



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, AUGUST 18, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Swearing in of Nine New Kissimmee Police Department Officers

3.B Presentation of Retirement Watch to Accreditation & Public Education Manager
John Rooney

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — Second and Final Reading — Proposed Ordinance #26-08 — Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment — LUPA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

4.B Public Hearing — Final Reading — Proposed Ordinance #26-09 — Amending the Zoning Map designation from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC): Hoagland Rd. Zoning Map Amendment — ZMA-25-0012

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

4.C Public Hearing — Second and Final Reading — Proposed Ordinance # 26-12 — Criteria for Commercial Vehicles in Residential Districts

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; UPDATING CRITERIA FOR COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS, CHAPTER 42-67 ADDING HEAVY COMMERCIAL VEHICLES, CHAPTER 42-68 ADDING GROSS VEHICLE WEIGHT RATING, AND CHAPTER 42-69 ADDING GROSS VEHICLE WEIGHT RATING; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

- 4.D Public Hearing — Final Reading — Proposed Ordinance #26-16 — Amending the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD): Fortune Rd. Zoning Map Amendment — PUD-26-0003

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

- 4.E Public Hearing — Second and Final Reading — Proposed Ordinance #26-19 — Requesting the Repeal of the Pain Management Establishments and Pharmacies Ordinance

AN ORDINANCE REPEALING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 10, BUSINESSES AND BUSINESS REGULATIONS, ARTICLE VIII, PAIN MANAGEMENT ESTABLISHMENTS AND PHARMACIES, DIVISIONS 1 THROUGH 4, SECTIONS 10-406 THROUGH 10-407 AND PROVIDING AN EFFECTIVE DATE

5. PUBLIC HEARINGS

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City 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 individual member, an item may be removed from the Consent Agenda for discussion.

- 7.A City Commission Minutes from the August 4, 2026, Meeting
- 7.B Ministerial Approval - Police Pension Board Appointment
- 7.C Space Use Permit for Aero Engineering Support Group, Inc.
- 7.D Memorandum of Agreement Between the City of Kissimmee and Velocity FBO Network
- 7.E Space Use Permits with Jr. Davis Construction Company, Inc. for Storage of Construction Materials
- 7.F Grant Acceptance and Authorizing Resolution for the FDEM Watershed Master Plan
- 7.G Disposal of City Assets
- 7.H Drainage Easement Agreement for West Carroll Multifamily
- 7.I Law Enforcement Off-Duty Management Scheduling and Billing Contract
- 7.J Federal Aviation Administration Grants Offer for New Air Traffic Control Tower

8. DISCUSSION ITEMS

9. HEAR CITY OFFICIALS

- 9.A CITY MANAGER
- 9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes §286.105, any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statutes §286.26, any person needing assistance to participate in any of these proceedings should contact the Office of the City Clerk in writing at least 48 hours prior to the meeting at cityclerkemail@kissimmee.gov or by telephone at (407) 518-2308.

ITEM 3.A

Swearing in of Nine New Kissimmee Police Department Officers

Request

Swearing in of Nine New Kissimmee Police Department Officers.

Explanation

Nine new Police Officers have been hired as employees by the City of Kissimmee Police Department. Having the Officers sworn in at City Commission meetings serves as a formal introduction to the Mayor, City Commissioners, the citizens, and the community. Swearing in new officers instills formality and professionalism at the start of their careers with the City of Kissimmee.

The new Police Officers to be sworn in are:

Ray Rivera
Julius Rivera
Joshua Rivera
Amardeep Singh
Benjamin Ward
Elijah Miller
Miguel Urdaneta
Geykel Gomez
Gabriel Rodriguez

Department: Police
Presenter: Charles Broadway

Attachment(s):

1. (S) Oath for 9 new officers

ITEM 3.B

Presentation of Retirement Watch to Accreditation & Public Education Manager John Rooney

Request

Staff requests that John Rooney be presented with his retirement watch in recognition of his 20 years of dedicated service to the City of Kissimmee.

Explanation

The City of Kissimmee is proud to present this retirement watch to John Rooney in recognition of his 20 years of outstanding service and dedication to the Kissimmee Fire Department and the City of Kissimmee.

John began his career with the City as the Training Coordinator, was promoted to Logistics Manager, and ultimately served as the Accreditation & Public Education Manager. Throughout his tenure, he played a pivotal role in advancing the Fire Department's mission and reputation. He was the driving force behind the team, keeping everyone focused and coordinated, as we worked towards securing accreditation, a milestone that reflects the department's commitment to excellence. He also transformed our public education efforts by creating innovative, highly successful community programs, including fire station open houses and child passenger safety seat installation events.

While his accomplishments are impressive, those who have worked alongside John know that his greatest contributions cannot be measured by certifications, programs, or projects alone. John has a remarkable ability to take an idea and turn it into something better than anyone imagined. He approaches every challenge with professionalism, creativity, and an unwavering commitment to excellence. No matter the task, John could always be counted on to see it through and deliver results that exceeded expectations.

More importantly, John has been a trusted colleague, mentor, and friend to all. His positive attitude and willingness to help others have left a lasting impression on everyone fortunate enough to work with him. The impact he has had on this department will continue to be felt for years to come.

Employees like John are rare. His dedication, integrity, and passion for serving both the department and the community have set a standard that will not soon be forgotten. While we are excited for him as he begins this next chapter, there is no question that he will be greatly missed.

John, thank you for your twenty years of service, your countless contributions, and the legacy you leave behind. We wish you and Robin many years of happiness, good health, relaxation, and new adventures. Congratulations on a well-earned retirement.

Department: Fire

Presenter: Mike Steigerwald

Attachment(s):

None

ITEM 4.A

Public Hearing — Second and Final Reading — Proposed Ordinance #26-08 — Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment — LUPA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Request

Approval of the second and final reading of proposed Ordinance #26-08 for a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS) on approximately 157.31 acres of land on Parcel IDs: 30-25-29-00U0-0080-0000, 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

Explanation

Currently, these parcels are vacant. This Future Land Use Map Amendment is associated with the portion of parcel ID: 30-25-29-00U0-0080-0000 west of Shingle Creek and Parcel IDs: 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000. This project is directly tied to ZMA-25-0012 and also associated with LUPA-25-0002 and ZMA-25-0004. In 1998/1999, Parcel ID: 36-25-28-00U0-0010-0000 was rezoned to the Cumbrian Lakes Resort Planned Unit Development (PUD). In 1999, Parcel ID: 25-25-28-00U0-0110-0000 was rezoned to the Liberty Village Short-term Rental PUD (SRPUD) from Agricultural zoning through Ordinance 99-22. Both of these Planned Unit Developments were rezoned through a Preliminary Plat associated with the PUD rezonings.

The change in the future land use map amendments to change 157.31 acres of land from Single-Family Low Density Residential to Conservation is consistent with the Policies and objectives seen in Goal 5 of the Comprehensive Plan, but most noticeably in Objectives 5.1.2 (Water Quality), 5.1.3 (Water Quantity), 5.1.4 (Maintenance of Floodplains), and 5.1.5 (Protect and Preserve Wetlands). The Future Land Use Map Amendment would help prevent any new development on these parcels, thereby preserving the area's wetlands and natural resources. The properties also sit within the Conservation Overlay District.

The proposed future land use of Conservation (CONS) is compatible with the proposed zoning of the Agricultural and Conservation (AC) District. Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors that the City deems appropriate and feasible to protect to help implement the natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted-privately-owned properties.

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Policy 1.2.8.2: Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Objective 5.1.2: Water Quality and its subsequent Policies: The water quality regulations established by the South Florida Water Management District (SFWMD) shall be enforced by the City, in order to protect the quality of current and projected future water sources and surface water run-off.
4. Compliance with Comprehensive Plan Objective 5.1.3: Water Quantity and its subsequent Policies: The City shall continue to maintain its adopted level of service standard in order to conserve the availability of current and future water sources.
5. Compliance with Comprehensive Plan Objective 5.1.4: Maintenance of Flood Plains and its subsequent Policies: The City shall continue to preserve floodways and prohibit their reduction in the available storage to the floodplain in order to protect and maintain their flood-carrying and flood storage capacity.
6. Compliance with Comprehensive Plan Objective 5.1.5: Protect and Preserve Wetlands and its subsequent Policies: The City's wetlands shall continue to be protected and preserved from physical and hydrologic alterations.
7. Compliance with Land Development Code 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

Recommendation

Approve Final Reading of Proposed Ordinance # 26-08.

The Development Review Committee (DRC) recommended approval on February 3, 2026.

The Planning Advisory Board recommended approval by a unanimous vote at their March 18, 2026, meeting.

The City Commission unanimously approved the first reading and the request for expedited state review of the Future Land Use Map Amendment at their June 2, 2026, meeting.

The Florida Department of Commerce approved the expedited state review with no comments on July 13, 2026.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

Attachment(s):

1. LUPA-25-0009 Aerial Map
2. LUPA-25-0009 Vicinity Map
3. LUPA-25-0009 Site Data Table
4. LUPA-25-0009 Business Impact Estimate
5. (S) LUPA-25-0009 Hoagland Road Proposed Ord 26-08
6. LUPA-25-0009 CC Ad Affidavit
7. LUPA-25-0009 DRC Comments
8. LUPA-25-0009 Supporting Docs
9. LUPA-25-0009 Expedited State Review

ITEM 4.B

Public Hearing — Final Reading — Proposed Ordinance #26-09 — Amending the Zoning Map designation from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC): Hoagland Rd. Zoning Map Amendment — ZMA-25-0012

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Request

Requesting approval of a Zoning Map Amendment to change the Zoning Map designation from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC) on approximately 79.51 acres of land on Parcel IDs: 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

Explanation

Currently, these parcels are vacant. This project is directly tied to LUPA-25-0009 and also associated with LUPA-25-0002 and ZMA-25-0004. In 1998/1999, Parcel ID: 36-25-28-00U0-0010-0000 was rezoned to the Cumbrian Lakes Resort Planned Unit Development (PUD). In 1999 Parcel ID: 25-25-28-00U0-0110-0000 was rezoned to the Liberty Village Short-term Rental PUD (SRPUD) from Agricultural zoning through Ordinance 99-22. Both of these Planned Unit Developments were rezoned through a Preliminary Plat associated with the PUD rezonings.

The change in the Zoning Map Amendment for 79.51 acres of land from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC) is consistent with the Policies and objectives seen in Goal 5 of the Comprehensive Plan, but most noticeably in Objectives 5.1.2 (Water Quality), 5.1.3 (Water Quantity), 5.1.4 (Maintenance of Floodplains) and 5.1.5 (Protect and Preserve Wetlands). The Zoning Map Amendment would help to prevent any new development on these parcels, ensuring the PUDs cannot be amended, which help to preserve the wetlands and natural resources of the area. The properties also sit within the Conservation Overlay District.

The proposed zoning of the Agricultural and Conservation (AC) District is compatible with the proposed future land use of Conservation (CONS). This district is primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate.

FINDINGS AND REASONS

1. Compliance with Land Development Code Section 14-4-4(A) AC, Agricultural and Conservation District. This district is primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate

2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Objective 5.1.2: Water Quality and its subsequent Policies: The water quality regulations established by the South Florida Water Management District (SFWMD) shall be enforced by the City, in order to protect the quality of current and projected future water sources and surface water run-off.
4. Compliance with Comprehensive Plan Objective 5.1.3: Water Quantity and its subsequent Policies: The City shall continue to maintain its adopted level of service standard in order to conserve the availability of current and future water sources.
5. Compliance with Comprehensive Plan Objective 5.1.4: Maintenance of Flood Plains and its subsequent Policies: The City shall continue to preserve floodways and prohibit their reduction in the available storage to the floodplain in order to protect and maintain their flood-carrying and flood storage capacity.
6. Compliance with Comprehensive Plan Objective 5.1.5: Protect and Preserve Wetlands and its subsequent Policies: The City's wetlands shall continue to be protected and preserved from physical and hydrologic alterations.
7. Compliance with Land Development Code 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

Recommendation

The Development Review Committee (DRC) recommended approval on February 3, 2026.

The Planning Advisory Board recommended approval by a unanimous vote at their March 18, 2026, meeting.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

Attachment(s):

1. ZMA-25-0012 Aerial Map
2. ZMA-25-0012 Vicinity Map
3. ZMA-25-0012 Site Data Table
4. ZMA-25-0012 business impact estimate
5. (S) ZMA-25-0012 Hoagland Proposed Ord 26-09
6. ZMA-25-0012 CC Ad Affidavit
7. ZMA-25-0012 DRC Comments
8. ZMA-25-0012 Supporting Docs

ITEM 4.C

Public Hearing — Second and Final Reading — Proposed Ordinance # 26-12 — Criteria for Commercial Vehicles in Residential Districts

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; UPDATING CRITERIA FOR COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS, CHAPTER 42-67 ADDING HEAVY COMMERCIAL VEHICLES, CHAPTER 42-68 ADDING GROSS VEHICLE WEIGHT RATING, AND CHAPTER 42-69 ADDING GROSS VEHICLE WEIGHT RATING; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Request

Approve proposed changes to Chapters 42-67, 42-68 and 42-69 of the City Code of Ordinances regarding commercial vehicles in residential districts.

Explanation

At the April 7, 2026, City Commission meeting, the City Commission tabled this item to allow staff additional time to research and determine the appropriate weight maximum for commercial vehicles in residentially zoned areas. At a subsequent workshop, the City Commission instructed staff to use the Gross Vehicle Weight Rating of 10,000 pounds, which is comparable to other jurisdictions in the area and provides an allowance for individuals with take-home commercial vehicles, such as plumbing and electrician service vans.

Proposed Ordinance 26-12 changes the term Gross Vehicle Weight to Gross Vehicle Weight Rating, providing a more accurate method for determining the size of a commercial vehicle and whether said vehicle would be allowed in a residential-zoned neighborhood.

Gross Vehicle Weight Rating is defined as the total weight of a vehicle, including the vehicle itself, passengers, cargo, fuel, and additional equipment. The rating is listed on the vehicle's Safety Compliance Certification Label, located on the driver's side door frame or door latch pillar. This information can also be found in the owner's manual or obtained from the manufacturer's website.

This change will make it easier for vehicle owners, property owners, and Code Officers to determine if a vehicle is allowed in the residential area of the City.

This is for vehicles used for commercial purposes and registered with the State of Florida as commercial vehicles.

Recommendation

Approve proposed changes to Chapters 42-67, 42-68 and 42-69 of the City Code of Ordinances regarding commercial vehicles in residential districts.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Development Services

Presenter: Craig Holland

Attachment(s):

City of Kissimmee

1. (S) Proposed Ordinance #26-12 Changes to Commercial Vehicles in Residential Districts Final Version
2. business-impact-estimate for proposed ordinance 26-12
3. Proposed Ordinance #26-12 Commercial Vehicles in Residential Districts stike thru and underline version.
4. Proof of advertisement

ITEM 4.D

Public Hearing — Final Reading — Proposed Ordinance #26-16 — Amending the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD): Fortune Rd. Zoning Map Amendment — PUD-26-0003

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Request

Requesting approval of a Zoning Map Amendment to change the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD) on approximately 52.59 acres of land on Parcel ID: 19-25-30-00U0-0050-0000.

Explanation

Currently, this parcel has one existing agricultural building on it that is proposed to be demolished with the construction of the proposed residential PUD. In 2006, the parcel was rezoned from Agricultural (AC) to Mixed-Use Planned Unit Development (MUPUD). Later in 2022, the MUPUD was rezoned to Multiple Family Medium Density Residential, RC-1, to bring it back into the City's Land Development Code (LDC) regulations. In 2025, the parcel was rezoned to Multiple Family Medium Density Residential, RC-2, to ensure more flexibility that can facilitate reduced building coverage, which provides additional space for recreational amenities and stormwater management by allowing a greater height allowance.

This Residential Planned Unit Development does not change the density or the number of residential units that would be allowed on this parcel. Instead, this RPUD gives more flexibility to the developer in terms of development standards. The PUD standards proposed that deviate from the LDC are intended to preserve the Bass Slough corridor along the western boundary and to create different regulations for open space requirements. Those different regulations are to allow sidewalks within open space tracts, change the minimum open space width, allow amenities on waterways, stormwater and dry retention features, as well as alternatives for the required width of trails. The PUD specifically establishes primary uses as multifamily residential, town homes, condos, assisted and independent living facilities.

FINDINGS AND REASONS:

1. Compliance with Land Development Code Section 14-4-8(B) Residential Planned Unit Development (RPUD) which purpose is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.
2. Compliance with Land Development Code Section 14-3-28, Zoning map amendment to planned unit development, in regard to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.2.1.3, Medium Density Residential Multiple Family Medium Density Residential (MF-MDR): This designation is intended to accommodate multiple family structures with a density of 10–20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-use.

4. Compliance with Comprehensive Plan Policy 3.1.1.5, which aims to provide regulations that promote a variety of housing types.

Recommendation

The Development Review Committee (DRC) recommended approval on June 2, 2026.

The Planning Advisory Board recommended approval with a vote of 5 to 1 at their July 15, 2026 Meeting.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

Attachment(s):

1. PUD-26-0003 Aerial Map
2. PUD-26-0003 Vicinity Map
3. PUD-26-0003 Site Data Table
4. PUD-26-0003 business impact estimate
5. (S) PUD-26-0003 Fortune Proposed Ord 26-16
6. PUD-26-0003 DRC Comments
7. PUD-26-0003 Supporting Documents
8. PUD-26-0003 CC Ad Affidavit

ITEM 4.E

Public Hearing — Second and Final Reading — Proposed Ordinance #26-19 — Requesting the Repeal of the Pain Management Establishments and Pharmacies Ordinance

AN ORDINANCE REPEALING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 10, BUSINESSES AND BUSINESS REGULATIONS, ARTICLE VIII, PAIN MANAGEMENT ESTABLISHMENTS AND PHARMACIES, DIVISIONS 1 THROUGH 4, SECTIONS 10-406 THROUGH 10-407 AND PROVIDING AN EFFECTIVE DATE

Request

Request approval for the Second and Final Reading of the Proposed Ordinance #26-19, which repeals the ordinance relating to operational guidelines for Pain Management Establishments and Pharmacies.

Explanation

Chapter 10, Businesses and Business Regulations, Article VIII, Pain Management Establishments and Pharmacies, Divisions 1 through 4, Sections 10-406 through 10-467, outlines the operational procedures and reporting guidelines for specified pain management businesses operating within the City. Since the ordinance's inception, the State of Florida has created a database and reporting guidelines that cover all reporting requirements outlined in the ordinance. The State of Florida reporting guidelines have rendered the ordinance's reporting guidelines redundant and obsolete. After consultation with Police Department Staff, Legal, and Developmental Services, we have determined that the ordinance is no longer necessary.

Recommendation

Approval of the repeal of Chapter 10, Businesses and Business Regulations, Article VIII, Pain Management Establishments and Pharmacies, Divisions 1 through 4, Sections 10-406 through 10-407.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter: Charles Broadway

Attachment(s):

1. (S) Proposed Ordinance 26-19 Repealing Pain Management Ordinance
2. Business Impact Estimate
3. Affidavit of Publication - COK ORD 26-19

ITEM 7.A**City Commission Minutes from the August 4, 2026, Meeting****Request**

Approval of the August 4, 2026, Commission Meeting Minutes.

Explanation

Minutes of the City Commission meeting held on August 4, 2026, are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Commission

Presenter:

Attachment(s):

1. (S) CCM MIN AUG 04 2026

ITEM 7.B

Ministerial Approval - Police Pension Board Appointment

Request

Request Commission ministerial approval of the appointment of Ian Downing as the fifth member of the Police Pension Board of Trustees. Ian Downing's current term is set to expire on September 30, 2026.

Explanation

The City Code requires that two (2) trustees shall be residents appointed by the City Commission and two (2) trustees shall be members of the pension system who shall be elected by the majority of the Police Officers in the pension system. The fifth trustee shall be chosen for a two-year term in even-number years by the majority of the previous four (4) trustees. The fifth member's name shall be submitted to the City Commission for approval as a ministerial duty. The fifth trustee has the same rights as each of the other four (4) who are appointed or elected and shall serve a two-year term unless he or she vacates the office sooner. If approved, Ian Downing's new term will expire September 30, 2028.

Recommendation

Staff and the Police Pension Board recommend approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter:

Attachment(s):

1. Ian Downing - Ministerial Approval

ITEM 7.C

Space Use Permit for Aero Engineering Support Group, Inc.

Request

Request approval of a Space Use Permit for Aero Engineering Support Group, Inc., for the storage of aircraft engine and airframe components (Contract #20260271).

Explanation

AESG is an authorized FAA repair station located adjacent to the airport, specializing in the overhaul and repair of avionics, electrical components, test equipment, and other aircraft support equipment. As AESG plans to expand its facilities, there is an immediate need to temporarily store materials on the airport grounds in a secure container.

Recommendation

Approve Space Use Permit for Aero Engineering Support Group, Inc., for the storage of aircraft engine and airframe components.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

Attachment(s):

1. (S) Aero Engineering Support Group Space Use Permit

ITEM 7.D

Memorandum of Agreement Between the City of Kissimmee and Velocity FBO Network

Request

Request approval of the Memorandum of Agreement between the City of Kissimmee and Velocity FBO Network for the development of a conceptual proposal to design, construct, and operate a U.S. Customs and Border Protection User Fee Facility at the Kissimmee Gateway Airport (Contract # 20260270).

Explanation

The City of Kissimmee has been approved to continue planning, designing, constructing, and operating a U.S.CBP User Fee Facility. Velocity FBO Network (Velocity) seeks to support this effort and to submit an unsolicited private-entity conceptual proposal to design, construct, and operate the facility. Within 120 days of receiving the facility specifications, Velocity will provide the City with a proposal and terms for consideration. In turn, the City recognizes the effort and resources invested in researching and developing the proposal and considers locating the USCBP facility at Velocity's leasehold, contingent upon approval of the proposal.

Recommendation

Approval of the Memorandum of Agreement between the City of Kissimmee and Velocity FBO Network for the development of a conceptual proposal to design, construct, and operate a U.S. Customs and Border Protection User Fee Facility at the Kissimmee Gateway Airport.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

Attachment(s):

1. (S) MOA Velocity CBP 7.21.2026

ITEM 7.E

Space Use Permits with Jr. Davis Construction Company, Inc. for Storage of Construction Materials

Request

Requesting approval of two (2) Space Use Permits (SUP) for Jr. Davis Construction Company, Inc. for the storage of temporary construction materials across two separate airport parcels (Contract #20240310).

Explanation

Jr. Davis Construction Company, Inc. (JDC) operates temporary operations at the Kissimmee Gateway Airport to store construction materials as it transitions these operations off-site. JDC is requesting a one-year extension for two distinct parcels, both of which are intended for future development:

- The 3.9-Acre Parcel is approximately four acres bounded by 4th Street, Airport Lane, and 5th Street, Kissimmee, FL 34741, and will be used to store construction materials, excluding soil, sand, and aggregate stockpiles and vehicle parking/storage.
- The 10-Acre Parcel is adjacent to Gilbert Avenue and Pershing Street, Kissimmee, FL 34741, southwest portion of Parcel 29-25-29-1970-0001-0190, and will be used to store and process reclaimed concrete. In consideration for the rights granted hereunder by City, JDC hereby agrees to pay to the City, without demand, on the first day of each calendar month during the term hereof, in advance, without set-off or deduction, the following sum or sums, plus any and all sales, use, ad valorem, or any other taxes due thereon:
 $435,600 \text{ S.F.} \times \$0.18 = \$78,408.00 + \$5,880.60 \text{ (7.5\% sales tax) monthly} = \$7,024.05$

Recommendation

Approval of two (2) Space Use Permits for Jr. Davis Construction Company, Inc. for storage of temporary construction materials on the 3.9-acre and 10-acre airport parcels.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

Attachment(s):

1. (S) 3.9 acres - Jr. Davis Space Use Permit for Storage of Construction Materials
2. (S) 10 Acres - Jr. Davis Space Use Permit for Storage of Temporary Construction Materials (Reclaimed Concrete)

ITEM 7.F

Grant Acceptance and Authorizing Resolution for the FDEM Watershed Master Plan

Request

Request approval to accept \$211,690.93 in grant funding from the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP) for the Watershed Planning Program Project No. 4673-305-P42 (Contract #20260275), approve the City's non-federal matching contribution of \$70,563.65, amend the budget accordingly, and adopt a Resolution authorizing the City Manager or designee to execute the Subrecipient Agreement and related documents.

Explanation

In 2025, the Engineering Division applied for financial assistance through the FDEM Hazard Mitigation Grant Program for the Watershed Planning Program. On March 17, 2026, the City received notice of the grant award, and the grant agreement was executed on July 2, 2026.

Execution of the Subrecipient Agreement and adoption of the accompanying Resolution are required to formally accept and administer the award. The project will support the development of a comprehensive Watershed Master Plan to identify flood risks, evaluate drainage system performance, advance opportunities for Community Rating System (CRS) classification, and recommend mitigation strategies to improve the City's overall resilience to future flooding and natural hazards.

The total estimated project cost is \$282,254.58, consisting of \$211,690.93 in federal grant funding and a required City non-federal match of \$70,563.65. Adoption of the Resolution authorizes the City Manager to execute the Subrecipient Agreement and all related documents necessary to facilitate project implementation and budget adjustments in accordance with FDEM requirements.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
40945206-506393	SW2601	Decrease	\$474,923.00	\$70,564.00
40945206-506393	FDEM25	Increase		\$70,564.00
15000331-331490	FDEM25	Increase		\$211,690.93
15045206-506393	FDEM25	Increase		\$211,690.93

Financial Summary:

The project is funded through \$211,690.93 in FDEM Hazard Mitigation Grant Program funds and a required City non-federal match of \$70,563.65. Adequate funding for the City's required match is available within the Stormwater Fund.

Recommendation

City of Kissimmee

Approval of the Resolution and authorization of the City Manager or designee to accept \$211,690.93 in grant funds, approve the non-federal match of \$70,563.65, adjust the budget accordingly, and sign the Subrecipient Agreement (Project No. 4673-305-P42) with the Florida Division of Emergency Management.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) Resolution for Agreement 4673-305-P42
2. (S) Grant Agreement No. 4673-305-P42 (Watershed Master Plan)

ITEM 7.G

Disposal of City Assets

Request

Request approval to dispose of the asset items detailed in the attached report.

Explanation

The Charter states that the City Manager "shall not dispose of property belonging to the City, except on authority of the City Commission." Therefore, staff requests approval to dispose of the items listed in the attached document.

The items listed are scheduled to be auctioned, junked, sold, or scrapped and have not previously received approval from the City Commission for disposal. These items will be offered for online auction through George Gideon Auctioneers, Inc., unless other local governments choose to purchase them at fair market value.

Recommendation

Approval to remove the listed items from the City's equipment inventory and to send them to auction for disposition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Finance

Presenter:

Attachment(s):

1. August 2026 Asset Disposal

ITEM 7.H

Drainage Easement Agreement for West Carroll Multifamily

Request

Request approval of the drainage easement agreement, Contract #20260267, with West Carroll Property Owner LLC for West Carroll Multifamily, and authorization for the Mayor and City Clerk to execute all required documents.

Explanation

The West Carroll Multifamily project (DRC # SP-21-0006) included a condition of approval requiring a drainage easement to be granted to the City of Kissimmee for stormwater drainage facilities associated with the project.

West Carroll Property Owner LLC has prepared a drainage easement agreement granting the City a perpetual, non-exclusive easement over a portion of the property. The drainage pipe conveys stormwater runoff from off-site areas through the development and across the Donegan Avenue access connection.

The easement area is located along the south right-of-way line of Donegan Avenue and allows for the installation, construction, operation, maintenance, repair, replacement, and reconstruction of drainage facilities and related appurtenances. The attached sketch and legal description identify the proposed easement area as approximately 850 square feet.

Approval of the agreement will allow the City to accept the required drainage easement and authorize its execution and recording.

Recommendation

Approval of a drainage easement agreement with West Carroll Property Owner LLC for West Carroll Multifamily, along with authorization for the Mayor and City Clerk to sign all required documents.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) West Carroll Multifamily - Drainage Easement
2. West Carroll Multifamily Drainage Easement_VM

ITEM 7.I

Law Enforcement Off-Duty Management Scheduling and Billing Contract

Request

Request approval for Contract #20260276, which facilitates the Police Department's transition from its existing off-duty management program to Power Details.

Explanation

The Police Department contracts with a company that assists with online scheduling, invoicing, and collections for outside businesses that wish to hire officers in an off-duty capacity. In January 2026, the police department changed our detail management company from Power Details to Off-Duty Management. The primary reason for the initial transition was to hire a company to handle invoicing and collections, a task previously handled by the city. During the research, Power Details did not offer this service. However, they began offering the service while our transition process was in place. Off-Duty Management currently bills our vendors 10% of the hourly rate for their service charge. This fee covers their billing platform but also provides a 24/7 customer service line, where they fully handle all vendor contacts and scheduling.

Since the transition, Off-Duty Management has successfully handled their contractual obligation to the city. However, officers, as the "end user" of the platform, have voiced their opinion that the new platform is inferior to our previous platform with Power Details. In addition, our detail manager favors the previous platform and believes that the Off-Duty Management platform detracts from the level of customer service we can provide to our vendors. The collective bargaining unit recently conducted a survey in which a significant majority of officers requested our return to the Power Details platform.

Under our contract with Off-Duty Management, we are permitted to cancel without cause upon 30 days' written notice. Power Details currently offers the same services, charging a 6.5% service charge instead of the 10% charged by our current vendor. Since the officer's hourly rate and administrative billing fees are outlined in the Collective Bargaining Agreement, these savings will be passed on to the vendor.

Recommendation

Approval of this contract to implement the Power Details management system. Power Details will serve as the scheduling platform, oversee billing and collections, and work with the Police Department Detail Manager on vendor services related to the program.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter:

Attachment(s):

1. (S) Power Details Contract

ITEM 7.J

Federal Aviation Administration Grants Offer for New Air Traffic Control Tower

Request

Approval to accept a Federal Aviation Administration (FAA) FAA Contract Tower (FTC) and FAA Airport Infrastructure Grant (AIG) Grants for the new Air Traffic Control Tower at Kissimmee Gateway Airport, Grant No. ATCTConst.

Explanation

The Kissimmee Gateway Airport is in the process of replacing its existing air traffic control tower with a new one to meet the FAA's design and site criteria to provide safe and efficient air traffic services. The Airport has received notice that federal grants for construction will be developed and presented to the City for execution by the deadline of September 1, 2026. The grants are provided by the Federal Bipartisan Infrastructure Law (BIL), a competitive FAA Contract Tower (FCT) program for an amount of \$10 million and FAA Airport Infrastructure Grant (AIG) Entitlements of \$2,190,802.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
47070106-506393	TBD	Increase	12,190,802	12,190,802
47000331-331410	TBD	Increase	12,190,802	12,190,802

Financial Summary:

The project cost \$20,708,925 and FAA has offered \$12,190,802. The Florida Department of Transportation (FDOT) will offer a grant at a later offer/date and require a local match from the Airport.

Recommendation

Approval to accept a Federal Aviation Administration (FAA) FAA Contract Tower (FTC) and FAA Airport Infrastructure Grant (AIG) Grants for the new Air Traffic Control Tower at Kissimmee Gateway Airport, Grant No. ATCTConst.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

Attachment(s):

None

City of Kissimmee

