



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 7, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A Approval of the November 5, 2025 Planning Advisory Board (PAB) Meeting Minutes.

3.B Approval of the November 19, 2025 Planning Advisory Board (PAB) Meeting Minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - CU-25-0017 — Conditional Use with Site Plan to establish an office at 1720 W Oak St.

5.B Public Hearing - LUPA-25-0007 — Amending the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB): 610 Buckley Dr. - Proposed Ordinance #26-01

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

5.C Public Hearing — ZMA-25-0011 — Amending the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI): 610 Buckley Dr. - Proposed Ordinance #26-02

AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Planning Advisory Board – January 7, 2026

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

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

ITEM 3.A**Approval of the November 5, 2025 Planning Advisory Board (PAB) Meeting Minutes.****Request**

Approval of the November 5, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 11.05.2025 PAB Minutes w/Exhibits



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

1. **MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Thomas Kapp, Board Member Raymond Sanchez
Staff Present: Brenda Ryan, Planning Manager, Kalanit Oded, Deputy City Attorney, Ryan Altizer, Senior Planner, Kayla Smith, Planning Technician
Members Absent: Board Member Lynda Roth, Board Member Jon Arguello

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

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

- 3.A Approval of the August 20, 2025 Planning Advisory Board (PAB) Meeting Minutes

Board Member Alex Alemi made a motion to amend the August 20th meeting minutes to include the motion made by Alex Alemi and seconded by Lynda Roth for Item 5.C. PUD-23-0001. The proposed amendment was to remove the Self-Storage conditional use from the Osceola Village PUD Amendment—specifically to strike Item 20 from Part A—while retaining the signage amendments. The motion failed, 3–2. Board Member Robert Bussiere seconded the motion to amend the August 20th meeting minutes.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez
NAY: None

Motion to Approve w/Conditions Passed 4 - 0

Board Member Alex Alemi made a motion to amend the August 20th Meeting Minutes to note in the discussion section that Alex Alemi gave public notice at the August 20th meeting that at the subsequent meeting he would make a motion to adopt Rosenberg's Rules of Order. Board Member Robert Bussiere seconded the motion to amend the August 20th meeting minutes.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Sanchez
NAY: Board Member Kapp

Motion to Approve w/Conditions Passed 3- 1

Board Member Alex Alemi made a motion to adopt the August 20th meeting minutes with the amendments. Board Member Raymond Sanchez seconded the motion to adopt the August 20th meeting minutes with the amendments.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez
NAY: None

Motion to Approve w/Conditions Passed 4 - 0

3.B Approval of the September 17, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Alex Alemi made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez
NAY: None

Motion to Approve Passed 4 - 0

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - ZMA-25-0003 4200 W Vine St. Rezoning — Amending the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U): Proposed Ordinance #25-13

Senior Planner Ryan Altizer stated this an recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Vine Street West MUPUD (MUPUD) to Mixed-Use Urban Corridor (T5-U) on approximately 4.53 acres of land. Subject property is located on the following parcels: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000

Senior Planner Altizer stated this parcel is currently vacant; a Sonny's BBQ constructed in 1984 on Parcel ID 19-25-29-00U0-0116-0000 was recently demolished, and the site, formerly zoned Highway Commercial (HC), was rezoned in 2017 to the Vine Street West Mixed-Use Planned Unit Development (MUPUD) by Ordinance 17-01, and this rezoning is in compliance with the regulations of the Comprehensive Plan and the Land Development Code.

Staff recommends approval subject to the following conditions:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and other community focal points. This vision is focused on several community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-5-4(E), the Mixed-Use Urban Corridor (T5-U) Zoning District which is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of

underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan areas.

Board Member Alex Alemi made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

- 1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and other community focal points. This vision is focused on several community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.**
- 2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.**
- 3. Compliance with Land Development Code Section 14-5-4(E), the Mixed-Use Urban Corridor (T5-U) Zoning District which is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan areas.**

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez

NAY: None

Motion to Approve Passed 4 - 0

5.B Public Hearing — ZMA-25-0007 201 E. Dakin St. Rezoning — Amending the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6): Proposed Ordinance #25-17

Senior Planner Ryan Altizer stated this a recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6) on approximately 13.62 acres of land. Subject property is located at 201 E. Daiken Street.

Senior Planner Altizer stated in 2022, this parcel was rezoned from Open Space (OS) to Mixed Use Center (T5-M) to align with the Downtown CRA Form-Based Code, is currently developed with the City's Library, Civic Center, and SunRail Parking Garage, and is proposed for redevelopment with a hotel and new civic center, with the rezoning found compliant with the Comprehensive Plan and Land Development Code and recommended for approval by staff.

Staff recommends approval subject to the following conditions:

- 1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.2, Mixed-Use – Downtown (MU-D), which is intended to restore the historic center of Kissimmee. The Downtown Mixed-Use (MU-D) designation on the Future Land Use Map is intended to mirror**

the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012). The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012).

2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regard to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-5-4(G), the Waterfront (T6) Zoning District, which is intended to maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park

Cynthia Franklin, 504 E. Drury, thanked Board Member Alex Alemi for explaining the process and helping residents understand the criteria, thanked Board Member Kapp for considering the community, stated that she does not support any eight-story development in the neighborhood, expressed appreciation for the Planning Committee, and recommended keeping the property zoned T5-M to allow greater board oversight and increased community input.

Sheila Honeycut, 314 Lakeshore Blvd., stated that she appreciated the Board looking out for community residents, noted that residents depend on the Board to keep the neighborhood walkable and family-friendly, and expressed that she does not see a need for the proposed development in the area.

Board Member Thomas Kapp made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

1. **Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.2, Mixed-Use – Downtown (MU-D), which is intended to restore the historic center of Kissimmee. The Downtown Mixed-Use (MU-D) designation on the Future Land Use Map is intended to mirror the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012). The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012).**
2. **Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regard to the submittal and review procedures and criteria to support an amendment.**
3. **Compliance with Land Development Code Section 14-5-4(G), the Waterfront (T6) Zoning District, which is intended to maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park**

AYE: Board Member Bussiere, Board Member Kapp, Board Member Sanchez
 NAY: Board Member Alemi

Motion to Approve Passed 3 - 1

5.C Conditional Use with Site Plan Waiver to establish an intensive service use of heating, ventilation, and air-conditioning (HVAC) within the Kissimmee Industrial Park Planned Unit Development (PUD). - 1226 Dyer Blvd. - CU-25-0022

Planning Manager Brenda Ryan stated this is a conditional Use with Site Plan Waiver approval for heating, ventilation, and air conditioning (HVAC) service. Subject property is located at 1226 Dyer Blvd.

Planning Manager Ryan stated that the site is part of the Kissimmee Industrial Park PUD, the City's oldest PUD approved in 1968 for restricted industrial and business park uses, with a provision allowing certain uses to be reviewed by the Planning Advisory Board, including this HVAC business, and noted that prior approved conditional uses have included lawn care, leaf and litter collection offices (DRC#03-054), secondhand merchandise retail (DRC#06-073), a thrift store (DRC#12-00081), and retail air conditioning sales (CU-24-0009).

Staff recommends approval subject to the following conditions:

1. Compliance with Kissimmee Industrial Center PUD standards.
2. Compliance with LDC Section 1403029(C)(2), conditional use site plan waiver, since existing parking, loading, lighting, and other site characteristics are not affected by this conditional use.
3. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

Board Member Alex Alemi made a motion to Approve w/ Conditions. Board Member Thomas Kapp seconded the motion.

1. Compliance with Kissimmee Industrial Center PUD standards.
2. Compliance with LDC Section 1403029(C)(2), conditional use site plan waiver, since existing parking, loading, lighting, and other site characteristics are not affected by this conditional use.
3. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez
 NAY: None

Motion to Approve w/Conditions Passed 4 - 0

5.D Public Hearing — LUPA-25-0003 2001 Yates Rd. Future Land Use Map Amendment
Amending the Future Land Use Map designation from Recreational (REC) to Institution (INST):
Proposed Ordinance #25-18

Senior Planner Ryan Altizer stated this a recommendation of approval of a Future Land Use Map Amendment to change the Future Land Use Map designation from Recreational (REC) to Institutional (INST) on approximately 13.12 acres of land. Subject property is located at 2001 Yates Rd.

Senior Planner Altizer stated that the parcels are vacant except for a portion of the Shingle Creek Regional Park Trail on the eastern side, which will not be impacted by the proposed County development, and the Future Land Use Map Amendment, submitted with a Zoning Map Amendment (PUD-25-0014), proposes community-serving uses including an emergency resource center and senior housing, which planning staff found compliant with the Comprehensive Plan and Land Development Code.

Staff recommends approval subject to the following conditions:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regard to the submittal and review procedures and criteria to support an amendment.

Cori Carpenter, Osceola County, explained that the site was selected because it is County-owned, outside the floodplain, located along U.S. 192 with high transit access and transient activity, includes plans to replace parkland elsewhere with no loss, and is intended as a resource center—not a housing complex—where individuals can access food, housing vouchers, and services, with transit along the corridor providing access from nearby affordable housing for those without vehicles.

George Kramer, Planner with Inspire Placemaking, presented a PowerPoint to the Board outlining the plans for the proposed resource center and housing development.

Board Member Thomas Kapp made a motion to Deny. Board Member Alex Alemi seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez

NAY: None

Motion to Deny Passed 4 - 0

5.E Public Hearing - PUD-25-0014 2001 Yates Rd. Rezoning — Amending the Zoning Map designation from Open Space (OS) to Planned Unit Development (PUD): Proposed Ordinance #25-19

Senior Planner Ryan Altizer stated this a recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Open Space (OS) to Planned Unit Development (PUD) on approximately 13.12 acres of land. Subject property is located at 2001 Yates Rd.

Senior Planner Altizer stated this proposed Planned Unit Development (PUD), submitted with a Future Land Use Map Amendment (LUPA-25-0003), would establish development standards and phasing for a County project providing an emergency resource center and senior housing.

Board Member Alex Alemi made a motion to Deny. Board Member Thomas Kapp seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez.

NAY: None

Motion to Deny Passed 4 - 0

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Rosenberg's Rule of Order

Planning Manager Brenda Ryan stated the item was brought back for review by new Board members, planning staff recommendation is not to support Rosenberg's Rules of Order, the Board discussed the rules and their applicability, Board Member Alex Alemi made a motion to adopt Rosenberg's Rules of Order, and the Board continued discussion on the pros and cons of adopting the rules for the Planning Advisory Board.

Board Member Alex Alemi made a motion to Adopt Rosenberg's Rule of Order. None seconded the motion.

Board Member Alex Alemi made a motion to table the discussion to adopt Rosenberg's Rule of Order. Board Member Thomas Kapp seconded the motion

AYE: Board Member Alemi, Board Member Bussiere, Board Member Kapp, Board Member Sanchez

NAY: None

Motion to Adopt Passed 4 - 0

7.B PAB Meeting Dates

Planning Manager Ryan stated that this item was a formality to remind the Board of the remaining 2025–2026 meeting dates, noted that staff is still working on establishing the full 2026 Planning Advisory Board schedule, and advised that the Board will be updated once those dates are finalized.

7.C Calendar of Events

Planning Manager Ryan showed the Board the calendar resource on the City's website, explained that it provides reasonable public notice of City Commission and advisory board meetings with a minimum of three business days, noted that the calendar updates automatically when projects status is changed in the EnerGov system, and stated that it allows the public to track upcoming items for all advisory boards, including Development Review meetings.

Board Member Alex Alemi stated that he requested earlier notification of items going to the Planning Advisory Board, asked that notices sent to the Orlando Sentinel be forwarded to the Board two weeks in advance, created the website Kissimmee.fyi to compile those notices for public and Board use, noted that while City policy requires three business days' notice the Florida Government Sunshine Manual recommends at least seven days, and expressed concern that the Board's effectiveness is limited by a lack of advance communication on upcoming items.

Deputy City Attorney Kalanit Oded stated that the Friday prior to a meeting is sufficient time for the board to review the agenda, that this is a volunteer board, that this meetings agenda was stacked, and that moving forward, meetings will be held more regularly.

7.D Board Member Alex Alemi Motions

Board Member Alex Alemi brought forward a motion to hold an election for Chair and Vice Chair at the next meeting.

Deputy City Attorney Kalanit Oded clarified that a motion was not required and advised that the Board should wait until the full Board is present to vote for a Chair and Co-Chair.

Board Member Alex Alemi then made a motion to hold the Chair and Co-Chair election at the next scheduled Planning Advisory Board meeting. Board Member Thomas Kapp seconded the motion.

No vote was made

Board Member Alex Alemi made a motion to strike adopting Rosenberg's Rule of Order from Item 7.A. and keep Robert's Rules of Order. Board Member Thomas Kap seconded the motion.

AYE: Board Member Alemi, Board Member Kapp, Board Member Bussiere
NAY: Board Member Sanchez

Motion Passed 3- 1

Board Member Alex Alemi made a motion to approve with the amendment. Board Member Thomas Kapp seconded the motion.

AYE: Board Member Alemi, Board Member Kapp, Board Member Bussiere
NAY: Board Member Sanchez

Motion Passed 3- 1

Board Member Alex Alemi made a motion regarding a procedural violation by the City

Commission in the adoption of Ordinance No. 25-14 on August 19, 2025. None seconded the motion.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 08:18 PM.

Board Chairman

ATTEST:

Board Secretary

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

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

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

MOTION TO ADOPT ROSENBERG'S RULES OF ORDER

Background

Kissimmee Code §2-211(c) gives the Planning Advisory Board the authority to make its own rules of procedure:

The planning advisory board shall make its own rules of procedure and determine its time of meeting. All meetings of the planning advisory board shall be open to the public and all records of the planning advisory board shall be a public record.

Rosenberg's Rules of Order are a modern rules of procedure that get back to the heart of Robert's rules. A short, simple set of procedural rules that are easy to understand and ensure meetings move smoothly, while maintaining the parts of Robert's Rules that everyone already knows.

Having a set of rules of procedure that all board members can understand and internalize can improve the effectiveness of the board.

Rosenberg's Rules of Order has been used successfully in many cities across the country, including in the nearby city of *Belle Isle*.

The California League of Cities, which holds the copyright for the rules, has granted us permission to make the rules available on the city website and to our board members.

I gave public notice at our August 20th 2025 meeting that I would make a motion to adopt Rosenberg's Rules in the meeting after the next. At our September 17th 2025 meeting we discussed Rosenberg's Rules and our Chair requested a motion for their adoption be added to the next meeting.

Motion

I move that we adopt Rosenberg's Rules of Order (Revised 2011) as our official rules of procedure, except where they conflict with the Kissimmee Code or Florida Statutes. A copy of Rosenberg's Rules of Order shall be made available to all board members upon request and shall be maintained on the City of Kissimmee website.

MOVED BY: Alexander Alemi on November 05, 2025

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

MOTION FOR CHAIR AND VICE CHAIR ELECTIONS

Background

Kissimmee Code §2-211(a) establishes the structure and election procedures for Planning Advisory Board officers:

The planning advisory board shall annually elect a chair and a vice-chair from among its membership.

The word “annually” indicates that chair and vice chair elections should occur once per year. However, the Planning Advisory Board has not held recent elections for these positions.

Additionally, the board’s vice chair position is now vacant due to the recent resignation of Diana Marrero-Pinto.

Motion

I move that the Planning Advisory Board:

- 1) **Schedule** nominations and elections for the positions of Chair and Vice Chair at our next regular meeting;
- 2) **Request** that City staff include these elections as agenda items on the next meeting agenda;
- 3) **Direct** that nominations be opened at the beginning of the elections agenda item, with elections to follow immediately thereafter using standard voting procedures under Rosenberg’s Rules; and
- 4) **Confirm** that going forward, officer elections will be held annually as required by §2-211(a), with a regular election cycle to be established.

MOVED BY: Alexander Alemi on November 05, 2025

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

**MOTION REGARDING PROCEDURAL VIOLATION IN ADOPTION OF
ORDINANCE #25-14**

Background

On August 19, 2025, the City Commission considered and acted upon Item 4.B, Proposed Ordinance #25-14, an ordinance amending the Future Land Use Map designation from Recreation (REC) to Institutional (INST) for the Mill Slough Fire Station property. As a comprehensive plan amendment, this action is governed by §14-3-26(C)(2) of the Kissimmee Land Development Code, which explicitly requires:

Planning advisory board. As the local planning agency, the board shall hold a public hearing (after a legal notice in accordance with F.S. ch. 163) and make a recommendation to the city commission.

This requirement is further mandated by Florida Statutes §163.3174(4)(a), which specifies that the local planning agency (designated as the Planning Advisory Board in Kissimmee Code §2-209):

Be the agency responsible for the preparation of the comprehensive plan or plan amendment and shall make recommendations to the governing body regarding the adoption or amendment of such plan. During the preparation of the plan or plan amendment and prior to any recommendation to the governing body, the local planning agency shall hold at least one public hearing, with public notice, on the proposed plan or plan amendment.

The City Commission's agenda item report for Ordinance #25-14 claimed compliance with §14-3-26. However, the item did not appear before the Planning Advisory Board for review and recommendation prior to City Commission action. The staff report itself acknowledged this deviation in its Recommendation section, stating:

No PAB recommendation due to lack of quorum on the following dates: July 2, 2025 & July 16, 2025

While the Planning Advisory Board experienced quorum issues on these dates, neither the Land Development Code nor Florida Statutes provide an exception to the mandatory requirement for PAB review based on lack of quorum. The statutory language uses “shall,” indicating a non-discretionary duty. The proper procedure when the PAB cannot achieve quorum is to continue the item until quorum can be established, schedule a special meeting, or pursue other remedies—not to bypass the PAB’s statutorily required review entirely.

This action represents a significant procedural violation that undermines the Planning Advisory Board’s authority as the Local Planning Agency and sets a concerning precedent that the City Commission may circumvent required PAB review whenever deemed convenient.

Motion

I move that the Planning Advisory Board:

- 1) **Find** that Proposed Ordinance #25-14, considered and adopted by the City Commission on August 19, 2025, violated §14-3-26(C)(2) of the Kissimmee Land Development Code and Florida Statute 163.3174(4)(a) by proceeding to City Commission consideration without the statutorily required Planning Advisory Board public hearing and recommendation;
- 2) **Request** that the City Attorney prepare and present to the Planning Advisory Board written procedural guidance addressing proper procedures when the PAB experiences lack of quorum for comprehensive plan amendments and other matters requiring PAB review, to ensure future applications comply with Florida Statutes Chapter 163 and the Kissimmee Land Development Code;
- 3) **Direct** the Planning Advisory Board Chair to send a letter to the City Commission and City Attorney documenting this procedural violation and formally requesting a written response addressing:
 - The legal basis, if any, for bypassing required PAB review
 - Steps the City will take to prevent similar violations in the future
 - The City’s position on whether Ordinance #25-14 should be reconsidered through proper procedures;
- 4) **Request** that this matter be placed on the agenda for a joint meeting or workshop between the Planning Advisory Board and City Commission to discuss and clarify proper procedures for comprehensive plan amendments,

the role and authority of the PAB as Local Planning Agency, and protocols when procedural obstacles arise; and

- 5) **Reaffirm** the Planning Advisory Board's statutory role and responsibility as the Local Planning Agency under Florida Statutes Chapter 163 and its non-discretionary duty to review and make recommendations on all comprehensive plan amendments before City Commission consideration.

MOVED BY: Alexander Alemi on November 05, 2025

ITEM 3.B**Approval of the November 19, 2025 Planning Advisory Board (PAB) Meeting Minutes.****Request**

Approval of the November 19, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 11.19.2025 PAB Minutes w/Exhibits



MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, NOVEMBER 19, 2025 AT 6:00 PM

1. **MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Thomas Kapp, Board Member Lynda Roth, Board Member Javin Lopez, Board Member Raymond Sanchez
Staff Present: Craig Holland, Director, Brenda Ryan, Planning Manager, Kalanit Oded, Deputy City Attorney, Cristian Arias, Senior Planner
Members Absent: Board Member Jon Arguello

Chairman Robert Bussiere called the meeting to order at 6:06 p.m.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

- 3.A Approval of the May 21, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Lynda Roth made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Sanchez, Board Member Lopez
 NAY: None

Motion to Approve Passed 6 - 0.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.A Public Hearing - ZMA-25-0009 Fortune Road Rezoning — Amending the Zoning Map designation from Multi Family Medium Density Residential (RC-1) to Multi Family Medium Density Residential (RC-2): Proposed Ordinance #25-20

Planner Brenda Ryan stated that this is a recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Multi Family Medium Density Residential (RC-1) to Multi Family Medium Density Residential (RC-2) on approximately 52.59 acres of land. Subject property is located 2200 Fortune Rd.

Planner Ryan stated that the property includes a 1,200 sq. ft. structure built in 1980, formerly an open-air market, previously part of the Ivey Creek MUPUD and rezoned back to RC-1 in 2023, with the proposed RC-2 rezoning allowing reduced coverage, additional recreational space, increased height, compatibility with surrounding multifamily uses and planned Fortune Road improvements.

Board Member Raymond Sanchez made a motion to Approve. Board Member Javin Lopez seconded the motion.

AYE: Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Sanchez, Board Member Lopez

NAY: Board Member Alemi

Motion to Approve Passed 5 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Rosenberg's Rule of Order

The Board discussed Rosenberg's Rules of Order versus Robert's Rules of Order, including the potential change to Rosenberg's Rules and holding workshops on Robert's Rules to educate both new and existing board members on meeting procedures and minutes.

Board Member Alex Alemi made a motion to Adopt Rosenberg Rule's of Order. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth

NAY: Board Member Bussiere, Board Member Kapp, Board Member Sanchez, Board Member Lopez

Motion to Adopt Failed 2 - 4.

7.B Board Elections

The Board discussed postponing the election until all members were present; however, Board Member Alemi reminded the Board that a motion had been approved at the previous meeting to hold the election at the next scheduled meeting, after which the Board proceeded to vote for Chair and Vice-Chair of the Planning Advisory Board.

Board Member Alex Alemi made a motion to vote Robert Bussiere as Chair to the Planning Advisory Board. Board Member Tom Kapp seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Sanchez, Board Member Lopez

NAY: None

Motion to Approve Passed 6 - 0.

Board Member Alex Alemi made a motion to vote Alex Alemi as Vice Chair to the Planning Advisory Board. Board Member Tom Kapp seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Sanchez, Board Member Lopez

NAY: None

Motion to Approve Passed 6 - 0.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 07:35 PM.

Board Chairman

ATTEST:

Board Secretary

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

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

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

MOTION TO ADOPT ROSENBERG'S RULES OF ORDER

Background

Kissimmee Code §2-211(c) gives the Planning Advisory Board the authority to make its own rules of procedure:

The planning advisory board shall make its own rules of procedure and determine its time of meeting. All meetings of the planning advisory board shall be open to the public and all records of the planning advisory board shall be a public record.

Rosenberg's Rules of Order are a modern rules of procedure that get back to the heart of Robert's rules. A short, simple set of procedural rules that are easy to understand and ensure meetings move smoothly, while maintaining the parts of Robert's Rules that everyone already knows.

Having a set of rules of procedure that all board members can understand and internalize can improve the effectiveness of the board.

Rosenberg's Rules of Order has been used successfully in many cities across the country, including in the nearby city of *Belle Isle*.

The California League of Cities, which holds the copyright for the rules, has granted us permission to make the rules available on the city website and to our board members.

I gave public notice at our August 20th 2025 meeting that I would make a motion to adopt Rosenberg's Rules in the meeting after the next. At our September 17th 2025 meeting we discussed Rosenberg's Rules and our Chair requested a motion for their adoption be added to the next meeting.

Motion

I move that we adopt Rosenberg's Rules of Order (Revised 2011) as our official rules of procedure, except where they conflict with the Kissimmee Code or Florida Statutes. A copy of Rosenberg's Rules of Order shall be made available to all board members upon request and shall be maintained on the City of Kissimmee website.

MOVED BY: Alexander Alemi on November 19, 2025

ROSENBERG'S RULES OF ORDER Quick Reference Guide

Basic Motions *(By default, motions allow for debate, cannot interrupt the speaker and require a simple majority vote.)*

Type:	Purpose	You Say:	Debate	Inter.	Vote
Basic	Introduce new business	I move that we...	Yes	No	Majority
Amend	Change the current motion	I move that we amend...	Yes	No	Majority
Substitute	Replace the current motion entirely	I move a substitute motion that...	Yes	No	Majority
Reconsider [†]	Revisit a previous vote in the same meeting	I move to reconsider...	Yes	No	Majority

[†] Only a member who voted with the majority may make a motion to reconsider

Motions to move on *(These motions are meant to have the body move on, and are not debatable.)*

Type:	Purpose	You Say:	Debate	Inter.	Vote
Adjourn	End the meeting	I move to adjourn...	No	No	Majority
Recess	Pause the meeting	I move to recess for / until...	No	No	Majority
Fix Time to Adjourn	Set a time limit for meeting	I move we adjourn this meeting at midnight...	No	No	Majority
Table	Place an item on hold	I move we table this item / until...	No	No	Majority
Limit Debate	Stop discussion and move to vote	I move the previous question / I move the question / question!...	No	No	2/3

Minority Protections *(These motions require a super majority to protect the minority.)*

Type:	Purpose	You Say:	Debate	Inter.	Vote
Limit Debate	Stop discussion and move to vote	I move the previous question / I move the question / question!...	No	No	2/3
Close Nominations	Move onto election	I move we close nominations...	Yes	No	2/3
Object to Consideration	Don't even consider an item	I move to object to the consideration of the question...	Yes	No	2/3
Suspend the Rules	Temporarily change the rules	I move to suspend the rules until...	Yes	No	2/3

Interruptions *(These motions allow you to interrupt the speaker.)*

Type:	Purpose	You Say:	Debate	Inter.	Vote
Privilege	Complain about noise, temp, etc	Point of Privilege...	Yes	Yes	Chair
Order	Object to procedure	Point of Order...	Yes	Yes	Chair
Appeal	Object to a decision by the chair	Point of Order...	Yes	Yes	Majority
Order of the Day	Return to the agenda	Call for the Order of the Day...	Yes	Yes	Chair
Withdraw [‡]	Pull back your motion	I withdraw the motion...	No	Yes	Chair

[‡] Only the member that made the motion can withdraw it.

Four Foundational Pillars: 1. Rules establish order • 2. Rules should be clear • 3. Rules should be user-friendly • 4. Rules enforce majority will while protecting minority rights

BASIC AGENDA ITEM FORMAT

1. Announce agenda item
2. Invite report/recommendation
3. Technical questions
4. Public comments
5. Invite motion
6. Second the motion
7. Clarify motion
8. Discussion by body
9. Take vote
10. Announce result

KEY NOTES

Max of 3 motions on floor. Vote on last motion first.

Friendly Amendment: Informal change accepted by mover & seconder without vote.

VOTING RULES

Majority: More “Aye”s than “No”s

Two-Thirds: “Aye”s are double the “No”s.

DECORUM

Role of Chair: Applies rules; final unless overruled.

Courtesy:

- One person speaks at a time
- Recognition by chair before speaking
- Debate policy, not personalities
- Focus on issues

Public Input: Tell public what body will do, keep informed while doing it, tell what was done.

2025-11-18 Commission Meeting Items 4.A / 4.B. The 2001 Yates Rd Future Land Use Map Amendment and Rezoning

1 message

Alex Alemi <alexalemi@gmail.com>

Mon, Nov 17, 2025 at 9:52 PM

Bcc: Jackie Espinosa <jackie.espinosa@kissimmee.gov>, noel.ortiz@kissimmee.gov, angela.eady@kissimmee.gov, carlos.alvarez@kissimmee.gov, janette.martinez@kissimmee.gov

Dear Commissioners,

At the city commission meeting tomorrow, you will be considering items 4.A and 4.B, the Future Land Use Map Amendment and Rezoning for 2001 Yates Rd.

As Future Land Use Map Amendments and Zoning Map amendments, these appeared before the PAB on 2025-11-05. As it states in your Agenda Packet, the PAB unanimously recommended denial of these two amendments.

While the recordings of the PAB meetings are ordinarily made available shortly after our meetings, as of writing this, the audio recording of the 2025-11-05 PAB meeting where we discussed these items has anomalously not been added to the City of Kissimmee Meeting Portal. Being a public meeting, the recording is public record. I made a public record request for the meeting recording and received a copy today. I am writing this email because I wanted to ensure that the City Commission had access to the PAB's discussion and reasoning ahead of your own meeting. The recording is available here: <https://media.kissimmee.fyi/pab/2025-11-05-recording.mp3>. The relevant discussion starts at the 51:35 timestamp.

Best Regards,

Alex Alemi
[AlexAlemi@gmail.com]

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

MOTION FOR CHAIR AND VICE CHAIR ELECTIONS

Background

Kissimmee Code §2-211(a) establishes the structure and election procedures for Planning Advisory Board officers:

The planning advisory board shall annually elect a chair and a vice-chair from among its membership.

The word “annually” indicates that chair and vice chair elections should occur once per year. However, the Planning Advisory Board has not held recent elections for these positions.

Additionally, the board’s vice chair position is now vacant due to the recent resignation of Diana Marrero-Pinto.

Motion

I move that the Planning Advisory Board:

- 1) **Schedule** nominations and elections for the positions of Chair and Vice Chair at our next regular meeting;
- 2) **Request** that City staff include these elections as agenda items on the next meeting agenda;
- 3) **Direct** that nominations be opened at the beginning of the elections agenda item, with elections to follow immediately thereafter using standard voting procedures under ~~Rosenberg’s Rules~~ Robert’s Rules; and
- 4) **Confirm** that going forward, officer elections will be held annually as required by §2-211(a), with a regular election cycle to be established.

MOVED BY: Alexander Alemi on November 05, 2025

ITEM 5.A

Public Hearing - CU-25-0017 — Conditional Use with Site Plan to establish an office at 1720 W Oak St.

Request

Approval of a Conditional Use with Site Plan to establish an office on a residential zoned parcel at 1720 W. Oak St. on approximately 0.213 acres of land with a Medium Density Residential (RB-2) Zoning designation.

Explanation

The existing house, including the main area, garage and open porch, was built in 1973. The conversion of single-family houses into offices is supported in the Medium Density Residential (RB-2) zoning district. This zoning district is intended to accommodate compatible non-residential uses, existing multiple family structures, and existing rooming houses. The RB-2 district is primarily designed for locations on the fringe of existing residential areas serving as a transition area between residential neighborhoods and higher-intensity development. The RB-2 district implements the Single-Family Medium Density Residential (SF-MDR) and the Office-Residential (OR) future land use designations in the comprehensive plan.

This conversion can be supported further as the Future Land Use designation of the parcel is OR, as outlined in the Comprehensive Plan Future Land Use Element Policy 1.2.3.1. This policy is intended for sites that have accessibility to major thoroughfares and/or transit routes and facilities, have potential to be served by a full complement of urban services and contain sufficient land area to accommodate good urban design standards. This future land use designation is meant to accommodate residential uses and professional office buildings, and buffers residential uses located in one area from nearby areas that accommodates uses of a higher intensity. This future land use designation expressly excludes general retail sales and servicing, warehousing and outside storage.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.1, Office Residential (OR), which is intended to accommodate both professional offices and residential uses, and is generally located on the outer fringe of an existing residential area. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 1.0 FAR when used for non-residential uses, or up to 9 dwelling units per acre when used as a residential use.
2. Compliance with the intent of the Medium Density Residential (RB-2) zoning district standards as outlined in Section 14-4-4(D) of the Land Development Code (LDC).
3. Compliance with LDC 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 LDC 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.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

City of Kissimmee

The Development Review Committee (DRC) recommended approval, subject to conditions, on November 18, 2025.

CONDITIONS:

1. The allowed hours of operation for this office are: Monday to Sunday from 9 am to 5 pm.

Attachment(s):

1. CU-25-0017 Aerial Map
2. CU-25-0017 Vicinity Map
3. CU-25-0017 Site Plan
4. CU-25-0017 PAB Ad
5. CU-25-0017 DRC Comments
6. CU-25-0017 Supporting Docs

CU-25-0017
 1720 W Oak St. Conditional Use
 Parcel ID: 21-25-29-1670-0046-0180

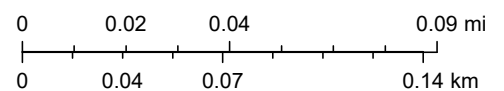


December 11, 2025

1:2,997

- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- World Imagery

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



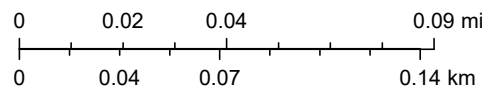
State of Florida, Vantor

CU-25-0017
 1720 W Oak St. Conditional Use
 Parcel ID: 21-25-29-1670-0046-0180



December 11, 2025

1:2,997



State of Florida, Vantor

City Limits

Zoning District

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)

Legend

- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Multiple Family High Density Residential)
- RE (Residential Estate)
- RFB (Residential Professional Business)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- UT (Utilities)
- SD (Special District)
- T1 (Natural)
- T3 (Edge)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)

1720 W OAK ST CONSTRUCTION PLANS

PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY (BY OTHERS)
C-3	DEMO & EROSION CONTROL PLAN
C-4	SITE PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	GENERAL CIVIL NOTES
C-8	DETAIL SHEET

LEGAL DESCRIPTION

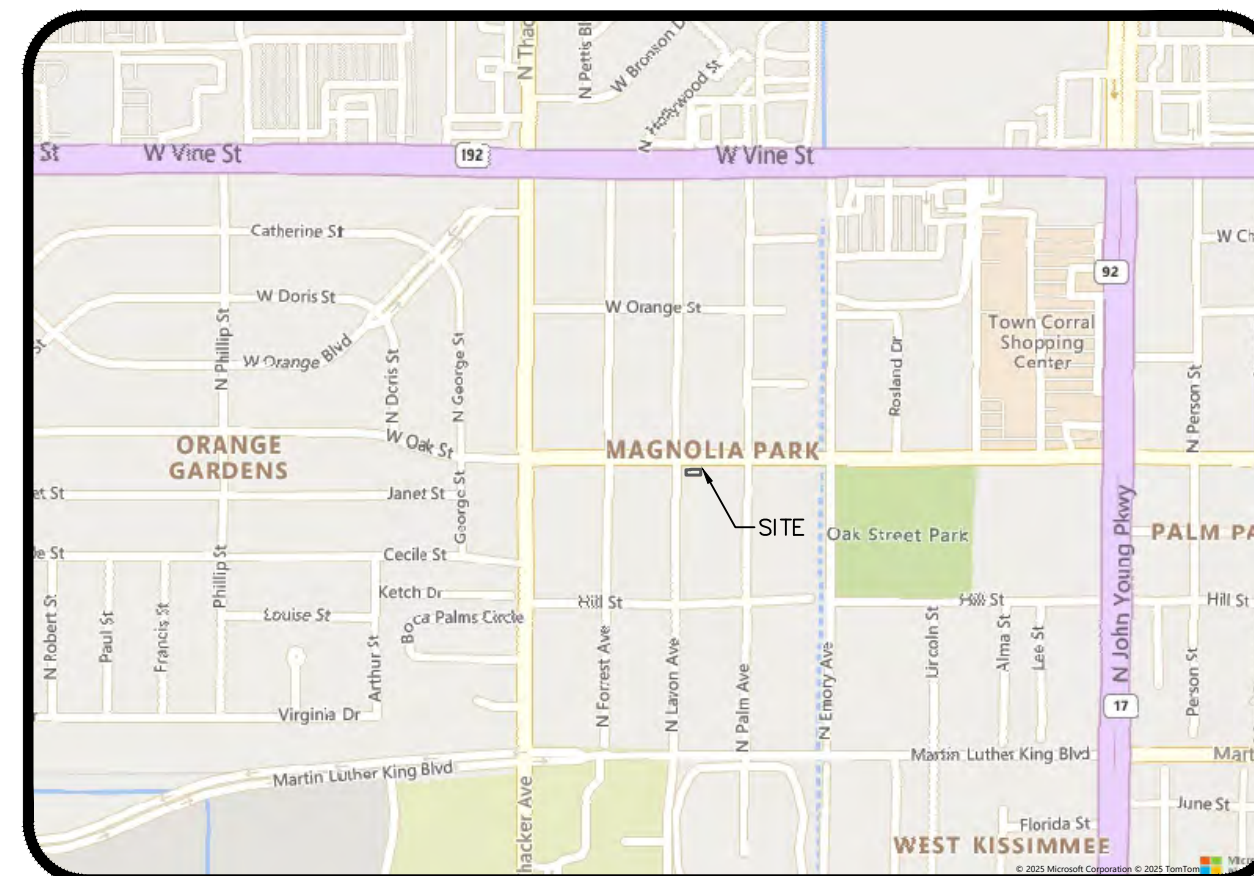
LOTS 11 AND 12, BLOCK 16, MAGNOLIA PARK, ACCORDING TO THE PLAT THEROF,
RECORDED IN PLAT BOOK 1, PAGE 97, OF THE PUBLIC RECORDS OF OSCEOLA
COUNTY, FLORIDA.

PROJECT CONSULTANTS

CIVIL ENGINEERS
CIVILCORP ENGINEERING, INC.
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 755-1700

SURVEYORS
DEEP SOUTH SURVEYING
596 TERRANOVA CIRCLE
WINTER HAVEN, FL 33884
PHONE:

LOCATION MAP



SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST

1720 W OAK STREET
KISSIMMEE, FL 34741
PARCEL ID # 21-25-29-1670-0046-0180

PREPARED FOR:
ARELIS FAMILIA
CONTACT: ARELIS FAMILIA
328 W OAK ST
KISSIMMEE, FL 34741
(689)333-3624

PREPARED BY:

Civil Corp
Engineering, Inc.

CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407)755-1700
EMAIL: sallen@civilcorpeng.com

SITE DATA

LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%
TOTAL PROJECT AREA CALCULATIONS:		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,937 SF	31.67%
TOTAL IMPERVIOUS	4,613 SF	49.74%
PERVIOUS	4,662 SF	50.26%
TOTAL PROJECT AREA	9,275 SF	100.00%
IMPERVIOUS SURFACE RATIO		
MINIMUM = 80%		
PROPOSED = 49.74%		
OPEN SPACE:		
REQUIRED = 25%		
PROPOSED = 50.26%		
IMPERVIOUS SURFACE RATIO = 49.74%		
ZONING		
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)		
UTILITIES		
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
FIRE SPRINKLERS		
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM		
CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.		
PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.		
TRAFFIC STATEMENT		
BASED UPON THE DATA FROM THE ITE, 10TH EDITION		
OFFICE BUILDING (ITE CODE 712)		
DAILY: 24 ADT		
AM PEAK: 3 TRIPS		
PM PEAK: 4 TRIPS		

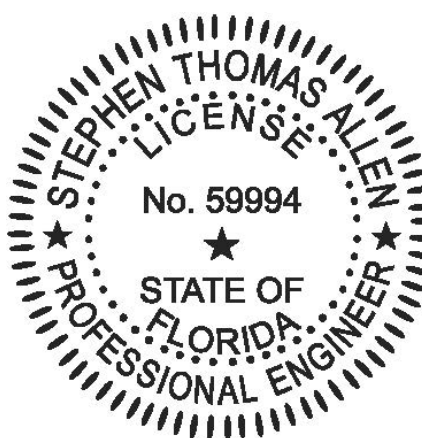
UTILITY COMPANIES

SEWER	GAS
TOHO WATER AUTHORITY	TECO PEOPLES GAS
951 MARTIN LUTHER KING JR. BLVD	600 W ROBINSON ST
KISSIMMEE, FL 34743	ORLANDO, FL 32801
PHONE: (407) 944-5000	PHONE: (407) 420-6649

WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING JR. BLVD
KISSIMMEE, FL 34743
PHONE: (407) 944-5000

DRC NUMBER: CU-25-0017

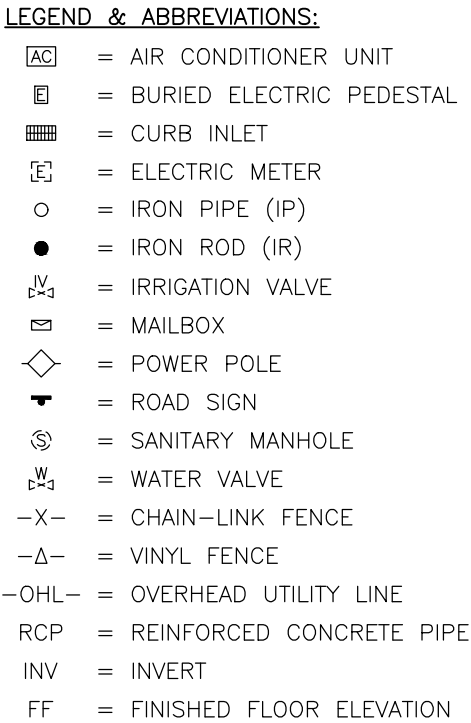
Stephen
Allen
2025.10.13
11:55:47
'00'04-



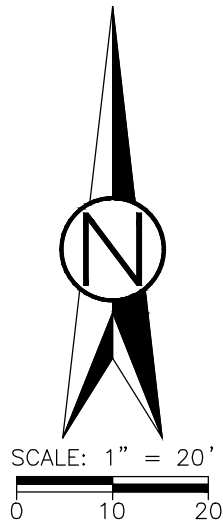
This item has been digitally signed and sealed by Stephen Allen, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741		ARELIS FAMILIA	Revisions		By	
				#	Date		
SHEET NAME	COVER PLAN	Stephen Allen, PE # 59994 Engineer FL Reg No	 CivilCorp Engineering, Inc. 630 N Wynmore Rd. Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390	Project No.	480-001	Drawn By	GG
				Scale	N/A	Date	06/24/2025



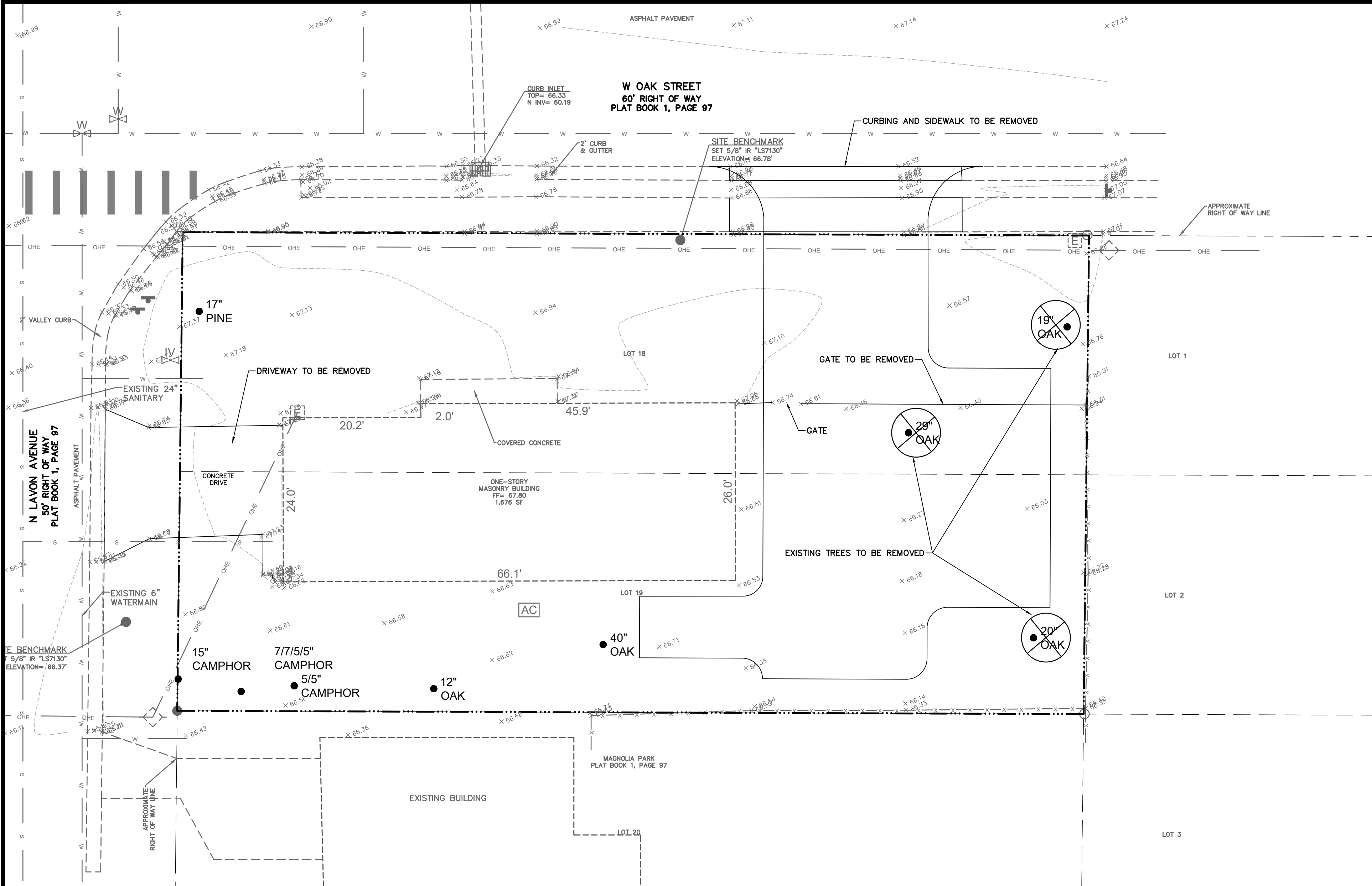
1. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. Dimensions shown hereon are in United States standard survey feet thereof.
2. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
3. This survey was prepared without the review of a title commitment. A title search may reveal additional information pertaining to the this site.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground improvements, encroachment, foundations and utilities were not located as part of this survey.
6. Horizontal positions for all features shown hereon are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
7. Vertical information shown hereon is relative to National Geodetic Survey (NGS) control point DI9138, having a published elevation of 68.70 feet, relative to North American Vertical Datum of 1988, (NAVD88).



RESERVE
GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

BOUNDARY & TOPOGRAPHIC SURVEY		REVISION:	DATE:
CERTIFIED TO: Arelis E Familia CivilCorp Engineering, Inc.			
1720 W Oak Street, Kissimmee			
SITE:		25024	
DRAWING:		1720 W OAK ST-T	
SECTION:		21-25S-29E	
DATE:		06/19/2025	
SCALE:	1" = 20'	DRAWN BY:	REJ
SHEET 1 OF 1			



CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES (STAKED EVERY 100' MAX) AND SYNTHETIC BALES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DECEDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPE AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES.

DEWATERING METHODS AND LOCATIONS

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S)

1. SYNTHETIC BALE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
2. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FORM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
4. INLET PROTECTION:INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET TEMPORARY SEEDING AND MULCHING; AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT AREA NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH NUMBER 2 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF SEEDDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH
5. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

INSPECTIONS

1. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT AT LEAST ONCE AND FOLLOWING ANY STORM EVEN OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ON-THIRD THE HEIGHT OF THE FENCE.
5. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED CAN BE OBTAINED BY THE ENGINEER. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST TREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
8. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FORM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

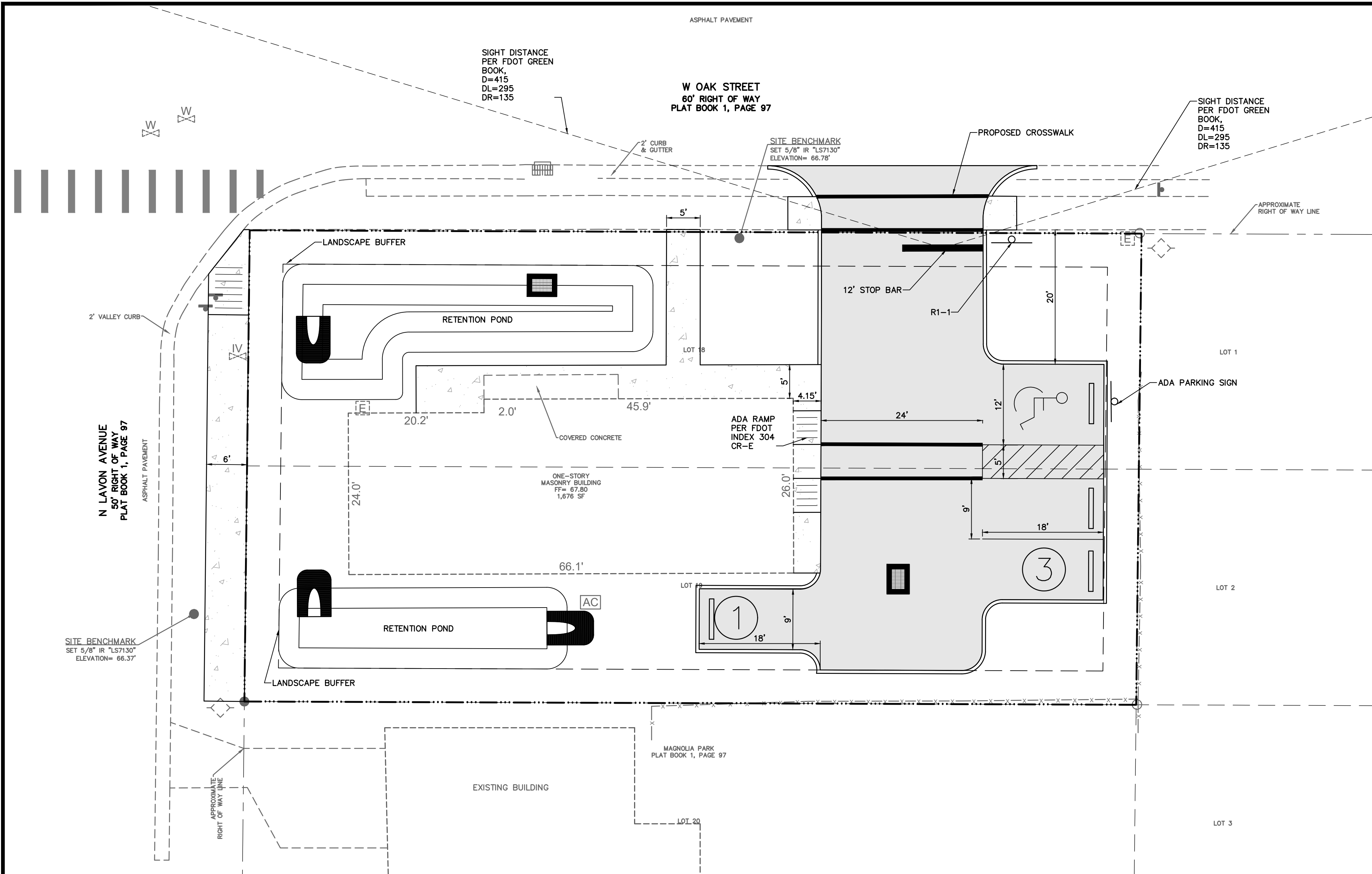
ADDITIONAL NOTES

1. NON-STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
 - 1.1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
 - 1.2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.

PERMANENT EROSION CONTROL MEASURES (BMP'S)

1. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AT A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCHED OR SODDED.
2. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE WATER MANAGEMENT DISTRICT PERMIT.

PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741										SHEET NAME	DEMOLITION + EROSION PLAN																											
	SHEET NO. C-3																																						
ARELIS FAMILIA										CivilCorp Engineering, Inc. 630 N Wymore Rd, Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390										 Stephen Allen, PE # 59994 Engineer FL Reg No																			
Revisions										CivilCorp Engineering, Inc. 630 N Wymore Rd, Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390										Project No. 480-001 Drawn By GG Date 06/24/2025 Scale 1"=10'																			



SITE LEGEND

SITE BOUNDARY LINE	---
CENTER LINE OF ROAD	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED CONCRETE PAVEMENT	[Pattern]
PROPOSED ASPHALT	[Pattern]
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	[Symbol]
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	[Symbol]

STRIPING NOTES

- 1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
- 2. SEE DETAILS FOR HANDICAP PARKING.

LANDSCAPE BUFFER

FRONT	5'
SIDE	5'
REAR	5'

PARKING CALCUALTIONS

PARKING REQUIREMENTS:
1 PARKING SPACE PER 300 SF INCLUDING 1 REQUIRED ADA SPACES
1676 SF / 300 * 1 =6 PARKING SPOTS

PARKING PROVIDED:
(3)90° REGULAR PARKING SPACE
(1)90° ADA PARKING SPACE
TOTAL = 4 PARKING SPACES

GENERAL NOTES

- 1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
- 2. ALL CURB TO BE 6" VERTICAL CURBING.
- 3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- 4. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH KISSIMMEE PUBLIC WORKS AND ENGINEERING CONSTRUCTION MANAGER PRIOR TO ANY ROAD, LANE, OR SIDEWALK CLOSURES.
- 5. SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 6. ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINTS, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT."
- 7. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION)STANDARD AND SPECIFICATIONS

TRAFFIC STATEMENT

BASED UPON THE DATA FROM THE ITE, 10TH EDITION

SENIOR ADULT HOUSING (ITE CODE 252)
DAILY:140 UNITS @ T = 2.89(X)+24.82 = 429 ADT, 215 ENTRY, 214 EXIT
PM PEAK:140 UNITS @ T = 0.25(X)+0.07 = 35 TRIPS, 20 ENTRY, 15 EXIT
WHERE T=TRIPS & X=UNITS

SITE DATA

LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%
TOTAL PROJECT AREA CALCULATIONS:		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,888 SF	31.14%
TOTAL IMPERVIOUS	4,564 SF	49.21%
PERVIOUS	4,711 SF	50.79%
TOTAL PROJECT AREA	9,275 SF	100.00%

IMPERVIOUS SURFACE RATIO
MINIMUM = 80%
PROPOSED = 49.21

OPEN SPACE:
REQUIRED = 25%
PROPOSED =50.79%
IMPERVIOUS SURFACE RATIO = 49.21%

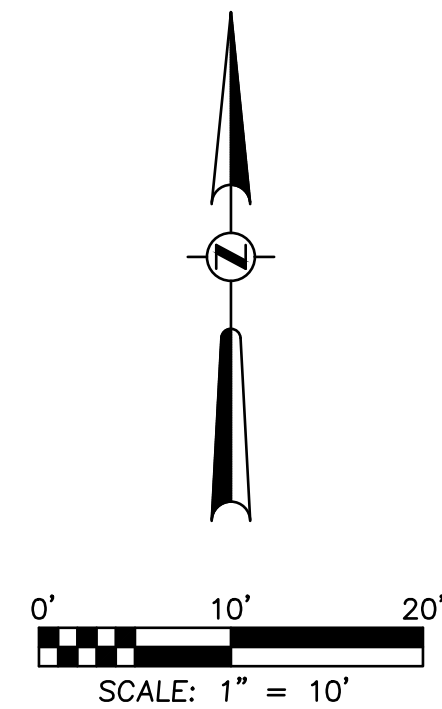
ZONING
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)

UTILITIES
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY

FIRE SPRINKLERS
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM

CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.

PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.



ARELIS FAMILIA

1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

PROJECT NAME

Revisions

#	Date	Description
4		
3		
2		
1		

480-001

480-001

480-001

CivilCorp Engineering, Inc.

CivilCorp Engineering, Inc.

630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone:407-516-0437
Certificate of Authorization No. 29390

Stephen Allen, PE # 59994
Engineer

FL Reg No

CG

Drawn By

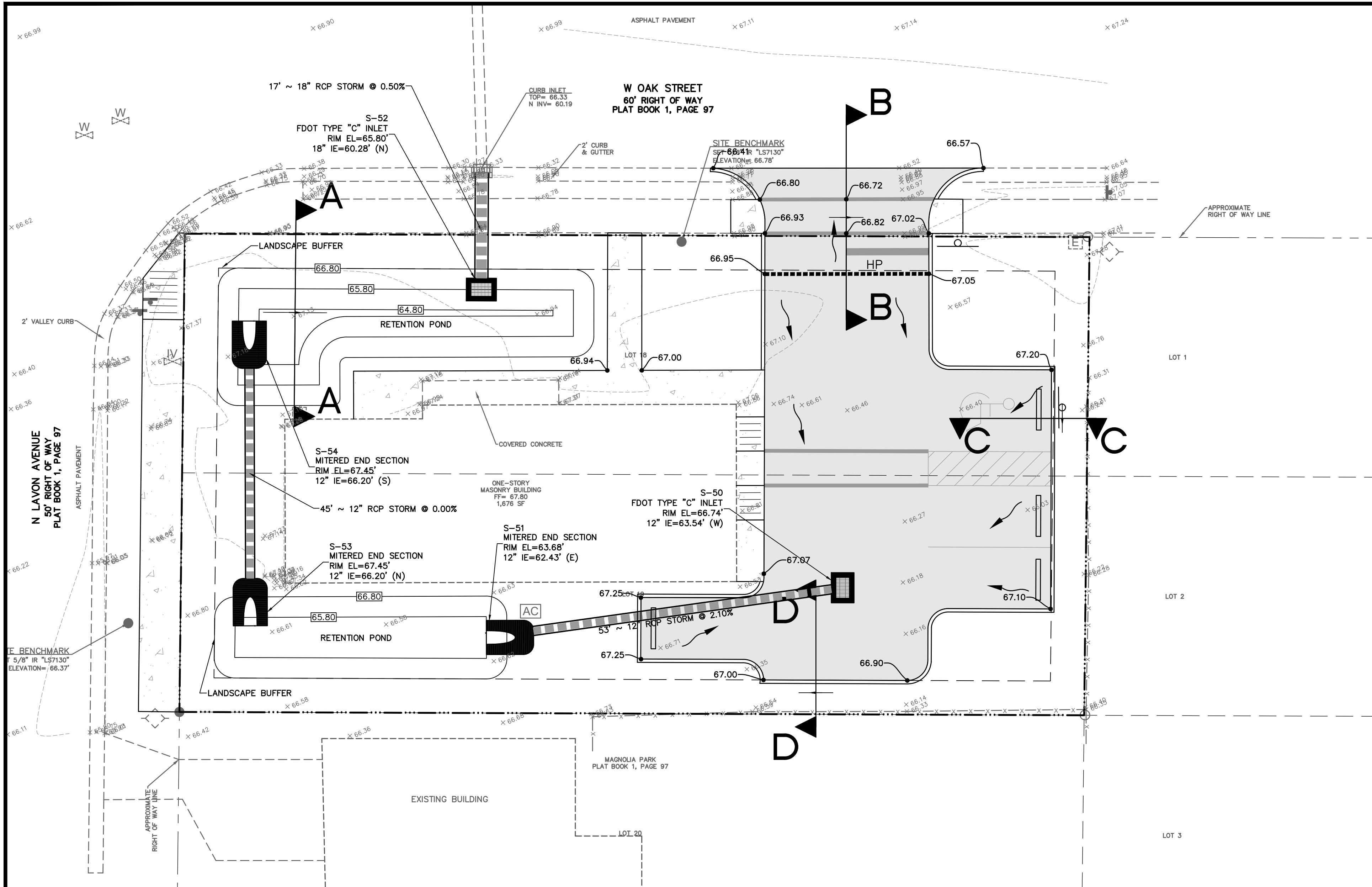
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06/24/2025

Date

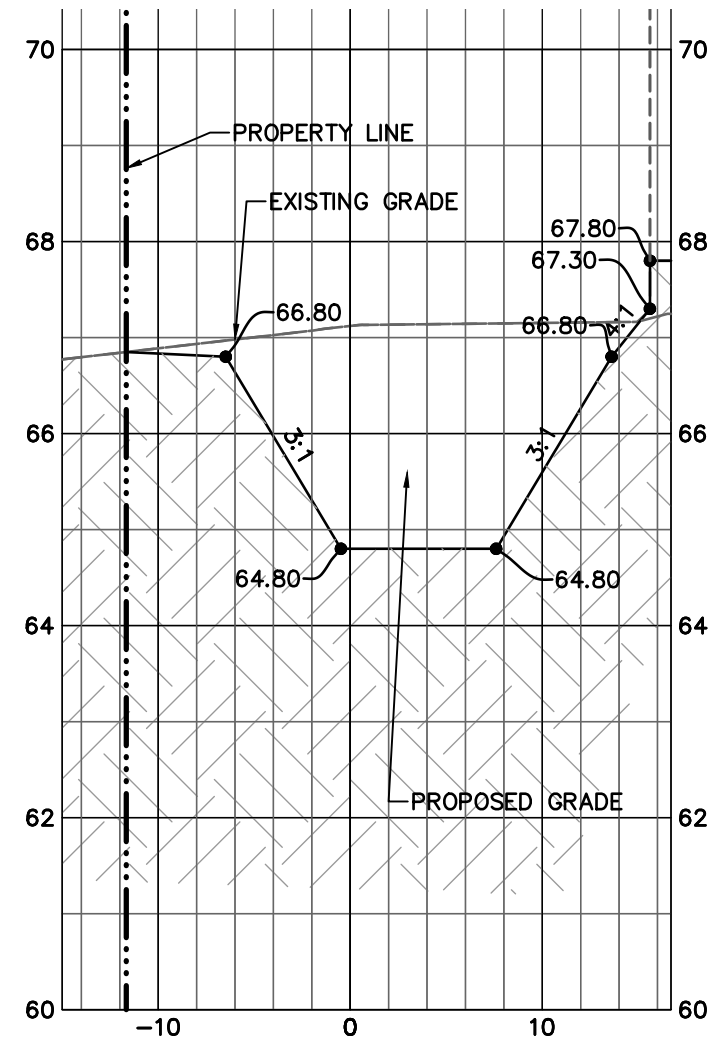
SHEET NO.

C-4



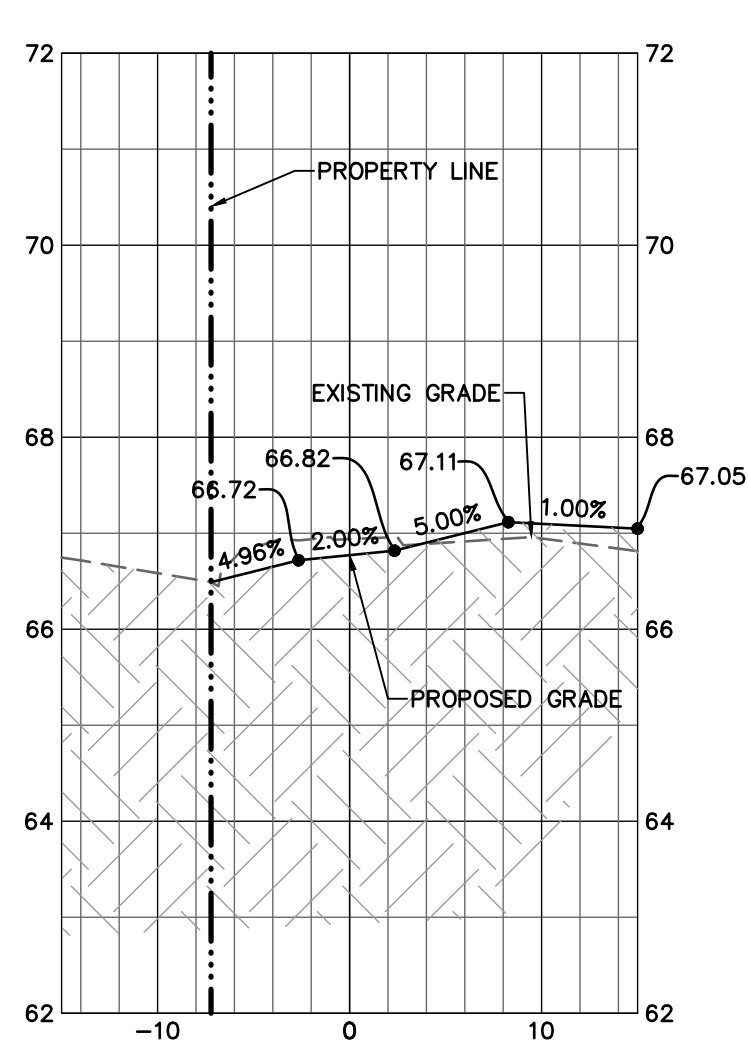
GRADING LEGEND

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	14.10
PROPOSED SPOT ELEVATION	
DRAINAGE INLET	
MITERED END SECTION	
SLOPE DIRECTION AND PERCENT	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERC
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
PROPOSED SURFACE FLOW	



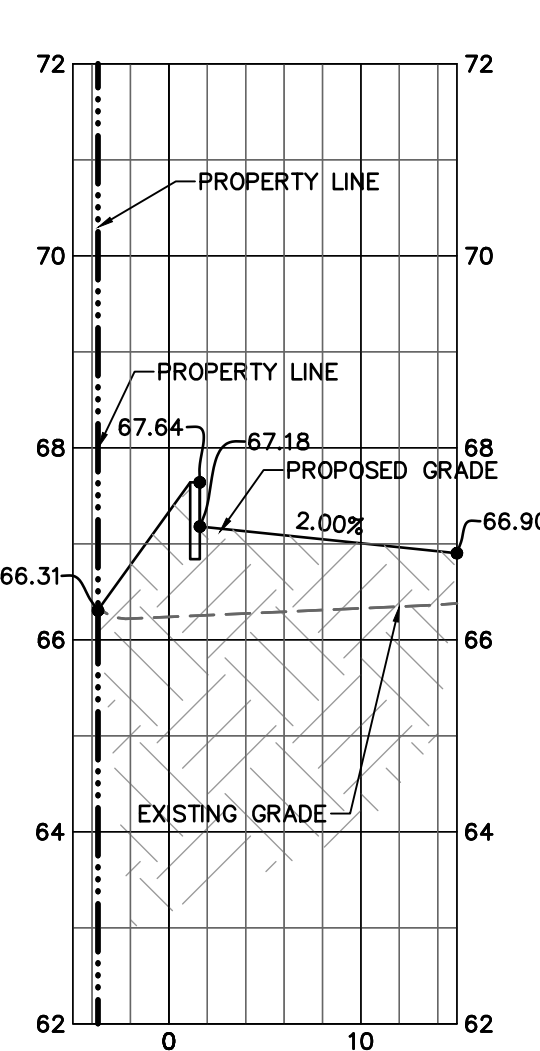
CROSS SECTION A-A

HORIZ: 1"=10'
VERT: 1"=2'



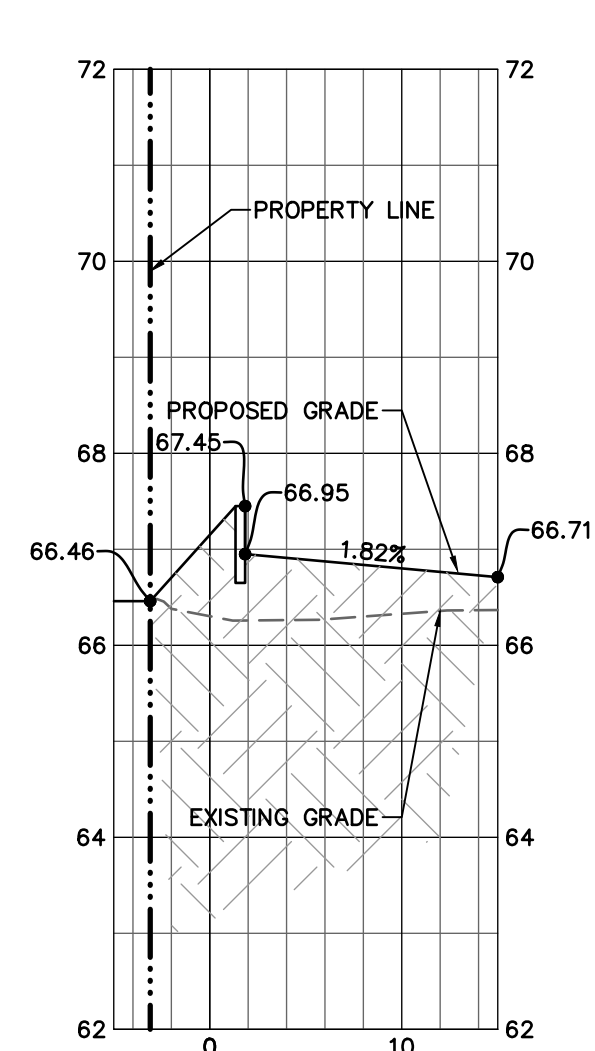
CROSS SECTION B-B

HORIZ: 1"=10'
VERT: 1"=2'



CROSS SECTION C-C

HORIZ: 1"=10'
VERT: 1"=2'

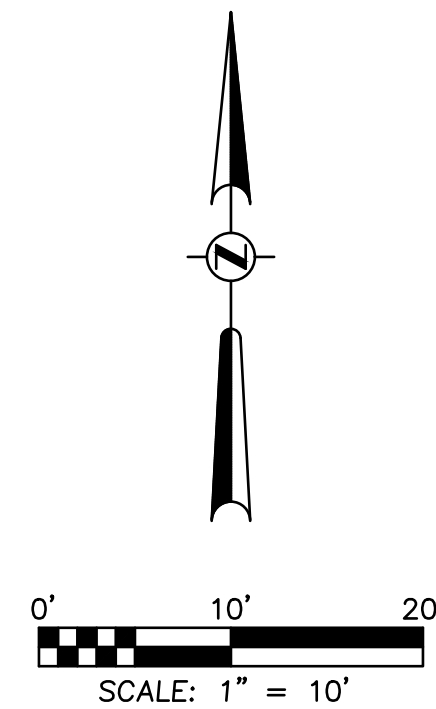


CROSS SECTION D-D

HORIZ: 1"=10'
VERT: 1"=2'

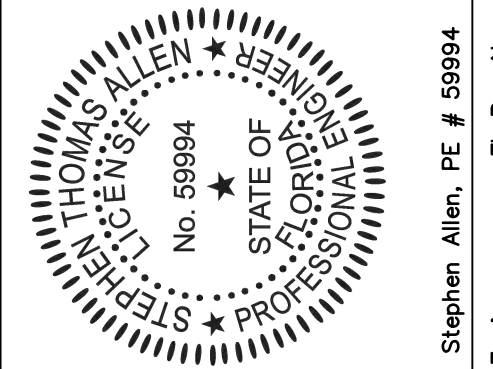
GRADING NOTES

- ALL ELEVATIONS SHOWN ARE IN NAVD88.
- ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINT, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT.
- LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
- ALL FILL MATERIAL TO BE CLEAN FINE SAND APPROVED BY THE GEOTECH ENGINEER.
- CONTRACTOR SHALL DISPOSE PROPERLY OFFSITE ANY AND ALL DELETERIOUS MATERIAL, INCLUDING MUCK AND HIGHLY PLASTIC CLAY.



ARELIS FAMILIA

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390



Stephen Allen, PE # 59994
Engineer

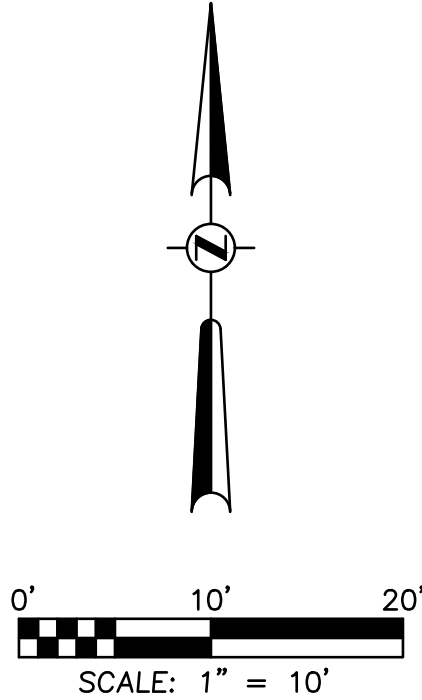
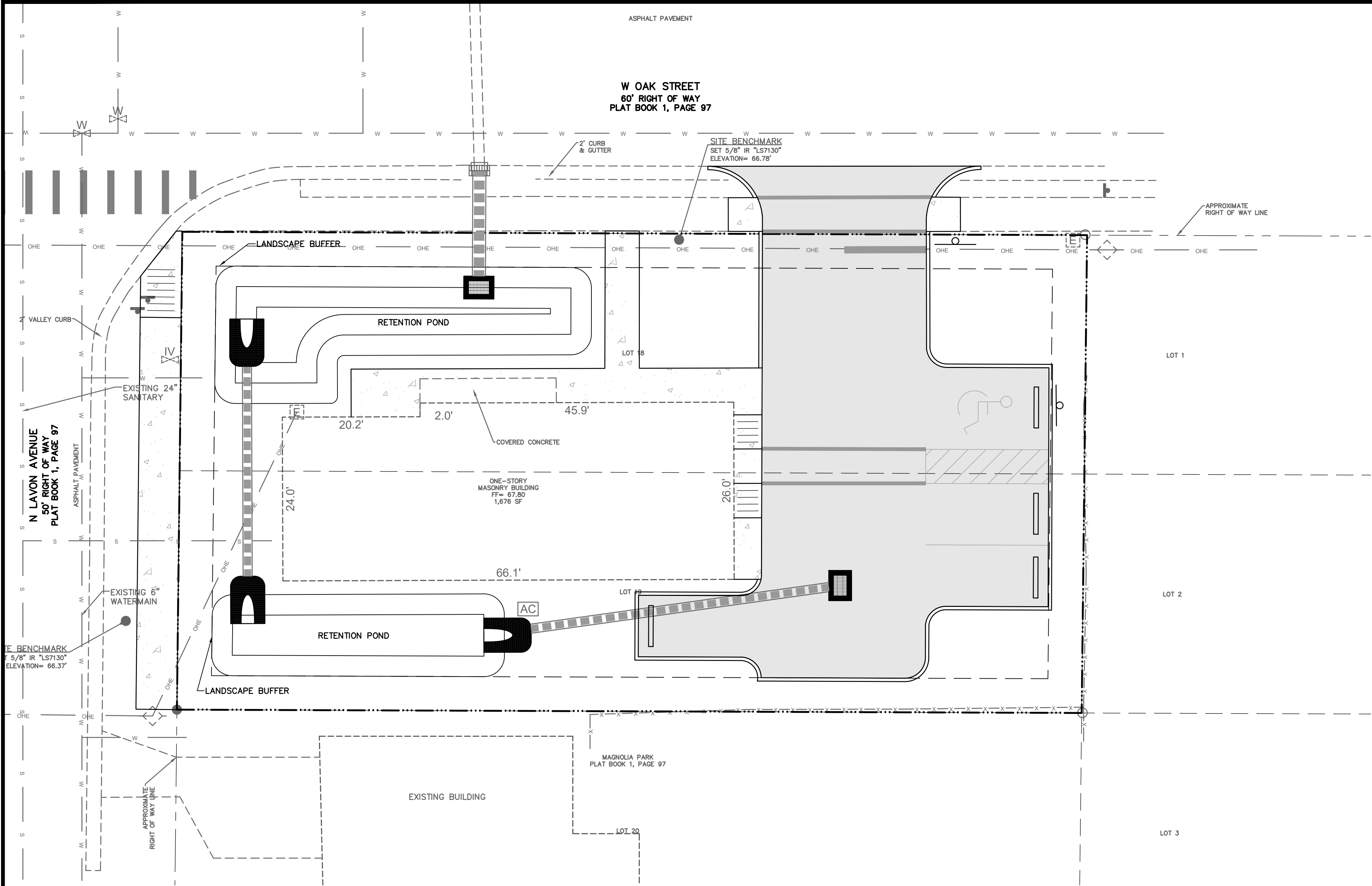
1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

GRADING PLAN

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-5



UTILITY LEGEND

EXISTING WATER MAIN	— W —
EXISTING SANITARY MAIN	— S —
EXISTING OVER HEAD WIRE	— OHE —
EXISTING GATE VALVE	—
EXISTING FIRE HYDRANT	—
EXISTING WATER METER	WM
EXISTING SANITARY MANHOLE	S
EXISTING SANITARY CLEANOUT	SS
SANITARY SEWER	SS
PROPOSED CLEANOUT — CO	—
PROPOSED GATE VALVE — GV	—
PROPOSED FIRE HYDRANT — FH	—
PROPOSED WATER METER	WM
PROPOSED BACKFLOW PREVENTER	—
WATER LINE	WL
REDUCED PRESSURE BACKFLOW PREVENTER	RPBP
DOUBLE DETECTOR CHECK VALVE ASSEMBLY	DDCVA

1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

UTILITY PLAN

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-6

ARELIS FAMILIA

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390



Stephen Allen, PE # 59994
Engineer FL Reg No

Revisions	Date	Description	By
4			
3			
2			
1			
#			

Project No.

480-001

Scale

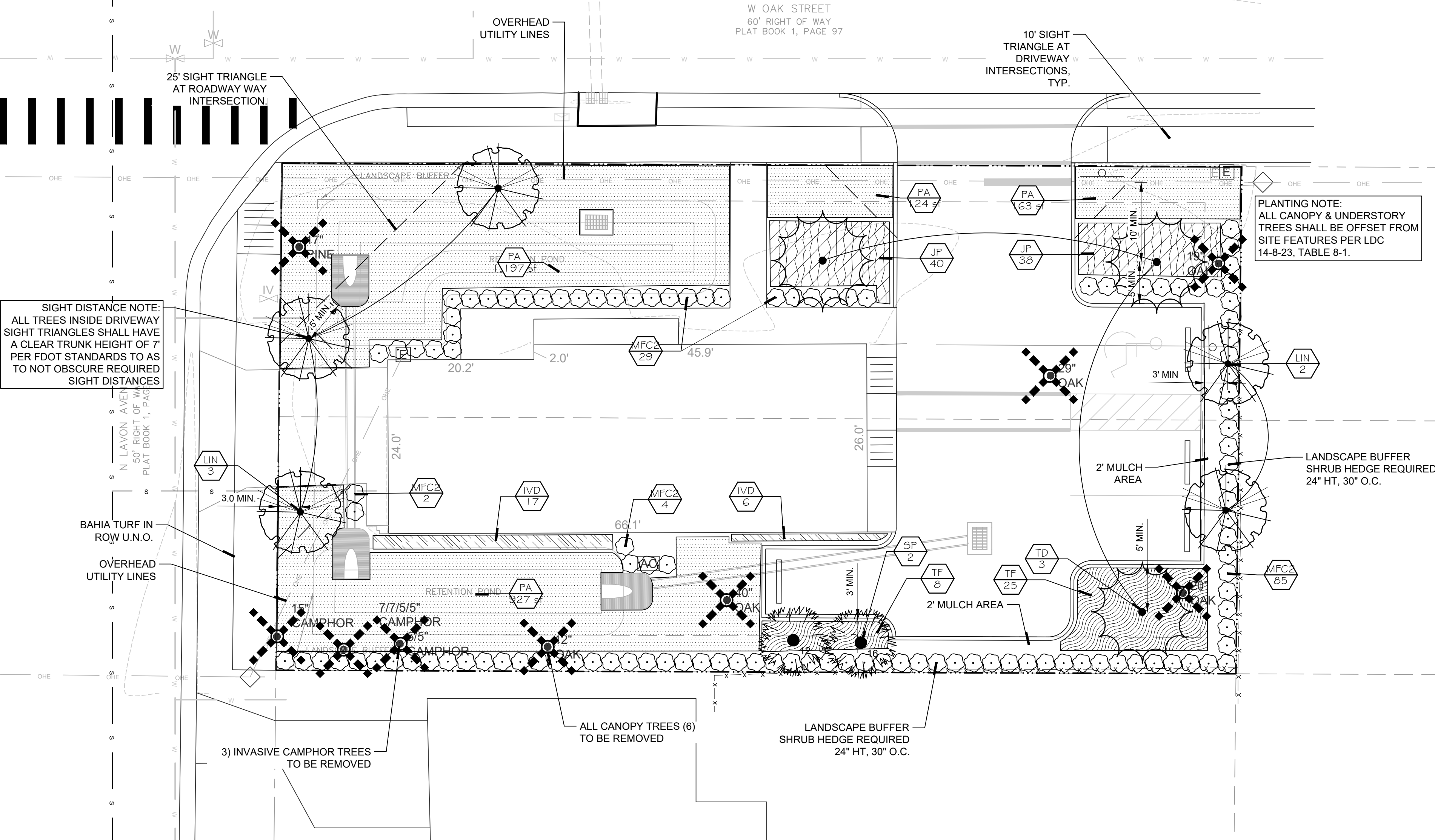
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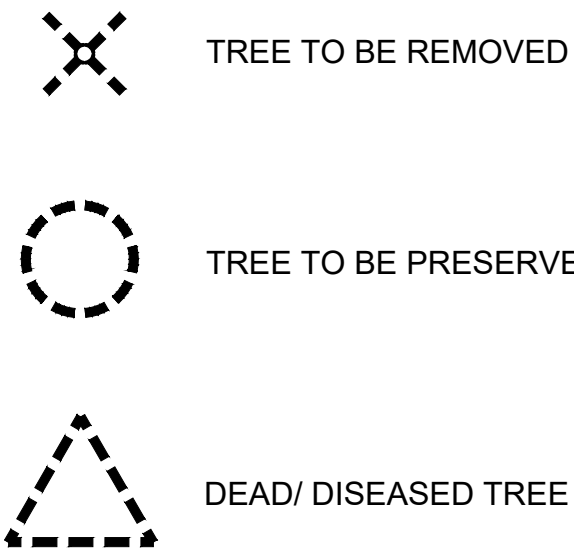
CG

Date

06/24/2025



TREE REMOVAL LEGEND



LANDSCAPE AREAS:

TOTAL SITE AREA: 9,270 +/- SFT
PARKING SPACES: 4
REQ'D VUA PLANTING: 100 SFT (500 SFT+ PROVIDED)

TREES REMOVED: 6
TREES PROVIDED: 3 CANOPY, 5 UNDERSTORY, 2 PALMS

PLANT SCHEDULE

THIS IS A "FLORIDA FRIENDLY PLAN"

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
LIN	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	45 gal	3" STD	10'-12' H x 4'-5' W	5
SP	Sabal palmetto / Cabbage Palmetto	FG, B&B		12'-24' CT	2
TD	Taxodium distichum / Bald Cypress	45 gal	3" Cal	12'-14' H	3
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS					
MFC2	Myrcianthes fragrans / Simpson's Stopper	3 gal	24"-30" X 24"-30"	30" o.c.	120
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUB AREAS					
IVD	Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal	10-12" x 10-12"	24" o.c.	23
ORNAMENTAL GRASSES					
TF	Tripsacum floridanum / Florida Gamagrass	1 gal	15"-18" x 15"-18"	36" o.c.	33
GROUND COVERS					
JP	Juniperus chinensis 'Parsonii' / Parsoni Juniper	3 gal@	18"-24" spd.	24" o.c.	78
PA	Paspalum notatum 'Argentine' / Bahia Grass	sod			2,411 sf

PLANTING NOTE:
ALL CANOPY & UNDERSTORY
TREES SHALL BE OFFSET FROM
SITE FEATURES PER LDC
14-8-23, TABLE 8-1.

PLANTING NOTES:

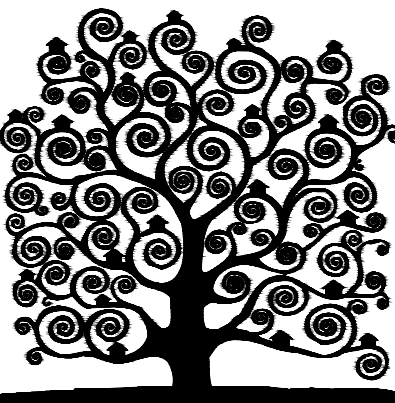
- ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
- FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- UNLESS NOTED OTHERWISE, ALL MULCH SHALL BE PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
- CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
- ALL LANDSCAPING SHALL CONFORM TO CITY OF KISSIMMEE LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

TREE NOTES:

- ALL REQUIRED CANOPY TREES SHALL BE A MINIMUM HEIGHT OF 10 FEET & 2.5 INCH CALIPER AT PLANTING
- ALL TREES SHALL BE INSTALLED PER CITY OF KISSIMMEE CODE.
- ALL TREES WITH INVASIVE ROOT SYSTEMS SHALL BE SET A MINIMUM OF 5 FEET AWAY FROM UTILITIES AND HAVE ROOT BARRIERS INSTALLED TO DEFLECT ROOTS AWAY FROM ADJACENT HARDSCAPE SURFACES.

SIGHT DISTANCE NOTE:

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
- SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
- TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.



**THEODORE
WEPPELMANN
ARCHITECTS**

**ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING**

13073 Overstreet Rd.
Windermere, Florida 34786
ph: 321.663.9828
e-mail: tweppelmann@cfl.rr.com

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Client: **INVESTMENTS
VENTURE LLC**

Via: 2932 River Birch Dr,
Kissimmee, FL 34741

Project

1720 W. OAK ST.

Kissimmee, FL 34741

Sign & Seal

THEODORE F. WEPPELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

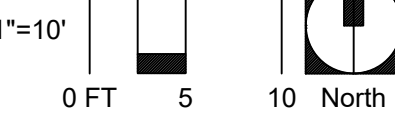
Consultant

Issue:
8-8-2025 SCHEMATIC REVIEW
8-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title

LANDSCAPE PLAN

Scale



Project Number 2025-CC_1720WOK

Design by TFW

Drawn by TFW

Checked by TFW

Issued for

Issue date 8/8/2025

Sheet #

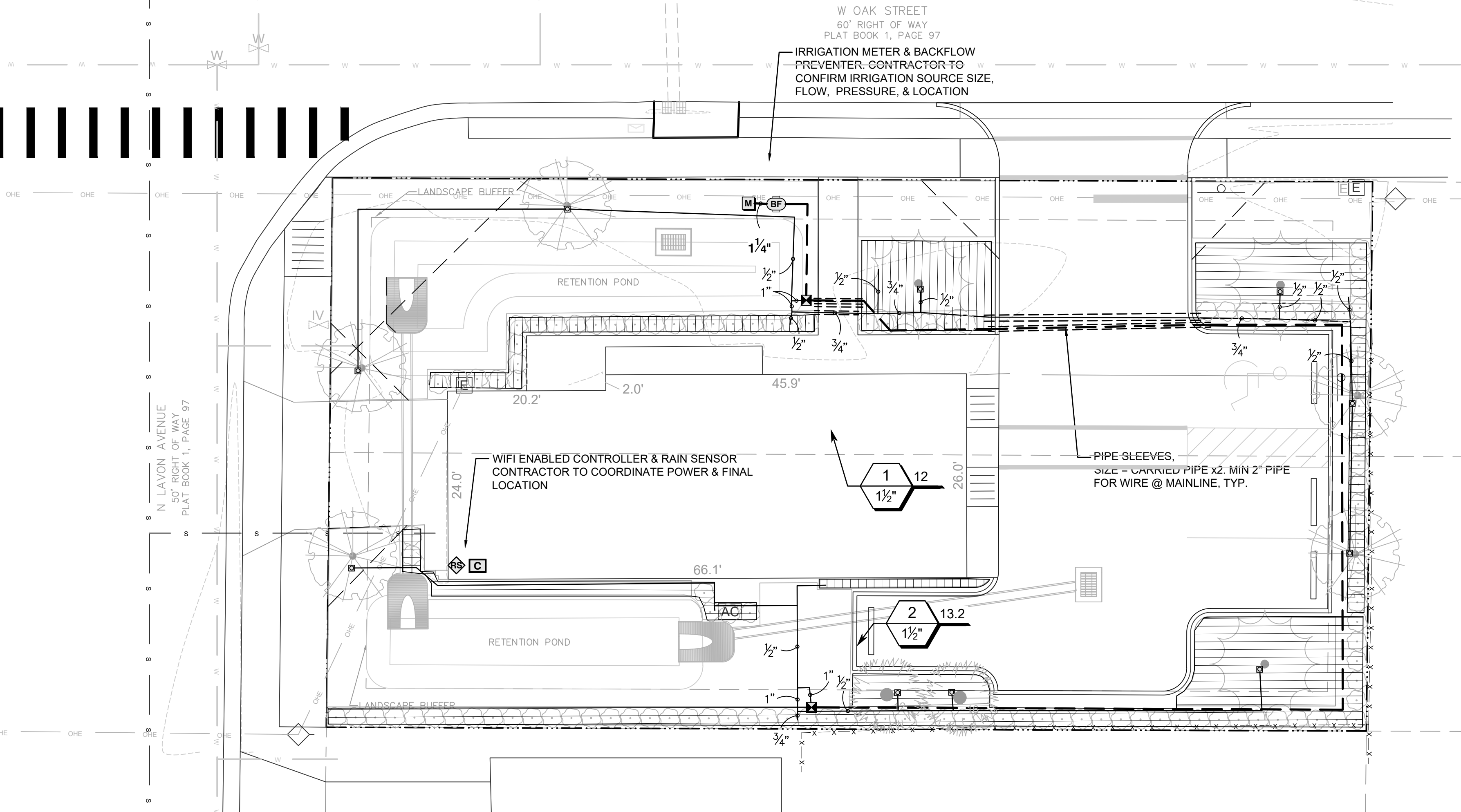
LS-01

Sheet Series 2 OF 3

IRRIGATED AREAS:

TOTAL IRRIGATED AREA: 1,400 +/- SFT.
HIGH FLOW/ SPRAY AREA: 0 +/- SFT (0%)
LOW FLOW/ DRIP AREA: 1,400+/- SFT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH ALL CITY OF KISSIMMEE IRRIGATION CODE REQUIREMENTS

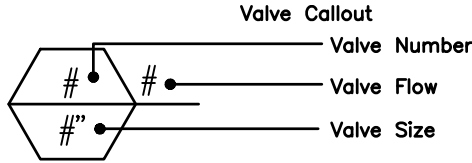


MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
☒	Rain Bird 1800-1400 Flood 1402	10	360	30	0.5	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
☒	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	2				
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm. TLFV-1 Flush Valve installed at end(s) of drip line in 7" Rain Bird Econo 708 (purple) valve box. Hunter Eco-Indicator ECO-ID-12-R installed near flush valve.	1,346 lf				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
Ⓡ	Febco 825Y 1-1/4" Reduced Pressure Backflow Preventer	1				
Ⓢ	Rain Bird TM2-4-120V 4 station 120v model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready W/ Rain Bird LNK2WiFi	1				
Ⓢ	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1				
Ⓜ	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21	362.8 lf				
	Irrigation Mainline: PVC Schedule 40	206.5 lf				
	Pipe Sleeve: PVC Schedule 40	73.9 lf				



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	12	246.1	38.5	48.5	1.44 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	13.18	114.5	36.4	48.9	1.44 in/h
	Common Wire				208.7			

CRITICAL ANALYSIS

Generated: 2025-10-10 13:30

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 20.27 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 52 PSI

DESIGN ANALYSIS
Maximum Station Flow: 13.18 GPM
Flow Available at POC: 20.27 GPM
Residual Flow Available: 7.1 GPM

Critical Station: 2
Design Pressure: 30 PSI
Friction Loss: 0.34 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 6 PSI
Pressure Req. at Critical Station: 36.4 PSI
Loss for Fittings: 0.23 PSI
Loss for Main Line: 2.32 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 8.96 PSI
Loss for Water Meter: 1.02 PSI
Critical Station Pressure at POC: 48.9 PSI
Pressure Available: 52 PSI
Residual Pressure Available: 3.09 PSI



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

13073 Overstreet Rd.
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Client: **INVESTMENTS VENTURE LLC**
Via: 2932 River Birch Dr, Kissimmee, FL 34741

Project: **1720 W. OAK ST.**
Kissimmee, FL 34741

Sign & Seal

THEODORE F. WEPPELELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307
Consultant

Issue:
B-8-2025 SCHEMATIC REVIEW
B-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title
IRRIGATION PLAN

Scale
1"=10'
0 FT 5 10 North

Project Number: 2025-CC_1720WOK

Design by: TFW

Drawn by: TFW

Checked by: TFW

Issued for: 8/8/2025

Sheet #

IR-01

Sheet Series 1 OF 3

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use to establish an office at 1720 W Oak St. The Planning Advisory Board will hold a meeting on **Wednesday, December 17, 2025**, at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at **1720 W Oak St Kissimmee, FL 34741 Parcel ID: 21-25-29-1670-0046-0180**

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-25-0017**
1720 W Oak St. Office

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.



DEVELOPMENT REVIEW COMMITTEE (DRC) CYCLE #16 AGENDA
SESSION OF THE DRC TO BE HELD VIA TELE-CONFERENCE

[Click here to join the meeting](#)

Tuesday, September 16, 2025
8:30 A.M.

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

2. OLD BUSINESS

- A. SR-25-0010, 28-25-29-1070-0001-0030, Auto Restoration, *Final Plat*
Approximate Time: 8:30 a.m.

NEW BUSINESS

- B. ZMA-25-0007, 22-25-29-1591-0001-0030, Azure Redevelopment (Civic Center),
Zoning Map Amendment
Approximate Time: 8:50 a.m.
- C. CU-25-0017, 21-25-29-1670-0046-0180, 1720 W Oak Street, *Conditional Use Site Plan*
Approximate Time: 9:10 a.m.
- D. VAR-25-0009, 28-25-29-1920-0004-0035, Hughey Variance, *Administrative Waiver*
Approximate Time: 9:30 a.m.
- E. SP-25-0018, 22-25-29-2010-0005-0080, 700 N Main Street Parking Improvements,
Site Plan (Full)
Approximate Time: 9:50 a.m.
- F. SR-25-0015, 08-25-30-00U0-0010-0000, Hilliard Isle Phase 1, *Final Plat*
Approximate Time: 10:10 a.m.

Please note: We request a representative in attendance at the meeting. Scheduled times are approximate. If the DRC meeting continues after 12noon, the meeting will adjourn at 12noon and resume at 1:30 p.m.



DEVELOPMENT REVIEW COMMITTEE (DRC) CYCLE #20 AGENDA
SESSION OF THE DRC TO BE HELD VIA TELE-CONFERENCE

[Click here to join the meeting](#)

Tuesday, November 18, 2025
8:30 A.M.

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

2. OLD BUSINESS

- A. CU-25-0012, 28-25-29-1577-000G-0011, Car Clinic, *Conditional Use*
Approximate Time: 8:30 a.m. Move out of DRC; no PAB Date; Planning
Revisions prior to confirming PAB Date
- B. CU-25-0017, 21-25-29-1670-0046-0180, 1720 W Oak Street, *Conditional Use*
Approximate Time: 8:50 a.m. Dec. 17, 2025 PAB
- C. CU-25-0019, 16-25-29-1072-000A-1030, Hand Over Hand Exceptional Learning LLC,
Conditional Use
Approximate Time: 9:10 a.m. No-Show. Continue to the next available DRC after confirming
attendance

NEW BUSINESS

- D. CU-25-0018, 28-25-29-3890-0045-0010, Outdoor and Indoor Recreation, *Conditional Use*
Approximate Time: 9:30 a.m. No-Show. Continue to the next available DRC after confirming
attendance
- E. VAR-25-0012, 08-25-29-1032-0001-0260, Swoop Cir Variance, *Variance*
Approximate Time: 9:50 a.m. Disapproved/Denied. Work w/PWE to compensate additional
impervious areas with Building Permit
- F. SP-25-0023, 18-25-29-2115-0001-0030, Yates Road Multifamily, *Site Plan (Full)*
Approximate Time: 10:10 a.m. Move forward w/Construction Plan Review; Planning Follow-Up
Parking Variance; PWE Follow Up Maintenance Berm
- G. LUPA-25-0007, 19-25-29-0000-0290-0000, Rezoning from R1 to AI, *Land Use Plan Amendment*
Approximate Time: 10:30 a.m. Move out of DRC; no PAB Date; Planning
Revisions prior to confirming PAB Date
- H. ZMA-25-0011, 19-25-29-0000-0290-0000, Buckley Rezone, *Zoning Map Amendment*
Approximate Time: 10:50 a.m. Move out of DRC; no PAB Date; Planning
Revisions prior to confirming PAB Date

Please note: We request a representative in attendance at the meeting. Scheduled times are approximate. If the DRC meeting continues after 12noon, the meeting will adjourn at 12noon and resume at 1:30 p.m.



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

**ADDRESS: 1720 W Oak St
PERMIT NUMBER: CU-25-0017
PROJECT NAME: 1720 W Oak St
REVIEW VERSION NUMBER: V.1**

DATE: 9/11/2025

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

- 1.** Can you please submit a business model of the proposed office with the specifics of the type of office use, number of employees, business hours, etc.
- 2.** Is the stop bar 12' or 24'?
- 3.** Is there a dumpster that will be associated with this business?
- 4.** Please provide the setback from the parking stall from the road. Per Land Development Code (LDC) Section 14-7-23.B.2: "No parking lots/spaces shall be located closer than seven feet from a public right-of-way..."
- 5.** Please update the parking calculations on the Site Plan. The total square footage of the building is 1,676 sq. ft., not 1600 sq. ft., thus 6 parking stalls are required.
- 6.** Please review LDC Section 14-11-3 for the regulations regarding signs for this potential business. Note; a BTR will be needed for a submittal for a sign permit.

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

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

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



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

**ADDRESS: 1720 W Oak St
PERMIT NUMBER: CU-25-0017
PROJECT NAME: 1720 W Oak St
REVIEW VERSION NUMBER: V.2**

DATE: 11/13/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

- 1. Can you please provide the number of employees associated with the business?**
- 2. With the responses to comments, this project can be approved by the Planning Department.**

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

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

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



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

ADDRESS: 1720 W. Oak St
PLAN (DRC) NUMBER: CU-25-0017
V2

DATE: 8/27/2025

**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. 1, Will your community or property have a gate with a lock to secure it at night? (FFPC, NFPA 1, National Fire Prevention Code, edition 2015, Chapter 18 sub-section 2.2.2)
 - a. If the gate is locked with a chain and lock, than a Knox Master Key lock will be required on your gate. You can order one from www.Knoxbox.com.
 - b. If the gate is electronically locked, than a S.O.S system and a Knoxbox key switch are required. A Separate permit is required to install these items on your gate.
2. The City of Kissimmee requires the following for electronically operated gates to subdivisions or developments: (FFPC, NFPA 1, National Fire Prevention Code, edition 2015, Chapter 18 sub-section 2.2.2)
 - a. A Separate Permit for the installation of the Knox Key switch and the SOS system is required.
 - b. A complete set of plans and product specification sheets are required.
 - c. The plans shall have the following material on them:
 1. Plans shall show the distance from the SOS/Key Switch to the gate
 2. The landscaping material around the SOS/Key Switch location
 3. The farthest distance from the gate, the SOS will activate
 4. The center posts where the gates/fence opens will have reflective tape around them.
 5. Show the width of the gates when fully opened. Minimum 20 feet required.
 - d. Controllers comply with UL 325 and 991, to include battery backup
 - e. Gates will be commercial grade
 - f. Knox Key entry to operate gates in addition to required SOS

Please indicate all items on your plans.

PLEASE PROVIDE A WRITTEN RESPONSE EXPLANNG HOW EACH COMMENT HAS BEEN ANSWERED AND WHERE IT CAN BE FOUND.

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 9/10/2025

PROJECT: 1720 W Oak Street

SITE PLAN (DRC) NUMBER: CU-25-0017

REVIEW NUMBER: 1

**Review Status:
REVISE & RESUBMIT**

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

GENERAL INFORMATION:

1. Please add street names on the plans.
2. Provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the site plan. Include total daily trips and peak AM/PM trips. Ref. LDC §14-3-31(C)(2)(b).

LANDSCAPING:

3. 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. Also show the 25-foot horizontal sight-distance triangles at the corner of intersecting streets.
4. 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

SURVEY/EXISTING CONDITIONS:

5. Provide a digitally certified copy of the most current boundary and topographic survey with the site plan, in accordance with LDC §14-3-31(C)(2)(h). The survey shall be prepared by a State of Florida-licensed PLS and include:
 - Legal description
 - Current FEMA floodplain statement
 - Topographic contours at one-foot intervals, extending 25 feet beyond the property boundary lines/project limits
 - Property boundary monumentation
 - Vertical datum and benchmark
6. Provide a legal description for all project acreage on the site plan to match the survey or proposed plat.

BUILDINGS/STRUCTURES:

7. Provide the location of existing and proposed structures on the construction drawings, including structures on adjacent lots if located within 25 feet of the property line. Ref. LDC §14-3-31(C)(2)(i)

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

8. Remove/relocate the two parking spaces that require vehicles to back into the public right-of-way (ROW). The residential to commercial change of use triggers full conformance with current parking standards (Kissimmee LDC §14-7-22). Parking spaces shall not back into the right-of-way/street (LDC §14-7-24(B)). Also, No portion of the parking spaces for this development shall be located within the right-of-way.
9. The minimum standard parking stall width is 9 feet. Ref. LDC §14-7-23(C)
10. Plans shall show the removal of the curb cut and driveway on Lavon.
11. Provide a minimum 20 -foot unobstructed stacking distance for the driveway entrance on Oak Street (collector). Ref. LDC §14-7-23(D)(1).

PUBLIC SIDEWALKS/BIKEWAYS/PEDESTRIAN PATHS:

12. Provide a 6-foot-wide minimum concrete sidewalk within the adjacent road rights-of-way along Lavon Avenue to tie into the sidewalk along Oak Street. Ref. LDC §14-7-3(A).
13. For the parking stall abutting the sidewalk, provide either a wheel stop or a 7-foot sidewalk behind the curb. Alternatively, provide a continuous curb with at least 2 ft of separation to the sidewalk in place of wheel stops. Ref. LDC §14-7-23(C)(2).

WALLS/FENCING/GROUND SIGNAGE:

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

UTILITIES:

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

STORMWATER MANAGEMENT/GRADING:

16. Provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the site plan. Ref. LDC §14-2-191(C)(16)
17. In Zone RB-2, impervious area is limited to the lesser of 50% or the capacity of the permitted stormwater facility. Please revise.

GARBAGE STORAGE/COLLECTION/DISPOSAL:

18. Please contact **Jody Kirkendall** (Solid Waste) for trash collection options for this site. Email: jody.kirkendall@kissimmee.gov.
19. Provide a garbage/solid-waste storage, collection, and disposal statement on the site plan, including screening type and height; and, if curbside (roll-out) service is proposed, show the location and interior dimensions of the screened enclosure. Ref. LDC §14-3-31(C)(2)(r).

PRELIMINARY PLAT/FINAL PLAT/REPLAT:

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

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

SITE SPECIFIC:

- Comments based on plans uploaded on/dated 8/19/2025.
- 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.
- No roadway open-cuts will be permitted unless no other alternative is available.
- Provide DRC comment responses with the construction plan submittal.

GENERAL INFORMATION:

- 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.
- Wheel stops or raised curbing shall be provided between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2), §14-8-23(D)(2)
- 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 all required site improvements are complete—and before requesting a Building Final/CO—email Public Works Engineering at DRCengineering@kissimmee.gov to confirm the list of closeout documents you will need to submit. After we confirm the required items, upload them to EnerGov for review and approval. Public Works cannot recommend approval of the Building Final/CO until those documents are approved in EnerGov. Please submit early to allow adequate review time.

- Any comments not specifically addressed during the DRC meeting are assumed to be understood and must be incorporated into the construction plan submittal. Please note that any changes, additions, or adjustments to site elements may result in additional construction plan comments and could extend the approval timeline.
- For questions regarding these comments or conditions, please contact the reviewer listed above.

###

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

REVIEW DUE DATE: 11/12/2025
PROJECT: 1720 W Oak Street
SITE PLAN (DRC) NUMBER: CU-25-0017
REVIEW NUMBER: 2 (v2)

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - ryan.kilman@kissimmee.gov
ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

SITE SPECIFIC:

- Comments based on plans uploaded on/dated 10/13/2025.
- 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 the preliminary construction plan submittal.
- No roadway open-cuts will be permitted unless no other alternative is available.
- Make sure the construction plans reference the latest ITE Traffic Generation Manual edition for the trip counts.
- Make sure the landscaping plans use the same base drawings as the construction drawings (no N Lavon driveway).
- While a six-foot-wide (6') concrete sidewalk is proposed along Lavon Avenue, the construction drawings must clearly show its continuous connection to the existing sidewalk along Oak Street, including the tie-in at the ADA-compliant curb ramp. The current plans appear to terminate the Lavon Avenue sidewalk before it meets the Oak Street sidewalk/curb ramp; revise to show the full connection, with dimensions and spot grades as needed. Also, a sidewalk easement will be required for any portion of the public sidewalk located within private property.
- Show all proposed walls, fencing, and ground/monument signage on the construction drawings, including location, height, and materials. Confirm and label that each is located outside the required sight visibility triangles per LDC §14-7-2.
- Please contact Paul Iaia (Solid Waste) for trash collection options for this site. Email: paul.iaia@kissimmee.gov
- Provide a dedicated roll-out container storage location on the plans. Label plan dimensions (L×W) and enclosure height, and call out the screening type/material (e.g., opaque fence, masonry wall), including gate/door details.
- Submit a final plat application to the City for review and approval. Please be advised: The final plat for this project shall be reviewed by City staff before final construction plan approval, project final acceptance, and Building Final/CO.
- Provide DRC comment responses with the construction plan submittal.

GENERAL INFORMATION:

- Please log in to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or responses to comments.
- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.
- Wheel stops or raised curbing shall be provided between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2), §14-8-23(D)(2)
- 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)
- Please note that plans must incorporate the new Statewide Stormwater Management Rules and show how these updates impact the project's stormwater design.
- 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 the construction plan submittal. Ref. LDC §14-7-23(G), §14-3-42(H)(2), 14-3-32(A)(1)

- Once all required site improvements are complete—and before requesting a Building Final/CO—email Public Works Engineering at DRCengineering@kissimmee.gov to confirm the list of closeout documents you will need to submit. After we confirm the required items, upload them to EnerGov for review and approval. Public Works cannot recommend approval of the Building Final/CO until those documents are approved in EnerGov. Please submit early to allow adequate review time.
- Any comments not specifically addressed during the DRC meeting are assumed to be understood and must be incorporated into the construction plan submittal. Please note that any changes, additions, or adjustments to site elements may result in additional construction plan comments and could extend the approval timeline.
- For questions regarding these comments or conditions, please contact the reviewer listed above.

###



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

ADDRESS: Parcel ID 1720 W Oak Street
PLAN (DRC) NUMBER: CU-25-0017

DATE: 9/10/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

- Additional comments at and during pre-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 development process tools and resources.
- Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <https://tohowaterauthfl-energovweb.tylerhost.net/apps/selfservice#/home>.
- The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit your application, register or any other questions related to the portal, please contact Latoya Hanson at lhanson@tohowater.com or 407-483-3869.
- A Developer's Service Agreement (DSA), including Human Trafficking Affidavit (HTA) section 787.06(13) of the Florida statute must be fully executed prior to plan approval. The DSA will be sent separately by your assigned Development Project Manager (DPM) once it is ready for execution. Please take this time to review the [DSA- HTA template](#) and [commonly missed DSA items](#). The DSA Agreement must be signed by the landowner. If the current owner is an entity, the entity must be licensed in the State of Florida and the signee must provide proof of signing authority.
- Commercial and Residential construction/projects are required to comply with the Toho Efficiency Program, also known as TEP. TEP focuses on landscape design, irrigation systems, appliances, and indoor fixtures. Please call Toho Water Conservation Coordinator at 407-944-5121, you can also email Rodney Tilley, Environmental Supervisor Water Conservation at rtilley@tohowater.com, to obtain approval and compliance with the Toho Environmental Program (TEP).

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.

1720 W OAK ST CONSTRUCTION PLANS

PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY (BY OTHERS)
C-3	DEMO & EROSION CONTROL PLAN
C-4	SITE PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	GENERAL CIVIL NOTES
C-8	DETAIL SHEET

LEGAL DESCRIPTION

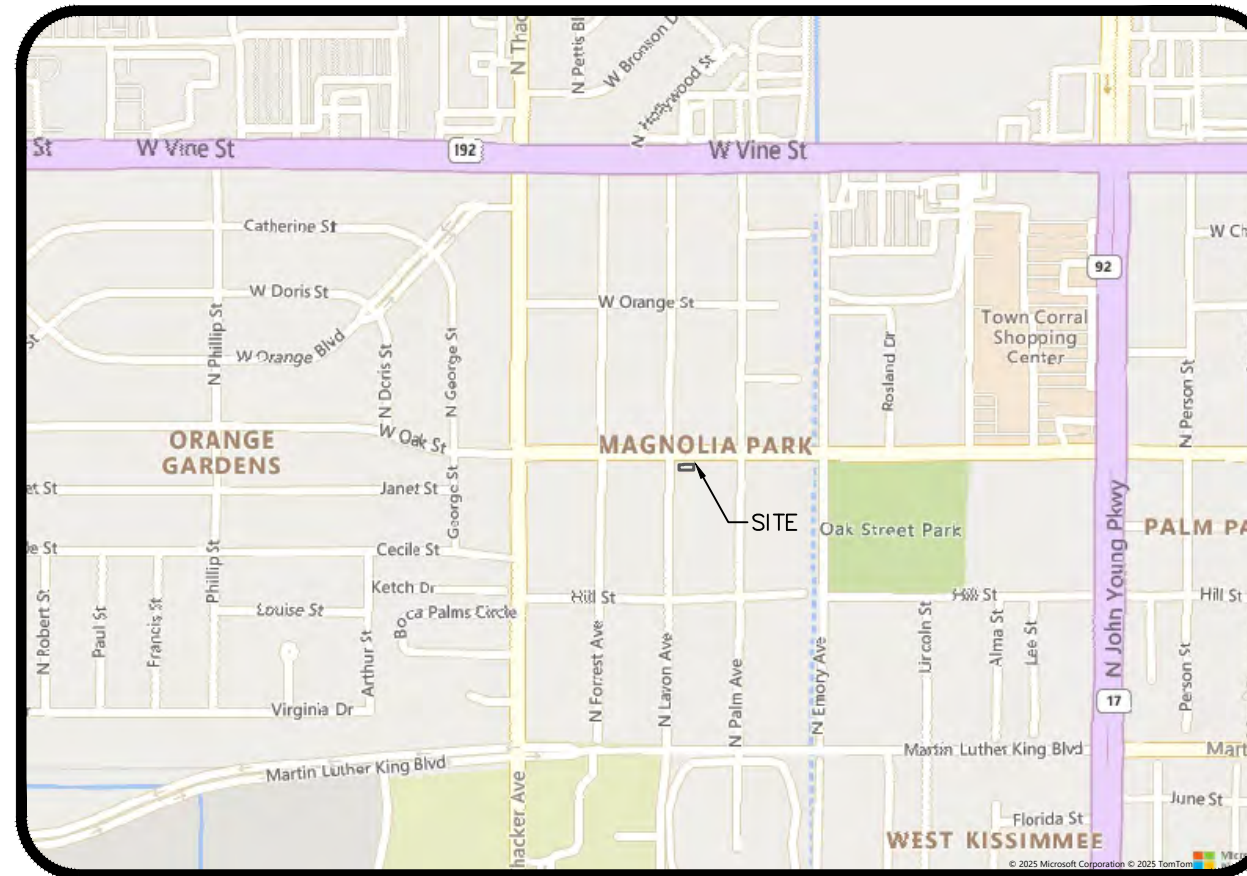
LOTS 11 AND 12, BLOCK 16, MAGNOLIA PARK, ACCORDING TO THE PLAT THEROF,
RECORDED IN PLAT BOOK 1, PAGE 97, OF THE PUBLIC RECORDS OF OSCEOLA
COUNTY, FLORIDA.

PROJECT CONSULTANTS

CIVIL ENGINEERS
CIVILCORP ENGINEERING, INC.
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 755-1700

SURVEYORS
DEEP SOUTH SURVEYING
596 TERRANOVA CIRCLE
WINTER HAVEN, FL 33884
PHONE:

LOCATION MAP



SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST

1720 W OAK STREET
KISSIMMEE, FL 34741
PARCEL ID # 21-25-29-1670-0046-0180

PREPARED FOR:
ARELIS FAMILIA
CONTACT: ARELIS FAMILIA
328 W OAK ST
KISSIMMEE, FL 34741
(689)333-3624

PREPARED BY:

Civil Corp
Engineering, Inc.

CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407)755-1700
EMAIL: sallen@civilcorpeng.com

SITE DATA

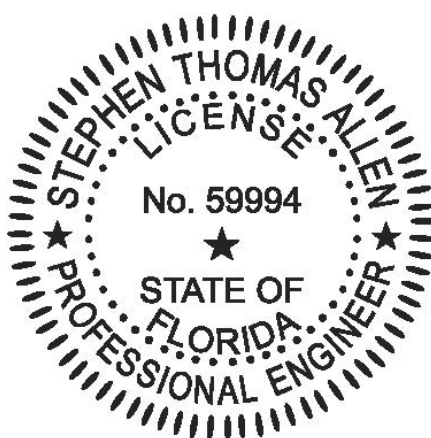
LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%
TOTAL PROJECT AREA CALCULATIONS:		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,937 SF	31.67%
TOTAL IMPERVIOUS	4,613 SF	49.74%
PERVIOUS	4,662 SF	50.26%
TOTAL PROJECT AREA	9,275 SF	100.00%
IMPERVIOUS SURFACE RATIO		
MINIMUM = 80%		
PROPOSED = 49.74%		
OPEN SPACE:		
REQUIRED = 25%		
PROPOSED = 50.26%		
IMPERVIOUS SURFACE RATIO = 49.74%		
ZONING		
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)		
UTILITIES		
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
FIRE SPRINKLERS		
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM		
CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.		
PROJECT SHALL BE CONSTRUCTED IN ONE (1) PHASE.		
TRAFFIC STATEMENT		
BASED UPON THE DATA FROM THE ITE, 10TH EDITION		
OFFICE BUILDING (ITE CODE 712)		
DAILY: 24 ADT		
AM PEAK: 3 TRIPS		
PM PEAK: 4 TRIPS		

UTILITY COMPANIES

SEWER TOHO WATER AUTHORITY 951 MARTIN LUTHER KING JR. BLVD KISSIMMEE, FL 34743 PHONE: (407) 944-5000	GAS TECO PEOPLES GAS 600 W ROBINSON ST ORLANDO, FL 32801 PHONE: (407) 420-6649
WATER TOHO WATER AUTHORITY 951 MARTIN LUTHER KING JR. BLVD KISSIMMEE, FL 34743 PHONE: (407) 944-5000	

DRC NUMBER: CU-25-0017

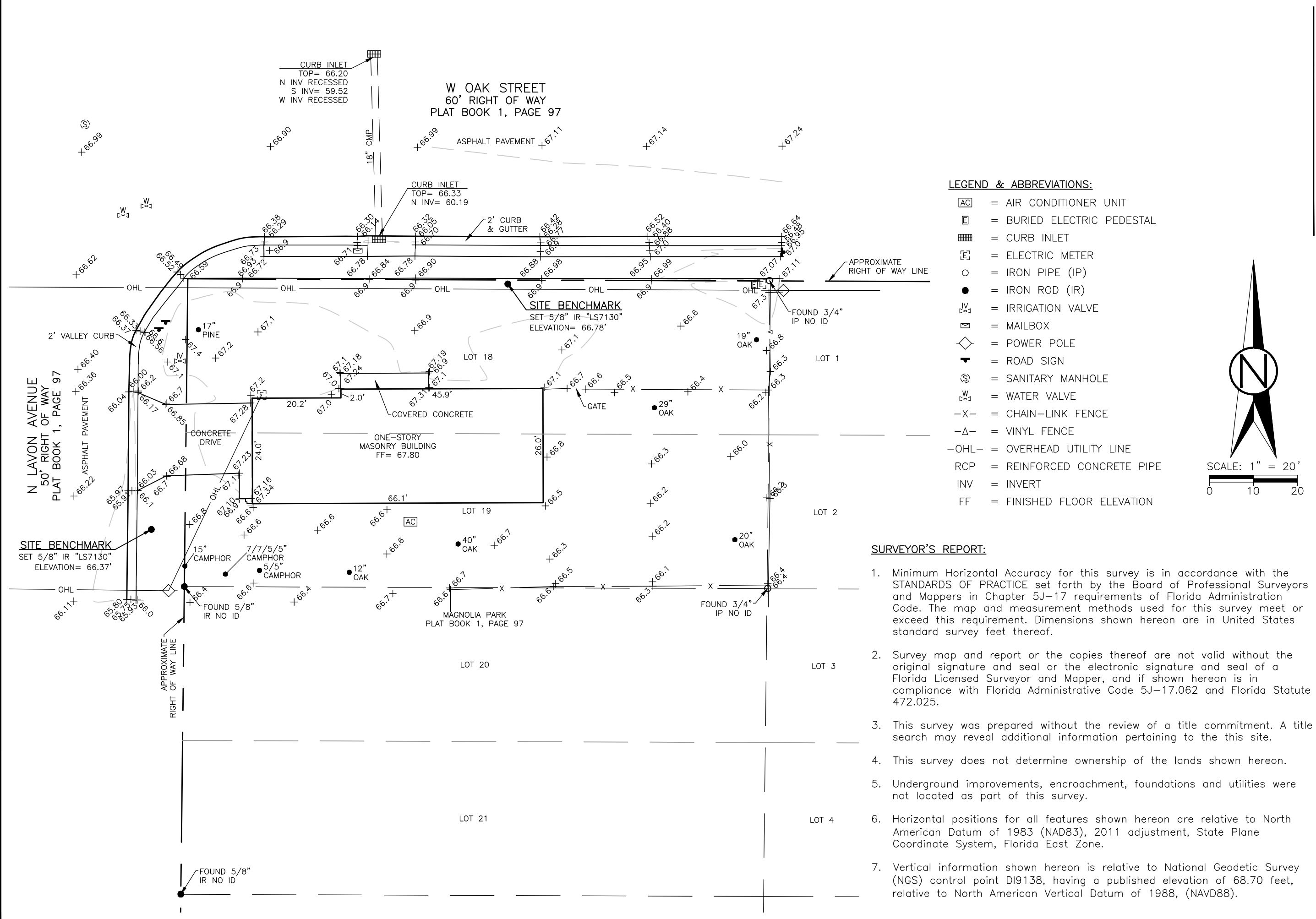
Stephen
Allen
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This item has been digitally signed and sealed by Stephen Allen, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741		ARELIS FAMILIA	Revisions		By	
				#	Date		
SHEET NAME	COVER PLAN	Stephen Allen, PE # 59994 Engineer FL Reg No	CivilCorp Engineering, Inc. 630 N Wynmore Rd. Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390	Project No.	480-001	Drawn By	GG
				Scale	N/A	Date	06/24/2025



LEGEND & ABBREVIATIONS:

- [AC] = AIR CONDITIONER UNIT
- [E] = BURIED ELECTRIC PEDESTAL
- [C] = CURB INLET
- [E] = ELECTRIC METER
- = IRON PIPE (IP)
- = IRON ROD (IR)
- [V] = IRRIGATION VALVE
- [M] = MAILBOX
- ◇ = POWER POLE
- ▬ = ROAD SIGN
- ⊕ = SANITARY MANHOLE
- [W] = WATER VALVE
- X- = CHAIN-LINK FENCE
- Δ- = VINYL FENCE
- OHL- = OVERHEAD UTILITY LINE
- RCP = REINFORCED CONCRETE PIPE
- INV = INVERT
- FF = FINISHED FLOOR ELEVATION

SURVEYOR'S REPORT:

- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. Dimensions shown hereon are in United States standard survey feet thereof.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- This survey was prepared without the review of a title commitment. A title search may reveal additional information pertaining to the this site.
- This survey does not determine ownership of the lands shown hereon.
- Underground improvements, encroachment, foundations and utilities were not located as part of this survey.
- Horizontal positions for all features shown hereon are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- Vertical information shown hereon is relative to National Geodetic Survey (NGS) control point DI9138, having a published elevation of 68.70 feet, relative to North American Vertical Datum of 1988, (NAVD88).

Ryan E. Johnson, PSM

Florida License Number 7130

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576

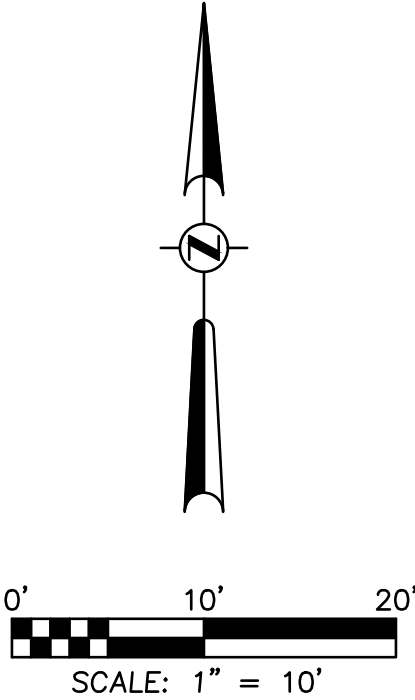
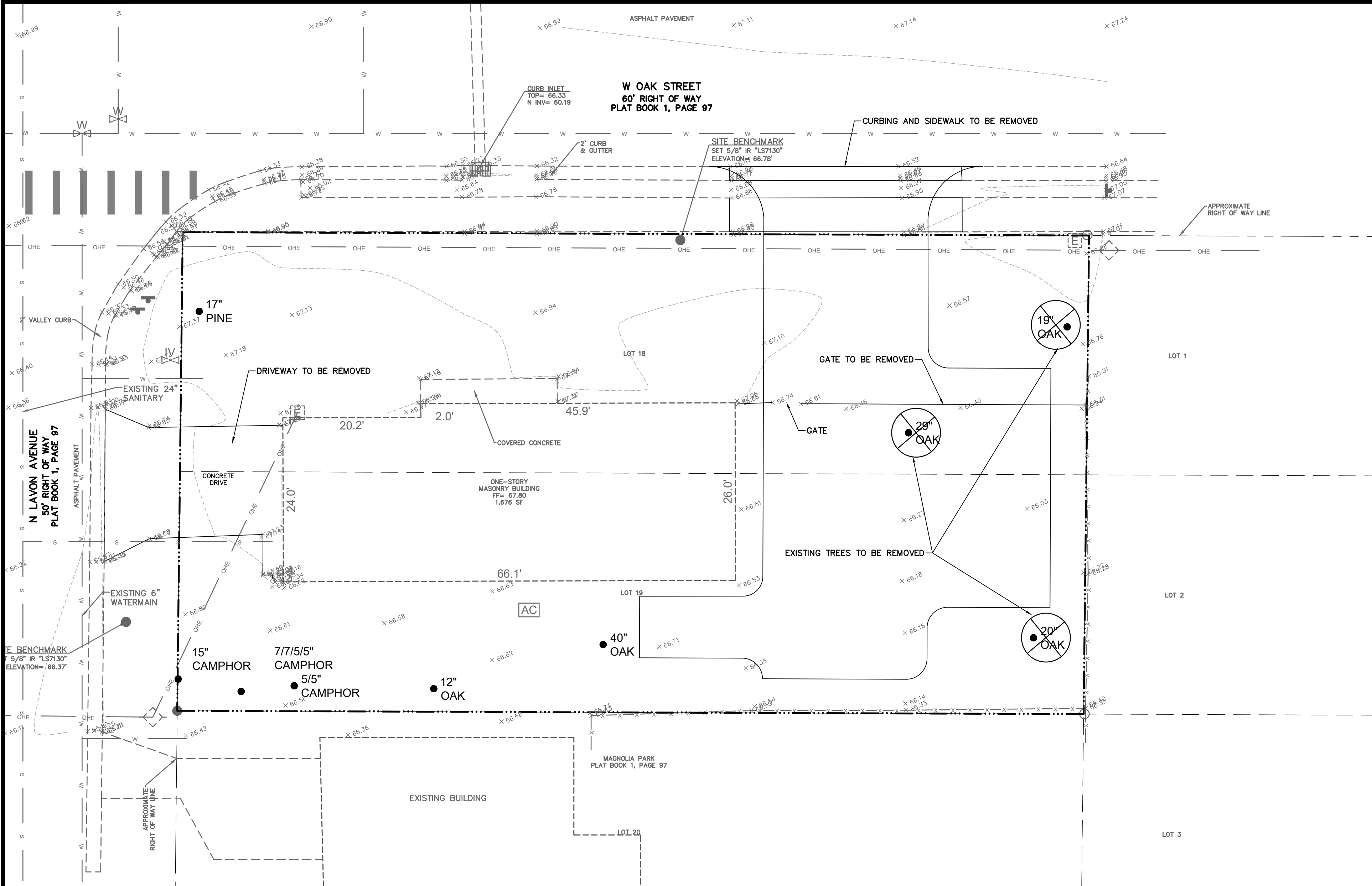
info@reservegeo.com

221 Edgewood Drive

Clermont, Florida 34711

407-383-8394

BOUNDARY & TOPOGRAPHIC SURVEY		REVISION:		DATE:
CERTIFIED TO: Arelis E Familia CivilCorp Engineering, Inc.				
		1720 W Oak Street, Kissimmee		
SITE: 25024				
DRAWING: 1720 W OAK ST-T				
SECTION: 21-25S-29E				
DATE: 06/19/2025				
SCALE: 1" = 20'		DRAWN BY: REJ		
SHEET 1 OF 1				



CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES (STAKED EVERY 100' MAX) AND SYNTHETIC BALES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DECEDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPE AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES.

DEWATERING METHODS AND LOCATIONS

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S)

1. SYNTHETIC BALE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
2. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FORM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
4. INLET PROTECTION:INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT AREA NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH NUMBER 2 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF SEEDDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH
5. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

INSPECTIONS

1. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT AT LEAST ONCE AND FOLLOWING ANY STORM EVEN OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ON-THIRD THE HEIGHT OF THE FENCE.
5. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED CAN BE OBTAINED BY THE ENGINEER. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST TREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
8. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FORM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

ADDITIONAL NOTES

1. NON-STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
 - 1.1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
 - 1.2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.

PERMANENT EROSION CONTROL MEASURES (BMP'S)

1. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AT A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCHED OR SODDED.
2. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE WATER MANAGEMENT DISTRICT PERMIT.

PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741										SHEET NAME	DEMOLITION + EROSION PLAN																											
	SHEET NO. C-3																																						
ARELIS FAMILIA										CivilCorp Engineering, Inc. 630 N Wymore Rd, Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390																				Stephen Allen, PE # 59994 Engineer FL Reg No									
Revisions										Project No. 480-001 Scale 1"=10'										Drawn By Date										GG 06/24/2025									
																				Description										By									



LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%
TOTAL PROJECT AREA CALCULATIONS:		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,888 SF	31.14%
TOTAL IMPERVIOUS	4,564 SF	49.21%
PERVIOUS	4,711 SF	50.79%
TOTAL PROJECT AREA	9,275 SF	100.00%

IMPERVIOUS SURFACE RATIO
MINIMUM = 80%
PROPOSED = 49.21

OPEN SPACE:
REQUIRED = 25%
PROPOSED = 50.79%
IMPERVIOUS SURFACE RATIO = 49.21%

ZONING
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)

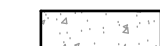
UTILITIES
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY

FIRE SPRINKLERS
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER
SYSTEM

CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.

PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

SITE LEGEND

SITE BOUNDARY LINE	
CENTER LINE OF ROAD	
EASEMENT LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED ASPHALT	
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	

PARKING CALCUALTIONS

PARKING REQUIREMENTS:
1 PARKING SPACE PER 300 SF INCLUDING 1 REQUIRED ADA SPACES
 $1676 \text{ SF} / 300 * 1 = 6 \text{ PARKING SPOTS}$

PARKING PROVIDED:
(3)90° REGULAR PARKING SPACE
(1)90° ADA PARKING SPACE
TOTAL = 4 PARKING SPACES

GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
4. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH KISSIMMEE PUBLIC WORKS AND ENGINEERING CONSTRUCTION MANAGER PRIOR TO ANY ROAD, LANE, OR SIDEWALK CLOSURES.
5. SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
6. ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINTS, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT."
7. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION)STANDARD AND SPECIFICATIONS

TRAFFIC STATEMENT

BASED UPON THE DATA FROM THE ITE, 10TH EDITION

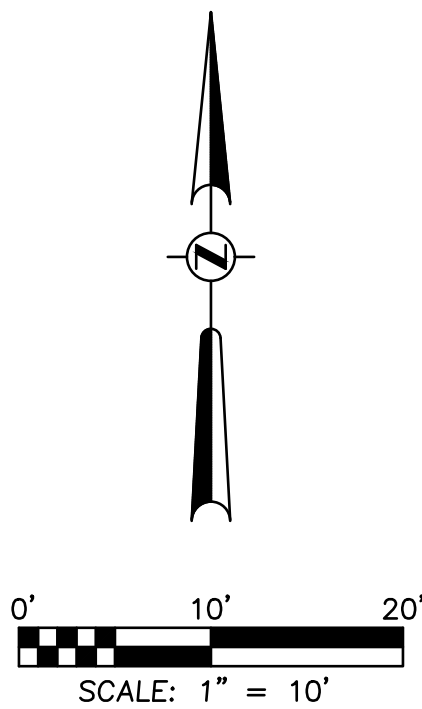
SENIOR ADULT HOUSING (ITE CODE 252)
DAILY:140 UNITS @ T = 2.89(X)+24.82 = 429 ADT, 215 ENTRY, 214 EXIT
PM PEAK:140 UNITS @ T = 0.25(X)+0.07 = 35 TRIPS, 20 ENTRY, 15 EXIT
WHERE T=TRIPS & X=UNITS

LANDSCAPE BUFFER

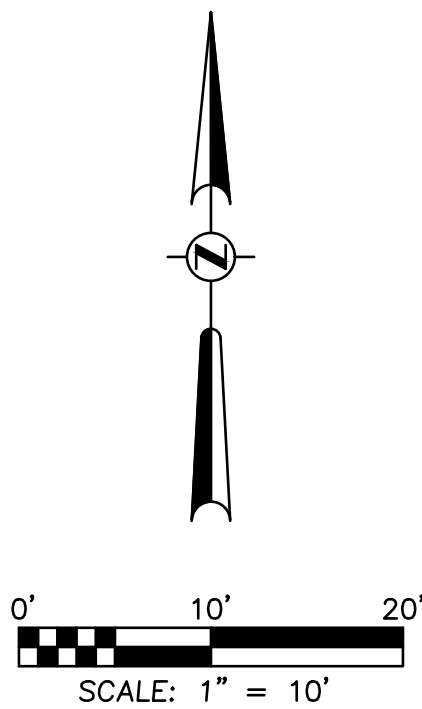
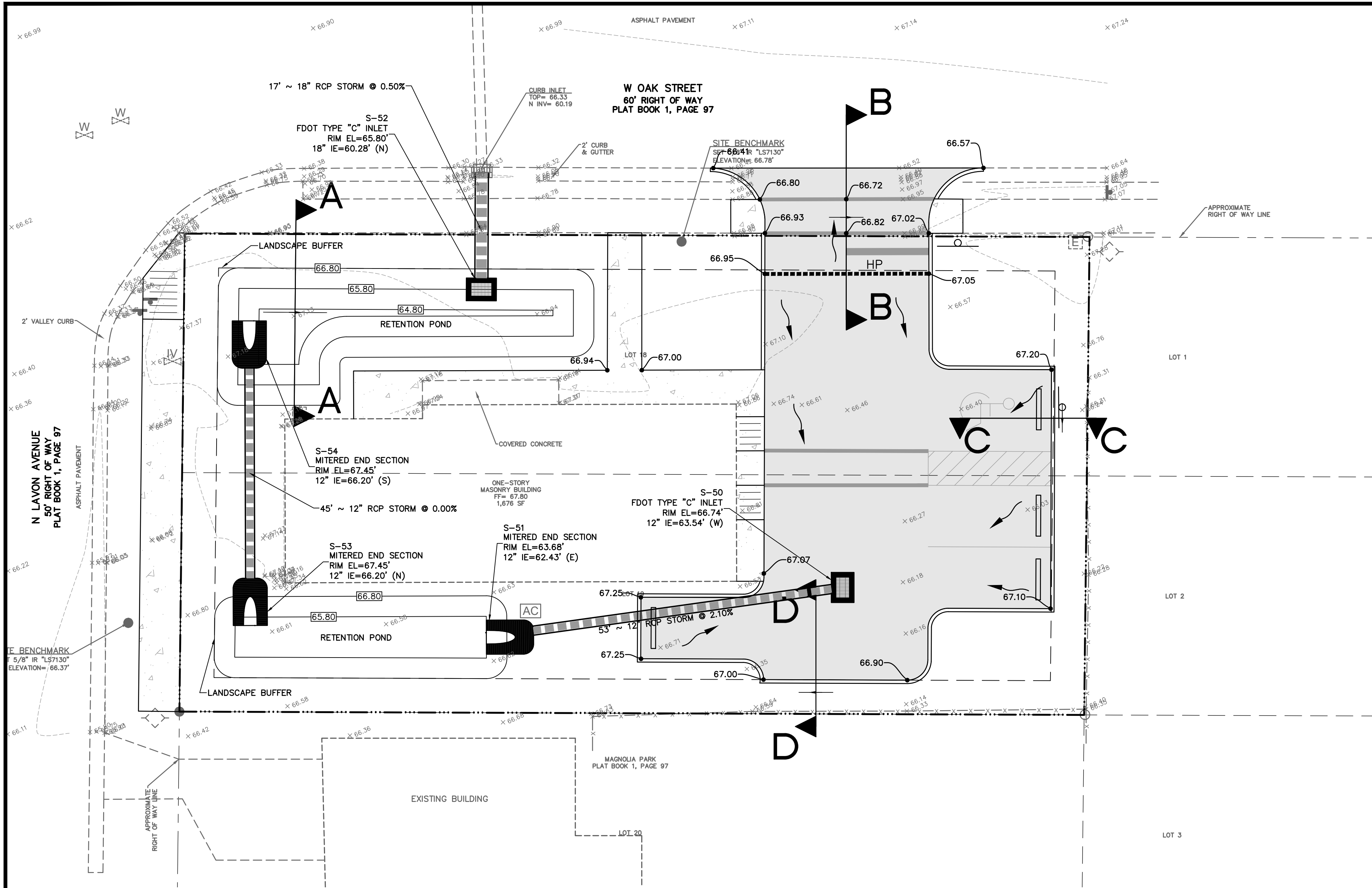
FRONT	5'
SIDE	5'
REAR	5'

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.

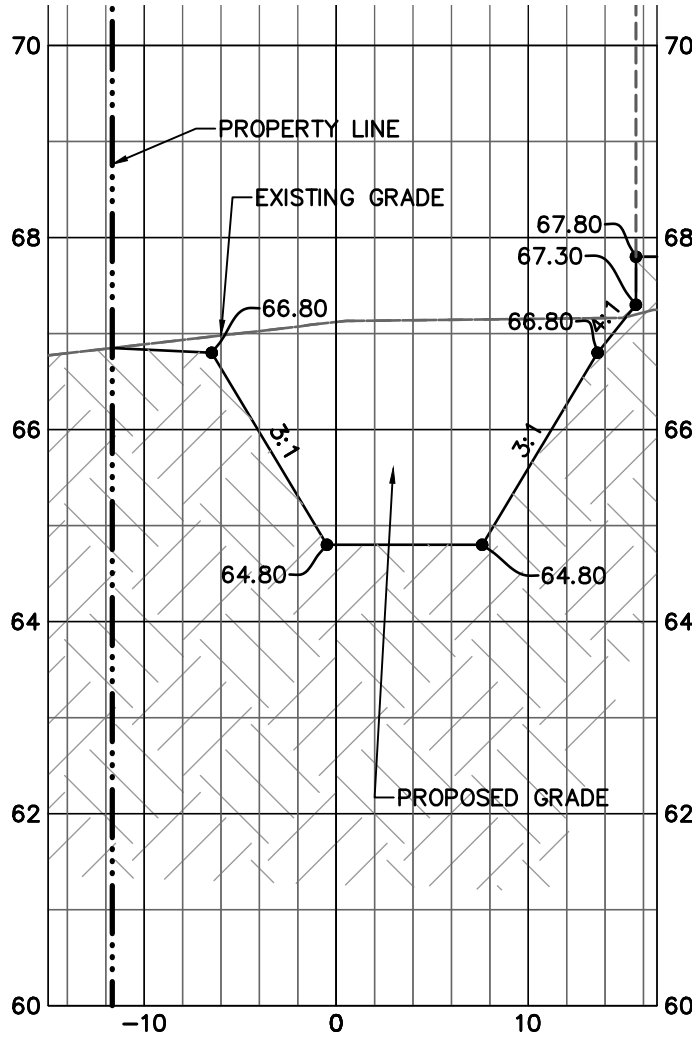


PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741			Stephen Allen, PE # 59994 Engineer FL Reg No
	SITE PLAN			
SHEET NAME				
SHEET NO.	C-4			



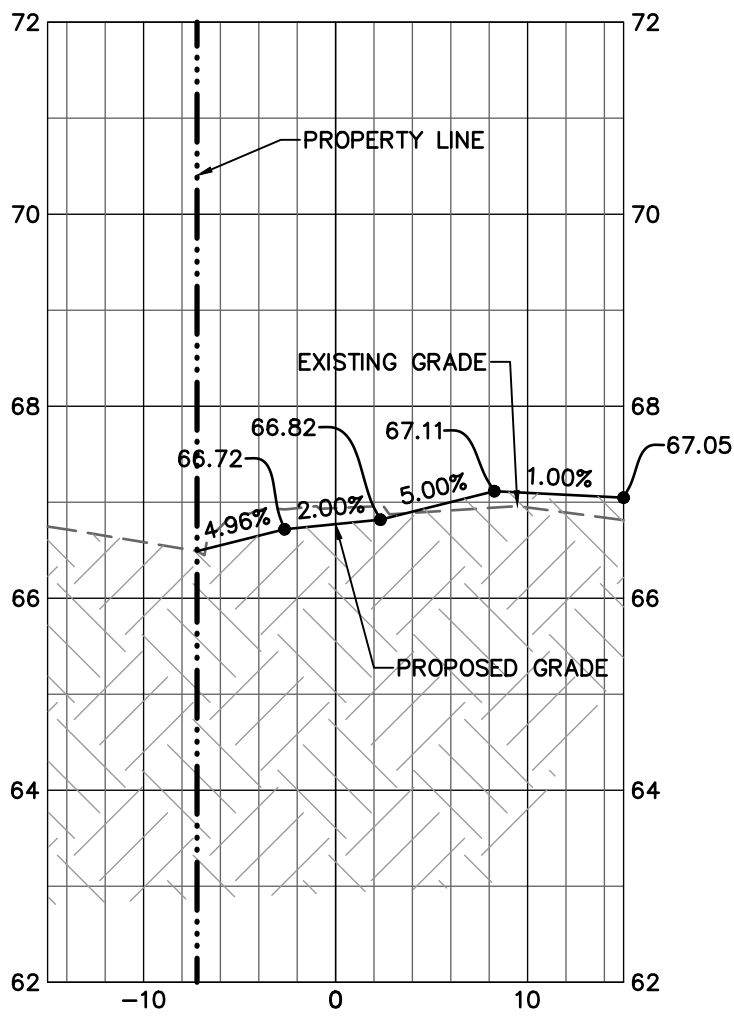
GRADING LEGEND

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	
PROPOSED SPOT ELEVATION	
DRAINAGE INLET	
MITERED END SECTION	
SLOPE DIRECTION AND PERCENT	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERC
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
PROPOSED SURFACE FLOW	



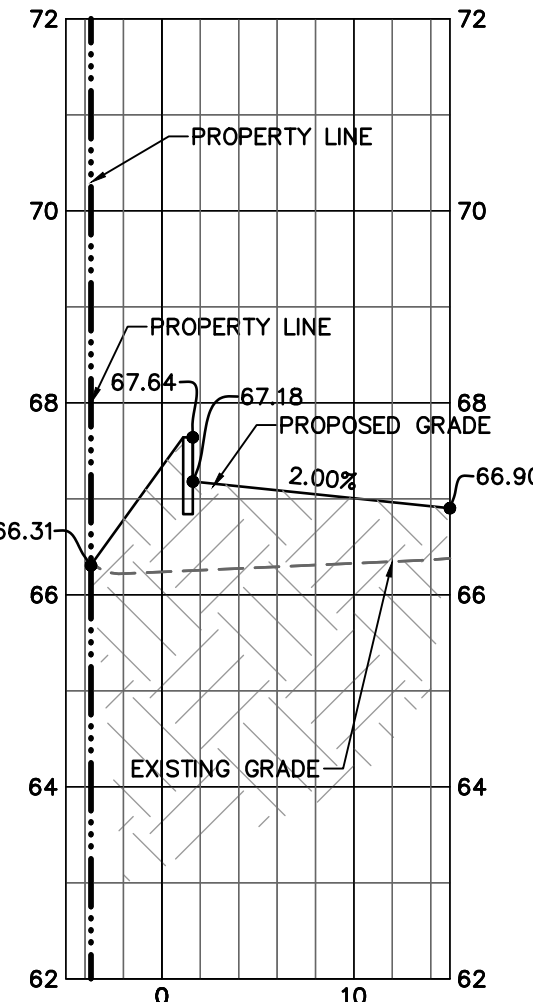
CROSS SECTION A-A

HORZ: 1"=10'
VERT: 1"=2'



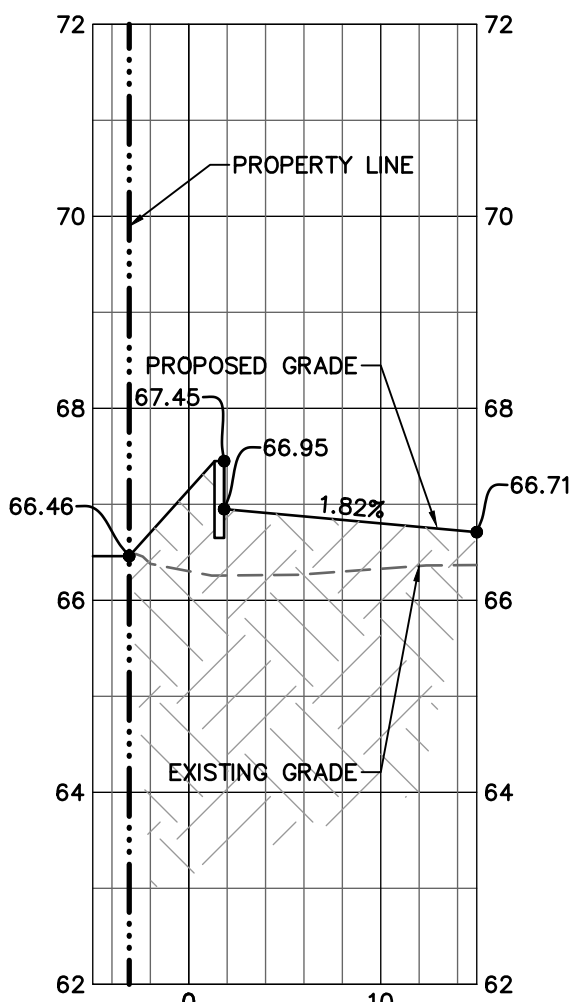
CROSS SECTION B-B

HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION C-C

HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION D-D

HORZ: 1"=10'
VERT: 1"=2'

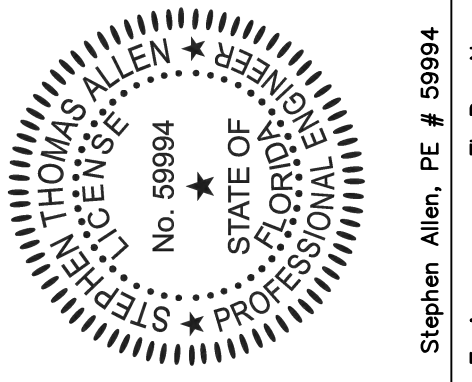
GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN NAVD88.
2. ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINT, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT.
3. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
4. ALL FILL MATERIAL TO BE CLEAN FINE SAND APPROVED BY THE GEOTECH ENGINEER.
5. CONTRACTOR SHALL DISPOSE PROPERLY OFFSITE ANY AND ALL DELETERIOUS MATERIAL, INCLUDING MUCK AND HIGHLY PLASTIC CLAY.

ARELIS FAMILIA

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

CivilCorp
Engineering, Inc.



Stephen Allen, PE # 99994
Engineer

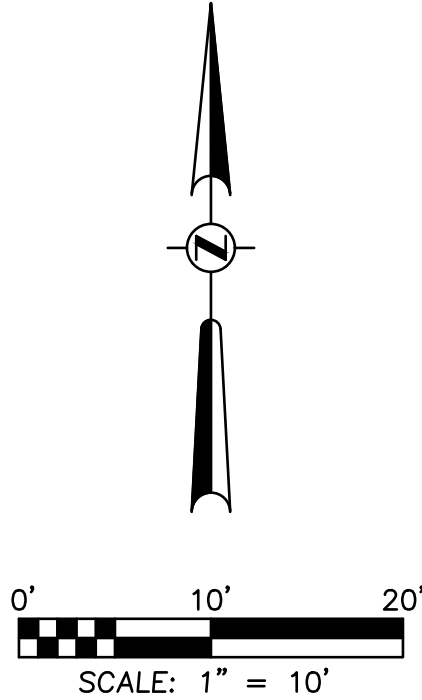
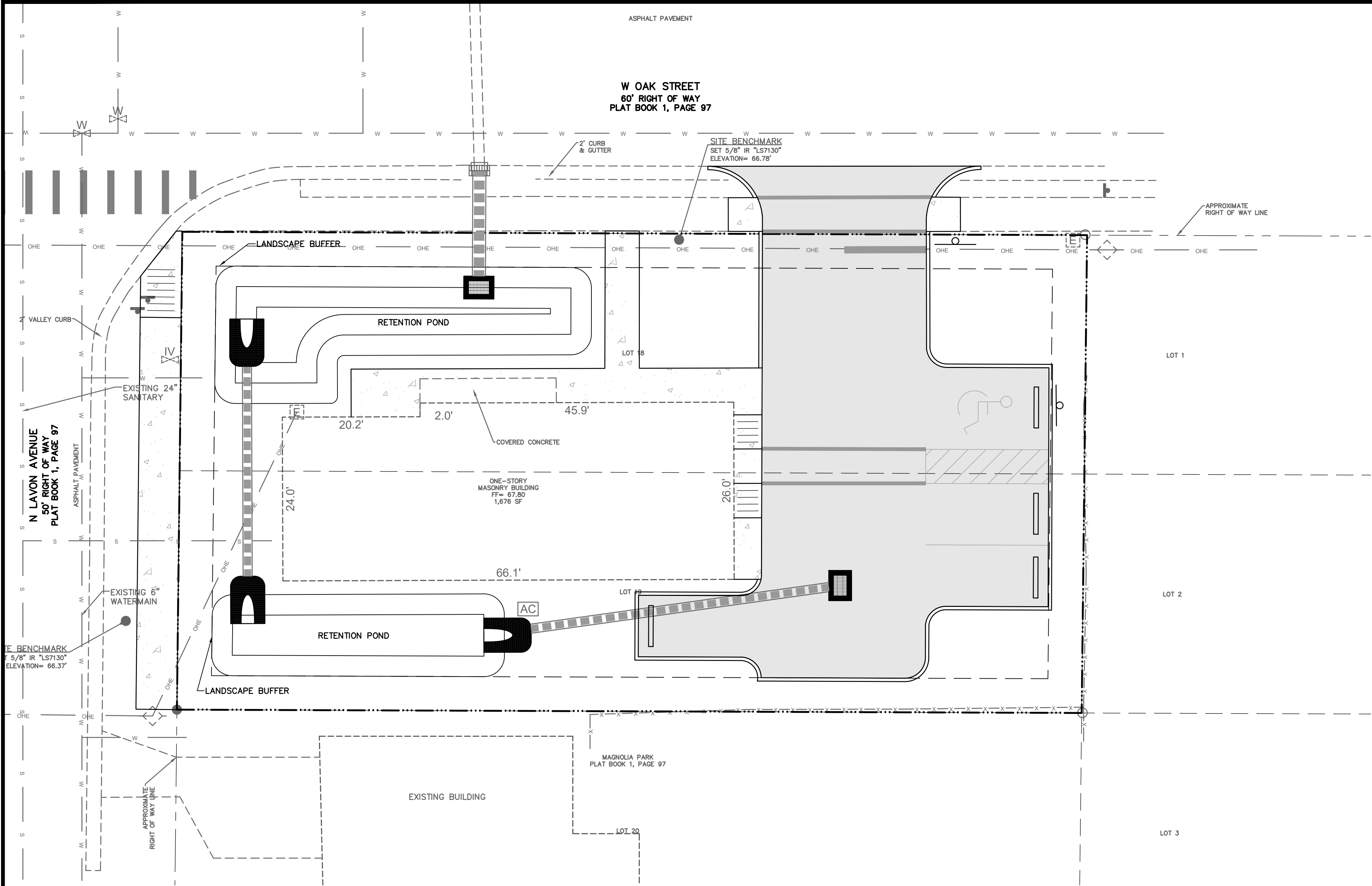
1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

GRADING PLAN

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-5



UTILITY LEGEND

EXISTING WATER MAIN	— W —
EXISTING SANITARY MAIN	— S —
EXISTING OVER HEAD WIRE	— OHE —
EXISTING GATE VALVE	—
EXISTING FIRE HYDRANT	—
EXISTING WATER METER	WM
EXISTING SANITARY MANHOLE	S
EXISTING SANITARY CLEANOUT	SS
SANITARY SEWER	SS
PROPOSED CLEANOUT — CO	—
PROPOSED GATE VALVE — GV	—
PROPOSED FIRE HYDRANT — FH	—
PROPOSED WATER METER	WM
PROPOSED BACKFLOW PREVENTER	—
WATER LINE	WL
REDUCED PRESSURE BACKFLOW PREVENTER	RPBP
DOUBLE DETECTOR CHECK VALVE ASSEMBLY	DDCVA

1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

UTILITY PLAN

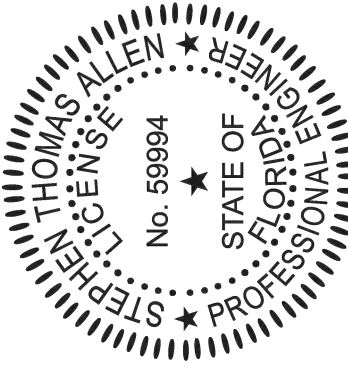
PROJECT
NAME

SHEET
NAME

SHEET NO.
C-6

ARELIS FAMILIA

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390



Stephen Allen, PE # 59994
Engineer FL Reg No

Revisions	By	Date
4		
3		
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1		
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Drawn By

Project No.

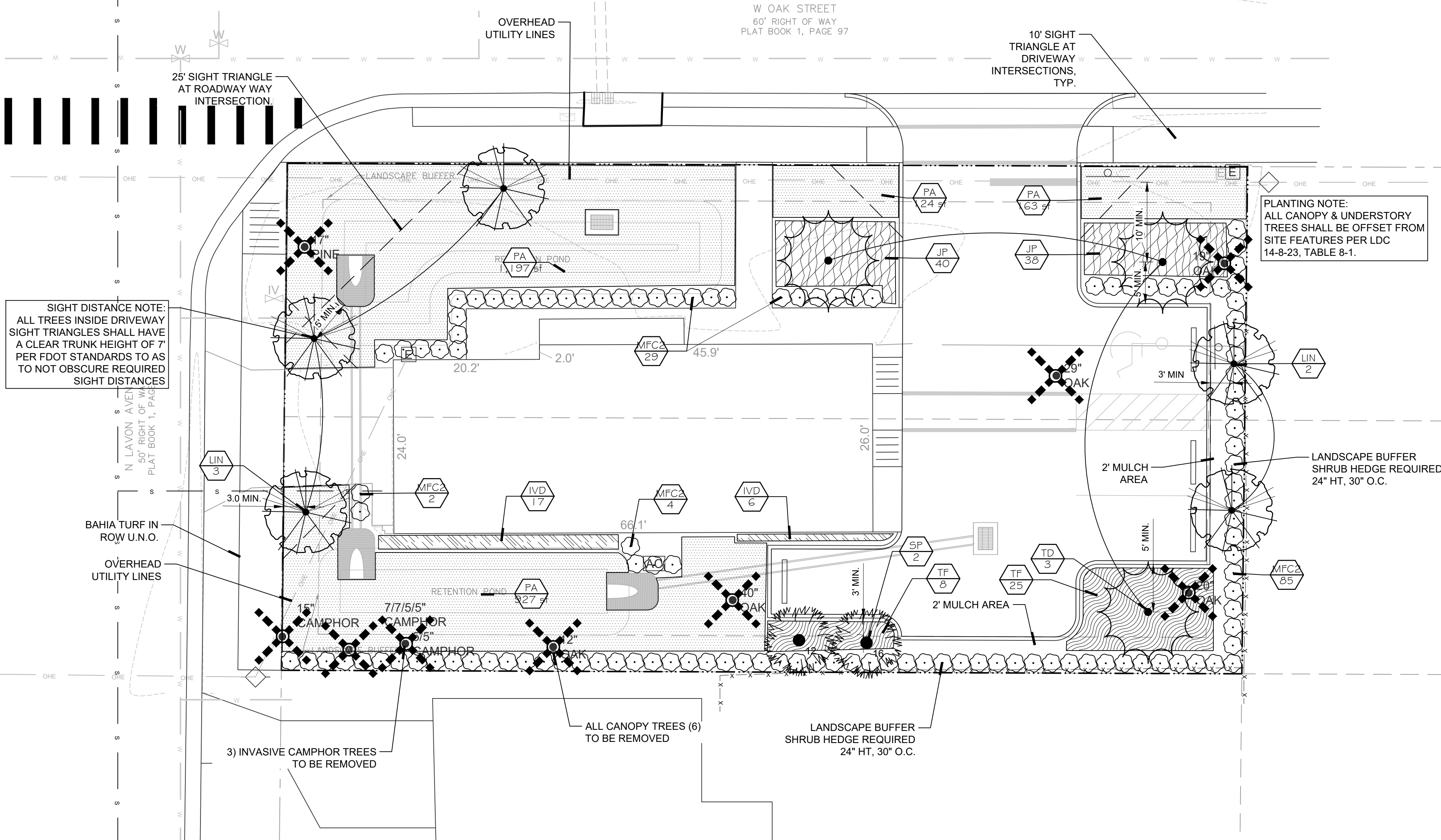
Scale

Date

480-001

06/24/2025

GENERAL CONSTRUCTION NOTES (REV 07/25/19)		CLEARING AND EROSION CONTROL NOTES (REV 07/25/19)		WATER CLEARANCE REQUIREMENTS(REV 07/25/19)		SANITARY SEWER NOTES (REV 07/25/19)	
1. ALL ELEVATION REFER TO VERTICAL DATUM AS INDICED ON THE SURVEY PROVIDED HEREIN.		1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.		1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIXINCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."		1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.	
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF DISCREPANCIES.		2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.		2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-TYPE VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.		2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 FOR DEPTHS 3'-12' AND SDR 26 FOR DEPTHS 12'-18' OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.	
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 or 811. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.		3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.		3. AT THE UTILITY CROSSINGS DESCRIBED IN NUMBER 2. ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.		3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.	
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THIS CONTRACTOR.		4. THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.		4. ALL FITTINGS LARGER THAN 3" SHALL BE MECHANICAL JOINT, DUCTILE IRON CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.		4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.	
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO PAVEMENT AND STRUCTURE CONSTRUCTION.		5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.		5. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.		5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.	
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS AND CODES.		6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.		6. ALL PVC WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.		6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".	
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED BY THE PLANS AND PERMITS SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.		7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.		7. ALL FITTINGS LARGER THAN 3" SHALL BE MECHANICAL JOINT, DUCTILE IRON CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.		7. ALL DUCTILE IRON PIPE SHALL BE PRESSUR CLASS 350 IN ACCORDANCE WITH ANSI A 21.51-91 (AWWA C 151), DUCTILE IRON PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21-91 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI 21.4 (AWWA C104).	
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.		8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THE THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.		8. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE POLYETHYLENE TUBING WITH COMPRESSION FITTINGS.		8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LEADING.	
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURES STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.		9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.		9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.		9. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT AND WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.		10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SYNTHETIC BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROCESS.		10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
11. WORK PERFORMED UNDER THIS CONTRACT SHALL BE COORDINATED WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.		11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.		11. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		11. ALL SANITARY FORCEMANS AND GRAVITY MAINS SHALL BE SEPARATED A MINIMUM OF 6 FEET HORIZONTALLY (10 FEET PREFERRED) AND A MINIMUM OF 12 INCHES VERTICALLY (6 INCHES MINIMUM FOR GRAVITY BUT 12 INCHES IS PREFERRED) FORM ADJACENT WATER MAINS. WHEN THESE SEPARATION DISTANCES ARE NOT POSSIBLE, CONTRACTOR SHALL CONSULT ENGINEER AND AGENCY HAVING JURISDICTION FOR PIPE MATERIAL AND/OR ENCASEMENT ALTERNATIVES.	
12. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.		12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.		12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.		12. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
13. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.		13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SITUATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.		13. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		13. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.	
14. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHER WISE INDICATED ON STRUCTURE PLANS.		14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.		14. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		14. CONTRACTOR SHALL CONDUCT VIDEO CAMERA INSPECTION OF ALL GRAVITY SEWER PIPING AND PROVIDE ENGINEER WITH VIDEO TAPE OR DVD OF INSPECTION FOR VIEW AND APPROVAL.	
15. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR AND VENDOR.		15. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO A LAKE OR RIVER, A SETTLING POND OR PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.		15. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		15. THE GRAVITY SANITARY SEWER AND ALL SERVICE LATERALS SHALL BE SUBJECT TO ADDITIONAL TESTING AS REQUIRED BY LOCAL REGULATIONS. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.	
16. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED, BY THE OWNER, REGULATORY AGENCY AND ENGINEER OF RECORD.		16. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS WHICH HAVE BEEN LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".		16. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		16. ALL FORCE MAINS SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S REASONABILITY.	
17. CHAPTER77-153 OF THE FLORIDA STATUES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL, OF THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.		17. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO A LAKE OR RIVER, A SETTLING POND OR PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.		17. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		17. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.	
18. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS WHICH HAVE BEEN LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".		18. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		18. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		18. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF THE TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.	
19. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE SOILS REPORT, ENGINEERING CONSTRUCTION DRAWINGS AND PERMITS, HAVE BEEN SATISFIED.		19. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		19. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		19. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.	
20. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS AND IN THE SOILS REPORT. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATION THAT ALL REQUIREMENTS HAVE BEEN MET.		20. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		20. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		20. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.	
21. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND PRIOR TO COMMENCING CONSTRUCTION.		21. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		21. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		21. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.	
22. THE 100% IRRIGATION SYSTEM SHALL BE DIFFERENTIATED FROM POTABLE WATER PIPING.		22. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		22. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		22. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES.	
23. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, AT ALL TIMES.		23. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		23. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
24. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.		24. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		24. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
25. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATER AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY OTHERS.		25. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		25. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
WORK IN CITY OF KISSIMMEE RIGHTS-OF-WAY (REV 07/25/19)		PAVING, GRADING AND DRAINAGE NOTES (REV 07/25/19)		PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS (REV 07/25/19)			
1. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.		1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.		1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.			



TREE REMOVAL LEGEND



LANDSCAPE AREAS:

TOTAL SITE AREA: 9,270 +/- SFT
PARKING SPACES: 4
REQ'D VUA PLANTING: 100 SFT (500 SFT+ PROVIDED)

TREES REMOVED: 6
TREES PROVIDED: 3 CANOPY, 5 UNDERSTORY, 2 PALMS

PLANT SCHEDULE

THIS IS A "FLORIDA FRIENDLY PLAN"

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
LIN	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	45 gal	3" STD	10'-12' H x 4'-5' W	5
SP	Sabal palmetto / Cabbage Palmetto	FG, B&B		12'-24' CT	2
TD	Taxodium distichum / Bald Cypress	45 gal	3" Cal	12'-14' H	3
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS					
MFC2	Myrcianthes fragrans / Simpson's Stopper	3 gal	24"-30" X 24"-30"	30" o.c.	120
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUB AREAS					
IVD	Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal	10-12" x 10-12"	24" o.c.	23
ORNAMENTAL GRASSES					
TF	Tripsacum floridanum / Florida Gamagrass	1 gal	15"-18" x 15"-18"	36" o.c.	33
GROUND COVERS					
JP	Juniperus chinensis 'Parsonii' / Parsoni Juniper	3 gal@	18"-24" spd.	24" o.c.	78
PA	Paspalum notatum 'Argentine' / Bahia Grass	sod			2,411 sf

PLANTING NOTES:

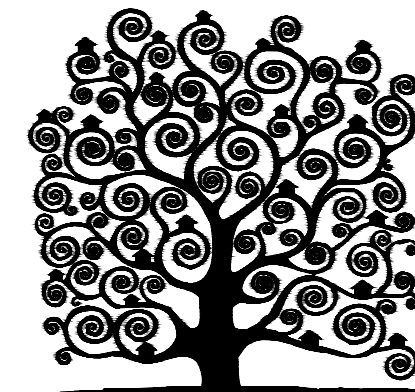
- ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
- FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- UNLESS NOTED OTHERWISE, ALL MULCH SHALL BE PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
- CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
- ALL LANDSCAPING SHALL CONFORM TO CITY OF KISSIMMEE LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

TREE NOTES:

- ALL REQUIRED CANOPY TREES SHALL BE A MINIMUM HEIGHT OF 10 FEET & 2.5 INCH CALIPER AT PLANTING
- ALL TREES SHALL BE INSTALLED PER CITY OF KISSIMMEE CODE.
- ALL TREES WITH INVASIVE ROOT SYSTEMS SHALL BE SET A MINIMUM OF 5 FEET AWAY FROM UTILITIES AND HAVE ROOT BARRIERS INSTALLED TO DEFLECT ROOTS AWAY FROM ADJACENT HARDSCAPE SURFACES.

SIGHT DISTANCE NOTE:

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
- SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
- TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.



**THEODORE
WEPPELMANN
ARCHITECTS**

**ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING**

13073 Overstreet Rd.
Windermere, Florida 34786
ph: 321.663.9828
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Client: **INVESTMENTS
VENTURE LLC**
Via: 2932 River Birch Dr,
Kissimmee, FL 34741

Project:

1720 W. OAK ST.
Kissimmee, FL 34741

Sign & Seal

THEODORE F. WEPPELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

Consultant

Issue:
8-8-2025 SCHEMATIC REVIEW
8-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title
LANDSCAPE PLAN

Scale
1"=10'
0 FT 5 10 North

Project Number: 2025-CC_1720WOK
Design by: TFW
Drawn by: TFW
Checked by: TFW
Issued for:
Issue date: 8/8/2025
Sheet #

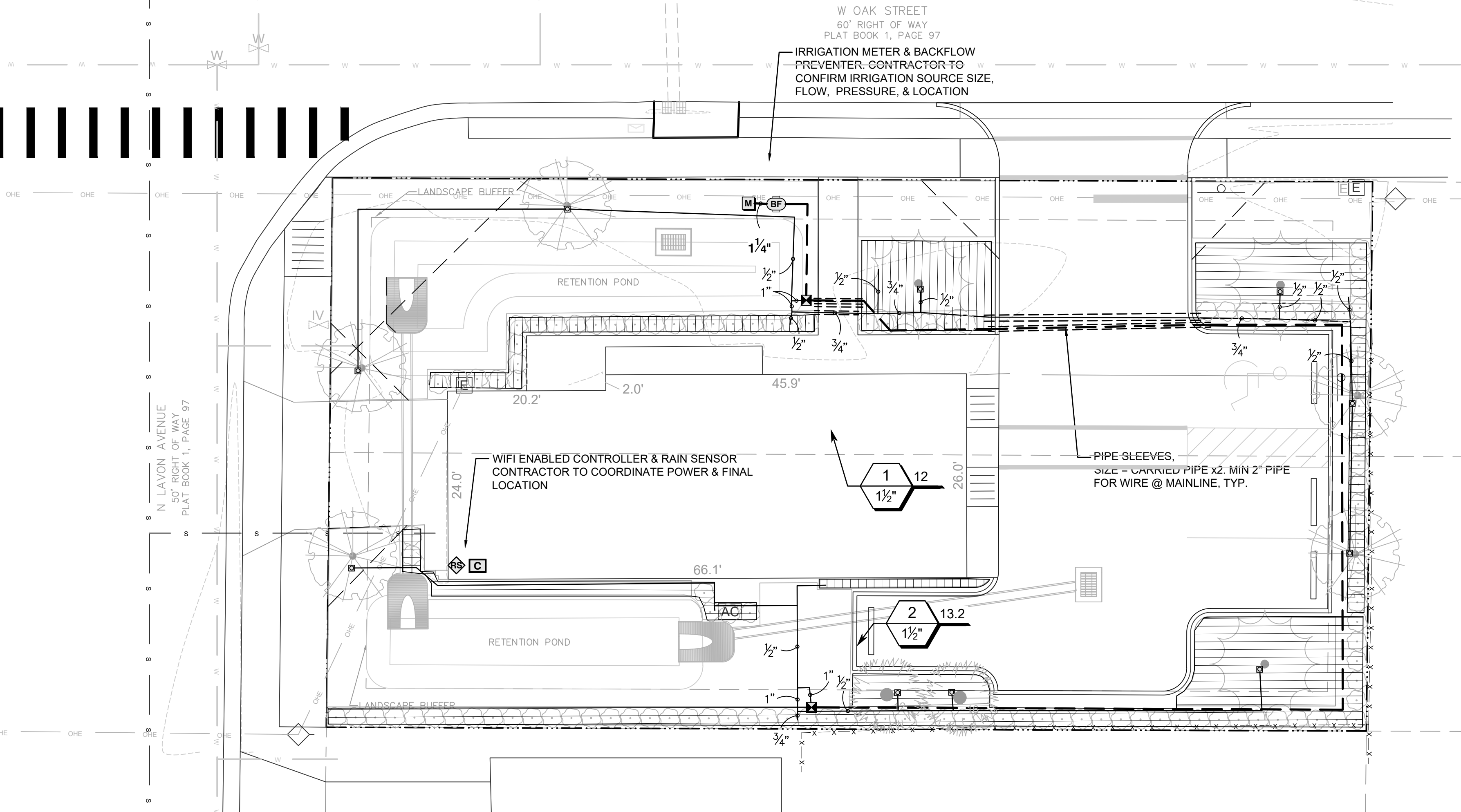
LS-01

Sheet Series
2 OF 3

IRRIGATED AREAS:

TOTAL IRRIGATED AREA: 1,400 +/- SFT.
HIGH FLOW/ SPRAY AREA: 0 +/- SFT (0%)
LOW FLOW/ DRIP AREA: 1,400+/- SFT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH ALL CITY OF KISSIMMEE IRRIGATION CODE REQUIREMENTS

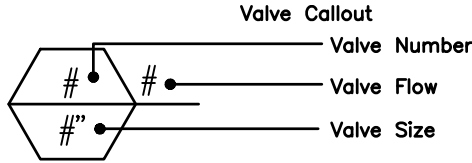


MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
☒	Rain Bird 1800-1400 Flood 1402	10	360	30	0.5	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
☒	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	2				
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm. TLFV-1 Flush Valve installed at end(s) of drip line in 7" Rain Bird Econo 708 (purple) valve box. Hunter Eco-Indicator ECO-ID-12-R installed near flush valve.	1,346 lf				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
Ⓡ	Febco 825Y 1-1/4" Reduced Pressure Backflow Preventer	1				
Ⓢ	Rain Bird TM2-4-120V 4 station 120v model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready W/ Rain Bird LNK2WiFi	1				
Ⓢ	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1				
Ⓜ	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21	362.8 lf				
	Irrigation Mainline: PVC Schedule 40	206.5 lf				
	Pipe Sleeve: PVC Schedule 40	73.9 lf				



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	12	246.1	38.5	48.5	1.44 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	13.18	114.5	36.4	48.9	1.44 in/h
	Common Wire				208.7			

CRITICAL ANALYSIS

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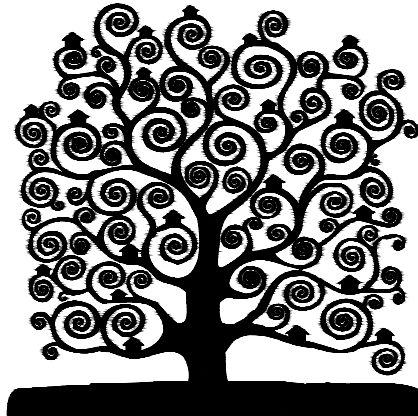
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 20.27 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 52 PSI

DESIGN ANALYSIS
Maximum Station Flow: 13.18 GPM
Flow Available at POC: 20.27 GPM
Residual Flow Available: 7.1 GPM

Critical Station: 2
Design Pressure: 30 PSI
Friction Loss: 0.34 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 6 PSI
Pressure Req. at Critical Station: 36.4 PSI
Loss for Fittings: 0.23 PSI
Loss for Main Line: 2.32 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 8.96 PSI
Loss for Water Meter: 1.02 PSI
Critical Station Pressure at POC: 48.9 PSI
Pressure Available: 52 PSI
Residual Pressure Available: 3.09 PSI



THEODORE WEPPELELMANN ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

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Windermere, Florida 34786
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Client: **INVESTMENTS VENTURE LLC**

Via: 2932 River Birch Dr,
Kissimmee, FL 34741

Project

1720 W. OAK ST.

Kissimmee, FL 34741

Sign & Seal

C

THEODORE F. WEPPELELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

Consultant

Issue:
B-8-2025 SCHEMATIC REVIEW
B-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title
IRRIGATION PLAN

Scale
1"=10'
0 FT 5 10 North

Project Number 2025-CC_1720WOK

Design by TFW

Drawn by TFW

Checked by TFW

Issued for 8/8/2025

Sheet #

IR-01

Sheet Series 1 OF 3

1720 W OAK ST CONSTRUCTION PLANS

PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY (BY OTHERS)
C-3	DEMO & EROSION CONTROL PLAN
C-4	SITE PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	GENERAL CIVIL NOTES
C-8	DETAIL SHEET

LEGAL DESCRIPTION

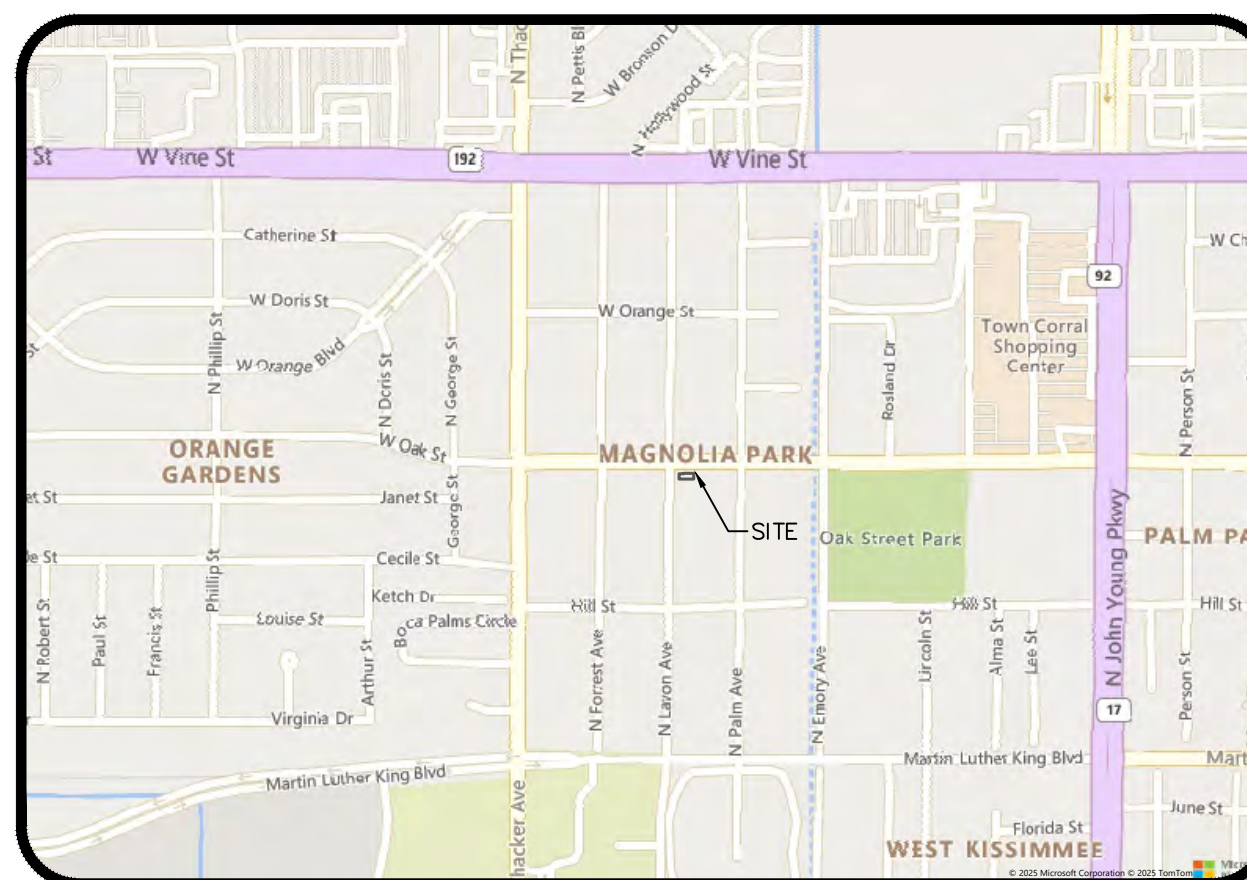
LOTS 11 AND 12, BLOCK 16, MAGNOLIA PARK, ACCORDING TO THE PLAT THEROF,
RECORDED IN PLAT BOOK 1, PAGE 97, OF THE PUBLIC RECORDS OF OSCEOLA
COUNTY, FLORIDA.

PROJECT CONSULTANTS

CIVIL ENGINEERS
CIVILCORP ENGINEERING, INC.
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 755-1700

SURVEYORS
DEEP SOUTH SURVEYING
596 TERRANOVA CIRCLE
WINTER HAVEN, FL 33884
PHONE:

LOCATION MAP



SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST

1720 W OAK STREET
KISSIMMEE, FL 34741
PARCEL ID # 21-25-29-1670-0046-0180

PREPARED FOR:
ARELIS FAMILIA
CONTACT: ARELIS FAMILIA
328 W OAK ST
KISSIMMEE, FL 34741
(689)333-3624

PREPARED BY:

CivilCorp
Engineering, Inc.

CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407)755-1700
EMAIL: sallen@civilcorpeng.com

SITE DATA

LOT COVERAGE CALCULATIONS (EXISTING)

BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%

TOTAL PROJECT AREA CALCULATIONS:

BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,937 SF	31.67%
TOTAL IMPERVIOUS	4,613 SF	49.74%
PERVIOUS	4,662 SF	50.26%
TOTAL PROJECT AREA	9,275 SF	100.00%

IMPERVIOUS SURFACE RATIO
MINIMUM = 80%
PROPOSED = 49.74%

OPEN SPACE:
REQUIRED = 25%
PROPOSED = 50.26%
IMPERVIOUS SURFACE RATIO = 49.74%

ZONING
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)

UTILITIES
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY

FIRE SPRINKLERS
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM

CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.

PROJECT SHALL BE CONSTRUCTED IN ONE (1) PHASE.

TRAFFIC STATEMENT
BASED UPON THE DATA FROM THE ITE, 10TH EDITION

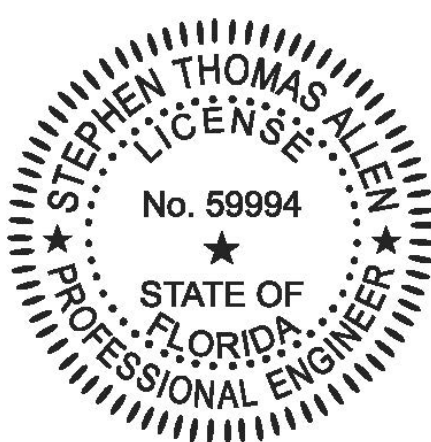
OFFICE BUILDING (ITE CODE 712)
DAILY: 24 ADT
AM PEAK: 3 TRIPS
PM PEAK: 4 TRIPS

UTILITY COMPANIES

<u>SEWER</u>	<u>GAS</u>
TOHO WATER AUTHORITY	TECO PEOPLES GAS
951 MARTIN LUTHER KING JR. BLVD	600 W ROBINSON ST
KISSIMMEE, FL 34743	ORLANDO, FL 32801
PHONE: (407) 944-5000	PHONE: (407) 420-6649
<u>WATER</u>	
TOHO WATER AUTHORITY	
951 MARTIN LUTHER KING JR. BLVD	
KISSIMMEE, FL 34743	
PHONE: (407) 944-5000	

DRC NUMBER: CU-25-0017

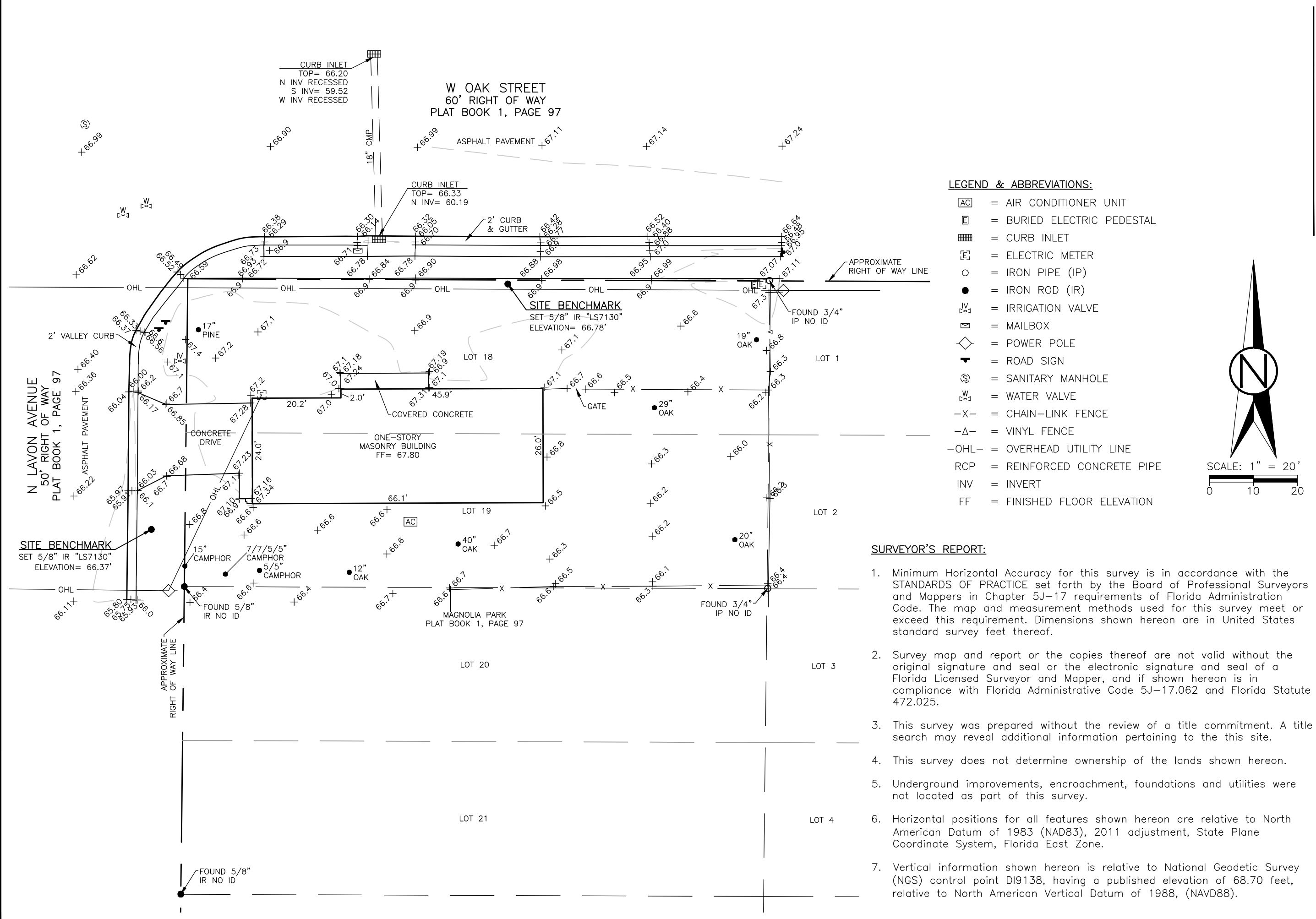
Stephen
Allen
2025.10.13
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This item has been digitally signed and sealed by Stephen Allen, PE on the date adjacent to the seal.

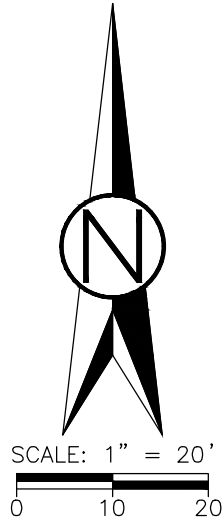
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NAME	1720 W OAK ST 1720 W OAK ST KISSIMMEE, FL 33741	
	COVER PLAN	
SHEET NAME	C-1	



LEGEND & ABBREVIATIONS:

- [AC] = AIR CONDITIONER UNIT
- [E] = BURIED ELECTRIC PEDESTAL
- [C] = CURB INLET
- [E] = ELECTRIC METER
- = IRON PIPE (IP)
- = IRON ROD (IR)
- [V] = IRRIGATION VALVE
- [M] = MAILBOX
- [P] = POWER POLE
- [R] = ROAD SIGN
- [S] = SANITARY MANHOLE
- [W] = WATER VALVE
- X- = CHAIN-LINK FENCE
- Δ- = VINYL FENCE
- OHL- = OVERHEAD UTILITY LINE
- RCP = REINFORCED CONCRETE PIPE
- INV = INVERT
- FF = FINISHED FLOOR ELEVATION



SURVEYOR'S REPORT:

- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. Dimensions shown hereon are in United States standard survey feet thereof.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- This survey was prepared without the review of a title commitment. A title search may reveal additional information pertaining to the this site.
- This survey does not determine ownership of the lands shown hereon.
- Underground improvements, encroachment, foundations and utilities were not located as part of this survey.
- Horizontal positions for all features shown hereon are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- Vertical information shown hereon is relative to National Geodetic Survey (NGS) control point DI9138, having a published elevation of 68.70 feet, relative to North American Vertical Datum of 1988, (NAVD88).

Ryan E. Johnson, PSM

Florida License Number 7130

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576

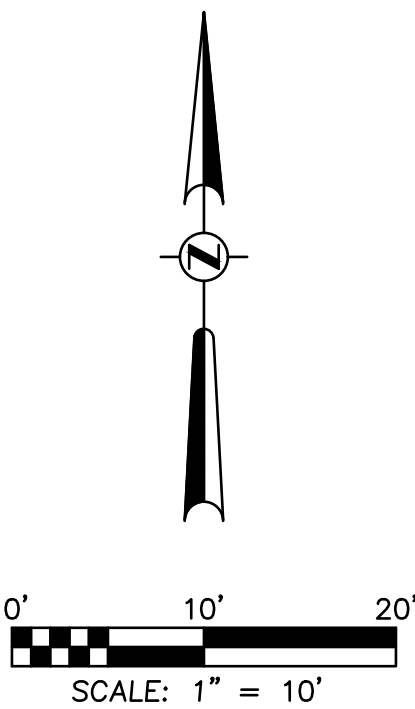
info@reservegeo.com

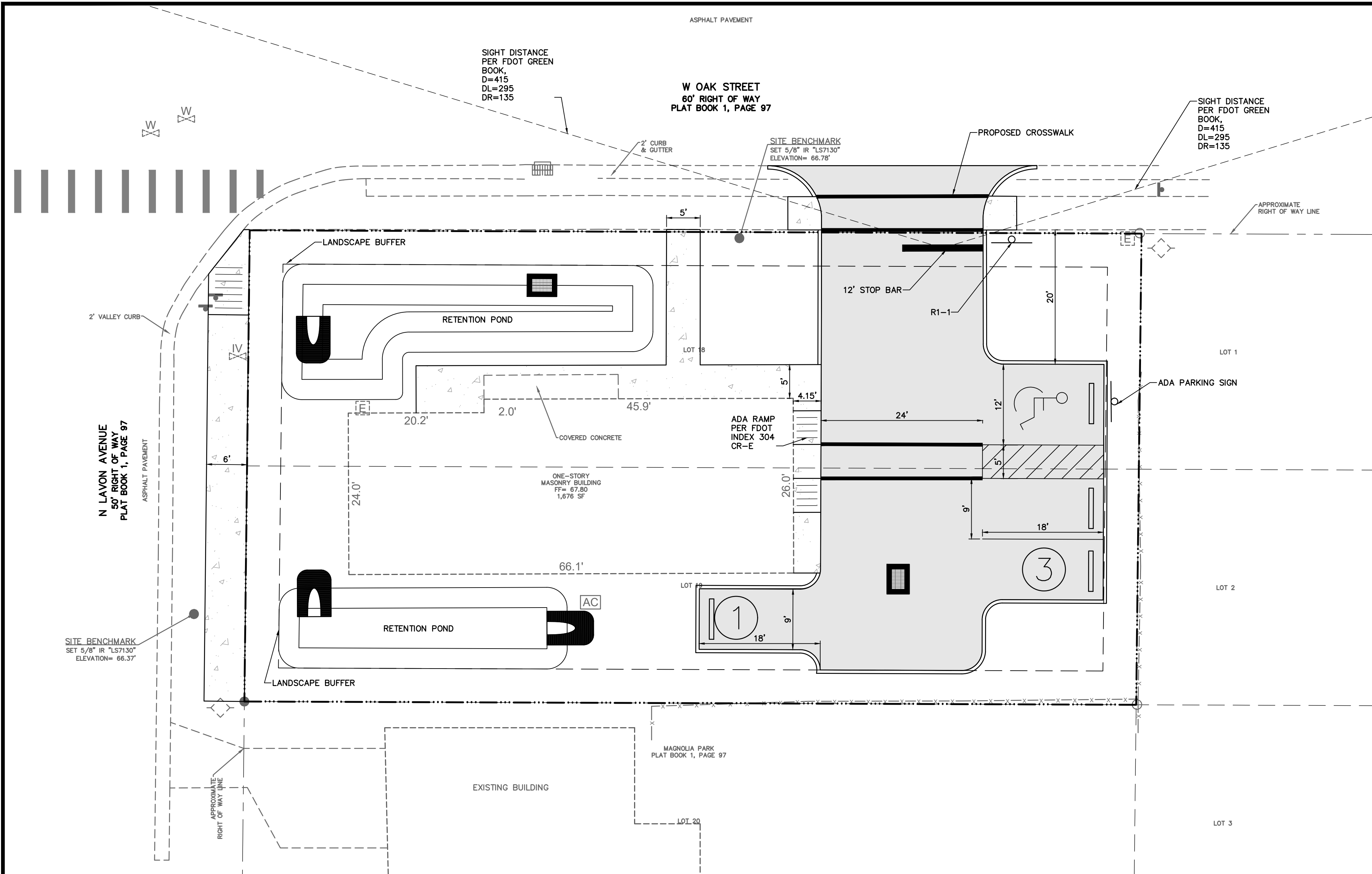
221 Edgewood Drive

Clermont, Florida 34711

407-383-8394

BOUNDARY & TOPOGRAPHIC SURVEY		REVISION:	DATE:
CERTIFIED TO: Arelis E Familia CivilCorp Engineering, Inc.			
1720 W Oak Street, Kissimmee			
SITE: 25024			
DRAWING: 1720 W OAK ST-T			
SECTION: 21-25S-29E			
DATE: 06/19/2025			
SCALE: 1" = 20'		DRAWN BY: REJ	
SHEET 1 OF 1			





SITE LEGEND

SITE BOUNDARY LINE	---
CENTER LINE OF ROAD	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED CONCRETE PAVEMENT	[Pattern]
PROPOSED ASPHALT	[Pattern]
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	[Symbol]
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	#

STRIPING NOTES

- 1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
- 2. SEE DETAILS FOR HANDICAP PARKING.

LANDSCAPE BUFFER

FRONT	5'
SIDE	5'
REAR	5'

PARKING CALCUALTIONS

PARKING REQUIREMENTS:
1 PARKING SPACE PER 300 SF INCLUDING 1 REQUIRED ADA SPACES
1676 SF / 300 * 1 =6 PARKING SPOTS

PARKING PROVIDED:
(3)90° REGULAR PARKING SPACE
(1)90° ADA PARKING SPACE
TOTAL = 4 PARKING SPACES

GENERAL NOTES

- 1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
- 2. ALL CURB TO BE 6" VERTICAL CURBING.
- 3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- 4. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH KISSIMMEE PUBLIC WORKS AND ENGINEERING CONSTRUCTION MANAGER PRIOR TO ANY ROAD, LANE, OR SIDEWALK CLOSURES.
- 5. SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 6. ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINTS, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT."
- 7. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION)STANDARD AND SPECIFICATIONS

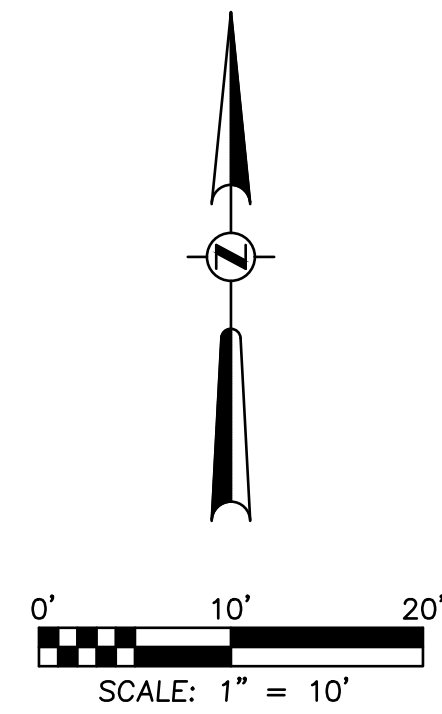
TRAFFIC STATEMENT

BASED UPON THE DATA FROM THE ITE, 10TH EDITION

SENIOR ADULT HOUSING (ITE CODE 252)
DAILY:140 UNITS @ T = 2.89(X)+24.82 = 429 ADT, 215 ENTRY, 214 EXIT
PM PEAK:140 UNITS @ T = 0.25(X)+0.07 = 35 TRIPS, 20 ENTRY, 15 EXIT
WHERE T=TRIPS & X=UNITS

SITE DATA

LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	262 SF	2.82%
TOTAL IMPERVIOUS	1,938 SF	20.89%
PERVIOUS	7,337 SF	79.11%
TOTAL SITE AREA	9,275 SF	100.00%
TOTAL PROJECT AREA CALCULATIONS:		
BUILDING FOOTPRINT	1,676 SF	18.07%
PAVEMENT & SIDEWALK	2,888 SF	31.14%
TOTAL IMPERVIOUS	4,564 SF	49.21%
PERVIOUS	4,711 SF	50.79%
TOTAL PROJECT AREA	9,275 SF	100.00%
IMPERVIOUS SURFACE RATIO		
MINIMUM = 80%		
PROPOSED = 49.21		
OPEN SPACE:		
REQUIRED = 25%		
PROPOSED =50.79%		
IMPERVIOUS SURFACE RATIO = 49.21%		
ZONING		
RB-2 (MEDIUM DENSITY RESIDENTIAL- OFFICE)		
UTILITIES		
WATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
WASTEWATER SERVICE PROVIDER- TOHO WATER AUTHORITY		
FIRE SPRINKLERS		
ALL BUILDINGS AND CANOPIES SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM		
CITY OF KISSIMMEE SHALL NOT OWN, OPERATE OR MAINTAIN ONSITE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS.		
PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.		



ARELIS FAMILIA

1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

PROJECT NAME

Revisions

#	Date	Description
4		
3		
2		
1		

480-001

480-001

480-001

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

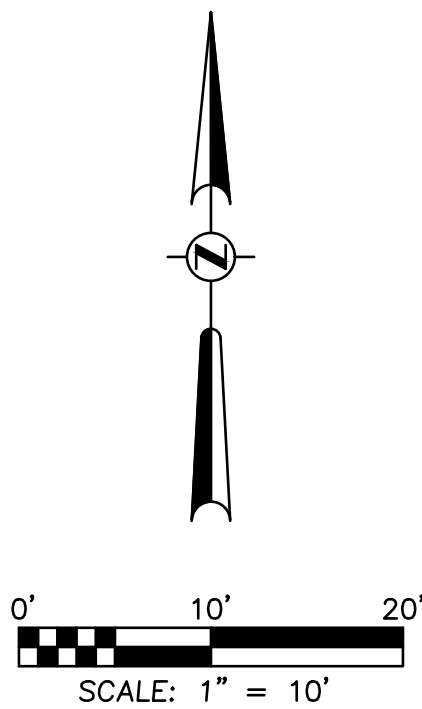
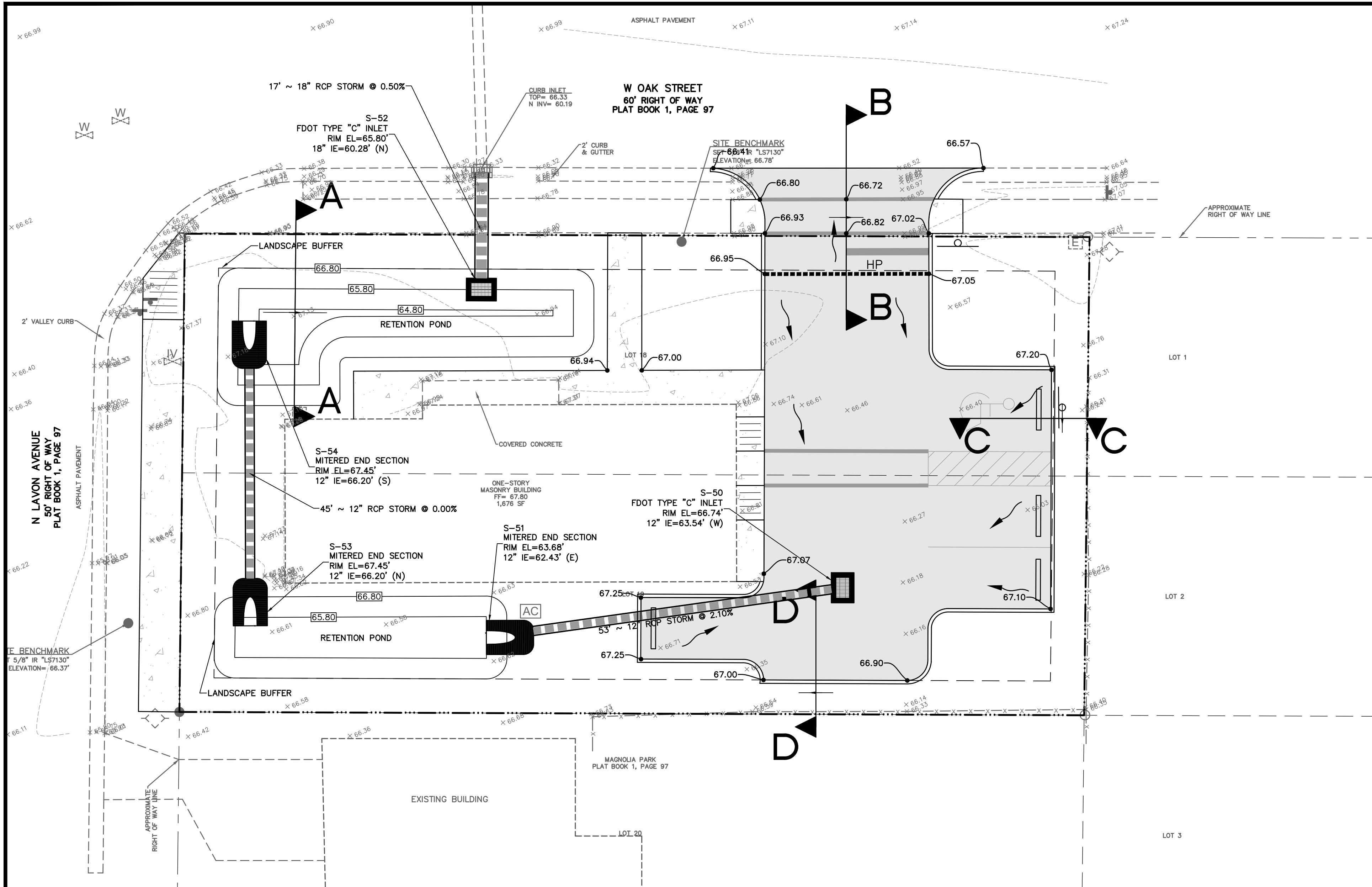
STEPHEN THOMAS ALLEN
No. 59994
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994
Engineer

06/24/2025

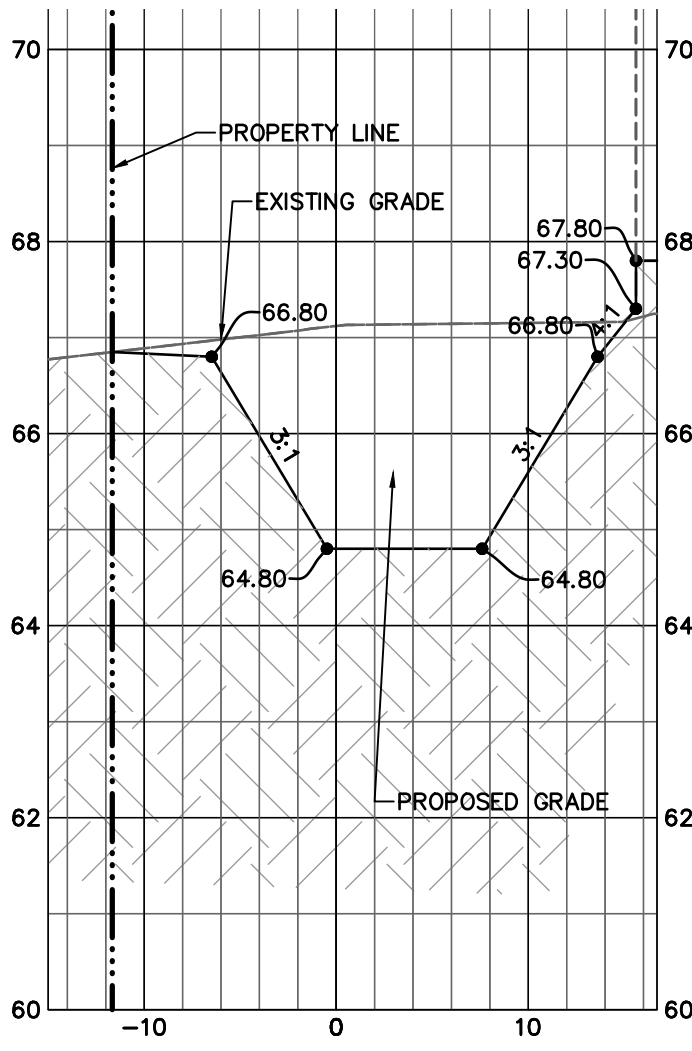
SHEET NO.
C-4

SHEET NAME



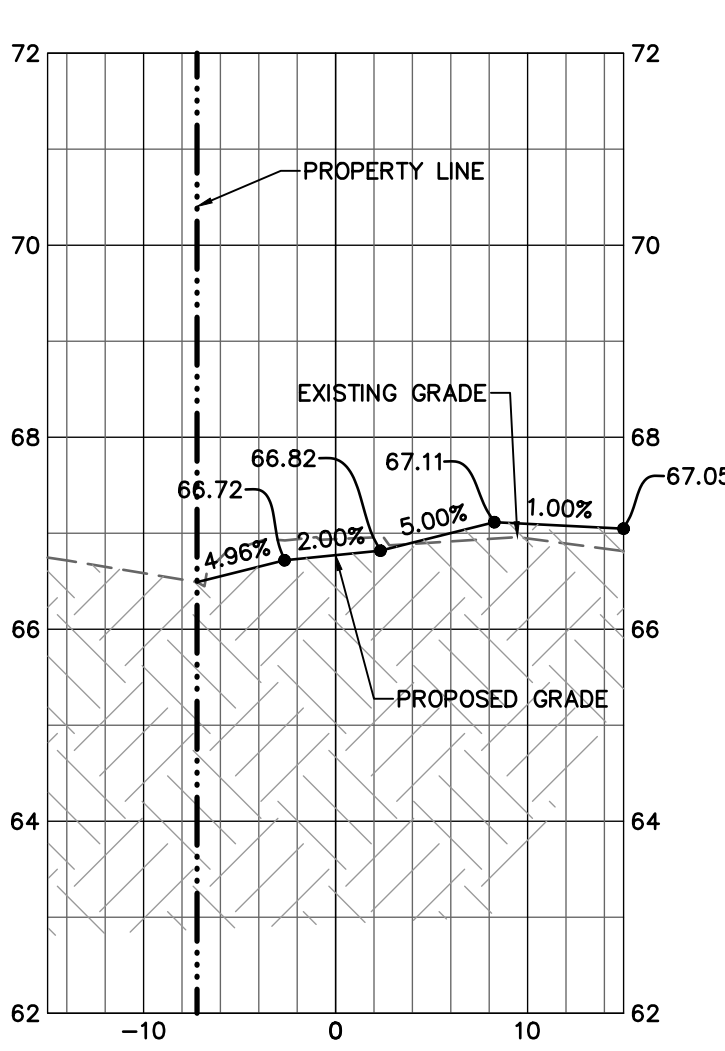
GRADING LEGEND

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	
PROPOSED SPOT ELEVATION	
DRAINAGE INLET	
MITERED END SECTION	
SLOPE DIRECTION AND PERCENT	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERC
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
PROPOSED SURFACE FLOW	



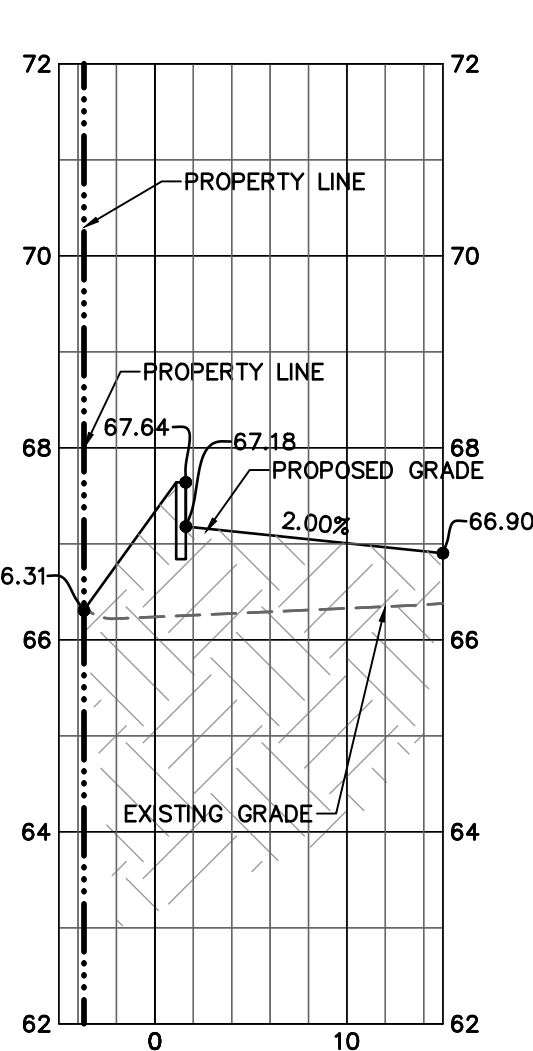
CROSS SECTION A-A

HORZ: 1"=10'
VERT: 1"=2'



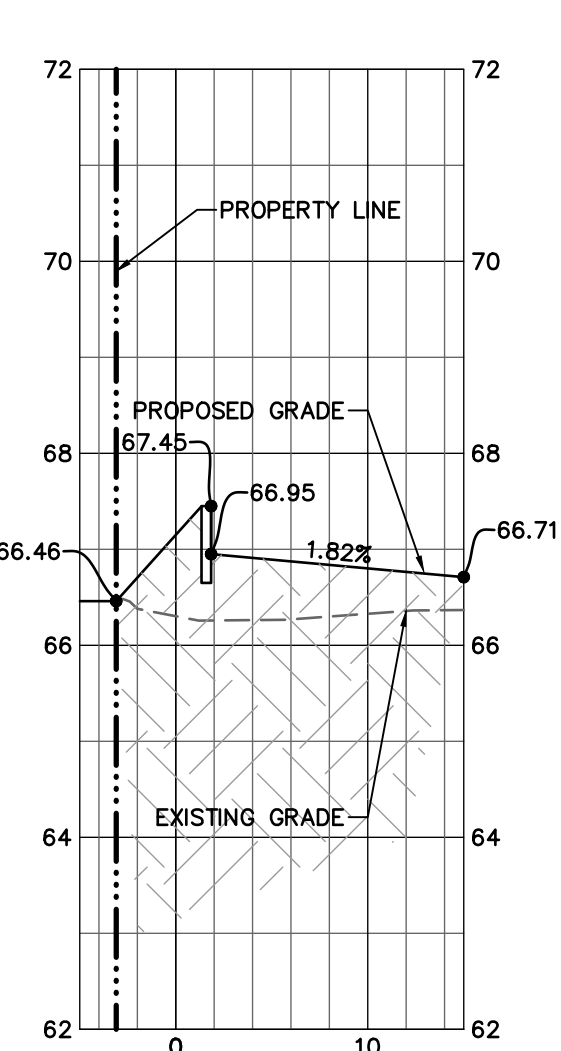
CROSS SECTION B-B

HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION C-C

HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION D-D

HORZ: 1"=10'
VERT: 1"=2'

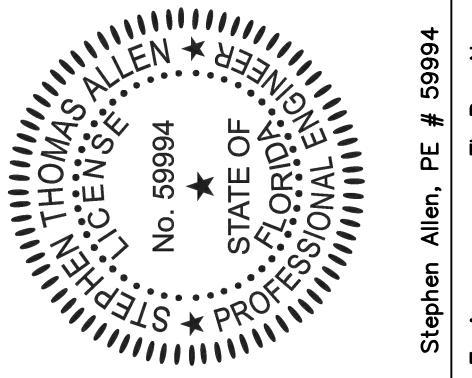
GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN NAVD88.
2. ALL EXISTING STORM SEWERS SHALL BE CLEANED AS REQUIRED TO PROVIDE UNRESTRICTED FLOW TO THEIR FINAL DISCHARGE POINT, PRIOR TO FINAL ACCEPTANCE OF THIS DEVELOPMENT.
3. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
4. ALL FILL MATERIAL TO BE CLEAN FINE SAND APPROVED BY THE GEOTECH ENGINEER.
5. CONTRACTOR SHALL DISPOSE PROPERLY OFFSITE ANY AND ALL DELETERIOUS MATERIAL, INCLUDING MUCK AND HIGHLY PLASTIC CLAY.

ARELIS FAMILIA

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Maitland, FL 32751
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CivilCorp
Engineering, Inc.



Stephen Allen, PE # 99994
Engineer

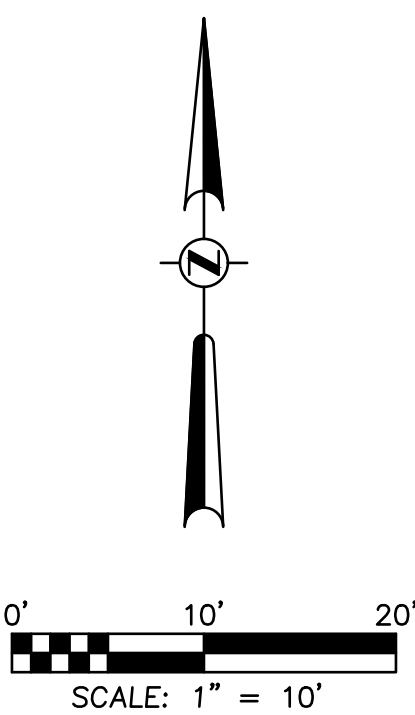
1720 W OAK ST
1720 W OAK ST KISSIMMEE, FL 33741

GRADING PLAN

PROJECT
NAME

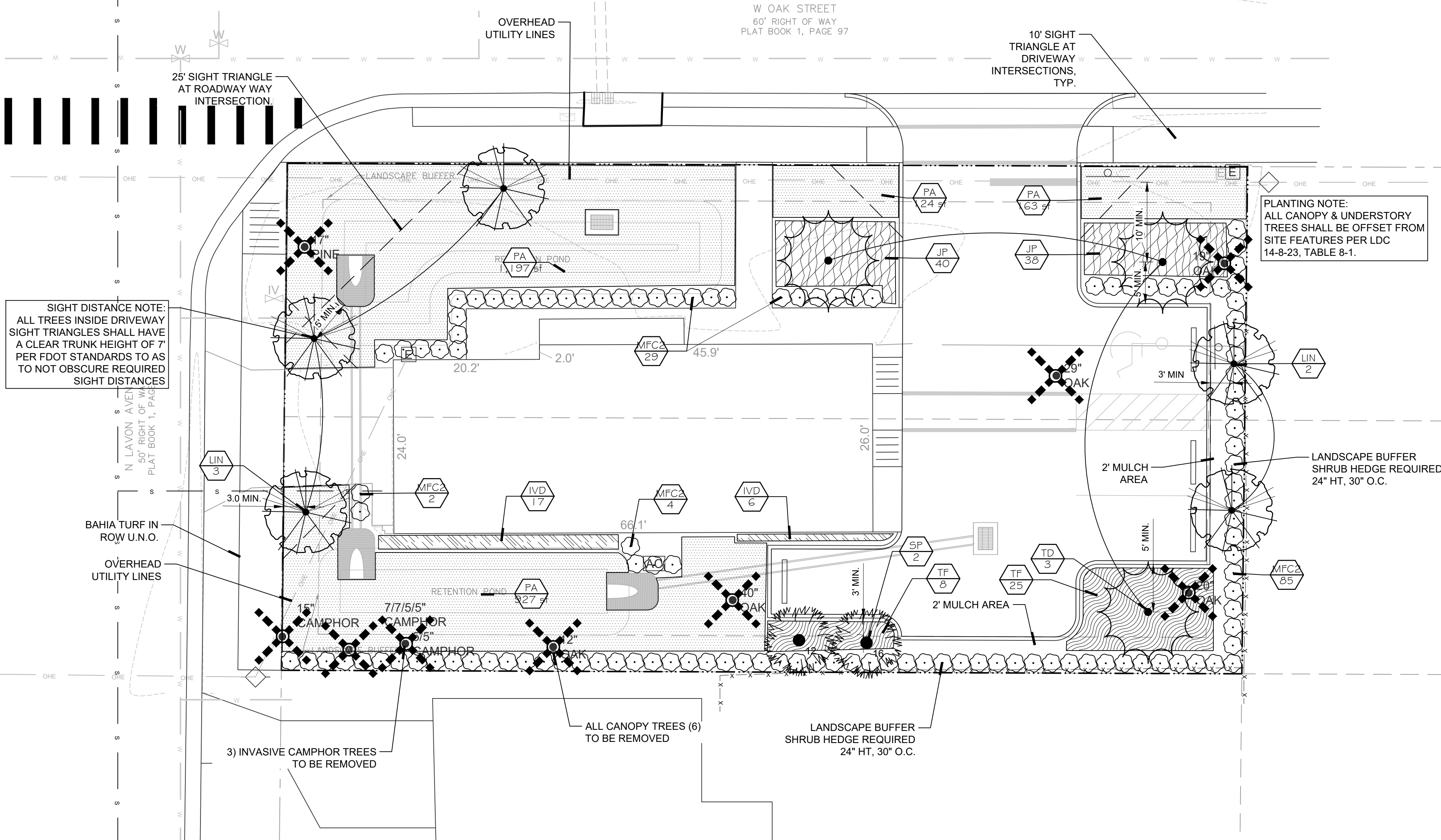
SHEET
NAME

SHEET NO.
C-5

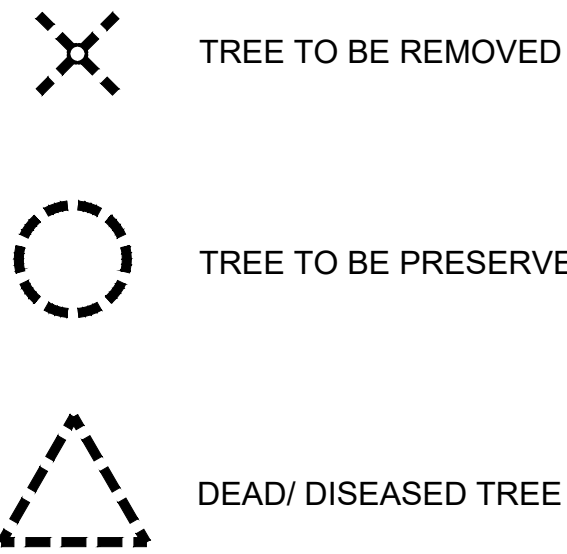


W
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WM
ESP
SS
WL
RPBP
DDCVA

GENERAL CONSTRUCTION NOTES (REV 07/25/19)		CLEARING AND EROSION CONTROL NOTES (REV 07/25/19)		WATER CLEARANCE REQUIREMENTS(REV 07/25/19)		SANITARY SEWER NOTES (REV 07/25/19)	
1. ALL ELEVATION REFER TO VERTICAL DATUM AS INDICED ON THE SURVEY PROVIDED HEREIN.		1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.		1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIXINCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."		1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.	
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF DISCREPANCIES.		2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.		2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.		2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 FOR DEPTHS 3'-12' AND SDR 26 FOR DEPTHS 12'-18' OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.	
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 or 811. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.		3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.		3. AT THE UTILITY CROSSINGS DESCRIBED IN NUMBER 2. ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.		3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.	
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THIS CONTRACTOR.		4. THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.		4. ALL FITTINGS LARGER THAN 3" SHALL BE MECHANICAL JOINT, DUCTILE IRON CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.		4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.	
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO PAVEMENT AND STRUCTURE CONSTRUCTION.		5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.		5. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.		5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.	
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS AND CODES.		6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.		6. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.		6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".	
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED BY THE PLANS AND PERMITS SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.		7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.		7. WATER MAIN PIPE LARGER THAN 2" AND LESS THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.		7. ALL DUCTILE IRON PIPE SHALL BE PRESSUR CLASS 350 IN ACCORDANCE WITH ANSI A 21.51-91 (AWWA C 151), DUCTILE IRON PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21-91 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI 21.4 (AWWA C104).	
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.		8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THE THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.		8. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE POLYETHYLENE TUBING WITH COMPRESSION FITTINGS.		8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LEADING.	
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURES STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.		9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.		9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.		9. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT AND WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.		10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SYNTHETIC BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROCESS.		10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
11. WORK PERFORMED UNDER THIS CONTRACT SHALL BE COORDINATED WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.		11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.		11. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.		11. ALL SANITARY FORCEMANS AND GRAVITY MAINS SHALL BE SEPARATED A MINIMUM OF 6 FEET HORIZONTALLY (10 FEET PREFERRED) AND A MINIMUM OF 12 INCHES VERTICALLY (6 INCHES MINIMUM FOR GRAVITY BUT 12 INCHES IS PREFERRED) FORM ADJACENT WATER MAINS. WHEN THESE SEPARATION DISTANCES ARE NOT POSSIBLE, CONTRACTOR SHALL CONSULT ENGINEER AND AGENCY HAVING JURISDICTION FOR PIPE MATERIAL AND/OR ENCASEMENT ALTERNATIVES.	
12. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.		12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.		12. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		12. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.	
13. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.		13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SITUATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.		13. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		13. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.	
14. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHER WISE INDICATED ON STRUCTURE PLANS.		14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.		14. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		2. CONTRACTOR SHALL CONDUCT VIDEO CAMERA INSPECTION OF ALL GRAVITY SEWER PIPING AND PROVIDE ENGINEER WITH VIDEO TAPE OR DVD OF INSPECTION FOR VIEW AND APPROVAL.	
15. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR AND VENDOR.		15. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO A LAKE OR RIVER, A PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.		15. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		3. THE GRAVITY SANITARY SEWER AND ALL SERVICE LATERALS SHALL BE SUBJECT TO ADDITIONAL TESTING AS REQUIRED BY LOCAL REGULATIONS. TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.	
16. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED, BY THE OWNER, REGULATORY AGENCY AND ENGINEER OF RECORD.		16. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS MAINTAINED AND NOT LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".		16. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		4. ALL FORCE MAINS SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S REASONABILITY.	
17. CHAPTER77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL, OF THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.		17. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO A LAKE OR RIVER, A PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.		17. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		4. ALL FORCE MAINS SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S REASONABILITY.	
18. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS MAINTAINED AND NOT LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".		18. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		18. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.	
19. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE SOILS REPORT, ENGINEERING CONSTRUCTION DRAWINGS AND PERMITS, HAVE BEEN SATISFIED.		19. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		19. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		6. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES.	
20. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS AND IN THE SOILS REPORT. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATION THAT ALL REQUIREMENTS HAVE BEEN MET.		20. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		20. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
21. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND PRIOR TO COMMENCING CONSTRUCTION.		21. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		21. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
22. THE 100% IRRIGATION SYSTEM SHALL BE DIFFERENTIATED FROM POTABLE WATER PIPING.		22. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		22. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
23. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, AT ALL TIMES.		23. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		23. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
24. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.		24. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		24. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
25. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATER AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY OTHERS.		25. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.		25. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.			
WORK IN CITY OF KISSIMMEE RIGHTS-OF-WAY (REV 07/25/19)		PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS (REV 07/25/19)		PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS (REV 07/25/19)			
1. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.		1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.		1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.			
2. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS		2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.		2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CHLORINATION/DISINFECTION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE TO ITEM "U" ABOVE. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE SUBMITTED TO ENGINEER.			
3. ALL SIGNS WITHIN CITY OF KISSIMMEE RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION AND SUPPLEMENTS.		3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON					



TREE REMOVAL LEGEND



LANDSCAPE AREAS:

TOTAL SITE AREA: 9,270 +/- SFT
PARKING SPACES: 4
REQ'D VUA PLANTING: 100 SFT (500 SFT+ PROVIDED)

TREES REMOVED: 6
TREES PROVIDED: 3 CANOPY, 5 UNDERSTORY, 2 PALMS

PLANT SCHEDULE

THIS IS A "FLORIDA FRIENDLY PLAN"

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
LIN	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	45 gal	3" STD	10'-12' H x 4'-5' W	5
SP	Sabal palmetto / Cabbage Palmetto	FG, B&B		12'-24' CT	2
TD	Taxodium distichum / Bald Cypress	45 gal	3" Cal	12'-14' H	3
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS					
MFC2	Myrcianthes fragrans / Simpson's Stopper	3 gal	24"-30" X 24"-30"	30" o.c.	120
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUB AREAS					
IVD	Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal	10-12" x 10-12"	24" o.c.	23
ORNAMENTAL GRASSES					
TF	Tripsacum floridanum / Florida Gamagrass	1 gal	15"-18" x 15"-18"	36" o.c.	33
GROUND COVERS					
JP	Juniperus chinensis 'Parsonii' / Parsoni Juniper	3 gal@	18"-24" spd.	24" o.c.	78
PA	Paspalum notatum 'Argentine' / Bahia Grass	sod			2,411 sf

PLANTING NOTE:
ALL CANOPY & UNDERSTORY
TREES SHALL BE OFFSET FROM
SITE FEATURES PER LDC
14-8-23, TABLE 8-1.

PLANTING NOTES:

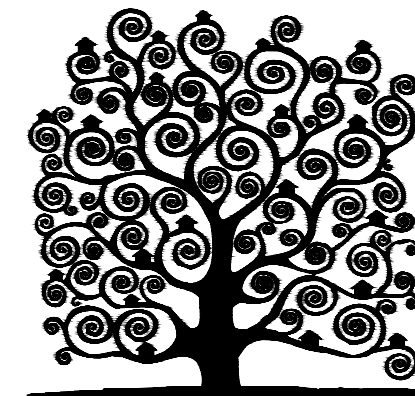
- ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
- FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- UNLESS NOTED OTHERWISE, ALL MULCH SHALL BE PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
- CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
- ALL LANDSCAPING SHALL CONFORM TO CITY OF KISSIMMEE LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

TREE NOTES:

- ALL REQUIRED CANOPY TREES SHALL BE A MINIMUM HEIGHT OF 10 FEET & 2.5 INCH CALIPER AT PLANTING
- ALL TREES SHALL BE INSTALLED PER CITY OF KISSIMMEE CODE.
- ALL TREES WITH INVASIVE ROOT SYSTEMS SHALL BE SET A MINIMUM OF 5 FEET AWAY FROM UTILITIES AND HAVE ROOT BARRIERS INSTALLED TO DEFLECT ROOTS AWAY FROM ADJACENT HARDSCAPE SURFACES.

SIGHT DISTANCE NOTE:

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
- SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
- TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.



**THEODORE
WEPPELMANN
ARCHITECTS**

**ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING**

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Client: **INVESTMENTS
VENTURE LLC**
Via: 2932 River Birch Dr,
Kissimmee, FL 34741

Project:

1720 W. OAK ST.
Kissimmee, FL 34741

Sign & Seal

THEODORE F. WEPPELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

Consultant

Issue:
8-8-2025 SCHEMATIC REVIEW
8-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title
LANDSCAPE PLAN

Scale
1"=10'
0 FT 5 10 North

Project Number: 2025-CC_1720WOK
Design by: TFW
Drawn by: TFW
Checked by: TFW
Issued for:
Issue date: 8/8/2025
Sheet #

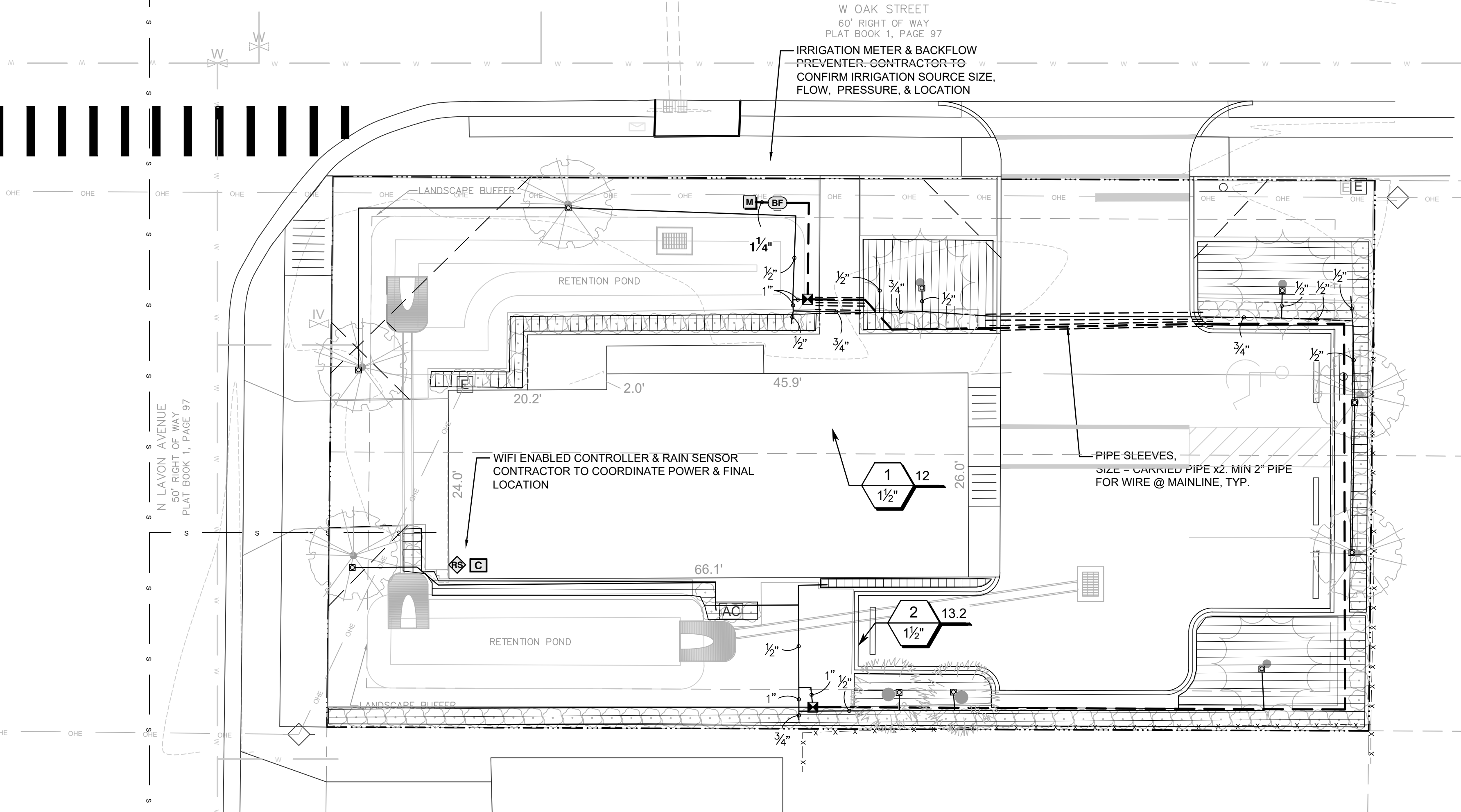
LS-01

Sheet Series
2 OF 3

IRRIGATED AREAS:

TOTAL IRRIGATED AREA: 1,400 +/- SFT.
HIGH FLOW/ SPRAY AREA: 0 +/- SFT (0%)
LOW FLOW/ DRIP AREA: 1,400+/- SFT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH ALL CITY OF KISSIMMEE IRRIGATION CODE REQUIREMENTS

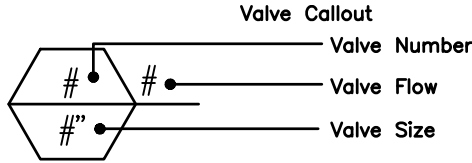


MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
☒	Rain Bird 1800-1400 Flood 1402	10	360	30	0.5	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
☒	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	2				
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm. TLFV-1 Flush Valve installed at end(s) of drip line in 7" Rain Bird Econo 708 (purple) valve box. Hunter Eco-Indicator ECO-ID-12-R installed near flush valve.	1,346 lf				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
Ⓡ	Febco 825Y 1-1/4" Reduced Pressure Backflow Preventer	1				
Ⓢ	Rain Bird TM2-4-120V 4 station 120v model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready W/ Rain Bird LNK2WiFi	1				
Ⓢ	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1				
Ⓜ	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21	362.8 lf				
	Irrigation Mainline: PVC Schedule 40	206.5 lf				
	Pipe Sleeve: PVC Schedule 40	73.9 lf				



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	12	246.1	38.5	48.5	1.44 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	13.18	114.5	36.4	48.9	1.44 in/h
	Common Wire				208.7			

CRITICAL ANALYSIS

Generated: 2025-10-10 13:30

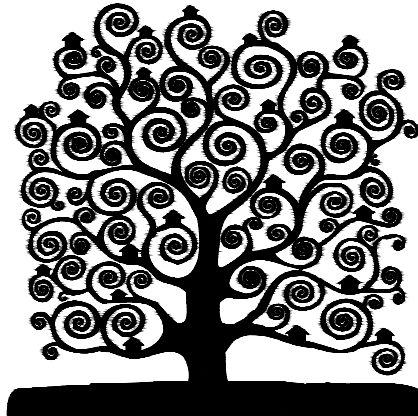
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 20.27 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 52 PSI

DESIGN ANALYSIS
Maximum Station Flow: 13.18 GPM
Flow Available at POC: 20.27 GPM
Residual Flow Available: 7.1 GPM

Critical Station: 2
Design Pressure: 30 PSI
Friction Loss: 0.34 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 6 PSI
Pressure Req. at Critical Station: 36.4 PSI
Loss for Fittings: 0.23 PSI
Loss for Main Line: 2.32 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 8.96 PSI
Loss for Water Meter: 1.02 PSI
Critical Station Pressure at POC: 48.9 PSI
Pressure Available: 52 PSI
Residual Pressure Available: 3.09 PSI



THEODORE WEPPELELMANN ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

13073 Overstreet Rd.
Windermere, Florida 34786
ph: 321.663.9828
e-mail: tweppelelmann@cfl.rr.com

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Client: **INVESTMENTS VENTURE LLC**

Via: 2932 River Birch Dr,
Kissimmee, FL 34741

Project

1720 W. OAK ST.

Kissimmee, FL 34741

Sign & Seal

C

THEODORE F. WEPPELELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

Consultant

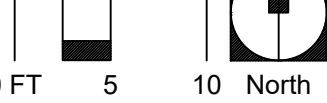
Issue:
B-8-2025 SCHEMATIC REVIEW
B-17-2025 PERMIT
10-10-2025 PERMIT (LAYER 2)

Sheet title

IRRIGATION PLAN

Scale

1"=10'



Project Number: 2025-CC_1720WOK

Design by: TFW

Drawn by: TFW

Checked by: TFW

Issued for: 8/8/2025

Sheet #

IR-01

Sheet Series

1 OF 3

1720 W Oak Street

There will be no changes made to the outside of the building. Building outside will remain as is.





DEVELOPMENT REVIEW COMMITTEE (DRC) CYCLE #20 AGENDA
SESSION OF THE DRC TO BE HELD VIA TELE-CONFERENCE

[Click here to join the meeting](#)

Tuesday, November 18, 2025
8:30 A.M.

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

2. OLD BUSINESS

- A. CU-25-0012, 28-25-29-1577-000G-0011, Car Clinic, *Conditional Use*
Approximate Time: 8:30 a.m.
- B. CU-25-0017, 21-25-29-1670-0046-0180, 1720 W Oak Street, *Conditional Use*
Approximate Time: 8:50 a.m.
- C. CU-25-0019, 16-25-29-1072-000A-1030, Hand Over Hand Exceptional Learning LLC,
Conditional Use
Approximate Time: 9:10 a.m.

NEW BUSINESS

- D. CU-25-0018, 28-25-29-3890-0045-0010, Outdoor and Indoor Recreation, *Conditional Use*
Approximate Time: 9:30 a.m.
- E. VAR-25-0012, 08-25-29-1032-0001-0260, Swoop Cir Variance, *Variance*
Approximate Time: 9:50 a.m.
- F. SP-25-0023, 18-25-29-2115-0001-0030, Yates Road Multifamily, *Site Plan (Full)*
Approximate Time: 10:10 a.m.
- G. LUPA-25-0007, 19-25-29-0000-0290-0000, Rezoning from R1 to AI, *Land Use Plan Amendment*
Approximate Time: 10:30 a.m.
- H. ZMA-25-0011, 19-25-29-0000-0290-0000, Buckley Rezone, *Zoning Map Amendment*
Approximate Time: 10:50 a.m.

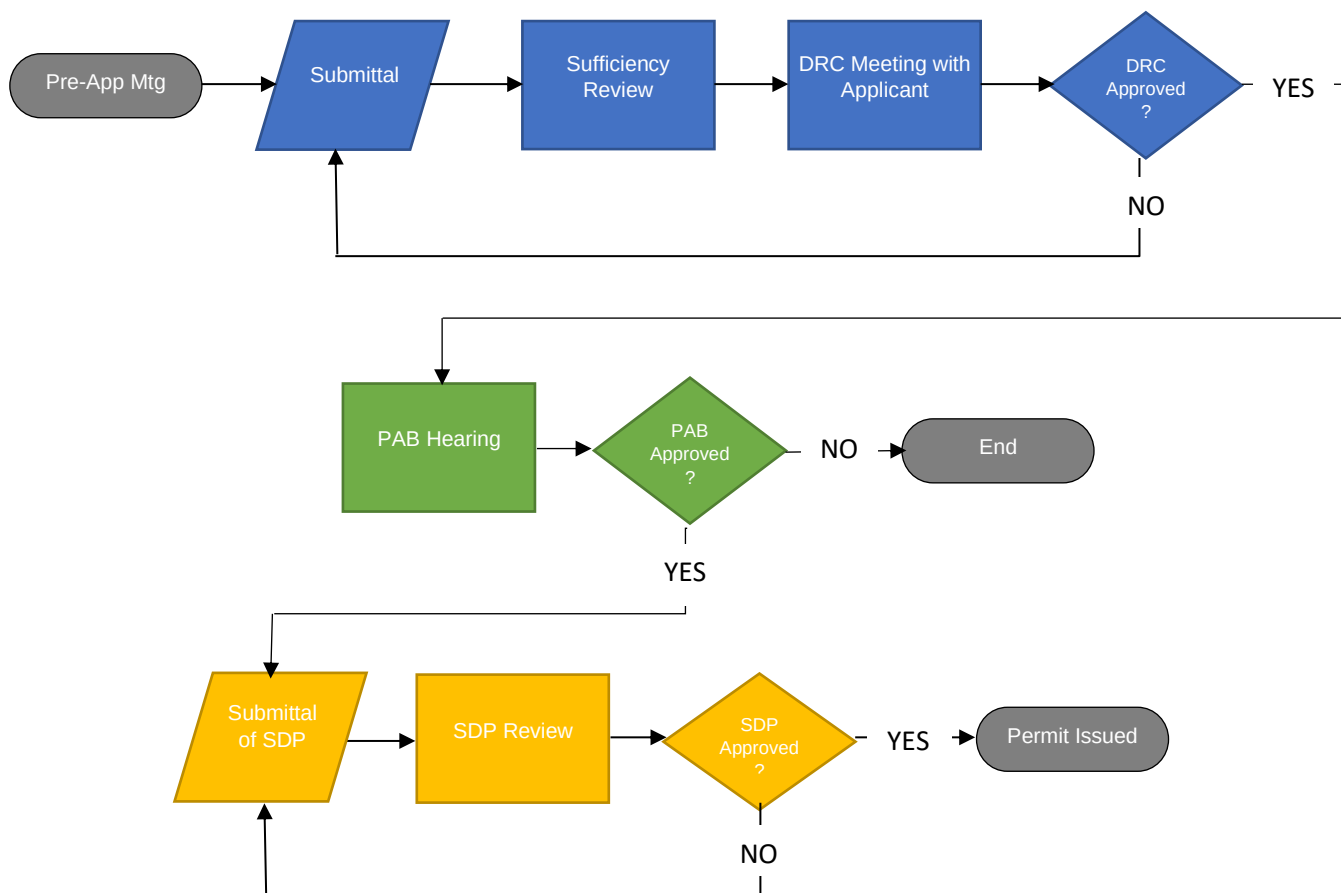
Please note: We request a representative in attendance at the meeting. Scheduled times are approximate. If the DRC meeting continues after 12noon, the meeting will adjourn at 12noon and resume at 1:30 p.m.

Conditional Use with Site Plan

Submittal Requirements & Checklist

A use that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the Planning Advisory Board and granting of conditional use approval imposing necessary conditions to make the use compatible with other uses permitted in the same zone or vicinity. The site plan is an engineered plan demonstrating how a multi-family or non-residential site will be built in accordance with City standards. It is a three-tiered process. General review of the application, Planning Advisory Board hearing and then site construction level detail review.

Process and Estimated Timelines:



<i>Activity</i>	<i>Details</i>	<i>Review Time</i>
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.	<i>3 to 5 weeks</i>
Advertisement	State required notification period for advertisement	<i>4 to 6 weeks</i>
Planning Advisory Board Hearing	Hearing where determination will be made	
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.	<i>5 weeks</i>
Final paperwork and permit issuance	Staff completion of final paperwork and issue the site construction permit.	<i>1 week.</i>
Approximate Time of Review Total**		<i>13 to 17 weeks</i>

**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 type of request include:

- Conditional Use with Site 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.

☐ *NA 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.

☐ *NA 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.
- NA ☐ *Elevations:* Color rendering of all buildings, walls, and enclosures including but not limited to all sides, elements, features, materials to be used



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: 1720 W Oak Street DRC#

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

Agent Signature: Stephen Allen Date: 8/18/2025

Agent Name (Print): Stephen Allen PE

Property Owner Signature: *[Signature]* Date: 08/18/2025

Property Owner Name (Print): ARELIS E. Ferrer

STORMWATER MANAGEMENT SYSTEM DESIGN REPORT

Oak Street
1720 W Oak St
Kissimmee, FL 32741

Prepared for:

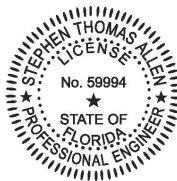
Arelis Familia
328 W Oak St
Kissimmee, FL 34741
Contact: Arelis Familia

Submitted to:

Osceola County
South Florida Water Management District

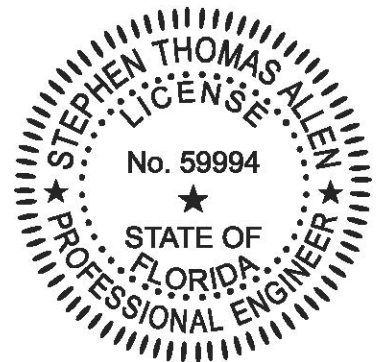
Project No.: 480-001
Date: October 6, 2025

Stephen Allen
2025.10.13
12:08:01
'00'04-



This item has been digitally signed and sealed by Stephen Allen, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Stephen Allen, PE #59994
{affix seal}

Project Overview:

CivilCorp Engineering, Inc. has been retained by Arelis Familia to design the Stormwater Management System and secure all associated permits for medical and office buildings. Exhibits have been attached here in to supplement the design discussion in this report.

Arelis Familia currently owns the subject property, Parcel No. 21-25-29-1670-0046-0180, in Kissimmee, Florida.

The project is located on the corner of W Oak St and N Lavon Ave as illustrated on the attached Location Map (Exhibit A). The site currently is developed. There are no wetlands located on this site.

The new project encompasses construction of approximately 3,152 sq ft parking lot, and the required infrastructure including landscaping and a new stormwater management system.

The site appears to be in Flood Zone X per Flood Insurance rate map 12097C0066G, Osceola County Florida, dated June 18, 2013.

Existing Conditions:

A review of the NCRS Soils Survey of Osceola County, included as Exhibit B, indicates that the dominate soils at this site are Myakka- Urban Sand (hydrologic soil group A/D).

The existing topography of the project site indicates that stormwater flows toward the existing drainage system that is located on W Oak St. This has been illustrated on the Exhibit C, Existing Drainage Basin Map.

Design Criteria:

The proposed stormwater management system for this project was designed to meet the water quality and discharge criteria for the Osceola County, and the South Florida Water Management District (SFWMD).

City of Kissimmee

- In accordance with the City of Kissimmee, dry retention ponds are required to treat the first $\frac{1}{2}$ " over the project area **or** 1" of rainfall, whichever is greater. In addition, the post-development runoff rate shall not exceed the pre-development runoff rate and volume for the 25-year, 24 hour (8.6 inches) storm event.

SFWMD

- In accordance with SFWMD, dry retention ponds are required to treat the first $\frac{1}{2}$ " over the project area **or** 1.25" times the impervious area, whichever is greater. The system shall recover the water quality, or treatment, volume within 72 hours using a safety of factor of 2 (Tested Horizontal Hydraulic Conductivity divided by 2). In addition, the post-development runoff rate shall not exceed the pre-development runoff rate for the 25 year/24 hour (8.6 inches) storm event. Minimum pavement elevations shall be higher than the 10 year/24 hour (6 inches) storm even and minimum finish floor elevations shall be higher than the 100 year/72 hour (13.5 inches) storm event.

Design Narrative:

As described above, the existing topography of the project site ultimately discharges to an existing drainage system.

Following development, approximately 5,637 SF of the 9,275 SF total project area will be constructed as impervious area. In the proposed condition, the project area will drain into an onsite open detention pond as shown in Exhibit D. The detention system stages to 66.80 ft NAVD to accommodate the required treatment volume and then begin overflowing the control structure to be discharged, as described above, ultimately to the existing storm system. Calculations for the treatment volumes can be found in Exhibit E. In addition, the post-development runoff rate will not exceed the pre-development runoff rate for the 25 year/ 72 hour storm as required by the SFWMD and Osceola County. The input/output report for each design storm has been attached as Exhibits F.

The SFWMD required treatment volume will infiltrate far sooner than the require 72 hours using a safety factor of 2. This is demonstrated in Exhibit G, Infiltration Calculations.

A summary of the design analysis results are listed below.

Summary of Stormwater System Analyses:

1. Total site drainage area: 0.213 acres (9,275 SF)
Total impervious area: 0.13 acres (4,657 SF)
2. Water quality treatment volume to be retained:
SJRWMD = 1.25" impervious area = 485 CF
3. Pre-development runoff rates:
10 year / 24 hour storm = 0.22 CFS
Osceola County & SFWMD 25 year/72 hour Storm = 0.86 CFS
4. Post-development runoff rates:
10 year / 24 hour storm = 0.22 CFS
Osceola County & SFWMD 25 year/72 hour Storm = 0.98 CFS
5. Peak Stage:
10 year / 24 hour (minimum pavement) = 66.62 ft NAVD
Osceola County & SFWMD 25 year/72 hour Storm = 66.71 ft NAVD
100 year / 24 hour (minimum FFE) = 66.66 ft NAVD
100 year / 72 hour = 66.72 ft NAVD

Operation and Maintenance Instructions

Lake Nona Dental
12601 Narcoossee Rd. Orlando FL

Stormwater Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when the unusual storms occur.

Remember, the SFWMD permit dictates that the system must be maintained and that the owner is responsible for system maintenance.

A. General

Normal maintenance requirements are as follows:

- a) Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.
- b) Sod should be routinely thatched.
- c) The bottom area of dry basins should be periodically broken with a disk to maintain design percolation rate.
- d) Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.
- e) Periodically, following a storm event, the outfall structure should be inspected to check that the orifice or weir is not clogged and is flowing at a substantial rate.
- f) The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.
- g) Inlet structures should be inspected after each storm. All debris accumulated in the sump or on the grate should be removed.
- h) Outlets should be inspected for clogging and erosion.
- i) Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. Catch Basins

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be

used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. Littoral Zones (for wet detention systems)

The littoral shelf shall be maintained as follows:

- a) Wetland topsoil, containing a suitable seed source, shall be spread over the littoral zone from the control elevation out to the waterward extent of the shelf, with a minimum thickness of four inches.
- b) Littoral vegetation will become established via natural recruitment.
- c) All desirable vegetation that becomes established in the littoral area must be maintained.
- d) Nuisance/invasive exotic species (e.g. cattails) should be removed periodically. The owner should consult the water management district prior to undertaking this activity.

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D. Underdrains and Effluent Filters

Underdrains and effluent filtration systems should be periodically inspected to assure that they are functioning as designed. Failure to effectively maintain these systems will result in insufficient drawdown of detained stormwater runoff after rainfall events. The filter media should be routinely inspected for accumulation of excess debris and silt. Debris should be removed immediately following storm event.

Effluent filters are designed such that all detained runoff should discharge from the basin within a 36-hour period. Observations should be made periodically to verify that the filter is passing the runoff within the design time frame. Runoff remaining in the basin longer than 72 hours is indicative of a clogged or silt laden filter. Should this event occur, the filter should be thoroughly backwashed with clean water to remove silt and other fines from the media. If backwashing does not remedy the situation, the media may need to be replaced. The owner should retain a qualified contractor and should consult with the engineer prior to replacing filter media.

E. Dry Bottom Retention Systems

The retention area must become dry within 72 hours after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

F. Methods and Equipment for System Maintenance

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

a. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m³) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

b. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high pressure pump and a 200 to 300 gallon (0.760 to 1.140 m³) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. Normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

c. Fire Hose Flushing

This equipment consists of various fittings that can be placed on the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

d. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consist of a large water tank of at least 1,000 gallons (3.785 m³), a triple action water pump capable of producing 1,000 psi (6,900 kN/m²) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4,140 kN/m²) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

References

1. Sewer Maintenance Manual prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.
2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report M&R 632820-1, August, 1969.

List of Exhibits

Exhibit A:	Site Location Map
Exhibit B:	SCS Soils Information
Exhibit C:	Existing Drainage Basin Map
Exhibit D:	Proposed Drainage Basin Map
Exhibit E:	CN & Treatment Volume Calculations
Exhibit F:	SFWMD & Osceola County Routing Calculations
Exhibit G:	SFWMD Drawdown Calculations

Exhibit A

Site Location Map

1720 W Oak St
Kissimmee, Fl 34741

[illegible]

Exhibit B

SCS Soils Information

Soil Map—Osceola County, Florida
(Soil_line)



Map Scale: 1:720 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/16/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Osceola County, Florida
Survey Area Data: Version 22, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Myakka-Urban land complex	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

Exhibit C

Existing Drainage Basin Map

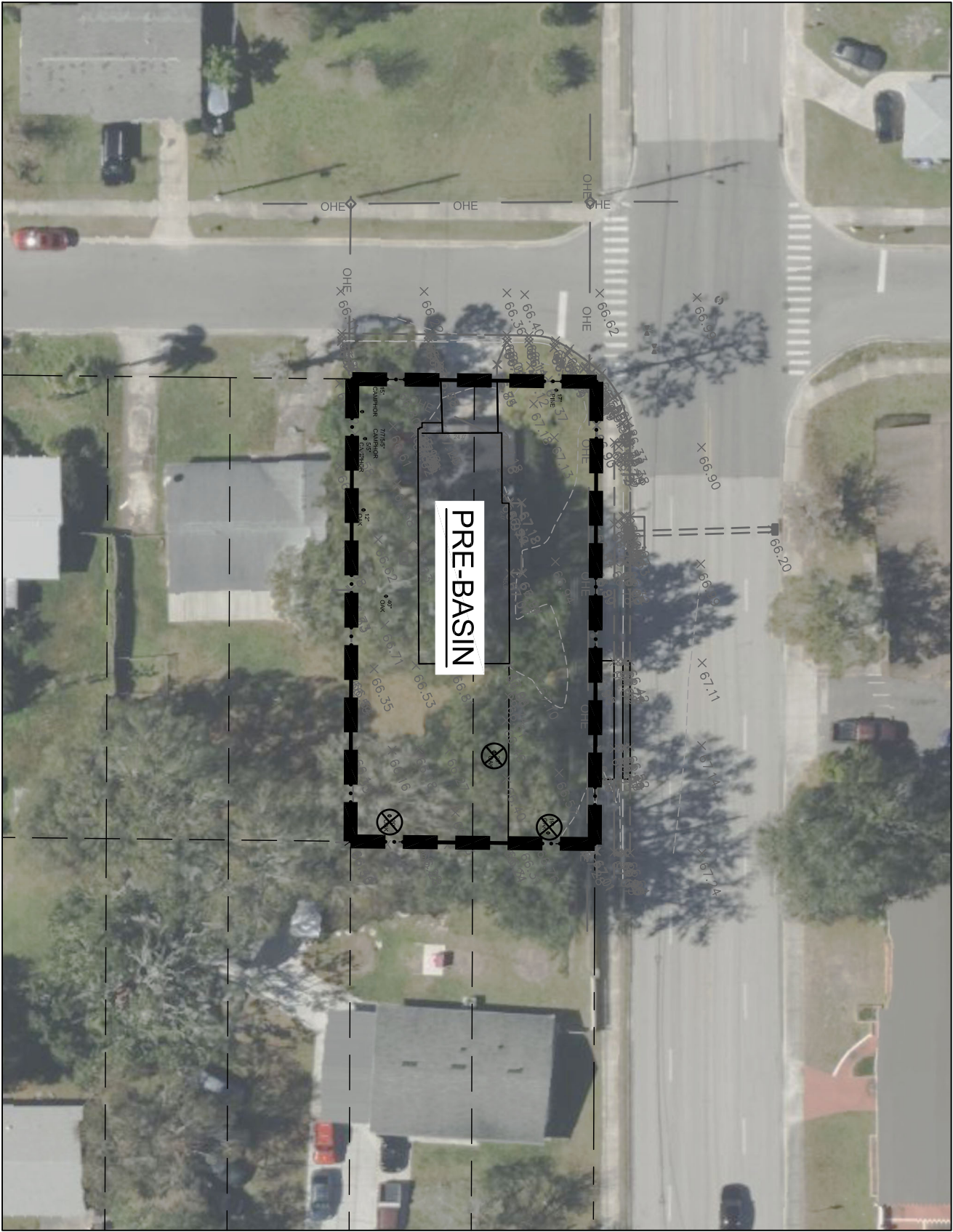


Exhibit D

Proposed Drainage Basin Map

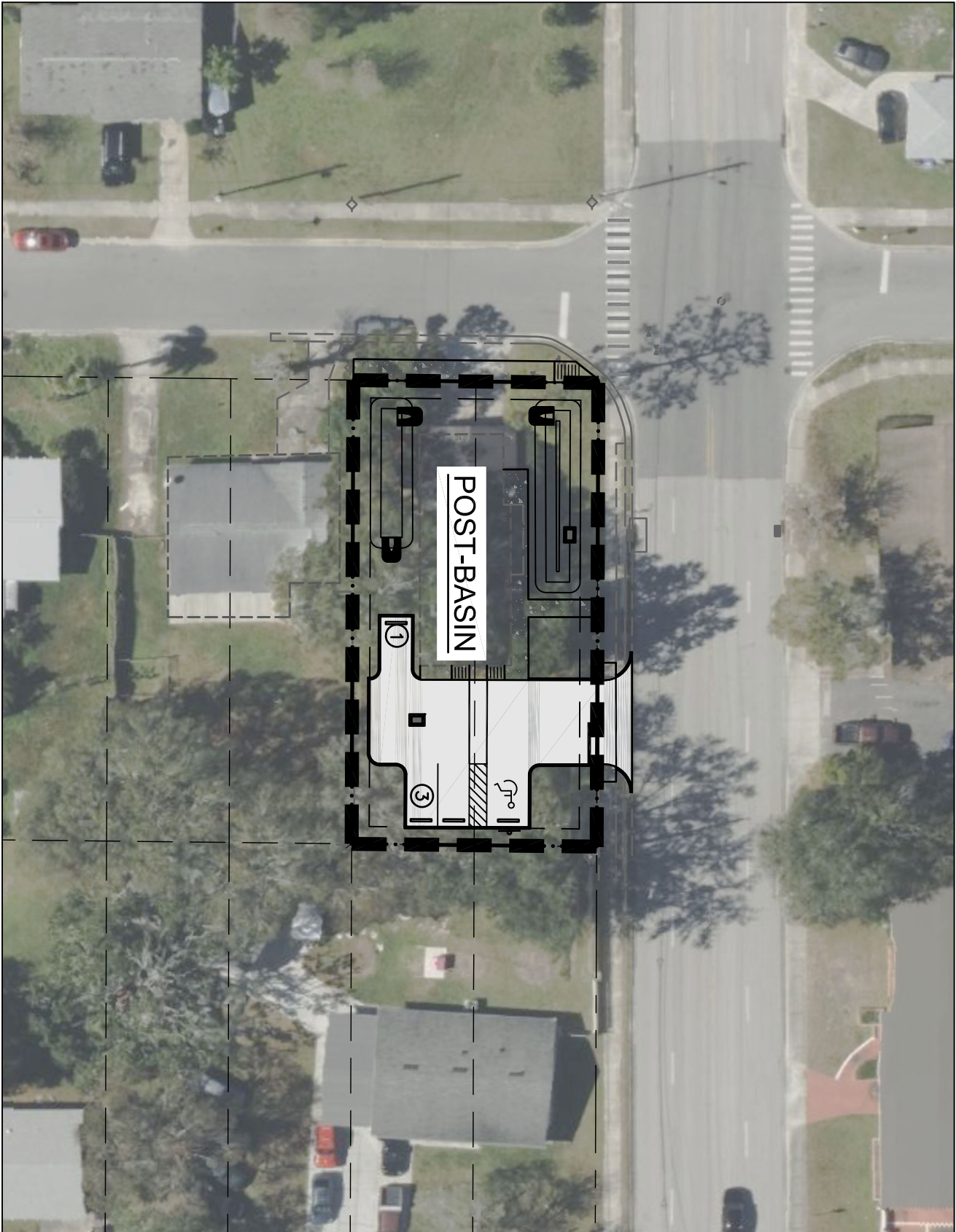


Exhibit E

CN & Treatment Volume Calculations

Oak St

1720 W Oak St, Kissimmee, FL 34741
CN Calculations

Pre-developed Conditions:

LOT B

Determine Composite Rational "C" and "CN"

Land Use	Area (sf)	C	CN	C*A	CN*A
Impervious	2,009	0.95	98	1,909	196,882
Pervious	7,266	0.20	80	1,453	581,280
Total	9,275				
Composite Value				0.36	84
				C	CN

Post-developed Conditions:

Lot B

Land Use	Area (sf)	C	CN	C*A	CN*A
Impervious	4,657	0.95	98	4,424	456,386
Pervious	4,618	0.20	80	924	369,440
Total	9,275				
Composite Value				0.58	89
				C	CN

SFWMD Dry Retention Pond Water Quality Calculations

1/2" over Drainage Area OR 1.25" times Impervious area, whichever is greater:

Drainage Area (sf)	Treatment (in)	Water Quality Volume (cf)	Water Quality Elevation (ft)
9,275	0.5	386	65.82

OR

Impervious Area (sf)	Treatment (in)	Water Quality Volume (cf)	Water Quality Elevation (ft)
4,657	1.25	485	65.91

SJRWMD Online System

Additional 1/2" over Drainage Area to the greatest water Quality volume above:

Drainage Area	Treatment (in)	Online	Total Water	Water Quality
9,275	0.5	386	872	66.30

 <----- USE

Post-Development Stage Vs. Storage:

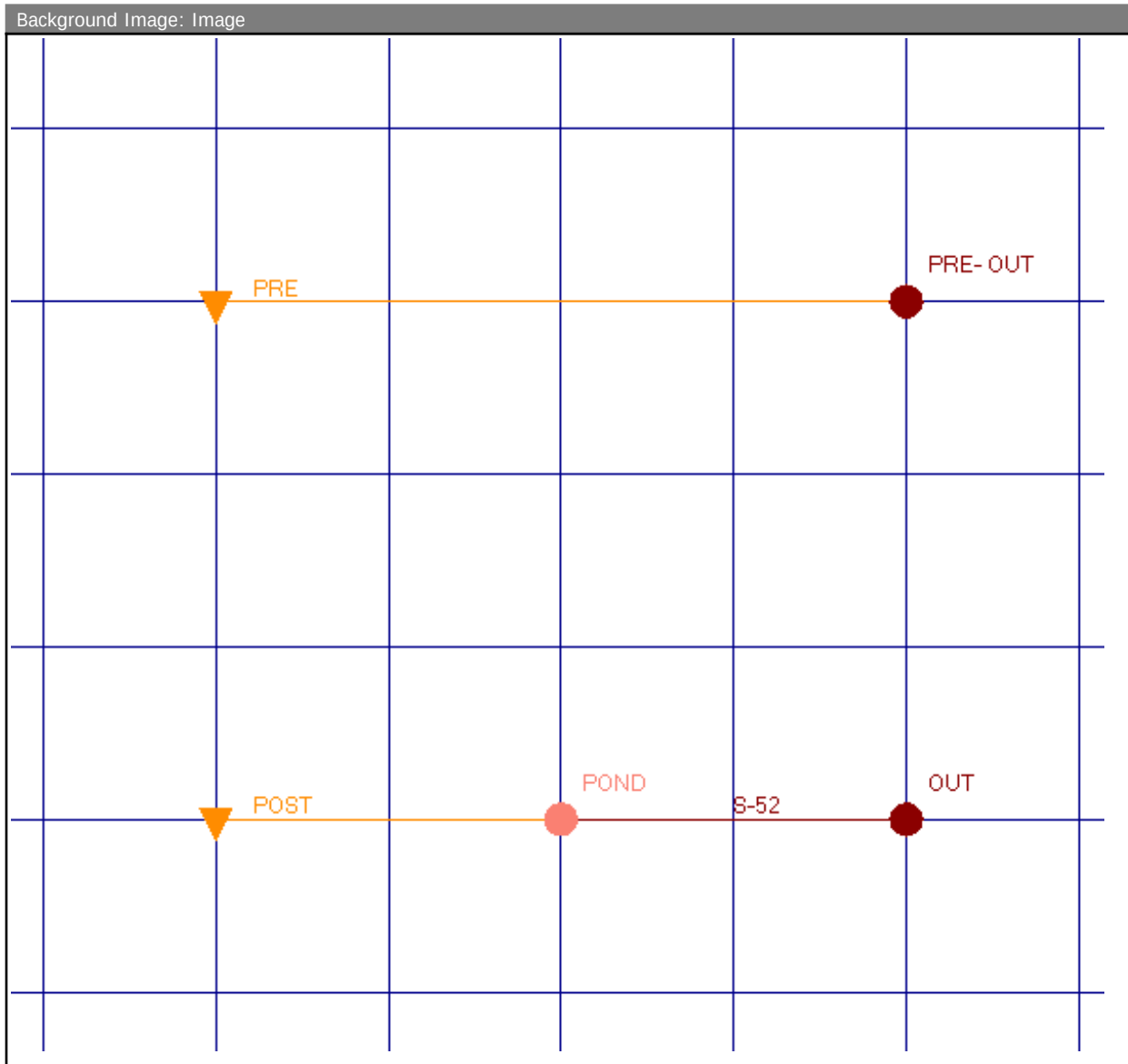
Wet Retention

Stage (ft)	Area (sf)	Area (ac)	Volume (cf)	Volume (af)
64.8	93	0.002	0	0.000
65.8	649	0.015	371	0.009
66.8	1337	0.031	1364	0.031

Exhibit F

SFWMD & Osceola County Routing

Calculations



Simple Basin: POST

Scenario: Icp3
Node: POND
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 999999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: Uh323

Peaking Factor: 323.0
 Area: 0.2130 ac
 Curve Number: 89.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name: Orange

Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
POST	100YR-24HR	0.45	9.0000	10.60	9.27	0.2130
POST	100YR-72HR	1.14	60.0167	11.50	10.14	0.2130
POST	10YR-24HR	0.24	9.0000	6.00	4.75	0.2130
POST	25YR-24HR	0.36	9.0000	8.60	7.29	0.2130
POST	25YR-72HR	0.99	60.0167	10.00	8.66	0.2130

Simple Basin: PRE

Scenario: Icpr3
 Node: PRE- OUT
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 15.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: Uh323
 Peaking Factor: 323.0
 Area: 0.2130 ac
 Curve Number: 84.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name: Orange

Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max	Total Rainfall	Total Runoff	Area [ac]
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Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
PRE	100YR-24HR	0.43	9.0167	10.60	8.64	0.2130
PRE	100YR-72HR	1.00	60.0500	11.50	9.49	0.2130
PRE	10YR-24HR	0.22	9.0333	6.00	4.21	0.2130
PRE	25YR-24HR	0.34	9.0167	8.60	6.69	0.2130
PRE	25YR-72HR	0.86	60.0500	10.00	8.02	0.2130

Simulation: 100YR-24HR

Scenario: lcrp3

Run Date/Time: 10/6/2025 12:05:07 PM

Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder: ICPR3	Boundary Stage Set:
Reference ET Folder:	Extern Hydrograph Set:
Unit Hydrograph Folder: ICPR3	Curve Number Set:
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set:
	Roughness Set:
	Crop Coef Set:
	Fillable Porosity Set:
	Conductivity Set:
	Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	Ia/S: 0.20 dec
Fact:	
dZ Tolerance: 0.0010 ft	
Max dZ: 1.0000 ft	
	Smp/Man Basin Rain: Global
	Opt:
Link Optimizer Tol: 0.0001 ft	OF Region Rain Opt: Global
	Rainfall Name: Orange
Edge Length Option: Automatic	Rainfall Amount: 10.60 in
	Storm Duration: 24.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 1 ft2	Min Node Srf Area: 113 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Simulation: 100YR-72HR

Scenario: Icpr3
Run Date/Time: 10/6/2025 12:06:15 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Smp/Man Basin Rain: Global
Opt:

Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic
 Dflt Damping (2D): 0.0050 ft
 Min Node Srf Area 1 ft2
 (2D):
 Energy Switch (2D): Energy

OF Region Rain Opt: Global
 Rainfall Name: Sfwmd72
 Rainfall Amount: 11.50 in
 Storm Duration: 72.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 113 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Icpr3
 Run Date/Time: 10/6/2025 12:08:00 PM
 Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000
	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]	
Min Calculation Time:	60.0000	0.1000	900.0000	
Max Calculation Time:		60.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph ICPR3
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area 1 ft2
(2D):
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Smp/Man Basin Rain Global
Opt:
OF Region Rain Opt: Global
Rainfall Name: Orange
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 113 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: Icpr3
Run Date/Time: 10/6/2025 12:08:37 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Fact:		
dZ Tolerance:	0.0010 ft	
Max dZ:	1.0000 ft	
Link Optimizer Tol:	0.0001 ft	
Edge Length Option:	Automatic	
Dflt Damping (2D):	0.0050 ft	
Min Node Srf Area	1 ft2	
(2D):		
Energy Switch (2D):	Energy	
		Smp/Man Basin Rain Global
		Opt:
		OF Region Rain Opt: Global
		Rainfall Name: Orange
		Rainfall Amount: 8.60 in
		Storm Duration: 24.0000 hr
		Dflt Damping (1D): 0.0050 ft
		Min Node Srf Area 113 ft2
		(1D):
		Energy Switch (1D): Energy

Comment:

Simulation: 25YR-72HR

Scenario: Icpr3
Run Date/Time: 10/6/2025 12:09:19 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	Ia/S: 0.20 dec
Fact:	
dZ Tolerance: 0.0010 ft	
Max dZ: 1.0000 ft	Smp/Man Basin Rain Global
	Opt:
Link Optimizer Tol: 0.0001 ft	OF Region Rain Opt: Global
	Rainfall Name: ~SFWMD-72
Edge Length Option: Automatic	Rainfall Amount: 10.00 in
	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Node: OUT

Scenario: lcpr3
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft

Warning Stage: 0.00 ft
 Alert Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUT	100YR-24HR	0.00	0.00	0.00	0.0000	0.45	0.00	0
OUT	100YR-72HR	0.00	0.00	0.00	0.0000	1.14	0.00	0
OUT	10YR-24HR	0.00	0.00	0.00	0.0000	0.22	0.00	0
OUT	25YR-24HR	0.00	0.00	0.00	0.0000	0.36	0.00	0
OUT	25YR-72HR	0.00	0.00	0.00	0.0000	0.98	0.00	0

Node: POND

Scenario: Icpr3
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 64.80 ft
 Warning Stage: 66.90 ft
 Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
64.80	0.00	0
65.80	0.01	392
66.80	0.03	1350

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POND	100YR-24H	66.90	0.00	66.66	0.0010	0.45	0.45	1162

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
	R							
POND	100YR-72H R	66.90	0.00	66.72	0.0010	1.14	1.14	1199
POND	10YR-24HR	66.90	0.00	66.62	0.0010	0.24	0.22	1141
POND	25YR-24HR	66.90	0.00	66.65	0.0010	0.36	0.36	1156
POND	25YR-72HR	66.90	0.00	66.71	-0.0010	0.99	0.98	1192

Node: PRE- OUT

Scenario: Icpr3
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 0.00 ft
 Warning Stage: 0.00 ft
 Alert Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE- OUT	100YR-24H R	0.00	0.00	0.00	0.0000	0.43	0.00	0
PRE- OUT	100YR-72H R	0.00	0.00	0.00	0.0000	1.00	0.00	0
PRE- OUT	10YR-24HR	0.00	0.00	0.00	0.0000	0.22	0.00	0
PRE- OUT	25YR-24HR	0.00	0.00	0.00	0.0000	0.34	0.00	0
PRE- OUT	25YR-72HR	0.00	0.00	0.00	0.0000	0.86	0.00	0

Drop Structure Link: S-52

Scenario: Icpr3
 From Node: POND
 To Node: OUT
 Link Count: 1

Upstream Pipe

Invert: 60.28 ft
 Manning's N: 0.0130
 Geometry: Circular
 Max Depth: 1.50 ft

Downstream Pipe

Invert: 60.19 ft
 Manning's N: 0.0130
 Geometry: Circular
 Max Depth: 1.50 ft

Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	17.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.50	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	66.30 ft	Ref Node:	
Control Elevation:	66.30 ft	Discharge Coefficients	
Max Depth:	0.25 ft	Weir Default:	3.200
Max Width:	0.42 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	66.62 ft	Ref Node:	
Control Elevation:	66.62 ft	Discharge Coefficients	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	2.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Link Min/Max Conditions [Icpr3]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
S-52 - Pipe	100YR-24HR	0.45	0.00	-0.01	0.00	0.00	0.00
S-52 - Weir: 1	100YR-24HR	0.24	0.00	0.00	2.34	2.34	2.34
S-52 - Weir: 2	100YR-24HR	0.21	0.00	-0.01	0.00	0.00	0.00
S-52 - Pipe	100YR-72HR	1.14	0.00	-0.02	0.00	0.00	0.00
S-52 - Weir: 1	100YR-72HR	0.27	0.00	0.00	2.63	2.63	2.63
S-52 - Weir: 2	100YR-72HR	0.86	0.00	-0.01	1.03	1.03	1.03
S-52 - Pipe	10YR-24HR	0.22	0.00	0.00	0.00	0.00	0.00
S-52 - Weir: 1	10YR-24HR	0.22	0.00	0.00	2.14	2.14	2.14
S-52 - Weir: 2	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
S-52 - Pipe	25YR-24HR	0.36	0.00	-0.01	0.00	0.00	0.00
S-52 - Weir: 1	25YR-24HR	0.24	0.00	0.00	2.28	2.28	2.28
S-52 - Weir: 2	25YR-24HR	0.12	0.00	-0.01	0.00	0.00	0.00
S-52 - Pipe	25YR-72HR	0.98	0.00	-0.01	0.00	0.00	0.00
S-52 - Weir: 1	25YR-72HR	0.27	0.00	0.00	2.58	2.58	2.58
S-52 - Weir: 2	25YR-72HR	0.71	0.00	-0.01	0.97	0.97	0.97

Exhibit G

SFWMD Drawdown Calculations

PONDS Version 3.3.0315
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: 1720 W Oak St
Simulation Description: SFWMD Drawdown
Project Number: 480-001
Engineer : Stephen Allen, PE
Supervising Engineer: Stephen Allen, PE
Date: 08-18-2025

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 61.00
Water Table Elevation, [WT] (ft datum): 62.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 10.00
Fillable Porosity, [n] (%): 25.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 82.9
Equivalent Pond Width, [W] (ft): 7.2
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
64.80	40.0
65.80	560.0
66.80	1209.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive
Discharge Structure #2 is inactive
Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: SFWMD Drawdown

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 587

Initial ground water level (ft datum) 62.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.700	1.300	1.900	2.500
0.200	0.800	1.400	2.000	2.600
0.300	0.900	1.500	2.100	2.700
0.400	1.000	1.600	2.200	2.800
0.500	1.100	1.700	2.300	2.900
0.600	1.200	1.800	2.400	3.000

Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 8/18/2025 12:2:37

#WARNING: Modflow did not converge with the following iterations limits:

 Inner Loop=60, Outer Loop=150

Re-running with the following iteration limits:

 Inner Loop=1, Outer Loop=500

Horizontal conductivity inside pond increased to 1.0000000E+07 ft/day

End Scenario 1 8/18/2025 12:2:37

PONDS Version 3.3.0315
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

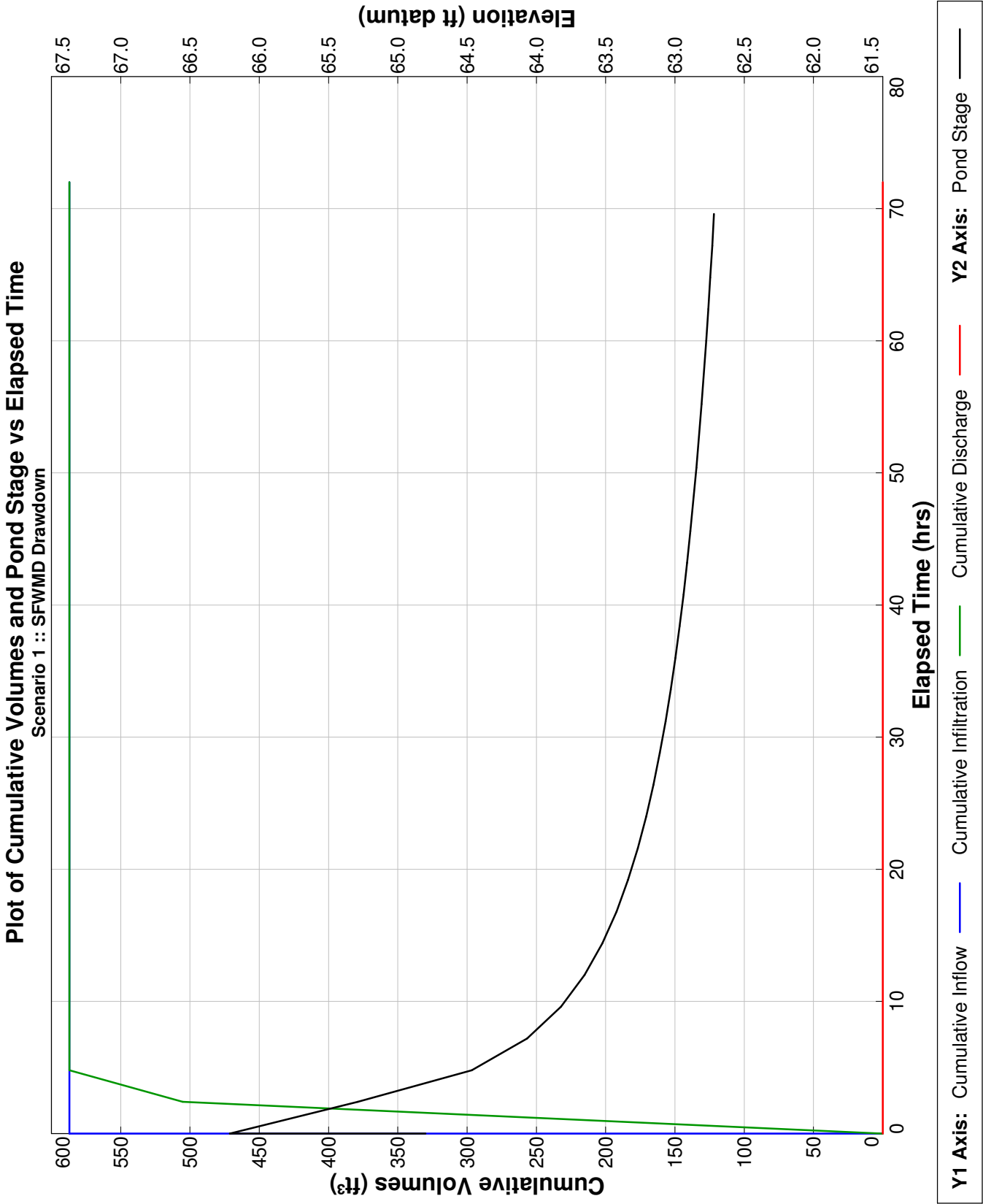
Detailed Results :: Scenario 1 :: SFWMD Drawdown

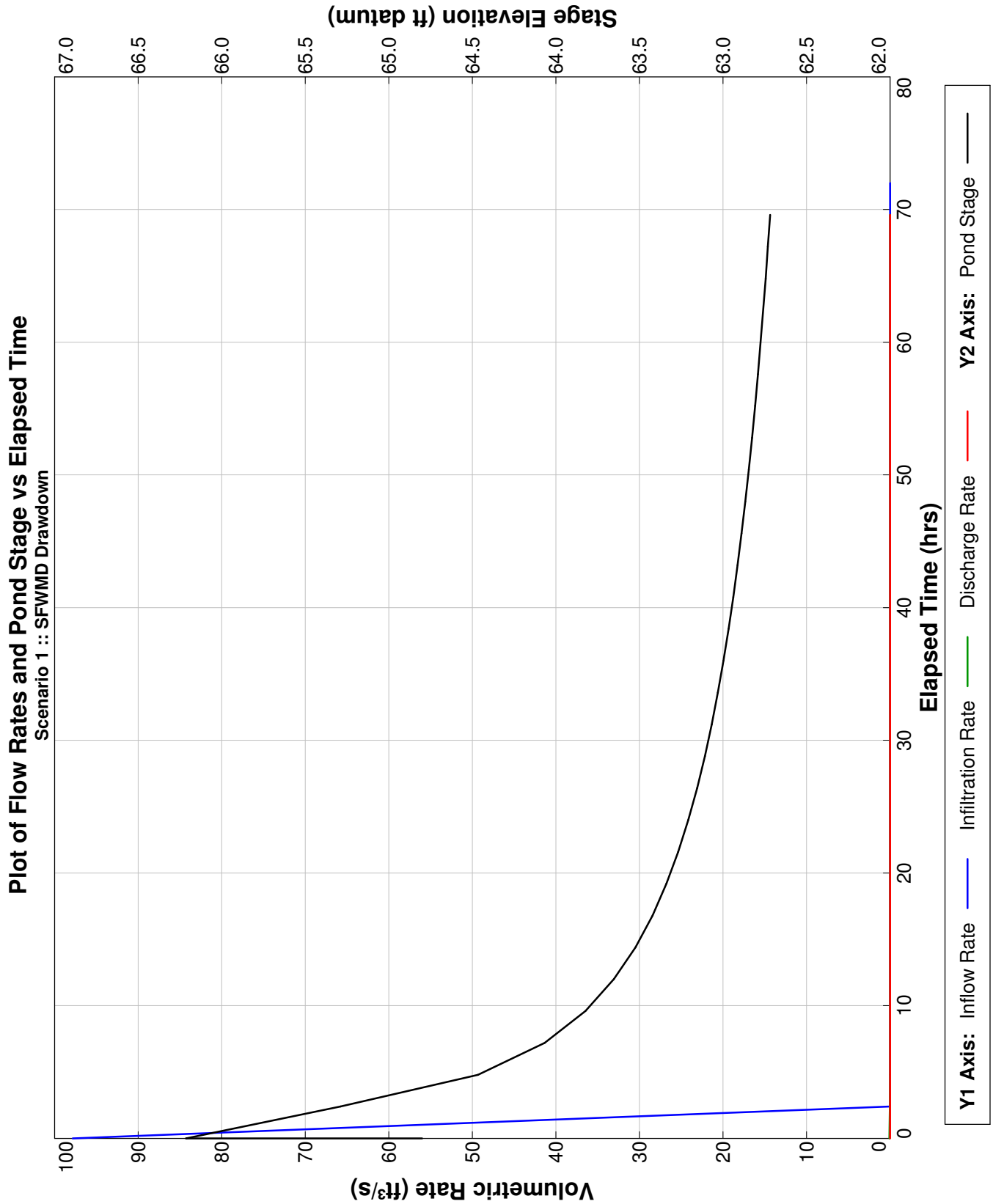
Elapsed Time (hours)	Instantaneous Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Combined Instantaneous Discharge Rate (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Combined Cumulative Discharge (ft ³)	Flow Type
0.000	97.8333	0.00000	64.80000	0.08818	0	0.000	0.0	0	N.A.
0.002	97.8333	0.00000	66.21281	0.08814	0	587.000	0.5	0	S
2.400	0.0000	0.00000	65.28890	0.03397	0	587.000	505.3	0	S
4.800	0.0000	0.00000	64.46681	0.00473	0	587.000	587.0	0	S
7.200	0.0000	0.00000	64.06720	0.00000	0	587.000	587.0	0	S
9.600	0.0000	0.00000	63.82324	0.00000	0	587.000	587.0	0	S
12.000	0.0000	0.00000	63.65256	0.00000	0	587.000	587.0	0	S
14.400	0.0000	0.00000	63.52376	0.00000	0	587.000	587.0	0	S
16.800	0.0000	0.00000	63.42173	0.00000	0	587.000	587.0	0	S
19.200	0.0000	0.00000	63.33811	0.00000	0	587.000	587.0	0	S
21.600	0.0000	0.00000	63.26781	0.00000	0	587.000	587.0	0	S
24.000	0.0000	0.00000	63.20755	0.00000	0	587.000	587.0	0	S
26.400	0.0000	0.00000	63.15509	0.00000	0	587.000	587.0	0	S
28.800	0.0000	0.00000	63.10883	0.00000	0	587.000	587.0	0	S
31.200	0.0000	0.00000	63.06762	0.00000	0	587.000	587.0	0	S
33.600	0.0000	0.00000	63.03058	0.00000	0	587.000	587.0	0	S
36.000	0.0000	0.00000	62.99702	0.00000	0	587.000	587.0	0	S
38.400	0.0000	0.00000	62.96644	0.00000	0	587.000	587.0	0	S
40.800	0.0000	0.00000	62.93839	0.00000	0	587.000	587.0	0	S
43.200	0.0000	0.00000	62.91254	0.00000	0	587.000	587.0	0	S
45.600	0.0000	0.00000	62.88861	0.00000	0	587.000	587.0	0	S
48.000	0.0000	0.00000	62.86637	0.00000	0	587.000	587.0	0	S
50.400	0.0000	0.00000	62.84562	0.00000	0	587.000	587.0	0	S
52.800	0.0000	0.00000	62.82620	0.00000	0	587.000	587.0	0	S
55.200	0.0000	0.00000	62.80797	0.00000	0	587.000	587.0	0	S
57.600	0.0000	0.00000	62.79082	0.00000	0	587.000	587.0	0	S
60.000	0.0000	0.00000	62.77463	0.00000	0	587.000	587.0	0	S
62.400	0.0000	0.00000	62.75933	0.00000	0	587.000	587.0	0	S
64.800	0.0000	0.00000	62.74482	0.00000	0	587.000	587.0	0	S
67.200	0.0000	0.00000	62.73105	0.00000	0	587.000	587.0	0	S
69.600	0.0000	0.00000	62.71795	0.00000	0	587.000	587.0	0	S
72.000	0.0000	0.00000	62.70547	----	----	587.000	587.0	0	N.A.

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Summary of Results :: Scenario 1 :: SFWMD Drawdown

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	72.000	62.71		
Maximum	0.002	66.21		
Inflow				
Rate - Maximum - Positive	0.002		97.8333	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			587.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			587.0
Infiltration				
Rate - Maximum - Positive	0.002		0.0881	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.800			587.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			587.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	63.00		587.0
72 Hour Stage and Infiltration Volume	72.000	???		587.0





October 13, 2025

City of Kissimmee
101 Church St, Ste 110
Kissimmee, FL 34741

Re: 1720 W Oak St
CU-25-0017

Below are our responses to your comments. For clarity, we have put your comments in bold and our responses in italics.

Fire

Comments/Conditions (if applicable):

1. 1, Will your community or property have a gate with a lock to secure it at night? (FFPC, NFPA 1, National Fire Prevention Code, edition 2015, Chapter 18 sub-section 2.2.2)

a. If the gate is locked with a chain and lock, than a Knox Master Key lock will be required on your gate. You can order one from www.Knoxbox.com.

b. If the gate is electronically locked, than a S.O.S system and a Knoxbox key switch are required. A Separate permit is required to install these items on your gate.

Acknowledge , No gate

2. The City of Kissimmee requires the following for electronically operated gates to subdivisions or developments: (FFPC, NFPA 1, National Fire Prevention Code, edition 2015, Chapter 18 sub-section 2.2.2)

a. A Separate Permit for the installation of the Knox Key switch and the SOS system is required.

b. A complete set of plans and product specification sheets are required.

c. The plans shall have the following material on them:

1. Plans shall show the distance from the SOS/Key Switch to the gate

2. The landscaping material around the SOS/Key Switch location

3. The farthest distance from the gate, the SOS will activate

4. The center posts where the gates/fence opens will have reflective tape around them.

5. Show the width of the gates when fully opened. Minimum 20 feet required.

d. Controllers comply with UL 325 and 991, to include battery backup

e. Gates will be commercial grade

f. Knox Key entry to operate gates in addition to required SOS

Acknowledged, no gate

Engineering

GENERAL INFORMATION:

1. Please add street names on the plans.

Street names added.

2. Provide an ITE Trip Generation Manual (latest edition) traffic statement for the proposed use on the site plan. Include total daily trips and peak AM/PM trips. Ref. LDC §14-3-31(C)(2)(b).

ITE Trip Generation Manual added to cover sheet

LANDSCAPING:

3. 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. Also show the 25-foot horizontal sight-distance triangles at the corner of intersecting streets.

See updated landscape plans

4. 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

See updated landscape plans

SURVEY/EXISTING CONDITIONS:

5. Provide a digitally certified copy of the most current boundary and topographic survey with the site plan, in accordance with LDC §14-3-31(C)(2)(h). The survey shall be prepared by a State of Florida-licensed PLS and include:

- Legal description
- Current FEMA floodplain statement
- Topographic contours at one-foot intervals, extending 25 feet beyond the property boundary lines/project limits
- Property boundary monumentation
- Vertical datum and benchmark

Survey included in submittal

6. Provide a legal description for all project acreage on the site plan to match the survey or proposed plat

Legal Description added to cover sheet.

BUILDINGS/STRUCTURES:

7. Provide the location of existing and proposed structures on the construction drawings, including structures on adjacent lots if located within 25 feet of the property line. Ref. LDC §14-3-31(C)(2)(i)

STREET DESIGN/CIRCULATION/PARKING/ACCESS/CONSTRUCTION:

Existing nearby building added.

8. Remove/relocate the two parking spaces that require vehicles to back into the public right-of-way (ROW). The residential to commercial change of use triggers full conformance with current parking standards (Kissimmee LDC §14-7-22). Parking spaces shall not back into the right-of-way/street (LDC §14-7-24(B)). Also, No portion of the parking spaces for this development shall be located within the right-of-way.

Removed parking on driveway. Parking spots that were on the ROW have been removed.

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

All stalls meet standard parking requirements.

10. Plans shall show the removal of the curb cut and driveway on Lavon.

Driveway to be removed, curbing to remain the same.

11. Provide a minimum 20 -foot unobstructed stacking distance for the driveway entrance on Oak Street (collector). Ref. LDC §14-7-23(D)(1).

Provided the 20ft distance, parking shifted.

PUBLIC SIDEWALKS/BIKEWAYS/PEDESTRIAN PATHS:

12. Provide a 6-foot-wide minimum concrete sidewalk within the adjacent road rights-of-way along Lavon Avenue to tie into the sidewalk along Oak Street. Ref. LDC §14-7-3(A).

Provided on west side.

13. For the parking stall abutting the sidewalk, provide either a wheel stop or a 7-foot sidewalk behind the curb. Alternatively, provide a continuous curb with at least 2 ft of separation to the sidewalk in place of wheel stops. Ref. LDC §14-7-23(C)(2).

Wheel stops added.

WALLS/FENCING/GROUND SIGNAGE:

14. Provide the location, height, and type of any 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)

Sight triangle added and called out

UTILITIES:

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

Existing utility added to sheets.

STORMWATER MANAGEMENT/GRADING:

16. Provide conceptual drainage patterns and method of disposition of surface drainage (including retention/detention areas) on the site plan. Ref. LDC §14-2-191(C)(16)

Flow arrows added.

17. In Zone RB-2, impervious area is limited to the lesser of 50% or the capacity of the permitted stormwater facility. Please revise.

Adjusted site to have a pervious of 50.79% and impervious of 49.21%

GARBAGE STORAGE/COLLECTION/DISPOSAL:

18. Please contact Jody Kirkendall (Solid Waste) for trash collection options for this site. Email:

jody.kirkendall@kissimmee.gov

19. Provide a garbage/solid-waste storage, collection, and disposal statement on the site plan, including screening type and height; and, if curbside (roll-out) service is proposed, show the location and interior dimensions of the screened enclosure. Ref. LDC §14-3-31(C)(2)(r).

To be curbside (roll-out) garbage.

PRELIMINARY PLAT/FINAL PLAT/REPLAT:

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

Acknowledged

- **Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.**

DRC Reference number added to cover sheet.

Wheel stops or raised curbing shall be provided between all landscaping/pervious areas and vehicle use areas. Ref. LDC §14-7-23(C)(2), §14-8-23(D)(2)

Wheel stops added.

The stormwater management system detailed with the construction plan submittal shall include the following:

- o **1/2-inch of additional dry pre-treatment**
- o **Sufficient information to show compliance with LDC §14-10-3, 3(B)**

Stormwater updated to satisfy this requirement.

- **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).**

Existing utilities shown on plan

- **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.**

See updated landscape plan

- **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)**

All signage and striping shown and called out on the site plan, sheet C-4

- **Once all required site improvements are complete—and before requesting a Building Final/CO—email Public Works Engineering at DRCengineering@kissimmee.gov to confirm the list of closeout documents you will need to submit. After we confirm the required items, upload them to EnerGov for review and approval. Public Works cannot recommend approval of the Building Final/CO until those documents are approved in EnerGov. Please submit early to allow adequate review time.**

Acknowledged

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

Comments/Conditions:

1. Can you please submit a business model of the proposed office with the specifics of the type of office use, number of employees, business hours, etc.

Accounting business, with regular business hours

2. Is the stop bar 12' or 24'?

To be 12 feet.

3. Is there a dumpster that will be associated with this business?

Curbside trash will be proposed.

4. Please provide the setback from the parking stall from the road. Per Land Development Code (LDC) Section 14-7-23.B.2: "No parking lots/spaces shall be located closer than seven feet from a public right-of-way..."

Added

5. Please update the parking calculations on the Site Plan. The total square footage of the building is 1,676 sq. ft., not 1600 sq. ft., thus 6 parking stalls are required.

Updated

6. Please review LDC Section 14-11-3 for the regulations regarding signs for this potential business.

Note; a BTR will be needed for a submittal for a sign permit.

Acknowledged

TOHO

Comments/Conditions (if applicable):

Additional comments at and during pre-construction review.

Acknowledged.

Impact fees may be due.

Acknowledged

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

Acknowledged.

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>.

Acknowledged.

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.

October 13, 2025

Page 6

Acknowledged.

A Developer's Service Agreement (DSA), including Human Trafficking Affidavit (HTA) section 787.06(13) of the Florida statute must be fully executed prior to plan approval. The DSA will be sent separately by your assigned Development Project Manager (DPM) once it is ready for execution. Please take this time to review the DSA- HTA template and commonly missed DSA items. The DSA Agreement must be signed by the landowner. If the current owner is an entity, the entity must be licensed in the State of Florida and the signee must provide proof of signing authority.

Acknowledged

Commercial and Residential construction/projects are required to comply with the Toho Efficiency Program, also known as TEP. TEP focuses on landscape design, irrigation systems, appliances, and indoor fixtures. Please call Toho Water Conservation Coordinator at 407-944-5121, you can also email Rodney Tilley, Environmental Supervisor Water Conservation at rtalley@tohowater.com, to obtain approval and compliance with the Toho Environmental Program (TEP).

Acknowledged

Should you have any questions or comments, please give me a call.

Sincerely,

CivilCorp Engineering, Inc.



Stephen Allen, PE #59994

President

STORMWATER MANAGEMENT SYSTEM DESIGN REPORT

Oak Street
1720 W Oak St
Kissimmee, FL 32741

Prepared for:

Arelis Familia
328 W Oak St
Kissimmee, FL 34741
Contact: Arelis Familia

Submitted to:

Osceola County
South Florida Water Management District

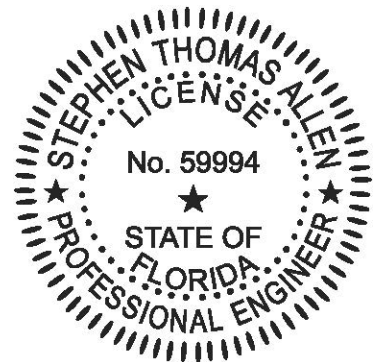
Project No.: 480-001
Date: July 21, 2025

Stephen
Allen
2025.08.18
12:09:25
'00'04-



This item has been digitally signed and sealed by Stephen Allen, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Stephen Allen, PE #59994
{affix seal}

Project Overview:

CivilCorp Engineering, Inc. has been retained by Arelis Familia to design the Stormwater Management System and secure all associated permits for medical and office buildings. Exhibits have been attached here in to supplement the design discussion in this report.

Arelis Familia currently owns the subject property, Parcel No. 21-25-29-1670-0046-0180, in Kissimmee, Florida.

The project is located on the corner of W Oak St and N Lavon Ave as illustrated on the attached Location Map (Exhibit A). The site currently is developed. There are no wetlands located on this site.

The new project encompasses construction of approximately 3,152 sq ft parking lot, and the required infrastructure including landscaping and a new stormwater management system.

The site appears to be in Flood Zone X per Flood Insurance rate map 12097C0066G, Osceola County Florida, dated June 18, 2013.

Existing Conditions:

A review of the NCRS Soils Survey of Osceola County, included as Exhibit B, indicates that the dominate soils at this site are Myakka- Urban Sand (hydrologic soil group A/D).

The existing topography of the project site indicates that stormwater flows toward the existing drainage system that is located on W Oak St. This has been illustrated on the Exhibit C, Existing Drainage Basin Map.

Design Criteria:

The proposed stormwater management system for this project was designed to meet the water quality and discharge criteria for the Osceola County, and the South Florida Water Management District (SFWMD).

City of Kissimmee

- In accordance with the City of Kissimmee, dry retention ponds are required to treat the first $\frac{1}{2}$ " over the project area **or** 1" of rainfall, whichever is greater. In addition, the post-development runoff rate shall not exceed the pre-development runoff rate and volume for the 25-year, 24 hour (8.6 inches) storm event.

SFWMD

- In accordance with SFWMD, dry retention ponds are required to treat the first $\frac{1}{2}$ " over the project area **or** 1.25" times the impervious area, whichever is greater. The system shall recover the water quality, or treatment, volume within 72 hours using a safety of factor of 2 (Tested Horizontal Hydraulic Conductivity divided by 2). In addition, the post-development runoff rate shall not exceed the pre-development runoff rate for the 25 year/24 hour (8.6 inches) storm event. Minimum pavement elevations shall be higher than the 10 year/24 hour (6 inches) storm even and minimum finish floor elevations shall be higher than the 100 year/72 hour (13.5 inches) storm event.

Design Narrative:

As described above, the existing topography of the project site ultimately discharges to an existing drainage system.

Following development, approximately 5,637 SF of the 9,275 SF total project area will be constructed as impervious area. In the proposed condition, the project area will drain into an onsite open detention pond as shown in Exhibit D. The detention system stages to 66.80 ft NAVD to accommodate the required treatment volume and then begin overflowing the control structure to be discharged, as described above, ultimately to the existing storm system. Calculations for the treatment volumes can be found in Exhibit E. In addition, the post-development runoff rate will not exceed the pre-development runoff rate for the 25 year/ 72 hour storm as required by the SFWMD and Osceola County. The input/output report for each design storm has been attached as Exhibits F.

The SFWMD required treatment volume will infiltrate far sooner than the require 72 hours using a safety factor of 2. This is demonstrated in Exhibit G, Infiltration Calculations.

A summary of the design analysis results are listed below.

Summary of Stormwater System Analyses:

1. Total site drainage area: 0.213 acres (9,275 SF)
Total impervious area: 0.13 acres (5,637 SF)
2. Water quality treatment volume to be retained:
SJRWMD = 1.25" impervious area = 587 CF
3. Pre-development runoff rates:
10 year / 24 hour storm = 0.22 CFS
Osceola County & SFWMD 25 year/72 hour Storm = 0.86 CFS
4. Post-development runoff rates:
10 year / 24 hour storm = 0.25 CFS
Osceola County & SFWMD 25 year/72 hour Storm = 0.85 CFS
5. Peak Stage:
10 year / 24 hour (minimum pavement) = 66.34 ft NAVD
Osceola County & SFWMD 25 year/72 hour Storm = 66.71 ft NAVD
100 year / 24 hour (minimum FFE) = 66.45 ft NAVD
100 year / 72 hour = 66.75 ft NAVD

Operation and Maintenance Instructions

Lake Nona Dental
12601 Narcoossee Rd. Orlando FL

Stormwater Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when the unusual storms occur.

Remember, the SFWMD permit dictates that the system must be maintained and that the owner is responsible for system maintenance.

A. General

Normal maintenance requirements are as follows:

- a) Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.
- b) Sod should be routinely thatched.
- c) The bottom area of dry basins should be periodically broken with a disk to maintain design percolation rate.
- d) Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.
- e) Periodically, following a storm event, the outfall structure should be inspected to check that the orifice or weir is not clogged and is flowing at a substantial rate.
- f) The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.
- g) Inlet structures should be inspected after each storm. All debris accumulated in the sump or on the grate should be removed.
- h) Outlets should be inspected for clogging and erosion.
- i) Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. Catch Basins

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be

used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. Littoral Zones (for wet detention systems)

The littoral shelf shall be maintained as follows:

- a) Wetland topsoil, containing a suitable seed source, shall be spread over the littoral zone from the control elevation out to the waterward extent of the shelf, with a minimum thickness of four inches.
- b) Littoral vegetation will become established via natural recruitment.
- c) All desirable vegetation that becomes established in the littoral area must be maintained.
- d) Nuisance/invasive exotic species (e.g. cattails) should be removed periodically. The owner should consult the water management district prior to undertaking this activity.

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D. Underdrains and Effluent Filters

Underdrains and effluent filtration systems should be periodically inspected to assure that they are functioning as designed. Failure to effectively maintain these systems will result in insufficient drawdown of detained stormwater runoff after rainfall events. The filter media should be routinely inspected for accumulation of excess debris and silt. Debris should be removed immediately following storm event.

Effluent filters are designed such that all detained runoff should discharge from the basin within a 36-hour period. Observations should be made periodically to verify that the filter is passing the runoff within the design time frame. Runoff remaining in the basin longer than 72 hours is indicative of a clogged or silt laden filter. Should this event occur, the filter should be thoroughly backwashed with clean water to remove silt and other fines from the media. If backwashing does not remedy the situation, the media may need to be replaced. The owner should retain a qualified contractor and should consult with the engineer prior to replacing filter media.

E. Dry Bottom Retention Systems

The retention area must become dry within 72 hours after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

F. Methods and Equipment for System Maintenance

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

a. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m³) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

b. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high pressure pump and a 200 to 300 gallon (0.760 to 1.140 m³) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. Normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

c. Fire Hose Flushing

This equipment consists of various fittings that can be placed on the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

d. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consist of a large water tank of at least 1,000 gallons (3.785 m³), a triple action water pump capable of producing 1,000 psi (6,900 kN/m²) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4,140 kN/m²) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

References

1. Sewer Maintenance Manual prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.
2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report M&R 632820-1, August, 1969.

List of Exhibits

Exhibit A:	Site Location Map
Exhibit B:	SCS Soils Information
Exhibit C:	Existing Drainage Basin Map
Exhibit D:	Proposed Drainage Basin Map
Exhibit E:	CN & Treatment Volume Calculations
Exhibit F:	SFWMD & Osceola County Routing Calculations
Exhibit G:	SFWMD Drawdown Calculations

Exhibit A

Site Location Map

Kissimmee, Fl 34741

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Exhibit B

SCS Soils Information

Soil Map—Osceola County, Florida
(Soil_line)



Map Scale: 1:720 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/16/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Spoil Area

Stony Spot

Stony Spot

Very Stony Spot

Very Stony Spot

Wet Spot

Wet Spot

Other

Other

Special Line Features

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Osceola County, Florida
Survey Area Data: Version 22, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Myakka-Urban land complex	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

Exhibit C

Existing Drainage Basin Map

Exhibit D

Proposed Drainage Basin Map

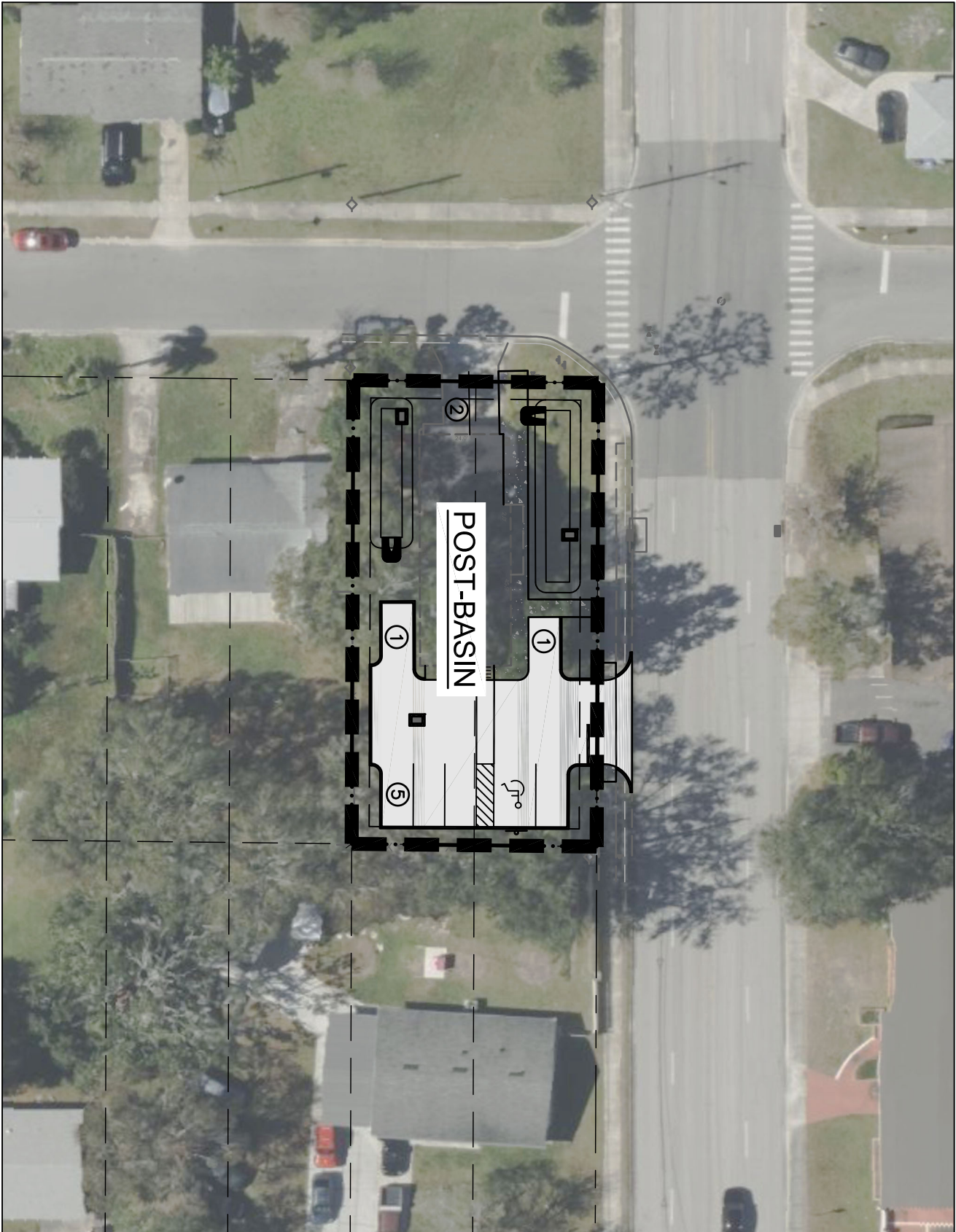


Exhibit E

CN & Treatment Volume Calculations

Oak St

1720 W Oak St, Kissimmee, FL 34741
CN Calculations

Pre-developed Conditions:

LOT B

Determine Composite Rational "C" and "CN"

Land Use	Area (sf)	C	CN	C*A	CN*A
Impervious	1,938	0.95	98	1,841	189,898
Pervious	7,337	0.20	80	1,467	586,982
Total	9,275				
Composite Value				0.36	84
				C	CN

Post-developed Conditions:

Lot B

Land Use	Area (sf)	C	CN	C*A	CN*A
Impervious	5,637	0.95	98	5,355	552,426
Pervious	3,638	0.20	80	728	291,040
Total	9,275				
Composite Value				0.66	91
				C	CN

SFWMD Dry Retention Pond Water Quality Calculations

1/2" over Drainage Area OR 1.25" times Impervious area, whichever is greater:

Drainage Area (sf)	Treatment (in)	Water Quality Volume (cf)	Water Quality Elevation (ft)
9,275	0.5	386	65.898

OR

Impervious Area (sf)	Treatment (in)	Water Quality Volume (cf)	Water Quality Elevation (ft)
5,637	1.25	587	66.125

Post-Development Stage Vs. Storage:

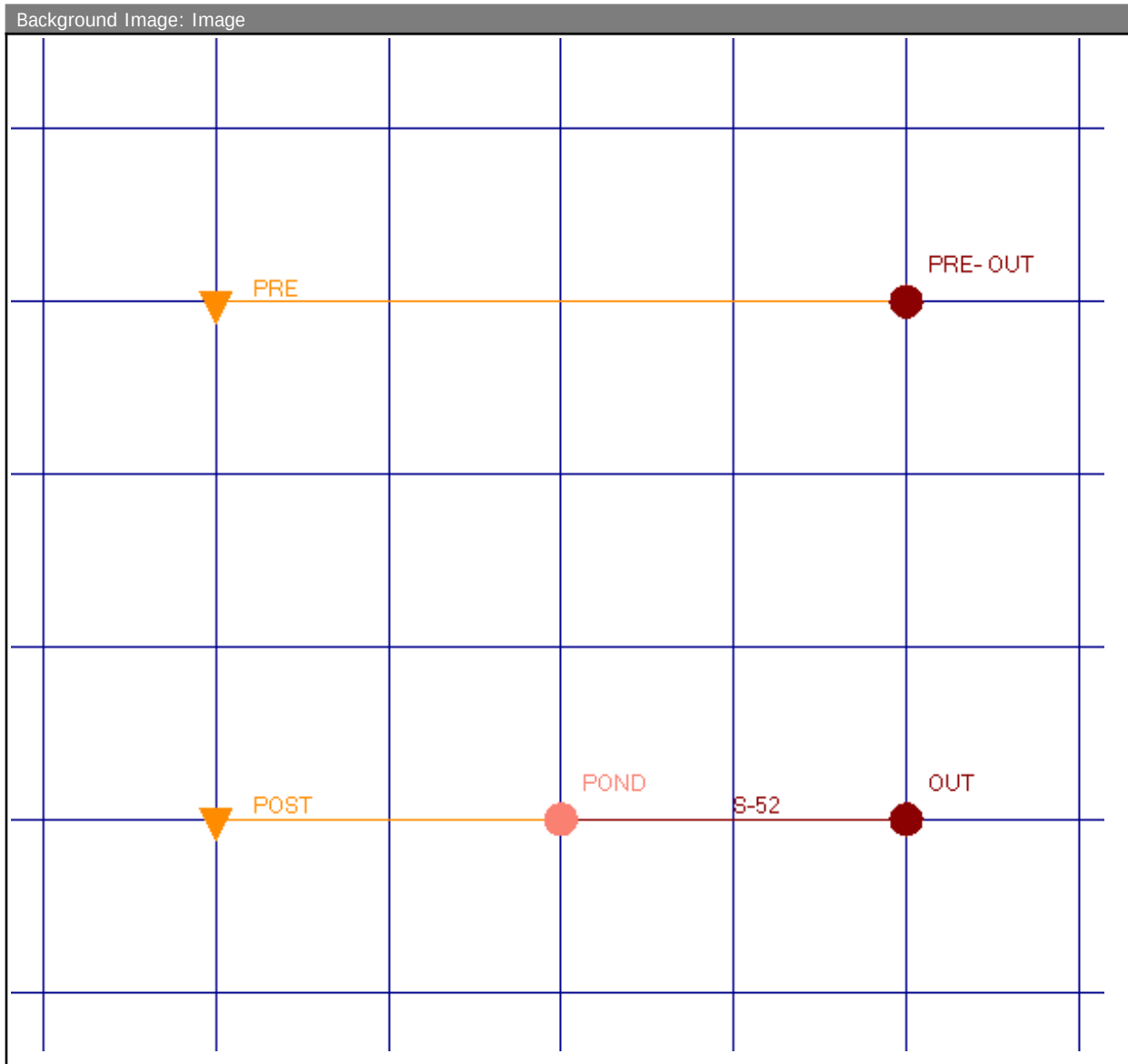
Wet Retention

Stage (ft)	Area (sf)	Area (ac)	Volume (cf)	Volume (af)
64.8	40	0.001	0	0.000
65.8	560	0.013	300	0.007
66.8	1209	0.028	1185	0.027

Exhibit F

SFWMD & Osceola County Routing

Calculations



Simple Basin: POST

Scenario: Icp3
Node: POND
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 999999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: Uh323

Peaking Factor: 323.0
 Area: 0.2130 ac
 Curve Number: 92.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name: Orange

Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
POST	100YR-24HR	0.46	9.0000	10.60	9.64	0.2130
POST	100YR-72HR	1.15	60.0000	11.50	10.52	0.2130
POST	10YR-24HR	0.25	9.0000	6.00	5.08	0.2130
POST	25YR-24HR	0.37	9.0000	8.60	7.65	0.2130
POST	25YR-72HR	1.00	60.0000	10.00	9.03	0.2130

Simple Basin: PRE

Scenario: Icpr3
 Node: PRE- OUT
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 15.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: Uh323
 Peaking Factor: 323.0
 Area: 0.2130 ac
 Curve Number: 84.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name: Orange

Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max	Total Rainfall	Total Runoff	Area [ac]
------------	----------	----------------	-------------	----------------	--------------	-----------

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
PRE	100YR-24HR	0.43	9.0167	10.60	8.64	0.2130
PRE	100YR-72HR	1.00	60.0500	11.50	9.49	0.2130
PRE	10YR-24HR	0.22	9.0333	6.00	4.21	0.2130
PRE	25YR-24HR	0.34	9.0167	8.60	6.69	0.2130
PRE	25YR-72HR	0.86	60.0500	10.00	8.02	0.2130

Simulation: 100YR-24HR

Scenario: lcrp3

Run Date/Time: 7/17/2025 10:26:53 AM

Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder: ICPR3	Boundary Stage Set:
Reference ET Folder:	Extern Hydrograph Set:
Unit Hydrograph Folder: ICPR3	Curve Number Set:
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set:
	Roughness Set:
	Crop Coef Set:
	Fillable Porosity Set:
	Conductivity Set:
	Leakage Set:

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight	0.5 dec	Ia/S:	0.20 dec
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
Max dZ:	1.0000 ft	Opt:	
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
Edge Length Option:	Automatic	Rainfall Name:	Orange
		Rainfall Amount:	10.60 in
Dflt Damping (2D):	0.0050 ft	Storm Duration:	24.0000 hr
Min Node Srf Area	1 ft2	Dflt Damping (1D):	0.0050 ft
(2D):		Min Node Srf Area	113 ft2
Energy Switch (2D):	Energy	(1D):	
		Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario: Icpr3
Run Date/Time: 7/17/2025 10:27:39 AM
Program Version: StormWise 4.08.02

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Smp/Man Basin Rain: Global
Opt:

Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic
 Dflt Damping (2D): 0.0050 ft
 Min Node Srf Area 1 ft2
 (2D):
 Energy Switch (2D): Energy

OF Region Rain Opt: Global
 Rainfall Name: Sfwmd72
 Rainfall Amount: 11.50 in
 Storm Duration: 72.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 113 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Icpr3
 Run Date/Time: 7/17/2025 10:29:36 AM
 Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000
	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]	
Min Calculation Time:	60.0000	0.1000	900.0000	
Max Calculation Time:		60.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph ICPR3
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area 1 ft2
(2D):
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Smp/Man Basin Rain Global
Opt:
OF Region Rain Opt: Global
Rainfall Name: Orange
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 113 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: Icpr3
Run Date/Time: 7/17/2025 10:30:04 AM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Fact:		
dZ Tolerance:	0.0010 ft	
Max dZ:	1.0000 ft	
Link Optimizer Tol:	0.0001 ft	
Edge Length Option:	Automatic	
Dflt Damping (2D):	0.0050 ft	
Min Node Srf Area	1 ft2	
(2D):		
Energy Switch (2D):	Energy	
		Smp/Man Basin Rain Global
		Opt:
		OF Region Rain Opt: Global
		Rainfall Name: Orange
		Rainfall Amount: 8.60 in
		Storm Duration: 24.0000 hr
		Dflt Damping (1D): 0.0050 ft
		Min Node Srf Area 113 ft2
		(1D):
		Energy Switch (1D): Energy

Comment:

Simulation: 25YR-72HR

Scenario: Icpr3
Run Date/Time: 7/17/2025 10:30:40 AM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	Ia/S: 0.20 dec
Fact:	
dZ Tolerance: 0.0010 ft	
Max dZ: 1.0000 ft	Smp/Man Basin Rain: Global
	Opt:
Link Optimizer Tol: 0.0001 ft	OF Region Rain Opt: Global
	Rainfall Name: ~SFWMD-72
Edge Length Option: Automatic	Rainfall Amount: 10.00 in
	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2	Min Node Srf Area: 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Node: OUT

Scenario: lcpr3
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft

Warning Stage: 0.00 ft
 Alert Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUT	100YR-24HR	0.00	0.00	0.00	0.0000	0.46	0.00	0
OUT	100YR-72HR	0.00	0.00	0.00	0.0000	1.12	0.00	0
OUT	10YR-24HR	0.00	0.00	0.00	0.0000	0.25	0.00	0
OUT	25YR-24HR	0.00	0.00	0.00	0.0000	0.37	0.00	0
OUT	25YR-72HR	0.00	0.00	0.00	0.0000	0.85	0.00	0

Node: POND

Scenario: Icpr3
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 65.80 ft
 Warning Stage: 66.90 ft
 Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
64.80	0.00	0
65.80	0.01	305
66.80	0.03	1176

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POND	100YR-24H	66.90	0.00	66.45	0.0010	0.46	0.46	957

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
	R							
POND	100YR-72H R	66.90	0.00	66.75	-0.0010	1.15	1.12	1127
POND	10YR-24HR	66.90	0.00	66.34	-0.0010	0.25	0.25	895
POND	25YR-24HR	66.90	0.00	66.41	-0.0010	0.37	0.37	932
POND	25YR-72HR	66.90	0.00	66.71	0.0010	1.00	0.85	1101

Node: PRE- OUT

Scenario: Icpr3
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 0.00 ft
 Warning Stage: 0.00 ft
 Alert Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE- OUT	100YR-24H R	0.00	0.00	0.00	0.0000	0.43	0.00	0
PRE- OUT	100YR-72H R	0.00	0.00	0.00	0.0000	1.00	0.00	0
PRE- OUT	10YR-24HR	0.00	0.00	0.00	0.0000	0.22	0.00	0
PRE- OUT	25YR-24HR	0.00	0.00	0.00	0.0000	0.34	0.00	0
PRE- OUT	25YR-72HR	0.00	0.00	0.00	0.0000	0.86	0.00	0

Drop Structure Link: S-52

Scenario: Icpr3
 From Node: POND
 To Node: OUT
 Link Count: 1

Upstream Pipe

Invert: 60.28 ft
 Manning's N: 0.0130
 Geometry: Circular
 Max Depth: 1.00 ft

Downstream Pipe

Invert: 60.19 ft
 Manning's N: 0.0130
 Geometry: Circular
 Max Depth: 1.00 ft

Pipe Flow Direction: Both
 Solution: Combine
 Increments: 0
 Pipe Count: 1
 Damping: 0.0000 ft
 Length: 177.00 ft
 FHWA Code: 1
 Entr Loss Coef: 0.50
 Exit Loss Coef: 1.00
 Bend Loss Coef: 0.00
 Bend Location: 0.00 dec
 Energy Switch: Energy

Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Pipe Comment:

Weir Component	
Weir: 1	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 66.12 ft	Op Table:
Control Elevation: 66.12 ft	Ref Node:
Max Depth: 0.38 ft	Discharge Coefficients
Max Width: 0.75 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment:

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 66.71 ft	Op Table:
Control Elevation: 66.71 ft	Ref Node:
Max Depth: 2.00 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment:

Drop Structure Comment:

Link Min/Max Conditions [Icpr3]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
S-52 - Pipe	100YR-24HR	0.46	0.00	0.00	0.00	0.00	0.00
S-52 - Weir: 1	100YR-24HR	0.46	0.00	0.00	1.84	1.84	1.84
S-52 - Weir: 2	100YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
S-52 - Pipe	100YR-72HR	1.12	0.00	-0.01	0.00	0.00	0.00
S-52 - Weir: 1	100YR-72HR	0.90	0.00	0.00	3.21	3.21	3.21
S-52 - Weir: 2	100YR-72HR	0.21	0.00	-0.01	0.00	0.00	0.00
S-52 - Pipe	10YR-24HR	0.25	0.00	0.00	0.00	0.00	0.00
S-52 - Weir: 1	10YR-24HR	0.25	0.00	0.00	1.51	1.51	1.51
S-52 - Weir: 2	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
S-52 - Pipe	25YR-24HR	0.37	0.00	0.00	0.00	0.00	0.00
S-52 - Weir: 1	25YR-24HR	0.37	0.00	0.00	1.71	1.71	1.71
S-52 - Weir: 2	25YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
S-52 - Pipe	25YR-72HR	0.85	0.00	0.00	0.00	0.00	0.00
S-52 - Weir: 1	25YR-72HR	0.85	0.00	0.00	3.04	3.04	3.04
S-52 - Weir: 2	25YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00

Exhibit G

SFWMD Drawdown Calculations

PONDS Version 3.3.0315
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: 1720 W Oak St
Simulation Description: SFWMD Drawdown
Project Number: 480-001
Engineer : Stephen Allen, PE
Supervising Engineer: Stephen Allen, PE
Date: 08-18-2025

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 61.00
Water Table Elevation, [WT] (ft datum): 62.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 10.00
Fillable Porosity, [n] (%): 25.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 82.9
Equivalent Pond Width, [W] (ft): 7.2
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
64.80	40.0
65.80	560.0
66.80	1209.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive
Discharge Structure #2 is inactive
Discharge Structure #3 is inactive

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Scenario Input Data

Scenario 1 :: SFWMD Drawdown

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 587

Initial ground water level (ft datum) 62.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.700	1.300	1.900	2.500
0.200	0.800	1.400	2.000	2.600
0.300	0.900	1.500	2.100	2.700
0.400	1.000	1.600	2.200	2.800
0.500	1.100	1.700	2.300	2.900
0.600	1.200	1.800	2.400	3.000

Modflow Log

MODFLOW CONTROL PARAMETERS

Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantaneous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
 > Maximum number of iterations of outer loop: 500
Running Average Porosity is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
 > Starting on pass: 2
 > When outer iteration reaches: 50
 > Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 8/18/2025 12:2:37

#WARNING: Modflow did not converge with the following iterations limits:

 Inner Loop=60, Outer Loop=150

Re-running with the following iteration limits:

 Inner Loop=1, Outer Loop=500

Horizontal conductivity inside pond increased to 1.0000000E+07 ft/day

End Scenario 1 8/18/2025 12:2:37

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Retention Pond Recovery - Refined Method
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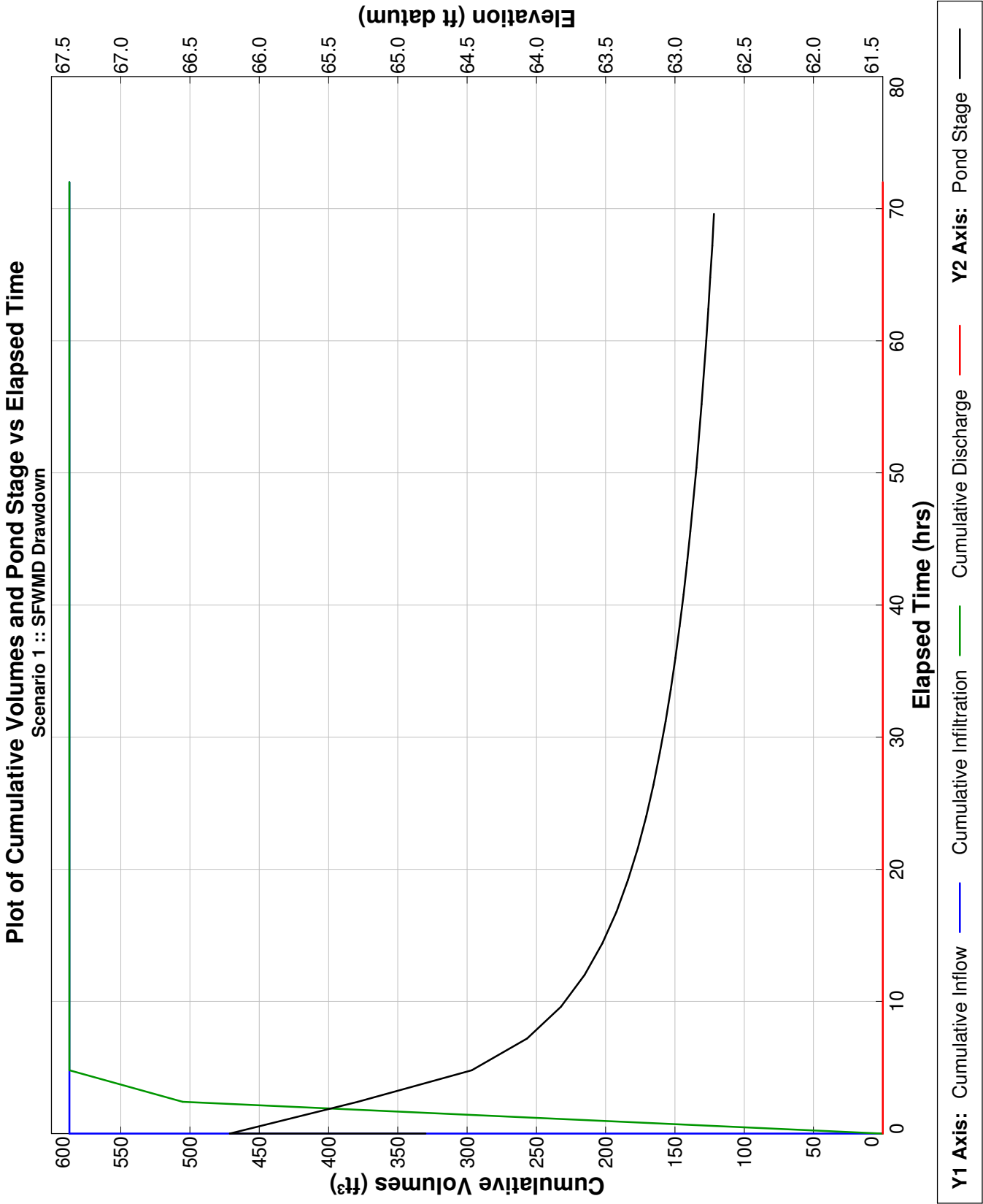
Detailed Results :: Scenario 1 :: SFWMD Drawdown

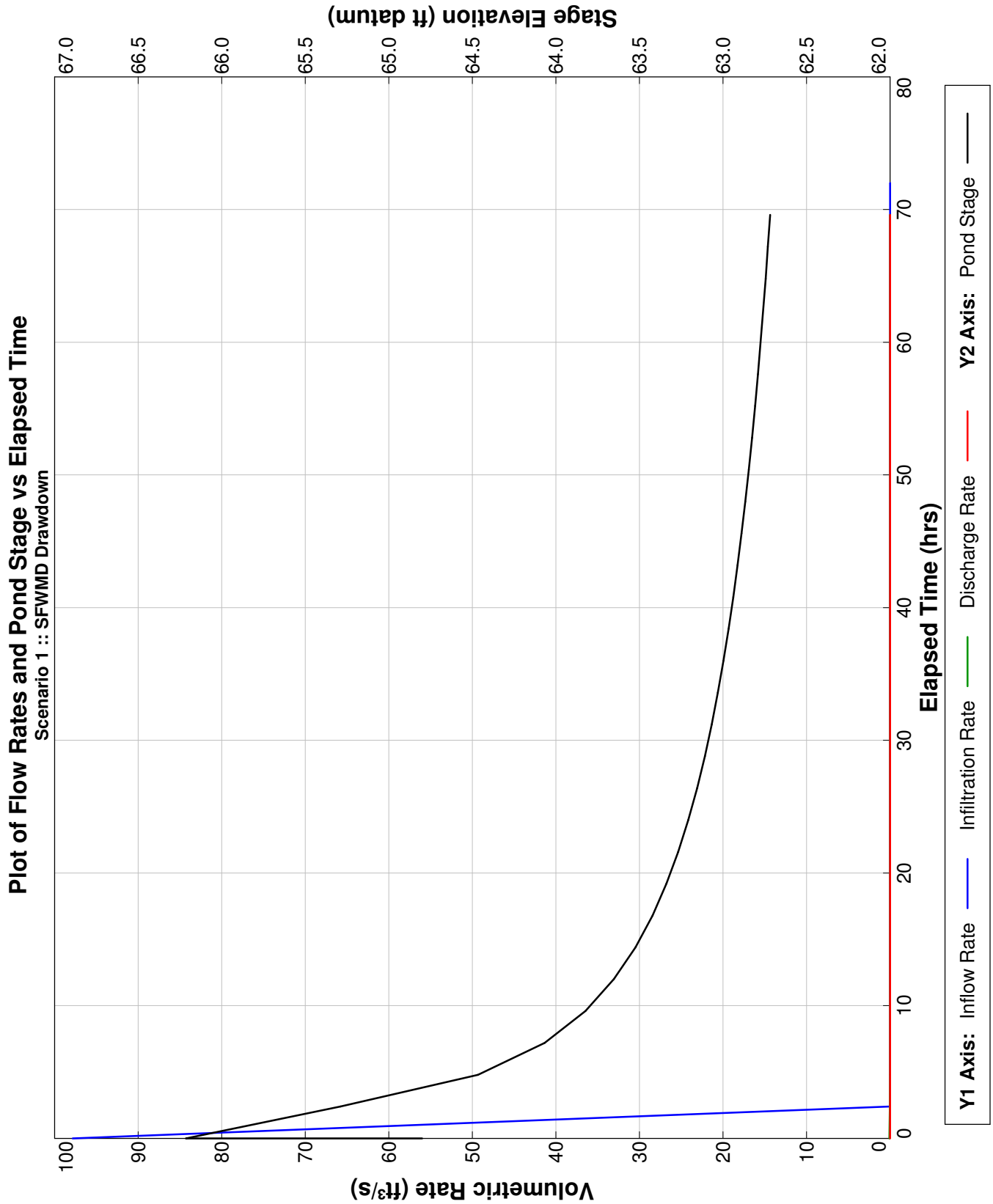
Elapsed Time (hours)	Instantaneous Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Combined Instantaneous Discharge Rate (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Combined Cumulative Discharge (ft ³)	Flow Type
0.000	97.8333	0.00000	64.80000	0.08818	0	0.000	0.0	0	N.A.
0.002	97.8333	0.00000	66.21281	0.08814	0	587.000	0.5	0	S
2.400	0.0000	0.00000	65.28890	0.03397	0	587.000	505.3	0	S
4.800	0.0000	0.00000	64.46681	0.00473	0	587.000	587.0	0	S
7.200	0.0000	0.00000	64.06720	0.00000	0	587.000	587.0	0	S
9.600	0.0000	0.00000	63.82324	0.00000	0	587.000	587.0	0	S
12.000	0.0000	0.00000	63.65256	0.00000	0	587.000	587.0	0	S
14.400	0.0000	0.00000	63.52376	0.00000	0	587.000	587.0	0	S
16.800	0.0000	0.00000	63.42173	0.00000	0	587.000	587.0	0	S
19.200	0.0000	0.00000	63.33811	0.00000	0	587.000	587.0	0	S
21.600	0.0000	0.00000	63.26781	0.00000	0	587.000	587.0	0	S
24.000	0.0000	0.00000	63.20755	0.00000	0	587.000	587.0	0	S
26.400	0.0000	0.00000	63.15509	0.00000	0	587.000	587.0	0	S
28.800	0.0000	0.00000	63.10883	0.00000	0	587.000	587.0	0	S
31.200	0.0000	0.00000	63.06762	0.00000	0	587.000	587.0	0	S
33.600	0.0000	0.00000	63.03058	0.00000	0	587.000	587.0	0	S
36.000	0.0000	0.00000	62.99702	0.00000	0	587.000	587.0	0	S
38.400	0.0000	0.00000	62.96644	0.00000	0	587.000	587.0	0	S
40.800	0.0000	0.00000	62.93839	0.00000	0	587.000	587.0	0	S
43.200	0.0000	0.00000	62.91254	0.00000	0	587.000	587.0	0	S
45.600	0.0000	0.00000	62.88861	0.00000	0	587.000	587.0	0	S
48.000	0.0000	0.00000	62.86637	0.00000	0	587.000	587.0	0	S
50.400	0.0000	0.00000	62.84562	0.00000	0	587.000	587.0	0	S
52.800	0.0000	0.00000	62.82620	0.00000	0	587.000	587.0	0	S
55.200	0.0000	0.00000	62.80797	0.00000	0	587.000	587.0	0	S
57.600	0.0000	0.00000	62.79082	0.00000	0	587.000	587.0	0	S
60.000	0.0000	0.00000	62.77463	0.00000	0	587.000	587.0	0	S
62.400	0.0000	0.00000	62.75933	0.00000	0	587.000	587.0	0	S
64.800	0.0000	0.00000	62.74482	0.00000	0	587.000	587.0	0	S
67.200	0.0000	0.00000	62.73105	0.00000	0	587.000	587.0	0	S
69.600	0.0000	0.00000	62.71795	0.00000	0	587.000	587.0	0	S
72.000	0.0000	0.00000	62.70547	----	----	587.000	587.0	0	N.A.

PONDS Version 3.3.0315
Retention Pond Recovery - Refined Method
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Summary of Results :: Scenario 1 :: SFWMD Drawdown

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	72.000	62.71		
Maximum	0.002	66.21		
Inflow				
Rate - Maximum - Positive	0.002		97.8333	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			587.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			587.0
Infiltration				
Rate - Maximum - Positive	0.002		0.0881	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.800			587.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			587.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	63.00		587.0
72 Hour Stage and Infiltration Volume	72.000	???		587.0





ITEM 5.B

Public Hearing - LUPA-25-0007 — Amending the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB): 610 Buckley Dr. - Proposed Ordinance #26-01

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

Request

Recommendation of approval of a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB) on approximately 5.223 acres of land on Parcel IDs: 19-25-29-0000-0290-0000 (Parcel 1), 19-25-29-0000-0280-0000 (Parcel 2) and 19-25-29-0000-0281-0000 (Parcel 3).

Explanation

Currently, Parcels 1 and 2 have Single-Family homes on them while Parcel 3 is vacant. The requested future land use change to Industrial Business (IN) and the requested zoning of Airport Industrial (AI) meet the intent of the Comprehensive Plan and Land Development Code (LDC) in keeping the industrial sector in compatible centers around the City. These properties would help to increase the industrial center in the southwest quadrant of the City near the airport. This helps to ensure traffic, infrastructure and other industrial impacts are kept in specific areas that are meant for these types of uses. The properties also sit within the Conservation Overlay District which require any development within the district to conduct conservation impact reports with the site plan or preliminary plat submittal. These reports will include an analysis that describes techniques appropriate for protecting important environmental characteristics of the property and minimize adverse impacts.

This Future Land Use Map Amendment to Industrial Business (IN) land use will provide consistency and compatibility with the parcel's proposed zoning designation of Airport Industrial (AI). The intent of the Industrial Business Future Land Use is to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The LDC shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.

FINDINGS AND REASONS

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

permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.

2. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use includes the airport and airport environs within the southwest quadrant of the City.
3. Compliance with LDC Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Recommendation

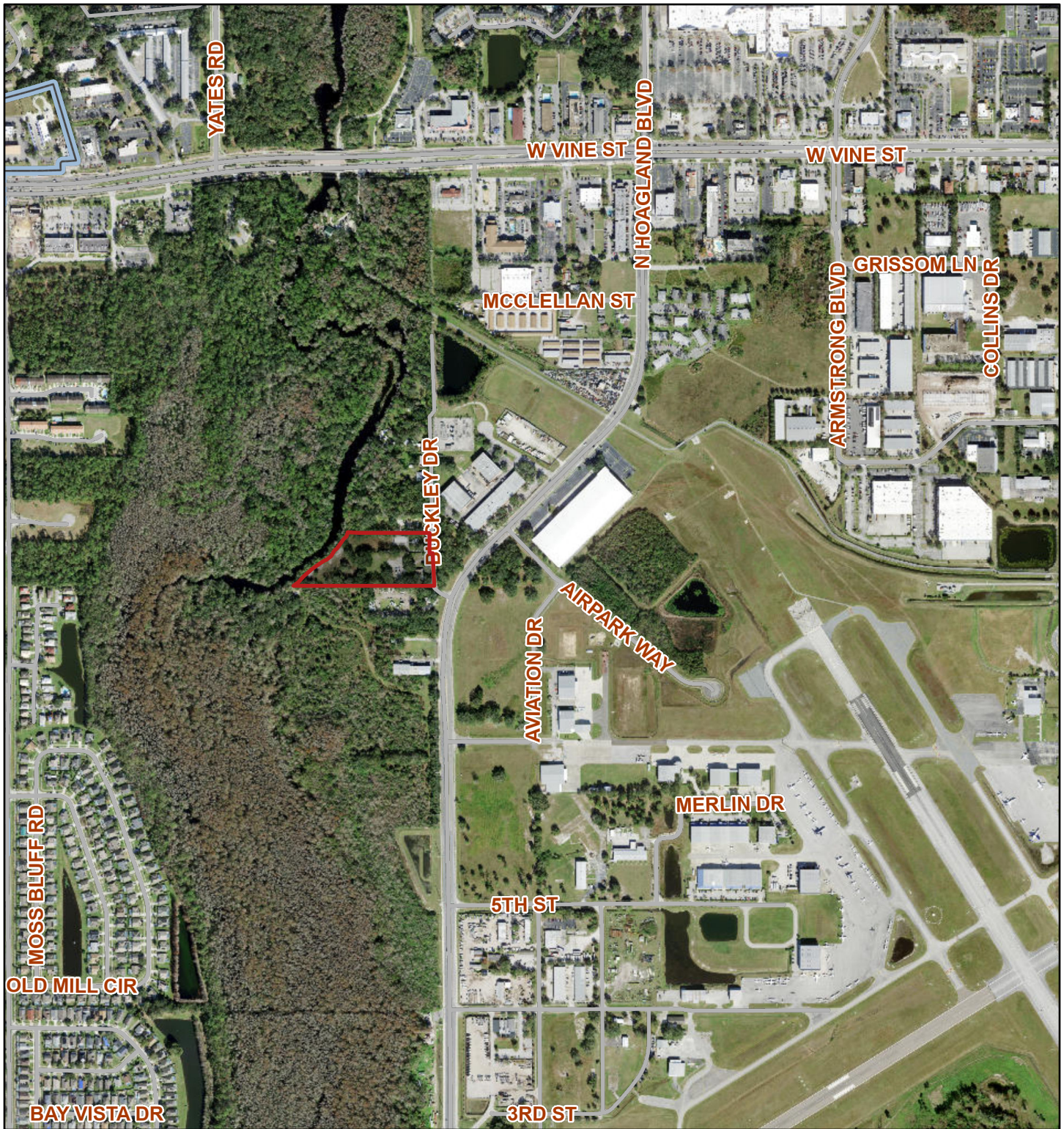
REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on December 5, 2025.

Attachment(s):

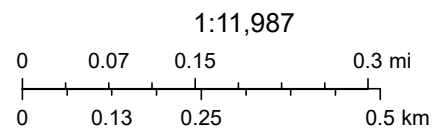
1. LUPA-25-0007 Aerial Map
2. LUPA-25-0007 Vicinity Map
3. LUPA-25-0007 Site Data Table
4. LUPA-25-0007 Buckley Drive Proposed Ord 26-01
5. LUPA-25-0007 PAB Ad
6. LUPA-25-0007 DRC Comments
7. LUPA-25-0007 Supporting Docs



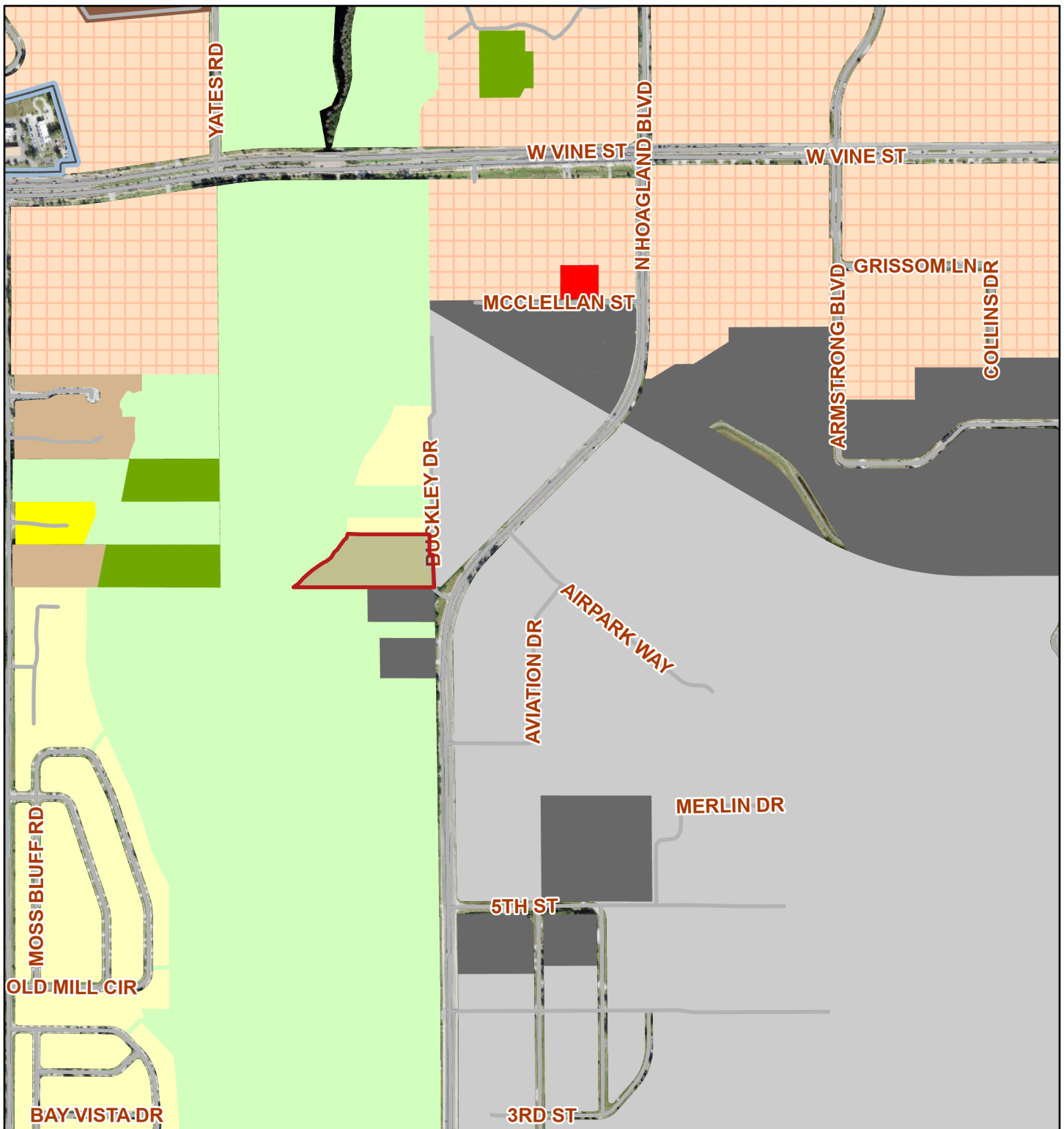
December 12, 2025

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

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



State of Florida, Vantor



December 12, 2025

Parcels

Road Centerlines

City Limits

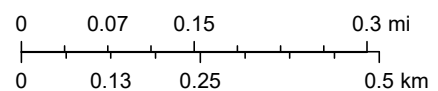
CITY

COUNTY

Future Land Use

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- NH-MDR (Mobile Home Medium Density Residential)
- MS-MDR (Multiple Family Medium Density Residential)
- MS-HDR (Multiple Family High Density Residential)
- OR (Office Residential)
- CG (Commercial General)
- Industrial Business (IB)
- Airport Expansion (AE)
- IST (Institutional)
- UT (Utilities)
- Conservation (CONS)
- Recreation (REC)
- NM-D (Neighborhood)
- NM-U (Urban Street)
- NM-FR (Farm Ridge)
- NM-T (Timber)

1:11,987



State of Florida, Vantor

610 Buckley Dr. Future Land Use Map Amendment, LUPA-25-0007
Parcel IDs #19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-
0000; 610 Buckley Dr
Site Data Tables

Site Data	
Size	+/- 5.223 acres
Future Land Use Designation	Single-Family Low Density Residential (SF-LDR)
Proposed Future Land Use Designation	Industrial Business (IN)
Zoning District Designation	Single-Family Residential (RA-1)
Proposed Zoning District Designation	Airport Industrial (AI)
Existing Overlay District	Conservation Overlay (CO) and the Multimodal Transportation District (MMTD)
Existing Use(s)	Single-Family House
Proposed Use(s)	N/A
Adjacent Land Use	
North	Single-Family Low Density Residential (SF-LDR)
South	Industrial Business (IN)
East	Airport Expansion (AE)
West	Recreation (REC)
Adjacent Zoning	
North	Single-Family Residential (RA-1)
South	Airport Industrial (AI)
East	Airport Industrial (AI)
West	Open Space (OS)
Zoning History	N/A
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.4.3: Industrial Business (IN): This land use is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation	
Potential Zoning Districts	IB, AI and BP
	Form-based Districts: T5-U
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(P), AI, Airport Industrial District. This district is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan. All uses shall conform to the Kissimmee Airport Master Plan and chapter 8 of the Code..

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Single-Family Low Density Residential (SF-LDR)	Industrial Business (IN)
	Single-Family Residential (RA-1)	Airport Industrial (AI)
	Single-Family House	N/A

Public Facilities Analysis

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

PROPOSED ORDINANCE NO. 26-01
ORDINANCE NO. _____

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

WHEREAS, the City of Kissimmee, Florida ("City") adopted Ordinance No. 3050 pursuant to the Local Government Comprehensive Planning Act of 1975, as amended; and

WHEREAS, City advertised the Comprehensive Plan amendment as required by Fla. Stat. § 166.041 and § 163.3184 for two (2) public hearings prior to adoption of this ordinance; and

WHEREAS, adjacent and affect property owners were properly notified as required by City Code and Florida Statutes; and

WHEREAS, the City Commission received the recommendation of the Planning Advisory Board (the Local Planning Agency "LPA").

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION, ASSEMBLED, AS FOLLOWS:

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION, ASSEMBLED, AS FOLLOWS:

SECTION 1. Amend the Land Use Plan as to the following area:

FROM: SF-LDR (Single-Family – Low Density Residential) – City

TO: IN (Industrial Business) - City

The subject properties are located at 610 Buckley Drive; Parcel ID# 19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-0000

Legal Descriptions:

Parcel 1: 19-25-29-0000-0290-0000

BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB

Together with Parcel 2: 19-25-29-0000-0280-0000

COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB; CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT FOR R/W

Together with Parcel 3: 19-25-29-0000-0281-0000

BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS E 30 FT FOR R/W

A map of the area is included with this ordinance.

SECTION 2. That a copy of said Land Use Plan Amendment is filed in the office of the Development Services Department of the City of Kissimmee as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office, available for public inspection.

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

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

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

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

Mayor - Commissioner

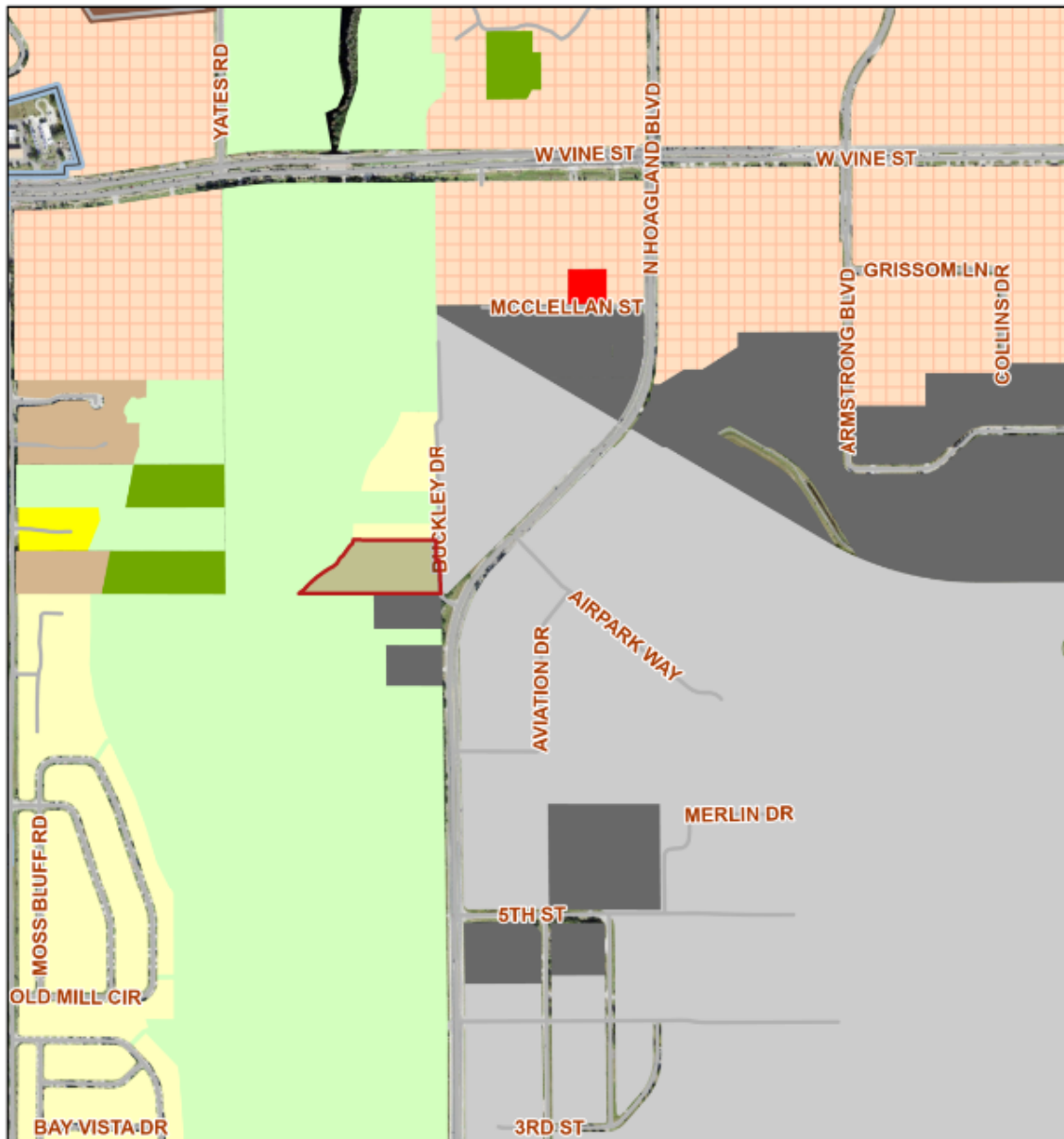
ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

LUPA-25-0007
610 Buckley St. Future Land Use Map Amendment
Parcel IDs: 19-25-29-0000-0290-0000, 19-25-29-0000-0281-0000 and 19-25-29-0000-0280-0000



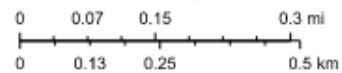
December 12, 2025

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

Future Land Use

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- MH-LDR (Multiple Family Low Density Residential)
- MH-MDR (Multiple Family Medium Density Residential)
- MH-HDR (Multiple Family High Density Residential)
- CR (Office Residential)
- CS (Commercial General)
- IB (Industrial Business (P))
- AR (Airport Expansion (AR))
- IRT (Institutional)
- UT (Utilities)
- CON (Conservation (CON))
- REC (Recreation (REC))
- MUD (Development)
- MUD (Development)
- MUD (Development)
- MUD (Development)
- MUD (Development)
- MUD (Development)

1:11,987



State of Florida, Vitor

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

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

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, January 7, 2026** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2026 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **SF-LDR (Single-Family – Low Density Residential) – City**

TO: **IN (Industrial Business) - City**

The subject properties are located at **610 Buckley Dr.**

Legal Description:

Parcel 1: 19-25-29-0000-0290-0000

BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB

Together with Parcel 2: 19-25-29-0000-0280-0000

COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB; CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT FOR R/W

Together with Parcel 3: 19-25-29-0000-0281-0000

BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS E 30 FT FOR R/W

PROPOSED ORDINANCE# **26-01**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140 or planning@kissimmee.gov.

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

Reference # **LUPA-25-0007**

610 Buckley Dr.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA



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

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



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

**ADDRESS: 610 Buckley Dr
PERMIT NUMBER: LUPA-25-0007
PROJECT NAME: Buckley LUPA
REVIEW VERSION NUMBER: V.1**

DATE: 11/13/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. The Proposed Land Use of Industrial Business (IN) is compatible with the proposed zoning of Airport Industrial (AI). This project is linked to ZMA-25-0011 and will need to be approved for the rezoning to be approved.
2. The proposed Land Use adheres to Comprehensive Plan Policy 1.2.4.3.
3. The proposed Land Use adheres to and promotes Comprehensive Plan Policy Objective 1.1.3.
4. Provide owner authorization and supporting documents for “MALSINGH SURAJ T EST & C/O MALSINGH ANNIE PR” in order to move this to the Planning Advisory Board.

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

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

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



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

**ADDRESS: 610 Buckley Dr
PERMIT NUMBER: LUPA-25-0007
PROJECT NAME: Buckley LUPA
REVIEW VERSION NUMBER: V.2**

DATE: 11/13/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. With the documents submitted, this future land use can be approved and moved on to the Planning Advisory Board.

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

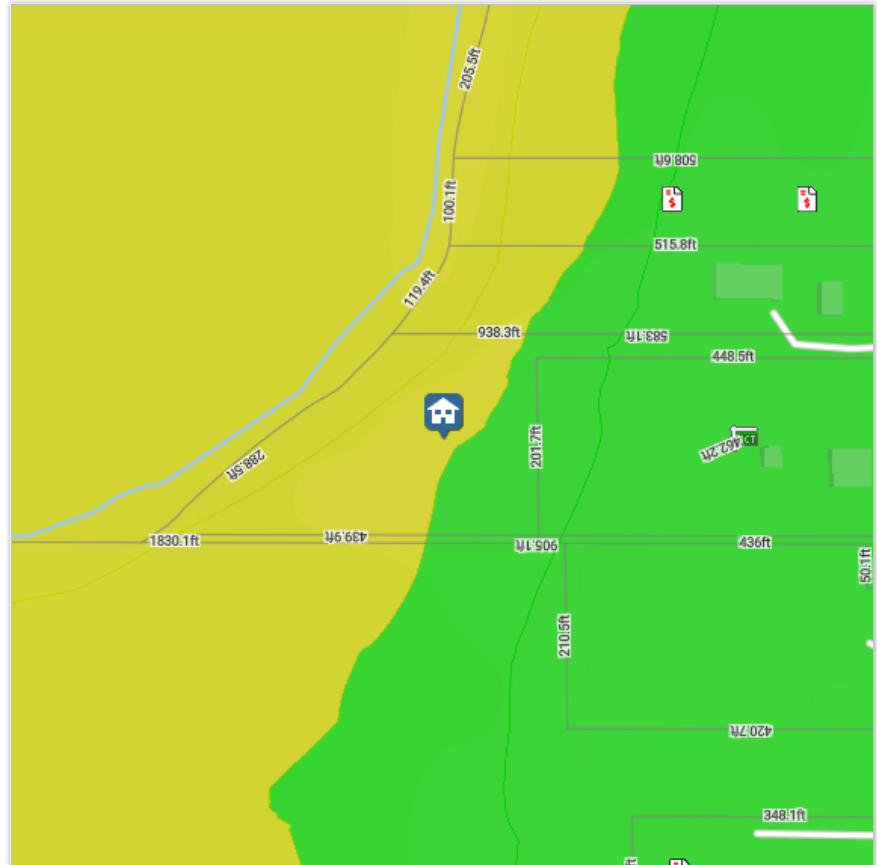
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

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.



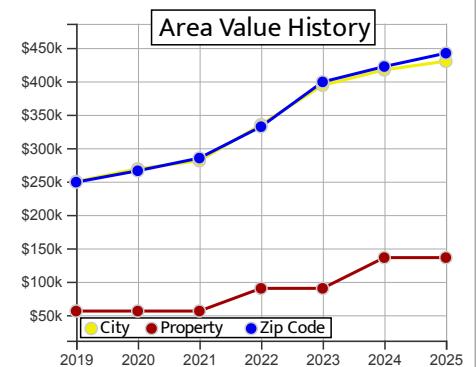
PROPERTY INFORMATION

PID # 19 25 29 0000 0281 0000
Property Type: Residential
Property Address:
 0 BUCKLEY DR
 KISSIMMEE, FL 34741
Current Owner:
 TOM EDELSTON
 LINDA EDELSTON
Tax Mailing Address:
 1265 TREE BAY LN
 SARASOTA, FL 34242-3846
Property Use:
 0001 / VACANT (county)
 00 / VACANT RESIDENTIAL (state)
Land Use:
 1. RESIDENTIAL CANAL (0205)
Area: 2.02 acres / 87,991 sf
Frontage: 200 ft **Depth:** 440 ft
 2. RESIDENTIAL CANAL (0205)
Area: 0.39 acres / 16,988 sf
Frontage: 27 ft **Depth:** 630 ft
Total Lot Size: 2.41 acres / 104,979 sf
Waterfront: Yes - RESIDENTIAL CANAL
Subdivision: n/a
Subdivision #: 0000
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0281 **Lot:** 0000
Neighborhood Code: 102025.00
Coordinates: 28.2972(lat) -81.4507(lon)
Legal Description:
 BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S
 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG
 CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO
 E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS[full...]
Plat Book # **Page #**



VALUE INFORMATION

	2021	2022	2023	2024	2025 *
Building Value:	\$0	\$0	\$0	\$0	\$0
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$136,200
Just Market Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$136,200
Percent Change:	- n/a -	59.86%	0%	50%	0%
Total Assessed Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$83,160
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$56,800	\$62,480	\$68,728	\$75,600	\$83,160
Total Tax Amount:	\$1,251.73	\$1,251.73	\$1,325.74	\$1,325.74	-n/a-



Taxing District(s): 200 ,



Estimated Current Value:

\$148,461 *

Equity Estimate:

\$148,461



*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$90,000	Qualifiers:	Q,M ¹ ,V
Sale Date:	06/30/1997	Recorded Date:		Document #	Bk 1414/Pg 1365
Grantor:	DEL RIO ANA	Grantee:	EDELSTON TOM & EDELSTON LINDA H/W		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ U : QUAL@TIME OF SALE/MULTI PARCEL W/MULTI PRCL NUMBER

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking:	No	Pool:	No
-------------------------	----	--------------	----

CITY INTERACTIONS

No city inspection, licensing, permit, or code violation data available for this property.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School Larger Class Sizes	PK-05	741	C (2023/2024)	FL DOE	2 miles
Kissimmee Middle School Below Average Standardized Testing Scores	06-08	1,289	C (2023/2024)	FL DOE	1.5 miles
Liberty High School Below Average Standardized Testing Scores	09-12	1,613	C (2023/2024)	FL DOE	9.3 miles

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

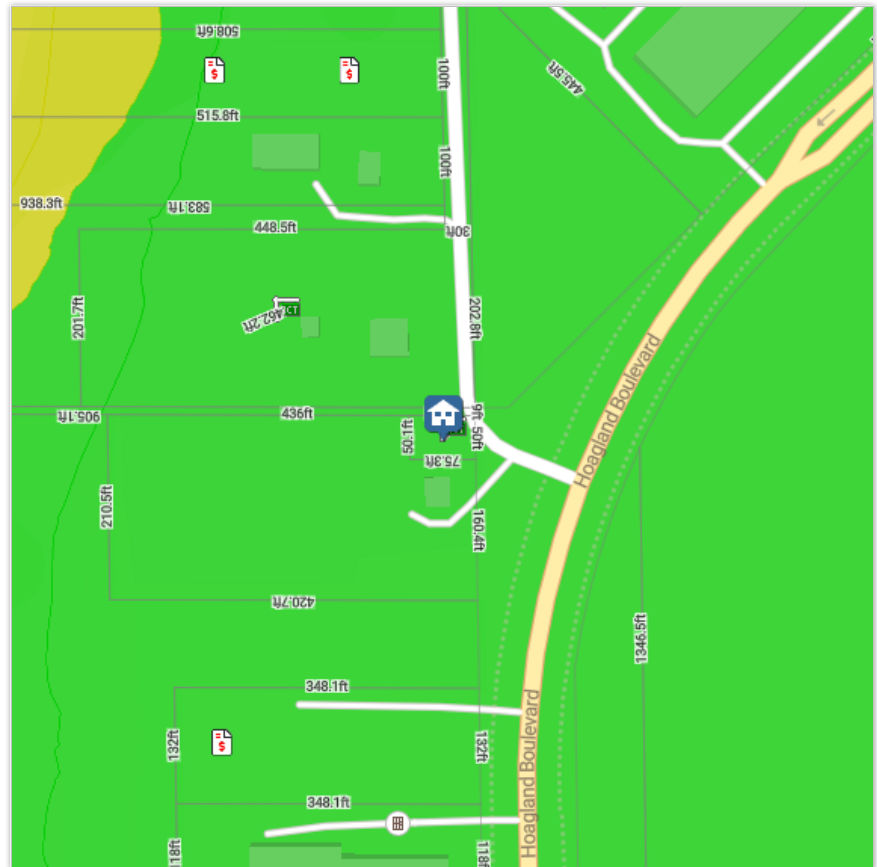
Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120189	12097C0065G	06/18/2013
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

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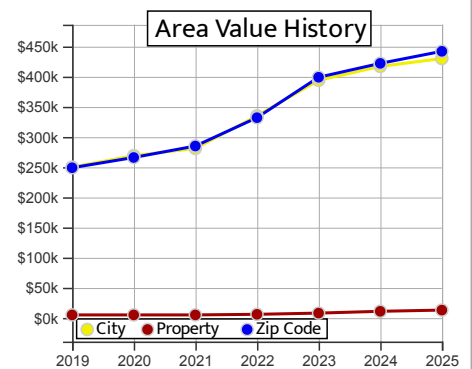
**PROPERTY INFORMATION**

PID # 19 25 29 00U0 0160 0000
Property Type: Industrial
Property Address:
0 BUCKLEY DR
KISSIMMEE, FL 34741
Current Owner:
SURAJ EST MALSINGH
ANNIE PR MALSINGH
Tax Mailing Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Property Use:
4001 / VACANT IND-VAC (county)
40 / VACANT INDUSTRIAL (state)
Land Use:
INDUSTRIAL SQ FT (1600)
Zoning: KAI/AIRPORTIND
Lot Size: 0.09 acres / 3,920 sf
Waterfront: No
Subdivision: n/a
Subdivision #: 00U0
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0160 **Lot:** 0000
Neighborhood Code: 994000.00
Coordinates: 28.297(lat) -81.4493(lon)
Legal Description:
BEG AT NE COR OF E 1/2 OF SW 1/4, W 75 FT, S 50 FT, E 75
FT, N 50 FT TO POB
Plat Book # **Page #**

**VALUE INFORMATION**

	2021	2022	2023	2024	2025 *
Building Value:	\$0	\$0	\$0	\$0	\$0
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$13,400
Just Market Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$13,400
Percent Change:	- n/a -	21.05%	20.29%	37.35%	17.54%
Total Assessed Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$6,817
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$4,658	\$5,123	\$5,635	\$6,198	\$6,817
Ad Valorem Taxes:	\$99.65	\$99.65	\$113.38	\$113.38	
Non-Ad Valorem Taxes:	\$2.68	\$2.68	\$0.40	\$0.40	
Total Tax Amount:	\$102.33	\$102.33	\$113.78	\$113.78	-n/a-

Taxing District(s): 200 ,
*Non-Ad Valorem Levies: West 192 Redevelopment (\$2.92)

**Estimated Current Value:****\$14,597*****Equity Estimate:****\$14,597**

*Estimate of potential property value and equity amounts
are based on proprietary computational models.

SALES INFORMATION

Deed Type:	SPECIAL WARRANTY DEED			Price:	\$1,175,000	Qualifiers:	Q,M ¹
Sale Date:	02/12/2020	Recorded Date:	03/12/2020	Document #	2020036328		
Grantor:	ACKLY RAJIA N			Grantee:	PAPA KENNETH J		
Mortgage Amount:	\$100,000	Instrument Date:	04/27/2021	Document #	20210067644		
Terms:	3.10%/360 M	Attributes:	Refinance Loan, Refinanced, New Conventional, Stand Alone Mortgage	Borrower:	MALSINGH ANNIE		
Lender:	LOANDEPOT.COM LLC						
Deed Type:	DEATH CERTIFICATE			Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	03/09/2010	Recorded Date:		Document #	n/a		
Grantor:	MALSINGH SURAJ			Grantee:	MALSINGH SURAJ T EST		
Deed Type:	WARRANTY DEED			Price:	\$1,000	Qualifiers:	U ² ,V
Sale Date:	03/31/1988	Recorded Date:		Document #	Bk 873/Pg 2126		
Grantor:	BUCKLEY VANCE E			Grantee:	MALSINGH SURAJ		

There are 2 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - MULTIPARCEL SALE, ² CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHR

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking:	No	Pool:	No
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CITY INTERACTIONS

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
CODE ENFORCEMENT		In Compliance		CE-19-03127	11/25/2019	MALSINGH SURAJ T EST
CODE ENFORCEMENT		In Compliance		CE-19-03128	11/25/2019	MALSINGH SURAJ T EST

There are no recent code violation entries.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	1.9 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

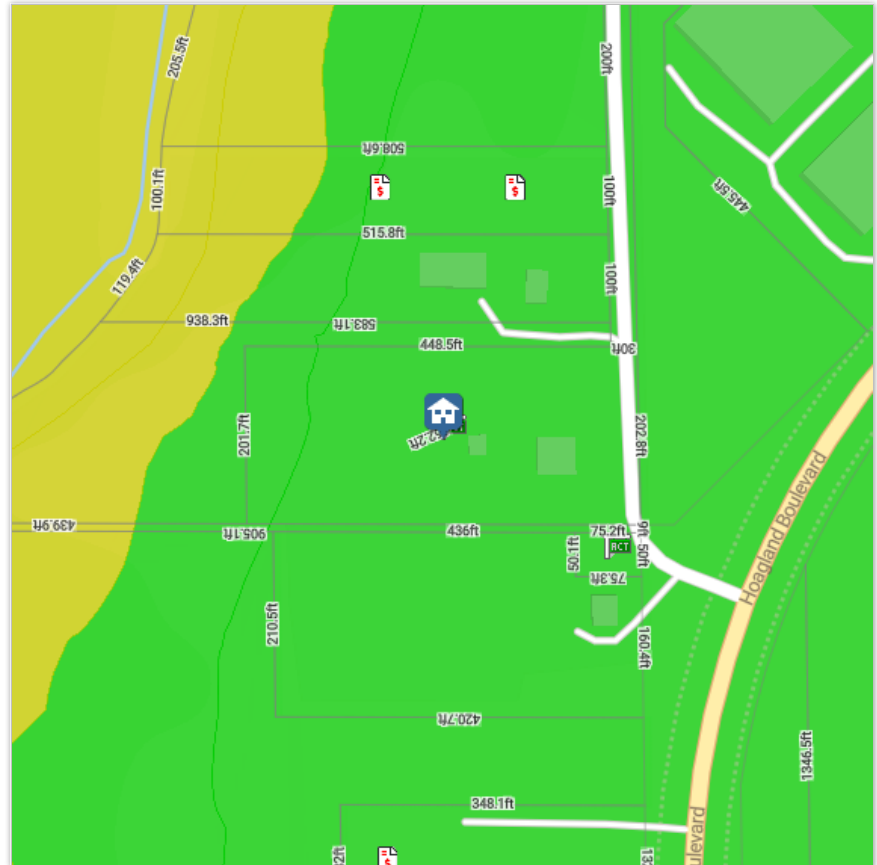
FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120190	12097C0065G	06/18/2013

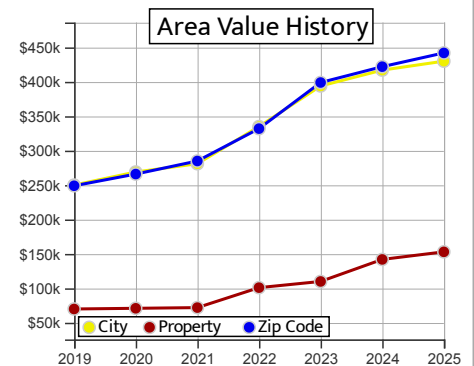
Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

**PROPERTY INFORMATION**

PID # 19 25 29 0000 0290 0000
Property Type: Residential
Property Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Current Owner:
ANNIE MALSINGH
Tax Mailing Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Property Use:
0111 / SINGLE FAMILY-IMPROVED (county)
01 / SINGLE FAMILY (state)
Land Use:
RURAL ACREAGE (0400)
Frontage: 200 ft **Depth:** 450 ft
Lot Size: 2.07 acres / 90,169 sf
Waterfront: No
Subdivision: n/a
Subdivision #: 0000
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0290 **Lot:** 0000
Neighborhood Code: 102000.00
Coordinates: 28.2972(lat) -81.4497(lon)
Legal Description:
BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB
Plat Book # **Page #**

**VALUE INFORMATION**

	2021	2022	2023	2024	2025 *
Building Value:	\$36,900	\$65,600	\$74,300	\$76,300	\$5,433
Extra Features:	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Land Value:	\$33,000	\$33,000	\$33,000	\$62,700	\$73,200
Just Market Value:	\$72,900	\$101,600	\$110,300	\$142,000	\$153,300
Percent Change:	- n/a -	39.37%	8.56%	28.74%	7.96%
Total Assessed Value:	\$72,602	\$74,780	\$77,023	\$79,333	\$81,633
Homestead Exemption:	Yes	Yes	Yes	Yes	Yes
Total Exemptions:	\$48,102	\$50,280	\$55,000	\$55,000	\$55,722
Taxable Value:	\$24,500	\$24,500	\$22,023	\$24,333	\$25,911
Ad Valorem Taxes:	\$566.26	\$566.26	\$523.49	\$523.49	
Non-Ad Valorem Taxes:	\$4.00	\$4.00	\$4.00	\$4.00	
Total Tax Amount:	\$570.26	\$570.26	\$527.49	\$527.49	-n/a-



Taxing District(s): 200 ,
*Non-Ad Valorem Levies: Household Chemical Waste (\$4.00)

**Estimated Current Value:****\$170,794*****Equity Estimate: \$80,362**

*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ¹ ,I
Sale Date:	08/15/2011	Recorded Date:		Document #	Bk 4167/Pg 795
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH ANNIE **LAND ONLY**		
Mortgage Amount:	\$100,000	Instrument Date:	04/27/2021	Document #	20210067644
Terms:	3.10%/360 M	Attributes:	Refinance Loan,	Refinanced, New Conventional, Stand Alone Mortgage	
Lender:	LOANDEPOT.COM LLC			Borrower:	MALSINGH ANNIE
Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	06/09/2011	Recorded Date:		Document #	Bk 4143/Pg 1824
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH ANNIE		
Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	06/17/2010	Recorded Date:		Document #	Bk 4002/Pg 590
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH SURAJ T EST C/O MALSINGH ANNIE PR		
Deed Type:	DEATH CERTIFICATE	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	03/09/2010	Recorded Date:		Document #	n/a
Grantor:	MALSINGH,SURAJ	Grantee:	MALSINGH SURAJ EST		
Deed Type:	QUIT CLAIM DEED	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	05/25/1988	Recorded Date:		Document #	Bk 879/Pg 726
Grantor:	RIPLEY ROBIN S	Grantee:	MALSINGH SURAJ		
Deed Type:	PERSONAL REPRESENTATIVE DEED	Price:	\$46,300	Qualifiers:	Q ³ ,I
Sale Date:	07/31/1986	Recorded Date:		Document #	Bk 812/Pg 96
Grantor:	SNOW MARY EMMA EST	Grantee:	MALSINGH SURAJ		

There are 5 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ U: CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHER, ² CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHER, ³ SALE QUALIFIED AS RESULT OF EXAMINATION OF THE DEED

BUILDING INFORMATION

1. SINGLE FAMILY	Heated Area:		1,420 sf	Built:	1940 act / 1970 eff	A/C Type:	HEATING/COOLING PACK	
	Beds: 3	Baths: 1	Total Area:	2,217 sf	Stories:	1.0	Heat Type:	HEATING/COOLING PACK
	Roof Type:		GABLE/HIP	Roof Cover:		CORRUGATED METAL		Heat Fuel:
	Int Wall:		WALL BOARD/WOOD		Ext Wall:		ALUMINUM SIDING	
	Structural:				Flooring:		PINE WOOD	
	Building Subareas:							
			CPU - CARPORT UNFINISHED (187 sf)				BAS - BASE AREA (1,160 sf)	
		EPF - ENCLOSED PORCH FINISHED (260 sf)				CPU - CARPORT UNFINISHED (340 sf)		
						SPU - SCREEN PORCH UNFINISHED (270 sf)		

OTHER IMPROVEMENT INFORMATION

Code	Description	Year Built
4901	PREFABRICATED SHED AVERAGE	1976
2506	UTILITY UNFINISHED FAIR	1972
2501	UTILITY UNFINISHED AVERAGE	1978
5006	A/C-WALL UNIT FAIR	1978
1106	POLEBARN FAIR	2001

Covered Parking:	Yes	Details:	CARPORT UNFINISHED - 527 sf	Pool:	No
-------------------------	-----	-----------------	-----------------------------	--------------	----

CITY INTERACTIONS

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
CODE ENFORCEMENT		Special Magistrate		CE-23-02936	09/28/2023	MALSINGH ANNIE
CODE ENFORCEMENT		Closed - Invalid		CE-23-02547	08/22/2023	MALSINGH ANNIE
CODE ENFORCEMENT		In Compliance		CE-21-02151	09/21/2021	MALSINGH ANNIE
CODE ENFORCEMENT		In Compliance		CE-20-00533	02/19/2020	MALSINGH ANNIE
CODE ENFORCEMENT		Special Magistrate		CE-19-02424	08/28/2019	MALSINGH ANNIE

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
5057	RADD	RESIDENTIAL ADDITION	11/05/2001	\$27,593	
5005	MHBD	MOBILE HOME BUILDING	12/02/1998	\$35,000	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	2 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

© PropertyKey.com, Inc., 2025 | Powered by PropertyKey | Information is believed accurate but not guaranteed and should be independently verified.

After Recording Return To:
LOANDEPOT.COM, LLC
ATTN: DOC CONTROL
25500 COMMERCENTRE DR, SUITE 100
LAKE FOREST, CA 92630
(888) 337-6888

This Document Prepared By:
ORLANDO BRADEN
LOANDEPOT.COM, LLC
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610
(888) 337-6888

[Space Above This Line For Recording Data]

MORTGAGE

MALSINGH
Loan #: **104216301**
MIN: **100853701042163013**
MERS Phone: **1-888-679-6377**
PIN: **192529000002900000 AND**
192529000001600000

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated **APRIL 27, 2021**, together with all Riders to this document.

(B) "**Borrower**" is **ANNIE MALSINGH**. Borrower is the mortgagor under this Security Instrument.

(C) "**MERS**" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "**Lender**" is **LOANDEPOT.COM, LLC**. Lender is a **LIMITED LIABILITY COMPANY** organized and existing under the laws of **DELAWARE**. Lender's address is **26642 TOWNE CENTRE DRIVE, FOOTHILL RANCH, CA 92610**.

(E) "**Note**" means the promissory note signed by Borrower and dated **APRIL 27, 2021**. The Note states that Borrower owes Lender **ONE HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$100,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **MAY 1, 2051**.

(F) "**Property**" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

FLORIDA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

 317.50

Page 1 of 13

Form 3010 1/01



317113104216301

NOTICE OF COMMENCEMENT

Permit Number 997-003022
Parcel Number 19-25-29-000-0200

Prepared by: TOM EDELSAN

LARRY WHALEY 2P
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

Return to: TOM EDELSAN
5584 DONNELLY CIR
ORLANDO FL 32821

CL 97079620 OR 1424/1878
KGC Rec. Date 08/07/97 Time 16:01

NOTICE OF COMMENCEMENT

State of FL
County of OSCEOLA

The undersigned hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property (legal description of the property, and street address if available)

6020 BUCKLEY DL, KISSIMMEE, FL 34741
SEE ATTACHED LEGAL

2. General description of Improvement(s)

PLACEMENT OF 40' X 24' MOBILE HOME

3. Owner Information (Name, Address, Telephone Number and Fax Number)

TOM EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

4. Fee Simple Title Holder (Name, Address, Telephone Number, Fax Number)

SAME AS OWNER

5. Contractor (Name, Address, Telephone Number, Fax Number)

SUNSHINE CITY MOBIL HOMES PH 941-421-4400
1006 U.S. HWY 27N FAX 941-422-4903
MAINE CITY FL 33844

6. Surety (if any) (Name, Address, Telephone, Fax Number, Amount of Bond)

N/A

7. Lender (if any) (Name, Address, Telephone Number, Fax Number)

N/A

8. Persons within the State of Florida designated by owner upon notices or other documents may be served as provided by 713.13 (1)(a)7., Florida Statutes. (Name, Address, Telephone Number, Fax Number)

LINDA EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

9. In addition to himself, Owner designates the following to receive a copy of the Lienor's Notice as provided in 713.13 (1)(b) Florida Statutes. (Name, Address, Telephone Number, Fax Number)

LINDA EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

10. Expiration date of notice of commencement (the expiration date is one year from the date of recording unless a different date is specified):

8-7-97

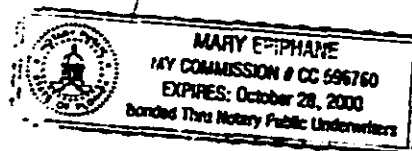
Date Signed

Signature of Owner TOM EDELSAN

Sworn to and subscribed before me this 8th day of August, 1997 by

who is personally known to me OR has produced FL DL
HE E 342836 60 0920 EF 18 as identification

Signature of Notary (Notarial seal to appear below)



Permit Number P97-003375
Parcel Identification Number 1925 27 0000 02 80
Prepared by: CHUCK SMITH
P.O. BOX 916297
LONGWOOD, FL 32791

Return to: SAME

LARRY WHALEY
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

CL 97084868 OR 1427/1754
KGC Rec. Date 08/19/97 Time 11:24

NOTICE OF COMMENCEMENT

State of FLORIDA
County of OSCEOLA

The undersigned hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

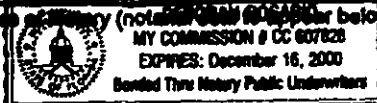
1. Description of property (legal description of the property, and street address if available)
SEE ATTACHED LEGAL DESCRIPTION
2. General description of improvement(s)
CONSTRUCT 36' X 72' STORAGE BARN
3. Owner information
Name TOM EDELSTON Telephone Number 407 239 8161
Address 5584 DONNELLY CIRCLE Fax Number SAME
ORLANDO, FL 32821
4. Fee Simple Title Holder (if other than owner shown above)
Name Telephone Number
Address Fax Number
5. Contractor
Name CORNERSTONE BLDG SYSTEMS, INC Telephone Number 407 889 7109
Address P.O. BOX 916297 Fax Number 889 2713
LONGWOOD, FL 32791
6. Surety (if any)
Name Telephone Number
Address Fax Number
Amount of bond \$
7. Lender (if any)
Name Telephone Number
Address Fax Number
8. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7., Florida Statutes. NONE OTHER THAN OWNER
Name Telephone Number
Address Fax Number
9. In addition to himself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes. NONE
Name Telephone Number
Address Fax Number
10. Expiration date of notice of commencement (the expiration date is one year from the date of recording unless a different date is specified):

Date Signed

Signature of Owner

Sworn to and subscribed before me this 18 day of August 19 97 by
Thomas Robin Edelston
who is personally known to me OR X produced Florida Power's License
as identification.

Signature of Notary (notary seal to appear below)



Prepared by and Return to:

Dawn M. Wille
EQUITABLE TITLE AGENCY, INC.
7575 Dr. Philips Blvd
Orlando, FL 32819
SS# - GRANTEE 1: - - -
DP97-0415 DW

LARRY WHALEY
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA
CL 97063850 OR 1414/1365
MMK Rec. Date 07/08/97 Time 13:18
DOC STAMPS: 630.00

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, A.D. 1997 between

ANA DEL RIO, an unmarried widow

as Grantor*, whose address is: 1701 FOUR WINDS BLVD., KISSIMMEE, FL 34746
and

TOM EDELSTON and LINDA EDELSTON, Husband and Wife

as Grantee*, whose address is: 5584 DONNELLY CIRCLE, ORLANDO, FL 32821

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of OSCEOLA, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Tax ID Number: 19-25-29-0000-0280-0000

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1997 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1)

PRINT OR TYPE NAME: Dawn M Wille

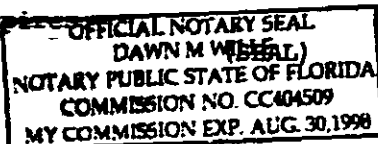
(WITNESS 2)

PRINT OR TYPE NAME: Ruth A Abbott

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me on this 30th day of June, 1997 by ANA DEL RIO, an unmarried widow, who is known to me or who has produced a drivers license as identification and did not take an oath.

My Commission Expires

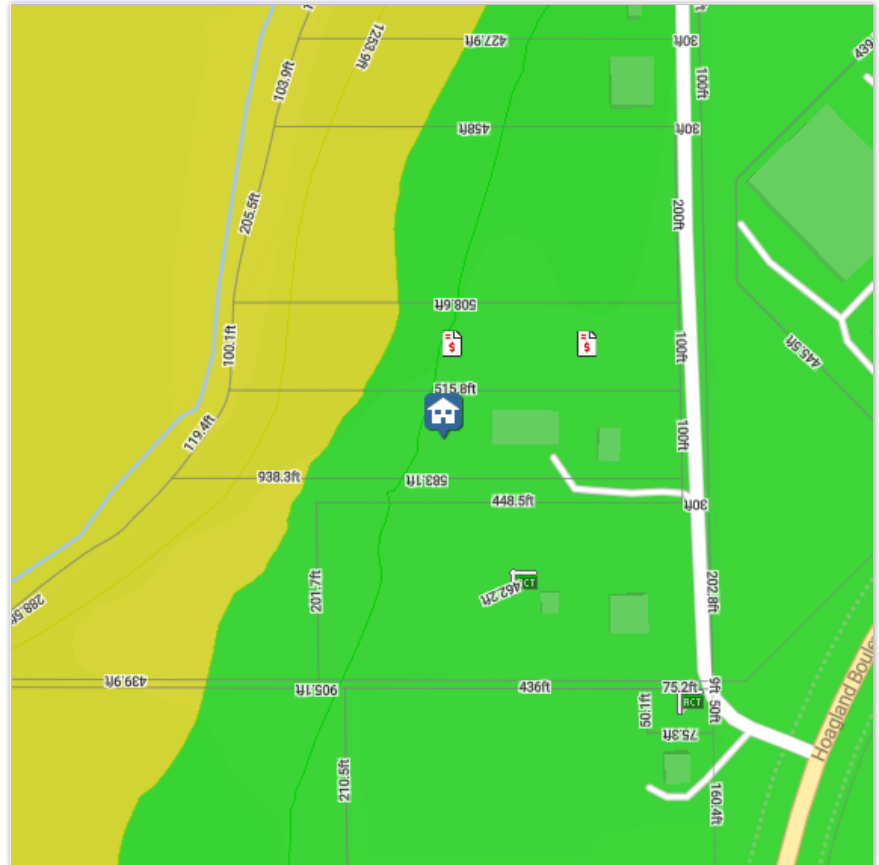


NOTARY PUBLIC

PRINT OR TYPE NAME:

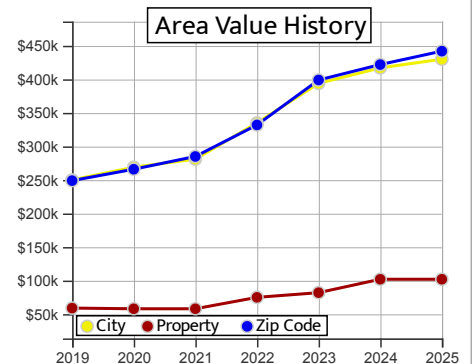
**PROPERTY INFORMATION**

PID # 19 25 29 0000 0280 0000
Property Type: Residential
Property Address:
620 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Current Owner:
TOM EDELSTON
LINDA EDELSTON
Tax Mailing Address:
1265 TREE BAY LN
SARASOTA, FL 34242-3846
Property Use:
0211 / MOBILE HME-IMPROVED (county)
02 / MOBILE HOME (state)
Land Use:
RESIDENTIAL CANAL (0205)
Frontage: 100 ft **Depth:** 630 ft
Lot Size: 1.45 acres / 63,162 sf
Waterfront: Yes - RESIDENTIAL CANAL
Subdivision: n/a
Subdivision #: 0000
Census Tract/Block: 040901 / 1001
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0280 **Lot:** 0000
Neighborhood Code: 102025.00
Coordinates: 28.2978(lat) -81.45(lon)
Legal Description:
COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB;
CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY
ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT
FOR R/W
Plat Book # **Page #**

**VALUE INFORMATION**

	2021	2022	2023	2024	2025 *
Building Value:	\$17,500	\$19,600	\$27,100	\$27,100	\$10,595
Extra Features:	\$16,100	\$15,900	\$15,700	\$15,400	\$15,200
Land Value:	\$25,000	\$40,000	\$40,000	\$60,000	\$60,000
Just Market Value:	\$58,600	\$75,500	\$82,800	\$102,500	\$102,300
Percent Change:	- n/a -	28.84%	9.67%	23.79%	-0.2%
Total Assessed Value:	\$58,600	\$75,500	\$82,800	\$102,500	\$85,795
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$58,600	\$64,460	\$70,906	\$77,996	\$85,795
Ad Valorem Taxes:	\$1,191.13	\$1,191.13	\$1,307.87	\$1,307.87	
Non-Ad Valorem Taxes:	\$4.00	\$4.00	\$4.00	\$4.00	
Total Tax Amount:	\$1,195.13	\$1,195.13	\$1,311.87	\$1,311.87	-n/a-

Taxing District(s): 200 ,
*Non-Ad Valorem Levies: Household Chemical Waste (\$4.00)

**Estimated Current Value:****\$124,731*****Equity Estimate:****\$124,731**

*Estimate of potential property value and equity amounts are based on proprietary computational models.



SALES INFORMATION

Deed Type:	DEATH CERTIFICATE	Price:	\$0	Qualifiers:	U ¹ ,V
Sale Date:	09/01/1996	Recorded Date:	Document #	Bk 1361/Pg 13	
Grantor:	DEL RIO LUIS S		Grantee:	DEL RIO ANA	
Deed Type:	WARRANTY DEED	Price:	\$45,000	Qualifiers:	Q ² ,V
Sale Date:	10/01/1986	Recorded Date:	Document #	Bk 817/Pg 996	
Grantor:	HERZBERG RUTH J		Grantee:	DEL RIO LUIS S & DEL RIO ANA H/W	
Deed Type:	WARRANTY DEED	Price:	\$15,500	Qualifiers:	Q ² ,V
Sale Date:	10/02/1978	Recorded Date:	Document #	Bk 407/Pg 793	
Grantor:	BAST MICHAEL D & BAST ANZA H/W		Grantee:	HERZBERG RUTH J	
Deed Type:	WARRANTY DEED	Price:	\$0	Qualifiers:	U ¹ ,V
Sale Date:	11/26/1973	Recorded Date:	Document #	Bk 283/Pg 683	
Grantor:	NEAL T H & NEAL DOROTHY H/W		Grantee:	BAST MICHAEL D & BAST ANZA B H/W	

There are 3 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ CD/QC/TX/EJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHR, ² SALE QUALIFIED AS RESULT OF EXAMINATN OF THE DEED

BUILDING INFORMATION

1. MOBILE HOME	Heated Area:	920 sf	Built:	1997 act / 1997 eff	A/C Type:	HEATING/COOLING PACK
Beds: 2 Baths: 2	Total Area:	920 sf	Stories:	1.0	Heat Type:	HEATING/COOLING PACK
Roof Type:	GABLE/HIP	Roof Cover:	COMPOSITE SHINGLE	Heat Fuel:	VINYL SIDING	
Int Wall:	DRYWALL	Ext Wall:		Flooring:	CARPET	
Structural:						
Building Subareas:				BAS - BASE AREA (920 sf)		

OTHER IMPROVEMENT INFORMATION

Code	Description	Year Built
1201	BARN AVERAGE	1997
3201	CONCRETE PAD/PATIO AVERAGE	1997
Covered Parking:	No	Pool: No

CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
3022	MHBD	MOBILE HOME BUILDING	09/30/1997	\$0	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	2 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120189	12097C0065G	06/18/2013
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013

 At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, no structures on this property are in a SFHA.

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11/07/2023

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, Annie malsingh, the undersigned property owner, hereby authorize MARA Rodriguez of Kelly Right Intern to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

Project No.: **LUPA-25-0007**

Project Type: **Small**

Fee Paid: **\$3,014.36**

Description: Request to change land use designation to align with proposed zoning and comprehensive planning goals.

- **Zoning Map Amendment Review**

Project No.: **ZMA-25-0011**

Project Type: **Zoning Map Amendment**

Fee Paid: **\$3,123.81**

Description: Request to rezone property from **R-1 (Residential)** to **AI (Airport Industrial)**.

- **Annexation Process**

Description: Request to change annexation boundaries on the Plot Map and coordinate related amendments to both the Land Use and Zoning Maps.

I have provided all necessary documentation, plans, and supporting materials required for these requests. My agent is authorized to perform all acts necessary to advance and finalize these applications, including submission of additional documents or responses as required by the City of Kissimmee.

This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: Annie Malsingh
Address: 610 Buckley Dr
Phone: 407-535-2445
Email: Annie.malsingh@yahoo.com

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

Owner's Signature: Annie Malsingh
Date: 11/07/2025

STATE OF FLORIDA

COUNTY OF Osceola

On this 7 day of November, 2025, before me, the undersigned authority, personally appeared Annie Malsingh, who is personally known to me or who has produced FLDL M425-040-64-929-0 as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public, State of Florida

(Signature) Angela Cerullo
(Print Name) Angela Cerullo
Commission No.: HH 486367
My Commission Expires: 03/28/2028



ANGELA CERULLO
Notary Public
State of Florida
Comm# HH486367
Expires 3/28/2028

AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11-10-25

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, LINDA EDELSTON, the undersigned property owner, hereby authorize MARA Y. RODRIGUEZ of KELLY RIGHT INTERNATIONAL to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

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This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: LINDA EDELSTON
Address: 1265 TREE BAY LN, SARASOTA FL 34242
Phone: 941-383-1262
Email: LEDELSTON@GMAIL.COM

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

Owner's Signature: Linda Edelson
Date: 11-10-25

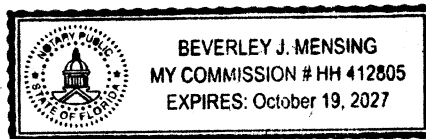
STATE OF FLORIDA

COUNTY OF SARASOTA

On this 10th day of NOVEMBER, 2025, before me, the undersigned authority, personally appeared Linda Edelson, who is personally known to me or who has produced N/A as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public State of Florida

(Signature) Beverley J. Mensing
(Print Name) BEVERLEY J. MENSING
Commission No.: HH 412805
My Commission Expires: 10/19/2027



AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11-10-25

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, TOM EPELSON, the undersigned property owner, hereby authorize MARA Y. RODRIGUEZ of KELLY RILEY INTERNATIONAL, to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

Project No.: **LUPA-25-0007**

Project Type: **Small**

Fee Paid: **\$3,014.36**

Description: Request to change land use designation to align with proposed zoning and comprehensive planning goals.

- **Zoning Map Amendment Review**

Project No.: **ZMA-25-0011**

Project Type: **Zoning Map Amendment**

Fee Paid: **\$3,123.81**

Description: Request to rezone property from **R-1 (Residential)** to **AI (Airport Industrial)**.

- **Annexation Process**

Description: Request to change annexation boundaries on the Plot Map and coordinate related amendments to both the Land Use and Zoning Maps.

I have provided all necessary documentation, plans, and supporting materials required for these requests. My agent is authorized to perform all acts necessary to advance and finalize these applications, including submission of additional documents or responses as required by the City of Kissimmee.

This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: TOM EDELSTON
Address: 1265 TREE BAY LN, SARASOTA FL 34242
Phone: 407-333-1260
Email: EDELSTON.TOM@GMAIL.COM

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

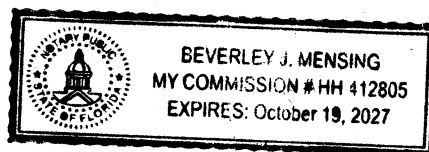
Owner's Signature: [Signature]
Date: 11-10-25

STATE OF FLORIDA
COUNTY OF SARASOTA

On this 10th day of November, 2025, before me, the undersigned authority, personally appeared TOM EDELSTON, who is personally known to me or who has produced N/A as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public, State of Florida

(Signature) [Signature]
(Print Name) BEVERLEY J MENSING
Commission No.: HH 42805
My Commission Expires: 10/19/2027



APPRAISAL OF



VACANT LAND

LOCATED AT:

610 Buckley Dr
Kissimmee, FL 34741-4517

FOR:

Gabest Transport Inc.
4617 Terry Town Drive
Kissimmee, FL, 34647

BORROWER:

Gabest Transport Inc.

AS OF:

May 24, 2025

BY:

Kelvin G. Tamarit
State-Certified General Real Estate Appraiser RZ3020

Gabest Transport Inc.
Gabest Transport Inc.
4617 Terry Town Drive
Kissimmee, FL, 34647

File Number: AA2505006

To whom it may concern,

In accordance with your request, I have appraised the real property at:

610 Buckley Dr
Kissimmee, FL 34741-4517

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 24, 2025 is:

\$650,000
Six Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity to serve you.



Kelvin G. Tamarit
State-Certified General Real Estate Appraiser RZ3020

ITEM 5.C

Public Hearing — ZMA-25-0011 — Amending the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI): 610 Buckley Dr. - Proposed Ordinance #26-02

AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI) on approximately 5.223 acres of land on Parcel IDs: 19-25-29-0000-0290-0000 9 (Parcel 1), 19-25-29-0000-0280-0000 (Parcel 2) and 19-25-29-0000-0281-0000 (Parcel 3).

Explanation

Currently, Parcels 1 and 2 have Single-Family homes on them while Parcel 3 is vacant. The requested zoning designation of Airport Industrial (AI) and requested future land use of Industrial Business (IN) meet the intent of the Comprehensive Plan and Land Development Code (LDC) in keeping the industrial sector in compatible centers around the City. These properties would help to increase the industrial center in the southwest quadrant of the City near the airport. This helps to ensure traffic, infrastructure and other industrial impacts are kept in specific areas that are meant for these types of uses. The properties also sit within the Conservation Overlay District which require any development within the district to conduct conservation impact reports with the site plan or preliminary plat submittal. These reports will include an analysis that describes techniques appropriate for protecting important environmental characteristics of the property and minimize adverse impacts.

This Zoning Map Amendment to Airport Industrial (AI) land use will provide consistency and compatibility with the parcel's proposed future land use designation of Industrial Business (IN). The intent of the Airport Industrial Zoning is to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan. All uses shall conform to the Kissimmee Airport Master Plan and Chapter 8 (Aviation) of the Code of Ordinances.

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use included in the airport and airport environs within the southwest quadrant of the City.
2. Compliance with LDC Section 14-4-4(P), AI, Airport Industrial District: This district is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan.

3. Compliance with LDC Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

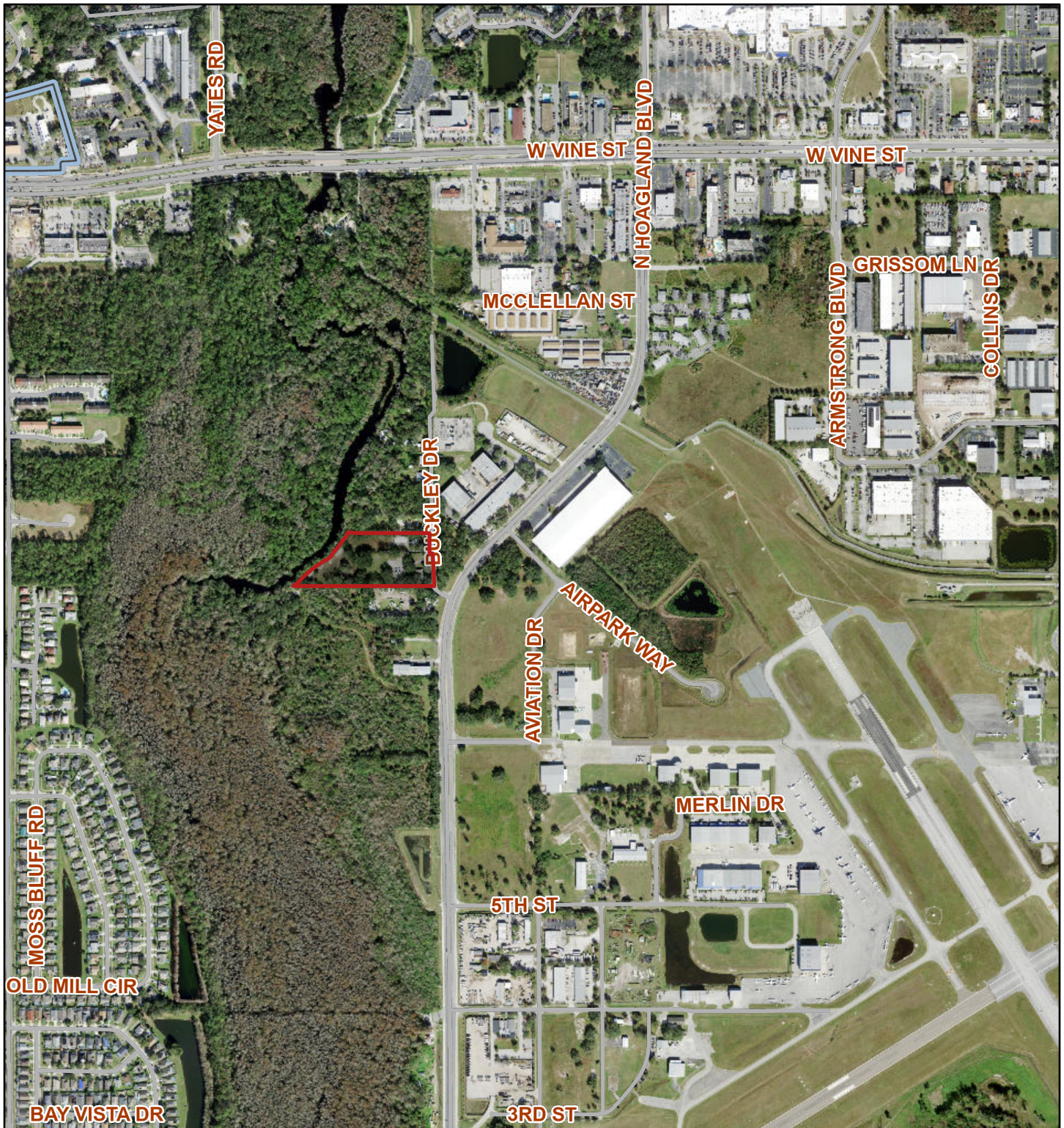
The Development Review Committee (DRC) recommended approval on December 5, 2025.

CONDITION:

1. Subject to the approval of Land Use Plan Amendment LUPA-25-0007.

Attachment(s):

1. ZMA-25-0011 Aerial Map
2. ZMA-25-0011 Vicinity Map
3. ZMA-25-0011 Site Data Table
4. ZMA-25-0011 610 Buckley Dr Proposed Ord 26-02
5. ZMA-25-0011 PAB Ad
6. ZMA-25-0011 DRC Comments
7. ZMA-25-0011 Supporting Docs

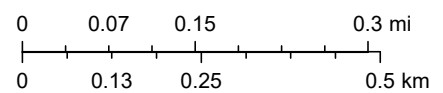


December 12, 2025

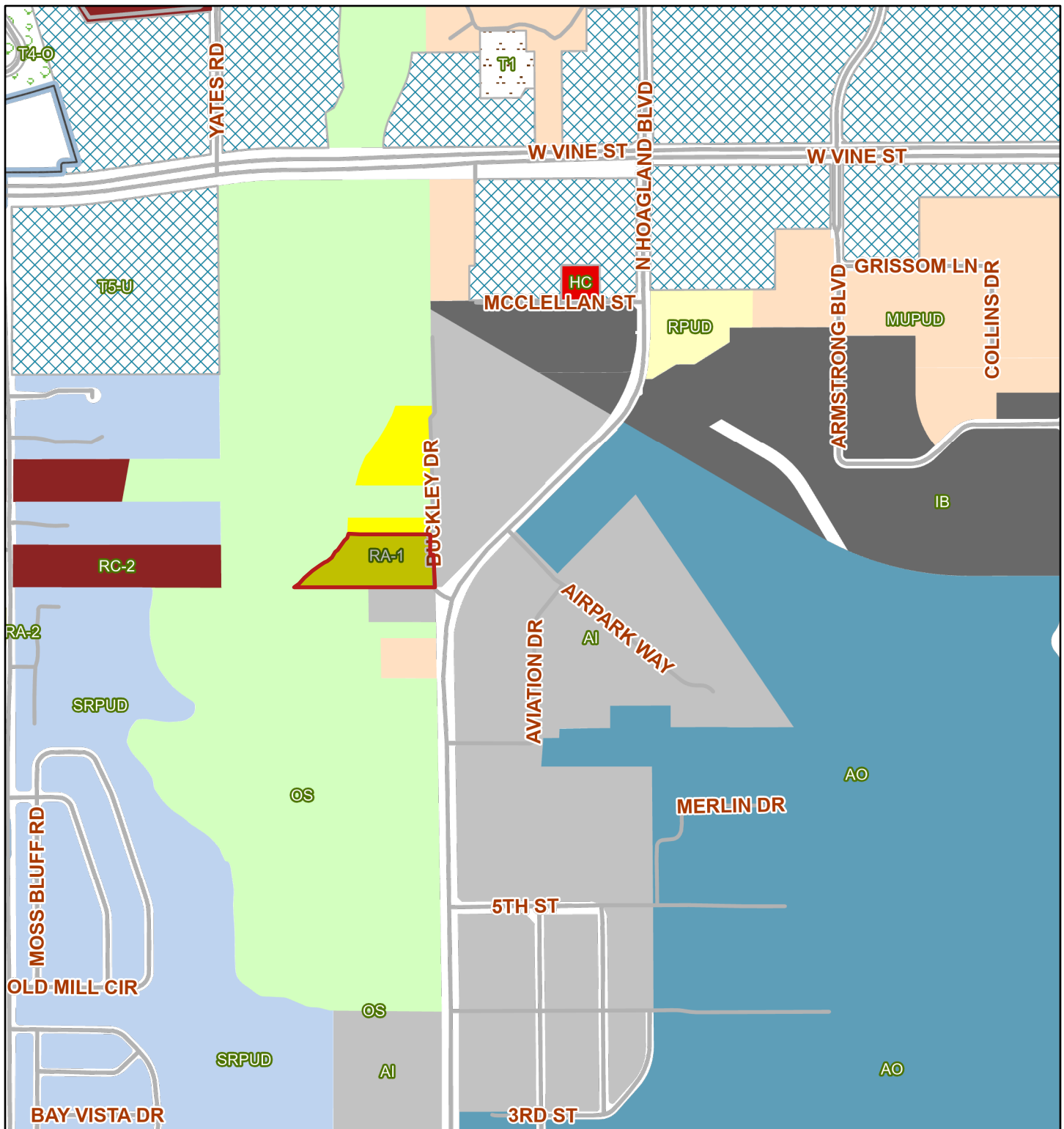
-  Parcels
-  Road Centerlines
- City Limits
-  CITY
-  COUNTY
- World Imagery

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

1:11,987

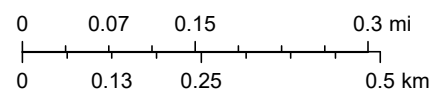


State of Florida, Vantor



December 12, 2025

1:11,987

**Legend**

City Limits	IB (Industrial Business)	RE (Residential Estate)
Zoning District	MH (Mobile Home 6,000 sqft)	RPB (Residential Professional Business)
AC (Agricultural Conservation)	MHP (Mobile Home Park)	RPUD (Residential Planned Unit Development)
AI (Airport Industrial)	MUPUD (Mixed Use Planned Unit Development)	SRPUD (Short Term Rental Planned Unit Development)
AO (Airport Operations)	OS (Open Space)	UT (Utilities)
B-2 (Neighborhood Commercial)	RA-1 (Single Family Residential)	SD (Special District)
B-3 (General Commercial)	RA-2 (Single Family Residential)	T1 (Natural)
B-5 (Office Commercial)	RA-3 (Single Family Residential)	T3 (Edge)
BP (Business Park)	RA-4 (Single Family Residential)	T4-O (Neighborhood Open)
CF (Community Facility)	RB-1 (Medium Density Residential)	T4-R (Neighborhood Restricted)
HC (Highway Commercial)	RB-2 (Medium Density Residential - Office)	T5-M (Mixed-Use Center)
HF (Hospital Facility)	RC-1 (Multiple Family Medium Density Residential)	T5-U (Mixed-Use Urban Core)
	RC-2 (Multiple Family High Density Residential)	T6 (Waterfront)

610 Buckley Dr. Zoning Map Amendment, ZMA-25-0011
Parcel IDs #19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-
0000; 610 Buckley Dr
Site Data Tables

Site Data	
Size	+/- 5.223 acres
Future Land Use Designation	Single-Family Low Density Residential (SF-LDR)
Proposed Future Land Use Designation	Industrial Business (IN)
Zoning District Designation	Single-Family Residential (RA-1)
Proposed Zoning District Designation	Airport Industrial (AI)
Existing Overlay District	Conservation Overlay (CO) and the Multimodal Transportation District (MMTD)
Existing Use(s)	Single-Family House
Proposed Use(s)	N/A
Adjacent Land Use	
North	Single-Family Low Density Residential (SF-LDR)
South	Industrial Business (IN)
East	Airport Expansion (AE)
West	Recreation (REC)
Adjacent Zoning	
North	Single-Family Residential (RA-1)
South	Airport Industrial (AI)
East	Airport Industrial (AI)
West	Open Space (OS)
Zoning History	N/A
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.4.3: Industrial Business (IN): This land use is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation	
Potential Zoning Districts	IB, AI and BP
	Form-based Districts: T5-U
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

Zoning District Standards District Summary

Land Development Code Section 14-4-4(P), AI, Airport Industrial District. This district is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan. All uses shall conform to the Kissimmee Airport Master Plan and chapter 8 of the Code..

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Single-Family Low Density Residential (SF-LDR)	Industrial Business (IN)
	Single-Family Residential (RA-1)	Airport Industrial (AI)
	Single-Family House	N/A

Public Facilities Analysis

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

PROPOSED ORDINANCE NO. 26-02
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND PROVIDING
AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

WHEREAS, the subject proposal incorporates three (3) parcels generally located at or near, 610 Buckley Drive within the City of Kissimmee, Florida, containing approximately 4.53 acres of land; and

WHEREAS, the subject properties, are presently designated as (Mixed Use Planned Urban Development) Vine Street West MUPUD with a Future Land Use of (MU-V) Mixed-Use Vine Street Overlay District; and

WHEREAS, the proposed zoning map amendment (rezoning) is in compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3; and

WHEREAS, the proposed rezoning is consistent with the City's Comprehensive Land Development Plan, and is generally consistent with the purpose and intent of the Land Development Code; and

WHEREAS, the proposed rezoning amendment is compatible with adjacent zoning districts and promotes the public health, safety and welfare as required by the City Code 14-3-27.C; and

WHEREAS, the Planning Advisory Board, sitting as the Local Planning Agency as required by Fla. Stat. § 163.3147, reviewed the application at its XXXX , 2026, after proper notice and hearing.

SECTION 1. Ordinance No. 3110, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: RA-1 (Single-Family Residential) – City

TO: AI (Airport Industrial) – City

The subject properties are located at: Parcel IDs: 19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-0000

Legal Descriptions:

Parcel 1: 19-25-29-0000-0290-0000

BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB

Together with Parcel 2: 19-25-29-0000-0280-0000

COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB; CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT FOR R/W

Together with Parcel 3: 19-25-29-0000-0281-0000

BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS E 30 FT FOR R/W

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3110 as heretofore amended shall remain in full force and effect.

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

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this _ day of _____, 2026.

Mayor - Commissioner

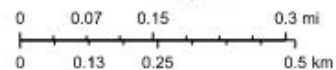
ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

1:11,987

[illegible]

PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3110 for the property described herein:

FROM: RA-1 (Single-Family Residential) – City

TO: AI (Airport Industrial) – City

The subject property is located at **610 Buckley Dr. Parcel IDs:**

19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-0000

Legal Descriptions:

Parcel 1: 19-25-29-0000-0290-0000

BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB

Together with Parcel 2: 19-25-29-0000-0280-0000

COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB; CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT FOR R/W

Together with Parcel 3: 19-25-29-0000-0281-0000

BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS E 30 FT FOR R/W

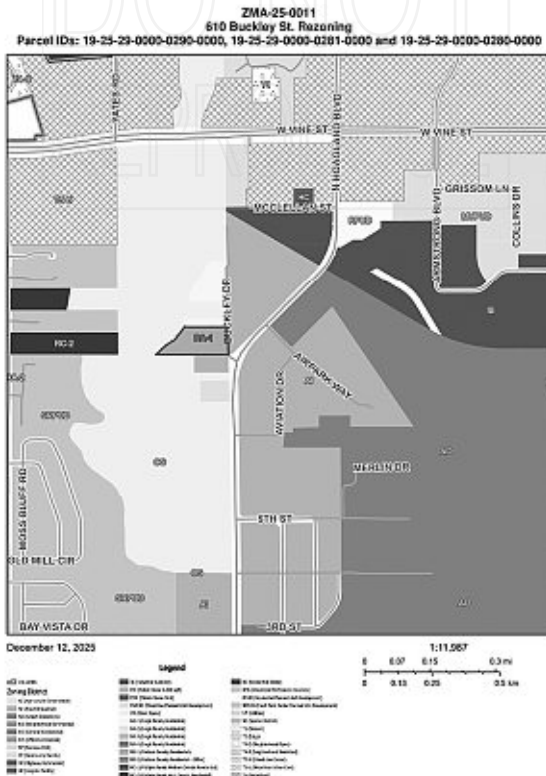
PROPOSED ORDINANCE #26-02: AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, January 7, 2026** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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

Reference # ZMA-25-0011
610 Buckley Dr.

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**



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

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



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

**ADDRESS: 610 Buckley Dr.
PERMIT NUMBER: ZMA-25-0011
PROJECT NAME: Buckley Rezoning
REVIEW VERSION NUMBER: V.1**

DATE: 11/13/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. The proposed Zoning of Airport Industrial, AI, is compatible with the proposed Future Land Use Industrial Business, IN. This project is linked to LUPA-25-0007 and is dependent on the Land Use change to be approved before this rezoning can be approved.
2. The proposed rezoning adheres to Land Development Code Section 14-4-4.P.
3. Provide owner authorization and supporting documents for "MALSINGH SURAJ T EST & C/O MALSINGH ANNIE PR" in order to move this to the Planning Advisory Board.

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

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

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



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

**ADDRESS: 610 Buckley Dr.
PERMIT NUMBER: ZMA-25-0011
PROJECT NAME: Buckley Rezoning
REVIEW VERSION NUMBER: V.2**

DATE: 12/5/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. With the documents submitted, this zoning can be approved and moved on to the Planning Advisory Board.
2. The proposed Zoning of Airport Industrial, AI, is compatible with the proposed Future Land Use Industrial Business, IN. This project is linked to LUPA-25-0007 and is dependent on the Land Use change to be approved before this rezoning can be approved.

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

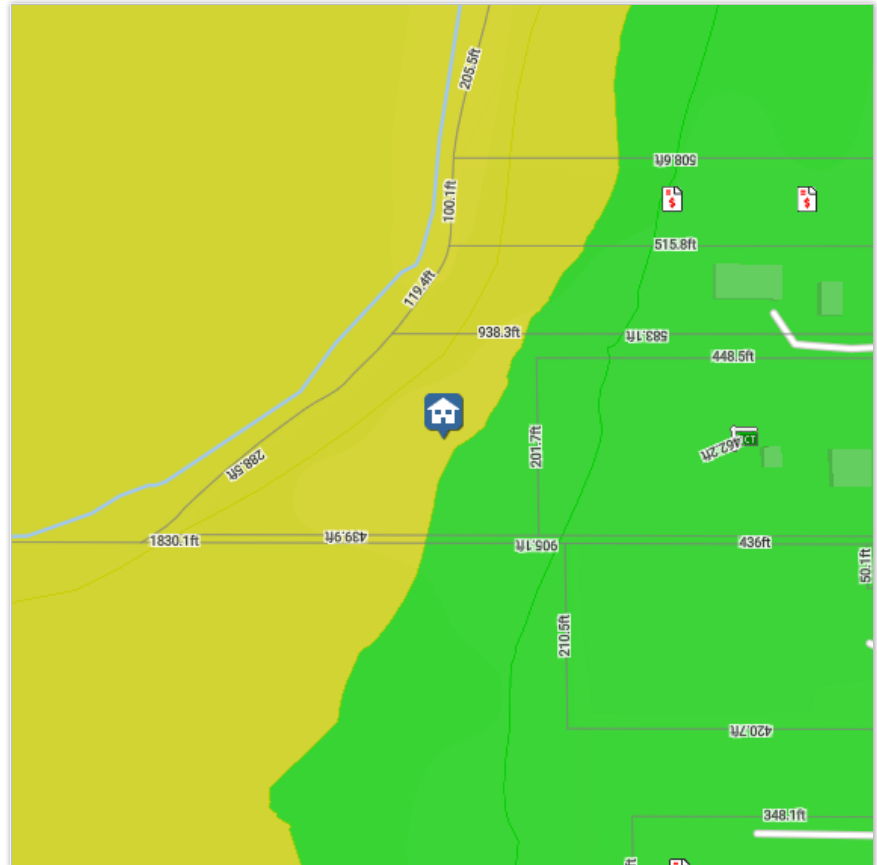
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

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.



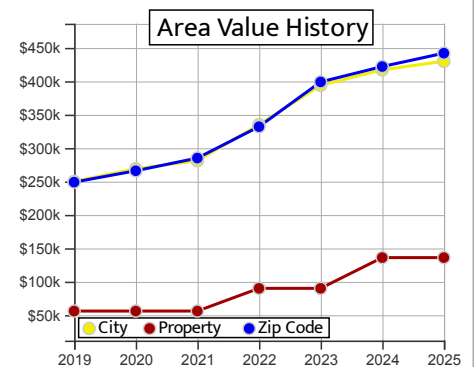
PROPERTY INFORMATION

PID # 19 25 29 0000 0281 0000
Property Type: Residential
Property Address:
 0 BUCKLEY DR
 KISSIMMEE, FL 34741
Current Owner:
 TOM EDELSTON
 LINDA EDELSTON
Tax Mailing Address:
 1265 TREE BAY LN
 SARASOTA, FL 34242-3846
Property Use:
 0001 / VACANT (county)
 00 / VACANT RESIDENTIAL (state)
Land Use:
 1. RESIDENTIAL CANAL (0205)
Area: 2.02 acres / 87,991 sf
Frontage: 200 ft **Depth:** 440 ft
 2. RESIDENTIAL CANAL (0205)
Area: 0.39 acres / 16,988 sf
Frontage: 27 ft **Depth:** 630 ft
Total Lot Size: 2.41 acres / 104,979 sf
Waterfront: Yes - RESIDENTIAL CANAL
Subdivision: n/a
Subdivision #: 0000
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0281 **Lot:** 0000
Neighborhood Code: 102025.00
Coordinates: 28.2972(lat) -81.4507(lon)
Legal Description:
 BEG SE COR OF NW 1/4, N 209 FT TO POB; W 450 FT, S
 200 FT, W TO E BANK OF SHINGLE CREEK, NELY ALONG
 CREEK TO PT 1100 FT S OF N/L OF SE 1/4 OF NW 1/4, E TO
 E/L OF NW 1/4, S 27.45 FT MOL TO POB LESS[full...]
Plat Book # **Page #**



VALUE INFORMATION

	2021	2022	2023	2024	2025 *
Building Value:	\$0	\$0	\$0	\$0	\$0
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$136,200
Just Market Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$136,200
Percent Change:	- n/a -	59.86%	0%	50%	0%
Total Assessed Value:	\$56,800	\$90,800	\$90,800	\$136,200	\$83,160
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$56,800	\$62,480	\$68,728	\$75,600	\$83,160
Total Tax Amount:	\$1,251.73	\$1,251.73	\$1,325.74	\$1,325.74	-n/a-



Taxing District(s): 200 ,



Estimated Current Value:

\$148,461 *

Equity Estimate:

\$148,461



*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$90,000	Qualifiers:	Q,M ¹ ,V
Sale Date:	06/30/1997	Recorded Date:	Document #	Bk 1414/Pg 1365	
Grantor:	DEL RIO ANA	Grantee:	EDELSTON TOM & EDELSTON LINDA H/W		
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved					
¹ U : QUAL@TIME OF SALE/MULTI PARCEL W/MULTI PRCL NUMBER					

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking: No **Pool:** No

CITY INTERACTIONS

No city inspection,licensing,permit,or code violation data available for this property.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School Larger Class Sizes	PK-05	741	C (2023/2024)	FL DOE	2 miles
Kissimmee Middle School Below Average Standardized Testing Scores	06-08	1,289	C (2023/2024)	FL DOE	1.5 miles
Liberty High School Below Average Standardized Testing Scores	09-12	1,613	C (2023/2024)	FL DOE	9.3 miles
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024					

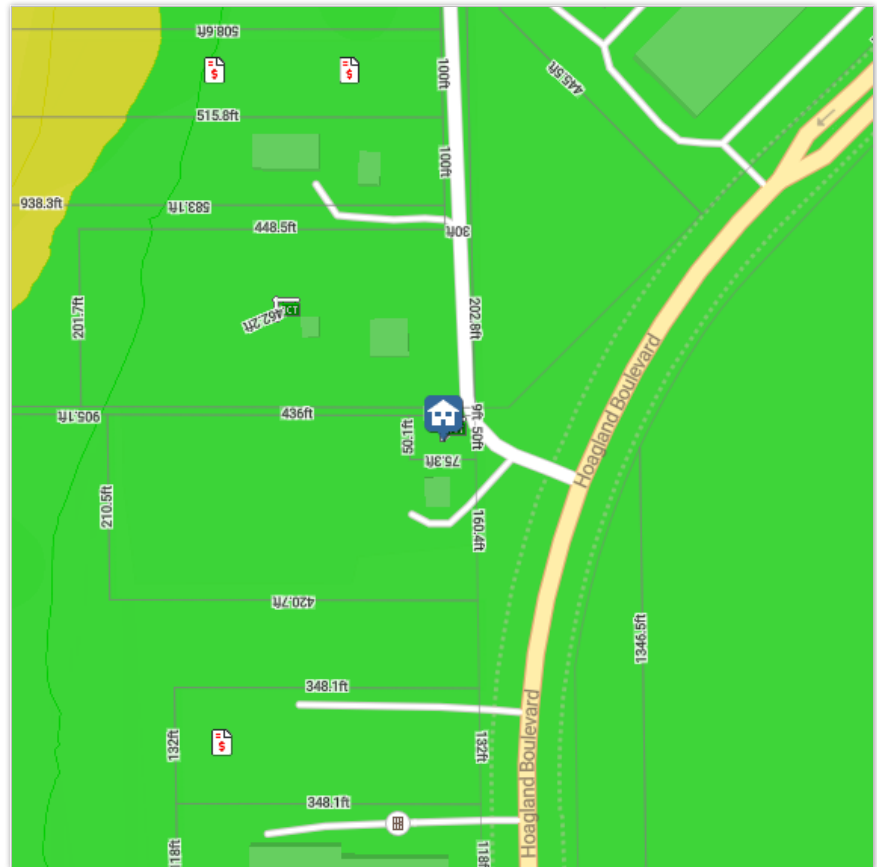
FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120189	12097C0065G	06/18/2013
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013
Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025				

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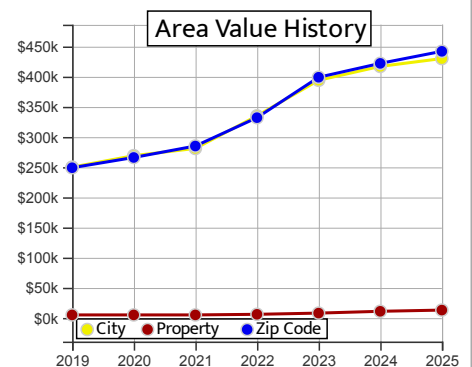
**PROPERTY INFORMATION**

PID # 19 25 29 00U0 0160 0000
Property Type: Industrial
Property Address:
0 BUCKLEY DR
KISSIMMEE, FL 34741
Current Owner:
SURAJ EST MALSINGH
ANNIE PR MALSINGH
Tax Mailing Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Property Use:
4001 / VACANT IND-VAC (county)
40 / VACANT INDUSTRIAL (state)
Land Use:
INDUSTRIAL SQ FT (1600)
Zoning: KAI/AIRPORTIND
Lot Size: 0.09 acres / 3,920 sf
Waterfront: No
Subdivision: n/a
Subdivision #: 00U0
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0160 **Lot:** 0000
Neighborhood Code: 994000.00
Coordinates: 28.297(lat) -81.4493(lon)
Legal Description:
BEG AT NE COR OF E 1/2 OF SW 1/4, W 75 FT, S 50 FT, E 75
FT, N 50 FT TO POB
Plat Book # **Page #**

**VALUE INFORMATION**

	2021	2022	2023	2024	2025 *
Building Value:	\$0	\$0	\$0	\$0	\$0
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$13,400
Just Market Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$13,400
Percent Change:	- n/a -	21.05%	20.29%	37.35%	17.54%
Total Assessed Value:	\$5,700	\$6,900	\$8,300	\$11,400	\$6,817
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$4,658	\$5,123	\$5,635	\$6,198	\$6,817
Ad Valorem Taxes:	\$99.65	\$99.65	\$113.38	\$113.38	
Non-Ad Valorem Taxes:	\$2.68	\$2.68	\$0.40	\$0.40	
Total Tax Amount:	\$102.33	\$102.33	\$113.78	\$113.78	-n/a-

Taxing District(s): 200 ,
*Non-Ad Valorem Levies: West 192 Redevelopment (\$2.92)

**Estimated Current Value:****\$14,597*****Equity Estimate:****\$14,597**

*Estimate of potential property value and equity amounts
are based on proprietary computational models.

SALES INFORMATION

Deed Type:	SPECIAL WARRANTY DEED			Price:	\$1,175,000	Qualifiers:	Q,M ¹
Sale Date:	02/12/2020	Recorded Date:	03/12/2020	Document #	2020036328		
Grantor:	ACKLY RAJIA N			Grantee:	PAPA KENNETH J		
Mortgage Amount:	\$100,000	Instrument Date:	04/27/2021	Document #	20210067644		
Terms:	3.10%/360 M	Attributes:	Refinance Loan, Refinanced, New Conventional, Stand Alone Mortgage	Borrower:	MALSINGH ANNIE		
Lender:	LOANDEPOT.COM LLC						
Deed Type:	DEATH CERTIFICATE			Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	03/09/2010	Recorded Date:		Document #	n/a		
Grantor:	MALSINGH SURAJ			Grantee:	MALSINGH SURAJ T EST		
Deed Type:	WARRANTY DEED			Price:	\$1,000	Qualifiers:	U ² ,V
Sale Date:	03/31/1988	Recorded Date:		Document #	Bk 873/Pg 2126		
Grantor:	BUCKLEY VANCE E			Grantee:	MALSINGH SURAJ		

There are 2 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - MULTIPARCEL SALE, ² CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHR

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking:	No	Pool:	No
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CITY INTERACTIONS

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
CODE ENFORCEMENT		In Compliance		CE-19-03127	11/25/2019	MALSINGH SURAJ T EST
CODE ENFORCEMENT		In Compliance		CE-19-03128	11/25/2019	MALSINGH SURAJ T EST

There are no recent code violation entries.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	1.9 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

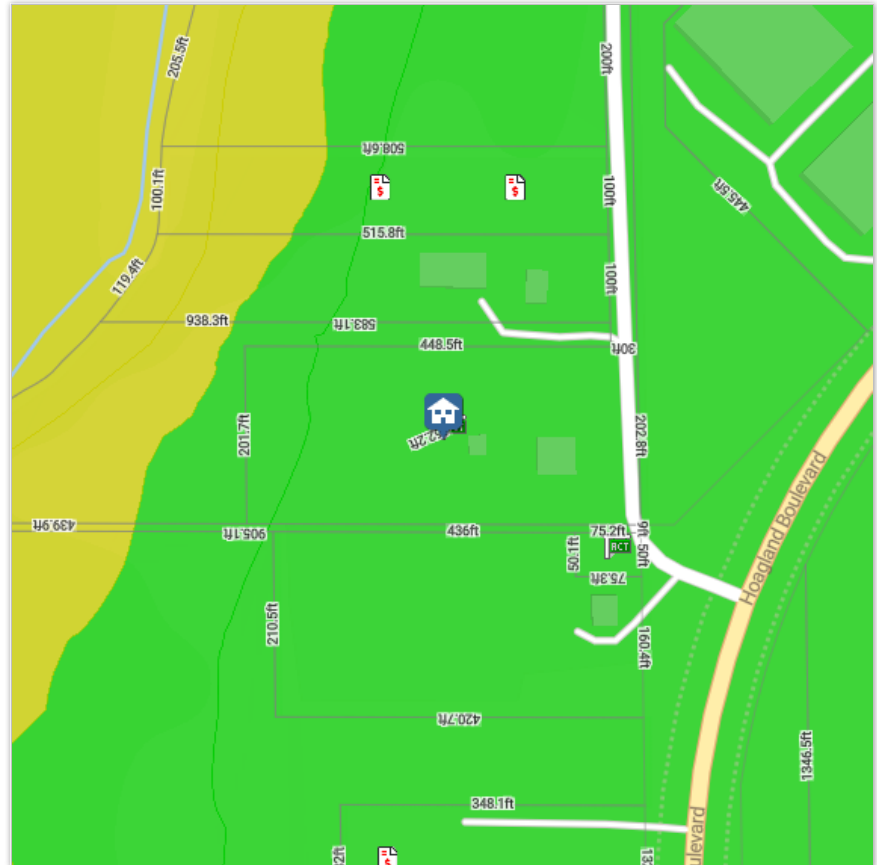
FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120190	12097C0065G	06/18/2013

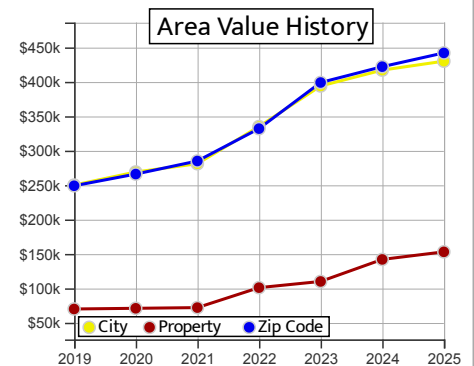
Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

**PROPERTY INFORMATION**

PID # 19 25 29 0000 0290 0000
Property Type: Residential
Property Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Current Owner:
ANNIE MALSINGH
Tax Mailing Address:
610 BUCKLEY DR
KISSIMMEE, FL 34741-4517
Property Use:
0111 / SINGLE FAMILY-IMPROVED (county)
01 / SINGLE FAMILY (state)
Land Use:
RURAL ACREAGE (0400)
Frontage: 200 ft **Depth:** 450 ft
Lot Size: 2.07 acres / 90,169 sf
Waterfront: No
Subdivision: n/a
Subdivision #: 0000
Census Tract/Block: 041700 / 1000
Twn: 25 **Rng:** 29 **Sec:** 19
Block: 0290 **Lot:** 0000
Neighborhood Code: 102000.00
Coordinates: 28.2972(lat) -81.4497(lon)
Legal Description:
BEG 9 FT N OF SE COR OF NW 1/4, N 200 FT, W 450 FT, S 200 FT, E 450 FT TO POB
Plat Book # **Page #**

**VALUE INFORMATION**

	2021	2022	2023	2024	2025 *
Building Value:	\$36,900	\$65,600	\$74,300	\$76,300	\$5,433
Extra Features:	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Land Value:	\$33,000	\$33,000	\$33,000	\$62,700	\$73,200
Just Market Value:	\$72,900	\$101,600	\$110,300	\$142,000	\$153,300
Percent Change:	- n/a -	39.37%	8.56%	28.74%	7.96%
Total Assessed Value:	\$72,602	\$74,780	\$77,023	\$79,333	\$81,633
Homestead Exemption:	Yes	Yes	Yes	Yes	Yes
Total Exemptions:	\$48,102	\$50,280	\$55,000	\$55,000	\$55,722
Taxable Value:	\$24,500	\$24,500	\$22,023	\$24,333	\$25,911
Ad Valorem Taxes:	\$566.26	\$566.26	\$523.49	\$523.49	
Non-Ad Valorem Taxes:	\$4.00	\$4.00	\$4.00	\$4.00	
Total Tax Amount:	\$570.26	\$570.26	\$527.49	\$527.49	-n/a-



Taxing District(s): 200 ,
*Non-Ad Valorem Levies: Household Chemical Waste (\$4.00)

**Estimated Current Value:****\$170,794*****Equity Estimate: \$80,362**

*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ¹ ,I
Sale Date:	08/15/2011	Recorded Date:		Document #	Bk 4167/Pg 795
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH ANNIE **LAND ONLY**		
Mortgage Amount:	\$100,000	Instrument Date:	04/27/2021	Document #	20210067644
Terms:	3.10%/360 M	Attributes:	Refinance Loan,	Refinanced, New Conventional, Stand Alone Mortgage	
Lender:	LOANDEPOT.COM LLC			Borrower:	MALSINGH ANNIE
Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	06/09/2011	Recorded Date:		Document #	Bk 4143/Pg 1824
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH ANNIE		
Deed Type:	COURT ORDER	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	06/17/2010	Recorded Date:		Document #	Bk 4002/Pg 590
Grantor:	CIRCUIT JUDGE	Grantee:	MALSINGH SURAJ T EST C/O MALSINGH ANNIE PR		
Deed Type:	DEATH CERTIFICATE	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	03/09/2010	Recorded Date:		Document #	n/a
Grantor:	MALSINGH,SURAJ	Grantee:	MALSINGH SURAJ EST		
Deed Type:	QUIT CLAIM DEED	Price:	\$0	Qualifiers:	U ² ,I
Sale Date:	05/25/1988	Recorded Date:		Document #	Bk 879/Pg 726
Grantor:	RIPLEY ROBIN S	Grantee:	MALSINGH SURAJ		
Deed Type:	PERSONAL REPRESENTATIVE DEED	Price:	\$46,300	Qualifiers:	Q ³ ,I
Sale Date:	07/31/1986	Recorded Date:		Document #	Bk 812/Pg 96
Grantor:	SNOW MARY EMMA EST	Grantee:	MALSINGH SURAJ		

There are 5 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ U: CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHER, ² CD/QC/TX/FJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHER, ³ SALE QUALIFIED AS RESULT OF EXAMINATION OF THE DEED

BUILDING INFORMATION

1. SINGLE FAMILY	Heated Area:		1,420 sf	Built:	1940 act / 1970 eff	A/C Type:	HEATING/COOLING PACK	
	Beds: 3	Baths: 1	Total Area:	2,217 sf	Stories:	1.0	Heat Type:	HEATING/COOLING PACK
	Roof Type:		GABLE/HIP	Roof Cover:		CORRUGATED METAL		Heat Fuel:
	Int Wall:		WALL BOARD/WOOD	Ext Wall:		ALUMINUM SIDING		
	Structural:			Flooring:		PINE WOOD		
	Building Subareas:				BAS - BASE AREA (1,160 sf)			
	CPU - CARPORT UNFINISHED (187 sf)				CPU - CARPORT UNFINISHED (340 sf)			
	EPF - ENCLOSED PORCH FINISHED (260 sf)				SPU - SCREEN PORCH UNFINISHED (270 sf)			

OTHER IMPROVEMENT INFORMATION

Code	Description	Year Built
4901	PREFABRICATED SHED AVERAGE	1976
2506	UTILITY UNFINISHED FAIR	1972
2501	UTILITY UNFINISHED AVERAGE	1978
5006	A/C-WALL UNIT FAIR	1978
1106	POLEBARN FAIR	2001

Covered Parking:	Yes	Details:	CARPORT UNFINISHED - 527 sf	Pool:	No
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CITY INTERACTIONS

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
CODE ENFORCEMENT		Special Magistrate		CE-23-02936	09/28/2023	MALSINGH ANNIE
CODE ENFORCEMENT		Closed - Invalid		CE-23-02547	08/22/2023	MALSINGH ANNIE
CODE ENFORCEMENT		In Compliance		CE-21-02151	09/21/2021	MALSINGH ANNIE
CODE ENFORCEMENT		In Compliance		CE-20-00533	02/19/2020	MALSINGH ANNIE
CODE ENFORCEMENT		Special Magistrate		CE-19-02424	08/28/2019	MALSINGH ANNIE

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
5057	RADD	RESIDENTIAL ADDITION	11/05/2001	\$27,593	
5005	MHBD	MOBILE HOME BUILDING	12/02/1998	\$35,000	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	2 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024					

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013
Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025				

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NOTICE OF COMMENCEMENT

Permit Number P97-003022
Parcel Number 19-25-29-000-0200

Prepared by: TOM EDELSAN

LARRY WHALEY 2P
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

Return to: TOM EDELSAN
5584 DONNELLY CIR
ORLANDO FL 32821

CL 97079620 OR 1424/1878
KGC Rec. Date 08/07/97 Time 16:01

NOTICE OF COMMENCEMENT

State of FL
County of OSCEOLA

The undersigned hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property (legal description of the property, and street address if available)

6020 BUCKLEY DL, KISSIMMEE, FL 34741
SEE ATTACHED LEGAL

2. General description of Improvement(s)

PLACEMENT OF 40' X 24' MOBILE HOME

3. Owner Information (Name, Address, Telephone Number and Fax Number)

TOM EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

4. Fee Simple Title Holder (Name, Address, Telephone Number, Fax Number)

SAME AS OWNER

5. Contractor (Name, Address, Telephone Number, Fax Number)

SUNSHINE CITY MOBIL HOMES PH 941-421-4400
1006 U.S. HWY 27N FAX 941-422-4903
MAINE CITY FL 33844

6. Surety (if any) (Name, Address, Telephone, Fax Number, Amount of Bond)

N/A

7. Lender (if any) (Name, Address, Telephone Number, Fax Number)

N/A

8. Persons within the State of Florida designated by owner upon notices or other documents may be served as provided by 713.13 (1)(a)7., Florida Statutes. (Name, Address, Telephone Number, Fax Number)

LINDA EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

9. In addition to himself, Owner designates the following to receive a copy of the Lienor's Notice as provided in 713.13 (1)(b) Florida Statutes. (Name, Address, Telephone Number, Fax Number)

LINDA EDELSAN PH 407-239-8161
5584 DONNELLY CIR FAX " "
ORLANDO FL 32821

10. Expiration date of notice of commencement (the expiration date is one year from the date of recording unless a different date is specified):

8-7-97

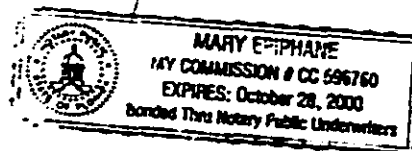
Date Signed

Signature of Owner TOM EDELSAN

Sworn to and subscribed before me this 8th day of August, 1997 by

who is personally known to me OR has produced FL DL
HE E 342836 60 0920 EF 18 as identification

Signature of Notary (Notarial seal to appear below)



Permit Number P97-003375
Parcel Identification Number 1925 27 0000 02 80
Prepared by: CHUCK SMITH
P.O. BOX 916297
LONGWOOD, FL 32791

Return to: SAME

LARRY WHALEY
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

2P

CL 97084868 OR 1427/1754
KGC Rec. Date 08/19/97 Time 11:24

NOTICE OF COMMENCEMENT

State of FLORIDA
County of OSCEOLA

The undersigned hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

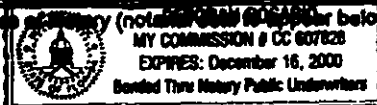
1. Description of property (legal description of the property, and street address if available)
SEE ATTACHED LEGAL DESCRIPTION
2. General description of improvement(s)
CONSTRUCT 36' X 72' STORAGE BARN
3. Owner information
Name TOM EDELSTON Telephone Number 407 239 8161
Address 5584 DONNELLY CIRCLE Fax Number SAME
ORLANDO, FL 32821
4. Fee Simple Title Holder (if other than owner shown above)
Name Telephone Number
Address Fax Number
5. Contractor
Name CORNERSTONE BLDG SYSTEMS, INC Telephone Number 407 889 7109
Address P.O. BOX 916297 Fax Number 889 2713
LONGWOOD, FL 32791
6. Surety (if any)
Name Telephone Number
Address Fax Number
Amount of bond \$
7. Lender (if any)
Name Telephone Number
Address Fax Number
8. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7., Florida Statutes. NONE OTHER THAN OWNER
Name Telephone Number
Address Fax Number
9. In addition to himself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes. NONE
Name Telephone Number
Address Fax Number
10. Expiration date of notice of commencement (the expiration date is one year from the date of recording unless a different date is specified):

Date Signed

Signature of Owner

Sworn to and subscribed before me this 18 day of August 19 97 by
Thomas Robin Edelston
who is personally known to me OR X produced Florida Notary's License
as identification.

Signature of Notary (notarize this document)



Prepared by and Return to:

Dawn M. Wille
EQUITABLE TITLE AGENCY, INC.
7575 Dr. Philips Blvd
Orlando, FL 32819
SS# - GRANTEE 1: - - -
DP97-0415 DW

LARRY WHALEY
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

2D

CL 97063850 OR 1414/1365
MMK Rec. Date 07/08/97 Time 13:18

DOC STAMPS: 630.00

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, A.D. 1997 between

ANA DEL RIO, an unmarried widow

as Grantor*, whose address is: 1701 FOUR WINDS BLVD., KISSIMMEE, FL 34746
and

TOM EDELSTON and LINDA EDELSTON, Husband and Wife

as Grantee*, whose address is: 5584 DONNELLY CIRCLE, ORLANDO, FL 32821

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of OSCEOLA, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Tax ID Number: 19-25-29-0000-0280-0000

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1997 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1)

PRINT OR TYPE NAME: Dawn M Wille

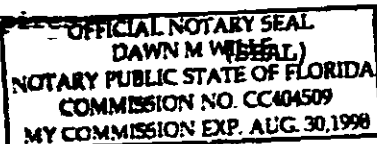
(WITNESS 2)

PRINT OR TYPE NAME: Ruth A Abbott

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me on this 30th day of June, 1997 by ANA DEL RIO, an unmarried widow, who is known to me or who has produced a drivers license as identification and did not take an oath.

My Commission Expires



NOTARY PUBLIC

PRINT OR TYPE NAME:



PID #	19 25 29 0000 0280 0000
-------	-------------------------

Property Address:

Current Owner:

Tax Mailing Address:**Property Use:**

Land Use:

RESIDENTIAL CANAL (0205)

Frontage: 100 ft **Depth:** 630 ft

Lot Size: 1.45 acres / 63,162 sf

Waterfront: Yes - RESIDENTIAL CANAL

Subdivision: n/a

Subdivision #: 0000

Census Tract/Block: 040901 / 1001

Twn: 25 Rng: 29 Sec: 19

Block: 0280 **Lot:** 0000

Neighborhood Code: 102025.00

Coordinates: 28.2978(lat) -81.45(lon)

Legal Description:

COM AT NE COR OF SE 1/4 OF NW 1/4, S 1000 FT TO POB;
CONT S 100 FT, W TO E BANK OF SHINGLE CREEK, NELY
ALONG CREEK TO PT W OF POB, E TO POB LESS E 30 FT
FOR R/W

Plat Book #

Page #



The chart, titled "Area Value History", displays the values for three categories: City (yellow), Property (red), and Zip Code (blue) from 2019 to 2025. The Y-axis represents values in thousands of dollars, ranging from \$50k to \$450k. The X-axis shows the years from 2019 to 2025. All three categories show a general upward trend over the period.

Year	City	Property	Zip Code
2019	\$250k	\$60k	\$250k
2020	\$270k	\$55k	\$265k
2021	\$285k	\$55k	\$285k
2022	\$330k	\$75k	\$330k
2023	\$390k	\$85k	\$400k
2024	\$415k	\$100k	\$425k
2025	\$425k	\$100k	\$440k

Taxing District(s): 200 ,
***Non-Ad Valorem Levies:** Household Chemical Waste (\$4.00)



\$124,731*

Equity Estimate: \$124,731



*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type:	DEATH CERTIFICATE	Price:	\$0	Qualifiers:	U ¹ ,V
Sale Date:	09/01/1996	Recorded Date:	Document #	Bk 1361/Pg 13	
Grantor:	DEL RIO LUIS S		Grantee:	DEL RIO ANA	
Deed Type:	WARRANTY DEED	Price:	\$45,000	Qualifiers:	Q ² ,V
Sale Date:	10/01/1986	Recorded Date:	Document #	Bk 817/Pg 996	
Grantor:	HERZBERG RUTH J		Grantee:	DEL RIO LUIS S & DEL RIO ANA H/W	
Deed Type:	WARRANTY DEED	Price:	\$15,500	Qualifiers:	Q ² ,V
Sale Date:	10/02/1978	Recorded Date:	Document #	Bk 407/Pg 793	
Grantor:	BAST MICHAEL D & BAST ANZA H/W		Grantee:	HERZBERG RUTH J	
Deed Type:	WARRANTY DEED	Price:	\$0	Qualifiers:	U ¹ ,V
Sale Date:	11/26/1973	Recorded Date:	Document #	Bk 283/Pg 683	
Grantor:	NEAL T H & NEAL DOROTHY H/W		Grantee:	BAST MICHAEL D & BAST ANZA B H/W	

There are 3 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ CD/QC/TX/EJ/OR/MC/DC/PROBATE/NO CONSIDERATION/OTHR, ² SALE QUALIFIED AS RESULT OF EXAMINATN OF THE DEED

BUILDING INFORMATION

1. MOBILE HOME	Heated Area:	920 sf	Built:	1997 act / 1997 eff	A/C Type:	HEATING/COOLING PACK
Beds: 2 Baths: 2	Total Area:	920 sf	Stories:	1.0	Heat Type:	HEATING/COOLING PACK
Roof Type:	GABLE/HIP	Roof Cover:	COMPOSITE SHINGLE	Heat Fuel:	VINYL SIDING	
Int Wall:	DRYWALL	Ext Wall:		Flooring:	CARPET	
Structural:						
Building Subareas:			BAS - BASE AREA (920 sf)			

OTHER IMPROVEMENT INFORMATION

Code	Description	Year Built
1201	BARN AVERAGE	1997
3201	CONCRETE PAD/PATIO AVERAGE	1997
Covered Parking: No		Pool: No

CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
3022	MHBD	MOBILE HOME BUILDING	09/30/1997	\$0	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Pleasant Hill Elementary School	PK-05	741	C (2023/2024)	 FL DOE	2 miles
 Larger Class Sizes					
Kissimmee Middle School	06-08	1,289	C (2023/2024)	 FL DOE	1.5 miles
 Below Average Standardized Testing Scores					
Liberty High School	09-12	1,613	C (2023/2024)	 FL DOE	9.3 miles
 Below Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120189	12097C0065G	06/18/2013
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120189	12097C0065G	06/18/2013

 At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, no structures on this property are in a SFHA.

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/07/2025

AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11/07/2023

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, Annie Malsingh, the undersigned property owner, hereby authorize MARA Rodriguez of Kelly Right Intern to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

Project No.: **LUPA-25-0007**

Project Type: **Small**

Fee Paid: **\$3,014.36**

Description: Request to change land use designation to align with proposed zoning and comprehensive planning goals.

- **Zoning Map Amendment Review**

Project No.: **ZMA-25-0011**

Project Type: **Zoning Map Amendment**

Fee Paid: **\$3,123.81**

Description: Request to rezone property from **R-1 (Residential)** to **AI (Airport Industrial)**.

- **Annexation Process**

Description: Request to change annexation boundaries on the Plot Map and coordinate related amendments to both the Land Use and Zoning Maps.

I have provided all necessary documentation, plans, and supporting materials required for these requests. My agent is authorized to perform all acts necessary to advance and finalize these applications, including submission of additional documents or responses as required by the City of Kissimmee.

This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: Annie Malsingh
Address: 610 Buckley Dr
Phone: 407-535-2445
Email: Annie.malsingh@yahoo.com

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

Owner's Signature: Annie Malsingh
Date: 11/07/2025

STATE OF FLORIDA

COUNTY OF Osceola

On this 7 day of November, 2025, before me, the undersigned authority, personally appeared Annie Malsingh, who is personally known to me or who has produced FLDL M425-040-64-929-0 as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public, State of Florida

(Signature) Angela Cerullo
(Print Name) Angela Cerullo
Commission No.: HH 486367
My Commission Expires: 03/28/2028



ANGELA CERULLO
Notary Public
State of Florida
Comm# HH486367
Expires 3/28/2028

AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11-10-25

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, LINDA EDELSTON, the undersigned property owner, hereby authorize MARA Y. RODRIGUEZ of KELLY RIGHT INTERNATIONAL to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

Project No.: **LUPA-25-0007**

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This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: LINDA EDELSTON
Address: 1265 TREE BAY LN, SARASOTA FL 34242
Phone: 941-383-1262
Email: LEDELSTON@GMAIL.COM

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

Owner's Signature: Linda Edelson
Date: 11-10-25

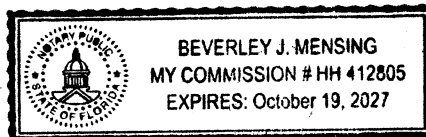
STATE OF FLORIDA

COUNTY OF SARASOTA

On this 10th day of NOVEMBER, 2025, before me, the undersigned authority, personally appeared Linda Edelson, who is personally known to me or who has produced N/A as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public State of Florida

(Signature) Beverley J. Mensing
(Print Name) BEVERLEY J. MENSING
Commission No.: HH 412805
My Commission Expires: 10/19/2027



AGENT AUTHORIZATION LETTER

(To Be Notarized)

Date: 11-10-25

To:

City of Kissimmee
Planning and Zoning Department
Kissimmee, Florida

Subject: Authorization for Agent to Act on Behalf of Property Owner

I, TOM EPELSON, the undersigned property owner, hereby authorize MARA Y. RODRIGUEZ of KELLY RILEY INTERNATIONAL, to act as my duly authorized representative and agent in all matters relating to the following applications and processes concerning my property located in the City of Kissimmee, Florida.

This authorization specifically includes, but is not limited to:

- Submitting, processing, and signing all required applications, forms, and correspondence;
- Coordinating with the City of Kissimmee Planning and Zoning Department and other relevant governmental agencies;
- Attending meetings, hearings, or discussions on my behalf; and
- Providing or obtaining any necessary documentation, plans, or justifications related to the zoning, land use, and annexation changes described below.

Project Details:

- **Land Use Map Amendment Review**

Project No.: **LUPA-25-0007**

Project Type: **Small**

Fee Paid: **\$3,014.36**

Description: Request to change land use designation to align with proposed zoning and comprehensive planning goals.

- **Zoning Map Amendment Review**

Project No.: **ZMA-25-0011**

Project Type: **Zoning Map Amendment**

Fee Paid: **\$3,123.81**

Description: Request to rezone property from **R-1 (Residential)** to **AI (Airport Industrial)**.

- **Annexation Process**

Description: Request to change annexation boundaries on the Plot Map and coordinate related amendments to both the Land Use and Zoning Maps.

I have provided all necessary documentation, plans, and supporting materials required for these requests. My agent is authorized to perform all acts necessary to advance and finalize these applications, including submission of additional documents or responses as required by the City of Kissimmee.

This authorization shall remain in full force and effect until the completion of the above-referenced processes, or until revoked in writing by me.

Property Owner Information:

Name: TOM EDELSTON
Address: 1265 TREE BAY LN, SARASOTA FL 34242
Phone: 407-333-1260
Email: EDELSTON.TOM@GMAIL.COM

Authorized Agent Information:

Name: Mara Y. Rodriguez
Company: Kelly Right International
Address: 140 S Arthur St #600, Spokane, WA 99202
Phone: (407)556-4315
Email: marasellfast@gmail.com

Owner's Signature: [Signature]
Date: 11-10-25

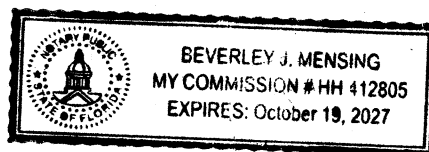
STATE OF FLORIDA

COUNTY OF SARASOTA

On this 10th day of November, 2025, before me, the undersigned authority, personally appeared TOM EDELSTON, who is personally known to me or who has produced N/A as identification, and who acknowledged that they executed the foregoing document for the purposes therein expressed.

Notary Public, State of Florida

(Signature) [Signature]
(Print Name) BEVERLEY J MENSING
Commission No.: HH 42805
My Commission Expires: 10/19/2027



APPRAISAL OF



VACANT LAND

LOCATED AT:

610 Buckley Dr
Kissimmee, FL 34741-4517

FOR:

Gabest Transport Inc.
4617 Terry Town Drive
Kissimmee, FL, 34647

BORROWER:

Gabest Transport Inc.

AS OF:

May 24, 2025

BY:

Kelvin G. Tamarit
State-Certified General Real Estate Appraiser RZ3020

Gabest Transport Inc.
Gabest Transport Inc.
4617 Terry Town Drive
Kissimmee, FL, 34647

File Number: AA2505006

To whom it may concern,

In accordance with your request, I have appraised the real property at:

610 Buckley Dr
Kissimmee, FL 34741-4517

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 24, 2025 is:

\$650,000
Six Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity to serve you.



Kelvin G. Tamarit
State-Certified General Real Estate Appraiser RZ3020