads signage locations: fire department access roads shall be marked with freestanding signs with the wording "NO PARKING -FIRE LANE ". Such signs shall be 12 in. by 18 in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the

traffic flow and be a maximum of 60 feet apart. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.4.1.1)

Response: Fire department access roads will be identified with "NO PARKING - FIRE LANE" signs (complying with all required dimensions and specifications) spaced no more than 60' apart.

19. The required width of a fire department access road shall not be obstructed in any manner, including parking of vehicles. (FFPC, NFPA 1 Uniform Fire Code, Florida 2015 edition sub-section 18.2.4.1.1)

Response: The required width of fire department access roads will be maintained and unobstructed at all times, including preventing any vehicle parking within these areas.

20. Please see sheet C-5.0 FOR COMMENTS 18 & 19.

Response: Noted.

21. All landscaping around fire hydrants and FDC 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

Response: Noted.

TOHO:

1. Additional comments at construction review.

Response: Noted.

2. Impact fees may be due.

Response: Noted.

3. Toho Water Authority utilizes development workflows to assist clients through the development journey. Please visit www.tohowater.com/development for process tools and resources.

Response: Noted.

- Response: Noted.**

- Response: Noted.**

- Response: Noted.**

Respectfully,
Jose Chaves, P.E.
StoryBook Development Services, LLC
Jose@StoryBookTeam.com
T: 321-246-8811

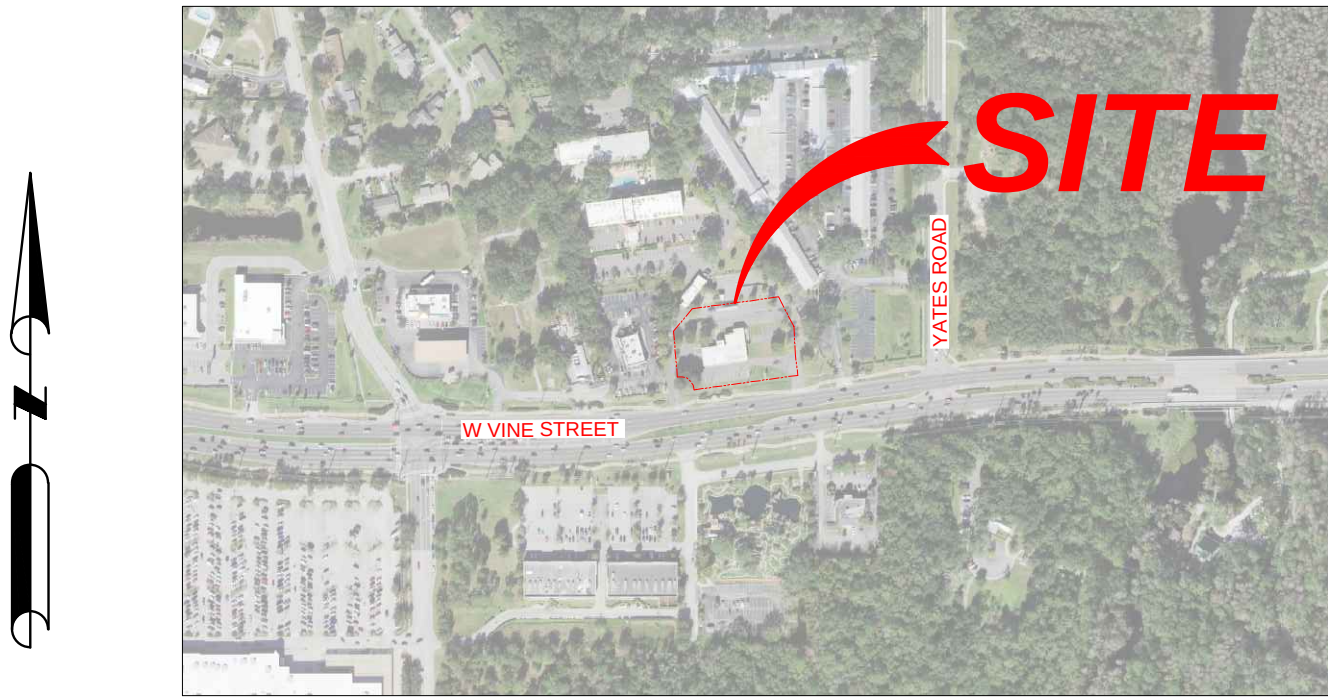
Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	ENVIRONMENTAL INFORMATION
C-3.0	SITE PLAN
C-4.0	PRELIMINARY UTILITIES PLAN
C-5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6.0	PRELIMINARY SITE DETAILS

SITE SPECIFIC REDEVELOPMENT PLAN FOR 4307 W VINE STREET

PREPARED FOR:
VICTORIOUS VINE STREET, LLC

PROPERTY ADDRESS:
4307 W VINE STREET
KISSIMMEE, FL 34746

SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST
PARCEL ID No: 18-25-29-1582-001-0020



SITE LOCATION

1 IN = 500 FT

LEGAL DESCRIPTION:

LOT 2, KISSIMMEE OAKS A REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 86 AND 87, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

AREA: 1.41 ACRES

PROVIDED BY SURVEYOR: LANNES AND GARCIA, INC.

OWNER:

VICTORIOUS VINE STREET, LLC
8220 WHITE SWAN CT,
ORLANDO FL 32836
CONTACT:

ENGINEER:

STORYBOOK DEVELOPMENT SERVICES, LLC
5931 BRICK COURT, SUITE 168
WINTER PARK, FL 32792
JOSE CHAVES, P.E.
PH: 321-246-8811

LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS LA & P, LLC
P.O. BOX 2852
WINTER PARK, FL 32790-2852
ROBERT R. BUCHANAN, RLA
PH: 407-579-1811

SURVEYORS:

LANNES AND GARCIA, INC.
4967 SW 75TH AVENUE,
MIAMI, FL 33155
FRANCISCO F. FAJARDO, P.S.M.
PH: 305-666-7909

GEOTECHNICAL ENGINEER:

NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DR, #246
ORLANDO, FL 32804
JOHN C. DIEHL, P.G. / BRIAN W. JORY, P.E.
PH: 407-342-1443

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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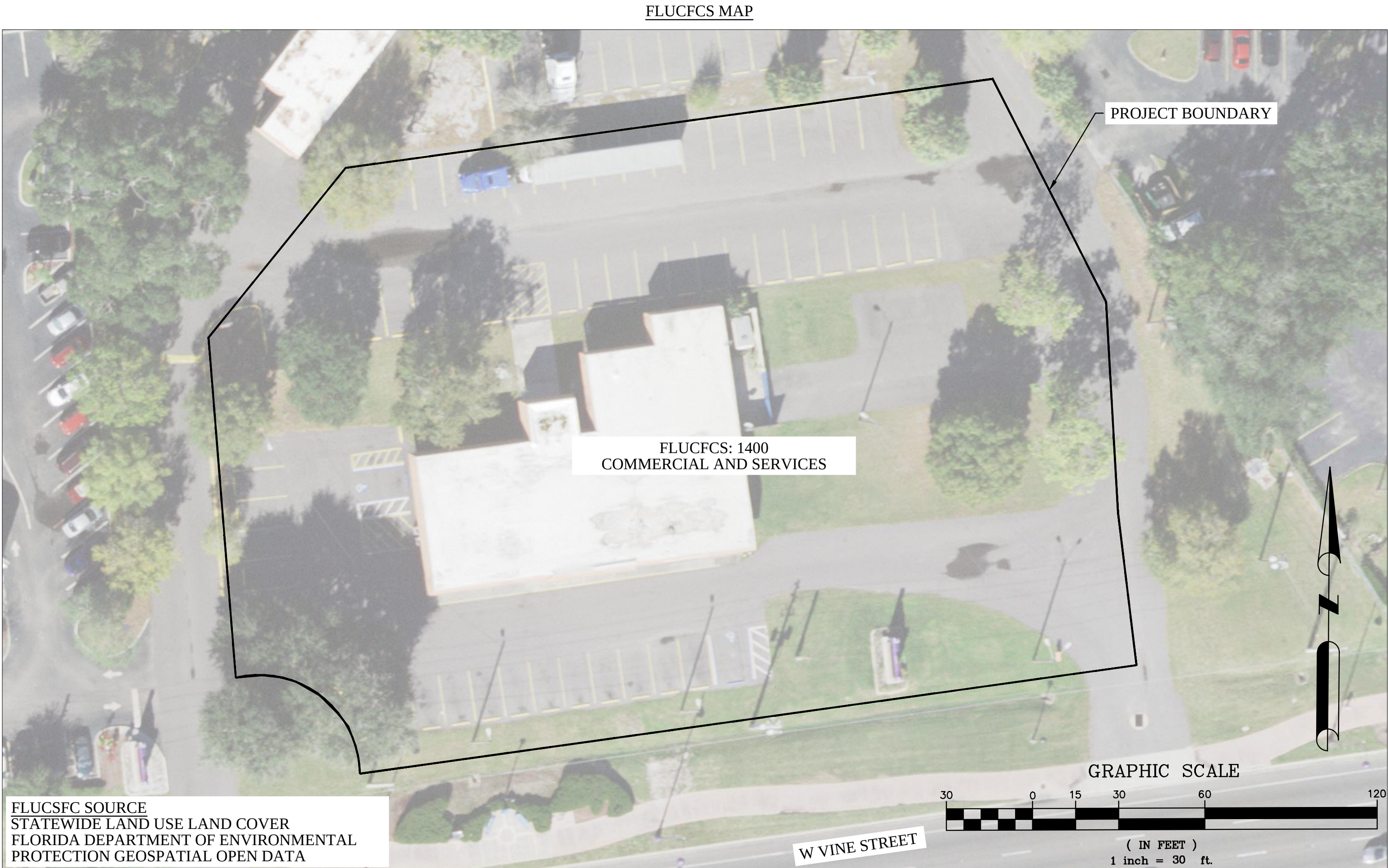
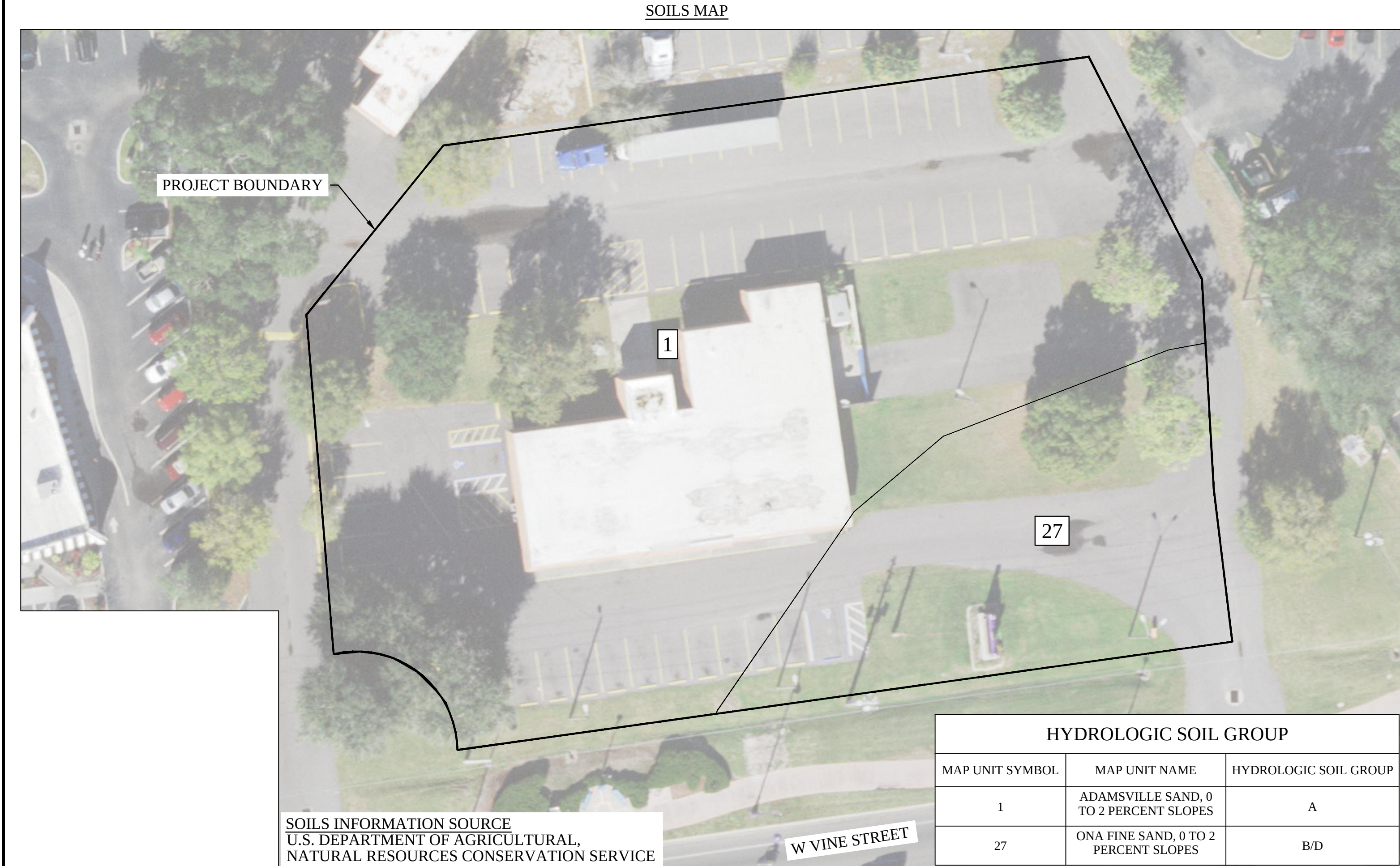
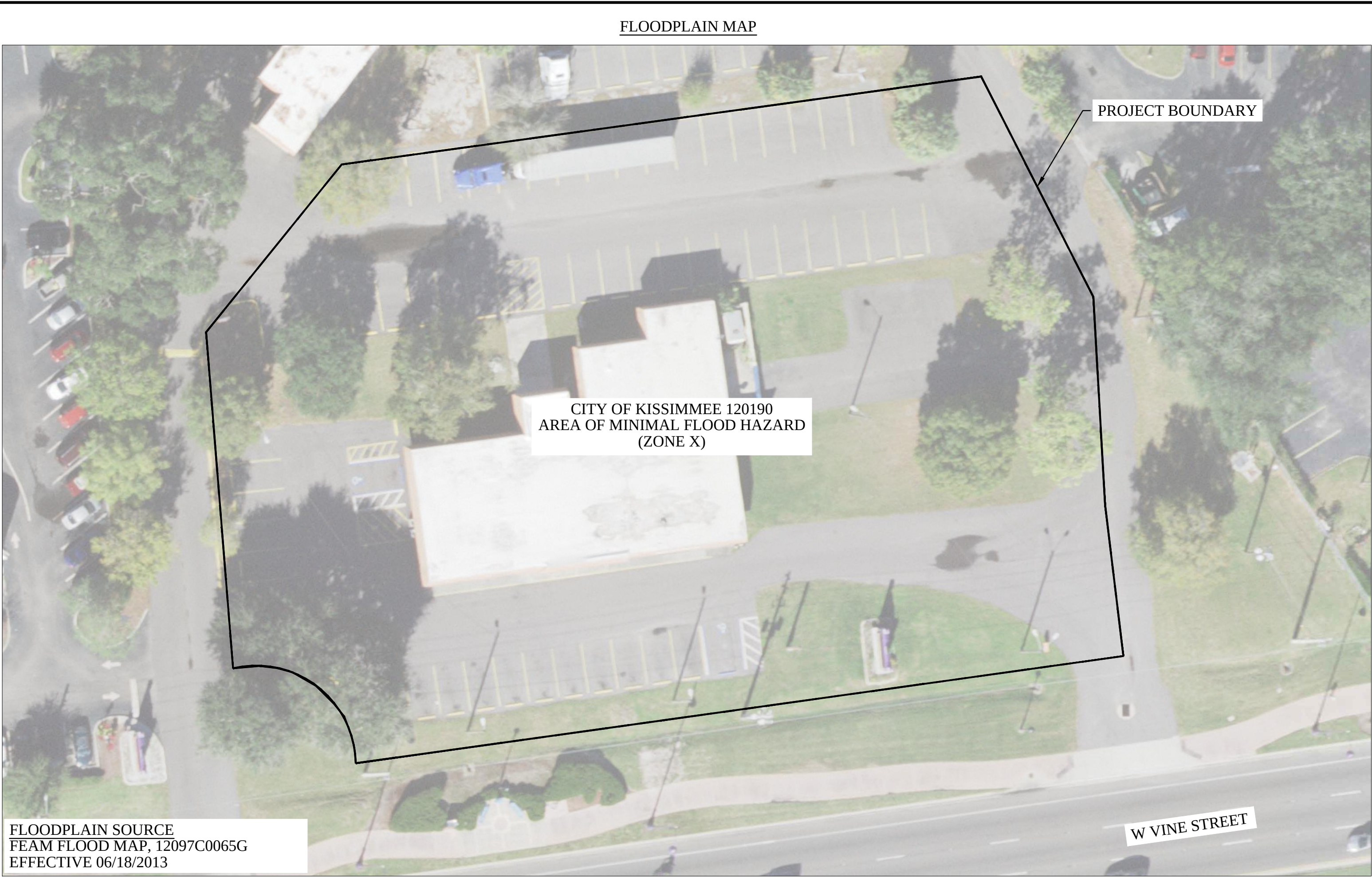
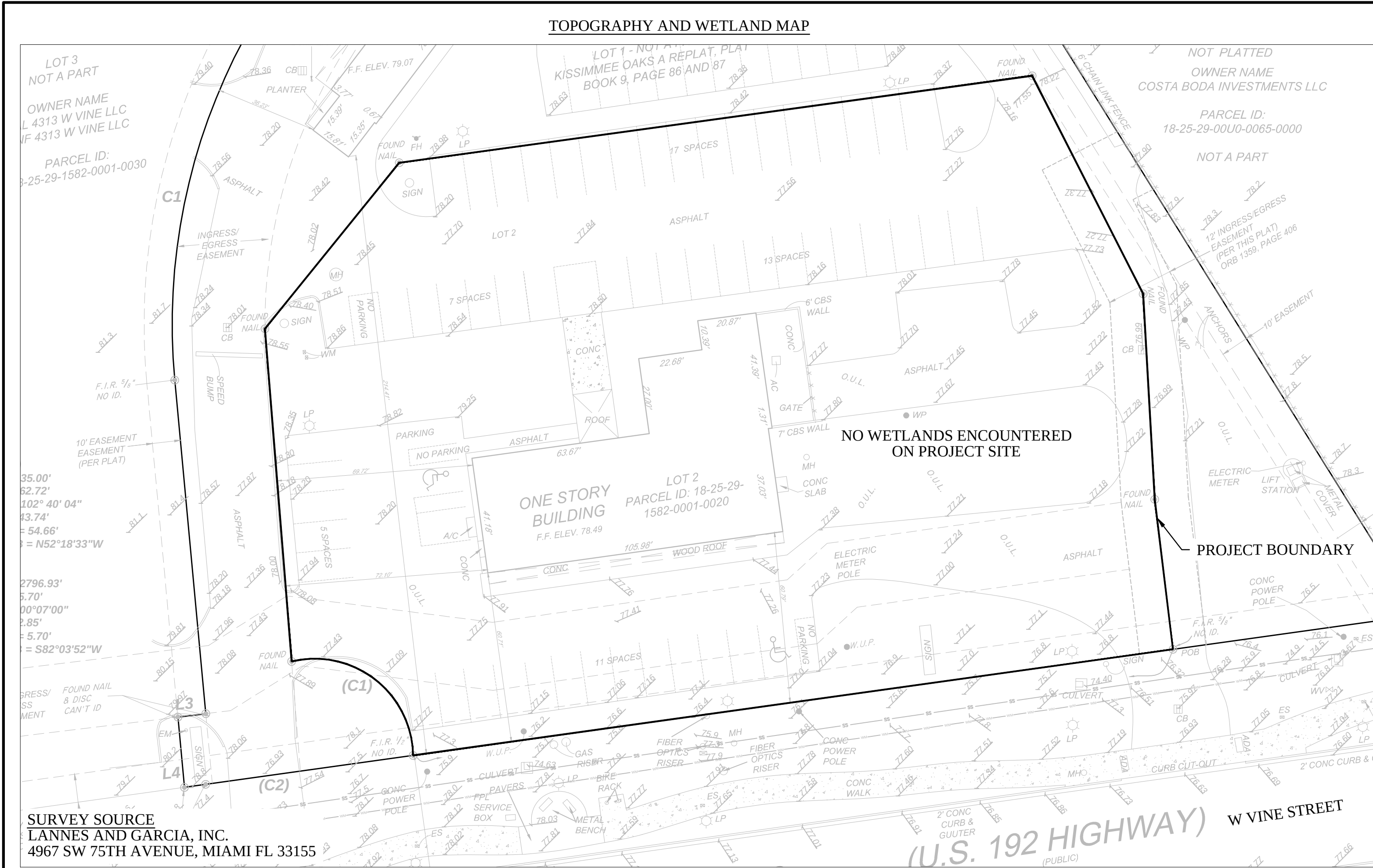
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REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
COVER

CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-1.0



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

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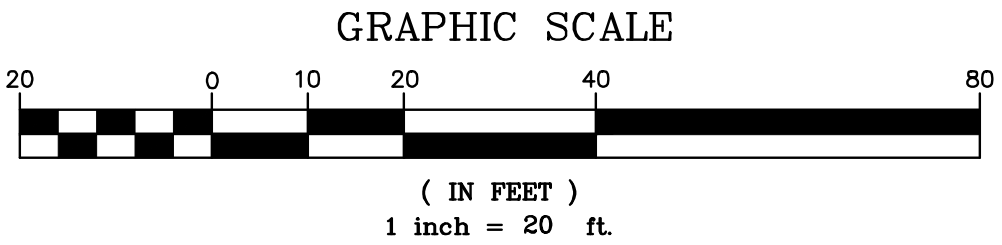
4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
EXISTING CONDITIONS
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 30'
SHEET: C-2.0



- PROPOSED IMPROVEMENTS LEGEND**
- 1 PROPOSED BIKE LOCKERS (5 TOTAL)
 - 2 EXISTING FIRE HYDRANT
 - 3 PROPOSED FDOT TYPE "D" CURB
 - 4 PROPOSED 6 FT SIDEWALK
 - 5 PROPOSED 5 FT ENTRANCE
 - 6 PROPOSED 10 FT SIDEWALK
 - 7 PROPOSED RESTAURANT OUTDOOR SEATING AREA
 - 8 DUMPSTER ENCLOSURE
 - 9 5FT PEDESTRIAN CROSSWALK STRIPING
 - 10 ADA CURB RAMP AND DETECTABLE WARNING STRIP
 - 11 STOP SIGN AND STOP BAR

- 12 PROPOSED 103 LF DRIVE-THROUGH LANE (BEGINNING WIDTH: 12' / END WIDTH: 24')
- 13 PROPOSED DRIVE-THROUGH PICK-UP WINDOW
- 14 PROPOSED MENU BOARD AND CALL BOX LOCATION
- 15 BUILDING SETBACK
- 16 WHEEL STOP
- 17 PARKING AREA LIGHTING - SEE LIGHTING PHOTOMETRIC ANALYSIS PREPARED BY ALERS ENGINEERING GROUP LLC (DATED 10/16/2024) FOR ADDITIONAL DETAIL (TYP.)
- 18 NO PARKING FIRE LANE AND SIGN (PER CITY OF KISSIMMEE LAND DEVELOPMENT CODE SEC. 14.7.32)
- 19 LANDSCAPE BUFFER
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED FIRE DEPARTMENT CONNECTION



TRAFFIC STATEMENT

NET PM PEAK HOUR TRIP GENERATION				
ITE TRIP GENERATION	SIZE	TOTAL TRIPS	ENTER	EXIT
PROPOSED DEVELOPMENT	10,974 SF	120	62	58
EXISTING DEVELOPMENT	6,041 SF	(54)	(27)	(27)
NET NEW TRIP GENERATION		66	35	31

*BASED ON TRAFFIC IMPACT STATEMENT PREPARED BY INNOVO PARTNERS, LLC. DATED OCTOBER 24, 2024.

SITE DATA

PARCEL ID: 18-25-29-1582-0001-0020
ADDRESS: 4307 W VINE STREET, KISSIMMEE, FL 32712
FUTURE LAND USE: VINE STREET MIXED-USE (MU-V)
ZONING: MIXED-USE URBAN CORRIDOR (T5-U)
SITE AREA: 1.41 AC (61,439 SF)
PROPOSED USE: RESTAURANT (TOTAL SPACE: 3,694 SF) / RETAIL (TOTAL SPACE: 7,280 SF)
BUILDING AREAS:
BUILDING 1: 7,280 SF
BUILDING 2: 3,470 SF (3,694 SF W/ OUTDOOR SEATING AREA)
TOTAL: 10,750 SF (10,974 SF W/ OUTDOOR SEATING AREA)

MIN. FAR REQUIRED: 0.15
FAR PROVIDED: 0.18

PARKING

REQUIRED:

BLDG. 1 1 SPACES PER 200 SF GFA (RETAIL) (7,280 SF)/(200 SF)*1 SPACES 36.4 PARKING SPACES	BLDG. 2 1 SPACES PER 80 SF GFA (RESTAURANT) (3,694 SF)/(80 SF)*1 SPACES 46.2 PARKING SPACES
---	---

NOTE: PER CITY OF KISSIMMEE LDC, SEC. 14-7-22-E.1, FOR EACH BICYCLE LOCKER PROVIDED ON SITE, THE TOTAL NUMBER OF VEHICULAR PARKING SPACES REQUIRED MAY BE REDUCED BY TWO, NO GREATER THAN 10 PARKING SPACES OR 10% OF THE TOTAL PARKING SPACES, WHICHEVER IS GREATER.

TOTAL REQUIRED FOR BLDG. 1 & BLDG. 2:
83 PARKING SPACES (OR 73 W/ 5 BICYCLE LOCKERS)
4 SPACES REQUIRED TO MEET ADA STANDARDS

PROVIDED:

49 STANDARD SPACES (9' X 18')
20 COMPACT SPACES (8.5' X 18')
4 ADA COMPATIBLE SPACES (12' X 18')
73 TOTAL PARKING SPACES
5 BICYCLE LOCKERS

SITE STANDARDS

	GROSS PROJECT AREA:	61,439 SF (100%)
SETBACKS		
- FRONT: 10'	BLDG. 1 AREA (7 UNITS) :	7,280 SF (11.9%)
- REAR: 5'	BLDG. 2 AREA (2 UNITS):	3,470 SF (5.6%)
- SIDE: 5'	PAVEMENT AREA:	33,430 SF (54.4%)
	SIDEWALKS AND CONCRETE AREA:	4,965 SF (8.1%)
	OPEN SPACE AREA:	12,294 SF (20%)
MAX. BUILDING HEIGHT:	5 STORIES	
PROPOSED BUILDING HEIGHT:	1 STORY	
MIN. OPEN SPACE REQUIRED:	12,288 SF (20.00%)	
PROPOSED OPEN SPACE:	12,294 SF (20.01%)	

- NOTES:**
- SITE LIGHTING**
SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
 - POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY TOHO WATER AUTHORITY.
 - SEE SHEET 2 OF 2 OF THE ALTA/NSPS LAND TITLE SURVEY INCLUDED AS PART OF THIS PLAN SET FOR EXISTING EASEMENTS. THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED/REPLACED:
3.1 24' INGRESS/EGRESS EASEMENT (KISSIMMEE OAKS A REPLAT PB 09, PG 87)
 - HAZARDOUS WASTE**
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE. DUMPSTER ENCLOSURE FINISHING WILL MATCH THE ARCHITECTURAL STYLE OF THE PROPOSED BUILDINGS.
 - STORMWATER MANAGEMENT**
STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY AN UNDERGROUND EXFILTRATION SYSTEM. STORMWATER ATTENUATION IS TO BE PROVIDED BY FDOT PONDS AS PROVIDED UNDER PERMIT NO.: 49-00947-P
 - PHASING:** THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

- FIRE NOTES:**
- THE BUILDINGS WILL INCLUDE AN APPROVED AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 13.3.1.1 OF NFPA 13.
 - ALL AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ANY BUILDING MUST INCLUDE AN ELECTRONIC SUPERVISION CONTAINING AN AUTOMATIC SIGNAL TRANSMISSION THAT IS CONTINUOUSLY MONITORED AND COMPLIES WITH NFPA 72 AND ACCESS BOX WITH NECESSARY ACCESS KEYS APPROVED BY THE FIRE CHIEF.
 - THE OWNER SHALL NOTIFY THE FIRE CHIEF OR HIS DESIGNEE OF ANY CHANGE IN THE KEY OR OTHER ACCESS DEVICES CHARGED AND INSURE THE CORRECT KEY OR OTHER UNLOCKING DEVICES IS CONTAINED IN THE ACCESS BOX. TIMELY NOTIFICATION SHALL BE 24 HOURS OR LESS.
 - NO MASTER FIRE MAIN SHALL BE LESS THAN EIGHT INCHES IN DIAMETER. A CLASS V CONTRACTOR'S LICENSE IS REQUIRED TO INSTALL AN UNDERGROUND FIRE MAIN. UNDERGROUND FIRE MAINS SHALL BE SUBMITTED FOR PLAN REVIEW AND APPROVAL TO THE KISSIMMEE FIRE DEPARTMENT. THE UNDERGROUND FIRE MAIN SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO IT BEING PUT INTO SERVICE.

LANDSCAPE NOTES:

1. LANDSCAPE BUFFER ALONG THE EAST, NORTH, AND WEST PROVIDED AT PERIMETER OF THE LOTS ASSOCIATED WITH THE PLAT FOR KISSIMMEE OAKS AS RECORDED IN OSCEOLA COUNTY PLAT BK/PG 9/86 SINCE THE PROPERTY BOUNDARY CURRENTLY LIES WITHIN LIMITS OF PAVEMENT.

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
SITE PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-3.0



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED 8" PVC SANITARY SEWER MAIN
- 2 PROPOSED 6" PVC SANITARY SEWER LATERAL SERVICE
- 3 PROPOSED 6" PVC GREASE LINE
- 4 PROPOSED 1,250 GALLON GREASE INTERCEPTOR
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 EXISTING 8" GRAVITY SANITARY SEWER MAIN
- 7 PROPOSED DOG-HOUSE MANHOLE (SANITARY SEWER POINT OF SERVICE)
- 8 PROPOSED TWO-WAY CLEAN-OUT AT EACH SANITARY SEWER SERVICE
- 9 EXISTING 10 FT UTILITY EASEMENT (PER KISSIMMEE OAKS PB 6, PG 34)
- 10 EXISTING 20" POTABLE WATER MAIN
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED 4" PVC POTABLE WATER SERVICE
- 13 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X4" WET TAP)
- 14 BUILDING 1 - POTABLE WATER POINT OF SERVICE
- 15 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 16 BUILDING 2 - RESTAURANT UNIT POTABLE WATER SERVICE
- 17 CONNECT TO EXISTING 20" POTABLE WATER MAIN (20"X6" WET TAP)
- 18 PROPOSED 6" PVC FIRE LINE SERVICE
- 19 PROPOSED DDCA
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED PIV (BUILDING 1)
- 22 PROPOSED FDC (BUILDING 1)
- 23 PROPOSED PIV (BUILDING 2)
- 24 PROPOSED FDC (BUILDING 2)

GRAPHIC SCALE



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
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321-246-8811

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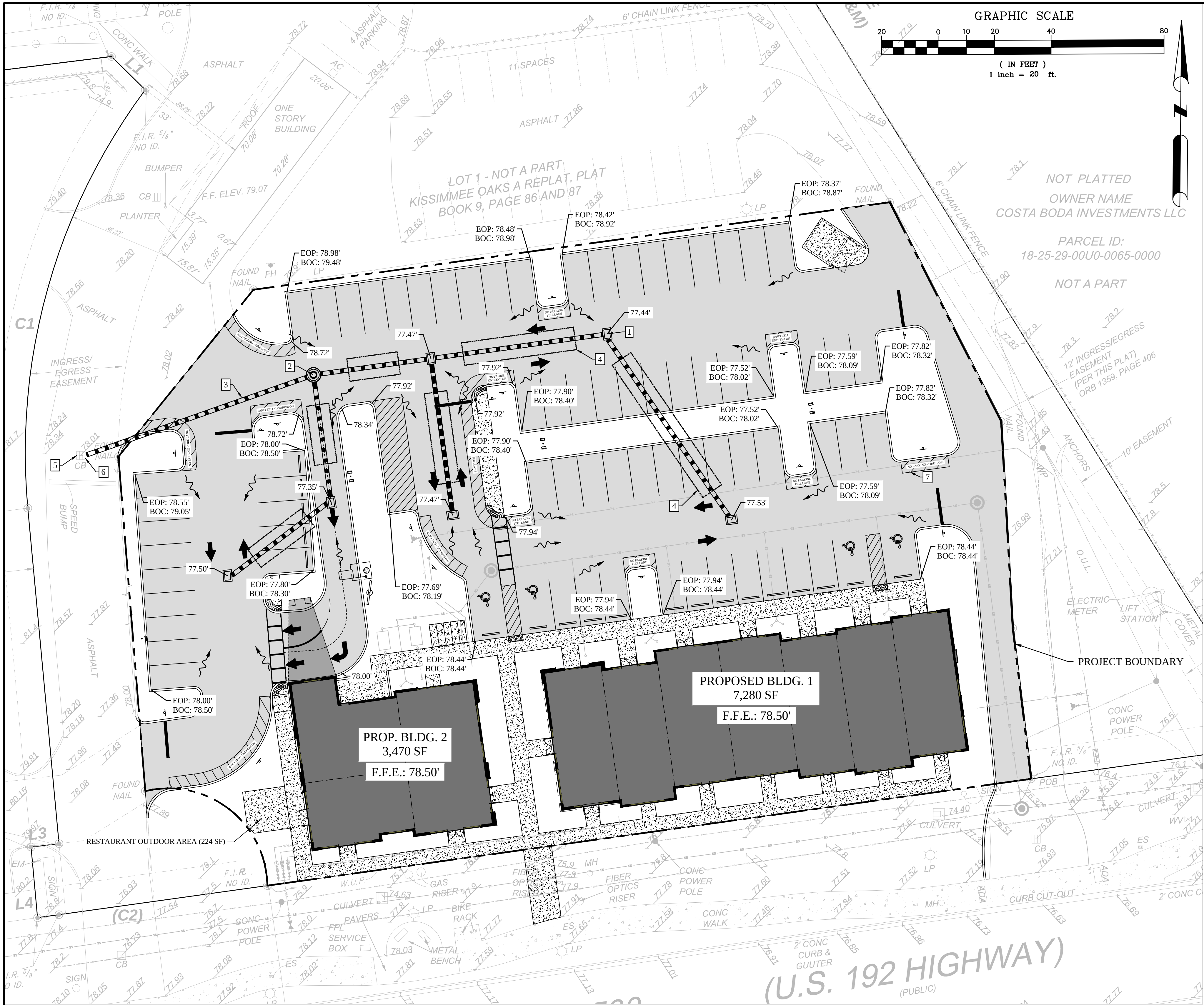
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4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY UTILITIES PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-4.0



PROPOSED IMPROVEMENTS LEGEND

- 1 PROPOSED FDOT DITCH BOTTOM INLET TYPE "C" - (6 TOTAL)
- 2 PROPOSED STORMWATER DRAINAGE MANHOLE - (1 TOTAL)
- 3 PROPOSED 18" REINFORCED CONCRETE PIPE - (364 LF TOTAL)
- 4 PROPOSED UNDERGROUND EXFILTRATION SYSTEM FOR STORMWATER QUALITY TREATMENT
- 5 EXISTING STORMWATER DRAINAGE INLET
- 6 CONNECT TO EXISTING STORMWATER DRAINAGE MASTER SYSTEM (PERMIT NO: 49-00947-P)
- 7 STORMWATER DRAINAGE FLOW ARROW

STORYBOOK DEVELOPMENT SERVICES, LLC
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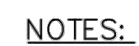
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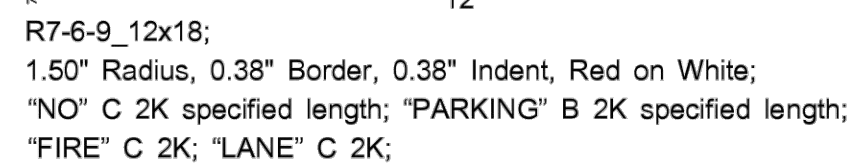
4307 W VINE STREET
SITE SPECIFIC REDEVELOPMENT PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF KISSIMMEE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-5.0



1. HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND FINISH GRADE SHALL BE 6" MINIMUM
3. CLEARANCE BETWEEN PUMPER NOZZLE CENTER AND FINISH GRADE SHALL BE 18" MINIMUM AND 24" MAXIMUM
4. PLANTING CLEAR AREA(S) SHALL BE PER APPLICABLE FIRE CODE(S)
5. IF HYDRANT IS LOCATED MORE THAN 20 LINEAR FEET FROM THE MAIN, AN ADDITIONAL GATE VALVE SHALL BE REQUIRED IMMEDIATELY UPSTREAM OF THE HYDRANT
6. VALVE, VALVE BOX, & PAD SHALL BE INSTALLED PER VALVE & BOX TOHO-17

FIRE HYDRANT TOHO-26 2022



Existing Tree

2 - 2"x4" Rails

2"x4" Min.

6' Max

4' Min

Barricades Placed at Edge of Dripline

Distance varies - 10' Min Radius

10' Min Radius

Dripline

DATE: 01/14/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: N/A
SHEET: C-6.0



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

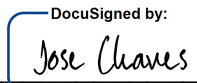
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
-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

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

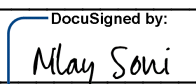
Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: West Vine Street Commercial DRC# _____

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

Agent Signature:  Date: 11/6/2024

Agent Name (Print): Jose Chaves

Property Owner Signature:  Date: 11/6/2024

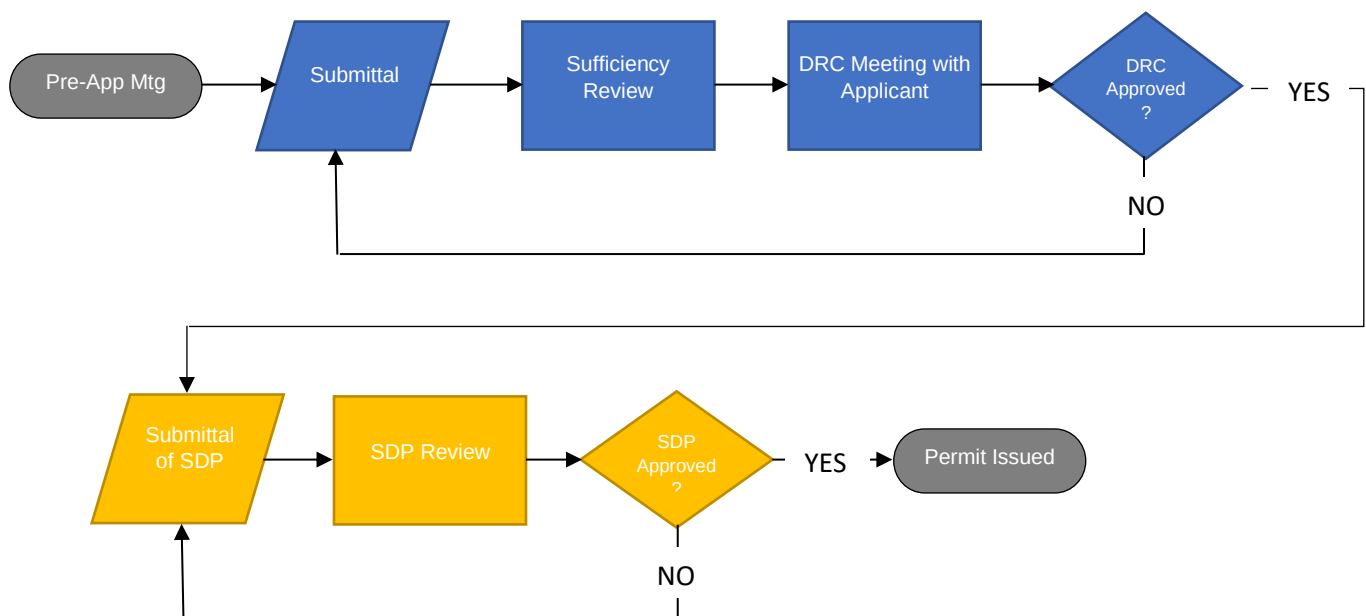
Property Owner Name (Print): Nilay Soni

Site Specific Redevelopment Plan

Submittal Requirements & Checklist

A site specific redevelopment plan is an engineered plan for properties located within the Downtown or Vine CRA districts, demonstrating how a multi-family or non-residential site will be built in accordance with City standards. It is a two-tiered process. General review of the application and then site construction level detail review.

Process and Estimated Timelines:



Activity	Details	Review Time
Pre-Application Meeting	Informal meeting requested by applicant to exchange ideas and standards in response to information provided by the applicant regarding a potential upcoming project.	
Submittal	Formal submittal of the request by the applicant.	<i>Applicant leisure</i>
Sufficiency Review	Staff review of the submitted application, fee and associated documents and plans is complete.	<i>1 to 2 workdays</i>

Development Review Committee meeting	DRC meeting with the applicant to discuss application and applicable comments and questions.	3 to 5 weeks
Submittal of site construction plans**	Applicant submittal of the civil plans and associated documents.	<i>Applicant leisure</i>
Site construction plan review	Staff review of the civil plans and associated documents.	5 weeks
Final paperwork and permit issuance	Staff completion of final paperwork and issue the site construction permit.	1 week.
Approximate Time of Review Total**		9 to 11 weeks

**Dates are contingent upon submittal month, holidays, completion of previous meeting dates, and any necessary revisions and resubmittals by the applicant. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements. Process does not include building construction permit plans.

Fees:

Fees typically associated with this type of request include:

- Site Specific Redevelopment Plan
- Site Development Plan
- Resubmittal of a revised plan after the 3rd submittal
- Revisions to an approved plan

Fees are adjusted annually based on the Consumer Price Index. Fees do not include any other request type that may be necessary for the proposal. For exact fee structure, please refer to the Development Services Fee Schedule.

General Submittal Requirements:

- Plans and documents must be electronic. Hardcopy submittals cannot be accepted.
- Plans include all disciplines in a single PDF file (survey, general, utilities, landscaping, irrigation, building renderings, etc).
- Other documents are to be submitted each as a separate PDF file.
- No PDF portfolios or packages. PDF binders are the preferred method of combining sheets. Please do not use PDF Portfolios to combine sheets. PDF Portfolios are not compatible with our permitting software, cannot be processed and will require you to submit a new set of plans/documents. Also, please do not combine pdf files that have been separately digitally signed and sealed, as this invalidates the digital signatures and does not allow for us to process the document into review.
- PDF files are not password protected. Please do not add any additional/optional security from your pdf software or certification authority. "Locking" or "Restricting" the document before you submit the file can prevent us from opening and processing the document or stamping it for approval in our software. This results in lost time for us all and may require you to submit a new set of documents.
- PDF does not contain layers or comments.

- Plans are in landscape orientation and are to be 24" x 36" in size and saved/bounded as one document. Do not upload each individual sheet separately.
- Provide a 3" x 3" blank box in the same location at the bottom left corner of each sheet for city review stamp.
- Plans are to be drawn to scale no smaller than 1-inch = 100-feet and prepared by the appropriate combination of qualified professionals (registered architect, landscape architect, surveyor and civil engineer licensed by the State of Florida). It is preferred that plans are in vector format to allow for measuring.
- A comment response letter indicating how and where the plans were addressed is required for resubmittals.
- All resubmitted/revisions to plans and documents must include revision notes and clouded sections of any changes.
- A full set including but not limited to the entire civil plans, landscaping, irrigation, photometrics, building elevations, dumpster/lift station, wall/enclosure details is required to be uploaded each and every time a resubmittal occurs.

Submittal Notes:

- Upon submittal, a sufficiency review will be performed to ensure proper application fees and documentation is provided. Reviews will not start until fees are paid and the submittal meets the requirements of the project.
- Only 1 review/revision submittals can only occur one at a time (different submittals addressing different revisions cannot happen concurrently).
- Once a submittal/upload has occurred and the plans/documents distributed for review, further uploads cannot occur and will have to wait for the next revision cycle.
- Development Services Planning Division facilitates the process. To help reduce confusion and delays, please have one contact person. If you should have any questions related to a department comment or standard, please contact that department representative.
- Initial site plan submittal reviewed by DRC does not require plans to be signed and sealed. Yet when the plan is submitted for Site Development Construction review, the plans are to be signed and sealed by the appropriate professional licensed by the State of Florida.

Initial Required items to be submitted for DRC review:

- Plan including but not limited to survey, geometry, utilities, landscaping
- Building renderings

Checklist:

At a minimum the following information must be provided on a site plan for review. The checklist is not an inclusive list but is intended to assist you in collecting all of the required materials and to assist the Review Coordinator in determining that all of the submittal requirements are met. For specifics or questions, please consult the City Land

Development Code at [Code of Ordinances | Kissimmee, FL | Municode Library](#) or at 407-518-2146 or planning@kissimmee.gov

- ☒ *Location Map:* Map indicating a north arrow and the location of the proposed development in relation to surrounding streets.
- ☒ *Details.* Project and property details such as project name, address (or parcel number if an address has not yet been assigned), date and revision date(s), contact info for all plan drawer's, applicant contact info, City assigned project reference number, and an index of sheet numbers with plan types for each.
- ☒ *Traffic:* A traffic impact study shall be submitted if the proposed development is estimated to generate 100 or more peak-hour trips. The study shall be prepared by a qualified transportation planner or professional engineer.
- ☒ *Land use.* The proposed uses to be accommodated within the project plus the comprehensive plan future land use map designations and zoning categories for the subject and adjacent properties.
- ☒ *Density and/or intensity:* Statement of objectives, general proposed, project acreage, density by dwelling unit type; types of non-residential use(s) and their gross floor areas to be accommodated within the proposed project.
- ☒ *Tree Survey:* A survey depicting the location, type, and size of all existing tree(s) and whether the tree(s) will be preserved on the subject site.
- ☒ *Conceptual landscape plan:* The location of proposed landscape and buffer areas, and the proposed landscaping and buffering concept (including the approximate location of proposed walls, berms, hedges, and trees).
- NA ☐ *Dedications Rights-of-Way and Easements (if any):* Show on-site and adjacent dedications, rights-of-way and easements.
- ☒ *Phasing:* If any, including the time, rationale, density and other impacts on public facilities, by phase.
- ☒ *Survey:* A boundary and topographic survey with contour intervals of one foot with contour lines extending 25 feet in any direction beyond the property line including the legal description of all project acreage.
- ☒ *Structures:* Location, layout and color elevations of existing and proposed structures (including structures located within 25-feet of the property line) plus approximate building dimensions, building height, setbacks, square footage, finish floor elevations, proposed uses. Building elevations must show every side of the proposed building design, all windows, door and significant architectural features, material choices, color selections and signage.
- ☒ *Streets, Circulation, & Parking:* Existing and proposed streets, pedestrian and bike path, parking areas and driveways, including any connections to off-site facilities within 25-feet; location and dimensions of access points; location and number of required and provided parking spaces and loading spaces, including parking requirement data and dimensions, handicapped parking, access aisle, ramps, signage; curbing; and existing and proposed turn lanes.

- ☒ *Walls:* Location of existing and proposed walls and fences, including but not limited to entrance features, lift station/dumpster enclosures, perimeter buffers and their height, type and size.
- ☒ *Utilities:* Existing and conceptual utility layout, including water, sewer, gas and on-site lighting; connections to off-site facilities within 25-feet.
- NA ☐ *Signs:* Conceptual type, size, height and locations of all existing and proposed ground signage.
- ☒ *Open Space:* Location and breakdown acreage/percentages of open space and impervious areas within the development and the purpose of each, including any proposed recreation area.
- ☒ *Slopes:* Any unusual grading affecting relationship of building(s) shall be shown on a preliminary grading plan.
- ☒ *Drainage:* Direction of flow and method of disposition of surface drainage (including retention/detention areas), including location of any existing stormwater facilities within 25 feet of the property.
- ☒ *Fire Protection:* Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.
- ☒ *Solid Waste:* Garbage storage provisions, including full enclosure, a minimum of 6-feet in height and constructed of masonry and in like manner of the building.
- ☒ *Soils:* Soil conditions and muck depths (where applicable) based upon the Soil Survey of Osceola County.
- ☒ *Flooding, Wetlands and Other Environmentally Sensitive Lands:* 100-year floodplain and floodway boundaries; location of any wetlands, wellfield protection areas and other environmentally sensitive areas, including the soil and vegetation basis for such a determination.

Required items to be submitted for Site Construction Plan review:

- Civil site construction plans including but not limited to survey, geometry, land preparation, utilities, landscaping, irrigation, lighting
- Buildings, wall, and enclosure renderings
- Comment response letter identifying how and where previous comments have been addressed and updated
- Utility reports
- Drainage reports

Checklist:

In addition to the items listed above, the following materials must be provided for site construction plan. The checklist is not an inclusive list but is intended to assist you in collecting all of the required materials and to assist the Review Coordinator in determining that all of the submittal requirements are met. For specifics or questions, please consult

the City Land Development Code at [Code of Ordinances | Kissimmee, FL | Municode Library](#) or at 407-518-2146 or planning@kissimmee.gov

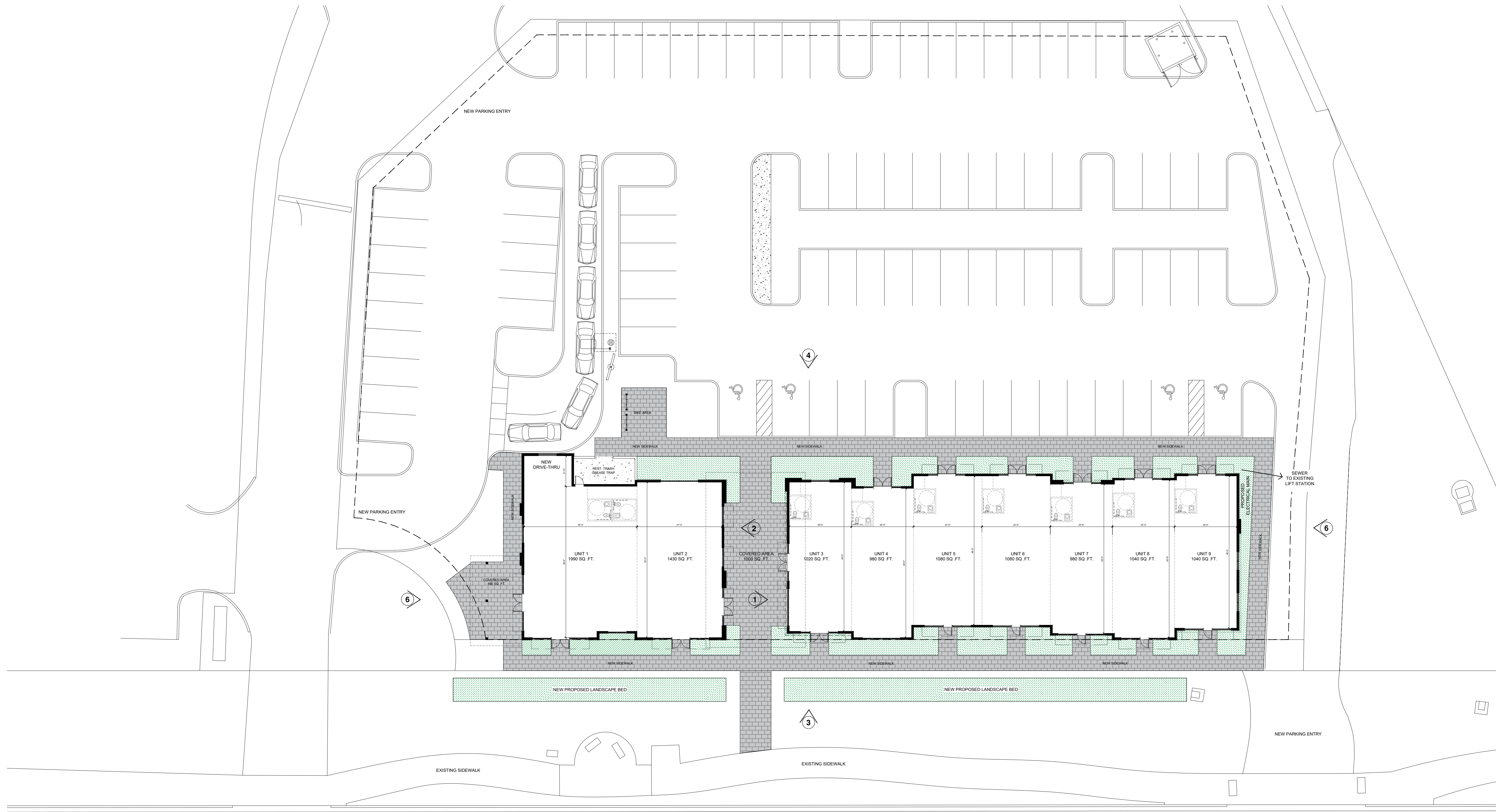
- ☐ *Streets, Circulation, & Parking:* Location and design information including cross sections and any signalization, signage and striping information.
- ☐ *Water, sewage and drainage:* Locations and design information, including line sizes, fire hydrants, drainage calculations, pond and swale cross sections.
- ☐ *Lighting:* Location of outdoor lighting facilities and levels with a distinction provided between above ground and underground lighting facilities.
- ☐ *Landscape Plan:* In conformance with Chapter 14-8, location of all existing trees to be preserve and their protection detail; location and dimension of all landscape elements including plant material, surface material, landscape feature and furnishings; identification of the species, size and location of plant materials.
- ☐ *Irrigation Plan:* Location and elements used to conform with Section 14-8-24.
- ☐ *Land Preparation Plan:* Identification of tree removal, debruising, grading, excavating and filling of the site will occur.
- ☐ *Elevations:* Color rendering of all buildings, walls, and enclosures including but not limited to all sides, elements, features, materials to be used

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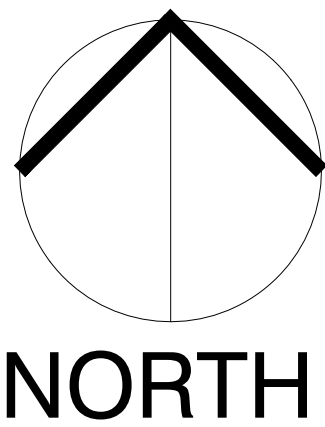
DRAWING INDEX

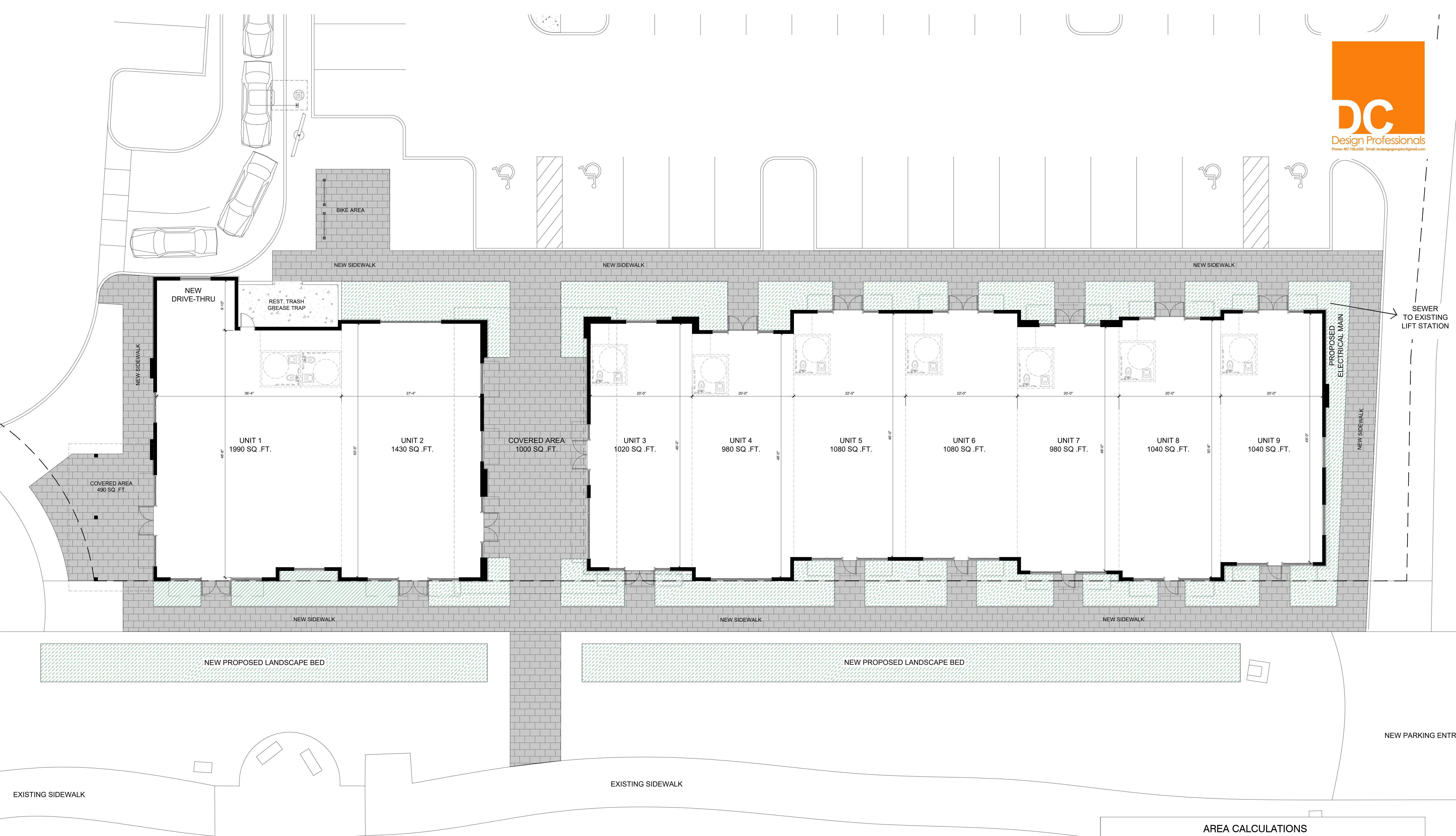
- 1 - COVER PAGE
- 2 - SITE PLAN
- 3 - FLOOR PLAN
- 4 - RENDERING - VIEW WEST VINE STREET
- 5 - RENDERING - VIEW WEST VINE STREET
- 6 - RENDERING - VIEW PARKING
- 7 - RENDERING - VIEW PARKING
- 8 - RENDERING - VIEW PARKING
- 9 - ELEVATIONS



PROPOSED SITE PLAN

SCALE: N.T.S.





PROPOSED FLOOR PLAN

SCALE: N.T.S.

AREA CALCULATIONS	
UNITS 1 AND 2	3,420 SQ. FT.
UNITS 3 THRU 9	7,250 SQ. FT.
OUTSIDE COVERED AREA 1	1,000 SQ. FT.
OUTSIDE COVERED AREA 1	490 SQ. FT.
TOTAL LIVING AREA	12,160 SQ. FT.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



1 SECTION THRU COVERED AREA
SCALE: NTS



2 SECTION THRU COVERED AREA
SCALE: NTS



3 ELEVATION - W. VINE STREET
SCALE: NTS



4 ELEVATION - PARKING LOT
SCALE: NTS



5 ELEVATION - EAST
SCALE: NTS



6 ELEVATION - WEST
SCALE: NTS

CONCEPTUAL ELEVATIONS

SCALE: N.T.S.

Technical Memorandum

To: City of Kissimmee

From: Melissa Gross, PE

Project: Vine Street Commercial Development

Subject: Trip Generation Assessment

Introduction

The purpose of this Technical Memorandum (Memo) developed by InNovo Partners, LLC (InNovo) is to provide City of Kissimmee (City) with contextual information regarding the proposed 10,970 SF. retail/restaurant project by RTC Development Corporation at 4307 West Vine Street (W. Vine St.) and the resulting trips generated. InNovo used the latest Institute of Traffic Engineers (ITE) Trip Generation rates to identify the anticipated new trip generation for the proposed development for review by City staff. This memo will consist of the following elements:

- General Site Description and Location
- Existing Land Use Trip Generation
- Proposed Development Trip Generation
- Net New Development Trip Generation

General Site Description and Location

RTC Development Corporation proposes construction of a commercial development consisting of retail and restaurant space on W. Vine St. between Yates Street and Old Vineland Road located on parcel 18-25-29-1582-0001-0020, within City Limits. As per the City's [GIS Portal](#), the project parcel is zoned T5-U, (Transect 5, Mixed Use – Urban Core) with restaurant and retail as permitted uses and has an existing building of 6,041 sf. Figure 1 illustrates the project parcel and location of the project area.



FIGURE 1: PROPOSED PROJECT LOCATION

The proposed project consists of 2 commercial buildings in the City with site access via two existing right-in / right-out driveways on W. Vine St. The project is anticipated to be constructed over one phase. Figure 2 shows the preliminary site plan.

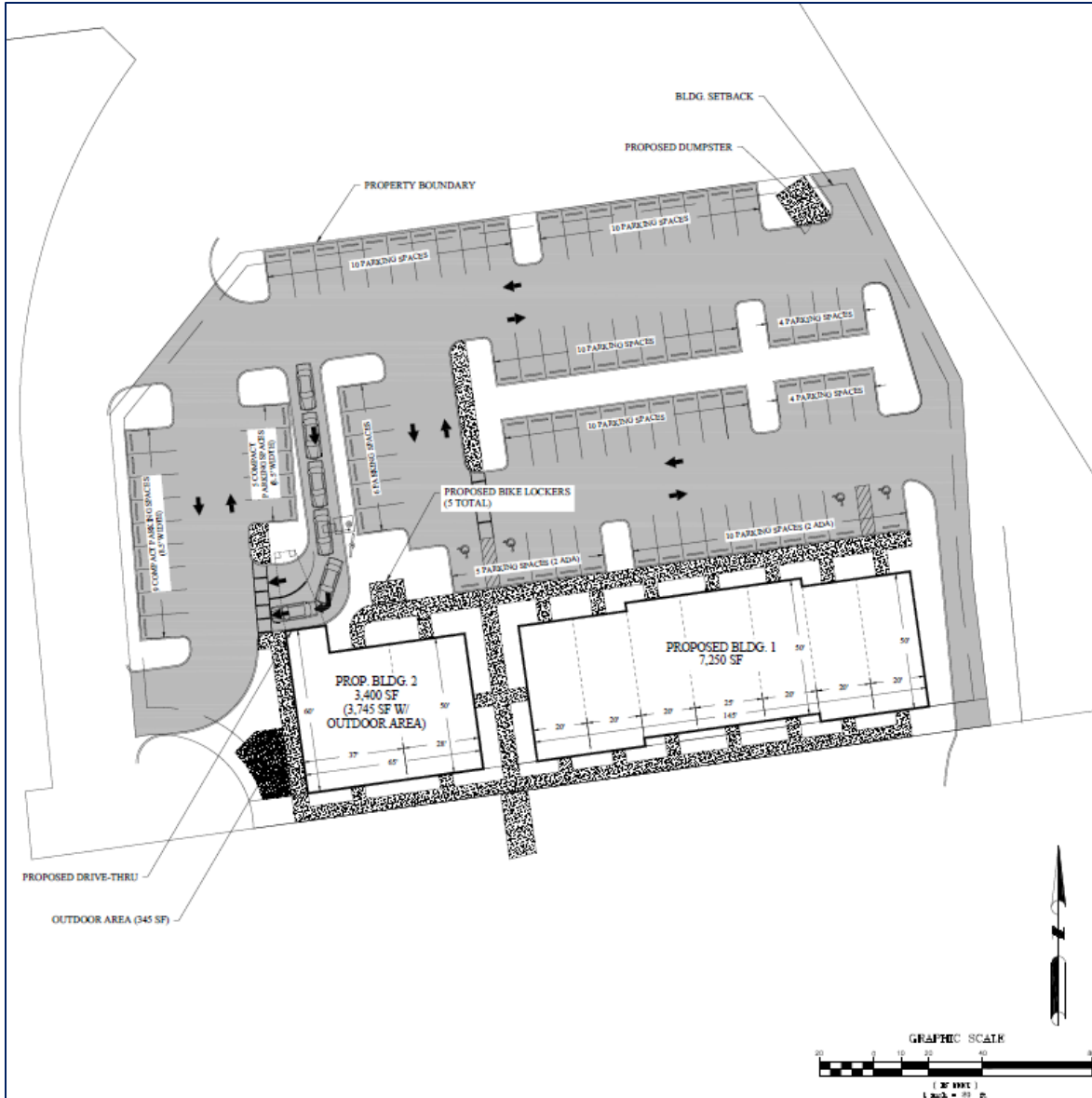


FIGURE 2: PROPOSED DEVELOPMENT SITE PLAN

Existing Land Use Trip Generation

The existing land use is retail strip center according to Osceola County's Property Appraiser, with an actual building area of 6,041 Sq. Ft. Table 1 below outlines the existing development trip generation.

Table 1. ITE Trip Generation Rate – PM Peak of Adjacent

ITE Land Use (Code)	Fitted Curve Eq.	Size	Total Trips	Enter (50%)	Exit (50%)
Strip Retail Plaza <40k (822)	$\ln(T)=0.71\ln(X)+2.72$	6,041 SF.	54	27	27

Proposed Development Trip Generation

The estimated traffic to and from the proposed project was based on the ITE Trip Generation Manual 11th Edition. Rates for Fast-Food Restaurant with Drive-Through Window (ITE Code 934), Fast Casual Restaurant (ITE Code 930), and Strip Retail Plaza <40K (ITE Code 822) with associated land use codes have been included.

Pass-By Trips

Calculations for Pass-By Trips are applied to the Fast-Food Restaurant with Drive-Through Window (ITE Code 934) land use. Pass-by trips are trips that are occurring on the roadway for reasons other than the land use on the subject site, these pass-by trips are not a result of the development and can be deducted from the trip generation calculations.

New Development Trip Generation

The trip generation for the proposed development for the PM peak hour of Adjacent Street, with pass-by trips removed, is outlined below in Table 2.

Table 2. PM Peak Hour of Adjacent Street Project Trip Projection - Vehicle

Land Use (Code)	Average Rate / 1,000 SF. Or Fitted Curve Eq.	Enter/Exit %	Size	Total Trips	Enter	Exit
Fast-Food Restaurant with Drive-Through Window (934)	33.03	52/48	2,000 SF.	66	34	32
Fast Casual Restaurant (930)	12.55	55/45	2,720 SF.	34	19	15
Strip Retail Plaza (<40k) (822)	$\ln(T)=0.71\ln(X)+2.72$	50/50	6,250 SF.	56	28	28
Pass-By Trips (934)	55%	NA	NA	(36)	(19)	(17)
Total New Development Trip Generation				120	62	58

Net New Development Trip Generation

The net new trip generation is calculated by using the proposed development new trip generation and excluding the pass-by trips and the trips generated by the existing development. Table 3 below illustrates the proposed development's new trip generation, resulting in a total of 66 net PM peak hour trips.

Table 3. Net PM Peak Hour Trip Generation				
ITE Trip Generation	Size	Total Trips	Enter	Exit
Proposed Development (Table 2)	10,970 SF.	120	62	58
Existing Development (Table 1)	6,041 SF.	(54)	(27)	(27)
Net New Trip Generation		66	35	31

Trip generation graphics are attached to this Memo.

Attachments

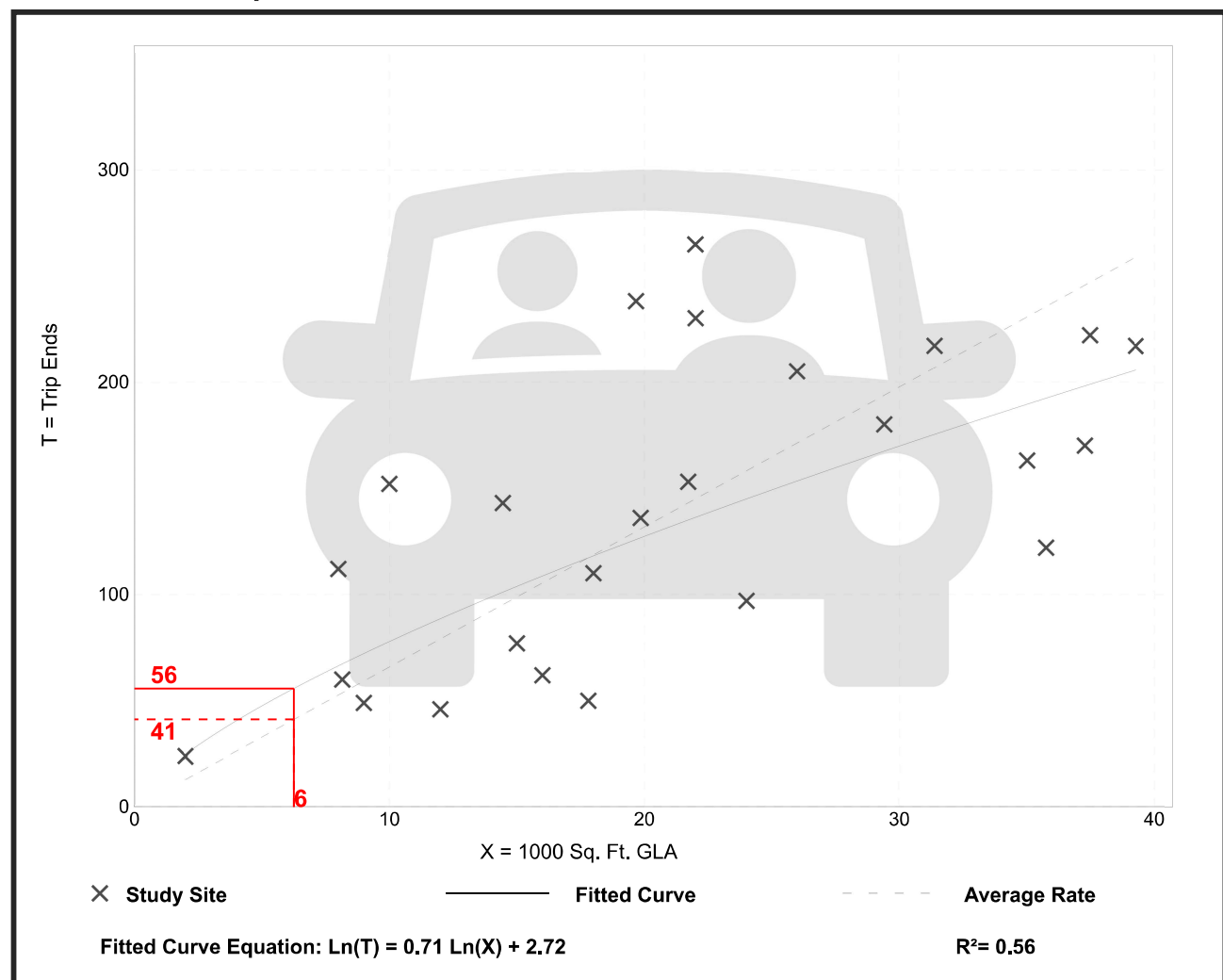
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



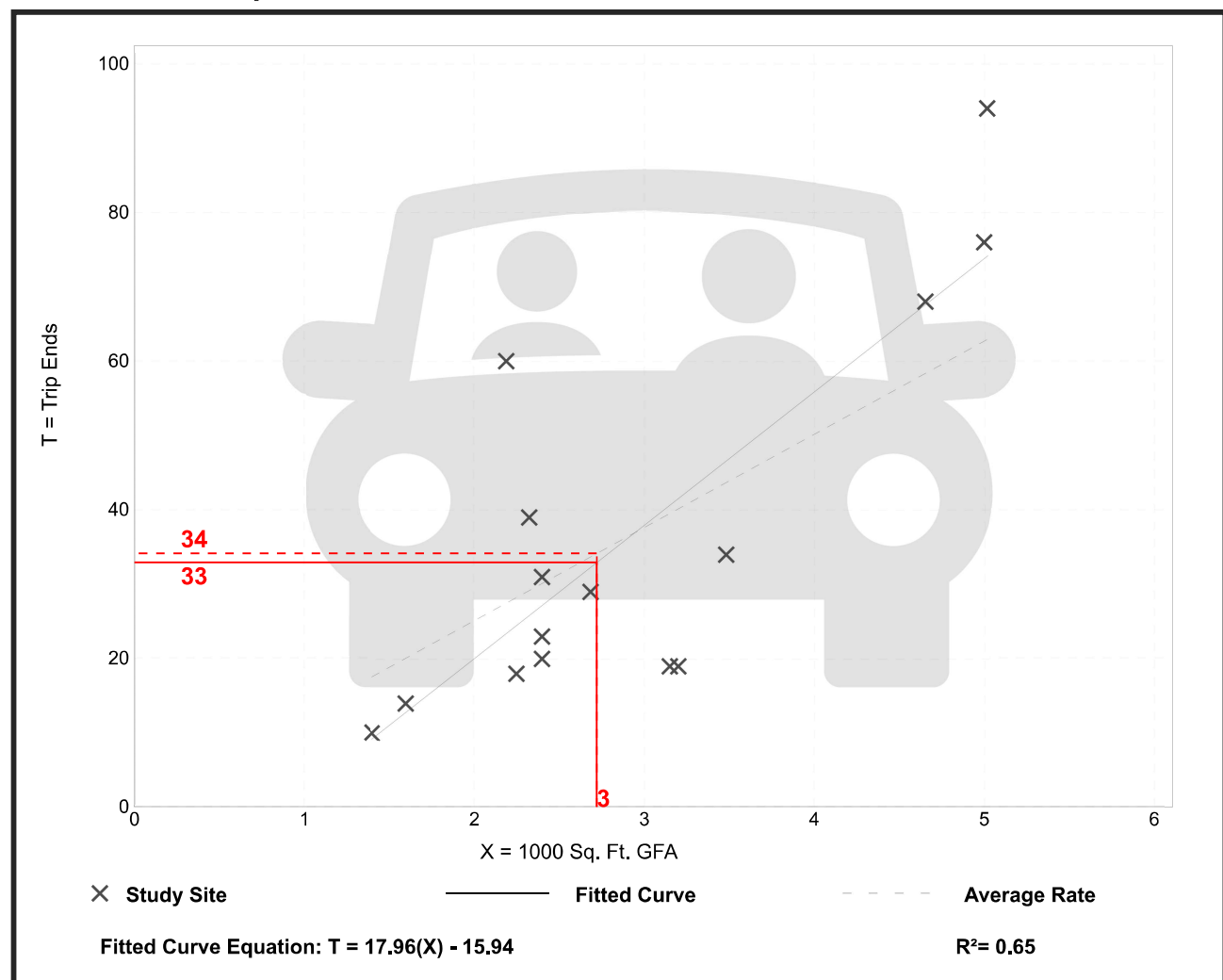
Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 15
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation



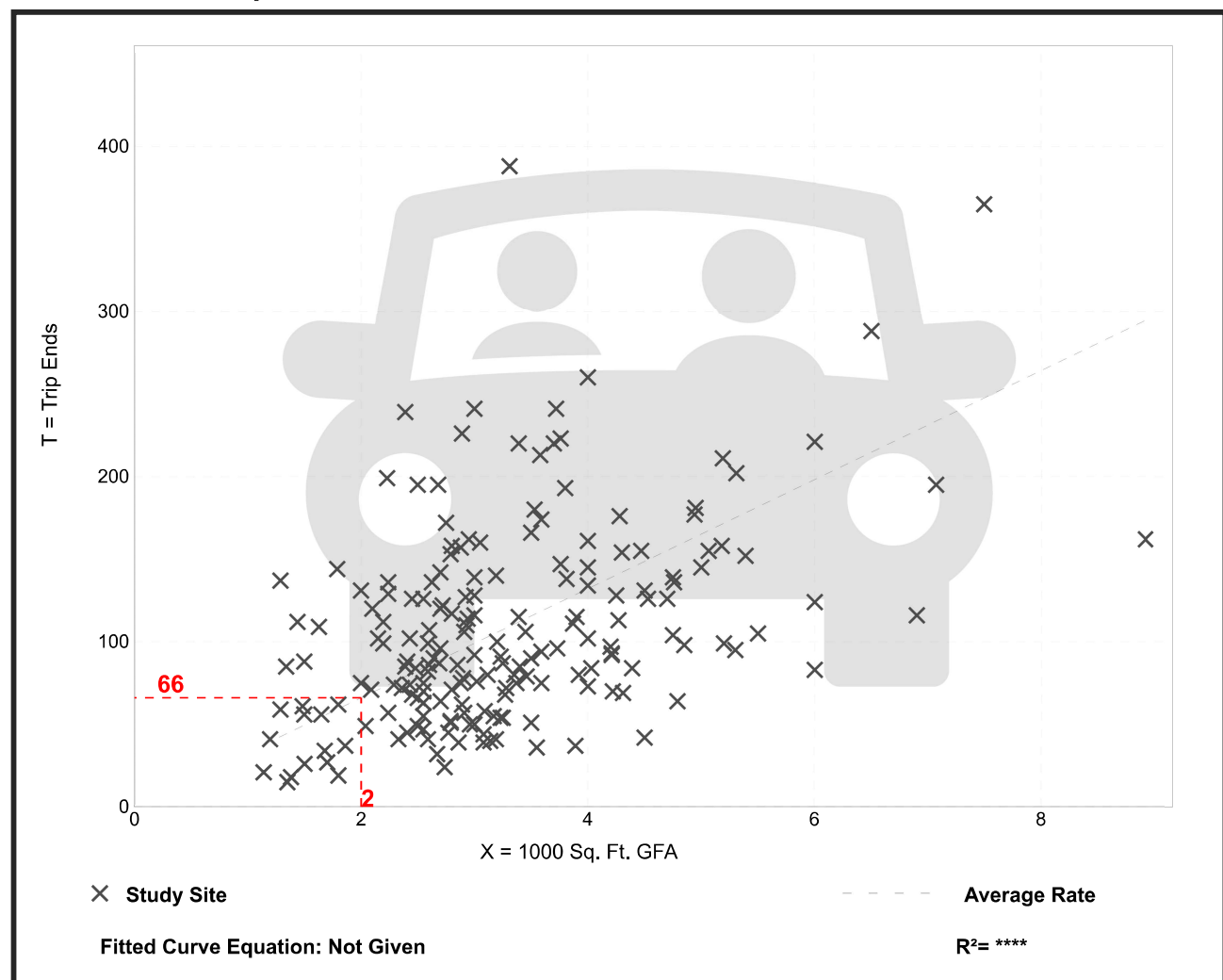
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



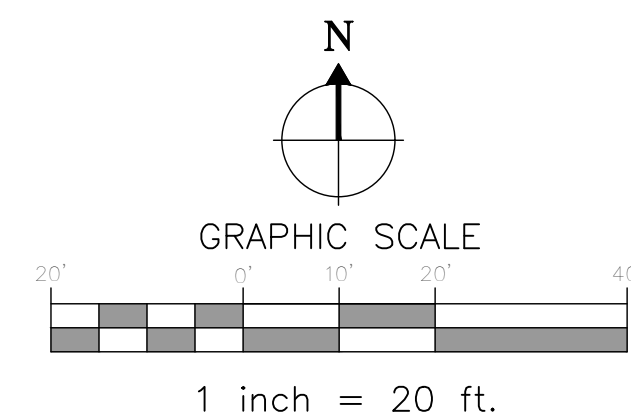
Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934								
Land Use	Fast-Food Restaurant with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	11								
Average Pass-By Rate	55%								
	Pass-By Characteristics for Individual Sites								
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30



Plant List – West Vine Street Commercial				
CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
37	EC	<i>Eugenia compacta</i>	Conical Topiary	6' ht., 2' spr., 2" cal.
10	MGD	<i>Magnolia grandiflora</i>	DD Blanchard Magnolia	10' ht., 4' spr., 3" cal.
10	UA	<i>Ulmus americana</i>	American Elm	10' ht., 4' spr., 3" cal.
Shrubs & Groundcover				
178	VOW	<i>Viburnum obovatum</i> 'Mrs. Schiller's Delight'	Walter's Viburnum	36" ht. x 24" spr., 36" o.c.
20	PM	<i>Podocarpus macrophyllus</i>	Podocarpus	30" ht. x 18" spr., 30" o.c.
123	DTV	<i>Dianella tasmanica</i> 'Variegata'	Flax Lily	1 gal., 24" o.c.
158	MC	<i>Muhlenbergia capillaris</i>	Muhly Grass	1 gal., 36" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	<i>Paspalum notatum</i>	Bahia Sod	solid sod, weed free, count by contractor



Digitally signed by
Robert R Buchanan
Date: 2024.11.06
14:14:35 -05'00'

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932
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its common law copyright and other property rights in
these plans, maps, and designs. These plans, maps, or
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form or manner whatsoever, nor any way is to be copied
in any third party project without the written
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Co. INC.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-457-8111
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
UTILITIES NO LESS THAN
24 HOURS BEFORE ANY
EXCAVATION

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BEGINNING
AND CONSTRUCTION

Victorious, LLC
5218 Vistalume Court
Kissimmee, FL 34746

811

LANDSCAPE
Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2852 - Winter Park, Florida, 32790-2852 - Phone: 407-579-8811 - Email: randy@landscape-dynamics.com

L100

