MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 15, 2024 AT 6:00 PM

1. **MEETING CALLED TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **MINUTES**
   - 3.A Approval of the March 20, 2024 Planning Advisory Board (PAB) Meeting Minutes.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
   - 5.A Public Hearing - Proposed Ordinance #24-05 - Amending the Future Land Use Map designation from Mixed Use Vine (MU-V) to Industrial Business (IN): Grissom Lane and Kissimmee Executive Park Land Use Amendment - LUPA-24-0001

     AN ORDINANCE AMENDING ORDINANCE NO. 3050 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.
6. **PUBLIC HEARINGS**
7. **DISCUSSION**
   - 7.A Planning Advisory Board (PAB) Workshop
   - 7.B Planning Advisory Board (PAB) Re-Appointments
8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need 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 State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

Approval of the March 20, 2024 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the March 20, 2024 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 03.20.2024 PAB Minutes

MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MARCH 20, 2024 AT 6:00 PM

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager
Members Absent: Board Member Fatima Santiago, Board Member Diana Marrero-Pinto

   NAME called the meeting to order at 06:00 PM.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Chairman Robert Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

3.A Approval of the February 7, 2024, Planning Advisory Board (PAB) Meeting minutes.
Board Member Alex Alemi made a motion to Approve. Board Member Robert Spalding seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Thacker, Board Member Santos, Board Member Alemi
NAY: None

Motion to Approve 5 - 0.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

5.A Public Hearing to vacate right-of-way located on a parcel of land located at 1108 E. Vine St. - ABDN-23-0002.

Planning Manager Ryan stated that this is a right-of-way vacation to vacate 0.269 acres, more or less, of right of way dedicated to be used as future roadway along the west portion of a 1.15-acre parcel. The subject property is located on the south side of E, Vine St., west of Michigan Ave. and E. Oak St.

Staff recommends approval for the following reasons:
1. Removal of the rights-of-way or easements does not have an impact or effect on the roadway network and will result in no net loss of connectivity within the City's Multimodal Transportation District (MMTD)
2. Consistent with applicant justification; future development; emergency responses; city services; and other Land Development Code documents.
3. Compliance with Land Development Code Sections 14-3-47 Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way and easement vacation requests.

Staff recommends approval subject to the following condition:

1. Any new easement dedication requirements over this vacated right-of-way must be provided and reviewed with a final plat submittal or by a separate legal instrument(s).

Board Member Alemi asked based on the report if the property to the south were not maintaining the right-of-way.

Planning Manager Ryan stated that the property is under construction, however it was a drainage easement and not the right-of-way.

Board Member Alemi asked if there may have been an interest on either the City side or with the developer of having a portion of this being dedicated to pedestrian path or dedicated walkway.

Planning Member Ryan stated that there was not a department that indicated a need to have or retain any of this portion of the right-of-way or any plans to dedicate any new easements.

Michael of Kimley-Horn, 200 S. Orange Ave. Orlando, FL representing the applicant stated

Board Members had a discussion.

Board Member Thacker made a motion to approve subject to 1 condition. Board Member Spalding seconded the motion.

1. **Any new easement dedication requirements over this vacated right-of-way must be provided and reviewed with a final plat submittal or by a separate legal instrument(s).**

AYE: Board Member Bussiere, Board Member Spalding, Board Member Thacker, Board Member Santos
NAY: Board Member Alemi

Motion to Approve w/Conditions 4 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Board Member Melissa Thacker made a motion to Adjourn. Board Member Robert Bussiere seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Thacker, Board Member Santos, Board Member Alemi
NAY: None

Motion to Adjourn 5 - 0.

There being no further business to come before the Planning Advisory Board, Chairman

Robert Bussiere adjourned the meeting at 06:39 PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Proposed Ordinance #24-05 - Amending the Future Land Use Map designation from Mixed Use Vine (MU-V) to Industrial Business (IN): Grissom Lane and Kissimmee Executive Park Land Use Amendment - LUPA-24-0001

AN ORDINANCE AMENDING ORDINANCE NO. 3050 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

Recommendation of approval of a City Initiated Land Use Amendment changing the Future Land Use Map designation from Mixed Use Vine (MU-V) to Industrial Business (IN) on approximately 27 acres of land.

Explanation

The majority of the properties included in this amendment are already developed with warehouses built between 1971 and 2008. Of the fourteen (14) properties, six (6) remain vacant. Development Services has received inquiries and requests to develop additional warehousing on the vacant parcels. With this area established to facilitate warehousing, it is reasonable for the City to change the Future Land Use designations from Mixed Use Vine to Industrial to reflect this pattern of uses. This area is one of the few industrial hubs located in the City and is conveniently located north of the Kissimmee Gateway Airport for business that require air cargo and logistics transportation.

The Mixed Use Vine (MU-V) Future Land Use designation was established as part of an Evaluation and Appraisal Report (EAR) based amendments adopted under Ordinance 2771 approved at the August 17, 2010 City Commission meeting. However, the Zoning designation of the majority of the properties pre-dates the MU-V designation and was approved for warehouse uses as far back as 1968 with the approval of the Kissimmee Executive Park Planned Unit Development (PUD) at the December 17, 1968 City Commission meeting.

This Land Use Amendment will also provide a considerable decrease to the allowable Floor Area Ratio (FAR) from 6.0 to 0.50 which will limit the intensity of any new industrial uses given the close proximity of the redevelopment efforts of the Vine St. corridor to encourage and attract more walkable, public gathering spaces and vibrant mixture of uses. The nearest residential areas are east of Dyer Blvd. at the intersection with W. Oak St. and there are a number of non-residential restaurants and retail uses to the north along Vine St.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3., Industrial Business (IN), that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish

the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
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 Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve

The Development Review Committee (DRC) recommended approval on January 2, 2024.

Attachment(s):
1. LUPA-24-0001 Aerial Map
2. LUPA-24-0001 Vicinity Map
3. LUPA-24-0001 Site Data Tables
4. LUPA-24-0001 Proposed Ord 24-05
5. LUPA-24-0001 PAB Ad
6. LUPA-24-0001 DRC Comments
7. LUPA-24-0001 DRC Support Documents

LUPA-24-0001
Land Use Amendment
Grissom Lane Properties

April 26, 2024

1:5,868

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

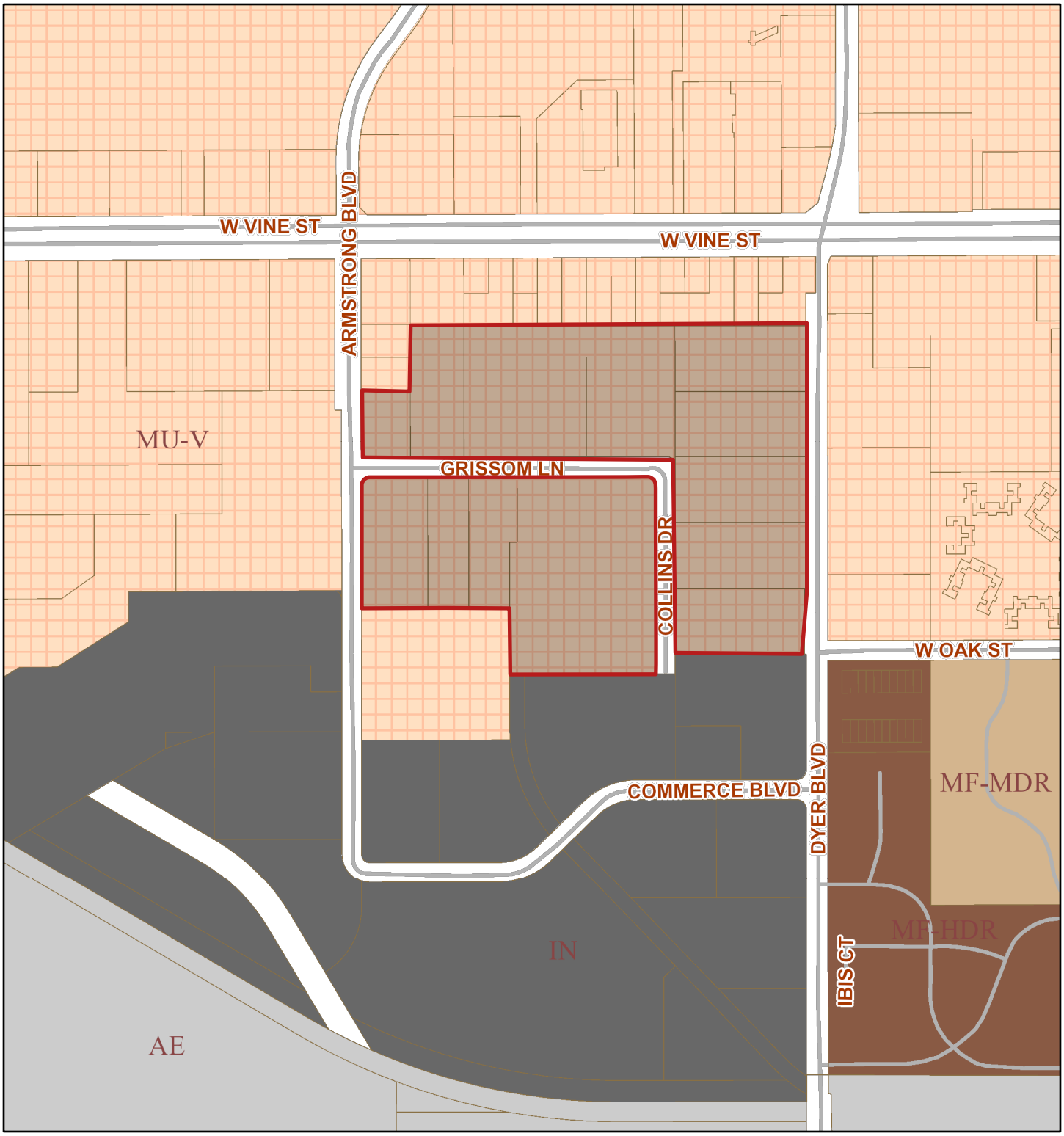
Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

State of Florida, Maxar

LUPA-24-0001
Land Use Amendment
Grissom Lane Properties



April 26, 2024

1:5,868

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Address Points
Parcels
Road Centerlines

City Limits
CITY
COUNTY

Future Land Use
SF-LDR (Single Family Low Density Residential)
SF-MDR (Single Family Medium Density Residential)
MH-MDR (Mobile Home Medium Density Residential)
MF-MDR (Multiple Family Medium Density Residential)
MF-HDR (Multiple Family High Density Residential)
OR (Office Residential)

Grissom Lane Properties, LUPA-24-0001
Parcel ID#19-25-29-1562-0001-0130; 19-25-29-1562-0001-0100
19-25-29-1562-0001-0080; 19-25-29-1562-0001-0070; 19-25-29-1562-0001-0180;
19-25-29-1562-0001-0185; 20-25-29-1449-0001-0010; 19-25-29-1562-00001-0170;
19-25-29-1562-0001-0040; 19-25-29-1562-0001-0050; 19-25-29-1562-0001-0060;
20-25-29-1565-0006-0020; 19-25-29-1562-0001-0110; 19-25-29-1562-0001-0120
South of W. Vine St., East of Armstrong Blvd.,
West of Dyer Blvd., & North of Commerce Blvd.
Site Data Tables

Site Data	
Size	27.6 acres
Future Land Use Designation	Mixed Use Vine (MU-V) – City
Proposed Future Land Use Designation	Industrial (IN) – City
Zoning District Designation	Mixed Use Urban Corridor (T5-U) – City Mixed Use Planned Unit Development (MUPUD)
Proposed Zoning District Designation	N/A
Existing Overlay District	N/A
Existing Use(s)	Vacant; Warehouses
Proposed Use(s)	Vacant; Warehouses
Adjacent Land Use	
North	Mixed Use Vine (MU-V) – City
South	Mixed Use Vine (MU-V) – City Industrial (IN) – City
East	Mixed Use Vine (MU-V) – City
West	Mixed Use Vine (MU-V) – City Industrial (IN) – City
Adjacent Zoning	
North	Mixed Use Urban Corridor (T5-U) – City
South	Mixed Use Planned Unit Development (PMUD) Industrial Business (IB) – City
East	Mixed Use Urban Corridor (T5-U) – City MF Medium Density Residential (RC-1) - City
West	Mixed Use Urban Corridor (T5-U) – City Mixed Use Planned Unit Development (MUPUD)
Past/Current Project Tracking	Ord. 400 – Kissimmee Executive Park PUD (12/17/68) DRC-94-098 PUD Amendment DRC-03-054 Conditional Use DRC-06-084 PUD Amendment ZMA-23-0005 (*Pending*) LUPA-24-0001 (*Pending*)

Comprehensive Plan Summary
Policy 1.2.4.3, Industrial (IN): The Industrial Business (IN) land use designation is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific

permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.	
Potential Zoning Districts	AC (Agricultural Conservation)
	Business Park (BP)
	Industrial Business (IB)

Zoning District Standards District Summary
Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (PMUD) Intent: The purpose of this district is to permit land under unified control to be planned and developed for a compatible mix of residential and commercial purposes with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. This district is intended for use in suitable areas which have been assigned any of the comprehensive plan future land use designations other than the Mobile Home Medium Density Residential (MH-MDR) designation. The uses, density and intensity allowed in this district shall be consistent with the future land use designation.
Land Development Code Section 14-5-4(E), Mixed-Use Urban Corridor (T5-U) Intent: The purpose of this zone is to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan.

Comprehensive Plan Future Land Use & Zoning Comparisons		
	Existing Future Land Use & Zoning	*Requested Future Land Use & Zoning*
Uses	Mixed Use Vine (MU-V) 40 du/ac; 6.0 F.A.R.	Industrial (IN) N/A du/ac; 0.50 F.A.R.
	Vacant, Warehouses	Vacant, Warehouses

Public Facilities Analysis	
Transportation	
Adjacent street	Grissom Ln., Collins Dr., Armstrong Blvd., Dyer Blvd.
Street Quality of Service (QOS)	Adjacent Streets are all within City limits.
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2	N/A – Compliance

acres per 1,000 population?	
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 24-05
ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3050 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.

WHEREAS, the City of Kissimmee, Florida, has adopted Ordinance No. 3050 pursuant to the Local Government Comprehensive Planning Act of 1975, as amended, and

WHEREAS, the City of Kissimmee has advertised as required by law for two (2) public hearings prior to adoption of this ordinance, and

WHEREAS, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION, ASSEMBLED, AS FOLLOWS:

SECTION 1. Amend the Land Use Plan as to the following area:

FROM: MU-V (Mixed Use Vine) – City

TO: IN (Industrial Business) - City

The subject properties are located at 1010 Dyer Blvd.; 1210-1232 Dyer Blvd.; 3511 Grissom Lane; 3613 Grissom Lane; 3718-3722 Grissom Lane; 3724-3734 Grissom Lane; 1001 Armstrong Blvd.; 1108-1112 Collins Dr.; & Parcel ID# 19-25-29-1562-0001-0040; 19-25-29-1562-0001-0050; 19-25-29-1562-0001-0060; 20-25-29-1565-0006-0020; 19-25-29-1562-0001-0110; & 19-25-29-1562-0001-0120

Legal Description:

Parcel 1: 1010 Dyer Blvd.; 19-25-29-1562-0001-0130
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 13, 14 20/25/29

Together with Parcel 2: 1210-1232 Dyer Blvd;19-25-29-1562-0001-0100
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 10

Together with Parcel 3: 3511 Grissom Lane; 19-25-29-1562-0001-0080
KISSIMMEE EXECUTIVE PK LOTS 8 & 9 PB 2 PG 206-207 20/25/29

Together with Parcel 4: 3613 Grissom Lane; 19-25-29-1562-0001-0070
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 7 LESS W 23 FT FOR RR R/W

Together with Parcel 5: 3718-3722 Grissom Lane; 19-25-29-1562-0001-0180
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 207 LOT 18 E 148 FT THEREOF SEC 20 & BEG 23 FT W SE COR LOT 18, S 200 FT, W 125 FT, N 200 FT, E 125 FT TO POB LESS E 23 FT FOR RR R/W 20/25/29

Together with Parcel 6: 3724-3734 Grissom Lane; 19-25-29-1562-0001-0185
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 W 89.92 FT OF LOT 18 & E 35.08 FT OF LOT 19 ALSO BEG 148 FT W & 200 FT S OF NE COR OF LOT 18 S 200 FT W 125 FT N 200 FT E 125 FT TO POB

Together with Parcel 7: 1001 Armstrong Blvd. 20-25-29-1449-0001-0010
GASPERONI CENTER PHASE 2 PB 13 PG 49-50 LOT 1

Together with Parcel 8: 1108-1112 Collins Dr. 19-25-29-1562-00001-0170
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 BLK 17

Together with Parcel 9: 19-25-29-1562-0001-0040
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 4 20/25/29

Together with Parcel 10: 19-25-29-1562-0001-0050
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 5

Together with Parcel 11: 19-25-29-1562-0001-0060
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 6 LESS E 23 FT FOR RR R/W

Together with Parcel 12: 20-25-29-1565-0006-0020
KISSIMMEE INDUST VILLAGE PB 2 PG 68 N 200 FT BLK 6 LESS W 30 FT N OF COLLINS AVE CIRCLE

Together with Parcel 13: 19-25-29-1562-0001-0110
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 11 & 16 20/25/29

Together with Parcel 14: 19-25-29-1562-0001-0120
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 12 & 15

27.6 acres, more or less.

A map of the area is included with this ordinance.

SECTION 2. That a copy of said Land Use Plan Amendment is filed in the office of the Development Services Department of the City of Kissimmee as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office, available for public inspection.

SECTION 3. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Kissimmee.

SECTION 4. That all ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect 10 days after its passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ____day of ___, 20**24** .

_____
Mayor - Commissioner

ATTEST:

_____
City Clerk

Approved as to form and legality:

_____
City Attorney

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

The City of Kissimmee proposes to change the use of land for the area described in this advertisement by adopting an ordinance with the following title:

An ordinance amending Ordinance No. 3050 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.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, May 15, 2024** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **MU-V (Mixed Use Vine)- City**

TO: **IN (Industrial Business)-City**

The subject properties are located at **1010 Dyer Blvd.; 1210-1232 Dyer Blvd.; 3511 Grissom Lane; 3613 Grissom Lane; 3718-3722 Grissom Lane; 3724-3734 Grissom Lane; 1001 Armstrong Blvd.; 1108-1112 Collins Dr.; & Parcel ID# 19-25-29-1562-0001-0040; 19-25-29-1562-0001-0050; 19-25-29-1562-0001-0060; 20-25-29-1565-0006-0020; 19-25-29-1562-0001-0110; & 19-25-29-1562-0001-012**0

Legal Description:

Parcel 1: 1010 Dyer Blvd.; 19-25-29-1562-0001-0130
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 13, 14 20/25/29

Together with Parcel 2: 1210-1232 Dyer Blvd;19-25-29-1562-0001-0100
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 10

Together with Parcel 3: 3511 Grissom Lane
KISSIMMEE EXECUTIVE PK LOTS 8 & 9 PB 2 PG 206-207 20/25/29

Together with Parcel 4: 3613 Grissom Lane
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 7 LESS W 23 FT FOR RR R/W

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KISSIMMEE EXECUTIVE PARK PB 2 PG 206 207 LOT 18 E 148 FT THEREOF SEC 20 & BEG 23 FT W SE COR LOT 18, S 200 FT, W 125 FT, N 200 FT, E 125 FT TO POB LESS E 23 FT FOR RR R/W 20/25/29

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Together with Parcel 7: 1001 Armstrong Blvd. 20-25-29-1449-0001-0010
GASPERONI CENTER PHASE 2 PB 13 PG 49-50 LOT 1

Together with Parcel 8: 1108-1112 Collins Dr. 19-25-29-1562-00001-0170
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 BLK 17

Together with Parcel 9: 19-25-29-1562-0001-0040
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 4 20/25/29

Together with Parcel 10: 19-25-29-1562-0001-0050
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 5

Together with Parcel 11: 19-25-29-1562-0001-0060
KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 6 LESS E 23 FT FOR RR R/W

Together with Parcel 12: 20-25-29-1565-0006-0020
KISSIMMEE INDUST VILLAGE PB 2 PG 68 N 200 FT BLK 6 LESS W 30 FT N OF COLLINS AVE CIRCLE

Together with Parcel 13: 19-25-29-1562-0001-0110
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 11 & 16 20/25/29

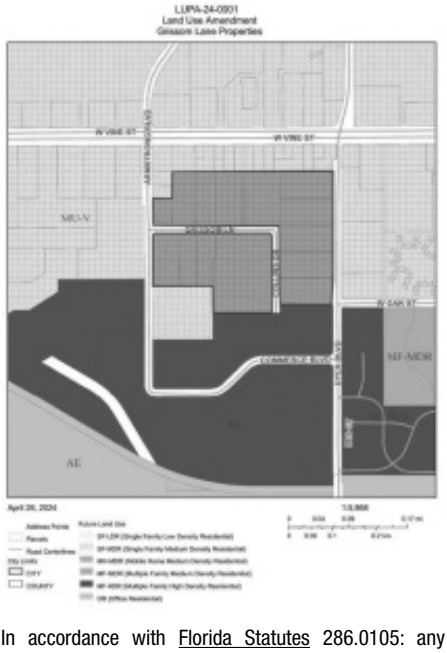
Together with Parcel 14: 19-25-29-1562-0001-0120
KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 12 & 15

PROPOSED ORDINANCE# **24-05**: AN ORDINANCE AMENDING ORDINANCE NO. 3050 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.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (407) 518-2140 or planning@kissimmee.gov.

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference # **LUPA-24-0001** PLANNING ADVISORY BOARD
Grissom Lane Properties KISSIMMEE, FLORIDA



In accordance with Florida Statutes 286.0105: 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 a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: Grissom Lane, Dyer Blvd., Collins Dr. Armstrong Blvd.
DATE: 3/15/2024
PLAN NUMBER: LUPA-24-0001 City Initiated Land Use Change Grissom Lane – 1st Review

Review Status:
APPROVED WITH CONDITIONS.

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

1. Future Land Use Change from Mixed Use Vine to Industrial Business.
2. Subject to Planning Advisory Board (PAB) and City Commission approval.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

Parcel Result

Parcel: 192529156200010040

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$160,800
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(Just)	$160,800
Assessed(estimated)	$148,539
Exemption(estimated)	$0
Taxable(estimated)	$148,539

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$160,800
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(just)	$160,800
Assessed*	$135,036
Exemption	$0
Taxable	$135,036

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5678-1640	$425,000	2020-02-18	Warranty Deed (WD)
1	4762-1712	$210,000	2015-04-10	Special Warranty Deed (SW)
2	1104-0061	$0	1992-12-30	Trustee's Deed (TD)
3	0711-0750	$0	1984-01-01	Warranty Deed (WD)
4	0618-0771	$0	1982-12-01	Quit Claim Deed (QC)
5	0344-0127	$1,149,000	1976-10-29	Warranty Deed (WD)

Land Information - Total Acreage: 0.70

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	30579.12	0.00	SF	$160,800

Legal Description

Legal Description	KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 4 20/25/29

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday

About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010050

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$344,400
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(Just)	$344,400
Assessed(estimated)	$318,109
Exemption(estimated)	$0
Taxable(estimated)	$318,109

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$344,400
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(just)	$344,400
Assessed*	$289,190
Exemption	$0
Taxable	$289,190

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5678-1640	$425,000	2020-02-18	Warranty Deed (WD)
1	4762-1712	$210,000	2015-04-10	Special Warranty Deed (SW)
2	1104-0061	$0	1992-12-30	Trustee's Deed (TD)
3	0711-0750	$0	1984-01-01	Warranty Deed (WD)
4	0618-0771	$0	1982-12-01	Quit Claim Deed (QC)

Land Information - Total Acreage: 1.50

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	65470.68	0.00	SF	$344,400

Legal Description

Legal Description	KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 5

NUMBER
407-742-5000

EMAIL
nfo@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
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Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010060

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	B & K FLORIDA INVESTMENTS LLC
Mailing Address	5001 W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746
Physical Address	GRISSOM LN, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$341,200
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(Just)	$341,200
Assessed(estimated)	$315,047
Exemption(estimated)	$0
Taxable(estimated)	$315,047

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$341,200
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(just)	$341,200
Assessed*	$286,407
Exemption	$0
Taxable	$286,407

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5678-1640	$425,000	2020-02-18	Warranty Deed (WD)
1	4762-1712	$210,000	2015-04-10	Special Warranty Deed (SW)
2	1104-0061	$0	1992-12-30	Trustee's Deed (TD)
3	0711-0750	$0	1984-01-01	Warranty Deed (WD)
4	0618-0771	$0	1982-12-01	Quit Claim Deed (QC)

Land Information - Total Acreage: 1.49

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	64860.84	0.00	SF	$341,200

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 6 LESS E 23 FT FOR RR R/W

NUMBER
407-742-5000

EMAIL
nfo@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

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Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

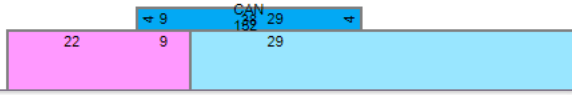
Parcel: 192529156200010070

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	BRIGHT HOUSE NETWORKS LLC
Mailing Address	ATTN: TAX DEPT PO BOX 7467 CHARLOTTE, NC 28241
Physical Address	3613 GRISSOM LN, KISSIMMEE FL 34741
Description	SINGLE STORY OFFICE BLDG
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010070
CARD: 1
DATE: 02/20/2024



Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$445,000	**Land**	$445,000
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$61,100	**Extra Features**	$62,100
Buildings	$814,500	**Buildings**	$833,200
Appraised(Just)	$1,320,600	**Appraised(just)**	$1,340,300
Assessed(estimated)	$1,320,600	**Assessed***	$1,223,794
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$1,320,600	**Taxable**	$1,223,794
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3293-1705	$528,000	2006-09-21	Warranty Deed (WD)
1	1999-2411	$150,000	2002-01-25	Warranty Deed (WD)
2	0583-0733	$40,000	1982-06-01	Warranty Deed (WD)

Land Information - Total Acreage: 1.94

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	84593.52	0.00	SF	$445,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	101	2008	$34,795
COMMERCIAL-CONCRETE PAD/PATIO AVERAGE	2357	2008	$5,091
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK AVERAGE	143	2008	$680
CONCRETE/CONCRETE BLOCK WALL AVERAGE	3600	2008	$14,040
COMMERCIAL-LIGHTS FAIR	7	2008	$3,024
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH GOOD	895	2008	$3,437

Building Information

Building: 1

View Building Sketc

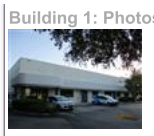
Description	GENERAL OFFICE	**Bedrooms**	
Year Built	2008	**Full Bathrooms**	
Value	$814,500	**Half Bathrooms**	
Actual Area	10520	**Fixtures**	12
Heated Area	9664	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(1.00) 18 PRECAST CONCRETE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
CANOPY	CAN	2008	152
CANOPY	CAN	2008	704
STORAGE AREA AVERAGE	SSA	2008	1023
BASE AREA	BAS	2008	8641

Building 1: Photos

Building 1: Photos



Building 1: Sketch

PARCEL: 192529156200010070
CARD: 1
DATE: 02/20/2024

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 7 LESS W 23 FT FOR RR R/W

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday

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Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

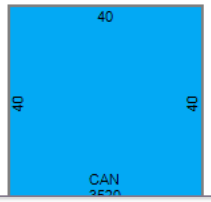
Parcel: 192529156200010080

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	CSCQ-FL LLC
Mailing Address	1713 N MAIN ST PO BOX 1360 VINELAND, NJ 08362
Physical Address	3511 GRISSOM LN, KISSIMMEE FL 34741
Description	GENERAL AUTO REPAIR
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010080
CARD: 1
DATE: 02/20/2024



Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$572,100	**Land**	$572,100
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$62,100	**Extra Features**	$62,200
Buildings	$301,700	**Buildings**	$318,200
Appraised(Just)	$935,900	**Appraised(just)**	$952,500
Assessed(estimated)	$935,900	**Assessed***	$876,920
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$935,900	**Taxable**	$876,920
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4619-1098	$540,000	2014-05-28	Special Warranty Deed (SW)
1	0763-2292	$450,000	1984-12-27	Warranty Deed (WD)
2	0699-0504	$75,000	1983-10-01	Warranty Deed (WD)
3	0659-0665	$72,000	1983-07-01	Warranty Deed (WD)
4	0632-0680	$0	1983-03-01	Warranty Deed (WD)

Land Information - Total Acreage: 2.50

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	108769.32	0.00	SF	$572,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-3 TON AIR UNIT AVERAGE	1	1984	$720
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	97830	1984	$57,231
ASPHALT PAVING PER PARKING SPACE FAIR	12	1984	$3,003
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH AVERAGE	240	2014	$1,193

Building Information

Building: 1

View Building Sketc

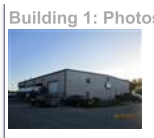
Description	SERVICE GARAGE	**Bedrooms**	
Year Built	1984	**Full Bathrooms**	
Value	$301,700	**Half Bathrooms**	
Actual Area	9360	**Fixtures**	4
Heated Area	5840	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(1.00) 17 PREFINISHED METAL

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
CANOPY	CAN	1984	3520
BASE AREA	BAS	1984	5840
BASE AREA	BAS	1984	-949
OFFICE-AVERAGE	OFA	1984	949

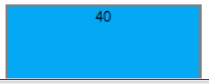
Building 1: Photos

Building 1: Photos



Building 1: Sketch

PARCEL: 192529156200010080
CARD: 1
DATE: 02/20/2024



Legal Description

Legal Description KISSIMMEE EXECUTIVE PK LOTS 8 & 9 PB 2 PG 206-207 20/25/29

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

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- Departments
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Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 202529156500060020

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	GRAHAM REE GRAHAM JENNY B
Mailing Address	4206 BROOKMYRA DR ORLANDO, FL 32837
Physical Address	DYER BLVD, KISSIMMEE FL 34741
Description	VACANT COMMERCIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$1,114,800	**Land**	$1,114,800
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(Just)	$1,114,800	**Appraised(just)**	$1,114,800
Assessed(estimated)	$318,880	**Assessed***	$289,891
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$318,880	**Taxable**	$289,891
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	0400-0692	$18,100	1978-07-01	Warranty Deed (WD)
1	0344-0127	$1,149,000	1976-10-29	Warranty Deed (WD)

Land Information - Total Acreage: 1.84

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	80019.72	0.00	SF	$1,114,800

Legal Description

Legal Description KISSIMMEE INDUST VILLAGE PB 2 PG 68 N 200 FT BLK 6 LESS W 30 FT N OF COLLINS AVE CIRCLE

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
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View Map

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- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010100

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	FL SILVER LLC FL SILVER DYER SS LLC
Mailing Address	PO BOX 811959 BOCA RATON , FL 33481-1959
Physical Address	1210 DYER BLVD, KISSIMMEE FL 34741
Description	WAREHOUSE FLEX
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010100
CARD: 1
DATE: 02/20/2024

Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$991,000	**Land**	$991,000
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$28,900	**Extra Features**	$29,200
Buildings	$1,370,100	**Buildings**	$1,228,900
Appraised(Just)	$2,390,000	**Appraised(just)**	$2,249,100
Assessed(estimated)	$2,296,580	**Assessed***	$2,087,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$2,296,580	**Taxable**	$2,087,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6054-1247	$2,439,100	2021-09-24	Warranty Deed (WD)
1	1040-0397	$225,000	1991-10-15	Special Warranty Deed (SW)
2	0927-1963	$0	1989-06-01	Personal Representative Deed (PR)
3	0656-0268	$0	1983-02-11	Quit Claim Deed (QC)
4	0623-0364	$0	1983-01-01	Quit Claim Deed (QC)
5	0623-0364	$18,800	1968-10-01	Warranty Deed (WD)

Land Information - Total Acreage: 1.84

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	80019.72	0.00	SF	$991,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	20466	1983	$11,973
COMMERCIAL-PARKING CURBS/BUMPERS	21	1983	$102
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	14456	1985	$16,755
COMMERCIAL-PARKING CURBS/BUMPERS	17	1985	$83

Building Information

Building: 1

View Building Sketc

Description	FLEX WAREHOUSE	**Bedrooms**	
Year Built	1983	**Full Bathrooms**	
Value	$692,400	**Half Bathrooms**	
Actual Area	9360	**Fixtures**	12
Heated Area	8640	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(0.05) 5 SIDING AVERAGE (0.95) 17 PREFINISHED METAL

Building 1 subarea

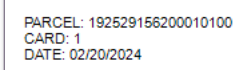
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1983	5640
OFFICE-AVERAGE	OFA	1983	384
OPEN PORCH FINISHED	OPF	1983	720

Building: 1 View Building Sketc

OFFICE-AVERAGE	OFA	1983	384
OFFICE-AVERAGE	OFA	1983	384
OFFICE-AVERAGE	OFA	1983	384
OFFICE-AVERAGE	OFA	1983	1080
OFFICE-AVERAGE	OFA	1983	384

Building 1: Photos

Building 1: Sketch



Building: 2 View Building Sketc

Description	FLEX WAREHOUSE	**Bedrooms**	
Year Built	1985	**Full Bathrooms**	
Value	$677,800	**Half Bathrooms**	
Actual Area	9360	**Fixtures**	12
Heated Area	8640	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(0.05) 5 SIDING AVERAGE (0.95) 17 PREFINISHED METAL

Building 2 subarea

Description	**Code**	**Year Built**	**Total Sketched Area**
BASE AREA	BAS	1985	6048
OFFICE-AVERAGE	OFA	1985	720
OFFICE-AVERAGE	OFA	1985	720
OFFICE-AVERAGE	OFA	1985	384
OPEN PORCH FINISHED	OPF	1985	720
MEZZANINE LOW	MZL	1985	720
OFFICE-AVERAGE	OFA	1985	384
OFFICE-AVERAGE	OFA	1985	384

Building 2: Photos

Building 2: Sketch

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206-207 LOT 10

NUMBER
407-742-5000

EMAIL
nfo@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday

About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010110

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	1020 DYER BOULEVARD LLC
Mailing Address	1020 DYER BLVD KISSIMMEE, FL 34741
Physical Address	DYER BLVD, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$420,900
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(Just)	$420,900
Assessed(estimated)	$420,900
Exemption(estimated)	$0
Taxable(estimated)	$420,900

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$420,900
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(just)	$420,900
Assessed*	$385,550
Exemption	$0
Taxable	$385,550

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6492-1103	$100	2023-10-16	Quit Claim Deed (QC)
1	5974-1314	$395,000	2021-06-04	Warranty Deed (WD)
2	4603-1631	$160,000	2014-05-01	Warranty Deed (WD)
3	4087-0459	$185,000	2010-12-23	Quit Claim Deed (QC)
4	2830-2911	$420,000	2005-06-24	Warranty Deed (WD)
5	0613-0376	$0	1982-11-01	Quit Claim Deed (QC)
6	0525-0026	$45,000	1981-04-17	Warranty Deed (WD)
7	0511-0072	$92,500	1981-01-15	Warranty Deed (WD)

Land Information - Total Acreage: 1.84

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	80019.72	0.00	SF	$420,900

Legal Description

Legal Description	KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 11 & 16 20/25/29

NUMBER
407-742-5000

EMAIL
nfo@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

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Other County Agencies

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- Clerk of the Courts
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- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010120

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	DYER BLVD PARTNERS II LLC
Mailing Address	1010 DYER BLVD KISSIMMEE, FL 34741
Physical Address	DYER BLVD, KISSIMMEE FL 34741
Description	VACANT INDUSTRIAL
Tax District	200 - KISSIMMEE

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$420,900
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(Just)	$420,900
Assessed(estimated)	$318,880
Exemption(estimated)	$0
Taxable(estimated)	$318,880

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$420,900
AG Benefit	$0
Extra Features	$0
Buildings	$0
Appraised(just)	$420,900
Assessed*	$289,891
Exemption	$0
Taxable	$289,891

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4317-2589	$120,000	2012-08-21	Warranty Deed (WD)
1	0511-0072	$92,500	1981-01-01	Warranty Deed (WD)

Land Information - Total Acreage: 1.84

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	80019.72	0.00	SF	$420,900

Legal Description

Legal Description	KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 12 & 15

NUMBER
407-742-5000

EMAIL
nfo@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

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- Tax Collector

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Parcel Result

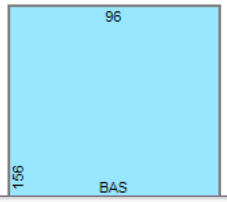
Parcel: 192529156200010130

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	DYER BLVD PARTNERS LLC
Mailing Address	C/O REFRIGERATION APPLIANCE PARTS INC PO BOX 421089 KISSIMMEE, FL 34742-1089
Physical Address	1010 DYER BLVD, KISSIMMEE FL 34741
Description	HEAVY MFG-IMP
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010130
CARD: 1
DATE: 02/20/2024



Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$415,600	**Land**	$415,600
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$16,200	**Extra Features**	$16,500
Buildings	$1,139,500	**Buildings**	$926,100
Appraised(Just)	$1,571,300	**Appraised(just)**	$1,358,200
Assessed(estimated)	$1,493,019	**Assessed***	$1,357,290
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$1,493,019	**Taxable**	$1,357,290
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4078-0119	$750,000	2010-12-17	Special Warranty Deed (SW)
1	3992-0165	$706,400	2010-05-28	Certificate of Title (CT)
2	3269-1816	$1,800,000	2006-08-30	Warranty Deed (WD)
3	0954-0730	$0	1989-12-21	Warranty Deed (WD)
4	0542-0095	$30,000	1981-08-18	Warranty Deed (WD)

Land Information - Total Acreage: 1.81

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	79017.84	0.00	SF	$415,600

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	8800	1990	$11,035
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	6100	1990	$3,569
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH GOOD	489	2006	$1,565

Building Information

Building: 1

View Building Sketc

Description	LIGHT MANUFACTURING	**Bedrooms**	
Year Built	1981	**Full Bathrooms**	
Value	$1,139,500	**Half Bathrooms**	
Actual Area	29184	**Fixtures**	15
Heated Area	29184	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(0.20) 17 PREFINISHED METAL (0.80) 18 PRECAST CONCRETE

Building 1 subarea

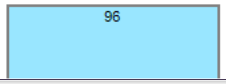
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1981	9600
OFFICE-AVERAGE	OFA	1981	384
BASE AREA	BAS	1990	16472
OFFICE-AVERAGE	OFA	1990	2728

Building 1: Photos

Building 1: Photos

Building 1: Sketch

PARCEL: 192529156200010130
CARD: 1
DATE: 02/20/2024



Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206 LOTS 13, 14 20/25/29

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

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Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 192529156200010170

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	VASTU ORLANDO LLC
Mailing Address	1090 SPRINGFIELD RD UNION, NJ 07083
Physical Address	1112 COLLINS DR, KISSIMMEE FL 34741
Description	WAREHOUSE GENERAL
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010170
CARD: 1
DATE: 02/20/2024

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$407,400
AG Benefit	$0
Extra Features	$216,800
Buildings	$4,524,700
Appraised(Just)	$5,148,900
Assessed(estimated)	$4,947,932
Exemption(estimated)	$0
Taxable(estimated)	$4,947,932

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$407,400
AG Benefit	$0
Extra Features	$217,100
Buildings	$4,660,800
Appraised(just)	$5,285,300
Assessed*	$4,498,120
Exemption	$0
Taxable	$4,498,120

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3926-2661	$100,000	2009-12-10	Special Warranty Deed (SW)
1	3926-2666	$2,200,000	2009-12-10	Special Warranty Deed (SW)
2	1548-1974	$0	1998-04-24	Name Change (NC)
3	1483-1672	$376,200	1998-03-13	Warranty Deed (WD)
4	1491-0698	$7,300	1998-03-13	Corrective Deed (CD)
5	0561-0799	$447,600	1982-01-01	Warranty Deed (WD)

Land Information - Total Acreage: 6.04

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL ACREAGE	6.04	0.00	AC	$407,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	26450	1971	$15,473
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	3400	1982	$1,989
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	5600	1982	$6,171
COOLER /COMMERCIAL REFRIGERATED ROOM AVERAGE	4320	1982	$78,624
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	2160	1982	$2,380
COMMERCIAL-CHAIN LINK FENCE-8 FT HIGH GOOD	140	1982	$504
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	16000	1982	$9,360
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	7000	1982	$7,714
COMMERCIAL-CHAIN LINK FENCE-8 FT HIGH GOOD	63	1982	$227
COMMERCIAL-COOLER/REFRIGERATED ROOM GOOD	200	1982	$4,480
COMMERCIAL-COOLER/REFRIGERATED ROOM GOOD	3450	1982	$77,280
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH GOOD	60	2000	$192
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	900	2000	$1,300
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	19000	1971	$11,115

Building Information

Building: 1

View Building Sketc

Description	WAREHOUSE	**Bedrooms**	
Year Built	1971	**Full Bathrooms**	

Building: 1

View Building Sketc

Value	$1,724,700	**Half Bathrooms**	
Actual Area	52057	**Fixtures**	20
Heated Area	51184	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(0.40) 8 CONCRETE BLOCK (0.60) 17 PREFINISHED METAL

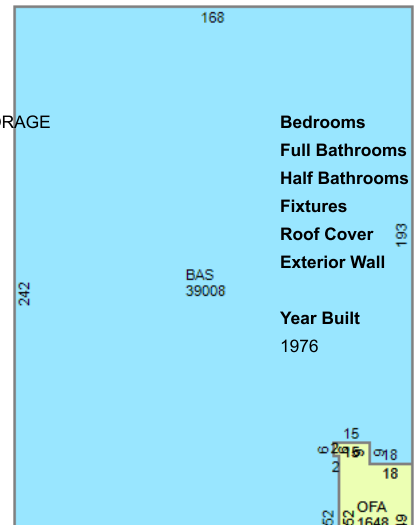
Building 1 subarea

Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	1971	115
LOAD PLATFORM COVERED	LPC	1971	1843
BASE AREA	BAS	1971	39008
OFFICE-AVERAGE	OFA	1992	1648
UTILITY FINISHED	UTF	1975	210
UTILITY FINISHED	UTF	1975	252
STORAGE AREA WITH A/C	STA	1975	4440
OFFICE-AVERAGE	OFA	1975	4440
CANOPY	CAN	1975	296
OFFICE-AVERAGE	OFA	1992	1648

Building 1: Photos

Building 1: Sketch

PARCEL: 192529156200010170
CARD: 1
DATE: 02/20/2024



Building: 2

View Building Sketc

Description	COLD STORAGE	**Bedrooms**	
Year Built	1976	**Full Bathrooms**	
Value	$334,400	**Half Bathrooms**	
Actual Area	10890	**Fixtures**	
Heated Area	10890	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(1.00) 17 PREFINISHED METAL

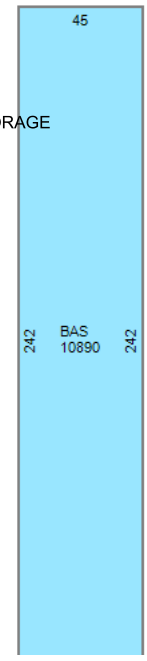
Building 2 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1976	10890

Building 2: Photos

Building 2: Sketch

PARCEL: 192529156200010170
CARD: 2
DATE: 02/20/2024



Building: 3

View Building Sketc

Description	COLD STORAGE	**Bedrooms**	
Year Built	1982	**Full Bathrooms**	
Value	$141,200	**Half Bathrooms**	
Actual Area	4772	**Fixtures**	
Heated Area	4356	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(1.00) 17 PREFINISHED METAL

Building 3 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1982	4356
UTILITY FINISHED	UTF	1982	416

Building 3: Photos

Building 3: Sketch

Building 3: Sketch

PARCEL: 19252915620001017O
CARD: 3
DATE: 02/20/2024

Building: 4

View Building Sketc

Description	COLD STORAGE	**Bedrooms**	
Year Built	1982	**Full Bathrooms**	
Value	$210,700	**Half Bathrooms**	
Actual Area	6160	**Fixtures**	
Heated Area	6160	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(1.00) 17 PREFINISHED METAL

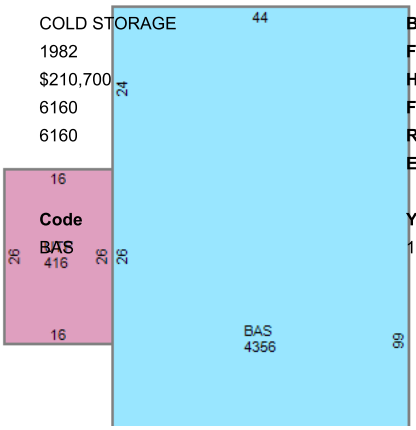
Building 4 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1982	6160

Building 4: Photos

Building 4: Sketch

PARCEL: 19252915620001017O
CARD: 4
DATE: 02/20/2024



Building: 5

View Building Sketc

Description	WAREHOUSE	**Bedrooms**	
Year Built	1982	**Full Bathrooms**	
Value	$2,113,700	**Half Bathrooms**	
Actual Area	36608	**Fixtures**	16
Heated Area	36108	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(1.00) 18 PRECAST CONCRETE

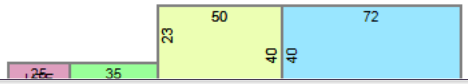
Building 5 subarea

Description	Code	Year Built	Total Sketched Area
ENCLOSED PORCH FINISHED	EPF	1982	80
BASE AREA	BAS	1990	5544
BASE AREA	BAS	1982	5840
OFFICE-AVERAGE	OFA	1982	5840
LOAD PLATFORM COVERED	LPC	1982	875
UTILITY FINISHED	UTF	2000	500
BASE AREA	BAS	1982	18804

Building 5: Photos

Building 5: Sketch

PARCEL: 19252915620001017O
CARD: 5
DATE: 02/20/2024



Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206 BLK 17

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

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Parcel Result

Parcel: 192529156200010180

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	WDP VENTURES LLC
Mailing Address	2440 BREEZE RD SAINT CLOUD, FL 34771
Physical Address	3718 GRISSOM LN, KISSIMMEE FL 34741
Description	WAREHOUSE GENERAL
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010180
CARD: 1
DATE: 02/20/2024

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$287,100
AG Benefit	$0
Extra Features	$10,700
Buildings	$338,400
Appraised(Just)	$636,200
Assessed(estimated)	$636,200
Exemption(estimated)	$0
Taxable(estimated)	$636,200

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$287,100
AG Benefit	$0
Extra Features	$10,700
Buildings	$351,600
Appraised(just)	$649,400
Assessed*	$649,400
Exemption	$0
Taxable	$649,400

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4779-1092	$550,000	2015-05-12	Special Warranty Deed (SW)
1	4496-2022	$561,000	2013-08-14	Warranty Deed (WD)
2	1071-0496	$500,000	1992-06-05	Warranty Deed (WD)
3	0758-0763	$82,500	1985-10-01	Warranty Deed (WD)
4	0725-0039	$140,000	1984-03-01	Warranty Deed (WD)
5	0689-0022	$0	1983-10-01	Warranty Deed (WD)
6	0616-0767	$0	1982-12-01	Warranty Deed (WD)

Land Information - Total Acreage: 1.25

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	54580.68	0.00	SF	$287,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	18300	1985	$10,706

Building Information

Building: 1

View Building Sketc

Description	INDUSTRIAL GENERAL/CN	**Bedrooms**	
Year Built	1985	**Full Bathrooms**	
Value	$338,400	**Half Bathrooms**	
Actual Area	20850	**Fixtures**	12
Heated Area	18508	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(1.00) 17 PREFINISHED METAL

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
CANOPY	CAN	1985	2150
OFFICE-AVERAGE	OFA	1985	1236
OPEN PORCH FINISHED	OPF	1985	96
BASE AREA	BAS	1985	11414
BASE AREA	BAS	1985	96
OPEN PORCH FINISHED	OPF	1985	96

Building: 1 View Building Sketc

BASE AREA	BAS	1985	4220
OFFICE-AVERAGE	OFA	1985	648
BASE AREA	BAS	1985	96
OFFICE-AVERAGE	OFA	1985	798

Building 1: Photos

Building 1: Sketch

PARCEL: 192529156200010180
CARD: 1
DATE: 02/20/2024

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206 207 LOT 18 E 148 FT THEREOF SEC 20 & BEG 23 FT W SE COR LOT 18, S 200 FT, W 125 FT, N 200 FT, E 125 FT TO POB LESS E 23 FT FOR RR R/W 20/25/29

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

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- Tax Collector

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Parcel Result

Parcel: 192529156200010185

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	WATER MANIA INC
Mailing Address	2101 OLD HICKORY TREE RD SAINT CLOUD, FL 34772
Physical Address	3726 GRISSOM LN, KISSIMMEE FL 34741
Description	WAREHOUSE GENERAL
Tax District	200 - KISSIMMEE

PARCEL: 192529156200010185
CARD: 1
DATE: 02/20/2024

Tax Values

View Tax Estimato

Current Values

Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification

Land	$263,000
AG Benefit	$0
Extra Features	$10,900
Buildings	$769,500
Appraised(Just)	$1,043,400
Assessed(estimated)	$1,043,400
Exemption(estimated)	$0
Taxable(estimated)	$1,043,400

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	$263,000
AG Benefit	$0
Extra Features	$11,000
Buildings	$782,500
Appraised(just)	$1,056,500
Assessed*	$1,042,580
Exemption	$0
Taxable	$1,042,580

*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3038-0436	$1,200,000	2006-01-19	Special Warranty Deed (SW)
1	1249-2294	$650,000	1995-03-24	Warranty Deed (WD)
2	1071-0501	$300,000	1992-06-05	Warranty Deed (WD)
3	0813-1954	$0	1986-08-01	Quit Claim Deed (QC)
4	0767-0256	$82,500	1985-02-01	Warranty Deed (WD)

Land Information - Total Acreage: 1.15

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	50006.88	0.00	SF	$263,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	10200	1985	$5,967
COMMERCIAL-LOADWELL AVERAGE	728	1985	$4,022
COMMERCIAL-OPEN STAIRWAY AVERAGE	96	1985	$461
COMMERCIAL-OPEN STAIRWAY AVERAGE	104	1985	$499

Building Information

Building: 1

View Building Sketc

Description	LIGHT MANUFACTURING	**Bedrooms**	
Year Built	1985	**Full Bathrooms**	
Value	$769,500	**Half Bathrooms**	
Actual Area	24675	**Fixtures**	10
Heated Area	22004	**Roof Cover**	1 CORRUGATED METAL
		Exterior Wall	(1.00) 17 PREFINISHED METAL

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
CANOPY	CAN	1985	2575
OPEN PORCH FINISHED	OPF	1985	96
OFFICE-AVERAGE	OFA	1985	434
BASE AREA	BAS	1985	3230
BASE AREA	BAS	1985	2665

Building: 1 View Building Sketc

OFFICE LOW	OFL	1985	1406
BASE AREA	BAS	1985	3705
OFFICE-AVERAGE	OFA	1985	1221
OFFICE LOW	OFL	1985	1235
BASE AREA	BAS	1985	144
OFFICE-AVERAGE	OFA	1985	2294
BASE AREA	BAS	1985	1625
BASE AREA	BAS	1985	4045

Building 1: Photos

Building 1: Sketch

PARCEL: 192529156200010185
CARD: 1
DATE: 02/20/2024

Legal Description

Legal Description KISSIMMEE EXECUTIVE PARK PB 2 PG 206 W 89.92 FT OF LOT 18 & E 35.08 FT OF LOT 19 ALSO BEG 148 FT W & 200 FT S OF NE COR OF LOT 18 S 200 FT W 125 FT N 200 FT E 125 FT TO POB

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

View Map

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday

About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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Parcel Result

Parcel: 202529144900010010

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | NEW Bird's Eye View

Owner Information

Owner Name	BC REALTY LLC
Mailing Address	3004 SILVER STAR RD ORLANDO, FL 32808
Physical Address	1001 ARMSTRONG BLVD, KISSIMMEE FL 34741
Description	WAREHOUSE GENERAL
Tax District	200 - KISSIMMEE

PARCEL: 202529144900010010
CARD: 1
DATE: 02/20/2024

Tax Values

View Tax Estimato

Current Values		Certified Values	
Current Value represents working appraised values as of 02/19/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$425,900	**Land**	$425,900
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$21,000	**Extra Features**	$21,100
Buildings	$1,367,800	**Buildings**	$1,347,200
Appraised(Just)	$1,814,700	**Appraised(just)**	$1,794,200
Assessed(estimated)	$1,814,700	**Assessed***	$1,794,200
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$1,814,700	**Taxable**	$1,794,200
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5097-1229	$1,750,000	2017-01-31	Warranty Deed (WD)
1	3033-1344	$1,550,000	2005-12-30	Warranty Deed (WD)
2	1934-1097	$1,400,000	2001-08-14	Warranty Deed (WD)

Land Information - Total Acreage: 1.86

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	80978.04	0.00	SF	$425,900

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	30402	1997	$17,785
COMMERCIAL-CONCRETE PAVEMENT GOOD	460	1997	$756
COMMERCIAL-CONCRETE PAVEMENT GOOD	255	1997	$419
COMMERCIAL-CONCRETE PAVEMENT GOOD	425	1997	$698
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	192	1997	$266
COMMERCIAL-OPEN STAIRWAY GOOD	150	1997	$885
COMMERCIAL-PARKING CURBS/BUMPERS	34	1997	$166

Building Information

Building: 1

View Building Sketc

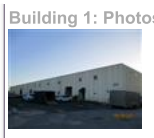
Description	INDUSTRIAL GENERAL/CN	**Bedrooms**	
Year Built	1997	**Full Bathrooms**	
Value	$1,367,800	**Half Bathrooms**	
Actual Area	27450	**Fixtures**	4
Heated Area	27450	**Roof Cover**	12 BUILT UP METAL/GYPSUM
		Exterior Wall	(1.00) 18 PRECAST CONCRETE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
OFFICE-AVERAGE	OFA	1997	3874
BASE AREA	BAS	1997	23576

Building 1: Photos

Building 1: Photos



Building 1: Sketch

PARCEL: 202529144900010010
CARD: 1
DATE: 02/20/2024

Legal Description

Legal Description GASPERONI CENTER PHASE 2 PB 13 PG 49-50 LOT 1

NUMBER
407-742-5000

EMAIL
info@property-appraiser.org

ADDRESS
Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
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View Map

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- Tax Collector

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ITEM 7.A
Planning Advisory Board (PAB) Workshop

Request
Discuss tentative date(s) for the Planning Advisory Board (PAB) Workshop.

Explanation

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
No Action

Attachment(s):
None

ITEM 7.B
Planning Advisory Board (PAB) Re-Appointments

Request
Re-Appointment of PAB members by City Commission of members whose terms are expiring May 31, 2024.

Explanation
The PAB members who have their term expiring May 31, 2024 are Diana Marrero-Pinto (Vice Chair) and Fatima Santiago. These PAB members were provided an opportunity to be considered for re-appointment. Once re-appointments have been approved by City Commission, an election of Chair and Vice Chair will be scheduled. The appointment terms of the remaining PAB members are as follows:

- Chairman Robert Bussiere - May 31, 2026
- Alexander Alemi - May 31, 2026
- Sylvette Santos - May 31, 2026
- Melissa Thacker - May 31, 2025
- Robert Spalding - May 31, 2025

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
No Action

Attachment(s):
None