



October 18, 2013

Planned Parenthood of Greater Orlando
Attention: Jenna Tooh
726 South Tampa Avenue
Orlando, Florida 32805

Re: Certificate of Zoning Request
610 Oak Commons Boulevard

Dear Jenna Tooh:

This is to advise you that the zoning and land use of the above-referenced premise is governed by the laws and regulations of the City of Kissimmee, and the premises have been zoned to allow an establishment or facility of uses under Section 14-2-34 of the City of Kissimmee Land Development Code (LDC), relating to uses permitted in the B-5 (Office Commercial) Zoning District. The aforesaid Zoning District is appropriate for the City of Kissimmee's Comprehensive Plan future land use designation of MU-V (Mixed-Use Vine). A listing of permitted uses for the above-referenced premises is enclosed. In addition, the City's Land Development Code can be accessed online for reference at: http://www.amlegal.com/kissimmee_fl/, under City Commission, Code of Ordinances (Section 14-2).

The following information regarding the above referenced property has also been determined:

1. Is a medical office/outpatient surgical center permitted in this zoning district?
 - a. A medical office would be a permitted use in the B-5 (Office Commercial) zoning district.

Please contact the City of Kissimmee Development Services Department, Building Division at (407) 518-2120 for copies of any records available as it pertains to building permits, inspections or Certificates of Occupancy.

Development Services Department
City of Kissimmee • 101 N. Church Street • Kissimmee, FL 34741-5014
Code Enforcement Division: Phone 407-518-2123 • Planning: Phone 407-518-2140 FAX: 407-518-2497

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The owner name as listed on the Osceola County Property Appraisers Web Site is K&K Land Holding -Kissimmee, Inc. The mailing address is listed as 604 Oak Commons Boulevard, Kissimmee, Florida 34741-4198.

If you have any questions, please call me at (407) 518-2141.

Sincerely,



Ashley Cornelison
Planning Technician

Attachments

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**ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-34 B-5 — OFFICE COMMERCIAL DISTRICT.**

(A) **Intent.** This commercial district is intended primarily for uses involving businesses and institutional uses which do not involve the direct sale or display of goods, the production of goods, or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants, and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The district is intended for use in suitable areas which have been assigned an Office Residential future land use designation or a Commercial General future land use designation by the Comprehensive Plan.

(B) **Permitted Uses:** *(Are uses that are allowed as long as required improvements are in place to accommodate the use.)*

- (1.) Finance, insurance, and real estate office establishments.
- (2.) Professional service establishments, except for hospitals which are not allowed as permitted uses.
- (3.) Business service office establishments, except for temporary labor service establishments which are not allowed.
- (4.) Communication service establishments, except for communication towers and other communication facilities as defined in § 14-2-240 which are not allowed as a permitted use.
- (5.) Administrative offices for businesses, public uses, or semi-public uses.
- (6.) Middle schools.
- (7.) Accessory uses as defined in § 14-2-240.

The following are permitted uses only on properties located within the Vine District:

- (8.) Dwelling units in association with a Mixed Use Development.
- (9.) Retail sales establishments, except for gasoline service stations, those businesses selling motor vehicles or heavy equipment, and secondhand merchandise establishments which are not allowed as permitted uses.
- (10.) Personal service establishments.
- (11.) Medical equipment and supplies sales and leasing establishments.
- (12.) Office equipment and supplies sales and leasing establishments.
- (13.) Commercial off-street parking garages. Commercial surface lots shall not be allowed as a permitted use.
- (14.) Restaurants.
- (15.) Day care centers.
- (16.) Post offices.
- (17.) Community centers and non-profit clubs.
- (18.) Public and semi-public uses, except for the following, which are not allowed as permitted uses: hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public works maintenance facilities, sewage treatment plants, water plants, power plants, similar facilities, temporary labor service establishments, cemeteries, and recycling collection centers.
- (19.) Fire stations.

(C) **Conditional Uses:** *(Are uses that are reviewed on a case by case basis, must comply with specific criteria, and may be allowed if approved by the Planning Advisory Board.)*

- (1.) Dwelling units located within the CRAO District, including Community Residential Homes in conformance with § 14-2-61. Residential density shall not exceed the highest density permitted by adjacent residential districts.
- (2.) The following retail service or sales establishments may be allowed in areas assigned a Commercial General future land use designation by the Comprehensive Plan if accessory to a permitted use listed in division (B) above and located on the ground floor and not in excess of 4,000 square feet per use:
 - (a) Barber shops.
 - (b) Beauty shops.
 - (c) Laundry and dry cleaning establishments.
 - (d) Drug stores.
 - (e) Medical equipment and supplies sales and leasing establishments.
 - (f) Office equipment and supplies sales and leasing establishments.
- (3.) Commercial off-street parking lots and garages.
- (4.) Restaurants, including outdoor dining in accordance with § 14-2-65(14) and 14-2-240, may be allowed in areas assigned a Commercial General future land use designation by the Comprehensive Plan.
- (5.) Day care centers.
- (6.) Hospitals and institutional care facilities.
- (7.) Funeral homes.
- (8.) Post offices.
- (9.) Community centers and non-profit clubs.
- (10.) Churches, all other schools not listed as a permitted use, libraries, and public park and recreation areas.
- (11.) Fire stations.

(over to continue)

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Summary Sheet Updated: 7/26/11