

MEMORANDUM

DATE: December 9, 2016
TO: Development Review Committee
FROM: Ashley Cornelison, Senior Planner
SUBJECT: December 13, 2016 DRC MEETING

copy: Mike Steigerwald, City Manager
Desiree Matthews, Assistant City Manager
Terrance Lloyd, Airport Director
Douglas Etheredge, Assistant Director
Randy Schrader, Development Services/Planning
John Hambley, Development Services/Planning
Ashley Cornelison, Development Services/Planning
Jean Quillo, Development Services/Planning
Juan C. Hernandez, Development Services/Building
Juan F. Hernandez, Development Services/Building
Ryan Birks-Kilman, Public Works & Engineering
Jose Del Rio, Public Works & Engineering
Azim Hosein, Public Works & Engineering
Jody Kirkendall, Sanitation Dept.
Jennifer Trogdon, Sanitation Dept.
Brian Kepner, Osceola County School District
Rhonda Blake, Osceola County School District
Donna Mussler, Fire Dept.
Matt Maassen, KUA
Steve Lackey, Parks & Recreation
Debra Fales, Parks & Recreation
Pamela Morgan, Police
Denise Wilson, Public Safety/911
Mark Daron, SFWMD
Kevin Anthony, TWA
Elizabeth George, TWA
Richard Nasrawy, Florida Department of Transportation
Kerry Godwin, Osceola County Planning
Brenda Ryan, Osceola County Planning

Attached is the agenda for the Development Committee Meeting for Tuesday, **December 13, 2016**. The meeting will be held in the **Tohopekaliga** Conference Room located on the first floor, of City Hall, 101 Church Street, Kissimmee, beginning at 8:30 a.m. If you have any questions, feel free to contact our office at (407) 518-2140.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Development Services Department at 101 Church Street, Kissimmee, FL 34741, telephone (407) 518-2140, no later than five (5) days prior to the proceeding.

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

NEXT MEETING: Tuesday, December 20, 2016, DRC Workshop in the Tohopekaliga Conference Room.



DEVELOPMENT REVIEW COMMITTEE MEETING

December 13, 2016

AGENDA

Approximate Time	Project Number	Classification	Name	Applicant	Parcel	Address
8:30 a.m.	16-00159	PUD Site Plan	Vineland Landings	David Stokes	13-25-28-00U0-0140-0000	2015 Vineland Rd
8:50 a.m.	16-00160	Site Plan	Suntrust Bank at 3109 W Vine St.	Jason Toole	17-25-29-1361-0001-0020	3109 Vine St
9:10 a.m.	16-00144 2 nd Review	PUD Site Plan	The Hamilton at Lakeside	Santiago Machado	16-25-29-00U0-0016-0000	N. John Young Pkwy



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

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. This property is in the approach path to the main instrument runway at Kissimmee Airport. Residents can expect to experience aircraft noise, vibration and particulates, and repetitive flight training maneuvers by student pilots. The airport is open for operations 24 hours a day, seven days a week and 365 days per year. 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 with Conditions-Comments

1. Handicap striping detail on sheet NT-1 does not show location of require Handicap parking sign.
2. Propose apartment houses are required to be fully sprinklered as per FBC sect. 903.2.11.2 and be at a minimum construction type 5A as per FBC Table 503.

FIRE

Revise/Resubmit-Comments

Questions/Comments

1. If gates are proposed for this site - FFPC, NFPA 101 Life Safety Code, Florida 5th edition, Chapter 18 Fire Department Access and Water Supply, Section 18.2.2 Access to Structures or Areas, Sub-Section 18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
 - a) The city of Kissimmee requires the use of the Knox entry system. The gated entry system will include:
 - b) Commercial grade gates.
 - c) Controllers that comply with UL 325 and 991; to include battery backup.
 - d) Knox key entry to operate gates in addition to required SOS Application indicates you will be using tents. Please show location of tents on your submitted site plan.
2. FFPC, NFPA 1, Uniform Fire Code, Florida 2010 edition, Chapter 18, Sub-section 18.2.3.5.3: Fire lanes shall be marked with freestanding signs with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12 in. by 18 in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part

of the sign. The signs shall be within sight of the traffic flow and be a maximum of **60 feet** apart.

3. Show the width of road on "PUD-3". There is a long stretch of road that shows no width.
4. "UT-2" Does not show Fire Mains on the plan. Show and note locations of fire mains.
5. "UT-1" Does not show Fire Mains connected to the 2 unit apartments. Show and note on plans.
6. All hydrants shall be installed in such a manner as to be unobstructed and easily accessed by the Fire Department at all times. LDC 14-2-138 (E).
7. No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. FFPC NFPA 1, Chapter 18, Section 18.3, Sub-division 18.3.3.3.1
8. Hydrants shall be placed a minimum of at least three feet but not more than 5 feet from roadways and driveways. Hydrants shall be placed at least 30 feet from structures. LDC 14-2-138 (E) (3).
9. Fire Department Access roads shall be a minimum of 20ft per NFPA 1 18.2.3.4.1.1
10. In accordance with NFPA 101 9.7.2 sprinkler systems shall be monitored in accordance with NFPA 72.
11. Per FFPC NFPA 1 Uniform Fire Code, Chapter 1, Section 1.12: Installing fire alarm contractor shall submit shop drawings that comply with requirements of NFPA 72 National Fire Alarm Code, Chapter 4, section 4.5.1.1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
12. Per FFPC NFPA 1 Uniform fire Code Chapter 1, Section 1.12: Installing sprinkler contractor shall submit shop drawings that comply with requirements of NFPA 13 Installation of Sprinklers, Chapter 14, Section 14.1.3 1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
13. Per FFPC NFPA 1 Uniform fire Code Chapter 1, Section 1.12: Installing Fire Main contractor shall submit shop drawings that comply with requirements of NFPA 24 1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
14. Per NFPA 1 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of a building is located not more than 150Ft from the fire department access roads measured by an approved route around the exterior of the building or facility.
15. Per NFPA 1 18.2.3.2.2.1 When the buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450ft.
16. Per NFPA 1 18.2.3.2.1 Fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
17. NFPA 101 30.3.5.1 All buildings shall be protected throughout by an approved automatic sprinkler system installed in accordance with 30.3.5.2

18. FFPC, NFPA 1, Uniform Fire Code, Florida 2010 edition, Chapter 18, Sub-section 18.2.3.5.1 Roadway in front of curb of a hydrant shall be marked with safety yellow stripping noted to be no parking area.
19. Per NFPA 1 18.2.3.4.4 dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for fire apparatus turn around. **(Dead end at south east corner is more than 150')**
20. Please show locations of the FDC (fire department connection) on the site plan. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 250 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant. LDC 14-2-138(I).
21. LDC 14-2-138 (G) Public and private hydrants are to be marked with blue road reflectors per the following standards:
 - a) The marker shall be installed in the center of the driving lane in front of the fire hydrant on the same side of the street as the fire hydrant.
 - b) The marker shall be Model 911A bidirectional.
 - c) The marker size shall be 4"X4"X3/4".
 - d) Markers shall be bonded to roadways by using a two-part epoxy adhesive.
22. All Other Subdivisions or Projects. Shall comply with the requirements of the Florida Fire Prevention Code NFPA 1 current addition and the following:
 - a) Fire hydrants shall be spaced no greater than 500 feet apart measured within right of ways following fire lanes or fire access drives such as a fire department vehicle would follow and the entry door of a structure shall not be more than 500 feet from the nearest hydrant.
 - b) Hydrants shall be placed at development entrances, other strategic places and within 250 feet of Fire Department Connections (FDC).
 - c) Mains shall be looped except in small subdivisions. LDC 14-2-138(C). **(Mains shall be looped with the start of construction.)**

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. The owner/developer is responsible for all KUA relocations that arise to improper surveying information being provided in the field.
6. 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.
7. It is the responsibility of the owner/developer to provide sufficient surveying to establish property corners, building footprint, curbing edges, and related GPS/survey coordinates to verify proper location of future electric infrastructure.
8. 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.
9. A recorded easement is required prior to energizing any KUA equipment.
10. The owner/developer is responsible for all KUA relocation.

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance-No Comments

OSCEOLA COUNTY SCHOOL BOARD

See Attached Comments

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Revise/Resubmit-Comments

1. Note: The PUD Zoning and Future Land Use Map amendment applications for the three subject properties has not yet been approved by the City Commission. If this item is to move forward, it will do so at the risk of the applicant.
2. No building shall contain less than four dwelling units. However, when front loading parking, with or without garages, is proposed, individual buildings may include no more than six attached dwelling units within one building. 14-2-60(2)(c)
3. A masonry wall and/or berm, a minimum of six feet in height, is required along the property boundary to the west and north. This is currently shown as a six foot opaque fence.
4. Parking stalls must be a minimum of ten feet in width unless an administrative waiver is granted. If this waiver is requested, please provide a letter showing that one or more of the criteria in 14-2-80(C)(1)(b) has been met so Staff can review. Should this waiver be approved, revise any site data table notes about waivers accordingly.
5. Revise the minimum living area for any three bedroom units from a minimum of 850-square feet to a minimum of 1,000-square feet. Also include that any dwelling with

more than three bedrooms shall have an additional 100 square feet for each additional bedroom. 14-2-60(A)

6. Please provide the phone number of the property owner. 14-2-191(C)
7. Provide a note under the parking requirements that: of the total required spaces for multiple family housing developments, unassigned spaces (and thus potentially available for guests) shall be equal to at least one-half of the total number of dwellings. Also provide this calculation. 14-2-78(D)(1)
8. Sheet LP-301: There is a break in the shrubs shown along the east property boundary. Please place shrubs in this section. 14-2-94(B)(4)(d)
9. For a site with more than 500 parking spaces, all trees must be a minimum of four inches in caliper rather than 2.5-inches. Revise accordingly. 14-2-94(C)(2)(i)
10. Trees are required within landscaped islands at the end of parking rows, where trees are not shown on this plan. Please revise accordingly.
 - a) After reviewing the site lighting plan, it appears that some of the proposed light locations may impact trees. Revise accordingly.
11. Landscape islands which contain an interior sidewalk to connect the public sidewalk to the building shall be a minimum of 15 feet in width and must have a tree located within the island. Please revise plans to show trees within all landscape islands. 14-2-94(C)(2)(c)
12. Street lighting shall be provided along all streets within the area between sidewalks and curbs, at intervals no less than 75 feet in length, and shall comply with illumination standards adopted by the city. To avoid conflicts with street trees and to provide pedestrian-scale lighting, street lighting structures shall not exceed 18 feet in height. Where sidewalks abut the curb, street lighting structures shall be provided as close to the curb as possible. Cast iron or similar street lighting shall be utilized. Concrete or aluminum poles and mast arms shall be prohibited. 14-2-60(F)(1)(e)
13. Street trees shall be planted adjacent to all streets or internal drives in accordance with the city's street tree requirements contained in 14-2-94(E). Street trees shall be used as a design element to provide visual identity to the development and shade for the pedestrian. All street trees planted in accordance with this section shall be maintained by the home or property owners' association of the development. 14-2-60(F)(1)(f)
14. Since street trees are required along all streets or internal drives within the proposed development, a minimum of one tree per dwelling unit shall be planted in the development. A minimum 50% of the trees proposed shall be large canopy trees in accordance with the city plant list, each with a minimum caliper of 2-1/2 inches. The remaining 50% shall be medium or small canopy trees in accordance with the city plant list, each with a minimum caliper of four inches. A minimum of four species types is required. No existing tree or trees planted within any project developed in accordance with this section shall be removed without first obtaining a permit for removal in accordance with the permitting requirements of § 14-2-93(H). This standard shall also apply to all mixed use, multi-story complexes. 14-2-60(F)(4)(h)
15. Provide a note on the plans that no above-grade mechanical equipment, including utility cabinets, transformers and the like, shall be permitted along any street right-of-way, unless suitably screened from public view through landscaping or alternative visual screening. Such equipment may be permitted along alleys or within easements

- that are not visible from the street or internal drive. Use of underground vaults for mechanical equipment and utilities on streets or internal drives is permitted. 14-2-60(F)(1)(g)
16. Provide a note on the plans that parking and outside of storage areas for boats, travel trailers, and similar equipment outside of storage areas shall be screened from view of the dwellings within the project, and shall be screened from adjacent property using one or a combination of landscaping, berm and/or decorative solid fencing, a minimum of six feet in height. Storage of equipment within the public and private streets shall be prohibited. 14-2-60(F)(4)(f)
 17. All active and passive recreational open space acreage and amenities shall be at least 25 feet from any lot and/or building. Please dimension this area to show the requirement has been met. 14-2-60(F)(4)(d)(4)
 18. If bike paths, pedestrian trails, nature trails or similar pathways are provided, such paths shall be a minimum of ten feet in width and form a continuous loop. Sidewalks within public or private street tracts, and any sidewalk meant to connect to building, parking and streets cannot be counted towards open space requirements. This path must be paved. 14-2-60(F)(4)(d)(5)
 19. The distance between the building and street or internal drive shall be a minimum of five feet and a maximum of 20 feet. 14-2-60(2)(a)
 20. No more than five buildings with the same orientation shall be built in a row. 14-2-60(F)(2)(d)
 21. Any units with garages/driveways must be brick/paver blocks per 14-2-60(F)(3)(a)(3)(c).
 - a) Such driveways shall be a minimum of eight feet in width and 18 feet in depth for a single vehicle, and shall have a garage with a maximum width of 11 feet. 14-2-60(F)(3)(a)(3)(a)
 - b) Garages shall be located no less than three feet and no more than five feet behind the structure's adjacent and forwardmost, enclosed living or entry area. 14-2-60(F)(3)(a)(3)(b)
 22. Are there only two types of buildings proposed? The Code calls out varying styles in 14-2-60(F) to allow for some variety in the development. Please clarify and/or review 14-2-60(F) and revise elevation plans accordingly.
 23. When the driveways of two adjacent units are located immediately next to each other, a separator planting strip, a minimum 30 inches in width, and extending 15 feet from the structure, shall be provided between the two adjacent driveway surfaces. Such planting strip shall be planted with shrubs and groundcover. 14-2-60(F)(3)(a)(3)(d).
 24. When the driveways are not located immediately next to each other, a minimum pervious separation of 18 feet shall be provided between the driveways. Such pervious separation shall contain shrubs, groundcover and tree in accordance with the city plant list. No more than two sets of consecutive, adjacent driveways may occur along the front of any building structure. 14-2-60(F)(3)(a)(3)(e) & (f).
 25. If mail kiosks and dumpsters are utilized, a minimum of two parking spaces or a bypass lane dedicated for the use shall be provided, in accordance with 14-2-80, separate from the street or internal drive. These additional parking spaces are also separate from those required for the multi-family use proposed. 14-2-60(F)(3)(b)

26. Mobility and Impact fees may 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.
27. Add the project number DRC#16-00159 to each sheet.
28. Any signage requires a separate permit through the Building Division. Approval of this application in no way serves as approval of any signage.
 - a) The maximum height for stand-alone signage (not on a wall) is four feet, where six is shown. 14-2-153(A)(1)(b)
 - b) The maximum size of the background sign structure, not including the base, must not exceed 125% of the total copy area. This includes any architectural embellishments not a part of the copy area. With an allowance of 24-square feet of copy, the sign cannot exceed 30-square feet (not including the base).
 - c) Comment a and b above were observations based on the sign shown on the plans, but were not a full review of the sign as proposed. It is recommended that the City of Kissimmee Sign Code sections 14-2-150 through 14-2-163 be reviewed and any changes be made accordingly. As signage does not need to be shown on site plans or construction plans, it is recommended that this be removed and handled via building permits only.
29. 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

General

1. Please identify adjacent roadways which are maintained by Osceola County.

Preliminary Drainage Plan DR-1 & 2

2. In accordance with LDC 14-2-136 (A) (2) a clear maintenance way 20 feet in width shall be maintained all the way around the pond.
3. In accordance with LDC 14-2-135 (I) (4) If access to the pond is not available from an adjacent road, a 30-foot access right of way shall be dedicated to provide access to the pond.

Comments to be addressed prior to DRC approval

1. Please note: this site plan appears to have construction plan level of detail and has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
2. Please list any variances or waivers requested on the cover sheet.
3. Please provide a signed and sealed boundary and topographic survey at a scale no smaller than one inch equals 100 feet, with contour lines at one foot intervals extending 25 feet beyond the property lines. No contours were provided.
4. Please provide a minimum 20' wide unobstructed pond berm around the entire wet pond, measured from the top of bank. Some landscaping trees appear to be located within this area.
5. Please indicate where the pond outfall will be located and where it will tie into.
6. Please note: standard parking spaces shall be a minimum 10' wide.
7. Please provide a minimum of two parking spaces or bypass lane dedicated for the use of the trash compactor.
8. Please indicate if a final plat of the entire property will be done with this development. Please note: we have reviewed this application as if both phases are to be owned by a single entity.

Advisory Comments (no responses necessary)

- Please note: SFWMD permitting will be required with this development.
- Please provide all Parcel Identification Numbers for this project on the plans. The north section appears to be omitted.
- Please note: the right-of-way dedications shown shall be done prior to final construction plan approval. Please provide the OR Book and Page information for these on the site plan.
- Please add the DRC reference number (DRC#16-00159) to the lower right corner of the cover sheet of the construction drawings.
- Please provide an ITE Trip Generation Manual traffic statement for the proposed use on the construction drawings. Please include peak am/pm trips and total daily trips in this information and break this down by phase.
- Please attach a copy of the most current boundary and topographic survey of this property to each set of construction drawings. Be sure to include all property monumentation, vertical datum information, FEMA floodplain statement with flood boundary lines shown.
- Please provide a demolition plan with the construction drawings, if necessary.
- Please note: any work done within adjacent right-of-way subject to Osceola County review and approval. Please provide a copy of applicable connection permit(s) or NOI based on this design prior to construction plan approval.
- Please provide a demolition plan with the construction drawings.
- Please provide SWPPP, dewatering, and maintenance of traffic plans specific to this development with the construction drawings.
- Please indicate as a note on the landscaping plans, "No trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within five feet of any

curb and gutter, driveway, underground water line, sewer line, transmission line or other utility". Also, indicate, "No tree or shrub shall be planted in such a manner that at the time of planting the base of the tree is within three feet of any public sidewalk or bikeway for small trees or five feet for large trees".

- Please provide a signage and striping plan with construction plan submittal.
- Please indicate as a note on construction plans, "All signage and striping to be installed in accordance with MUTCD (latest edition) standards and specifications".
- Please add compactor details on the construction drawings and provide a note near the details indicating, "Construction of enclosure to be done prior to final acceptance of this project".
- Please revise sidewalk curb ramps to intersect the street perpendicular to the roadway centerline and parallel to the crosswalks. Revise details as needed.
- Please indicate sidewalks to be constructed per City Construction Standards and Specifications on the construction drawings.
- Please note: a minimum 5' wide sidewalk shall be provided along the roadway to the extent of the property boundary.
- Please note: all existing and proposed easements shall be shown on the construction drawings.
- Please note: all plans and supporting documentation (except boundary and topo surveys) shall be certified by a Florida registered professional engineer.
- Please note: any changes to a previously reviewed set of plans shall be clearly indicated, either through comment responses or other written communication.
- Please note: additional comments may be forthcoming as a result of revisions to the plans or with submittal of supporting documentation.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Revise/Resubmit-Comments

1. System Development Charges will be due.
2. Hydraulic Calculations shall be due
3. Minimum 5' horizontal separation of trees and shrubs from TWA owns and maintained utilities. Minimum 10' horizontal separation from permanent structures.
4. Additional comments at Construction Plan review.

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

Date: 11/29/16
SDOC #: 2016/17-0023
Jurisdiction: Kissimmee
DRC #: 16-00159
Project Name: Vineland Landings
Project Location: Old Vineland Road
Comments Due Date: 11/30/16
AC: 25.18

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

SF/TH	<u>78</u>	MF/Condo	<u>190</u>	MH	<u>0</u>
Single Family/Townhome		Multi-Family/Condo		Mobile-Home	
STR	<u>0</u>	HOP	<u>0</u>	AWH	<u>0</u>
Short Term Rental		Housing for Older Persons		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5)	<u>36</u>	Middle (6-8)	<u>18</u>	High (9-12)	<u>25</u>
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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
268	78	190	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
36
18
25

Level of Service (LOS)

School Boundaries Impacted	2015-16			2016-17		
	COFTE	Permanent Student Capacity	Current Level of Service	1 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
FRES	906	1,062	85%	912	1,316	124%
KMMS	1,261	1,669	76%	1,298	1,603	96%
CLHS	2,274	2,598	88%	2,305	2,883	111%

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.

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

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 2016/2017.

School impacts are based on the number of residential units indicated in this site plan 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.



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

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-No Comments

BUILDING DIVISION

Compliance-with Conditions-Comments

1. Minimum fine fee for parking in H.C. parking space is \$200.00 as per City of Kissimmee ordinance. Propose sign indicates \$250.00.

FIRE

Revise/Resubmit-Comments

1. Plans do not note if the building will be equipped with a Fire Sprinkler system. Please provide clarification.
2. In regards to the drive through: Per NFPA 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6in.
3. Per LDC 14-2-138(C).
 - a) All Other Subdivisions or Projects. Shall comply with the requirements of the Florida Fire Prevention Code NFPA 1 current addition and the following:
 - i) **Fire hydrants shall be spaced no greater than 500 feet apart measured within rights-of-way following fire lanes or fire access drives such as a Fire Department vehicle would follow and the entry door of a structure shall not be more than 500 feet from the nearest hydrant.** (Note the location of nearest hydrant on plans.)
 - ii) Hydrants shall be placed at development entrances, other strategic places and within 250 feet of Fire Department connections (FDC).
 - iii) Water mains shall be no less than eight inches in diameter.
 - iv) Mains shall be looped except in small subdivisions.

KISSIMMEE UTILITY AUTHORITY

Compliance-No Comments

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance-No Comments

OSCEOLA COUNTY SCHOOL BOARD

No Impact on Public Schools

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Revise/Resubmit-Comments

1. Within the Vine Overlay, it is required that a 20-foot minimum pedestrian area be provided. This 20-foot takes the current right-of-way and, should less than 20-feet exists, requires that the rest be provided within an easement to the City. After checking the plans, it appears that there is less than 10-feet of right-of-way existing. Please verify how much right-of-way currently exists and provide the rest within an easement, revising plans accordingly.
2. Parking stalls must be a minimum of ten feet in width unless an administrative waiver is granted. If this waiver is requested, please provide a letter showing that one or more of the criteria in 14-2-80(C)(1)(b) has been met so Staff can review. Should this waiver be approved, revise any site data table notes about waivers accordingly.
3. Building Elevations:
 - a) No structure shall present a blank wall on any side adjacent to or visible from the public right-of-way. A wall surface shall be no longer than 50-feet without a recess or offset measuring at least 20-feet in depth and one-quarter of the building in length or a series of recesses or offsets, at intervals not more than 40-feet, that vary the depth of the building wall by a minimum of 4-feet. Not less than 25% of the building wall shall be varied this way. The objective of this standard is to avoid large, undifferentiated wall surfaces. A combination of architectural detail, fenestrations, and landscaping shall be used to meet this requirement. 14-2-54(M)
4. Within the Site Data Table, please provide the following:
 - a) A phasing statement. If this project is to be developed in one phase, please indicate such.
 - b) The owner and parcel ID with the zoning/future land use of adjacent properties.
 - c) Provide a phasing statement for the proposed development. If to be constructed in multiple phases, provide timing and rationale for each phase.
 - d) Note that the Vine Overlay has a minimum and maximum building height based on floors where there is a minimum of one floor and a maximum of four floors. Please revise the notes to reflect this and provide the floor(s) and building height proposed.
5. There appears to be conflict with underground utilities and required trees. Please relocate utilities so they do not conflict with required trees.
6. Shrubs, a minimum of 24-inches in height and 30-inches on center must be provided along the north and east property boundary. Revise plans to show required shrubs. 14-2-94(B)(4)(d)
7. A landscape strip, four feet in width, and extending along 60% of the building wall along Vine Street is required. Understanding the limited building setbacks within

the Vine Overlay, please provide something like planters with seating, or some other creative design, to meet this standard. 14-2-94(D)(1)

8. Provide a note on the plans that shrubs shall be maintained at a minimum height of 30" within one year of planting. 14-2-91(B)(3)
9. Please place the following table on the landscape plans:

Alley edge of pavement	15 feet
Sidewalks	3 feet for small and medium trees 5 feet for large trees
Curbs and Gutters	5 feet
Driveways	5 feet
Fire Hydrants	10 feet
Intersections	35 feet
Manholes and Catch Basins	10 feet for small and medium trees 15 feet for large trees
Water Meters	5 feet
Utility Boxes	5 feet
Utility Poles	10 feet
Water Line, Sewer Line, Transmission Line, or other utilities	5 feet
Sewer Laterals	10 feet
Street Lights	10 feet for small trees 25 feet for medium and large trees
Regulatory Signs	Not to block sign

10. Mobility and Impact fees may 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.
11. Add the project number DRC#16-00160 to each sheet.
12. Any signage requires a separate permit through the Building Division. Approval of this application in no way serves as approval of any signage.
13. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Items to be addressed with Preliminary Site Development Plans

14. Dumpster enclosures shall be a minimum of six feet in height and shall be made of a finished, maintenance free material such as brick, split-faced masonry block, textured concrete or similar materials, which shall be consistent with the architectural style of the building(s) on site. Dumpsters and enclosures shall not be located

between any building facade and adjacent street, except lots with three or more streets frontages, the dumpster and enclosure shall be located in the rear of the lot behind the facade of the building. A solid gate, made from pressure treated wood or metal, shall be installed on the enclosure and shall remain closed at all times. Shrubs, a minimum of 30 inches in height and spaced a minimum of 30 inches on center shall be provided adjacent to three sides of the dumpster enclosure. 14-2-94(D)(2); 14-2-194(D)(2); 14-2-191(C)(18)

15. All mechanical equipment located outdoors, such as heating, ventilation, air conditioning, refrigeration systems, and KUA transformers, shall be visually screened from adjacent rights-of-way. Provide the location of all such mechanical equipment, and indicate the location and types of screening to be used. 14-2-65 (K)
16. Provide a note on the geometry, demo, land clearing, and the grading sheets in capitalized letters indicating that when any roots of existing trees are encountered during land clearing and/or grading of the site, the roots must be cut off evenly with clean sharp pruning tools. The contractor/developer shall minimize the damage to existing tree root systems.

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: this site plan appears to have construction plan level of detail and has only been conceptually reviewed for DRC. A more comprehensive review of all details and notes will be done with preliminary construction plan submittal.
2. Please provide minimum 10' wide parking spaces or provide variance information.
3. Please revise the two-way entrance to be a minimum 24' wide.
4. Please note: all existing and proposed easements shall be shown on the construction drawings and shall be consistent with the construction drawings.

Advisory Comments for (No comment responses necessary)

- Please note: all plans and supporting documentation (except boundary and topo surveys) shall be certified by a Florida registered professional engineer.
- Please add the DRC reference number (DRC#16-00160) to the lower right corner of the cover sheet of the construction drawings.
- Provide a more detailed location/vicinity map on the site plan showing the location of the proposed development in relation to surrounding streets.
- Please revise the ITE Trip Generation Manual traffic statement for the proposed use based on latest edition.
- Provide the names of adjoining property owners from the latest assessment on the plan.

- Please provide a sidewalk easement for any portion of public sidewalk to be located on private property.
- Please note: cross-access easements may be required prior to construction plan approval.
- Please provide greater separation between inflow and outflow pipes in the dry pond.
- Please note: any work done within Vine Street right-of-way subject to FDOT review and approval. Please provide a copy of applicable connection permit(s) or NOI based on this design prior to construction plan approval.
- Please note: any changes to a previously reviewed set of plans shall be clearly indicated, either through comment responses or other written communication.
- Please note: additional comments may be forthcoming as a result of revisions to the plans or with submittal of supporting documentation.

Site Grading & Drainage Plan C6

1. For the construction submittal please provide a section through the pond showing 10 yr/24 hr, 10 yr 72 hr and 100 yr 72 hr peak pond stages
2. For the construction submittal please indicate on the pond section the separation between the pond bottom and the SHWT.
3. Please note that in accordance with LDC 14-2-136 (B) (2) two feet of separation are required between the bottom of the pond and the SHWT.
4. For the construction submittal please provide sections at all the property boundaries showing the direction of runoff flow across the boundary.
5. Please separate the inlet and outlet to the pond as much as possible to minimize short-circuiting.

Sanitation Comment

6. Please relocate dumpster enclosure and provide 40' unobstructed approach.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Revise/Resubmit-Comments

Water:

1. Please confirm water meters location
2. Please indicate backflow preventer for irrigation and domestic
3. Note on plans "end of TWA responsibility" at the water meters.

Sewer:

4. Note on plans "end of TWA responsibility" at existing manhole.

General:

5. System Development Charges (Inspection fee) may be due.
6. Additional comments at Construction Plan review.



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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 - Conditions

1. Propose 4 story apartment buildings are required to be fully sprinklered as per FBC sect. 903.2.11.2 and be at a minimum construction type 2B as per FBC Table 503.

FIRE

Revise/Resubmit

1. Per NFPA 1 18.2.3.4.4 dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for fire apparatus turn around. (In stripped off area of the T-turn shown on page 4 of 5, have striping indicate “No Parking Fire Lane”)
2. What Construction type is proposed?
3. Per NFPA 30.3.2.1.1 Maintenance building shall be equipped with a Fire Sprinkler system with 1hour separation.
4. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 250 feet of an FDC and the FDC shall be a minimum of 30 feet from the building. The FDC for 13R systems shall be located on an exterior wall of the building at the riser with no specific distance from a hydrant. LDC 14-2-138(I).
5. Per LDC 14-2-138(C).
 - a) All Other Subdivisions or Projects. Shall comply with the requirements of the Florida Fire Prevention Code NFPA 1 current addition and the following:
 - i) Fire hydrants shall be spaced no greater than 500 feet apart measured within rights-of-way following fire lanes or fire access drives such as a Fire Department vehicle would follow and the entry door of a structure shall not be more than 500 feet from the nearest hydrant.
 - ii) Hydrants shall be placed at development entrances, other strategic places and within 250 feet of Fire Department connections (FDC).
 - iii) Water mains shall be no less than eight inches in diameter.
 - iv) Mains shall be looped except in small subdivisions.
6. Per LDC 14-2-138(G):
 - a) All hydrants are to be marked with blue road reflectors per the following standards:
 - i) *Placement*: The marker shall be installed in the center of the driving lane in front of the fire hydrant on the same side of the street as the fire hydrant.
 - ii) *Model*: The marker shall be Model 911A bidirectional.

- iii) *Size*: Marker size shall be four inches by four inches by three-fourths inch.
 - iv) *Bonding*: Marker shall be bonded to roadways by using a two-part epoxy adhesive or other approved material.
- 7. Per FFPC, NFPA 1, Uniform Fire Code, Florida 5th edition, Chapter 18, Sub-section 18.2.3.5.3. Please add to “No Parking” detail; distances between No Parking signs cannot exceed 60’. Signs may alternate sides of road at 60’ intervals (120’ between signs). Fire lanes shall be marked with freestanding signs with the wording, “NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT” or similar wording. Such signs shall be 12 in. by 18 in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of **60 feet** apart
- 8. FFPC, NFPA 1, Uniform Fire Code, Florida 2010 edition, Chapter 18, Sub-section 18.2.3.5.1 Roadway in front of curb of a hydrant shall be marked with safety yellow striping noted to be no parking area.
- 9. All hydrants shall be installed in such a manner as to be unobstructed and easily accessed by the Fire Department at all times. LDC 14-2-138 (E).
- 10. No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. FFPC NFPA 1, Chapter 18, Section 18.3, Sub-division 18.3.3.3.1
- 11. Hydrants shall be placed a minimum of at least three feet but not more than 5 feet from roadways and driveways. Hydrants shall be placed at least 30 feet from structures. LDC 14-2-138 (E) (3).
- 12. Per FFPC NFPA 1 Uniform Fire Code, Chapter 1, Section 1.12: Installing fire alarm contractor shall submit shop drawings that comply with requirements of NFPA 72 National Fire Alarm Code, Chapter 4, section 4.5.1.1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
- 13. Per FFPC NFPA 1 Uniform fire Code Chapter 1, Section 1.12: Installing sprinkler contractor shall submit shop drawings that comply with requirements of NFPA 13 Installation of Sprinklers, Chapter 14, Section 14.1.3 1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
- 14. Per FFPC NFPA 1 Uniform fire Code Chapter 1, Section 1.12: Installing Fire Main contractor shall submit shop drawings that comply with requirements of NFPA 24 1 and Florida Administrative code 61g15-32 for review and approval prior to work commencing.
- 15. NFPA 101 30.3.5.1 All buildings shall be protected throughout by an approved automatic sprinkler system installed in accordance with 30.3.5.2
- 16. In accordance with NFPA 101 9.7.2 sprinkler systems shall be monitored in accordance with NFPA 72.
- 17. Per NFPA 1 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of a building is located not more than 150Ft from the fire department access roads measured by an approved route around the exterior of the building or facility.

18. Per NFPA 1 18.2.3.2.2.1 When the buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450ft.
19. Per NFPA 1 18.2.3.2.1 Fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

KISSIMMEE UTILITY AUTHORITY

Comments or Compliance

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 comments

PARKS & RECREATION

Compliance – No Comments

PLANNING DIVISION

Revise/Resubmit

1. Comment not addressed: Please revise the statement within the Site Information table to show that there is a waiver to reduce the parking stalls from a width of 10-feet to a width of 9-feet. Also, this waiver was never formally requested or approved by Development Services. Please provide a letter requesting the reduction and cite which of the criteria in 14-2-80(C)(1)(b)(1) through 14-2-80(C)(1)(b)(9) has been met. This must be approved prior to DRC approval.
2. Comment not addressed: If mail kiosks and dumpsters are utilized, a minimum of two parking spaces, or a bypass lane dedicated for the use shall be provided, in accordance with 14-2-80, separate from the street or internal drive. 14-2-60(F)(3)(b). Include these spaces and revise notes/plans accordingly.
3. Comment not addressed: Any development shall provide active recreational areas that are at least equal to 3% of the buildable land on the project site, or 150-square feet per dwelling unit, whichever is greater. While the overall calculations were provided, it appears these were taken by the 3% requirement, and not the 150-square feet per unit, which requires the greater amount of open space. Please revise plans accordingly.
4. Comment not addressed: Per the conditions of approval of DRC#13-083, a tree survey indicating the location, size, and type of trees to be preserved and removed shall be provided with the PUD Site Plan Submittal. Existing trees on the property, and those within proximity from adjacent properties shall be preserved in accordance with Section 14-2-93 and shall be barricaded and inspected prior to any future development on the site. In addition, Staff shall walk the site with the developer prior to construction plan approval in order to determine the condition of all trees to be removed and/or saved and to determine if additional trees can be preserved. Differing slopes to adjacent properties and/or a grade/fill greater than 6-inches within the dripline of any trees to be preserved shall be provided. As this was required of the PUD Zoning approval, this must be provided and approved prior to the Site Plan approval. 14-2-93.
 - a) There appear to be areas on the plans, such as the dog park and areas between the recreation areas/buildings that could accommodate some of the existing trees onsite, hence why this is required. Where possible, these trees should be preserved.
5. There appears to be a storm drain line running underneath the landscape island to the northeast of Building # 2, east of the Sport Court. Please relocate so there is not interference with the required landscaping and/or provide a plan showing that the tree will meet separation requirements from the line.
6. Remove the "City Limit Line" note on the landscape plans.

7. To eliminate confusion, please use different symbols for the various types of shrubs.
8. Please show the type and size of any proposed fences/walls.
9. There appears to be a conflict with underground utilities and the tree to the south of the Amenity Building. Please either show that there is no conflict, or remove the utilities so there is no conflict with proposed trees.
10. For future submittals, please combine the plans and any supplemental sheets prior to submitting them to the City. Should separate sheets of the project be submitted, they will not be processed until the applicant has combined them.
11. When submitting for preliminary site development plans, please also submit a letter responding to the most recent set of DRC comments.

POLICE

Compliance – No Comments

PUBLIC SAFETY/911

Compliance – No Comments

PUBLIC WORKS & ENGINEERING

Compliance

Advisory Comments (no responses necessary)

- Please note: a 10' wide unobstructed maintenance berm easement will be required for the property north of this site to facilitate a 20' wide pond berm for this site.
- Please note: cross-access, drainage, and maintenance easements will be required between this site and the site to the north. This will be required prior to final construction plan approval.
- Please provide the Parcel Identification Number(s) of this property on the site plan.
- Please add the DRC reference number (DRC#16-00144) to the lower right corner of the cover sheet of the construction drawings.
- Provide the names of adjoining property owners from the latest assessment on the plan. If City of Kissimmee, please add this information also.
- Please add property boundary monumentation information on the survey and site plan.
- Please note: any work done within adjacent right-of-way subject to Osceola County review and approval. Please provide a copy of applicable connection permit(s) or NOI based on this design prior to construction plan approval.
- Provide dumpster enclosure details on the site plan. Please note: dumpster enclosure shall be constructed in conformance with City of Kissimmee Construction Standards and Specifications.
- Provide details for all work to be done on the adjacent property to the north, particularly in the area of the entrance.
- Please provide greater inflow/outflow pipe separation in the pond. Consider eliminating the pipe on the west side of the 60-unit building and making a connection to the pipe near the Sport Court.

- Please note: all plans and supporting documentation (except boundary and topo surveys) shall be certified by a Florida registered professional engineer.
- Please note: any changes to a previously reviewed set of plans shall be clearly indicated, either through comment responses or other written communication.
- Please note: additional comments may be forthcoming as a result of revisions to the plans or with submittal of supporting documentation.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Compliance – No Comments

TOHO WATER AUTHORITY

Revise/Resubmit

1. System Development Charges will be due.
20. Hydraulic Calculations shall be due
21. Minimum 5' horizontal separation of trees and shrubs from TWA owns and maintained utilities. Minimum 10' horizontal separation from permanent structures.
22. Easement shall be required for water main/sewer main TWA shall own and maintained.
23. Additional comments at Construction Plan review.



RENAISSANCE PLANNING

November 23, 2016

Bob Wright, AICP
Project Coordinator
Development Services – City of Kissimmee
101 Church Street
Kissimmee, FL 34741

Subject: The Hamilton at Lakeside – Traffic Impact Analysis

Dear Bob,

At your request, Renaissance Planning has reviewed the Traffic Methodology Memorandum for The Hamilton at Lakeside. We have the following comments:

- A queue analysis was performed to evaluate if the access road of Bermuda Lakes Lane (the lone access point for the site) would provide adequate storage during the AM and PM peak hours. The analysis concluded the left turn lane length of 180 feet on the proposed access driveway would accommodate the buildout traffic. However, based on the site plan, it shows a median cut at the elbow of Bermuda Lakes Lane; this means there is only 145 feet of lane length from the point of the median cut to John Young Parkway.
- Additionally, the queue analysis appears to have only evaluated the build out trips exiting the site. The primary purpose of the queue analysis is to ensure traffic entering the existing and proposed developments will not spill out onto John Young Parkway, specifically in the PM peak hour. We recommend the queue analysis be revised to evaluate the build out trips entering the existing and proposed developments during the AM and PM peak hours.

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
407.487.0061 ext: 131

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

Date: 10/28/16
SDOC #: 2016/17-0070
Jurisdiction: Kissimmee
DRC #: 16-00144
Project Name: The Hamilton at Lakeside Apartments
Project Location: N. John Young Pkwy.
Comments Due Date: 11/2/16
AC: 5.78

Current FLU: MK-HDR
Requested FLU: N/A
Current Zoning: R-PUD
Requested Zoning: N/A
PID:
 16-25-29-00U0-0016-0000

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

SF/TH	0	MF/Condo	108	MH	0
Single Family/Townhome		Multi-Family/Condo		Mobile-Home	
STR	0	HOP	0	AWH	0
Short Term Rental		Housing for Older Persons		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5)	13	Middle (6-8)	6	High (9-12)	8
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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
108	0	108	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
13
6
8

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
HLES	956	1,075	89%	955	973	91%
KMMS	1,261	1,669	76%	1,453	1,764	106%
OCHS	2,617	2,922	90%	2,621	2,852	98%

Comments

Highlands Elementary School currently has three (3) relocatables on site to accommodate its existing enrollment.
 Kissimmee Middle School currently has ten (10) relocatables on site to accommodate its existing enrollment.
 Osceola High School currently has twenty-two (22) relocatables on site to accommodate its existing enrollment.
 The new high school, opening for the school year 2018/2019, will provide temporary relief of our approaching capacity and existing over capacity high schools; Gateway High, Harmony High, Osceola High and St. Cloud High, and provide some capacity for students projected from currently approved residential development. The new high school is projected to be over capacity within five (5) years of opening.
 The adopted 5 Year Facilities Work Plan does not indicate any new capacity to be built within this Planning Area.
 Highlands Elementary School and Osceola High School are projected to have cacapcity, and Kissimmee Middle School is projected **NOT** to have cacapcity to serve the potential students generated through school year 2018/2019.

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

Date: 10/28/16
SDOC #: 2016/17-0070
Jurisdiction: Kissimmee
DRC #: 16-00144

Comments cont.

School impacts are based on the number of residential units indicated in the 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.