

**Planning Advisory Board  
Commission Chambers  
City Hall  
Kissimmee, Florida  
Wednesday, September 7, 2016  
6:00 P.M.**

I      MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II     MINUTES

III    OLD BUSINESS

IV    NEW BUSINESS

A. Vineland Landings; DRC#16-098, change the future land use from SF-MDR (Single Family Medium Density Residential) to MF-MDR (Multiple Family Medium Density Residential).

B. Vineland Landings: DRC#16-099, change the zoning from RA-4 (Single Family Residential) to RPUD (Residential Planned Unit Development).

V      DISCUSSION

VI    HEARING CHAIRMAN AND BOARD MEMBERS

VII   ADJOURN

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.

**Planning Advisory Board  
Commission Chambers  
City Hall  
Kissimmee, Florida  
Wednesday, August 17, 2016  
6:00 P.M.**

**MEMBERS**

Joe Hemphill, Chairman  
Tom Kapp, Vice Chairman  
Debra Buxton  
Richard Oehler Jr.  
Linda McCoy  
Jeff Wolff  
Tim Weisheyer, (School Board)

**STAFF**

Ashley Cornelison, Senior Planner  
Bob Wright, Senior Planner  
Olga Sanchez De Fuentes, Deputy City Attorney  
Yolanda Hazley, Planning Secretary

**Chairman Hemphill called the meeting to order at 6:00 p.m.**

**II Minutes**

**Member Buxton made a motion to approve the minutes of the July 20, 2016 P.A.B. Meeting. Seconded by Member McCoy.**

|                           |            |                      |            |
|---------------------------|------------|----------------------|------------|
| <b>Chairman Hemphill</b>  | <b>Aye</b> | <b>Member Oehler</b> | <b>Aye</b> |
| <b>Vice Chairman Kapp</b> | <b>Aye</b> | <b>Member McCoy</b>  | <b>Aye</b> |
| <b>Member Buxton</b>      | <b>Aye</b> | <b>Member Wolff</b>  | <b>Aye</b> |

**Motion carried 6-0.**

**III OLD BUSINESS**

None

**IV NEW BUSINESS**

**A. Habitat for Humanity Lincoln Subdivision, Zoning Map Amendment, DRC#16-079**

Planner Cornelison stated that this is a request for a Zoning Map Amendment to change the zoning from RA-2(RA-2 (Single Family Residential 9,000) to RA-4 (Single Family Residential 6,000). The subject property is located at northeast corner of Martin Luther King Blvd and Lincoln Street.

Member Oehler asked will there be spot zoning in that area.

Planner Cornelison stated that there are properties that are within close proximity that are zoned RA-4 because of MLK Jr. Blvd being there RA-4 is actually more compatible, because it will provide a better buffer to those larger lots single developments to the north.

Jim Urick, Hanson, Walter & Associates representing the applicant stated that they agree with Staff’s recommendations and was available for any questions.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the RA-4 (Single Family Residential 6,000) zoning district as outlined in Section 14-2-21(A) of the Land Development Code.
2. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.1.2 for SF-LDR (Single Family Low Density Residential) land use.
3. Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

**Member Oehler made a motion for approval. Seconded by Member Wolff.**

|                           |            |                      |            |
|---------------------------|------------|----------------------|------------|
| <b>Chairman Hemphill</b>  | <b>Aye</b> | <b>Member Oehler</b> | <b>Aye</b> |
| <b>Vice Chairman Kapp</b> | <b>Aye</b> | <b>Member McCoy</b>  | <b>Aye</b> |
| <b>Member Buxton</b>      | <b>Aye</b> | <b>Member Wolff</b>  | <b>Aye</b> |

**Motion carried 6-0.**

**B. Comprehensive Plan Text Amendment, Transportation Element Revisions, DRC#16-062**

Planner Wright stated that this is a request for approval of a Comprehensive Plan Text Amendment to revise the Transportation Element for Multi-Modal Transportation District Polices and Plans.

Planner Wright stated that there are 3 sections that were overlooked when Staff updated the Transportation Element and Staff wants to bring those policies back in that were part of the 2010 revision and part of the Multi-Modal Transportation District.

Staff recommends approval for the following reasons:

1. The City recently, in compliance with § 163.3177 F.S., amended the Transportation Element of the Comprehensive Plan.
2. The revised Transportation Element erroneously omitted policies from the 2010 Comprehensive Plan and 2009 MMTD analysis.
3. The revised element returns those policies to ensure consistency with the MMTD and the long-term mobility goals of the City.

Member Oehler wanted clarification about policy 2.2.4.7 (Preservation of existing street connectivity).

Planner Wright stated that what this policy will do is require that an alternative transportation area be provided to have adequate Public Parking in the MMTD and Parking Management in the MMTD Station Areas.

**Vice Chairman Kapp a motion for approval. Seconded by Member Buxton.**

|                           |            |                      |            |
|---------------------------|------------|----------------------|------------|
| <b>Chairman Hemphill</b>  | <b>Aye</b> | <b>Member Oehler</b> | <b>Aye</b> |
| <b>Vice Chairman Kapp</b> | <b>Aye</b> | <b>Member McCoy</b>  | <b>Aye</b> |
| <b>Member Buxton</b>      | <b>Aye</b> | <b>Member Wolff</b>  | <b>Aye</b> |

**Motion carried 6-0.**

**V Discussion**

No Discussion

**VI STAFF REPORT**

No Discussion

**VII HEARING CHAIRMAN AND BOARD MEMBERS**

No Discussion.

**VIII ADJOURN**

Chairman Hemphill adjourned the meeting at 6:07 p.m.

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Chairman Hemphill, Chairman  
Planning Advisory Board

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Ashley Cornelison, Senior Planner  
Development Services Dept.

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.

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**IV NEW BUSINESS**

**ITEM IV A**

**PROJECT:** Vineland Landings, DRC#16-098

**TYPE OF REQUEST:** Land Use Map Amendment – Large Scale

*From* SF-MDR (Single Family Medium Density Residential)

*To* MF-MDR (Multiple Family Medium Density Residential)

**LOCATION:** 2015 Old Vineland Road  
13-25-28-00U0-0140-0000  
13-25-28-00U0-0145-0000  
18-25-29-00U0-0080-0000

**REQUESTED ZONING:** RPUD (Residential Planned Unit Development)

| <b>Site Data</b>            |   |
|-----------------------------|---|
| Size                        | 25.18 acres   |
| Future Land Use Designation | SF-MDR (Single Family Medium Density Residential)   |
| Zoning District Designation | RA-4 (Single Family Residential)  |
| Existing Use(s)             | Vacant  |
| Adjacent Land Use           |   |
| North                       | MF-MDR (Multiple Family Medium Density Residential) – City<br>Low Density Residential - County                              |
| South                       | SF-MDR (Single Family Medium Density Residential) – City  |
| East                        | SF-MDR (Single Family Medium Density Residential) – City<br>Low Density Residential - County                                |
| West                        | MF-MDR (Multiple Family Medium Density Residential) – City<br>Tourist Commercial - County                                   |
| Adjacent Zoning             |   |
| North                       | SRPUD (Short Term Planned Unit Development) – City<br>PD (Planned Development) – County<br>RS-3 (Rural Settlement) – County |
| South                       | RA-4 (Single Family Residential) - City   |
| East                        | RA-4 (Single Family Residential) – City   |

|      |  |
|------|--|
|      | RS-3 (Rural Settlement) – County   |
| West | SRPUD (Short Term Planned Unit Development) – City<br>AC (Agricultural Development and Conservation) – County<br>CT (Commercial Tourist) – County<br>PD (Planned Development) – County |

|   |  |
|---|--|
| <b><i>MF-MDR (Multiple Family Medium Density Residential) – Comprehensive Plan Summary</i></b>  |  |
| <p>New development in areas delineated on the Future Land Use Map for medium density residential uses shall be developed and/or maintained as residential neighborhoods. The medium density designation is intended to ensure sufficient land area for developments of medium density, and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR.</p> <p>Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so they provide a smooth transition between lower density residential areas, and mixed use areas or those developed and/or designated for more intense uses.</p> |  |
| Potential Zoning Districts  | RC-1 (Multiple Family Medium Density Residential)<br>RPUD (Residential Planned Unit Development) |

|  |                                 |   |
|--|---------------------------------|---|
| <b><i>Comprehensive Plan Future Land Use Comparisons</i></b> |                                 |   |
|  | <i>Existing Future Land Use</i> | <i>Requested Future Land Use</i>        |
| Uses   | Vacant                          | Multi-family and age restricted housing |
| Maximum density  | 7 - 9 units per acre            | 10 - 20 units per acre                  |
| Maximum dwelling units                                       | 226 units                       | 503 units                               |
| Net change   | Total net increase of 277 units |   |

|  |   |
|--|---|
| <b><i>Public Facilities Analysis</i></b> |   |
| Transportation                           |   |
| Adjacent street                          | Old Vineland Road<br>Babb Road  |
| Street Quality of Service (QOS)          | Property is located within a TCEA (Transportation Concurrency Exception Area) |

|   |                  |
|---|------------------|
| <b>Sanitary Sewer</b>   |                  |
| Is volume less than 98% capacity?   | Yes – Compliance |
| <b>Potable Water</b>  |                  |
| Is volume less than 98% capacity?   | Yes – Compliance |
| Is water pressure at least 40lbs per square inch?   | Yes – Compliance |
| <b>Solid Waste</b>  |                  |
| Is volume less than 5.1lbs per person per calendar day?   | Yes – Compliance |
| <b>Recreation</b>   |                  |
| Is active recreation area at least 2 acres per 1,000 population?  | Yes – Compliance |
| Is urban open space area at least 2 acres per 1,000 population?   | Yes – Compliance |
| Is total recreation area at least 4 acres per 1,000 population?   | Yes – Compliance |
| <b>Drainage</b>   |                  |
| Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met? | Yes – Compliance |

**SUMMARY OF REQUEST:**

This is a request to amend the future land use of three properties from SF-MDR (Single Family Medium Density Residential) to MF-MDR (Multiple Family Medium Density Residential). This is a companion application to a Planned Unit Development (PUD) zoning request (DRC#16-099). The MF-MDR comprehensive plan designation is intended to prove a smooth transition between lower density residential and higher intensity areas. The proposed designation will allow the three subject properties, totaling 25.18 acres, to provide a transitional buffer between the tourist commercial and multi-family districts along Old Vineland Road and the residential uses to the north and east, preserving the stability of surrounding neighborhoods.

**FINDINGS AND REASONS:**

- 1) Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.1.3 as the establishment of MF-MDR is an appropriate transition from Old Vineland Road and surrounding commercial uses to the single family districts to the north and east.
- 2) Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service capacity standards.

RECOMMENDATIONS:

Development Review  
Committee (DRC):

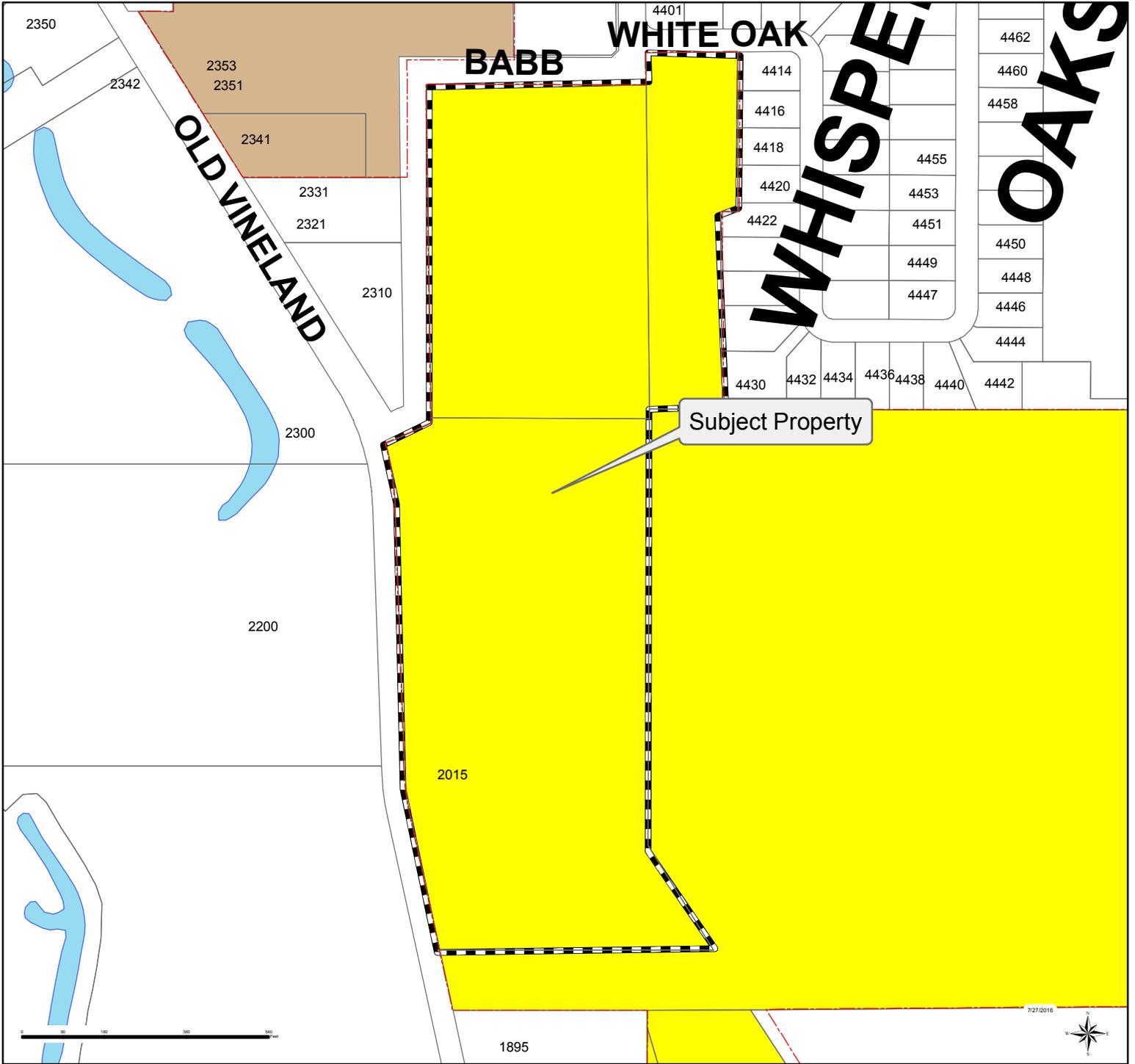
Approval subject to DRC comments on August  
9, 2016.

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approval recommendation to the City Commission.

CONDITION(S):

- 1) Subject to Department of Community Affairs review and approval.



|   |  |   |
|---|--|---|
|  Subject Property                                    |  Airport Expansion (AE) |  City Limit Boundary   |
| <b>Future Land Use Designation</b>  |  INST (Institutional)   |  County Boundary       |
|  SF-LDR (Single Family Low Density Residential)      |  UT (Utilities)         |  CRA District Boundary |
|  SF-MDR (Single Family Medium Density Residential)   |  Conservation (CONS)    |  Railroad              |
|  MH-MDR (Mobile Home Medium Density Residential)     |  Recreation (REC)       |  Lake Surfaces         |
|  MF-MDR (Multiple Family Medium Density Residential) |  MU-D (Downtown)        |   |
|  MF-HDR (Multiple Family High Density Residential)   |  MU-V (Vine Street)     |   |
|  OR (Office Residential)                             |  MU-FR (Flora Ridge)    |   |
|  CG (Commercial General)                             |  MU-T (Tapestry)        |   |
|  Industrial Business (IN)                            |  MU-FB (Frank Brown)    |   |



**GARAVELLE**

**PRINCE**

**Sunrise  
PUD**

**WHITE OAK**

**OLD VINELAND**

**BABB**

**WHISPERING  
OAKS**

**Shin  
Regi  
Babb**

Subject Property

**YATES**

**TANGELO**

Retail Outlet  
Mall

Howard







August 11, 2016

Ms. Ashley Cornelison  
Senior Planner  
City of Kissimmee  
Development Services  
101 Church Street  
Kissimmee, FL 34741

**Re: Vineland Landings – LUPA DRC#16-098 – Response to DRC Comments**

Dear Ashley,

Below, please find responses to those comments issued by the Development Review Committee for the above referenced project.

**AVIATION**

Compliance-No Comments

**BUILDING DIVISION**

Compliance-No Comments

**FIRE**

Compliance-No Comments

**KISSIMMEE UTILITY AUTHORITY**

Compliance-Comments

1. The owner/developer is responsible for providing the KUA Engineering Department with geometric site plans, commercial load sheets, and riser diagram in order to determine the project's electrical requirements.
2. The name, address, phone number and email of the person paying for the contract shall be provided when all the above mentioned items are submitted.
3. The owner/developer is responsible for all electric primary & secondary underground conduits. A 10ft. utility easement is required for all conduit route throughout the property. A 10ft. road side easements is also required.
4. No trees shall be planted under or within 10 lateral feet of any overhead utility lines. Fast growing type trees must be limited and shall not be planted under or within 20 lateral feet of any street lighting.
5. A 10ft. vertical and horizontal clearance must be provided from any signage and entrance features.
6. The owner/developer is responsible for all KUA relocations that arise to improper surveying information being provided in the field.

7. All conduit installed under pavement must be 42" from top of conduit to final pavement grade. Each end of the conduit must extend at least 5' past pavement edge.
8. It is the responsibility of the owner/developer to provide sufficient surveying to establish property corners, building footprint, curbing edges, and related GPS/survey coordinates to verify proper location of future electric infrastructure.
9. The owner/developer shall establish final grade within a 10ft. radius of KUA's proposed electric infrastructure location so that all conduits is installed at the proper depth and that pad-mounted equipment is set at the proper final grade.
10. A recorded easement is required prior to energizing any KUA equipment.
11. The owner/developer is responsible for all KUA relocation.

***Response: Noted. Those comments listed above will be addressed during the site plan/site construction review process.***

**OSCEOLA COUNTY PLANNING DEPARTMENT**

Compliance-No Comments

**OSCEOLA COUNTY SCHOOL BOARD**

See Attached School Capacity Report

***Response: The applicant will begin coordination with Brian Kepner of the School District to discuss how final anticipated unit counts and associated project phasing will affect final school impacts and any additional mitigation that may be necessary in conjunction with the PUD Site Plan review process.***

**PARKS & RECREATION**

Compliance-No Comments

**PLANNING DIVISION**

Revise/Resubmit-Comments

1. Please see the attached letter from Renaissance Planning Group.

***Response: As of August 11, 2016, requested responses and revisions to the submitted Traffic Analysis have been submitted to City Staff and their transportation consultant for review. A copy of this response has also been included with this letter for your convenience.***

**POLICE**

Compliance-No Comments

**PUBLIC SAFETY/911**

Compliance-No Comments

**PUBLIC WORKS & ENGINEERING**

Compliance-No Comments

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

No Comments Received

**TOHO WATER AUTHORITY**

Compliance-No Comments

Please do not hesitate to contact me should you have any questions or require additional information prior to the scheduled Planning Advisory Board hearing. I may be reached at 407-739-8472 or [Lucie@hciplanning.com](mailto:Lucie@hciplanning.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lucie Ghioto', with a stylized flourish at the end.

Lucie Ghioto, AICP  
Director of Planning

Enclosure: Vineland Landings TIA Review - VHB – August 11, 2016

Copy: Marc Gauthier, Atlantic Housing



To: Ashley Cornelison  
Senior Planner  
Development Services-City of Kissimmee  
101 Church Street  
Kissimmee, FL 34741

Date: August 11, 2016

Memorandum

Project #: 62676.00

From: Vanasse Hangen & Brustlin, Inc.  
225 E Robinson Street  
Orlando, FL 32801

Re: Continental Apartments Traffic Impact Analysis (TIA) Review

Dear Ms. Cornelison,

The following responses address the Traffic Impact Analysis comments, dated August 2, for the Continental Apartments project:

- 1) Comment: FDOT's Driveway Information Guidebook section 7.2 gives a recommended range of posted speed and volume for exclusive right turn lanes at unsignalized driveways. The project forecasts 163 northbound right vehicles in the PM peak hour, exhibit 44 from the Driveway Information Guidebook recommends adding a right turn lane for roadways with a posted speed of 45 mph or less and 80 – 125 right turns per hour. Given the northbound right turns in the PM peak hour exceed the 125 threshold, we recommend adding a right turn lane at the project entrance and Old Vineland Road.

**Response: Recommendation acknowledged. The total length of turn lane is to be 240' (design speed 50mph – 5mph over posted). No addition queue is needed for the free right turn lane.**

- 2) Comment: The project trips constitute more than 5% of the maximum service volume at the intersection of Hoagland Boulevard and Columbia Drive. Additionally, the intersection is located within a one-mile radius of the project site, therefore, this intersection needs to be included in the traffic study.

**Response: An additional count shall be conducted. A SYNCHRO analysis reflecting level of service, delay and turn lane queue shall be provided. (See Attached)**

- 3) Comment: Page 4 of the traffic study lists one of the studied intersections as Old Vineland Road and Princess Lane. Please revise this intersection to read Old Vineland Road and Princess Way.

**Response: Page 4 is corrected. Please see attached.**

Ref: 62676.00  
August 8, 2016  
Page 2

Attachments:

Revised page 4 – EXISTING CONDITIONS

If there are any further questions or concerns regarding these responses please feel free to contact me at (407) 839-4006.

Regards,



Karl Krichbaum  
Project Manager

**Vineland Landings**  
*Existing Intersection Capacity Analysis*  
 (Revised)

| Intersection                      | Control | AM Peak |           | PM Peak |            |
|-----------------------------------|---------|---------|-----------|---------|------------|
|                                   |         | LOS     | Delay     | LOS     | Delay      |
| US 192 at Siesta Lago Dr          | Signal  | B       | 16.1      | C       | 20.9       |
| US 192 at N Bass Rd               | Signal  | C       | 33.8      | D       | 47.6       |
| US 192 at Hoagland Blvd           | Signal  | C       | 34.8      | E       | 61.7       |
| Old Vineland Rd at Babb Rd        | Stop*   | A / A   | 0.1 / 9.1 | A / A   | 0.1 / 9.8  |
| Old Vineland Rd at Princess Ln    | Stop*   | A / A   | 3.1 / 9.6 | A / A   | 2.7 / 10.4 |
| N Hoagland Blvd at W Columbia Ave | Signal  | B       | 11.2      | B       | 16.4       |

\* *Main Line/Side Street LOS*

**Vineland Landings**  
*Future Intersection Capacity Analysis*  
*(Revised)*

| Intersection                        | Control | AM Peak |            | PM Peak |            |
|-------------------------------------|---------|---------|------------|---------|------------|
|                                     |         | LOS     | Delay      | LOS     | Delay      |
| US 192 at Siesta Lago Dr            | Signal  | B       | 18.9       | C       | 26.2       |
| US 192 at N Bass Rd                 | Signal  | D       | 39.5       | E       | 59.9       |
| US 192 at Hoagland Blvd             | Signal  | D       | 48.7       | F       | 84.2       |
| Old Vineland Rd at Babb Rd          | Stop*   | A / A   | 0.1 / 9.4  | A / A   | 0.1 / 10.3 |
| Old Vineland Rd at Princess Ln      | Stop*   | A / A   | 3.8 / 10.2 | A / B   | 3.1 / 11.2 |
| Old Vineland Rd at Project Entrance | Stop*   | A / B   | 0.9 / 10.4 | A / B   | 1.9 / 11.9 |
| N Hoagland Blvd at W Columbia Ave   | Signal  | B       | 11.8       | B       | 18.0       |

\* *Main Line/Side Street LOS*





HCM Signalized Intersection Capacity Analysis  
7: N Hoagland Blvd & W Columbia Avenue

Existing AM Peak Hour  
8/11/2016



| Movement               | WBL   | WBR  | NBT  | NBR  | SBL   | SBT   |
|------------------------|-------|------|------|------|-------|-------|
| Lane Configurations    |       |      |      |      |       |       |
| Volume (vph)           | 140   | 56   | 356  | 94   | 126   | 507   |
| Ideal Flow (vphpl)     | 1900  | 1900 | 1900 | 1900 | 1900  | 1900  |
| Total Lost time (s)    | 6.5   | 6.5  | 6.5  | 6.5  | 6.5   | 6.5   |
| Lane Util. Factor      | 1.00  | 1.00 | 1.00 | 1.00 | 1.00  | 1.00  |
| Frt                    | 1.00  | 0.85 | 1.00 | 0.85 | 1.00  | 1.00  |
| Flt Protected          | 0.95  | 1.00 | 1.00 | 1.00 | 0.95  | 1.00  |
| Satd. Flow (prot)      | 1770  | 1583 | 1863 | 1583 | 1770  | 1863  |
| Flt Permitted          | 0.95  | 1.00 | 1.00 | 1.00 | 0.40  | 1.00  |
| Satd. Flow (perm)      | 1770  | 1583 | 1863 | 1583 | 743   | 1863  |
| Peak-hour factor, PHF  | 0.95  | 0.95 | 0.95 | 0.95 | 0.95  | 0.95  |
| Adj. Flow (vph)        | 147   | 59   | 375  | 99   | 133   | 534   |
| RTOR Reduction (vph)   | 0     | 50   | 0    | 55   | 0     | 0     |
| Lane Group Flow (vph)  | 147   | 9    | 375  | 44   | 133   | 534   |
| Turn Type              | Prot  | Perm | NA   | Perm | pm+pt | NA    |
| Protected Phases       | 8     |      | 2    |      | 1     | 6     |
| Permitted Phases       |       | 8    |      | 2    | 6     |       |
| Actuated Green, G (s)  | 8.4   | 8.4  | 25.4 | 25.4 | 35.5  | 35.5  |
| Effective Green, g (s) | 8.4   | 8.4  | 25.4 | 25.4 | 35.5  | 35.5  |
| Actuated g/C Ratio     | 0.15  | 0.15 | 0.45 | 0.45 | 0.62  | 0.62  |
| Clearance Time (s)     | 6.5   | 6.5  | 6.5  | 6.5  | 6.5   | 6.5   |
| Vehicle Extension (s)  | 3.0   | 3.0  | 3.0  | 3.0  | 3.0   | 3.0   |
| Lane Grp Cap (vph)     | 261   | 233  | 831  | 706  | 528   | 1162  |
| v/s Ratio Prot         | c0.08 |      | 0.20 |      | 0.02  | c0.29 |
| v/s Ratio Perm         |       | 0.01 |      | 0.03 | 0.14  |       |
| v/c Ratio              | 0.56  | 0.04 | 0.45 | 0.06 | 0.25  | 0.46  |
| Uniform Delay, d1      | 22.5  | 20.8 | 10.9 | 9.0  | 5.0   | 5.6   |
| Progression Factor     | 1.00  | 1.00 | 1.00 | 1.00 | 1.00  | 1.00  |
| Incremental Delay, d2  | 2.8   | 0.1  | 1.8  | 0.2  | 0.3   | 1.3   |
| Delay (s)              | 25.3  | 20.9 | 12.7 | 9.1  | 5.3   | 7.0   |
| Level of Service       | C     | C    | B    | A    | A     | A     |
| Approach Delay (s)     | 24.0  |      | 11.9 |      |       | 6.6   |
| Approach LOS           | C     |      | B    |      |       | A     |

Intersection Summary

|                                   |       |                           |      |
|-----------------------------------|-------|---------------------------|------|
| HCM 2000 Control Delay            | 11.2  | HCM 2000 Level of Service | B    |
| HCM 2000 Volume to Capacity ratio | 0.56  |                           |      |
| Actuated Cycle Length (s)         | 56.9  | Sum of lost time (s)      | 19.5 |
| Intersection Capacity Utilization | 49.7% | ICU Level of Service      | A    |
| Analysis Period (min)             | 15    |                           |      |
| c Critical Lane Group             |       |                           |      |

HCM Signalized Intersection Capacity Analysis  
 7: N Hoagland Blvd & W Columbia Avenue

Existing PM Peak Hour  
 8/11/2016



| Movement                          | WBL   | WBR  | NBT   | NBR  | SBL   | SBT   |
|-----------------------------------|-------|------|-------|------|-------|-------|
| Lane Configurations               |       |      |       |      |       |       |
| Volume (vph)                      | 164   | 178  | 605   | 164  | 166   | 706   |
| Ideal Flow (vphpl)                | 1900  | 1900 | 1900  | 1900 | 1900  | 1900  |
| Total Lost time (s)               | 6.5   | 6.5  | 6.5   | 6.5  | 6.5   | 6.5   |
| Lane Util. Factor                 | 1.00  | 1.00 | 1.00  | 1.00 | 1.00  | 1.00  |
| Fr <sub>t</sub>                   | 1.00  | 0.85 | 1.00  | 0.85 | 1.00  | 1.00  |
| Fl <sub>t</sub> Protected         | 0.95  | 1.00 | 1.00  | 1.00 | 0.95  | 1.00  |
| Satd. Flow (prot)                 | 1770  | 1583 | 1863  | 1583 | 1770  | 1863  |
| Fl <sub>t</sub> Permitted         | 0.95  | 1.00 | 1.00  | 1.00 | 0.18  | 1.00  |
| Satd. Flow (perm)                 | 1770  | 1583 | 1863  | 1583 | 342   | 1863  |
| Peak-hour factor, PHF             | 0.98  | 0.98 | 0.98  | 0.98 | 0.98  | 0.98  |
| Adj. Flow (vph)                   | 167   | 182  | 617   | 167  | 169   | 720   |
| RTOR Reduction (vph)              | 0     | 149  | 0     | 97   | 0     | 0     |
| Lane Group Flow (vph)             | 167   | 33   | 617   | 70   | 169   | 720   |
| Turn Type                         | Prot  | Perm | NA    | Perm | pm+pt | NA    |
| Protected Phases                  | 8     |      | 2     |      | 1     | 6     |
| Permitted Phases                  |       | 8    |       | 2    | 6     |       |
| Actuated Green, G (s)             | 10.8  | 10.8 | 25.1  | 25.1 | 36.1  | 36.1  |
| Effective Green, g (s)            | 10.8  | 10.8 | 25.1  | 25.1 | 36.1  | 36.1  |
| Actuated g/C Ratio                | 0.18  | 0.18 | 0.42  | 0.42 | 0.60  | 0.60  |
| Clearance Time (s)                | 6.5   | 6.5  | 6.5   | 6.5  | 6.5   | 6.5   |
| Vehicle Extension (s)             | 3.0   | 3.0  | 3.0   | 3.0  | 3.0   | 3.0   |
| Lane Grp Cap (vph)                | 319   | 285  | 780   | 663  | 313   | 1122  |
| v/s Ratio Prot                    | c0.09 |      | c0.33 |      | 0.04  | c0.39 |
| v/s Ratio Perm                    |       | 0.02 |       | 0.04 | 0.28  |       |
| v/c Ratio                         | 0.52  | 0.12 | 0.79  | 0.11 | 0.54  | 0.64  |
| Uniform Delay, d <sub>1</sub>     | 22.2  | 20.6 | 15.1  | 10.6 | 8.7   | 7.7   |
| Progression Factor                | 1.00  | 1.00 | 1.00  | 1.00 | 1.00  | 1.00  |
| Incremental Delay, d <sub>2</sub> | 1.6   | 0.2  | 8.0   | 0.3  | 1.8   | 2.8   |
| Delay (s)                         | 23.8  | 20.7 | 23.2  | 10.9 | 10.5  | 10.5  |
| Level of Service                  | C     | C    | C     | B    | B     | B     |
| Approach Delay (s)                | 22.2  |      | 20.6  |      |       | 10.5  |
| Approach LOS                      | C     |      | C     |      |       | B     |

| Intersection Summary              |       |                           |      |
|-----------------------------------|-------|---------------------------|------|
| HCM 2000 Control Delay            | 16.4  | HCM 2000 Level of Service | B    |
| HCM 2000 Volume to Capacity ratio | 0.77  |                           |      |
| Actuated Cycle Length (s)         | 59.9  | Sum of lost time (s)      | 19.5 |
| Intersection Capacity Utilization | 66.4% | ICU Level of Service      | C    |
| Analysis Period (min)             | 15    |                           |      |
| c Critical Lane Group             |       |                           |      |

HCM Signalized Intersection Capacity Analysis  
 7: N Hoagland Blvd & W Columbia Avenue

2020 AM Build  
 8/11/2016



| Movement                          | WBL   | WBR  | NBT  | NBR  | SBL   | SBT   |
|-----------------------------------|-------|------|------|------|-------|-------|
| Lane Configurations               |       |      |      |      |       |       |
| Volume (vph)                      | 146   | 58   | 418  | 99   | 131   | 539   |
| Ideal Flow (vphpl)                | 1900  | 1900 | 1900 | 1900 | 1900  | 1900  |
| Total Lost time (s)               | 6.5   | 6.5  | 6.5  | 6.5  | 6.5   | 6.5   |
| Lane Util. Factor                 | 1.00  | 1.00 | 1.00 | 1.00 | 1.00  | 1.00  |
| Fr <sub>t</sub>                   | 1.00  | 0.85 | 1.00 | 0.85 | 1.00  | 1.00  |
| Fl <sub>t</sub> Protected         | 0.95  | 1.00 | 1.00 | 1.00 | 0.95  | 1.00  |
| Satd. Flow (prot)                 | 1770  | 1583 | 1863 | 1583 | 1770  | 1863  |
| Fl <sub>t</sub> Permitted         | 0.95  | 1.00 | 1.00 | 1.00 | 0.34  | 1.00  |
| Satd. Flow (perm)                 | 1770  | 1583 | 1863 | 1583 | 640   | 1863  |
| Peak-hour factor, PHF             | 0.95  | 0.95 | 0.95 | 0.95 | 0.95  | 0.95  |
| Adj. Flow (vph)                   | 154   | 61   | 440  | 104  | 138   | 567   |
| RTOR Reduction (vph)              | 0     | 52   | 0    | 58   | 0     | 0     |
| Lane Group Flow (vph)             | 154   | 9    | 440  | 46   | 138   | 567   |
| Turn Type                         | Prot  | Perm | NA   | Perm | pm+pt | NA    |
| Protected Phases                  | 8     |      | 2    |      | 1     | 6     |
| Permitted Phases                  |       | 8    |      | 2    | 6     |       |
| Actuated Green, G (s)             | 8.7   | 8.7  | 25.4 | 25.4 | 35.5  | 35.5  |
| Effective Green, g (s)            | 8.7   | 8.7  | 25.4 | 25.4 | 35.5  | 35.5  |
| Actuated g/C Ratio                | 0.15  | 0.15 | 0.44 | 0.44 | 0.62  | 0.62  |
| Clearance Time (s)                | 6.5   | 6.5  | 6.5  | 6.5  | 6.5   | 6.5   |
| Vehicle Extension (s)             | 3.0   | 3.0  | 3.0  | 3.0  | 3.0   | 3.0   |
| Lane Grp Cap (vph)                | 269   | 240  | 827  | 702  | 468   | 1156  |
| v/s Ratio Prot                    | c0.09 |      | 0.24 |      | 0.02  | c0.30 |
| v/s Ratio Perm                    |       | 0.01 |      | 0.03 | 0.16  |       |
| v/c Ratio                         | 0.57  | 0.04 | 0.53 | 0.07 | 0.29  | 0.49  |
| Uniform Delay, d <sub>1</sub>     | 22.5  | 20.7 | 11.6 | 9.1  | 5.5   | 5.9   |
| Progression Factor                | 1.00  | 1.00 | 1.00 | 1.00 | 1.00  | 1.00  |
| Incremental Delay, d <sub>2</sub> | 2.9   | 0.1  | 2.4  | 0.2  | 0.4   | 1.5   |
| Delay (s)                         | 25.5  | 20.7 | 14.0 | 9.3  | 5.9   | 7.4   |
| Level of Service                  | C     | C    | B    | A    | A     | A     |
| Approach Delay (s)                | 24.1  |      | 13.1 |      |       | 7.1   |
| Approach LOS                      | C     |      | B    |      |       | A     |

Intersection Summary

|                                   |       |                           |      |
|-----------------------------------|-------|---------------------------|------|
| HCM 2000 Control Delay            | 11.8  | HCM 2000 Level of Service | B    |
| HCM 2000 Volume to Capacity ratio | 0.59  |                           |      |
| Actuated Cycle Length (s)         | 57.2  | Sum of lost time (s)      | 19.5 |
| Intersection Capacity Utilization | 53.6% | ICU Level of Service      | A    |
| Analysis Period (min)             | 15    |                           |      |
| c Critical Lane Group             |       |                           |      |

HCM Signalized Intersection Capacity Analysis  
 7: N Hoagland Blvd & W Columbia Avenue

2020 PM Build  
 8/11/2016



| Movement               | WBL   | WBR  | NBT   | NBR  | SBL   | SBT   |
|------------------------|-------|------|-------|------|-------|-------|
| Lane Configurations    |       |      |       |      |       |       |
| Volume (vph)           | 179   | 192  | 677   | 178  | 179   | 807   |
| Ideal Flow (vphpl)     | 1900  | 1900 | 1900  | 1900 | 1900  | 1900  |
| Total Lost time (s)    | 6.5   | 6.5  | 6.5   | 6.5  | 6.5   | 6.5   |
| Lane Util. Factor      | 1.00  | 1.00 | 1.00  | 1.00 | 1.00  | 1.00  |
| Frt                    | 1.00  | 0.85 | 1.00  | 0.85 | 1.00  | 1.00  |
| Flt Protected          | 0.95  | 1.00 | 1.00  | 1.00 | 0.95  | 1.00  |
| Satd. Flow (prot)      | 1770  | 1583 | 1863  | 1583 | 1770  | 1863  |
| Flt Permitted          | 0.95  | 1.00 | 1.00  | 1.00 | 0.16  | 1.00  |
| Satd. Flow (perm)      | 1770  | 1583 | 1863  | 1583 | 299   | 1863  |
| Peak-hour factor, PHF  | 0.98  | 0.98 | 0.98  | 0.98 | 0.98  | 0.98  |
| Adj. Flow (vph)        | 183   | 196  | 691   | 182  | 183   | 823   |
| RTOR Reduction (vph)   | 0     | 162  | 0     | 98   | 0     | 0     |
| Lane Group Flow (vph)  | 183   | 34   | 691   | 84   | 183   | 823   |
| Turn Type              | Prot  | Perm | NA    | Perm | pm+pt | NA    |
| Protected Phases       | 8     |      | 2     |      | 1     | 6     |
| Permitted Phases       |       | 8    |       | 2    | 6     |       |
| Actuated Green, G (s)  | 12.2  | 12.2 | 33.1  | 33.1 | 46.1  | 46.1  |
| Effective Green, g (s) | 12.2  | 12.2 | 33.1  | 33.1 | 46.1  | 46.1  |
| Actuated g/C Ratio     | 0.17  | 0.17 | 0.46  | 0.46 | 0.65  | 0.65  |
| Clearance Time (s)     | 6.5   | 6.5  | 6.5   | 6.5  | 6.5   | 6.5   |
| Vehicle Extension (s)  | 3.0   | 3.0  | 3.0   | 3.0  | 3.0   | 3.0   |
| Lane Grp Cap (vph)     | 302   | 270  | 864   | 734  | 327   | 1204  |
| v/s Ratio Prot         | c0.10 |      | c0.37 |      | 0.05  | c0.44 |
| v/s Ratio Perm         |       | 0.02 |       | 0.05 | 0.31  |       |
| v/c Ratio              | 0.61  | 0.12 | 0.80  | 0.12 | 0.56  | 0.68  |
| Uniform Delay, d1      | 27.3  | 25.0 | 16.3  | 10.8 | 10.2  | 8.0   |
| Progression Factor     | 1.00  | 1.00 | 1.00  | 1.00 | 1.00  | 1.00  |
| Incremental Delay, d2  | 3.4   | 0.2  | 7.7   | 0.3  | 2.1   | 3.2   |
| Delay (s)              | 30.7  | 25.2 | 23.9  | 11.1 | 12.3  | 11.1  |
| Level of Service       | C     | C    | C     | B    | B     | B     |
| Approach Delay (s)     | 27.9  |      | 21.3  |      |       | 11.4  |
| Approach LOS           | C     |      | C     |      |       | B     |

Intersection Summary

|                                   |       |                           |      |
|-----------------------------------|-------|---------------------------|------|
| HCM 2000 Control Delay            | 18.0  | HCM 2000 Level of Service | B    |
| HCM 2000 Volume to Capacity ratio | 0.79  |                           |      |
| Actuated Cycle Length (s)         | 71.3  | Sum of lost time (s)      | 19.5 |
| Intersection Capacity Utilization | 71.7% | ICU Level of Service      | C    |
| Analysis Period (min)             | 15    |                           |      |
| c Critical Lane Group             |       |                           |      |

## EXISTING CONDITIONS

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The following section documents the existing (YR 2016) traffic conditions in the vicinity of the project. Furthermore, the relationships of the proposed project site to the vicinity roadways and intersections are also discussed below.

### *Study Area*

The study area identifies the major roadway segments and intersections where the project constitutes at least 5% of the maximum service volumes and is located within a one (1) mile radius. No programmed improvements are scheduled for the network roadways within the study area. The following study area roadways were identified for analysis:

| <u>Roadway</u>            | <u>Segment</u>                         |
|---------------------------|--|
| <i>US 192</i>             | <i>Vineland Road to Thacker Avenue</i> |
| <i>Siesta Lago Drive</i>  | <i>US 192 to Pionciana Blvd</i>        |
| <i>Old Vineland Road</i>  | <i>US 192 to Princess Way</i>          |
| <i>Bass Road</i>          | <i>Yowell Road to US 192</i>           |
| <i>Hoagland Boulevard</i> | <i>Suhl's Lane to Carroll St</i>       |

The roadway segmentation is based on the Osceola County 2013 Existing Roadway Network Capacity with the exception of Hoagland Boulevard. Hoagland Boulevard is split at US 192 due to change in typical section. In addition, five (5) study intersections were evaluated as part of this study. The following list summarizes the proposed study intersections:

| <u>Intersection</u>                      | <u>Control Type</u> |
|--|---------------------|
| <i>US 192 at Siesta Lago Drive</i>       | <i>Signalized</i>   |
| <i>US 192 at N Bass Road</i>             | <i>Signalized</i>   |
| <i>US 192 at Hoagland Boulevard</i>      | <i>Signalized</i>   |
| <i>Old Vineland Road at Babb Road</i>    | <i>Stop</i>         |
| <i>Old Vineland Road at Princess Way</i> | <i>Stop</i>         |



**DRC#16-00098**  
**Land Use (Large Scale)–First Review**  
**Vineland Landings**  
Project Rep: Lucie Ghioto

DEVELOPMENT REVIEW COMMITTEE – August 9, 2016

**DEPARTMENT REPRESENTATIVES:**

**AVIATION:** 407-518-2516  
Terry Lloyd

**POLICE:** 407-518-3227  
LT. James Napier  
Pamela Morgan

**BUILDING DIVISION:** 407-518-2120  
Juan F. Hernandez  
Juan C. Hernandez

**PLANNING DIVISION:** 407-518-2140  
John Hambley  
Ashley Cornelison

**FIRE:** 407-518-2202  
Donna Mussler  
James Trimble

**PUBLIC WORKS & ENGINEERING:** 407-518-2170  
Ryan Birks-Kilman  
Azim Hosein  
Jody Kirkendall (Sanitation) - 407-518-2651

**PARKS & RECREATION:** 407-518-2501  
Steve Lackey  
Deborah Fales

**ADDITIONAL AGENCY REPRESENTATIVES:**

**FLORIDA DEPARTMENT OF  
TRANSPORTATION (FDOT):**  
407-858-5900

**OSCEOLA COUNTY SCHOOLS:**

Rhonda Blake – 407-518-2954  
Brian Kepner – 407-518-2964

**KISSIMMEE UTILITY AUTHORITY  
(KUA):**

Bill Fisher – 407-933-7777, ext. 6647

**PUBLIC SAFETY, 911 ADMINISTRATION:**

Denise Wilson – 407-742-5910

**OSCEOLA COUNTY HEALTH:**  
Bret Smith – 407-742-8606

**TOHO WATER AUTHORITY:**  
Louis Murray - 407-944-5000

**OSCEOLA COUNTY PLANNING:**  
407-742-0200

**SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT (SFWMD):**  
Mark Daron – 407-858-6100

## **DEVELOPMENT REVIEW COMMITTEE COMMENTS**

To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

### **AVIATION**

Compliance-No Comments

### **BUILDING DIVISION**

Compliance-No Comments

### **FIRE**

Compliance-No Comments

### **KISSIMMEE UTILITY AUTHORITY**

Compliance-Comments

1. The owner/developer is responsible for providing the KUA Engineering Department with geometric site plans, commercial load sheets, and riser diagram in order to determine the project's electrical requirements.
2. The name, address, phone number and email of the person paying for the contract shall be provided when all the above mentioned items are submitted.
3. The owner/developer is responsible for all electric primary & secondary underground conduits. A 10 ft. utility easement is required for all conduit route throughout the property. A 10 ft. road side easements is also required.
4. No trees shall be planted under or within 10 lateral feet of any overhead utility lines. Fast growing type trees must be limited and shall not be planted under or within 20 lateral feet of any street lighting.
5. A 10 ft. vertical and horizontal clearance must be provided from any signage and entrance features.
6. The owner/developer is responsible for all KUA relocations that arise to improper surveying information being provided in the field.
7. All conduit installed under pavement must be 42" from top of conduit to final pavement grade. Each end of the conduit must extend at least 5' past pavement edge.
8. It is the responsibility of the owner/developer to provide sufficient surveying to establish property corners, building footprint, curbing edges, and related GPS/survey coordinates to verify proper location of future electric infrastructure.
9. The owner/developer shall establish final grade within a 10 ft. radius of KUA's proposed electric infrastructure location so that all conduits is installed at the proper depth and that pad-mounted equipment is set at the proper final grade.
10. A recorded easement is required prior to energizing any KUA equipment.
11. The owner/developer is responsible for all KUA relocation.

**OSCEOLA COUNTY PLANNING DEPARTMENT**  
Compliance-No Comments

**OSCEOLA COUNTY SCHOOL BOARD**  
See Attached School Capacity Report

**PARKS & RECREATION**  
Compliance-No Comments

**PLANNING DIVISION**  
Revise/Resubmit-Comments

1. Please see the attached letter from Renaissance Planning Group.

- WILL PERFORM AN ADDITIONAL COUNT

**POLICE**  
Compliance-No Comments

**PUBLIC SAFETY/911**  
Compliance-No Comments

**PUBLIC WORKS & ENGINEERING**  
Compliance-No Comments

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**  
No Comments Received

**TOHO WATER AUTHORITY**  
Compliance-No Comments



# RENAISSANCE PLANNING

August 2, 2016

Ashley Cornelison  
Senior Planner  
Development Services - City of Kissimmee  
101 Church Street  
Kissimmee, FL 34741

**Subject: Continental Apartments Traffic Study Review**

Dear Ashley,

Renaissance Planning has reviewed the Traffic Study for the Continental Apartments dated July 2016 and has the following comments:

- FDOT's Driveway Information Guidebook section 7.2 gives a recommended range of posted speed and volume for exclusive right turn lanes at unsignalized driveways. The project forecasts 163 northbound right vehicles in the PM peak hour, exhibit 44 from the Driveway Information Guidebook recommends adding a right turn lane for roadways with a posted speed of 45 mph or less and 80 - 125 right turns per hour. Given the northbound right turns in the PM peak hour exceed the 125 threshold, we recommend adding a right turn lane at the project entrance and Old Vineland Road.
- The project trips constitute more than 5% of the maximum service volume at the intersection of Hoagland Boulevard and Columbia Drive. Additionally, the intersection is located within a one-mile radius of the project site, therefore, this intersection needs to be included in the traffic study.
- Page 4 of the traffic study lists one of the studied intersections as Old Vineland Road and Princess Lane. Please revise this intersection to read Old Vineland Road and Princess Way.

Thank you for the opportunity to comment on this submittal, if you have any questions please call.

Sincerely,

Scott Sinclair | Transportation Planner  
RENAISSANCE PLANNING

[ssinclair@ciesthatwork.com](mailto:ssinclair@ciesthatwork.com)  
407.487.0061 ext: 131

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**  
**PLANNING SERVICES DEPARTMENT**  
**SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK**

**Date:** 8/1/16  
**SDOC #:** 2016/17-0023  
**Jurisdiction:** Kissimmee  
**DRC #:** 16-00098  
**Project Name:** Vineland Landings Land Use Amendment  
**Project Location:** Old Vineland Road  
**Comments Due Date:** 8/3/16  
**AC:** 25.18

**Current FLU:** SF-MDR  
**Requested FLU:** MF-MDR  
**Current Zoning:** RA-4  
**Requested Zoning:** N/A  
**PID:** 13-25-28-00U0-0140-0000  
13-25-28-00U0-0145-0000  
18-25-29-00U0-0080-0000

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1 - 6.7. of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.[2012]). "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2916.

**Total Proposed Units by Type**

|                        |          |                           |            |                              |          |
|------------------------|----------|---------------------------|------------|------------------------------|----------|
| <b>SF/TH</b>           | <u>0</u> | <b>MF/Condo</b>           | <u>503</u> | <b>MH</b>                    | <u>0</u> |
| Single Family/Townhome |          | Multi-Family/Condo        |            | Mobile-Home                  |          |
| <b>STR</b>             | <u>0</u> | <b>HOP</b>                | <u>0</u>   | <b>AWH</b>                   | <u>0</u> |
| Short Term Rental      |          | Housing for Older Persons |            | Affordable-Workforce Housing |          |

**Estimated Number of New Students Generated by Proposed Development**

|                    |           |                     |           |                    |           |
|--------------------|-----------|---------------------|-----------|--------------------|-----------|
| <b>Elem. (K-5)</b> | <u>57</u> | <b>Middle (6-8)</b> | <u>27</u> | <b>High (9-12)</b> | <u>35</u> |
|--------------------|-----------|---------------------|-----------|--------------------|-----------|

**Student Generation Calculations**

Example Calculation: 100 (SF Units) x 0.173 (Elem. Rate) = 18 (Students)

| Unit Types  |           |          |    |
|-------------|-----------|----------|----|
| Total Units | SF/TH/STR | MF/Condo | MH |
| 503         | 0         | 503      | 0  |

| Student Generations Rates |       |       |       |
|---------------------------|-------|-------|-------|
| Elem. (K-5)               | 0.173 | 0.113 | 0.108 |
| Middle (6-8)              | 0.091 | 0.052 | 0.049 |
| High (9-12)               | 0.143 | 0.068 | 0.062 |

| Total Students |
|----------------|
| 57             |
| 27             |
| 35             |

**Level of Service (LOS)**

| School Boundaries Impacted | 2015-16 |                            |                          | 2018-2019             |                           |                         |
|----------------------------|---------|----------------------------|--------------------------|-----------------------|---------------------------|-------------------------|
|                            | COFTE   | Permanent Student Capacity | Current Level of Service | 3 YR. Projected COFTE | Projected COFTE w/ Impact | Projected LOS w/ Impact |
| FRES                       | 906     | 1,062                      | 85%                      | 905                   | 1,220                     | 115%                    |
| KMMS                       | 1,261   | 1,669                      | 76%                      | 1,453                 | 1,649                     | 99%                     |
| CLHS                       | 2,274   | 2,598                      | 88%                      | 2,278                 | 2,825                     | 109%                    |

**Comments**

Kissimmee Middle School currently has ten (10) relocatables on site to accommodate its existing enrollment.

Celebration High School currently has four (4) relocatables on site to accommodate its existing enrollment.

Flora Ridge Elementary School and Celebration High School are projected **NOT** to have capacity, and Kissimmee Middle School is projected to have capacity to serve the potential students generated through school year 2018/2019.

The adopted 5 Year Facilities Work Plan does not indicate any new capacity to be built within this Planning Area.

School impacts are based on the theoretical number of dwelling units allowed by density within the Multi-Family - Medium Density Residential land use classification requested in the development application. A more accurate report can be generated with the submittal of a detailed site and development plan application which indicates the actual number of dwelling units proposed. This report is provided as a planning tool for use by the public and reflects the DOE COFTE, projected enrollment and school capacities.

## 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. 2771 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, September 7, 2016** 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 North 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. 2771. The proposed Ordinance would amend by changing the land use classification for the area described below as follows:

FROM: SF-MDR (Single Family Medium Density Residential) - City

TO: MF-MDR (Multi-Family Medium Density Residential) - City

The subject property is located at 2015 Old Vineland Rd. Parcel ID# **13-25-28-00U0-0145-0000; 13-25-28-00U0-0140-0000; 18-25-29-00U0-0080-0000**

Legal Description:

Parcel 1: BEG 488 FT S OF NE COR OF SE 1/4 OF NE 1/4, S 753.6 FT, W 504.2 FT, N 753.5 FT, E 504.2 FT TO POB ORD 1561

Parcel 2: BEG AT SW COR OF NW 1/4, E 159 FT, N 429 FT, E 33 FT, N 351 FT, W 192 FT, S 780 FT ORD# 1561

Parcel 3: BEG 1241.6 FT S OF NE COR OF SE 1/4 OF NE 1/4, S 971.5 FT, S 32 DEG E 239.1 FT, W 590.1 FT TO R/W SR 530, NLY ALONG R/W 1073.2 FT TO N/L OF SE1/4, E 76.6 FT, N 110.5 FT, E 504.2 FT TO POB & VACATED RAILROAD R/W ORD 1561

**PROPOSED ORDINANCE 16-023: Vineland Landings:** AN ORDINANCE AMENDING ORDINANCE NO. 2771 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.

All interested parties may appear and be heard on the above date. Written opinion will be received until 5:00 p.m., **Wednesday, September 7, 2016**. The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall between 8:00 a.m. and 5:00 p.m., Monday through Friday. Any questions may be directed to the Development Services Department,



## 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:

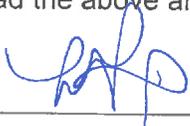
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ 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.

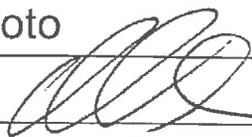
**Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application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

Project Name: Vineland Landings DRC# \_\_\_\_\_

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

Agent Signature:  Date: 7/22/16

Agent Name (Print): Lucie Ghioto

Property Owner Signature:  Date: \_\_\_\_\_

Property Owner Name (Print): W. Scott Culp, Manager



**CITY OF KISSIMMEE  
APPLICATION FOR DEVELOPMENT REVIEW**



**PROJECT**

Name of Project: Vineland Landings  
Location (Address if possible): 2015 Old Vineland Road  
Parcel ID#: 13-25-28-00U0-0145-0000; 13-25-28-00U0-0140-0000; 18-25-29-00U0-0080-0000

**APPLICANT**

Name: Marc Gauthier  
Firm: Southern Investment Group, LLLP  
Address: 200 East Canton Avenue, Suite 102 Winter Park, FL 32789  
Phone: (407) 741-8666 Fax: ( ) - E-Mail: m.gauthier@atlantichousin

**AGENT (Contact Person)**

Name: Lucie Ghioto  
Firm: HCi Planning  
Address: 100 E Sybelia Avenue, Suite 375 Maitland FL 32751  
Phone: (407) 739-8472 Fax: ( ) - E-Mail: Lucie@hciplanning.com

**OWNER**

Name: Charles Cordes  
Firm: \_\_\_\_\_  
Address: 782 Shipwatch Drive East, Jacksonville FL 32225  
Phone: ( ) - Fax: ( ) - E-Mail: \_\_\_\_\_

**LEGAL DESCRIPTION/LOCATION**

See attached legal description

**NOTE:** Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.

|                            |                                |                 |                      |
|----------------------------|--------------------------------|-----------------|----------------------|
| <b>FOR OFFICE USE ONLY</b> |                                |                 |                      |
| REQUEST                    | <u>LAND USE PLAN AMENDMENT</u> | FEE COLLECTED   | <u>\$3,910.00</u>    |
| DATE                       | <u>07/22/2016</u>              | REC'D BY        | <u>YH</u>            |
|                            |                                | DRC #           | <u>14-098</u>        |
|                            |                                | DRC DATE        | <u>08/09/2016</u>    |
| SUFFICIENCY REVIEW (Y/N)   | <u>Y</u>                       | PROJECT MANAGER | <u>A. CORNELISON</u> |



**CITY OF KISSIMMEE**  
**APPLICATION FOR LAND USE PLAN AMENDMENT REQUEST**

Present land use designation: SF-MDR

Present zoning district designation: RA-4

Requested City land use designation: MF-MDR

What is the proposed zoning for the subject site: RPUD  
*(Submittal of a zoning map amendment request application is also required to be submitted with this request)*

Is this submittal in conjunction with an Annexation request? (circle one) YES **NO**

Ownership: When was the deed to this property last recorded?  
Date: 08/06/15 Official Record of Deed Book 2474 Page 2477-2485

What covenants, deed restrictions or other private agreement(s) regulate the use and development of this property?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Size (acres) of land included in the property: 25.18

State why the proposed land use change of the property would be appropriate for the property and also the surrounding areas:  
Please see Justification analysis in the attached package  
\_\_\_\_\_  
\_\_\_\_\_

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- Owner of the property described herein
- Party to an agreement for purchase of this property\*
- An agent for the owner or purchase of this property
- Other

\*Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Date: 7/22/16

Printed Name: Lucie Gattuso Signature: [Signature]

\* The applicant will need to attend all city meeting or the request will not be considered. Applicant may be required to provide additional data and analysis during the review process to support this proposed land use plan amendment.

See next page for approximate timing of the review process.

Approximate Review Time for a Land Use Plan Amendment Request:

**IV NEW BUSINESS**

**ITEM IV B**

**PROJECT:** Vineland Landings, DRC#16-099

**TYPE OF REQUEST:** Zoning Map Amendment with Preliminary Plan  
*From* RA-4 (Single Family Residential)  
*To* RPUD (Residential Planned Unit Development)

*Requested Use(s):* A RPUD (Residential Planned Unit Development) permitting multi-family, condominium, age restricted housing units, and ancillary uses associated with those developments.

**LOCATION:** 2015 Old Vineland Road  
 13-25-28-00U0-0140-0000  
 13-25-28-00U0-0145-0000  
 18-25-29-00U0-0080-0000

| <b>Site Data</b>            |   |
|-----------------------------|---|
| Size                        | 25.18 acres   |
| Future Land Use Designation | SF-MDR (Single Family Medium Density Residential)   |
| Zoning District Designation | RA-4 (Single Family Residential)  |
| Existing Use(s)             | Vacant  |
| <b>Adjacent Land Use</b>    |   |
| North                       | MF-MDR (Multiple Family Medium Density Residential) – City<br>Low Density Residential - County                              |
| South                       | SF-MDR (Single Family Medium Density Residential) – City  |
| East                        | SF-MDR (Single Family Medium Density Residential) – City<br>Low Density Residential - County                                |
| West                        | MF-MDR (Multiple Family Medium Density Residential) – City<br>Tourist Commercial - County                                   |
| <b>Adjacent Zoning</b>      |   |
| North                       | SRPUD (Short Term Planned Unit Development) – City<br>PD (Planned Development) – County<br>RS-3 (Rural Settlement) – County |
| South                       | RA-4 (Single Family Residential) - City   |

|      |  |
|------|--|
| East | RA-4 (Single Family Residential) – City<br>RS-3 (Rural Settlement) – County  |
| West | SRPUD (Short Term Planned Unit Development) – City<br>AC (Agricultural Development and Conservation) – County<br>CT (Commercial Tourist) – County<br>PD (Planned Development) – County |

***RPUD (Residential Planned Unit Development) Zoning District Standards – District Summary***

RPUD (Residential Planned Unit Development) intent: The purpose of this district is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. Such districts are recognized as serving the public interest and are encouraged for the following reasons:

- (1) *Housing diversity*: To allow diversification of structure types and open spaces when not in conflict with abutting properties and if intended for permanent residency.
- (2) *Efficiency*: To reduce facility improvement and maintenance costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of conventional site design controls.
- (3) *Open Spaces*: To conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space.
- (4) *Site Planning*: To provide maximum opportunity for innovative site planning concepts to create pleasing living environments.
- (5) *Preliminary Plan*: To ensure that development will occur according to the limitations of housing types, site design, density, building coverage, improvement standards, and construction phasing authorized through a preliminary plan. This district is intended for use in suitable areas which have been assigned any of the following future land use designations by the Comprehensive Plan: Mixed Use, Single Family Low Density Residential, Single Family Medium Density Residential, Multiple Family Medium Density Residential, Multiple Family High Density Residential, Open Space, and Institutional.

***Code vs. Requested Comparisons***

|                   | <i>Existing RA-4 (Single Family Residential) Zoning</i> | <i>Requested RPUD (Residential Planned Unit Development) Zoning</i> |
|-------------------|---|---|
| Minimum lot area  | 6,000-sqft  | 10,000-sqft   |
| Minimum lot width | 50-ft   | 100-ft  |
| Minimum lot depth | 100-ft  | 100-ft  |

|                         |   |  |
|-------------------------|---|--|
| Maximum height          | 30-ft or 35-ft with conditional use approval  | Three story: 40-ft<br>Two Story: 35-ft<br>One Story: 25-ft   |
| <b>Setbacks</b>         |   |  |
| Front                   | 25-ft   | 15-ft from adjacent rights of way<br>From adjacent single family residential property: 1 foot per foot building height or 25-feet, whichever is greater.<br>From all other property lines: 15 feet |
| Side                    | 5-ft  |  |
| Streetside              | 25-ft   |  |
| Rear                    | 25-ft   |  |
| Impervious lot coverage | All buildings, including accessory buildings, shall not cover more than 40% of the lot area | Maximum impervious: 75% (Over entire development area)<br>Maximum Building Coverage: 45% (Over entire development area)  |
| Uses                    | See attached summary  | See attached summary   |

|  |   |
|--|---|
| <b>Public Facilities Analysis</b>                                |   |
| <b>Transportation</b>  |   |
| Adjacent street  | Old Vineland Road<br>Babb Road  |
| Street Quality of Service (QOS)                                  | Property is located within a TCEA (Transportation Concurrency Exception Area) |
| <b>Sanitary Sewer</b>  |   |
| Is volume less than 98% capacity?                                | Yes – Compliance  |
| <b>Potable Water</b>   |   |
| Is volume less than 98% capacity?                                | Yes – Compliance  |
| Is water pressure at least 40lbs per square inch?                | Yes – Compliance  |
| <b>Solid Waste</b>   |   |
| Is volume less than 5.1lbs per person per calendar day?          | Yes – Compliance  |
| <b>Recreation</b>  |   |
| Is active recreation area at least 2 acres per 1,000 population? | Yes – Compliance  |
| Is urban open space area at least 2 acres per 1,000 population?  | Yes – Compliance  |

|   |                  |
|---|------------------|
| Is total recreation area at least 4 acres per 1,000 population?   | Yes – Compliance |
| <b>Drainage</b>   |                  |
| Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met? | Yes – Compliance |

**SUMMARY OF REQUEST:**

This is a request to approve a rezone of a 25.18 acre property from RA-4 (Single Family Residential) to a Residential Planned Unit Development (RPUD) and establish uses and development standards that can accommodate a multiple family, condominium, and age-restricted community. The proposed RPUD would aggregate three properties off of Old Vineland Road.

The proposed standards and conceptual layout plans reflect a development that will provide a transition between Old Vineland Road, potential surrounding commercial, and the residential districts to the north and east. Both layouts show the two proposed access points exiting and entering Old Vineland Road on the south side of the property to lessen any impact to Babb Road and utilize the existing foliage to both preserve as many trees as possible and provide a natural buffer to surrounding residences.

**FINDINGS AND REASONS:**

- 1) Compliance with the intent of the RPUD (Residential Planned Unit Development) zoning district as outlined in Section 14-2-50(A) of the Land Development Code.
- 2) Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.1.3 as the establishment of MF-MDR is an appropriate transition from Old Vineland Road and surrounding commercial uses to the single family districts to the north and east.
- 3) Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

**RECOMMENDATIONS:**

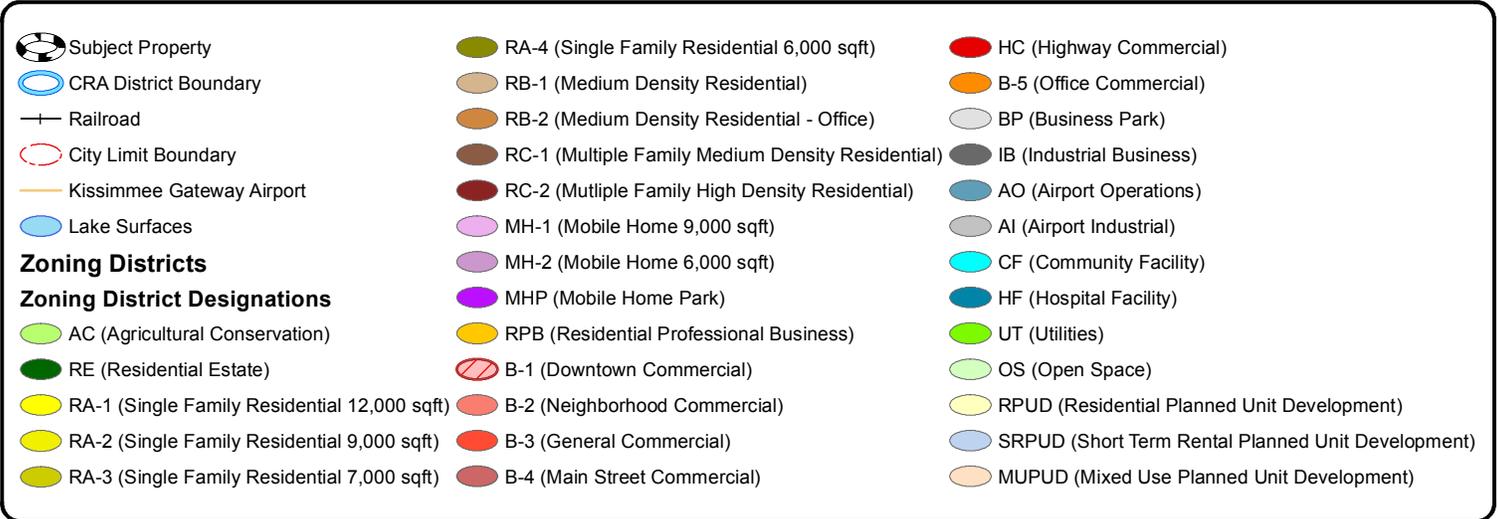
Development Review  
 Committee (DRC): Approval subject to DRC comments on August 9, 2016.

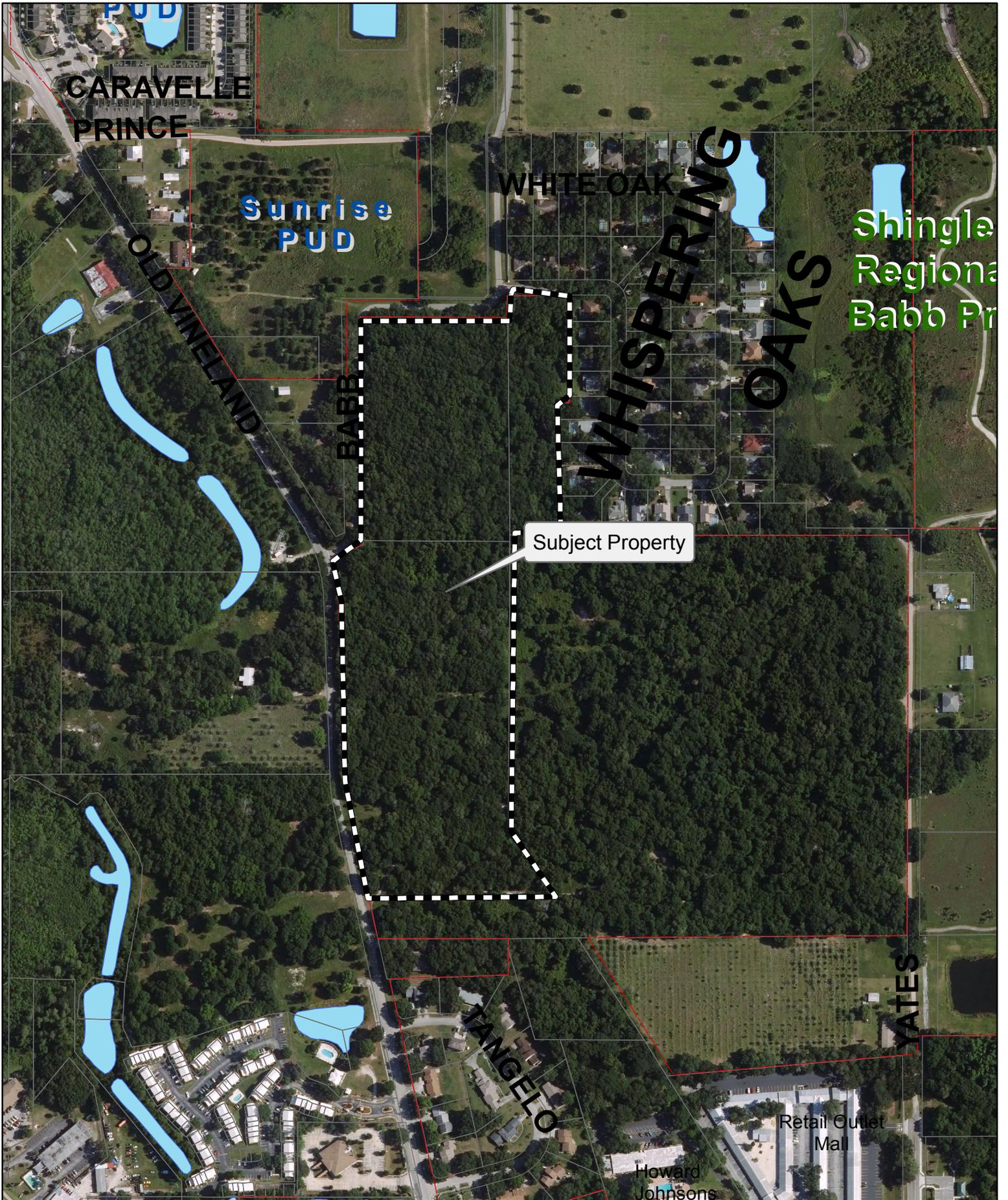
**REQUESTED PLANNING ADVISORY BOARD ACTION:**

Approval recommendation to the City Commission.

CONDITION(S):

- 1) A detailed tree survey and a recreation/open space plan will be required with the PUD Site Plan submittal.
- 2) Building elevations shall be provided with the PUD Site Plan and must be approved prior to DRC approval.



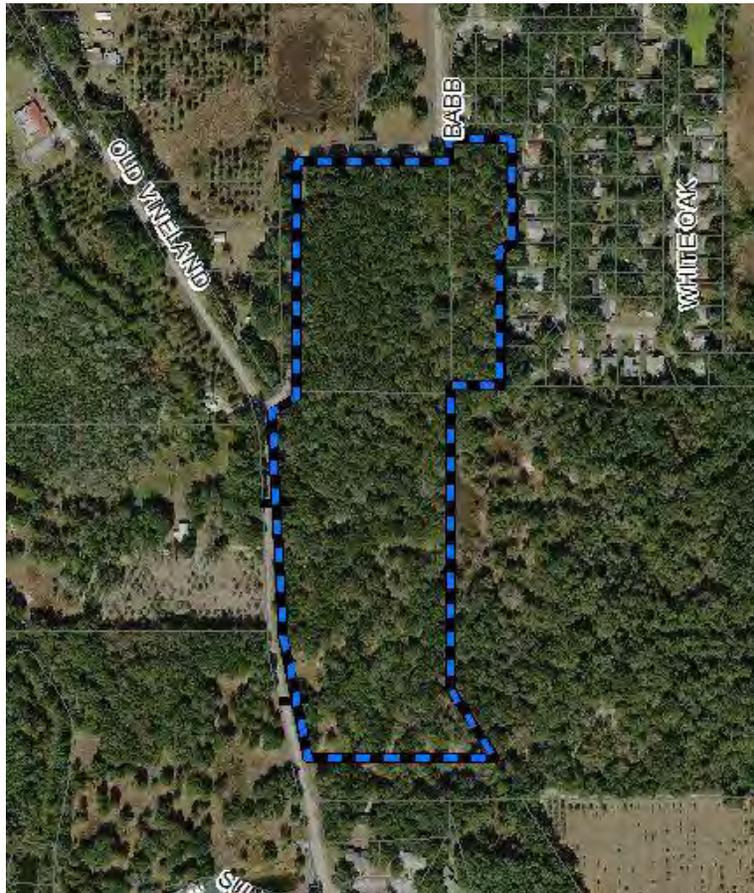


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# VINELAND LANDINGS PUD – DRC#16-099

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2015 Old Vineland Road  
Kissimmee, Florida



Submitted: July 22, 2016

Revised: August 11, 2016

Prepared By:



100 E. Sybelia Avenue, Suite 375,  
Maitland FL 32751  
[www.hciplanning.com](http://www.hciplanning.com)

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SECTION 6: PUBLIC FACILITIES

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SECTION 8: MAPS

## SECTION 1: DEVELOPER & PARCEL INFORMATION

DEVELOPER: Southern Investment Group, LLLP  
200 East Canton Avenue, Suite 102  
Winter Park, FL 32789

---

OWNER: Charles Cordes  
782 Shipwatch Drive East  
Jacksonville FL 32225

Last Recorded  
Deed: OR Book – Page 2472/2477-2485, Recorded 8/6/15

---

AGENT: Hattaway Consulting, Inc. (dba Hci Planning)  
Lucie Ghioto, AICP  
100 E. Sybelia Avenue, Suite 375  
Maitland, FL 32751

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PROPERTY  
LOCATION: 2015 Old Vineland Road

PARCELS: 13-25-28-00U0-0145-0000  
13-25-28-00U0-0140-0000  
18-25-29-00U0-0080-0000

LEGAL DESCRIPTION (AS PREPARED BY SURVEYOR):

A parcel of land lying in a portion of Section 13, Township 25 South, Range 28 East and Section 18, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of Section 18, Township 25 South, Range 29 East, Osceola County, Florida, thence run S01°08'59"W, a distance of 110.43 feet to a point on the North line of the Southeast 1/4 of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence run S00°23'52"W, a distance of 865.34 feet; thence run S31°51'50"E, a distance of 233.21 feet; thence run S89°59'54"W, a distance of 566.33 feet; thence run N13°05'05"W, a distance of 377.27 feet to the Point of Curvature of a curve concave to the East, having a Radius of 392.00 feet and a Central Angle of 12°44'16"; thence run Northerly along the Arc of said curve, a distance of 87.15 feet (Chord Bearing = N06°42'57"W, Chord = 86.97 feet) to the Point of Tangency thereof; thence run N00°20'49"W, a distance of 544.62 feet to the Point of Curvature of a curve concave to the West, having a Radius of 348.00 feet and a Central Angle of 10°33'29"; thence run Northerly along the Arc of said curve, a distance of 64.13 feet (Chord Bearing = N05°37'33"W, Chord = 64.04 feet) to a Point on the North line of the Southeast 1/4 of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence run N89°52'28"E, along said North line, a distance of 52.59 feet; thence run N00°00'00"E, a distance of 73.07 feet; thence run N58°52'50"E, a distance of 24.60 feet; thence run N00°40'16"E, a distance of 687.87 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 50.00 feet and a Central Angle of 89°36'00"; thence run Northeasterly along the Arc of said curve, a distance of 78.19 feet (Chord Bearing = N45°28'16"E, Chord = 70.46 feet) to the Point of Tangency thereof; thence run S89°43'44"E, a distance of 417.48 feet; thence run N00°34'49"W, a distance of 69.70 feet; thence run N88°59'01"E, a distance of 192.00 feet; thence run S00°34'49"E, a distance of 349.86 feet; thence run S88°40'00"W, a distance of 33.00 feet; thence run S00°34'49"E, a distance of 431.97 feet; thence run S89°58'22"W, a distance of 159.00 feet to the POINT OF BEGINNING.

Containing 25.18 acres, more or less.

## SECTION 2: PUD OBJECTIVES

The proposed PUD is comprised of three parcels of land on the east side of Old Vineland and Babb Road, totaling 25.18 acres at the northwestern edge of the City of Kissimmee. The property is poised at a transition point between the City of Kissimmee and Osceola County's West 192 Redevelopment Area. The properties to the northwest and west have short-term rental multifamily and tourist commercial land uses, while the properties to the east consist of lower density residential housing and vacant residential land.

The subject properties are currently designated with a single family-medium density residential future land use that requires a density range of 7-9 units per acre. Given the present entitlements, development of this property would likely be relegated to duplex or triplex use, as traditional single family residential development (attached and detached) would struggle to attain the minimum density required. The proposed RPUD zoning, in tandem with the requested Multifamily-Medium Density Residential land use will offer the following benefits to the surrounding area:

- ✚ The PUD will create a logical transition in land use between the higher intensity Tourist Commercial land uses anticipated by Osceola County to the west and the established low density residential neighborhood to the northeast.
- ✚ The PUD will allow for the creation of development standards that promote clustering of development on the property in a way that:
  1. Maximizes the preservation of the existing mature tree canopy onsite;
  2. Enhances buffering between proposed buildings onsite and existing residential to the northeast;
  3. Creates an aesthetically pleasing site design that focuses on the successful integration of the natural environment, concentrated open space, and high quality infrastructure and building design.
- ✚ The PUD will be developed in two phases, with a traditional, three-story apartment product on the southern half of the site and lower intensity carriage or villa-style housing on the northern half that provides further transition to the low density residential to the northeast.

## SECTION 3: USE LIST

Uses permitted within the PUD shall be as follows:

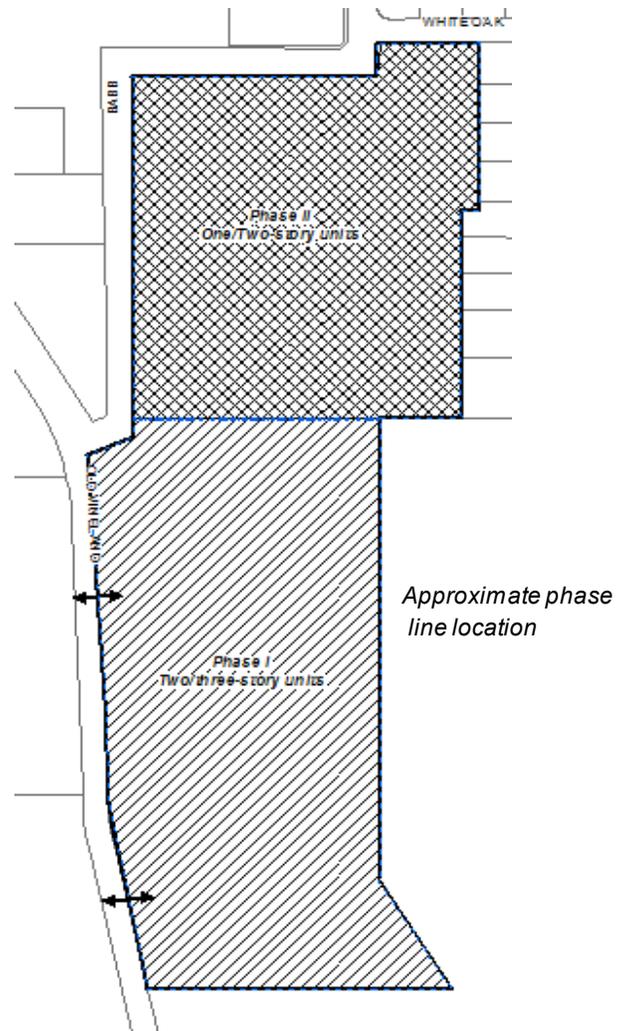
1. Multifamily Apartments, including carriage-house and villa-style units
2. Condominiums
3. Age Restricted Housing
4. Ancillary uses, including a community center for residents only, and recreational amenities.
5. Home Occupations, as defined in the Land Development Code.

## SECTION 4: DEVELOPMENT & DESIGN STANDARDS

### Site Development Standards

The following developments standards are intended to facilitate adherence to the City's apartment design standards, as outlined in Section 14-2-60(F) of the LDC, to create a visual relationship with Old Vineland and Babb Road, and to cluster development toward the south and west side of the property and the increased intensity of land uses to the west, allowing for enhanced open space and natural buffering to the north and east.

As discussed in Section 2, the property will be developed in two phases. Phase 1 to the south will feature a three-story multifamily apartment development, while Phase 2 to the north will focus on two-story carriage-house or one-story villa-style housing to decrease the building height and resulting density in proximity to the single-family development to the northeast. The master stormwater pond to accommodate the development will be constructed in Phase 1.



All new development within the project must comply with the following development standards:

A. Minimum Building Setbacks:

1. From adjacent rights of way: 15 feet
2. From adjacent single family residential property: 1 foot per foot building height or 25-feet, whichever is greater.
3. From all other property lines: 15 feet

B. Minimum Lot Standards:

1. Minimum lot width: 100 feet
2. Minimum lot depth: 100 feet
3. Minimum lot area: 10,000 square feet

C. Other Site Development Standards:

1. Maximum Building Height:  
Three Story Units: 40 Feet  
Two Story Units: 35 Feet  
One Story Units: 25 Feet
2. Maximum Impervious Area: 75% (Over entire development area)
3. Maximum Building Coverage: 45% (Over entire development area)
4. Buffering from adjacent uses and rights-of-way will be provided in accordance with the Land Development Code.

D. Access

The site will be accessed by two, two-way access points from Old Vineland Road. The northern access will provide the primary connection to both Phase I and Phase II, while the southern access will function as a secondary connection primarily serving Phase I. No access will be provided from Babb Road in order to avoid any adverse impacts to nearby residents, as well as prevent overburdening the roadway.

### **Architectural Standards and Development Concepts**

The following standards are intended to provide a minimum level of design expectation for the project, as well as establish design concepts that meet the City's apartment design standards and create a cohesive, context-sensitive development.

#### *Building Style*

Primary residential structures will be comprised of a mixture of 3-story, multi-family apartment buildings, two-story carriage-house style units with garaged parking below a second story unit, and/or one-story village-style dwellings. This mixture of residential types will allow for the clustering of density using the three-story models in areas of the site further from neighboring low density neighborhoods, while using one and/or two-story models in more context-sensitive areas. The use of the smaller, one and two-story units also enhances the ability to preserve large specimen trees onsite with increased flexibility in building placement.

### *Building Placement*

Buildings will be situated on the property to accomplish the following primary goals:

1. Create a visual and physical relationship with adjacent Old Vineland and Babb Road. Buildings will be pulled up to the minimum 15-foot roadway setback, with parking and other vehicular use areas located behind the front building line to facilitate the creation of a pedestrian-friendly development that offers efficient connectivity to adjacent rights of way for all modes of travel.
2. Enhance buffering from, and transition to, adjacent low density residential uses by situating the lower-intensity villa and carriage-house units on phase II of the property to create a system of rooflines consistent with the adjacent Whispering Oaks neighborhood.
3. Maximize the preservation of the existing tree canopy onsite, thereby enhancing the aesthetic appeal of the development to passersby and residents, creating a natural buffer and furthering the preservation goals established by the City of Kissimmee.
4. Create a cohesive development that establishes efficient internal connectivity for residents and consistency in design, while avoiding an inappropriate mixture of housing types with the creation of two distinct neighborhoods through project phasing.

### *Site Design*

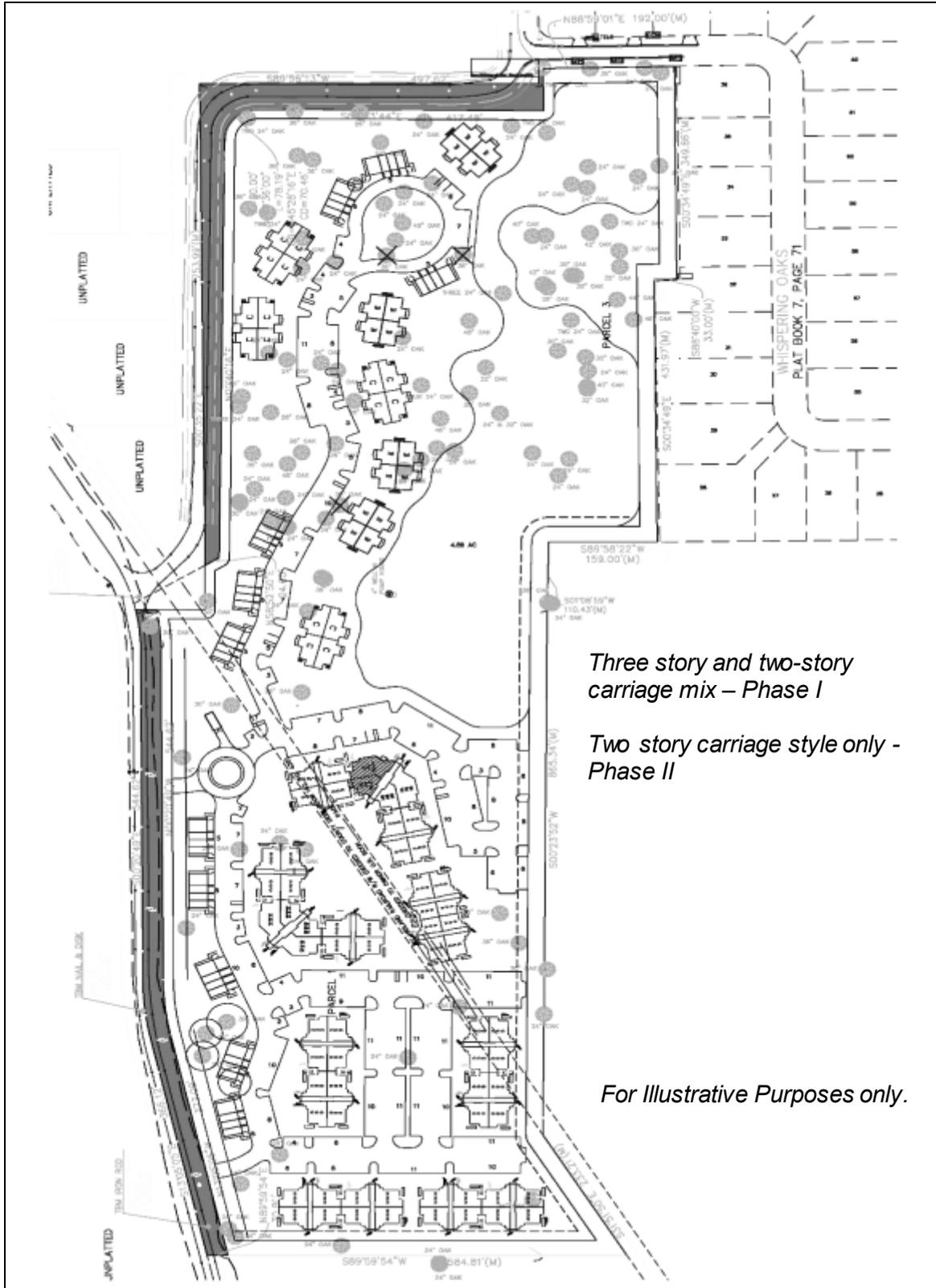
Both phases of site development will be designed using consistent materials and styles, and a mixture of architectural and natural features that result in a cohesive, high-quality development with a distinct sense of place.

### *Design Concepts*

The design standards described above are illustrated in the following conceptual drawings. Please note that these concepts are provided to illustrate general unit mix, buffering, clustering of open space and tree preservation. Exact placement of buildings and site improvements will be determined based on all Code Requirements and property features during PUD Site Plan review. A PUD Concept plan for use in conjunction with this narrative has been included under the maps section of this document to establish access point locations, buffering, setbacks and unit types.

### *Signage*

All onsite signage will comply with those applicable provisions of the City of Kissimmee Land Development Code and Code of Ordinances. All primary signs will be of consistent design and materials for both phases of the development.



*Three story and two-story carriage mix – Phase I*

*Two story carriage style only - Phase II*

*For Illustrative Purposes only.*

**Concept 1**



## SECTION 5: DENSITY/OPEN SPACE/RECREATION

The following calculations are based on the maximum number of units permitted by the land use and PUD regulations in the Land Development Code. These calculations will be updated, but not exceeded, with the submittal of a PUD site plan that establishes the final number of units based on site engineering and other design requirements.

### A. Project Area

|                                    |              |
|------------------------------------|--------------|
| Gross Site Area                    | 25.18 Acres* |
| Wetlands & Other Conservation Area | 0 Acres      |
| Net Developable Area               | 25.18 Acres  |

*Right of way from Old Vineland and Babb Road being dedicated to Osceola County are not included in this calculation.*

### B. Density Calculations

|                                      |                        |
|--------------------------------------|------------------------|
| Net Developable Area                 | 25.18 Acres*           |
| Maximum Density per Land Use         | 20 du/Acre             |
| Maximum Number of Units per Land Use | 503 Units              |
| Allowable Density without Bonus      | 503 x 75% = 377 Units* |
| Anticipated Density                  | 377 Units              |

*No density bonuses are proposed.*

### C. Recreation/Open Space

|                                |             |
|--------------------------------|-------------|
| Open Space                     | Acreage/DU  |
| Net Developable Area           | 25.18 Acres |
| Max density with 75% Cap       | 377 Units   |
| Min. 25% Open Space            | 6.30 Acres  |
| Pond Max @ 25% Open Space      | 1.57 Acres  |
| Min Active Rec @ 3% Net Dev    | 0.76 Acres  |
| Min Active Rec @ 150 sqft/unit | 1.30 Acres* |
| Min Passive Rec @ 15% Net Dev  | 3.78 Acres  |

\* Calculation for active recreation is based on the estimated residential development proposed in the concept plan. This table will be updated via submittal of a PUD Site Plan as a final unit count is determined.

### Amenities

The project will feature a variety of passive and active amenities that preserve and enhance the natural characteristics of the site while maximizing the buffering from adjacent low density uses. While amenities will be shared between both phases of the development, passive recreation and open space will be clustered toward the north eastern quadrant of the property in order to provide a low-impact, natural transition to the neighborhood to the east. Amenities may include a community clubhouse, pool, sport courts, walking trails and other low intensity park amenities that work with and enhance the existing tree canopy to create an environment that is physically and aesthetically superior. Specific amenities will be established during PUD Site Plan review.

## **SECTION 6: PUBLIC FACILITIES**

### **Transportation**

A Transportation Impact Analysis was conducted by VHB, which identified all major roadway segments and intersections impacted by the project within a 1-mile radius. Utilizing the traffic movements associated with the maximum 503 multi-family dwelling units permitted by the land use, this analysis concluded all roadways and intersections would continue operating at an acceptable level of service, with the exception of Hoagland Boulevard from Carroll Street to US 192, which is considered to be an existing deficiency not caused by the anticipated development. The full analysis has been provided under the associated Land Use Plan Amendment package.

### **Water/Wastewater**

Water and wastewater are available in proximity to the project site in accordance with the letter and location map provided by Toho Water Authority in the associated Land Use Plan Amendment package.

### **Solid Waste**

Solid waste services will be provided onsite through Waste Management, as required by the City of Kissimmee Code of Ordinances.

### **Stormwater Management**

The proposed development will be served by an onsite stormwater system that meets City of Kissimmee and South Florida Water Management District requirements. Furthermore, current FEMA flood maps indicate that the entirety of the property is located outside of any designated Flood Plains or Floodways. The environmental study included within the associated Land Use Plan Amendment package confirms the absence of any wetlands onsite that could be potentially impact by stormwater runoff from this project.

## **SECTION 7: PHASING**

Construction of Phase I improvements will commence within 18 months of the date of PUD Approval by the City Commission. Improvements will include access and recreation/open space necessary to support the units included within this phase, as well as the master stormwater pond that will serve the property.

Phase II will commence within 5 years of the date of PUD Approval by the City Commission.

Note: Phasing lines are approximate and may shift based on market demand and further analysis.

## **SECTION 8: MAPS**

Map 1: Vineland Landings Vicinity Map

Map 2: Aerial Map

Map 3: Boundary/Topographic Survey

Map 4: Existing Zoning Map

Map 5: Future Land Use Map

Map 6: Soils Map

Map 7: Conceptual PUD Land Use Plan

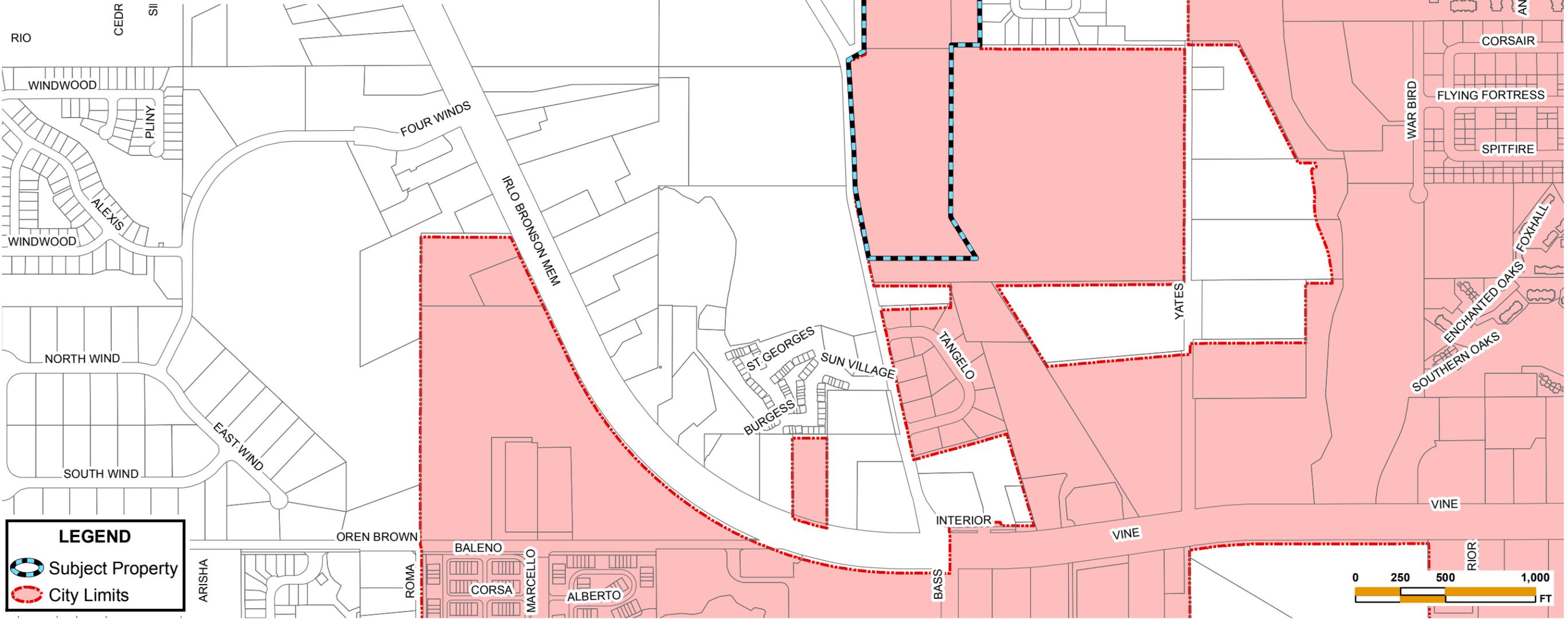
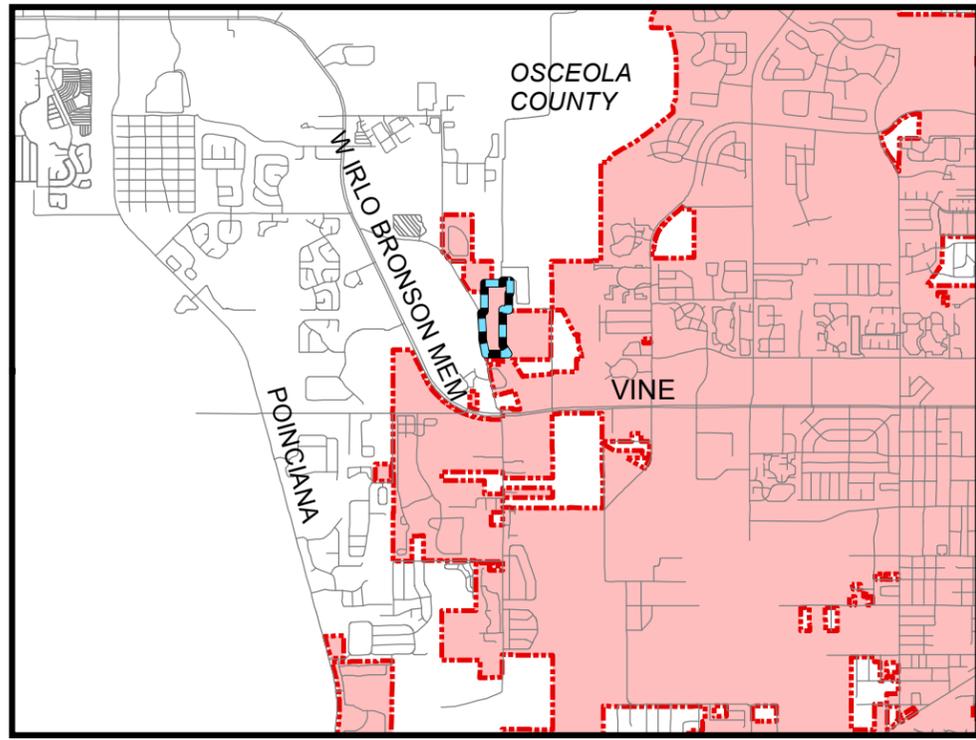


FIGURE:

1

100 E Sybella Avenue, Suite 375  
 Maitland, FL 32751  
 407.622.7500  
 www.hciplanning.com



DWN:

DATE: 7/20/2016

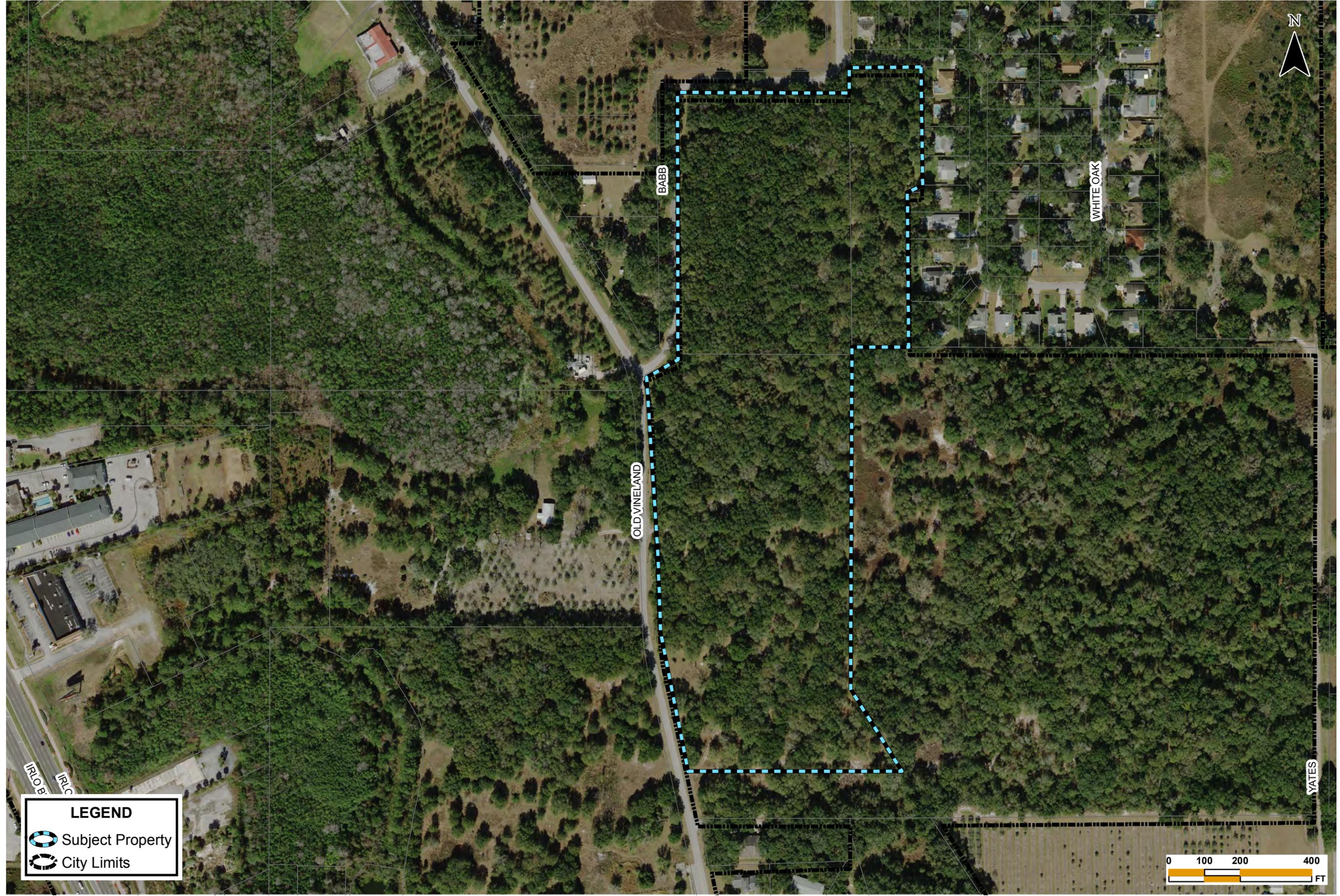
LOCATION:

VINELAND LANDINGS PUD  
 KISSIMMEE, FL

TITLE:

VICINITY MAP

SOURCE:



**LEGEND**

-  Subject Property
-  City Limits

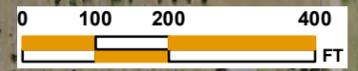


FIGURE:

**2**

DWN:

**HCI**  
 100 E Sybella Avenue, Suite 375  
 Maitland, FL 32751  
 407.622.7500  
 www.hciplanning.com

DWN:

DATE: **7/20/2016**

LOCATION:

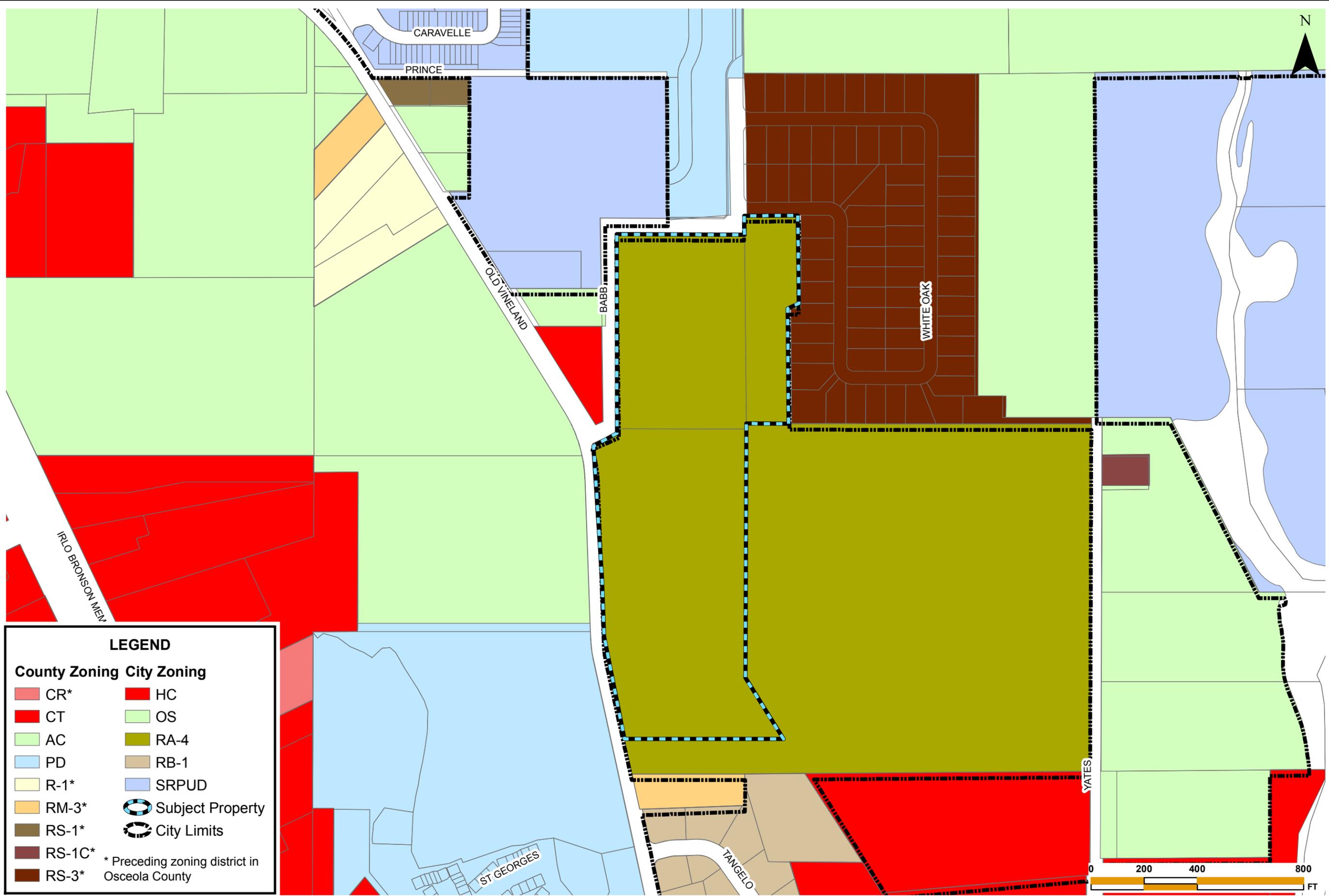
**VINELAND LANDINGS PUD  
 KISSIMMEE, FL**

TITLE:

**AERIAL MAP**

SOURCE:





**LEGEND**

|        |                  |
|--------|------------------|
| CR*    | HC               |
| CT     | OS               |
| AC     | RA-4             |
| PD     | RB-1             |
| R-1*   | SRPUD            |
| RM-3*  | Subject Property |
| RS-1*  | City Limits      |
| RS-1C* |                  |
| RS-3*  |                  |

\* Preceding zoning district in Osceola County

FIGURE: **4**

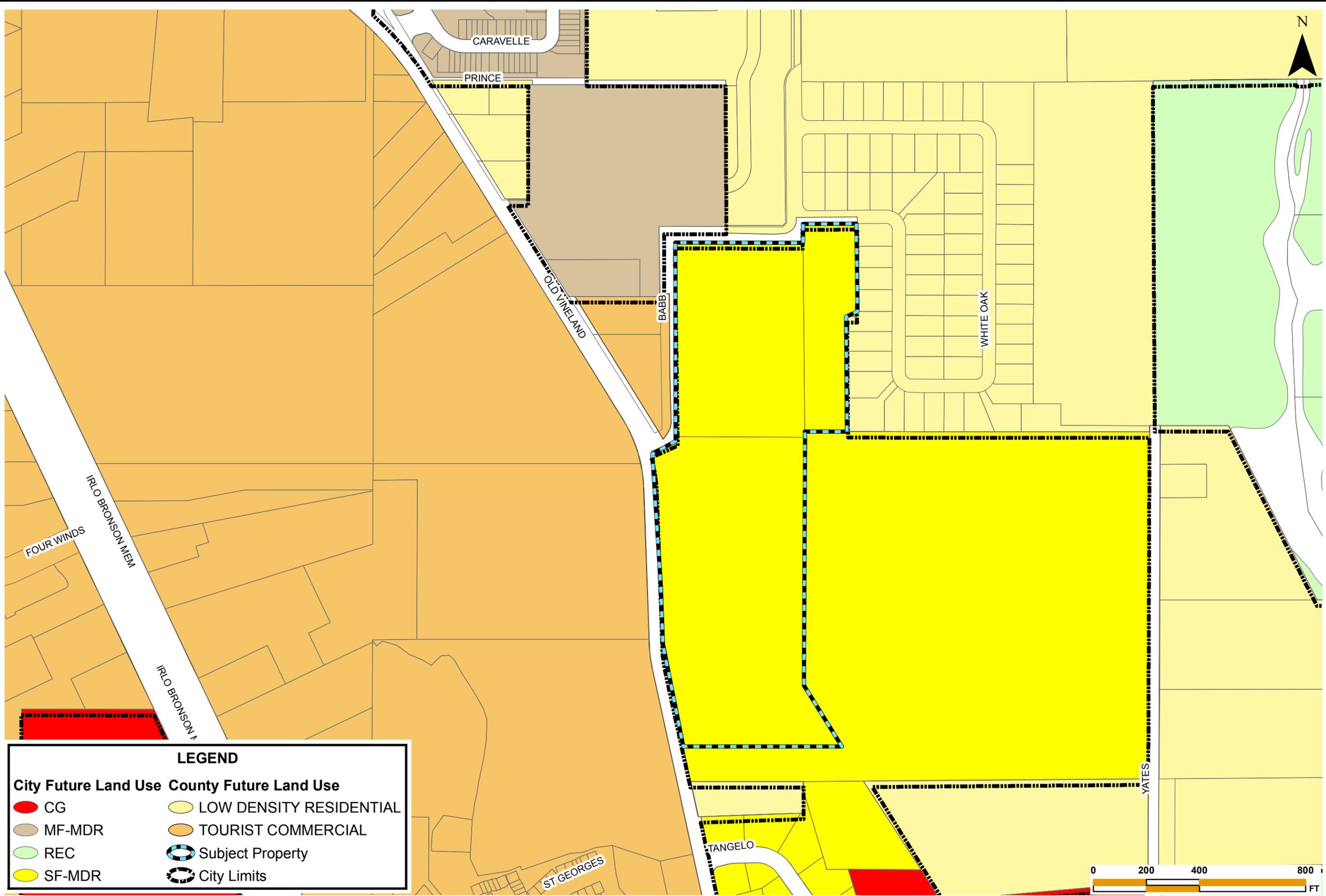
100 E Sybella Avenue, Suite 375  
Maitland, FL 32751  
407.622.7500  
www.hciplanning.com

**HCI**

DWN: \_\_\_\_\_ DATE: **7/20/2016**

LOCATION: **VINELAND LANDINGS PUD  
KISSIMMEE, FL**

TITLE: **ZONING MAP** SOURCE: \_\_\_\_\_



**LEGEND**

|                             |                               |
|-----------------------------|-------------------------------|
| <b>City Future Land Use</b> | <b>County Future Land Use</b> |
| CG                          | LOW DENSITY RESIDENTIAL       |
| MF-MDR                      | TOURIST COMMERCIAL            |
| REC                         | Subject Property              |
| SF-MDR                      | City Limits                   |

FIGURE: **5**

100 E Sybella Avenue, Suite 375  
Maitland, FL 32751  
407.622.7500  
www.hciplanning.com

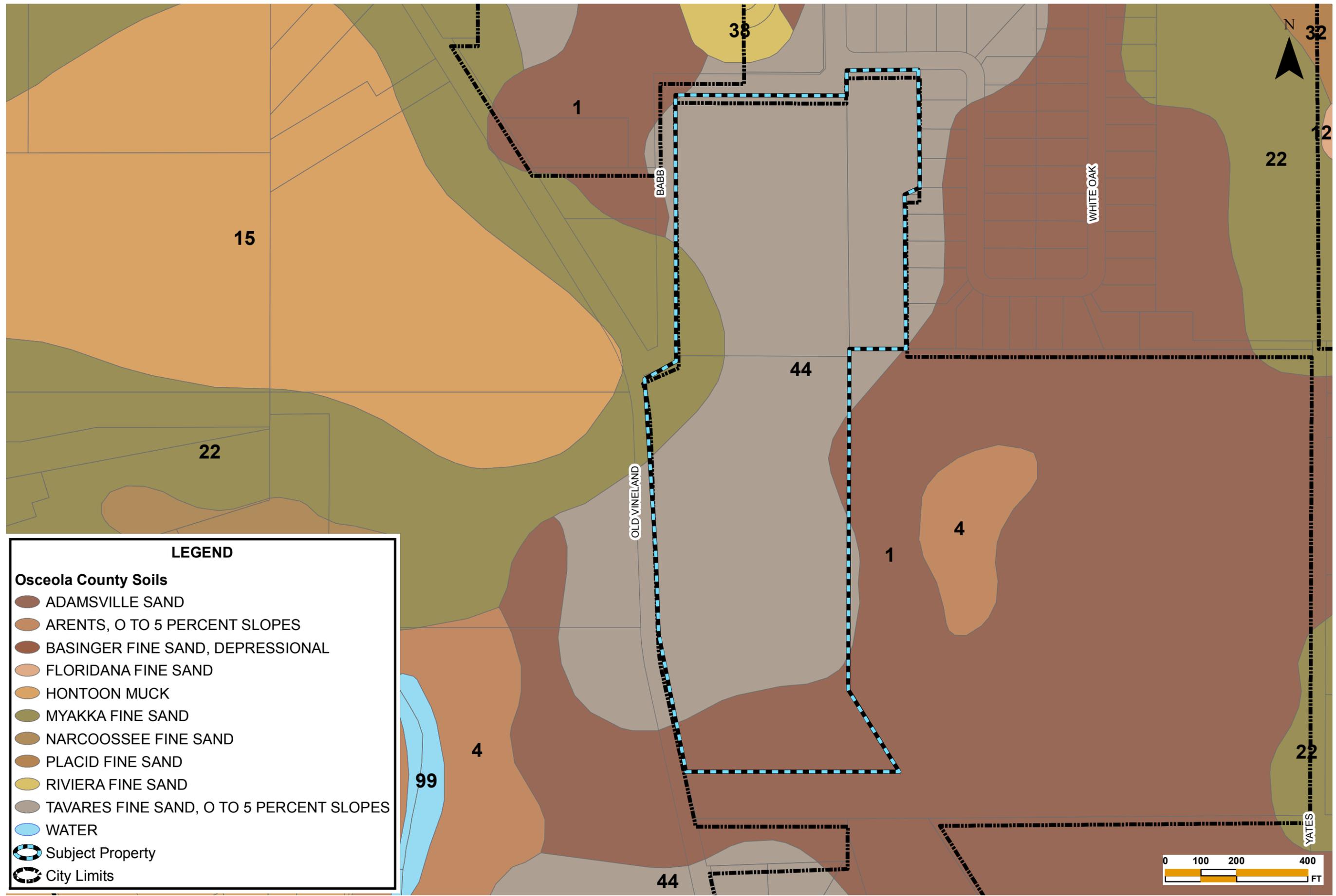
**HCI**

DWN: \_\_\_\_\_ DATE: **7/20/2016**

LOCATION: VINELAND LANDINGS PUD  
KISSIMMEE, FL

TITLE: **FUTURE LAND USE MAP**

SOURCE: \_\_\_\_\_



**LEGEND**

**Osceola County Soils**

- ADAMSVILLE SAND
- ARENTS, 0 TO 5 PERCENT SLOPES
- BASINGER FINE SAND, DEPRESSIONAL
- FLORIDANA FINE SAND
- HONTOON MUCK
- MYAKKA FINE SAND
- NARCOOSSEE FINE SAND
- PLACID FINE SAND
- RIVIERA FINE SAND
- TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
- WATER
- Subject Property
- City Limits

FIGURE: **6**

100 E Sybella Avenue, Suite 375  
Maitland, FL 32751  
407.622.7500  
www.hciplanning.com

**HCI**

DWN: \_\_\_\_\_ DATE: **7/20/2016**

LOCATION: **VINELAND LANDINGS PUD  
KISSIMMEE, FL**

TITLE: **SOILS MAP** SOURCE: \_\_\_\_\_

**SITE DATA**

Net Developable Area: 25.18 Acres  
 Maximum # Units: 377 DU

Phase I: Mix of Two & Three Stories  
 Max Height: 40 feet

Phase II: Mix of One & Two Stories  
 Max Height : 25 feet - One-story  
 35 feet - Two-story

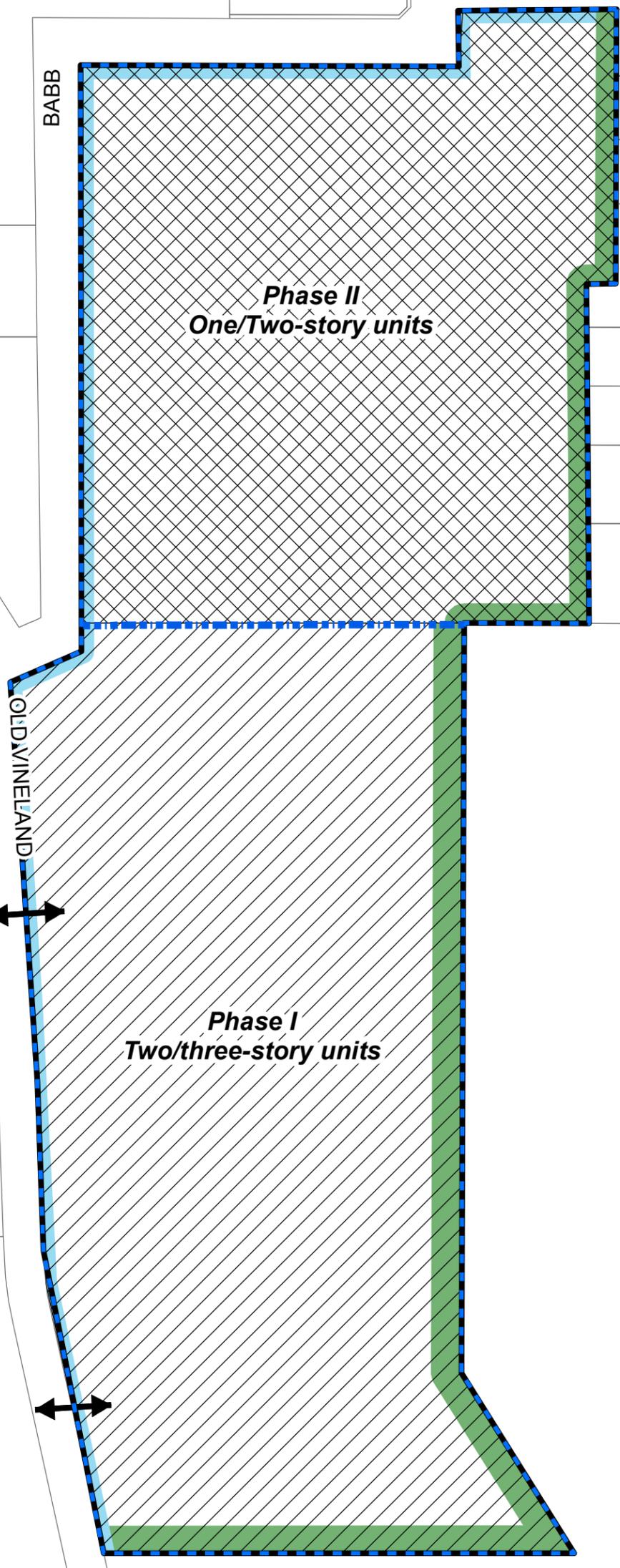
**CONCEPT PLAN NOTES**

1. Phasing Line is approximate, but shall not shift further north than shown on concept plan, except to accommodate the master retention area that will be constructed with phase I. Three story units are not permitted north of this phasing line.
2. The majority of open space and recreation shall be concentrated toward the east side of the property to increase buffering from adjacent low density uses.



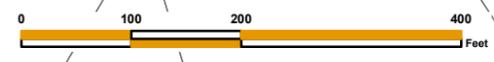
WHITE OAK

BABB



**LEGEND**

- Vineland Landings
- Phase I
- Phase II
- Street Setback
- Phase II Building Setback & Buffer
- Three Story Building Setback & Buffer
- Access



TITLE:  
**PUD CONCEPT PLAN**  
 SOURCE:

LOCATION:  
 VINELAND LANDINGS  
 KISSIMMEE, FLORIDA

DWN:  
 L Ghioto  
 DATE:  
 7/22/2016



100 E Sybella Avenue, Suite 375  
 Maitland, FL 32751  
 407.622.7500  
[www.hciplanning.com](http://www.hciplanning.com)



August 11, 2016

Ms. Ashley Cornelison  
Senior Planner  
City of Kissimmee  
Development Services  
101 Church Street  
Kissimmee, FL 34741

**Re: Vineland Landings – PUD Zoning DRC#16-099 – Response to DRC Comments**

Dear Ashley,

Below, please find responses to those comments issued by the Development Review Committee for the above referenced project.

**AVIATION**

Compliance-No Comments

**BUILDING DIVISION**

Compliance-No Comments

**FIRE**

Compliance-No Comments

**KISSIMMEE UTILITY AUTHORITY**

Compliance-No Comments

**OSCEOLA COUNTY PLANNING DEPARTMENT**

Compliance-No Comments

**OSCEOLA COUNTY SCHOOL BOARD**

See Attached School Capacity Report

***Response: The applicant will begin coordination with Brian Kepner of the School District to discuss how final anticipated unit counts and associated project phasing will affect final school impacts and any additional mitigation that may be necessary in conjunction with the PUD Site Plan review process.***

**PARKS & RECREATION**

Compliance-No Comments

## **PLANNING DIVISION**

### Compliance with Conditions-Comments

1. On the Zoning Map provided with this application, there are asterisks next to some of the districts in the legend. Please clarify what the asterisk is intended to reference.

***Response: The asterisks indicate “preceding” zoning designations under Osceola County’s Land Development Code, meaning these properties must be rezoned to be consistent with the underlying future land use prior to development. A note has been added to the zoning map accordingly.***

2. A recreation/open space plan will be required with the PUD Site Plan submittal.

***Response: Understood. This detail will be provided with the PUD Site Plan.***

3. A detailed tree survey will be required with the PUD Site Plan submittal.

***Response: A tree survey, including species and diameter, was included in the Boundary & Topo survey provided by Johnston Surveying in the application package.***

4. The narrative states that there will be two access points. Both are shown on concept 1, but not concept 2. Please clarify?

***Response: There are two access points proposed. Concept 2 has been updated to reflect this second access point.***

5. Are there any provisions for Home Occupational Licenses? If not, please place a note within the PUD narrative that signage will comply with the Land Development Code and City of Kissimmee Ordinances.

***Response: Home Occupational licenses will be permitted, as allowed by the Land Development Code. Provisions for such have been included within the Permitted Use section and new Sign section of the PUD Narrative.***

6. Are any special signage standards proposed? If not, please place a note within the PUD narrative that signage will comply with the Land Development Code and City of Kissimmee Ordinances.

***Response: The applicant will comply with those sign provisions outlined in the LDC. A Sign section with this note has been added to the PUD Narrative.***

7. Building elevations shall be provided with the PUD Site Plan and must be approved prior to DRC approval.

***Response: Understood. This detail will be provided with the PUD Site Plan.***

8. Please add the project number DRC 16-00099 to the cover of the narrative.

***Response: The project number has been added to the cover page.***

9. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Ashley Cornelison at 407-518-2141 of the Development Services Planning Division for Mobility fees and Ray Biron at 407-944-5000 of the Toho Water Authority for water/sewer impact fees.
10. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

***Response: Understood.***

#### **POLICE**

Compliance-No Comments

#### **PUBLIC SAFETY/911**

Compliance-No Comments

#### **PUBLIC WORKS & ENGINEERING**

Revise/Resubmit-Comments

1. Please note: the master stormwater pond will need to be placed in its own tract to be owned and maintained by the homeowner association. This will need to be constructed with Phase 1 improvements and will affect the proposed phasing lines. Please revise as needed.

***Response: Notes have been added to the phasing plan to indicate construction of the stormwater pond within phase 1. As this property is to be developed as multi-family apartments and not fee-simple units, the pond will be maintained by the master property owner.***

2. Please note: fee-simple lots will need to be located adjacent to roadways built to City standards. Also, parking spaces shall not back into the right-of-way/street. Please review the General Residential Parking and Streets sections of the Land Development Code for specific design criteria and revise as needed.

***Response: The property is being developed as multi-family apartments and not fee-simple units. All onsite parking will back into interior drive aisles.***

3. Be advised: trash compactors will be required for development involving buildings with 5 or more units.
4. Additional comments will be forthcoming with the preliminary plat review.

***Response: Understood.***

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

No Comments Received

**TOHO WATER AUTHORITY**

Compliance with Conditions-Comments

1. Ensure while platting they do not plat over existing ones.
2. A Water main line runs along the edge of the property which feeds the subdivision on the northeastern side of the subject site, please ensure adequate easements will be provided.

***Response: Understood. The plat done in conjunction with the PUD Site plan will accommodate any necessary easements.***

Please do not hesitate to contact me should you have any questions or require additional information prior to the scheduled Planning Advisory Board hearing. I may be reached at 407-739-8472 or [Lucie@hciplanning.com](mailto:Lucie@hciplanning.com).

Sincerely,



Lucie Ghioto, AICP  
Director of Planning

Enclosure: Vineland Landings Revised PUD Narrative

Copy: Marc Gauthier, Atlantic Housing

DRC COMMENTS STAFF  
MAKE-UP  
A. CORNELISON



**DRC#16-00099**  
**PUD Zoning/Preliminary Plan-First Review**  
**Vineland Landings**  
Project Rep: Lucie Ghioto

DEVELOPMENT REVIEW COMMITTEE – August 9, 2016

**DEPARTMENT REPRESENTATIVES:**

**AVIATION:** 407-518-2516  
Terry Lloyd

**POLICE:** 407-518-3227  
LT. James Napier  
Pamela Morgan

**BUILDING DIVISION:** 407-518-2120  
Juan F. Hernandez  
Juan C. Hernandez

**PLANNING DIVISION:** 407-518-2140  
John Hambley  
Ashley Cornelison

**FIRE:** 407-518-2202  
Donna Mussler  
James Trimble

**PUBLIC WORKS & ENGINEERING:** 407-518-2170  
Ryan Birks-Kilman  
Azim Hosein  
Jody Kirkendall (Sanitation) - 407-518-2651

**PARKS & RECREATION:** 407-518-2501  
Steve Lackey  
Deborah Fales

**ADDITIONAL AGENCY REPRESENTATIVES:**

**FLORIDA DEPARTMENT OF  
TRANSPORTATION (FDOT):**  
407-858-5900

**OSCEOLA COUNTY SCHOOLS:**

Rhonda Blake – 407-518-2954  
Brian Kepner – 407-518-2964

**KISSIMMEE UTILITY AUTHORITY  
(KUA):**

Bill Fisher – 407-933-7777, ext. 6647

**PUBLIC SAFETY, 911 ADMINISTRATION:**

Denise Wilson – 407-742-5910

**OSCEOLA COUNTY HEALTH:**  
Bret Smith – 407-742-8606

**TOHO WATER AUTHORITY:**  
Louis Murray - 407-944-5000

**OSCEOLA COUNTY PLANNING:**  
407-742-0200

**SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT (SFWMD):**  
Mark Daron – 407-858-6100

**DEVELOPMENT REVIEW COMMITTEE COMMENTS**

To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

**AVIATION**

Compliance-No Comments

**BUILDING DIVISION**

Compliance-No Comments

**FIRE**

Compliance-No Comments

**KISSIMMEE UTILITY AUTHORITY**

Compliance-No Comments

**OSCEOLA COUNTY PLANNING DEPARTMENT**

Compliance-No Comments

**OSCEOLA COUNTY SCHOOL BOARD**

See Attached School Capacity Report → SEND BRIAN KEPNER'S CONTACT INFORMATION.

**PARKS & RECREATION**

Compliance-No Comments

**PLANNING DIVISION**

Compliance with Conditions-Comments

FROM OSCEOLA COUNTY

1. On the Zoning Map provided with this application, there are asterisks next to some of the districts in the legend. Please clarify what the asterisk is intended to reference.
2. A recreation/open space plan will be required with the PUD Site Plan submittal.
3. A detailed tree survey will be required with the PUD Site Plan submittal.
4. The narrative states that there will be two access points. Both are shown on concept 1, but not concept 2. Please clarify? WILL CLARIFY
5. Are there any provisions for Home Occupational Licenses? If not, please place a note within the PUD narrative that signage will comply with the Land Development Code and City of Kissimmee Ordinances.
6. Are any special signage standards proposed? If not, please place a note within the PUD narrative that signage will comply with the Land Development Code and City of Kissimmee Ordinances.

7. Building elevations shall be provided with the PUD Site Plan and must be approved prior to DRC approval.
8. Please add the project number DRC 16-00099 to the cover of the narrative.
9. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Ashley Cornelison at 407-518-2141 of the Development Services Planning Division for Mobility fees and Ray Biron at 407-944-5000 of the Toho Water Authority for water/sewer impact fees.
10. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

**POLICE**

Compliance-No Comments

**PUBLIC SAFETY/911**

Compliance-No Comments

**PUBLIC WORKS & ENGINEERING**

Revise/Resubmit-Comments

**Comments to be addressed prior to DRC approval**

1. Please note: the master stormwater pond will need to be placed in its own tract to be owned and maintained by the homeowner association. This will need to be constructed with Phase 1 improvements and will affect the proposed phasing lines. Please revise as needed.
2. Please note: fee-simple lots will need to be located adjacent to roadways built to City standards. Also, parking spaces shall not back into the right-of-way/street. Please review the General Residential Parking and Streets sections of the Land Development Code for specific design criteria and revise as needed.

**Conditions of DRC approval**

3. Be advised: trash compactors will be required for development involving buildings with 5 or more units.
4. Additional comments will be forthcoming with the preliminary plat review.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

No Comments Received

**TOHO WATER AUTHORITY**

Compliance with Conditions-Comments

1. Ensure while platting they do not plat over existing ones.

ALL APARTMENTS, WILL NOT BE FEE SIMPLE

→ PHASE 1 IMPROVEMENTS

2. A Water main line runs along the edge of the property which feeds the subdivision on the northeastern side of the subject site, please ensure adequate easements will be provided.

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**  
**PLANNING SERVICES DEPARTMENT**  
**SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK**

**Date:** 8/1/16  
**SDOC #:** 2016/17-0023  
**Jurisdiction:** Kissimmee  
**DRC #:** 16-00099  
**Project Name:** Vineland Landings Zoning Amendment  
**Project Location:** Old Vineland Road  
**Comments Due Date:** 8/3/16  
**AC:** 25.18

**Current FLU:** SF-MDR  
**Requested FLU:** MF-MDR  
**Current Zoning:** RA-4  
**Requested Zoning:** RPUD  
**PID:** 13-25-28-00U0-0140-0000  
13-25-28-00U0-0145-0000  
18-25-29-00U0-0080-0000

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1. - 6.7. of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.[2012]). "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2916.

**Total Proposed Units by Type**

|                        |                            |                              |
|------------------------|----------------------------|------------------------------|
| <b>SF/TH</b> <u>0</u>  | <b>MF/Condo</b> <u>377</u> | <b>MH</b> <u>0</u>           |
| Single Family/Townhome | Multi-Family/Condo         | Mobile-Home                  |
| <b>STR</b> <u>0</u>    | <b>HOP</b> <u>0</u>        | <b>AWH</b> <u>0</u>          |
| Short Term Rental      | Housing for Older Persons  | Affordable-Workforce Housing |

**Estimated Number of New Students Generated by Proposed Development**

|                              |                               |                              |
|------------------------------|-------------------------------|------------------------------|
| <b>Elem. (K-5)</b> <u>43</u> | <b>Middle (6-8)</b> <u>20</u> | <b>High (9-12)</b> <u>26</u> |
|------------------------------|-------------------------------|------------------------------|

**Student Generation Calculations**

Example Calculation: 100 (SF Units) x 0.173 (Elem. Rate) = 18 (Students)

| Unit Types  |           |          |    |
|-------------|-----------|----------|----|
| Total Units | SF/TH/STR | MF/Condo | MH |
| 377         | 0         | 377      | 0  |

| Student Generations Rates |       |       |       |
|---------------------------|-------|-------|-------|
| Elem. (K-5)               | 0.173 | 0.113 | 0.108 |
| Middle (6-8)              | 0.091 | 0.052 | 0.049 |
| High (9-12)               | 0.143 | 0.068 | 0.062 |

| Total Students |
|----------------|
| 43             |
| 20             |
| 26             |

**Level of Service (LOS)**

| School Boundaries Impacted | 2015-16 |                            |                          | 2018-2019             |                           |                         |
|----------------------------|---------|----------------------------|--------------------------|-----------------------|---------------------------|-------------------------|
|                            | COFTE   | Permanent Student Capacity | Current Level of Service | 3 YR. Projected COFTE | Projected COFTE w/ Impact | Projected LOS w/ Impact |
| FRES                       | 906     | 1,062                      | 85%                      | 905                   | 1,206                     | 114%                    |
| KMMS                       | 1,261   | 1,669                      | 76%                      | 1,453                 | 1,642                     | 98%                     |
| CLHS                       | 2,274   | 2,598                      | 88%                      | 2,278                 | 2,816                     | 108%                    |

**Comments**

Kissimmee Middle School currently has ten (10) relocatables on site to accommodate its existing enrollment.

Celebration High School currently has four (4) relocatables on site to accommodate its existing enrollment.

Flora Ridge Elementary School and Celebration High School are projected **NOT** to have capacity, and Kissimmee Middle School is projected to have cacapcity to serve the potential students generated through school year 2018/2019.

The adopted 5 Year Facilities Work Plan does not indicate any new capacity to be built within this Planning Area.

School impacts are based on the requested residential units proposed in this RPUD development application. This report is provided as a planning tool for use by the public and reflects the DOE COFTE, projected enrollment and school capacities.

## NOTICE OF PUBLIC HEARING 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. 2038 for the property described herein:

FROM: **RA-4 (Single Family Residential) – City**

TO: **RPUD (Residential Planned Unit Development) - City**

The subject properties are located at **2015 Old Vineland Rd. Parcel ID: 13-25-28-00U0-0145-0000; 13-25-28-00U0-0140-0000; 18-25-29-00U0-0080-0000**

Legal Description:

Parcel 1: BEG 488 FT S OF NE COR OF SE 1/4 OF NE 1/4, S 753.6 FT, W 504.2 FT, N 753.5 FT, E 504.2 FT TO POB ORD 1561

Parcel 2: BEG AT SW COR OF NW 1/4, E 159 FT, N 429 FT, E 33 FT, N 351 FT, W 192 FT, S 780 FT ORD# 1561

Parcel 3: BEG 1241.6 FT S OF NE COR OF SE 1/4 OF NE 1/4, S 971.5 FT, S 32 DEG E 239.1 FT, W 590.1 FT TO R/W SR 530, NLY ALONG R/W 1073.2 FT TO N/L OF SE1/4, E 76.6 FT, N 110.5 FT, E 504.2 FT TO POB & VACATED RAILROAD R/W ORD 1561

**PROPOSED ORDINANCE NO. 16-24: Vineland Landings:** AN ORDINANCE AMENDING ORDINANCE NO. 2038 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 meet to consider their recommendation on said request on **Wednesday, September 7, 2016 at 6:00 P.M.** in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida, 34741.

All interested parties may appear and be heard on the above dates. Written opinion will be received until **5:00 P.M., Wednesday, September 7, 2016.** Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140.

**Reference # DRC 16-00099**  
**Vineland Landings**

**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.



## 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:

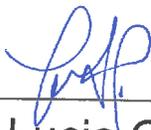
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ 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: Vineland Landings DRC# \_\_\_\_\_

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

Agent Signature:  Date: 7/22/16

Agent Name (Print): Lucie Ghioto

Property Owner Signature:  Date: 7/20/2016

Property Owner Name (Print): W. Scott Culp, Manager



**CITY OF KISSIMMEE  
APPLICATION FOR DEVELOPMENT REVIEW**



**PROJECT**

Name of Project: Vineland Landings  
Location (Address if possible): 2015 Old Vineland Road  
Parcel ID#: 13-25-28-00U0-0145-0000; 13-25-28-00U0-0140-0000; 18-25-29-00U0-0080-0000

**APPLICANT**

Name: Marc Gauthier  
Firm: Southern Investment Group, LLLP  
Address: 200 East Canton Avenue, Suite 102, Winter Park FL 32789  
Phone: (407) 741 - 8666 Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_ E-Mail: m.gauthier@atlantichousing.com

**AGENT (Contact Person)**

Name: Lucie Ghioto, AICP  
Firm: HCi Planning  
Address: 100 E Sybelia Avenue, Suite 375, Maitland FL 32751  
Phone: (407) 739 - 8472 Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_ E-Mail: Lucie@hciplanning.com

**OWNER**

Name: Charles Cordes  
Firm: \_\_\_\_\_  
Address: 782 Shipwatch Drive East, Jacksonville FL 32225  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_ E-Mail: \_\_\_\_\_

**LEGAL DESCRIPTION/LOCATION**

See attached legal description

**NOTE:** Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.

|                                   |                                      |                               |                            |
|-----------------------------------|--------------------------------------|-------------------------------|----------------------------|
| <b>FOR OFFICE USE ONLY</b>        |                                      |                               |                            |
| REQUEST <u>PUD ZONING</u>         |                                      | FEE COLLECTED <u>3,936.00</u> |                            |
| DATE <u>07/22/2016</u>            | REC'D BY <u>[Signature]</u>          | DRC # <u>16-00099</u>         | DRC DATE <u>08/09/2016</u> |
| SUFFICIENCY REVIEW (Y/N) <u>Y</u> | PROJECT MANAGER <u>A. CORNELISON</u> |                               |                            |



**CITY OF KISSIMMEE  
ZONING MAP AMENDMENT APPLICATION**

Project Name: Old Vineland Multifamily

Is subject property currently located in the City? (Circle One)  YES  NO

Current City or Osceola County zoning district designation: RA-4 (Single Family Residential)

Is this request in conjunction with an annexation or land use change request? (Circle One)  YES  NO

If so, what is the current land use map designation prior to the annexation or land use change:

Single Family - Medium Density Residential

What land use is proposed for the annexation or land use change: Multifamily-Medium Density Residential

*(A Land Use amendment application is required to be submitted if change of land use is also requested)*

Requested zoning district designation: RPUD

To be rezoned for the following specific use or uses: Traditional and/or age restricted multi-family residential

Size (acres) of land included in the request: 25.18 Acres

State the reasons why the proposed zoning map change of the property would be appropriate for the property and also the surrounding areas: The establishment of an RPUD zoning would allow for the property to be developed in a manner that maximizes the ability to preserve existing tree canopy and provide an adequate

transition between commercial and low density residential through creative site design and clustering of density.

Ownership: When was the deed to this property last recorded? Date: 08/06/15

Official Record of Deed Book: 2474 Page: 2477-2485

What covenants, deed restrictions or other private agreement(s) regulate the use and development of this property? \_\_\_\_\_

**Supportive Material Required for All Zoning Requests**

*Development Report:* The City requires the applicant to submit a report to include findings regarding compatibility with the Comprehensive Plan, justification for the proposed amendment, location map of the subject property, and map indicating the Future Land Use and zoning designations for the subject and adjacent properties.

**Additional Material Required for All Planned Unit Development Zoning Requests**

*Preliminary Plan:* The City requires the applicant to submit a preliminary plan at an appropriate size scale. The objectives of this requirement are to ensure that the development of the property will occur according to the limitations of housing types, uses, site design, density, building coverage, improvement standards, and construction phasing. See attached preliminary plan checklist for a list of items to be included on the plans.

*Ownership and Control:* The applicant shall agree to the following:

- (a) *Conditions:* To proceed with the proposed development according to the provisions of the Land Development Code, the conditions attached to the rezoning of the property, and the approved preliminary

plan.

(b) *Legal Documents:* To provide agreements, contracts, covenants, deed restrictions, or sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be operated or maintained at public expense or through a property owner's association.

(c) *City Review:* To bind successors in title to any of the commitments made under the above. All agreements and evidence of unified control shall be examined by City Staff, and no rezoning of land shall be adopted without a certification by the City Attorney that such agreements and evidence on unified control meet the requirements of the Land Development Code. Unified control shall be maintained for each phase until all required infrastructure improvements for the phase are completed or suitably guaranteed.

(d) *Property Owner's or Condominium Association:* The common open space shall be administered by the City or through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- Owner of the property described herein
- Party to an agreement for purchase of this property
- An agent for the owner or purchase of this property
- Other \_\_\_\_\_

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Date: 7/22/16

Printed Name: Lucie Galindo

Signature: 

**Note:** The applicant will need to attend all city meetings or the request will not be considered. Applicant may be required to provide additional data and analysis during the review process to support this proposed request. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m. Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.

**Approximate Review Time for a Zoning Map Amendment Request:**

| Review Type   | Progressive Review Time |
|---|-------------------------|
| - Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.) |                         |
| - Development Review Committee meeting with the applicant * - 2 weeks   | 2 Weeks                 |
| - 14 day notification period for advertisement - 2 weeks  | 4 Weeks                 |
| - Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)                                       |                         |
| - 10 day notification period for advertisement – 10 days  | 5 ½ Weeks               |
| - City Commission meeting (meets every 1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday)   | 6 Weeks                 |
| <b>Approximate Time of Review Total</b>   | <b>6 - 8 Weeks *</b>    |

\* Estimations may vary. Dependent upon necessary revisions, resubmittals, required advertisement dates, and any other required documentation.



**CITY OF KISSIMMEE  
PRELIMINARY PLAN CHECKLIST\***

Project Name: Vineland Landings

Subject Property Address: 2015 Old Vineland Road

Subject Property Parcel ID #: 13-25-28-00U0-0145-0000; 13-25-28-00U0-0140-0000; 18-25-29-00U0-01

A zoning map or PUD amendment application will need to accompany this checklist.

Written Information: The following information is required and where appropriate included on required maps:

X 14-2--50(E)(1)(a) Developer Info: Name, address and phone number of owner, developer and agent.

X 14-2-50(E)(1)(b) Evidence of Ownership or Control of Property: Material present evidence of ownership or control as required by Section 14-2-50(B).

X 14-2-50(E)(1)(c) PUD Objectives: A statement describing the objectives and characteristics of the development and indicating intent regarding the future selling or leasing of portions of the development.

X 14-2-50(E)(1)(d) Use List: A list of proposed land uses and locations on the site where each use would be allowed to occur.

X 14-2-50(E)(1)(e) Site Development Standards: A detailed list of proposed site development standards and locations of the site where each standard will apply. Standards include, but not limited to max building ht., min. lot width, yd. sizes, residential lot area, residential densities, lot coverage, and the gross floor area of non-residential uses.

**PUD DENSITY WORKSHEET**

|  | Required             | Proposed                        |
|--|----------------------|---------------------------------|
| 1. Total Project Size (Gross Acreage of Development)   |                      | <u>25.18</u> Acres              |
| 2. Total Wetlands Size   |                      | <u>0</u> Acres                  |
| 3. Net Developable Acreage (Line 1 - Line 2)   |                      | <u>25.18</u> Acres              |
| 4. Density Rate (Maximum allowed u/a per land use)   | <u>20</u> Units/Acre |                                 |
| 5. Maximum Net Density (Line 3 X Line 4)   | <u>503</u> Units     | <u>377</u> Units                |
| 6. Allowable Density Without Bonuses (75% of Line 5)   | <u>377</u> Units     |                                 |
| 7. Units Per Density Bonus (5% of Line 5)  | <u>25</u> Units      |                                 |
| 8. Density Bonus Needed to Get Proposed # of Units<br>(Proposed – Required in Line 6) (Line 7) |                      | <u>0</u> Density Bonus Needed** |

\*\*If density bonuses are needed, provide a listing of all density bonuses proposed in accordance with Section 14-2-50(D)(4).

X 14-2-50(E)(1)(f) Computations: A table of land use distribution showing proposed uses, acreage by land use, and number of units and density of each residential area, the entire project and the gross floor area of non-residential uses.

X 14-2-50(E)(1)(g) Phasing: Statement of the desired phasing, including approximate timing, and

rationale of the phasing.

X 14-2-50(E)(1)(h)Concurrency: Proof of concurrency as required in 14-2-174.

Mapping of Existing Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

X 14-2-50(E)(2)(a)Vicinity Map: The location of the planned unit development site in relation to existing streets.

X 14-2-50(E)(2)(b)Boundary Survey/Legal Description: Prepared by a surveyor registered in the state.

X 14-2-50(E)(2)(c)Topographic Survey: Approximate topo defining the character of the land.

X 14-2-50(E)(2)(d)*Land Use Characteristics:* The Comprehensive Plan future land use designations, zoning classifications, and existing land uses for the site and all properties within 100 ft. of property lines and adjacent rights-of-way.

X 14-2-50(E)(2)(e)*Soils:* Hydric soils, as identified by the Soil Survey of Osceola County Area, Florida shall be presented.

X 14-2-50(E)(2)(f)*Existing Site Features:* The location of all existing structures, rights-of-way, easements and other natural and man-made features on site and within 100 ft. of the property lines and adjacent rights-of-way.

Mapping of Proposed Features: One or more maps and surveys showing the following for the entire tract at a scale of no less than 1 in. = 100 ft. (except the vicinity map), prepared by the appropriate combination of qualified professionals:

X 14-2-50(E)(3)(a)*Schematic Design:* A schematic representation of proposed land uses (including common open space), conceptual building locations, parking lots, and driveway entrances and exits.

### PUD OPEN SPACE REQUIREMENT WORKSHEET

|   | Required   | Proposed    |
|---|------------|-------------|
| A. Total Project Size (Buildable Acreage of Development)  |            | 25.18 Acres |
| B. Total Open Space Required (25% of total in Line A)   | 6.3 Acres  | 6.3 Acres   |
| Minimum Recreation Area Breakdown<br>(For Multi-Family and Townhouse Only)                                      |            |             |
| C. Active Recreation Area – Whichever is greater<br>(3% of total in Line A) or (150 sq ft of rec area per unit) | 1.3 Acres  | 1.3 Acres   |
| D. Passive Recreation Area (15% of total in Line A)   | 3.78 Acres | 3.78 Acres  |

### Maximum Pond Usage Allowed (For Entire Development)

E. Retention Pond Area Used (Max 25% of total in Line B) 1.57 Acres 1.57 Acres

X 14-2-50(E)(3)(b)*Streets:* A delineation of proposed roads with the functional classification of streets and an indication of required off-site street improvements.

X 14-2-50(E)(3)(c)*Drainage:* A schematic depiction of existing and proposed surface water management elements, including wetlands and major detention facilities.

X  
14-2-50(E)(3)(d) *Community Facilities*: The general location and size of any community facility included within the development such as parks, community centers, etc.

X  
14-2-50(E)(3)(e) *Phasing*: Any proposed phasing of the project.

### TRADITIONAL NEIGHBORHOOD DESIGN SUBDIVISIONS

The following items shall also be included as part of a preliminary plan for TND (Traditional Neighborhood Design) subdivisions:

NA  
14-2-53(B)(1)&(4) *Land Use*: A delineation of similar land uses within the same land use category facing across street(s) and dissimilar uses, when adjacent, abutting at rear lot lines. When authorized by the land use classification, each neighborhood may provide areas of mixed use (residential & commercial) buildings, with residential uses generally located on the second floor and above, encouraging the clustering of living, working, recreation, shopping and civic uses by design.

NA  
14-2-53(B)(2) *Land Use*: A delineation of required clubhouse or community center and sufficient surrounding open space to form a neighborhood square within 1,000 feet of the geographic center of each neighborhood. Non-residential uses are encouraged to be located within this area where appropriate given the land use classification of the area.

NA  
14-2-53(B)(3) *Land Use*: A schematic depiction that all neighborhoods are limited in size or shape to allow residents to walk to the neighborhood square in 5 to 10 minutes (generally 1,320 feet or less). Each neighborhood shall be small enough so that at least 95% of the housing units are within 1,320 feet of the neighborhood square.

NA  
14-2-53(C)(1)&(2) *Streets & Alleys*: A delineation of all streets and alleys accessing all lots and townhouse lots. Where alleys are provided, a continuous network of alleys to the rear of lots within the development shall be provided. Cul-de-sacs, gated or dead-end streets are not permitted within the development.

NA  
14-2-53(C)(3) *Street & Alley Widths*: A schematic depiction of the 24 foot width for all rights-of-way and of the 20 foot width for pavement for all bi-directional alleys. A minimum of 16 feet for rights-of-way and 12 feet for pavement width for one-way alleys.

NA  
14-2-53(C)(4)&(5) *Paths*: A schematic depiction of all sidewalks, bicycles, and pedestrian paths connecting between all residences, shopping, employment and recreation within and adjacent to the neighborhood. Sidewalks abutting all residential lots shall be separated from the edge of pavement by a minimum 6 foot wide planting strip and designed to accommodate street trees, street lighting, fire hydrants and other required infrastructure.

NA  
14-2-53(C)(6)&(11) *Streets & Alleys*: Delineation of curbing for streets and alleys. Curbing for streets shall be raised Type F style curbs and may be drop curb or shoulder gutter style (i.e. Miami curbs) for alleys. No block shall be more than 480 feet in length without a dedicated alley or pedestrian pathway providing through access.

NA  
14-2-53(C)(7) *Street & Alley Lighting*: Location of lighting along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and compliance with illumination standards adopted by the City. Street lighting structures shall not exceed 18 feet in height to avoid conflicts with street trees and to provide pedestrian scale lighting. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible.

NA  
14-2-53(C)(8) *Traffic Calming Measures*: Location of traffic circles or streets paved with bricks or pavers.

NA  
14-53(C)(9)&(D)(11) *Street Trees*: Delineation of street trees planted in the rights-of-way parallel to the

street along all streets at a maximum average spacing of 35 feet on center. Trees shall be planted on both sides of the street within the planting strip between sidewalks and street curbs. The remaining required tree for each lot can be provided in the rear yard.

NA

14-2-53(C)(10)&(D)(9)*Utility/Equipment*: Delineation of mechanical equipment including utility cabinets, transformers and the like, within alley rights-of-way or within easements that are not visible from the street right-of-way. Above grade mechanical equipment shall be fully screened from view through landscaping or alternative visual screening. Heating, air conditioning and ventilation systems shall be screened from the street.

NA

14-2-53(D)(1)&(2)*Lots & Buildings*: A schematic depiction of residential dwelling building setback at a minimum of 5-20 feet from the front lot line. Variation in building setbacks along each block is encouraged. Consistent build-to lines shall be established for non-residential multi-family and mixed use buildings along all streets and public space frontages. This build-to line shall determine the width and ratio of enclosure desired for each street or public space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.

NA

14-2-53(D)(3)&(4)*Buildings*: Depiction indicating that all buildings have their main entrance opening to a street. Delineation of setbacks for any stoop, colonnade, awning, projecting sign and open-sided porch which could encroach up to 10 feet into the front setback. In no case, such elements shall be setback less than 5 feet from front property line.

NA

14-2-53(D)(5)*Porches*: Location of front porches or patios suitable in size to accommodate seating for the dwelling's occupants for a minimum of 50% of all proposed residential dwelling units.

NA

14-2-53(D)(6)*Garages*: A schematic depiction of garages or carports with openings for vehicles facing the front lot line, at least 20 feet behind the front setback of the principal structure. No more than one-third of the total linear frontage of the front façade of the principal structure shall be comprised of garage door or carport openings. Attached garages or carports within openings facing the side, street side or rear lot line shall be subject to the setbacks established for the principal structures. Detached garages or carports shall be setback at least 10 feet behind the principal structure.

NA

14-2-53(D)(7)*Elevations*: Depiction that all residential dwellings are raised a minimum of 18 inches from finished exterior finished grade.

NA

14-2-53(D)(8)*Building Style*: Depiction of variation of building designs and architectural styles within the project.

NA

14-2-53(D)(10)*Solid Waste*: Location of solid waste, recycling and yard trash containers for non-residential lots, multi-family and mixed use structures to be located in parking areas or in a location remote from the street. Depiction of containers to be screened by a minimum 6-foot high enclosure constructed in materials which are consistent with the adopted architectural style of the development.

NA

14-2-53(E)(1)-(4)*Parking*: A schematic depiction of individual driveways for single family, duplex, triplex and townhouse residential structures for two off-street parking spaces of at least 8 feet by 18 feet in size. Parking lots for non-residential and multi-family structures shall be provided at the ratio outlined in Section 14-2-78(D) and be located behind or to the side of the principal structures which front on a street.

\*Procedures and Requirements for Rezoning for RPUD and SRPUD as well as MUPUD with the exception that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building sq. ft. constructed if the area with the residential component has been assigned a residential land use classification on the Future Land Use Map of the Comp Plan.

The applicant shall submit 15 copies of the preliminary plan, this checklist, and supporting documents meeting

the requirements of the LDC. This application will be processed like any other rezoning request.

I certify that all of the information listed above has been provided if applicable on the preliminary plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed:  Date: 7/22/16

Please Note: This list is provided to ensure that all preliminary plans submitted are uniform and contain the minimum information required for review under Sections 14-2-50 & 53 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning preliminary plan review to the City of Kissimmee Development Services Department at (407) 518-2140.

## FULL LEGAL DESCRIPTION – VINELAND LANDINGS

**PARCEL 1:** Beginning 1241.6 feet South of Northeast Corner of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  Beginning 1241.6 feet South of Northeast Corner of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, run South 971.5 feet, South 32 degrees East 239.1 feet, West 590.1 feet to Right of Way SR 530, Northerly along Right of Way 1073.2 feet to North line of Southeast  $\frac{1}{4}$  East 76.6 feet, North 110.5 feet, East 504.2 feet to Point of Beginning and vacated Railroad Right of Way. (Parcel 13-25-28-00U0-0140-0000)

**PARCEL 2:** Beginning 488 feet South of Northeast corner of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  Beginning 488 feet South of Northeast corner of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, run South 753.6 feet, West 504.2 feet, North 753.5 feet, East 504.2 feet to Point of Beginning. (Parcel 13-25-28-00U0-1045-0000)

**PARCEL 3:** Beginning Southwest corner of Northwest  $\frac{1}{4}$  of Section 18, Township 25 South, Beginning Southwest corner of Northwest  $\frac{1}{4}$  of Section 18, Township 25 South, Range 29 East, Osceola County, Florida, run East 159 feet, North 429 feet, East 33 feet, North 351 feet, West 192 feet, South 780 feet to Point of Beginning. (Parcel 18-25-29-00U0-0080-0000)

Less the Following:

### LEGAL DESCRIPTION LESS OUT-1 (BABB ROAD RIGHT OF WAY)

A portion of Babb Road lying within the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, thence run S00°34'49"E, along the East line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, a distance of 462.02 feet to a point on the South right of way line of White Oak Circle being the POINT OF BEGINNING; thence run S88°59'01"W, a distance of 6.63 feet; thence run S00°50'10"E, a distance of 24.85 feet; thence run S89°56'13"W, a distance of 497.62 feet; thence run S00°35'22"E, a distance of 753.99 feet; thence run S00°00'00"E, a distance of 38.20 feet; thence run N58°52'50"E, a distance of 24.60 feet; thence run N00°40'16"E, a distance of 687.87 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 50.00 feet and a Central Angle of 89°36'00"; thence run Northeasterly along the Arc of said curve, a distance of 78.19 feet (Chord Bearing = N45°28'16"E, Chord = 70.46 feet) to the Point of Tangency thereof; thence run S89°43'44"E, a distance of 417.48 feet; thence run N00°34'49"W, a distance of 69.70 feet to the POINT OF BEGINNING.

Containing 1.01 acres, more or less.

**LEGAL DESCRIPTION LESS OUT-2 (OLD VINELAND ROAD RIGHT OF WAY)** A portion of Old Vineland Road lying within the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of Section 18, Township 25 South, Range 29 East, Osceola County, Florida, thence run S01°08'59"W, a distance of 110.43 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence run S00°23'52"W, a distance of 865.34 feet, to a point on the Westerly right of way line of the 30' wide Midland Railroad; thence run S31°51'50"E, along said Westerly right of way line, a distance of 233.21 feet; thence run S89°59'54"W, a distance of 566.33 feet to the Point of Beginning, said point lying 48' East of the centerline of Old Vineland Road; thence run the following (4) courses along a line lying 48' East of the centerline of Old Vineland Road, N13°05'05"W, a distance of 377.27 feet to the Point of Curvature of a curve concave to the East, having a Radius of 392.00 feet and a Central Angle of

12°44'16"; thence run Northerly along the Arc of said curve, a distance of 87.15 feet (Chord Bearing = N06°42'57"W, Chord = 86.97 feet) to the Point of Tangency thereof; thence run N00°20'49"W, a distance of 544.62 feet to the Point of Curvature of a curve concave to the West, having a Radius of 348.00 feet and a Central Angle of 10°33'29"; thence run Northerly along the Arc of said curve, a distance of 64.13 feet (Chord Bearing = N05°37'33"W, Chord = 64.04 feet) to a Point on the North line of the Southeast 1/4 of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence, departing said line, run S89°52'28"W, along said North line, a distance of 49.00 feet to the centerline of Old Vineland Road and to a point on a non tangent curve, concave to the West, having a Radius of 300.00 feet and a Central Angle of 12°18'32"; thence run the following (4) courses along the centerline of Old Vineland Road thence run Southerly along the arc of said curve, a distance of 64.45 feet (Chord Bearing = S06°30'05"E, Chord = 64.32 feet) to a point; thence run S00°20'49"E, a distance of 544.62 feet to the Point of Curvature of a curve concave to the East, having a Radius of 440.00 feet and a Central Angle of 12°44'16"; thence run Southerly along the Arc of said curve, a distance of 97.82 feet (Chord Bearing = S06°42'57"E, Chord = 97.62 feet) to the Point of Tangency thereof; thence run S13°05'05"E, a distance of 366.12 feet; thence run N89°59'54"E, departing said centerline, a distance of 49.28 feet to the POINT OF BEGINNING.

Containing 1.18 acres, more or less.

LEGAL DESCRIPTION OVERALL (AS PREPARED BY SURVEYOR) A parcel of land lying in a portion of Section 13, Township 25 South, Range 28 East and Section 18, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of Section 18, Township 25 South, Range 29 East, Osceola County, Florida, thence run S01°08'59"W, a distance of 110.43 feet to a point on the North line of the Southeast 1/4 of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence run S00°23'52"W, a distance of 865.34 feet; thence run S31°51'50"E, a distance of 233.21 feet; thence run S89°59'54"W, a distance of 566.33 feet; thence run N13°05'05"W, a distance of 377.27 feet to the Point of Curvature of a curve concave to the East, having a Radius of 392.00 feet and a Central Angle of 12°44'16"; thence run Northerly along the Arc of said curve, a distance of 87.15 feet (Chord Bearing = N06°42'57"W, Chord = 86.97 feet) to the Point of Tangency thereof; thence run N00°20'49"W, a distance of 544.62 feet to the Point of Curvature of a curve concave to the West, having a Radius of 348.00 feet and a Central Angle of 10°33'29"; thence run Northerly along the Arc of said curve, a distance of 64.13 feet (Chord Bearing = N05°37'33"W, Chord = 64.04 feet) to a Point on the North line of the Southeast 1/4 of Section 13, Township 25 South, Range 28 East, Osceola County, Florida; thence run N89°52'28"E, along said North line, a distance of 52.59 feet; thence run N00°00'00"E, a distance of 73.07 feet; thence run N58°52'50"E, a distance of 24.60 feet; thence run N00°40'16"E, a distance of 687.87 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 50.00 feet and a Central Angle of 89°36'00"; thence run Northeasterly along the Arc of said curve, a distance of 78.19 feet (Chord Bearing = N45°28'16"E, Chord = 70.46 feet) to the Point of Tangency thereof; thence run S89°43'44"E, a distance of 417.48 feet; thence run N00°34'49"W, a distance of 69.70 feet; thence run N88°59'01"E, a distance of 192.00 feet; thence run S00°34'49"E, a distance of 349.86 feet; thence run S88°40'00"W, a distance of 33.00 feet; thence run S00°34'49"E, a distance of 431.97 feet; thence run S89°58'22"W, a distance of 159.00 feet to the POINT OF BEGINNING.

Containing 25.18 acres, more or less.

SHIPWATCH KISSIMMEE 1, LLC  
782 SHIPWATCH DRIVE EAST  
JACKSONVILLE, FLORIDA 32225

July 13, 2016

City of Kissimmee  
Development Services Department  
101 Church Street  
Kissimmee, FL 34741

Re: Agent Authorization – Vineland Landings

Dear Sir or Madam,

I, CHARLES H CORDES, hear by authorize SOUTHERN INVESTMENT GROUP, LLLP, and any consultants he contracts to perform such work, to pursue any processes necessary with the City of Kissimmee to establish a PUD Zoning designation on the property located at **2015 Old Vineland Road, Parcel ID's #18-25-29-00U0-0080-0000, #13-25-28-00U0-0145-0000, and #13-25-28-00U0-0140-0000**, Kissimmee, Florida.

Please feel free to contact me at (407)456-1262 with any questions.

Sincerely,



Charles H Cordes

Manager

Shipwatch Kissimmee 1, LLC

# *Southern Investment Group, L.L.L.P.*

July 20, 2016

City of Kissimmee  
Development Services Department  
101 Church Street  
Kissimmee, FL 34741

Re: Agent Authorization – Vineland Landings

Dear Sir or Madam,

I, Southern Investment Group, L.L.L.P., hereby authorize Lucie Ghioto, and any consultants he contracts to perform such work, to pursue any processes necessary with the City of Kissimmee to establish a PUD Zoning designation on the property located at 2015 Old Vineland Road, Parcel ID's #18-25-29-00U0-0080-0000, #13-25-28-00U0-0145-0000 and #13-25-28-00U0-0140-0000, Kissimmee, Florida.

Please feel free to contact me at (407) 741-8514 with any questions.

Sincerely,



W. Scott Culp, Manager

Southern Investment Group, L.L.L.P., a Florida limited liability limited partnership

By: Southern Investment Group Managers, L.L.C., a Florida limited liability company, its general partner