

**OSCEOLA COUNTY, FLORIDA
PLANNING COMMISSION AGENDA
OCTOBER 21, 2004**

*The **Consent Agenda** which consists of items that are lettered A-G is a technique designed to expedite the handling of routine and miscellaneous business of the Planning Commission. The Planning Commission in one motion may adopt the entire consent agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any Planning Commission Member, audience member or staff member an item may be removed from the Consent Agenda for discussion.*

CONSENT AGENDA:

- A. **FS04-00049 US Homes Corporation, Inc.** (Fells Cove Units 3 & 4 Phase 2 Final Subdivision with Variance) — South side of Boggy Creek Road, west of Narcoossee Road, north of East Lake Tohopekaliga, and east of Rustic Acres.
- B. **CU04-00060 Outlook Media, Inc.** (Camping World Billboard) — North side of US 192, west of CR 535 (Poinciana Boulevard).
- C. **CU04-00061 Outlook Media, Inc.** (Farm Bureau Billboard) — South side of US 192, east of Denn John Lane, and west of Shakerag Road.
- D. **PD04-00042 U.S. Enterprises of Central Florida Corp.** (Amendment) — North side of Funie Steed Road, west of Armadillo Blvd., south of US 192.
- E. **PS04-00029 Diamond Homes of Central Florida, Inc.** (Town Park Subdivision and Variance) — East side of Missouri Avenue, south of 17th Street, and west of Michigan Avenue
- F. **PD04-00044 KB Home Orlando, LLC** (CT to PRD) — East side of Polynesian Isles Boulevard, west of Poinciana Boulevard, and north of US 192.
- G. **CDP04-0040 Ginn LA Orlando, Ltd., LLLP** (Condominium Units and Private Commercial Space) — Northwest and southeast sides of Interstate 4, north of Osceola Polk Line Road (CR 532).

The [Regular Agenda](#) requests will be presented in separate public hearings.

REGULAR AGENDA:

- 1. **ZMA04-0040 Faloh Construction Corporation** (AC to RM-2) — South side of Fortune Road and east of Simpson Road.
- 2. **CPA04-0049 Jasper Thompson** (Semi-Rural to Industrial) — East side of Ham Brown Road, north of Reaves Road, and south of US 17-92 (S. Orange Blossom Trail).
- 3. **PD04-00043 1st Choice Florida Realty, Inc.** (CR to STRPD) — North side of Siesta Lago Drive, west of US Highway 192.
- 4. **CPA04-0051 Miller Sellen Conner & Walsh** (Commercial to Multi-Family) — Northeast corner of Buenaventura Blvd., and Osceola Parkway.

5. **PD04-00038 Miller Sellen Conner & Walsh** (Commercial to Multi-Family) — Northeast corner of Buenaventura Blvd., and Osceola Parkway.
6. **CU04-00064 Osceola County School Board** (Elementary School) — South of US 17-92, on the east side of Ham Brown Road, and north of Campbell Road.
7. **PD04-00039 Suzette V. Howse** (Amendment) — North of Neptune Road, east of Shawnda Lane, and west of Shady Lane.
8. **PD04-00036 North Point, LLC** (Amendment) — North of East Lake Tohopekaliga, west of Fells Cove, southeast of Boggy Creek Road, and east of Austin Tindall Park.
9. **DRI04-0001 US Home/Lennar Corporation** (DRI) — South side of Tri-County Road, west of Goodman Road, and east of US Hwy. 27.

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A Public Hearing will be held at the Osceola County Administration Building, 1 Courthouse Square, 4th Floor, Kissimmee, Florida, on October 21, 2004 at 7:00 p.m. to consider these agenda items. Items marked with an * (asterisk) will be forwarded to the Board of County Commissioners at 1:30 p.m. on November 8, 2004.

PLANNING COMMISSION

Mr. Tom Franklin - Chairman	District 1
Mr. Charles Steele	District 1
Mrs. Jane Singleton, Secretary	District 2
Ms. Karen Giel	District 2
Mr. Melvin Welch	District 3
Mr. Clarence Thacker	District 3
Mr. Robert D. Husband - Vice Chairman	District 4
Mr. Barney Veal	District 4
Mr. Jim Lee	District 5
Mr. Fred Hawkins, Jr.	District 5

STAFF REPRESENTATIVES

Mr. Bob Wright, Planning Director
Mrs. Kate Stangle, Deputy County Attorney
Mr. Ted Garrod, Zoning & Code Enforcement Director
Mr. Chris Crowe, County Engineer
Mr. Tad Calkins, Engineering Department Coordinator
Mr. John Hambley, Senior Planner
Mr. Kirk Crane, Senior Planner
Mr. Earl Harris, Senior Zoning Technician
Ms. Kelly Haddock, Senior Zoning Technician
Mr. Robert Hall, Senior Zoning Technician

ORDER OF BUSINESS

1. Call to Order
2. Attendance and Introduction
3. Minutes from Previous Meetings
4. Consent Agenda: All of these requests will be approved as recommended with a single public hearing, unless items are removed for consideration during a separate hearing.
5. Regular Agenda: Each of these requests will be presented in separate public hearings.
6. Adjournment of the Meeting

The record for all applications includes the entire staff file. The files on this agenda are available for public review in the Planning Department located at 1 Courthouse Square, Suite 1400, Kissimmee, Florida, telephone (407) 343-3100.

CONSENT AGENDA:

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— A
FS04-00049

**US HOMES CORPORATION (APPLICANT) CH LAND
DEVELOPMENT (OWNER)**

**COMMISSION
DISTRICT:**

5

REQUEST:

Request to approve the Final Subdivision Plan for Fells Cove, Phase 2, consisting of approximately 74 acres of land, containing 123 lots, and 9 tracts within a Residential Single Family (RS-1; 2.5du/1ac) District. The applicant is also requesting a variance from Osceola County Land Development Code, Chapter 6, Section 6.8(I)7 which requires an unobstructed maintenance easement for underground stormwater systems with a slope of 2:1 to allow a slope of 1:1.

LOCATION:

South side of Boggy Creek Road, west of Narcoossee Road, north of East Lake Tohopekaliga, and east of Rustic Acres.

ZONING:

Approval. (RH)

PLANNING:

Approval.

ENGINEERING:

Approval.

Special Conditions:

1. The drainage outfall easement created in OR 131, Pg. 36 shall be vacated prior to recording the Plat.
2. No building permits (including model homes) shall be issued for Lots 122, 199, 200, 209, and 210 until Plat is recorded and easement is vacated.

PUBLIC SAFETY:

Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.

Special Conditions:

3. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @* Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.

You are requesting 123 home sites which equals additional total population increase at 343 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system

73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 29 Additional calls per year

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

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911 ADDRESSING: Approval, subject to Standard Condition: PS4.

SFWMD: Approval.

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**r — B
CU04-00060**

**OUTLOOK MEDIA L.L.C. (APPLICANT) AGRP OF KISSIMMEE
L.L.C. (OWNER)**

**COMMISSION
DISTRICT:**

1

REQUEST:

Request to approve a billboard as a Conditional Use within a Commercial Restricted Business District (CR) and to approve the site development plan for approximately 1 acre of land.

LOCATION:

North side of US 192, west of CR 535 (Poinciana Boulevard).

ZONING:

Approval, subject to Standard Condition: Z1. (EH)
Special Conditions:

1. Applicant shall provide a surveyor's certification that at least 1,000 feet separate proposed site from any existing billboard on same side of the road, running curvilinear along the edge of the pavement, measured from the billboard's support poles.
2. The applicant shall provide a surveyor's certification that at least 300 ft. separate the leading edge of the proposed billboard from the boundary of RMH zoned property west of subject site, and that at least 50 ft. separate the leading edge of the proposed billboard and the existing I. D. pylon sign for Camping World.
3. Create a landscape feature of at least a 4:1 ratio of the sign's copy area. In this case, 2,688 sq. ft. of landscape maintained by the owner to promote healthy plant growth. Such area shall be a combined use of irrigated plant and inorganic material approved by the county Land Management Inspector.

NOTES: 1) With regard to Special Condition #2 above, residentially zoned property (RMH) exists on the stem that is part of the RV park behind subject site. **2)** In keeping with the Board's decision to enhance principal visitor arteries, this being a major visitor intersection, Special Condition #3 above is proposed.

PLANNING:

Approval, subject to Standard Condition: PL2.

ENGINEERING:

Defer to Zoning.

PUBLIC SAFETY:

Defer to Zoning.

SFWMD:

Approval.

**OSCEOLA COUNTY, FLORIDA
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r — C
CU04-00061

**OUTLOOK MEDIA L.L.C. (APPLICANT) OSCEOLA COUNTY
FARM BUREAU (OWNER)**

**COMMISSION
DISTRICT:**

3

REQUEST:

Request to approve a billboard as a Conditional Use within a Commercial Restricted Business District (CR) and to approve the site development plan for approximately 1 acre of land.

LOCATION:

South side of US 192, east of Denn John Lane, and west of Shakerag Road.

ZONING:

Approval, subject to Standard Condition: Z1.
Special Conditions:

1. Applicant shall provide a surveyor's certification that at least 1,000 feet separate proposed site from any existing billboard on same side of the road, running curvilinear along the edge of the pavement, measured from the billboard's support poles.
2. The applicant shall provide a surveyor's certification that at least 300 ft. separate the leading edge of the proposed billboard from any residential zoning district.

PLANNING:

Approval.

ENGINEERING:

Defer to Zoning.

PUBLIC SAFETY:

Defer to Zoning.

SFWMD:

Approval.

**CITY OF
KISSIMMEE:**

The City of Kissimmee does not support this request as the proposed billboard does not comply with the minimum separation requirements of 2,000 feet between billboard signs.

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**r — D
PD04-00042**

**US ENTERPRISES OF CENTRAL FLORIDA CORP
(APPLICANT), CENTRAL FLORIDA INVESTMENTS, INC
(OWNER)**

**COMMISSION
DISTRICT:**

1

REQUEST:

Request to amend the previously approved LaRosa Planned Mixed Use Development (PD02-00025), to allow for the replacement of condominium and single-family residential units with 626 rental resort townhomes and to modify the Master Concept Plan to accommodate the townhome sites. The project contains 119 acres.

LOCATION:

On the north side of Funie Steed Road, west of Armadillo Blvd., south of US192.

ZONING:

Approval subject to Standard Conditions Z1, Z3 & Z5.

Special Conditions:

1. This approval voids PD02-00025. (EH)
2. House of worship and customary accessory facilities such as a chapel and educational buildings for religious training shall only be allowed as a Conditional Use.
3. Independent site lighting, exterior lighting mounted on the buildings and on the walkways shall comply with the provisions of Osceola County Land Development Code, Chapter 14, Section 14.70, requiring no visibility of light sources beyond the site boundary. A site plan that identifies location of the various exterior lighting fixtures shall accompany the Construction Plans, and it shall provide descriptions and manufactures cut-outs of the individual lighting fixtures for each outside location. [Samples of acceptable fixture types are available from the Zoning Department.] [Details are deferred until the Engineering Improvement Plan (EIP) submission.] (EH)
4. If garbage dumpsters is used, they shall be walled with material that is like-kind and architecturally compatible with the principal buildings and shall have self-closing gates/doors. [Details shall be provided on the Engineering Improvement Plans (EIP).] (EH)
5. If trash compactor(s) are used, the trash compactor compound(s) shall include adequate temporary parking while using the compactor without disrupting traffic and parking serving the condo units. The compactor compound shall be shielded from view with materials and/or landscaping. [Details shall be provided on the Engineered Improvement Plans (EIP).] (EH)
6. Total parking required for townhouse units shall be finalized with the Engineering Improvement Plan. The Engineering Improvement Plan shall state the number of bedrooms per building and shall reflect appropriate parking per the Osceola County Land Development Code.
7. Parking shall only be allowed in designated parking areas.

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.

Special Conditions:

8. Provide a tree survey of trees 12 inch D.B.H. or greater. Incorporate the larger trees into recreation, park, preservation, etc. areas at

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- submission of Preliminary Subdivision Application. JRH
9. Provide geotechnical information or data regarding the suitable development of the sink holes or consider utilizing the areas as open space/recreation tract etc. at submission of Engineering Improvement Plans. TLT
 10. The applicant shall provide a written comparative breakdown of the number of each kind of home currently approved (condo, single family, townhome, etc), as well as being proposed. Please also include the currently approved and proposed square footage for commercial and any other applicable type of land use. TB

ENGINEERING: Approval, subject to Standard Conditions: E1, E2, E7 (Westside Blvd & Funie Steed Rd), E9, E12, E15, E17 (5ft.; Funie Steed Road), E20 & E21.
Special Conditions:

11. Provide a copy of presently approved road construction plans and show access points and volumes, include turn lane provisions with Engineering Improvement Plans.
12. Westside Boulevard, also know as Armadillo Boulevard in the Westridge Area Plan, shall be constructed to County collector standards.
13. Applicant shall construct Funie Steed Road, from Westside Blvd. easterly to pavement, to County Collector Standards, including paved shoulders with turn lanes at Westside Blvd. Applicant shall dedicate 55 foot half section right-of-way.
14. Right and left turn lanes are required at Westside Blvd. main entry, right lane for commercial parcel from Westside Blvd.
15. Turn lanes are required from Funie Steed Road to commercial site and public access to townhomes. Applicant shall provide plan indicating left turn lane (s) which does not overlap or interfere with westbound left turn lane at Westside Blvd. Westbound right turn lane also shall be shown, turn lanes to be constructed by applicant.

PUBLIC SAFETY: Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.
Special Conditions:

16. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
17. Spacing of hydrants shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
18. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is (Pending I.S.O Calculation) g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
19. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.
The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @ Persons + 2.79 per single family household,*

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and 3.5 per timeshares and short terms residences.

You are requesting 626 home sites which equals additional total population increase at 2191 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system

73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 160 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD:

Approval, subject to Standard Condition: SF1.

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— F
PS04-00029

**JOHN DILULLO (APPLICANT) DIAMOND HOMES OF
CENTRAL FLORIDA (OWNER)**

**COMMISSION
DISTRICT:**

5

REQUEST:

Request to approve the Preliminary Subdivision Plan for Town Park consisting of approximately 9 acres of land, containing 20 lots, within a Residential Single Family Zoning District (RS-2; 3.6du/ac). The applicant is also requesting a variance from (waiver of) Osceola County Land Development Code, Chapter 8, Section 8.6.D.(3) Corner Lots..

LOCATION:

On the east side of Missouri Avenue, south of 17th Street, and west of Michigan Avenue.

ZONING:

Approval, subject to Standard Condition: Z1.
Special Condition: (RH)

1. Support of variance request from Osceola County Land Development Code 8.6D3 and 14.10F as submitted: Lots 2 and 4 of Mears Estates to remain 65 ft. wide (10 ft lot width variance for corner lot) and the north side of Lot 4 and south side of lot 2 of Mears Estates to have a 17.5 ft side yard setback (7.5 foot variance).

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.
Special Condition:

2. Conservation Tract (Tract B) and its respective upland buffer shall be combined into one tract with an easement dedicated to SFWMD on Final Subdivision Plans. KL
3. Applicant shall submit a Final Concurrency Application, including a letter of service intent and capacity from the utility provider for water and sewer at the submission of the Final Subdivision Application for Concurrency review. SR, TB

ENGINEERING:

Approval, subject to Standard Conditions: E1, E16 (Tracts B), E17 (4ft; Missouri Avenue) & E20.

Special Conditions:

4. Provide with Engineering Improvement Plans a cross section through drainage canal and stormwater management ponds demonstrating compliance with Land Development Code, Chapter 6, Section 6.7.c.
5. Address the location of stormwater inlets at lots 13 and 14 with Engineering Improvement Plan. (TC)
6. Applicant shall determine 100 year flood elevation on Engineering Improvement Plans.
7. Applicant shall dedicate additional right of way to provide a 30 ft. half section right-of-way for Missouri Avenue along Tracts 'C' and 'D'.
8. Provide a minimum 20 ft. drainage easement, center on the stormwater pipe between lots 13 and 14 for the length of pipe in the lots.
9. Provide 25 ft corner clips of right of way at the intersection of roadway tract and Missouri Avenue.

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- PUBLIC SAFETY:** Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.
Special Conditions:
10. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
 11. Spacing of hydrants shall be maximum 500 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 250 feet.
 12. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 1500 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
 13. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
 14. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions.

911 ADDRESSING: Approval, subject to Standard Condition: PS4.

SFWMD: Approval, subject to Standard Condition: SF1.

CITY OF ST. CLOUD: Water and sewer are currently available to this project. An 8 inch sanitary sewer main exists in the center of Missouri Avenue and a 6 inch water main exists along the west side of Missouri Avenue.

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**r — G
PD04-00044**

**KB HOME ORLANDO, LLC (APPLICANT) CENTRAL FLORIDA
INVESTMENTS (OWNER)**

**COMMISSION
DISTRICT:**

1

REQUEST:

Request to amend the Zoning Map by changing approximately 17 acres of land from Commercial Tourist District (CT) to Short-Term Rental Planned Development District (STRPD) and to establish Development Standards for up to 200 townhome units.

LOCATION:

East side of Polynesian Isles Boulevard, west of Poinciana Boulevard, and north of US 192.

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3.

Special Conditions:

1. If garbage dumpsters are used, they shall be walled with material that is like-kind and architecturally compatible with the principal buildings and shall have self-closing gates/doors. [Details shall be provided on the Engineering Improvement Plans (EIP).]
2. If trash compactor(s) is used, the trash compactor compound(s) shall include adequate temporary parking while using the compactor without disrupting traffic and parking serving the approved units. The compactor compound(s) shall be shielded from view with materials and/or landscaping. [Details shall be provided on the Engineering Improvement Plans (EIP).]
3. Independent site lighting, exterior lighting mounted on the buildings and on the walkways, if any, shall comply with the provisions of Land Development Code, Chapter 14, Section 14.70, requiring no visibility of light sources beyond the PD boundary. A site plan that identifies location of the various exterior lighting fixtures shall accompany the Engineering Improvement Plans, and it shall provide descriptions and manufactures cut-outs of the individual lighting fixtures for each outside location. [Samples of acceptable fixture types are available from the Zoning Department.]
4. A separate Engineering Improvement Plan shall be submitted that details the location of amenities within the recreational site and the provision of required parking: 1 space for each 200 sq. ft. of bathhouse and 3 spaces for each tennis, racquetball or volleyball court.

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.

ENGINEERING:

Approval subject to the following Standard Conditions: E1, E7 (Polynesian Isles Blvd.), E8 (Polynesian Isles Blvd), E9, E12 (Polynesian Isles Blvd), E17 (5ft; Polynesian Isles Blvd), E20 & E21

Special Conditions:

5. The turn lanes required in Standard Condition E7 shall be constructed as a 3 lane roadway section connecting the multi lane section to the south, and continue northerly sufficiently to bring S-curve at Images driveway to minimum standard per “Green Book” to create three lane section.
6. Right-of-way dedication may be required for standard cross section

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and for smoother curve.

7. Requiring Standard Condition E17 shall connect to US 192 sidewalk.

PUBLIC SAFETY: Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.

Special Conditions:

8. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
9. Spacing of hydrants shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
10. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is (Pending I.S.O Calculations) g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
11. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
12. This project will require a secondary emergency vehicle access. See Land Development Code 13.6
13. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions

SFWMD: Approval, subject to Standard Condition: SF1.

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r — H
CDP04-0040

GINN LA ORLANDO, LTD., LLLP (APPLICANT AND OWNER)

**COMMISSION
DISTRICT:**

1

REQUEST:

Request to approve a Comprehensive Development Plan to allow for Reunion Resort & Club to construct 560 condominium units and 110,000 square feet of private Reunion Club commercial space to be located on Phase I, Parcel 7A, within the Reunion Planned Development. The project area consists of approximately 24 acres.

LOCATION:

Northwest and southeast sides of Interstate 4, north of Osceola Polk Line Road (CR 532).

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3. (EH)

Special Conditions:

1. This approval nullifies CDP02-0052.
2. Revise *Open Space Calculation* [pg. 3] to show conformity with the PD requirement for 20% minimum. (See note #2 to applicant below.)
3. If garbage dumpsters are used, they shall be walled with material that is like-kind and architecturally compatible with the principal buildings and shall have self-closing gates/doors. [Details shall be provided on the Engineering Improvement Plans (EIP).]
4. If trash compactor(s) is used, the trash compactor compound(s) shall include adequate temporary parking while using the compactor without disrupting traffic and parking serving the approved units. The compactor compound(s) shall be shielded from view with materials and/or landscaping. [Details shall be provided on the Engineering Improvement Plans (EIP).]

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.

ENGINEERING:

Approval, subject to Standard Conditions: E1, E20 & E21.

PUBLIC SAFETY:

Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.

Special Conditions:

5. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
6. Spacing of hydrants shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
7. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 2500 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
8. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
9. This project will require a secondary emergency vehicle access. See L.D.C. 13.6
10. Emergency access must be a minimum 12 foot wide surface able to

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support 66,000 lbs (fire apparatus) in all weather conditions.

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @* Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.

You are requesting 504 home sites which equals additional total population increase at 1764 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system

73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 129 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD:

Approval, subject to Standard Condition: SF1.

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REGULAR AGENDA

r — 1

ZMA04-0040

**FALOH CONSTRUCTION CORPORATION (APPLICANT)
PATRICIA J. MAY (OWNER)**

**COMMISSION
DISTRICT:**

4

REQUEST:

Request to amend the Zoning Map by changing approximately 10 acres of land from Agricultural Development and Conservation District (AC; 1 du/5ac) to a Residential Multi- Family District (RM-2; 5-9 du/1ac).

LOCATION:

South side of Fortune Road and east of Simpson Road.

ZONING:

Defer to Planning.

PLANNING:

Approval.

ENGINEERING:

Defer to Planning.

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r — 2

CPA04-0049

THOMPSON HOLBORN, INC. (APPLICANT AND OWNER)

**COMMISSION
DISTRICT:**

2

REQUEST:

Request to amend the Comprehensive Plan by changing the Future Land Use designation of approximately 10 acres of land from Semi-Rural (1du/2ac) to Industrial designation.

LOCATION:

East side of Ham Brown Road, north of Reaves Road, and south of US 17-92 (S. Orange Blossom Trail).

ZONING:

Defer to Planning. (EH)

PLANNING:

Approval.

ENGINEERING:

Defer to Planning.

SFWMD:

Approval.

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r — 3

PD04-00043

**1ST CHOICE FLORIDA REALTY, INC. (APPLICANT) RPHM,
INC. (OWNER)**

**COMMISSION
DISTRICT:**

1

REQUEST:

Request to amend the Zoning Map by changing approximately 6 acres of land from Commercial Restricted Business District (CR) to Short-Term Rental Planned Development District (STRPD) to allow construction of 105 townhomes and/or condominiums.

LOCATION:

North side of Siesta Lago Drive, west of US Highway 192.

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3.

Special Conditions:

1. If garbage dumpsters are used, they shall be walled with material that is like-kind and architecturally compatible with the principal buildings and shall have self-closing gates/doors. [Details shall be provided on the Engineering Improvement Plans (EIP).]
2. If trash compactor(s) is used, the trash compactor compound(s) shall include adequate temporary parking while using the compactor without disrupting traffic and parking serving the approved units. The compactor compound(s) shall be shielded from view with materials and/or landscaping. [Details shall be provided on the Engineering Improvement Plans (EIP).]
3. The applicant shall decide which of the two unit types—townhomes or condominium—before the Engineering Improvement Plan stage is reached, and any required regulatory development process shall be accomplished prior to issuance of a Building Permit/CO, as applicable. The development shall not consist of both types.

PLANNING:

Approval, subject to Standard Conditions: PL2, PL4.

Special Condition:

4. A Comprehensive Plan Amendment (CPA) from Commercial to High Density Residential must be approved on the property by the Board of County Commissioners (BCC) prior to or within 120 days of the approval of PD04-00043.
5. The applicant has elected to defer capacity. Therefore, the applicant shall submit a Final Concurrency application, including a letter of service intent and capacity from the utility provider for water and sewer, at the submission of the Final Subdivision application for Concurrency review. SR, TB

ENGINEERING:

Approval, subject to the following Standard Conditions: E1, E7 (Siesta Lago Road (right turn)), E9, E12 (Siesta Lago Road), E15, E17 (5ft; Siesta Lago Road), E20 & E21.

Special Condition:

6. Applicant shall dedicate additional right-of-way to provide 40 ft. half section right of way for Siesta Lago Road. This right-of-way shall be dedicated to the public with recording of the Plat or Condo Plat.

PUBLIC SAFETY:

Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.

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Special Conditions:

7. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
8. Spacing of hydrants shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
9. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 1750 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
10. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
11. This project will require a secondary emergency vehicle access. See Land Development Code 13.6.
12. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions.

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @ Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.*

You are requesting 105 home sites which equals additional total population increase at 366 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system 73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 27 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD:

Approval, subject to Standard Condition: SF1.

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CPA04-0051

**MILLER SELLEN CONNOR & WALSH (APPLICANT) AND
LANDSTAR DEVELOPMENT CORPORATION (OWNER):**

**COMMISSION
DISTRICT:**

1 & 4

REQUEST:

Request to amend the Comprehensive Plan by changing the Future Land Use designation of approximately 10 acres of land from Commercial designation to High Density Residential designation.

LOCATION:

Northeast corner of Buenaventura Blvd., and Osceola Parkway.

ZONING:

Approval. Defer to Planning. (EH)

PLANNING:

Approval.

NOTE: The proposed 110 multifamily dwelling units would have a significantly lesser traffic impact than if the 9.74 acres were used for commercial, as currently planned. TB

ENGINEERING:

Defer to Planning.

PUBLIC SAFETY:

Defer to Planning.

SFWMD:

Approval.

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PD04-00038**

**MILLER SELLEN CONNOR & WALSH (APPLICANT) AND
LANDSTAR DEVELOPMENT CORPORATION (OWNER)**

**COMMISSION
DISTRICT:**

1 & 4

REQUEST:

Request to amend the previously approved BVL Planned Development District to change the use from Commercial to Multi-family Residential to allow 110 fee-simple townhome units on approximately 10 acres of land.

LOCATION:

Northeast corner of Buenaventura Blvd., and Osceola Parkway.

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3. (EH)
Special Conditions:

1. If garbage dumpsters are used, they shall be walled with material that is like-kind and architecturally compatible with the principal buildings and shall have self-closing gates/doors. [Details shall be provided on the Engineering Improvement Plans (EIP).]
2. If trash compactor(s) is used, the trash compactor compound(s) shall include adequate temporary parking while using the compactor without disrupting traffic and parking serving the townhome units. The compactor compound shall be shielded from view with materials and/or landscaping. [Details shall be provided on the Engineering Improvement Plans (EIP).]
3. Independent site lighting, exterior lighting mounted on the buildings and on the walkways, if any, shall comply with the provisions of Osceola County Land Development Code, Chapter 14, Section 14.70, requiring no visibility of light sources beyond the site boundary. A site plan that identifies location of the various exterior lighting fixtures shall accompany the Engineering Improvement Plan submission, and it shall provide descriptions and manufactures cut-outs of the individual lighting fixtures for each outside location. [Samples of acceptable fixture types are available from the Zoning Department.]

PLANNING:

Approval, subject to Standard Conditions: PL2, PL4.
Special Conditions:

4. A Comprehensive Plan Amendment (CPA) from Commercial to High Density Residential must be approved on the subject property by the Board of County Commissioners (BCC) concurrent with the approval of PD04-00038.
5. Buffers shall be provided in accordance with Osceola County Land Development Code Chapter 10. JRH
6. Wall buffers shall be a decorative masonry type that does not require painting. JRH

NOTE: The proposed 110 multifamily dwelling units would have a significantly lesser traffic impact than if the 9.74 acres were used for commercial, as currently planned.

ENGINEERING:

Approved, subject to Standard Conditions: E1, E7 (Osceola Parkway and Buenaventura Blvd.), E8 (Osceola Parkway and Buenaventura Blvd.),

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E15, E17 (5 ft.; Osceola Parkway and Buenaventura Blvd.), E20 & E21.

Special Condition:

7. Entrance roadway throat shall be a minimum of 120 ft. to first parking access (4 lane preferred). (MP)

PUBLIC SAFETY: Approval.

Special Conditions:

8. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review. Spacing of hydrants throughout the site shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
9. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 1750 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
10. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
11. If this project does not reflect a secondary access the following may apply.
12. This project may require a paved secondary emergency vehicle access. See Land Development Code 13.6.
13. An unpaved emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions.

SFWMD: Approval, subject to Standard Condition: SF1.

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CU04-00064

OSCEOLA COUNTY SCHOOL BOARD (APPLICANT AND OWNER)

COMMISSION DISTRICT:

2

REQUEST:

Request to approve an Elementary School to serve students as a Conditional Use within a Residential Manufactured Housing District (RMH-1A; 2du/5ac), and to approve the site development plan for approximately 17 acres of land.

LOCATION:

South of US 17-92, on the east side of Ham Brown Road, and north of Campbell Road.

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3.

Special Conditions:

1. Approval of ZMA04-0037.
2. Independent site lighting, exterior lighting mounted on the building(s), play areas and on the walkway canopy, if any, shall comply with the provisions of LDC, Chapter 14, Section 14.70, requiring no visibility of light sources beyond the site boundary. A site plan that identifies location of the various exterior lighting fixtures shall accompany the Construction Plans, and it shall provide descriptions and manufactures cut-outs of the individual lighting fixtures for each outside location. [Samples of acceptable fixture types are available from the Zoning Department.] [Details are deferred until the Engineered Improvement Plan (EIP) submission.]
3. Garbage dumpsters shall be walled with material that is like-kind and architecturally compatible with the principal building(s) and shall have self-closing gates/doors. [Details shall be provided on the Engineered Improvement Plans (EIP).]

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.

4. Please redesign to accommodate the 48 inch live oak between the Play Field and the Stormwater Retention Pond subject to engineering consideration. JRH
5. A Comprehensive Plan Amendment (CPA) from Low Density Residential to Institutional must be submitted in the 2006 Large-scale plan amendment cycle.

ENGINEERING:

Approval, subject to Standard Conditions: E7 (both entrances; Ham Brown Road), E12 (Entrances and Exits), E15, E17 (5ft; Campbell Road), E18, E20, E21

6. Parent drop-off access shall be from the easterly portion of Campbell Road, and shall be designed to insure that the 600 peak hour trip queuing/parking demand remains clear of Ham Brown Road. Bus drop-off may access Ham Brown Road, 330 ft. min. separation from Campbell Road. Left turn lane shall be provided for bus loop, and be continuous to Campbell Road.
7. Campbell Road shall be constructed to County collector (11 ft. lanes) standard through parent loop, and shall include 4' paved shoulder (8 ft. total shoulder), right turn lane at Ham Brown Road approach, 5 ft.

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sidewalk north side for full property frontage, plus sidewalk on south side as needed for safe pedestrian access to crosswalk. A 40 ft. half section right of way is required for a road of this nature, and applicant shall dedicate 20 ft. additional right of way to provide for this road. Additional right of way may be needed near the intersection of Ham Brown Road as required roadway geometry requires. A sidewalk, drainage and utility easement may also be needed.

8. Applicant shall provide school crosswalk and speed zone signing, including beacons, on Ham Brown Road. School crosswalk signing on US 17-92 at Ham Brown shall also be included.
9. Applicant shall be responsible for facilitating any stormwater modification to Ham Brown Road caused by turn lane improvements.
10. Applicant shall provide off site info, pavement width, edge of pavement, right-of-way existing/dedicated. Also all improvements and driveways shall be shown within 660 ft. of road on each side of property, including existing striping. In fact, all striping along Horizon School on right-of-way permit for roadway improvements.
11. Collector (Ham Brown Rd) requires 12 ft. wide lanes.

PUBLIC SAFETY: Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.
Special Conditions:

12. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
13. Spacing of hydrants shall be maximum 400 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
14. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is (Pending I.S.O. Calculations) g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
15. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
16. This project will require a secondary emergency vehicle access. See Land Development Code 13.6
17. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions.
18. Provide Fire Apparatus turning radius overlay on Engineering Improvement Plan review.
19. Indicate emergency access description to portables on Engineering Improvement Plans.
20. Indicate Fire Hydrant locations for the portables on Engineering Improvement Plans.

SFWMD: Approval, subject to Standard Condition: SF1.

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PD04-00039

SUZETTE V. HOWSE (APPLICANT) TAI FAMILY INVESTMENT CO. LTD. AND WELLINGTON PROPERTY DEV. CO. INC. (OWNERS)

COMMISSION DISTRICT:

3

REQUEST:

Request to amend the previously approved Neptune Pointe Planned Development (PD03-00008) to allow for 616 short-term rental multi-family units and 155 single-family units and to establish development standards. The project area is approximately 148 acres of land.

LOCATION:

North of Neptune Road, east of Shawnda Lane, and west of Shady Lane.

ZONING:

Denial. This is not within the adopted short-term rental overlay of Osceola County. (EH)

NOTES: The approval of 616 multi-family and 155 single-family units was previously conditionally approved in PD03-00008. The PD04-00039 application asks for approval of the same thing, except it identifies the 616 short-term rental multi-family units and 155 single-family units. The other difference in the narrative is that it establishes development standards to avoid a future CDP, as was done for PD03-00008.

PLANNING:

Denial.

- a. Please revise the application to identify the type of residential unit(s) to be constructed. Therefore short-term rental units are not permitted with this project. The project is outside the Short-term rental overlay.use on the subject property. - KC

If approved, subject to Standard Conditions: PL2 & PL4.

ENGINEERING:

Defer to Zoning and Planning.

PUBLIC SAFETY:

Approval, subject to Standard Conditions: PS2, PS5, PS6, & PS10.
Special Conditions:

1. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review. Spacing of hydrants throughout the site shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
2. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 1500 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
3. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
4. If this project does not reflect a secondary access the following may apply.
5. This project will require a secondary emergency vehicle access.

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See L.D.C. 13.6

6. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. Population calculations determined @ Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.

You are requesting 771 home sites which equals additional total population increase at 2699 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system 73 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 198 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD:

Approval, subject to Standard Condition: SF1.

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PD04-00036

NORTH POINT, LLC (APPLICANT AND OWNER)

**COMMISSION
DISTRICT:**

5

REQUEST:

Request to amend the Zoning Map by changing approximately 161 acres of land from Agricultural Development and Conservation District (AC; 1 du/5ac) to a Planned Residential Development District (PRD) to allow 401 single family lots with ancillary uses including a 2.5 acre recreation complex.

LOCATION:

North of East Lake Tohopekaliga, west of Fells Cove, southeast of Boggy Creek Road, and east of Austin Tindell Park.

ZONING:

Approval, subject to Standard Conditions: Z1 & Z3. (RH)
Special Conditions:

1. This PD is limited to a maximum of 401 single family units.
2. A separate CDP for the active recreation area shall be submitted prior to approval of the FS plan for Phase 1
3. The passive recreation tract (Tract E) shall include a minimum of 2 park benches along the proposed walking/nature trail.
4. Conversion of garages for any use other than intended shall not be allowed and such language shall be incorporated as part of deed restrictions for this subdivision.
5. Construction of models may only commence once the PS and EIP have been approved and at a minimum, provisions of Chapter 8.2.F3b. have been satisfied.
6. Model homes or sales center shall comply with provisions of Osceola County Land Development Code 14.60 Model dwelling Units, 14.70 Site Lighting, 15.10Q4 Model Center Signs, and 7.3A Parking Spaces. Site plans accompanying model home/sales center permits shall include graphic representation of required parking.

PLANNING:

Approval, subject to Standard Conditions: PL2 & PL4.
Special Conditions:

7. Since capacity is available at this time for 401 single family dwelling units and the applicant has requested to reserve capacities at the PD stage of development, the applicant shall pay a minimum of 20% of the Transportation Impact Fee within thirty (30) days after the PD approval (prior to the issuance of the Concurrency Reservation Certificate). Should the applicant for any reason not ultimately gain PD approval, the payment will be refunded in accordance with Chapter 5 of the Land Development Code. SR, TB
8. Applicant shall submit a letter of service intent and capacity from the utility provider for water and sewer prior to Planning Commission. SR
9. The proposed project site appears to be primarily wetlands, please provide a jurisdictional determination from South Florida Water Management District to determine build-able upland acreage or proposed wetland impacts with Preliminary Subdivision Plans. (TLT)
10. Applicant shall submit a tree survey with Preliminary Subdivision Plans. (JRH)

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ENGINEERING: Approval, subject to the following Standard Conditions: E1, E7 (Boggy Creek Road), E8 (Boggy Creek Road), E17 (5ft.; Boggy Creek Road), E18, E20 & E21
Special Conditions:
11. Applicant shall stub out access connection to north and/or west property line. (DL)
12. Applicant shall dedicate 55 ft. half section right-of-way for Boggy Creek Road. The right-of-way dedication shall occur with the recording of the first Plat. (DL)

PUBLIC SAFETY: Approval, subject to Standard Conditions: PS2, PS5, PS6 & PS8.
Special Conditions:
13. Provide water calculations, main sizes, and hydrant locations at Engineering Improvement Plan review.
14. Spacing of hydrants shall be maximum 300 feet between hydrants measured in the right-of-way (as the fire truck travels), maximum distance to a building shall be 150 feet.
15. Water supply for firefighting must be a minimum 8 inch main looped system unless required flow can be substantiated and certified by the engineer of record. Water flow required is 2000 g.p.m. tested with two hydrants flowing simultaneously with minimum 750 g.p.m. and minimum 20 psi residual.
16. No vertical construction shall commence until hydrants, mains and infrastructure roadways are installed, tested, inspected and are approved by the Fire Marshal's office.
17. This project will require a secondary emergency vehicle access. See LDC 13.6
18. Emergency access must be a minimum 12 foot wide surface able to support 66,000 lbs (fire apparatus) in all weather conditions

Special Note:

Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @ Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.*

You are requesting 401 home sites which equals additional total population increase at 1403.5 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system

73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 103 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD: Approval, subject to Standard Condition: SF1.

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DRI04-0001

US HOME/LENNAR CORPORATION (APPLICANT AND OWNER)

COMMISSION DISTRICT:

1

REQUEST:

Request to approve a Development of Regional Impact (DRI) for Stoneybrooke South for 1, 744 single family units, 1,910 condo/townhomes, elementary school site; 18 hole golf course and clubhouse. Total project consists of 917 more or less acres of land in Osceola County and Polk County.

LOCATION:

South side of Osceola County Tri-County Road, west of Goodman Road, and west of US Hwy. 27.

ZONING:

Defer to Planning (EH)

PLANNING:

Comments.

a. The following are outstanding comments regarding the traffic study (TB):

- The Westside Boulevard Connection to CR 54 remains a question. Have the necessary steps been taken to secure the right-of-way in Polk County? If this right-of-way cannot be secured and the connection does not happen, the entire traffic study would have to be re-done assuming only connections to US 27 and Masters Blvd/Goodman Road.
- There remains concern that Tri-County Road, from Westside Blvd to Masters/Goodman, is assumed to remain unpaved. The traffic distribution (or lack of distribution) on Tri-County Road to the east does not seem reasonable. The distribution to CR 54 is too high. Tri-County Road should be paved from US 27 through to Masters/Goodman in Phase 1, or the M&M should occur earlier in the process to adequately monitor the situation.
- The JPA between Osceola and Polk Counties needs to be in place to ensure the necessary utilities and emergency services are provided.

Special Conditions:

1. Conservation Easement shall be placed over the scrub areas identified by the County due to the unique and historically significant ecological habitat and the presence of Threatened and Endangered Species and Species of Special Concern. Note: Open Space requirements can be reduced upon applicants request in accordance with LDC 10.6B for upland preservation areas. (Comp Plan Policy 8.1.6.8, LDC 10.5F7 &13, LDC 10.6B, and LDC 10.7) KL
2. A management plan shall be incorporated into the D.O. for the scrub preserve areas. KL
3. Applicant shall identify ownership and maintenance responsibilities for the scrub preserve areas. KL
4. A thorough environmental analysis shall be completed in the scrub areas for presence of Threatened and Endangered Species both flora and fauna. KL

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5. Correspondence from FWCC and USFWS shall be submitted in regards to the presence of Threatened and Endangered Species and Species of Special Concern in the scrub areas. KL

ENGINEERING:

- Comments.
- a. Use of year 2003 Existing Roadway Network Capacity (11/13/03) is recommended. Model run for 2008 should include SR 429, CR 532 as four lane to CR 545, US 192 as limited access from World Drive to I-4. (See Miro's comment regarding this comment)
 - b. Historic trends in the tourist corridor for five years are not reflective of growth, as volumes were depressed due to construction activity and a tourist downturn at the end of the period. Use a ten year period, including 2003 data for trends, or Osceola County annual growth data where available.
 - c. Detailed study will be required for Tri County Road and Championsgate intersections (operational analyses).
 - d. Paving of Tri-County Road from Westside Blvd to Goodman Road shall be required when the first of the following conditions is met:
 - e. Underground utilities serving Stoneybrooke are placed in the right-of-way.
 - f. C.O. of 700 dwelling units south of Tri-County Road and West of Westgate Blvd.
 - g. 3.C.O. of any development north of Tri-County Road or east of Westgate Blvd. prior to Phase 2.

PUBLIC SAFETY:

- Approval, subject to Standard Conditions: PS2, PS5, PS6, PS8 & PS9.
Special Conditions:
- 6. Water demand (GPM) for fire hydrants and firefighting may well exceed the supply available what solutions are you proposing?
 - 7. There will be a need for developer funding for an Emergency Services Facility, apparatus, and personnel. The station location is needed at the intersection of Florence Villa Grove Road/Goodman Road and Westside Blvd.
Mr. Tad Stone should be contacted to work out all details.
- Special Note:
Notice of Impact: This development will increase demand on services, and increase response times.

The average increase in emergency service calls per one thousand (1000) population for Osceola County has been calculated as follows. *Population calculations determined @ Persons + 2.79 per single family household, and 3.5 per timeshares and short terms residences.*

You are requesting 3797 home sites which equals additional total population increase at 13,289.5 Persons.

In the southern states

per N.F.P.A. statistics:

7.2 Fire Calls per 1000 pop.

Per Osceola County Fire statistics +66.0 Rescue calls per 1000 pop.

Total increase on system

73.2 calls per 1,000 population

(N. F. P. A. - National Fire Protection Association)

Your development will increase or responses by 973 Additional calls per year.

Units X 3.5 / 2.79 = persons per home sites X (.0732) = total calls

SFWMD:

Approval.