

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, November 16, 2016
6:00 P.M.**

- I MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
- II MINUTES
- III OLD BUSINESS
- IV NEW BUSINESS
 - A. Oak Plantation; DRC#16-142, change the zoning from MUPUD (Mixed Use Planned Unit Development) to HC (Highway Commercial).
- 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, September 7, 2016
6:00 P.M.**

MEMBERS

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

STAFF

Ashley Cornelison, 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 August 17, 2016 P.A.B. Meeting. Seconded by Member McCoy.

Chairman Hemphill	Aye	Member Oehler	Aye
Vice Chairman Kapp	Aye	Member McCoy	Aye
Member Buxton	Aye		

Motion carried 5-0.

III OLD BUSINESS

None

IV NEW BUSINESS

A. Vineland Landings, Land Use Map Amendment (Large Scale), DRC#16-098

Planner Cornelison stated that this is a request for a Land Use Map Amendment (Large Scale) to amend the Future Land Use of these properties from SF-MDR(Single Family

Medium Density Residential to MF-MDR (Multiple Family Medium Density Residential). The subject properties are located at 2015 Old Vineland Rd.

Planner Cornelison stated that the proposed Comprehensive Plan designation is intended to provide a good transition from the more intense uses to the less intense.

Planner Cornelison stated that where these properties are located there is a lot of tourist commercial in the County and there is also Medium Density Residential in the City so this is a good location to provide a good buffer from the Single Family districts that are to the north and the east to those higher intensity uses to the west.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 1 condition.

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

Member Oehler asked if it is listed in the School Board report that there is an age restricted community proposed.

School Board stated that they did not find that information so the report would not have reflected that and if it were to be an aged restricted community the applicant would have to apply for an exemption for the impact fees through the school district in which that would have to be approved by the Superintendent.

Member Buxton asked if there would be any road improvements to the roads or sidewalks.

A traffic study was submitted with this application that was reviewed by the City's consultants and they didn't find that this was going to be much of an impact, but for more details like this would be looked at during the Site Plan stage.

Member Oehler wanted clarification on the Department of Community Affairs process.

Lucie Ghioto, HCI Planning, 100 Sybelia Ave, Maitland, FL 32751 stated that the DCA-(Department of Community Affairs) has transitioned into the DEO-(Department of Economic Opportunity) and they basically act as a coordinating party.

Ms. Ghioto stated that anytime you have a property that is changing Land Use larger than 10 acres it not only goes under local review, but it goes under statewide review, because the larger the property the more potential for impacts that have larger ramifications.

Ms. Ghioto stated that once the request goes to City Commission a document will be sent to the DEO-(Department of Economic Opportunity) who will then send it out to all other Regional and State Agencies that may have a stake in the review and they will review it for any potential impacts to their purview they will amass all those comments or concerns send them back to the City and then the City decides does this warrant any further consideration for the amendment that is proposed and if so it goes back on to the City Commission for that final adoption hearing.

Member Oehler made a motion for approval subject to 2 conditions. Seconded by Vice Chairman Kapp.

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

Chairman Hemphill	Aye	Member Oehler	Aye
Vice Chairman Kapp	Aye	Member McCoy	Aye
Member Buxton	Aye		

Motion carried 5-0.

B. Vineland Landings, Zoning Map Amendment, DRC#16-099

Planner Cornelison stated that this is a request for a Zoning Map Amendment to change the zoning from RA-4(Single Family Residential) to RPUD (Residential Planned Unit Development). The subject properties are located at 2015 Old Vineland Rd.

Planner Cornelison stated that these uses are going to establish multi-family condominium and age-restricted uses for this PUD.

Planner Cornelison stated that the proposed standards and concept plans really do a good job of providing a good transition from the residential to the east and north using the existing foliage on the property to provide that buffer and also preserving as many trees as possible.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 2 conditions.

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.

Lucie Ghioto, HCI Planning, 100 Sybelia Ave, Maitland, FL 3275, stated that with regards to transportation issues there was a significant railroad easement that ran through the center of the property that had been vacated some time ago to Osceola County; the property owner and Osceola County have arranged to vacate that easement in exchange for some additional right-of-way if Osceola County needs to make improvements to the right-of-way in the future.

Vice Chairman Kapp a motion for approval subject to 2 conditions. Seconded by Member Buxton.

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.**

Chairman Hemphill	Aye	Member Oehler	Aye
Vice Chairman Kapp	Aye	Member McCoy	Aye
Member Buxton	Aye	Member Wolff	Aye

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.

Chairman Hemphill, Chairman
Planning Advisory Board

Ashley Cornelison, Senior Planner
Development Services Dept.

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IV NEW BUSINESS

ITEM IV A

PROJECT: Oak Plantation, DRC#16-142

TYPE OF REQUEST: Zoning Map Amendment
 From MUPUD (Mixed Use Planned Unit Development)
 To HC (Highway Commercial)

Existing Overlay District: Vine Overlay (VO)

Requested Use(s): Those uses permitted in the HC (Highway Commercial) zoning district.

LOCATION: 1500 North Hoagland Boulevard
 18-25-29-1808-0001-0020
 18-25-29-1019-0001-0020
 18-25-29-1019-0001-00A0

Site Data	
Size	4.42 acres
Future Land Use Designation	MU-V (Mixed Use Vine)
Zoning District Designation	MUPUD (Mixed Use Planned Unit Development)
Existing Use(s)	Parking Lot
Adjacent Land Use	
North	MU-V (Mixed Use Vine) – City
South	MU-V (Mixed Use Vine) – City
East	MU-V (Mixed Use Vine) – City
West	MU-V (Mixed Use Vine) – City
Adjacent Zoning	
North	MUPUD (Mixed Use Planned Unit Development) – City
South	HC (Highway Commercial) – City
East	HC (Highway Commercial) – City
West	MUPUD (Mixed Use Planned Unit Development) – City HC (Highway Commercial) – City

Zoning District Standards – District Summary
This district is intended to primarily provide for a variety of retail, office, and tourist oriented uses to serve the motoring public. Properties with this classification should be located on or near an Arterial street. Due to the highway

nature of the zone, lot size and yard requirements exceed those of the B-1 and B-3 districts. Suitable access points, parking, and landscaping are essential. The district is intended for use in suitable areas which have been assigned a Commercial General future land use designation by the Comprehensive Plan.

Code vs. Requested Comparisons		
	<i>Existing MUPUD (Mixed Use Planned Unit Development) Zoning</i>	<i>Requested HC (Highway Commercial) Zoning</i>
Minimum lot area	N/A	40,000-sqft
Minimum lot width	N/A	200-ft
Minimum lot depth	N/A	150-ft
Maximum height	4 stories	None
Maximum Residential Density	3 units/acre	N/A
Setbacks		
Front	25-ft	35-ft
Side	10-ft	15-ft
Streetside	N/A	25-ft
Rear	25-ft	15-ft
Impervious lot coverage	N/A	80%
Uses	See attached summary	See attached summary

Public Facilities Analysis	
Transportation	
Adjacent street	Hoagland Boulevard
Street Quality of Service (QOS)	Property is located within a TCEA (Transportation Concurrence Exception Area)
Sanitary Sewer	
Is volume less than 98% capacity?	Yes – Compliance
Potable Water	
Is volume less than 98% capacity?	Yes – Compliance
Is water pressure at least 40lbs per square inch?	Yes – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	Yes – Compliance
Recreation	
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
Drainage	
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 zoning classification from MUPUD (Mixed Use Planned Unit Development) to HC (Highway Commercial) on three parcels totaling 4.42 acres. In 2004, these parcels were zoned MUPUD and intended to be developed as condominium units with associated improvements as an expansion to the short-term rental community, Oak Plantation Resort, to the west. Due to the limitations of the existing MUPUD zoning, the applicant is proposing to bring the three properties out of the MUPUD and designate them HC for the purpose of developing mixed use development with commercial, office, and residential.

With the property’s frontage on Hoagland Boulevard, an arterial roadway, the Highway Commercial designation will allow standards for a development that is appropriate to a heavy volume street. Also, as these properties are within the Vine Overlay, and are adjacent to other properties with the HC designation, staff has determined that the HC zoning would allow for standards following the vision of the Vine Overlay while maintaining the transition of zoning called out in the Comprehensive Plan.

FINDINGS AND REASONS:

- 1) Compliance with the intent of the HC (Highway Commercial) zoning district as outlined in Section 14-2-33(A) of the Land Development Code.
- 2) Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.3 for the MU-V (Mixed Use Vine) land use as HC zoning district encourages mixed used development.
- 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.
- 4) Compliance with Section 14-2-54 Vine Overlay as the district is intended to encourage commercial and mixed use development.

RECOMMENDATIONS:

Development Review
Committee (DRC):

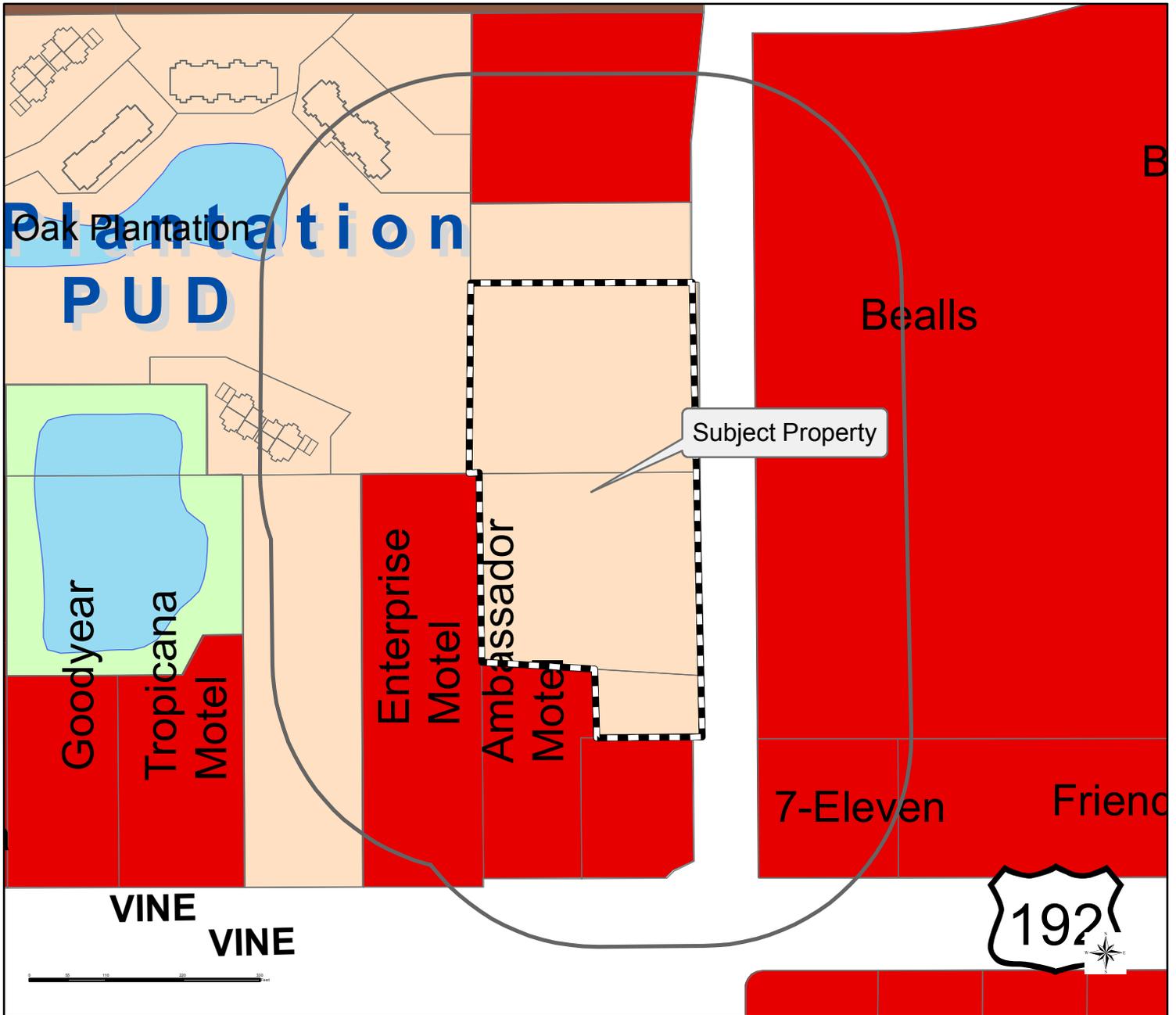
Approval subject to DRC comments on
October 25, 2016.

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approval recommendation to the City Commission.

CONDITION(S):

1) All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.



Subject Property	RA-4 (Single Family Residential 6,000 sqft)	HC (Highway Commercial)
CRA District Boundary	RB-1 (Medium Density Residential)	B-5 (Office Commercial)
Railroad	RB-2 (Medium Density Residential - Office)	BP (Business Park)
City Limit Boundary	RC-1 (Multiple Family Medium Density Residential)	IB (Industrial Business)
Kissimmee Gateway Airport	RC-2 (Multiple Family High Density Residential)	AO (Airport Operations)
Lake Surfaces	MH-1 (Mobile Home 9,000 sqft)	AI (Airport Industrial)
Zoning Districts	MH-2 (Mobile Home 6,000 sqft)	CF (Community Facility)
Zoning District Designations	MHP (Mobile Home Park)	HF (Hospital Facility)
AC (Agricultural Conservation)	RPB (Residential Professional Business)	UT (Utilities)
RE (Residential Estate)	B-1 (Downtown Commercial)	OS (Open Space)
RA-1 (Single Family Residential 12,000 sqft)	B-2 (Neighborhood Commercial)	RPUD (Residential Planned Unit Development)
RA-2 (Single Family Residential 9,000 sqft)	B-3 (General Commercial)	SRPUD (Short Term Rental Planned Unit Development)
RA-3 (Single Family Residential 7,000 sqft)	B-4 (Main Street Commercial)	MUPUD (Mixed Use Planned Unit Development)

OAK PLANTATION-DRC -16-00142

TYPE	UNIT QTY	S.F.	COMMERCIAL SF	CONDO SF
HOTEL	123.00	48392.00	48392.00	
CONDO 1	36.00	48000.00		48000.00
RETAIL 1		12000.00	12000.00	
OFFICE 1		4000.00	4000.00	
STORAGE 1		0.00	0.00	
CONDO 2	24.00	32040.00		32040.00
RETAIL 2		10000.00	10000.00	
OFFICE 2		680.00	680.00	
STORAGE 2		0.00	0.00	
TOTAL		155112.00	75072.00	80040.00



A. CORNELISON
DRC COMMENTS
STAFF MARKUP

DRC#16-00142
Zoning Map Amendment-First Review
Oak Plantation

Project Rep: Curtis Arrington, Jr. P.E.

DEVELOPMENT REVIEW COMMITTEE– October 25, 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
Ashley Cornelison
Jean Quillo

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):**
Matt Maassen – 407-933-7777

PUBLIC SAFETY, 911 ADMINISTRATION:

Denise Wilson – 407-742-5910

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

TOHO WATER AUTHORITY:
Kevin Anthony – 407-944-5000
Elizabeth George - 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-Comments

1. Submit FAA Form 7460-1 , via <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>, to coordinate construction equipment that may penetrate FAA Airspace. Please submit a minimum of 120 days prior to date of intended use of cranes, etc.

BUILDING DIVISION

Compliance-No Comments

FIRE

Compliance-No Comments

KISSIMMEE UTILITY AUTHORITY

No Comments Received

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance-No Comments

OSCEOLA COUNTY SCHOOL BOARD

No Comments Received

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Compliance-Comments

1. Please revise the DRC application to reflect a current City zoning district designation at MUPUD (Mixed Use Planned Unit Development).
2. If the square footage of the commercial, office, and residential development is known, please provide that information. Also, if known, please include the proposed residential density.
3. Subject to Planning Advisory Board and City Commission review and approval.
4. 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

Compliance-No Comments

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Compliance-No Comments

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: **MUPUD - (Mixed Use Planned Unit Development)**

TO: **HC- (Highway Commercial)**

The subject property is located at **1500 N. Hoagland Blvd. 18-25-29-1019-0001-0020; 18-25-29-1019-0001-00A0 & 18-25-29-1808-001-0020**

Legal Description:

Parcel #1 AMBASSADOR PARK PB 11 PG 67 LOT 2

Together with: Parcel #2 AMBASSADOR PARK PB 11 PG 67 TRACT A

Together with: Parcel #3 OAK PLANTATION PB 6 PG 208 & 209 LOT 2

PROPOSED ORDINANCE NO. 16-26: Oak Plantation: 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, November 16, 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, November 16, 2016.** Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140.

**Reference # DRC 16-00142
Oak Plantation**

**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.



**CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW**



PROJECT

Name of Project: Oak Plantation
Location (Address if possible): 1500 North Hoagland Blvd., Kissimmee, FL 34741
Parcel ID#: 18-25-29-1808-0001-0020, 18-25-29-1019-0001-0020, 18-25-29-1019-0001-00A0

APPLICANT

RECEIVED

OCT 10 2016 YH 4:05 PM

Name: Max Cawal
Firm: Bam Realty Partners LLC & O P Realty Partners LLC
Address: 4090 Enchanted Oaks Circle, Kissimmee, FL 34741
Phone: (407) 342 8866 Fax: () - E-Mail: maxpc2u@yahoo.com

DEVELOPMENT SERVICES DEPT

AGENT (Contact Person)

Name: Curtis O. Arrington, Jr., P.E.
Firm: C M Arrington & Associates, Inc.
Address: 113 North Stewart Avenue, Kissimmee, FL 34741
Phone: (407) 846 2239 Fax: () - E-Mail: curtis@cmarrington.com

OWNER

Name: Bam Realty Partners LLC & O P Realty Partners LLC
Firm: Bam Realty Partners LLC & O P Realty Partners LLC
Address: 4090 Enchanted Oaks Circle, Kissimmee, FL 34741
Phone: (407) 846 2239 Fax: () - E-Mail: maxpc2u@yahoo.com

LEGAL DESCRIPTION/LOCATION

18-25-29-1808-0001-0020 : OAK PLANTATION PB 6 PG 208 & 209 LOT 2
18-25-29-1019-0001-0020: AMBASSADOR PARK PB 11 PG 67 LOT 2
18-25-29-1019-0001-00A0: AMBASSADOR PARK PB 11 PG 67 TRACT A

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.

FOR OFFICE USE ONLY			
REQUEST	<u>ZONING MAP AMENDMENT</u>	FEE COLLECTED	<u>Y-CHECK</u>
DATE	<u>10/10/2016</u>	REC'D BY	<u>YH</u>
		DRC #	<u>16-142</u>
		DRC DATE	<u>10/25/16</u>
SUFFICIENCY REVIEW (Y/N)	<u>Y</u>	PROJECT MANAGER	<u>A. CORNELISON</u>



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: Oak Plantation DRC# 16142

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

Agent Signature: Date: 10-10-2016

Agent Name (Print): C.O. Arrington, Jr.

Property Owner Signature: Date: 10-10-2016

Property Owner Name (Print): Max Cawal



**CITY OF KISSIMMEE
ZONING MAP AMENDMENT APPLICATION**

Project Name: Oak Plantation

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

Current City or Osceola County zoning district designation: RC-1

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:
MU-V

What land use is proposed for the annexation or land use change: MU-V

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

Requested zoning district designation: HC

To be rezoned for the following specific use or uses: Mixed Use, Commercial, Office, short-term rental

Size (acres) of land included in the request: 4.42 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 Highway Commercial (HC) zoning is more compatible with the MU-V land use and allows more flexibility than amending the current PD documents for specific uses for future development.

Ownership: When was the deed to this property last recorded? Date: 4-20-2004 / 9-30-2004 / 9-39-2004

Official Record of Deed Book: OB 2492 Page: 0424 ; OB 2619, P1636; OB 2619, P 1636

What covenants, deed restrictions or other private agreement(s) regulate the use and development of this property? 2005 MUPUD

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.

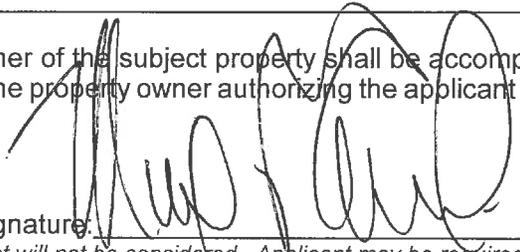
I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- 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: 10-10-2016

Printed Name: MAX CAVAL

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 st & 3 rd Tuesday)	6 Weeks
Approximate Time of Review Total	6 - 8 Weeks *

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



**CITY OF KISSIMMEE
PRELIMINARY PLAN CHECKLIST***

Project Name: Oak Plantation

Subject Property Address: N HOAGLAND BLVD, KISSIMMEE FL at ENCHANTED OAKS CIRCLE

Subject Property Parcel ID #: 18-25-29-1808-0001-0020, 18-25-29-1019-0001-0020,

AND 18-25-29-1019-0001-00A0

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).

 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.

 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)		_____ Acres
2. Total Wetlands Size		_____ Acres
3. Net Developable Acreage (Line 1 - Line 2)		_____ Acres
4. Density Rate (Maximum allowed u/a per land use)	_____ Units/Acre	
5. Maximum Net Density (Line 3 X Line 4)	_____ Units	_____ Units
6. Allowable Density Without Bonuses (75% of Line 5)	_____ Units	
7. Units Per Density Bonus (5% of Line 5)	_____ Units	
8. Density Bonus Needed to Get Proposed # of Units (Proposed – Required in Line 6)) (Line 7)		_____ 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).

 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.

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

rationale of the phasing.

___ 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.

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

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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.

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

___ 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:

___ 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)		_____ Acres
B. Total Open Space Required (25% of total in Line A)	_____ Acres	_____ Acres
Minimum Recreation Area Breakdown (For Multi-Family and Townhouse Only)		
C. Active Recreation Area – Whichever is greater (3% of total in Line A) or (150 sq ft of rec area per unit)	_____ Acres	_____ Acres
D. Passive Recreation Area (15% of total in Line A)	_____ Acres	_____ Acres
Maximum Pond Usage Allowed (For Entire Development)		
E. Retention Pond Area Used (Max 25% of total in Line B)	_____ Acres	_____ Acres

___ 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.

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

_____ 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.

_____ 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:

_____ 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.

_____ 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.

_____ 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.

_____ 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.

_____ 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.

_____ 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.

_____ 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.

_____ 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.

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

_____ 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.

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.

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.

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.

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.

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.

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

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

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.

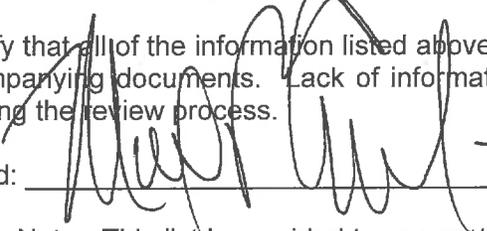
14-2-53(E)(1)-(4)*Parking*: A schematic depiction of individual driveways for single family, duplex, triplex and townhouse residential structures for two off-street parking spaces of at least 8 feet by 18 feet in size. Parking lots for non-residential and multi-family structures shall be provided at 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.

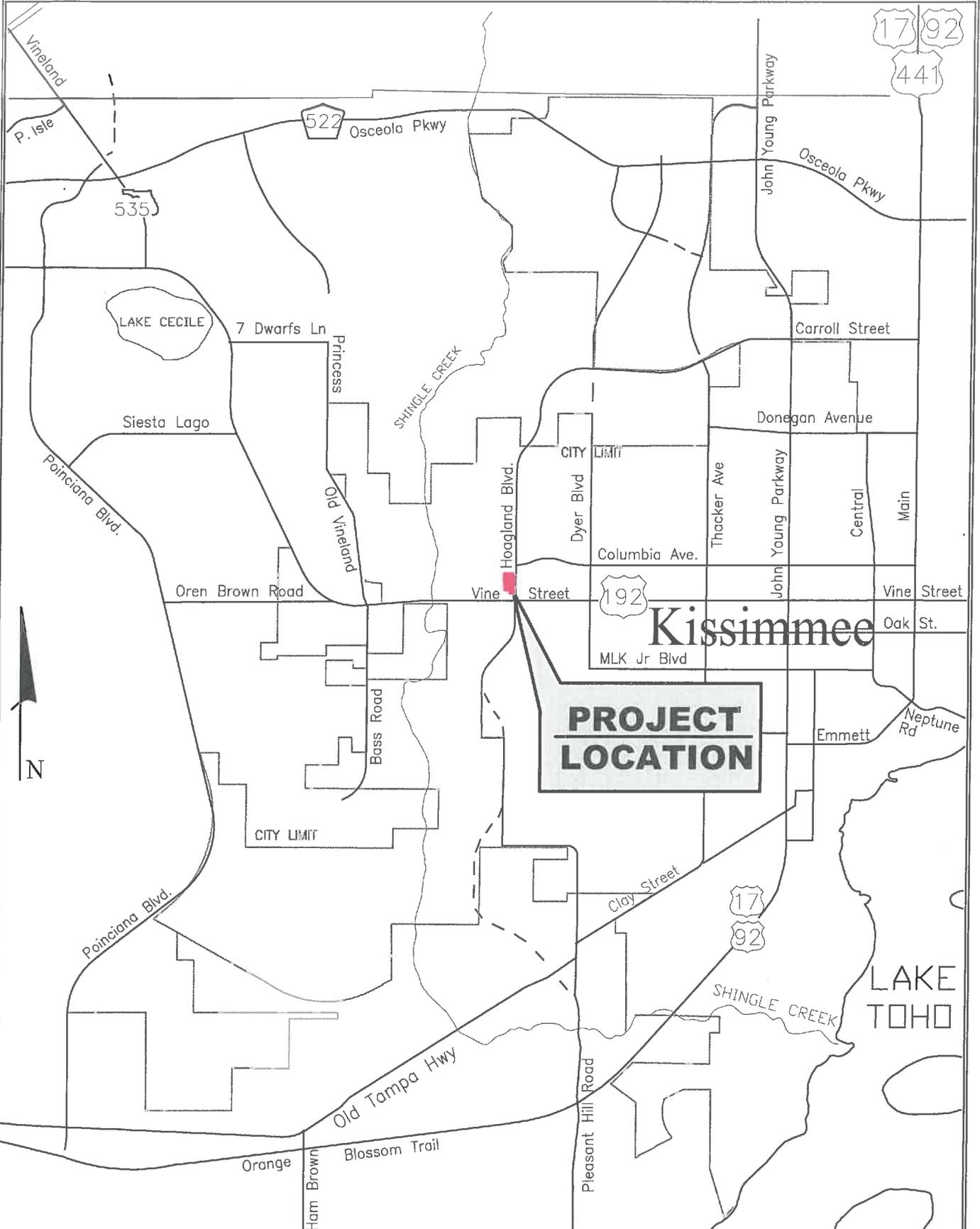
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Signed:  _____ Date: 10-10-2016

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CMA C M ARRINGTON & ASSOCIATES, INC.
 113 N. STEWART AVENUE
 KISSIMMEE, FLORIDA 34741

OAK PLANTATION
 SEC. 18, T 25 S, R 29 E
 OSCEOLA COUNTY, FL

LOCATION MAP
 SCALE: N.T.S



**CITY OF KISSIMMEE
PRELIMINARY PLAN CHECKLIST***

Project Name: Oak Plantation

Subject Property Address: N HOAGLAND BLVD, KISSIMMEE FL at ENCHANTED OAKS CIRCLE

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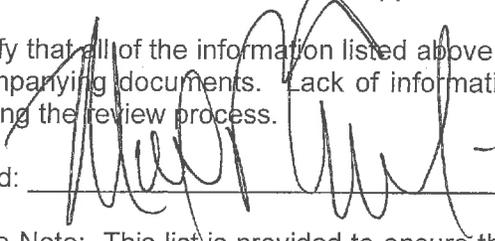
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