



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 7, 2025 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 19, 2025 Planning Advisory Board (PAB) Meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Kissimmee Gateway Airport Commerce Park Mixed Use Planned Unit Development (MUPUD) Amendment - PUD-25-0001
 - 5.B Public Hearing - ZMA-25-0001 Armstrong Rezoning: Zoning Map Amendment (T5-U TO CITY IB) - Proposed Ordinance No. 25-03
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 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.



MEETING MINTUES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MARCH 19, 2025 AT 6:00 PM

- 1. Members Present:** Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Aaron Sabino, Board Member Rebeca Marin, Board Member Yolanda Bernard

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Planner II, Kalanit Oded, Deputy City Attorney, Kayla Smith, Administrative Assistant II

Members Absent: Board Member Robert Bussiere, Board Member Alex Alemi

Vice-Chairman Marrero-Pinto called the meeting to order at 6:03 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Vice-Chairman Marrero-Pinto led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of the March 5, 2025 Planning Advisory Board (PAB) Workshop minutes.

Board Member Robert Spalding made a motion to Approve. Board Member Rebeca Marin seconded the motion.

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Sabino, Board Member Marin, Board Member Bernard

NAY: None

Motion to Approve Passed 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Plan to establish a drive-thru restaurant and retail establishments – 4307 W Vine St - CU-24-0014

Planner II Altizer stated this is a request for approval of a Conditional Use with Site Plan to establish a drive-thru restaurant with other retail establishments on approximately 1.41 acres of land with a Mixed-Use Urban Corridor (T5-U) Zoning designation. The subject property is located at 4307 W. Vine St.

Planner Altizer stated that the existing structure, built in 1973 as a retail strip center, has housed various businesses, most recently Sound Loco Inc. (2016–2022). Previously zoned B-3 (General Commercial), it was reclassified to T5-U (Mixed-Use Urban Core) with a Future Land Use of MU-V (Mixed-Use Vine). The building is currently vacant with no active

businesses.

Planner Altizer stated the proposed conditional use aims to demolish the existing building and develop a drive-thru restaurant with additional retail space, requiring a conditional use approval. The project supports the Vine Street CRA Master Plan and is encouraged by City staff as a compatible and beneficial addition to the area.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Mixed-Use Urban Core (T5-U) zoning district standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a drive-thru with a restaurant and retail establishments as a potential allowable use with conditional use approval by the Planning Advisory Board.
3. Compliance with Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the code.
4. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed-Use Vine (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 6.0 FAR.

Staff recommends approval subject to the following 6 conditions:

1. Per the response to comment 5 on the last review, ensure that the Final Landscape Plan and Final Construction Documents will comply with Table 8-1 of the Land Development Code Section 14-8-23. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan.
2. Per the comment regarding the finished floor elevation and ceiling height, please ensure that all areas of the buildings adhere to Section 14-5-6, Table 5-2, including areas such as the drive thru window.
3. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans. These bicycle lockers are to help meet the required parking requirements (meeting the threshold for the allowed deviation of 10 percent reduction in parking), and thus must be maintained over time to ensure the parking calculations are constantly met and accounted for on this parcel.
4. Please refer to LDC Section 14-11 for the signage requirements. Note you are in the Vine Street Overlay district and has different regulations per Section 14-11-6.
5. Ensure that all mechanical equipment adhere to Section 14-5-7 I for the screening requirements.
6. Ensure to provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and

approved prior to final site development plan (construction) approval per Section 14-8-24

Board Member Robert Spalding made a motion to Approve subject to the 6 Conditions. Board Member Rebeca Marin seconded the motion.

- 1. Per the response to comment 5 on the last review, ensure that the Final Landscape Plan and Final Construction Documents will comply with Table 8-1 of the Land Development Code Section 14-8-23. Please review LDC Section 14-8-23 Table 8-1 for the minimum separation requirements between landscaping and features and show them on the Landscape Plan.**
- 2. Per the comment regarding the finished floor elevation and ceiling height, please ensure that all areas of the buildings adhere to Section 14-5-6, Table 5-2, including areas such as the drive thru window.**
- 3. Please note that the specs for the proposed bicycle lockers will need to be included when submitting construction plans. These bicycle lockers are to help meet the required parking requirements (meeting the threshold for the allowed deviation of 10 percent reduction in parking), and thus must be maintained over time to ensure the parking calculations are constantly met and accounted for on this parcel.**
- 4. Please refer to LDC Section 14-11 for the signage requirements. Note you are in the Vine Street Overlay district and has different regulations per Section 14-11-6.**
- 5. Ensure that all mechanical equipment adhere to Section 14-5-7 I for the screening requirements.**
- 6. Ensure to provide an irrigation system plan for all pervious areas, which indicate the location, type, connections, meter, rain sensor device, and backflow preventer. Said plans shall be provided in conjunction with preliminary site development plans and approved prior to final site development plan (construction) approval per Section 14-8-24**

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Sabino, Board Member Marin, Board Member Bernard

NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

Board Member Robert Spalding made a motion to Adjourn. Board Member Rebeca Marin seconded the motion.

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Sabino, Board Member Marin, Board Member Bernard

NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Planning Advisory Board, Vice-Chairman Marrero-Pinto adjourned the meeting at 06:13 PM.

Board Chairman

ATTEST:

Board Secretary

In accordance with Florida Statute 286.0105, 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 a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which 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 at (407) 518-2309 prior to the meeting.

ITEM 5.A

Public Hearing - Kissimmee Gateway Airport Commerce Park Mixed Use Planned Unit Development (MUPUD) Amendment - PUD-25-0001

Request

Recommendation of approval of a Mixed Use Planned Unit Development (MUPUD) Amendment to add and clarify uses on approximately 22 acres of land.

Explanation

This amendment is needed to support the Kissimmee Gateway Airport Master Plan Update by adding and clarifying uses of the Dyer Thacker Commerce Park PUD. The Dyer Thacker Commerce Park PUD was approved at the August 17, 2010 City Commission Meeting (Ord. 2775)(DRC#10-060). With all of the parcels owned by the City, the amendment will rebrand the name of the MUPUD to the Gateway Airport Commerce Park to further emphasize the strategic vision of the plan dedicated to meet the growing needs of the aviation community.

Consisting of approximately 22 acres across 7 parcels, the Gateway Airport Commerce Park MUPUD will consolidate the previous list of uses into a more user-friendly table of general uses. New uses include hotels/motels, dormitories, colleges, and universities. Hotels/Motels and dormitories are limited to airport dependent or related use on Parcel E only. The length of hotel/motel occupancy will not be limited by the City's Land Development Code (LDC) short-term occupancy timeline (less than 30 days) in order to accommodate longer occupancies. However, no more than 30% of the units/rooms can be used for occupancy longer than 30 nights. All of the remaining units/rooms are limited to no more than 30 nights. No units/rooms can exceed a total occupancy of 60 nights. Once a dormitory is built on Parcel E, all occupancy allowances over 30 nights shall be discontinued.

Other uses, such as colleges and universities, are limited to specific parcels within the MUPUD because of the close proximity to the airport's Runway Protection Area and Building Restriction Line. No changes are being made to any of the previously established design and development standards (e.g., setbacks, height, lot size, building design standards, etc.)

The Kissimmee Gateway Airport Master Plan Update was approved by the Federal Aviation Administration (FAA) on January 3, 2024 and was presented to the City Commission during a workshop on April 16, 2024. The Master Plan is a document created to provide the Airport the flexibility it needs to address changes in its operating environment and outlines demand driven airport improvements. The policies, schedules, and phasing of the improvements in the plan are all dependent on funding that can be modified to facilitate the environmental, social, and aviation interests of the community.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.2, Airport Expansion (AE), which is intended to accommodate activities predominantly connected with typical industrial uses, low-intensity commercial uses, and supporting non-industrial uses and activities related to the Kissimmee Gateway Airport. 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 continue to be applied to all lands comprising the Kissimmee Gateway Airport and to the nearby areas appropriate for industrial uses.
2. Compliance with Comprehensive Plan Transportation Element Policy 2.4.1.2, Consistency of Improvements with Other Plans, in that the city shall continue to support airport

improvement proposals that are consistent with the City's Comprehensive Plan and the Kissimmee Gateway Airport Master Plan.

3. Compliance with Land Development Code Section 14-3-27(G)(2), Zoning Map and Land Development Code Amendments, in regards to the requested changes and deviations from a previously approved PUD conceptual plan that requires City Commission approval.
4. Compliance with Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (MUPUD), which is intended to permit land under unified control to be planned and developed with a compatible mix of residential and commercial purposes or commercial-light industrial uses with a greater amount of design flexibility by removing some of the restrictions of conventional zoning. The mix of uses within the Kissimmee Gateway Airport Commerce Park is compatible with the intent of the Airport Expansion (AE) Future Land Use designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

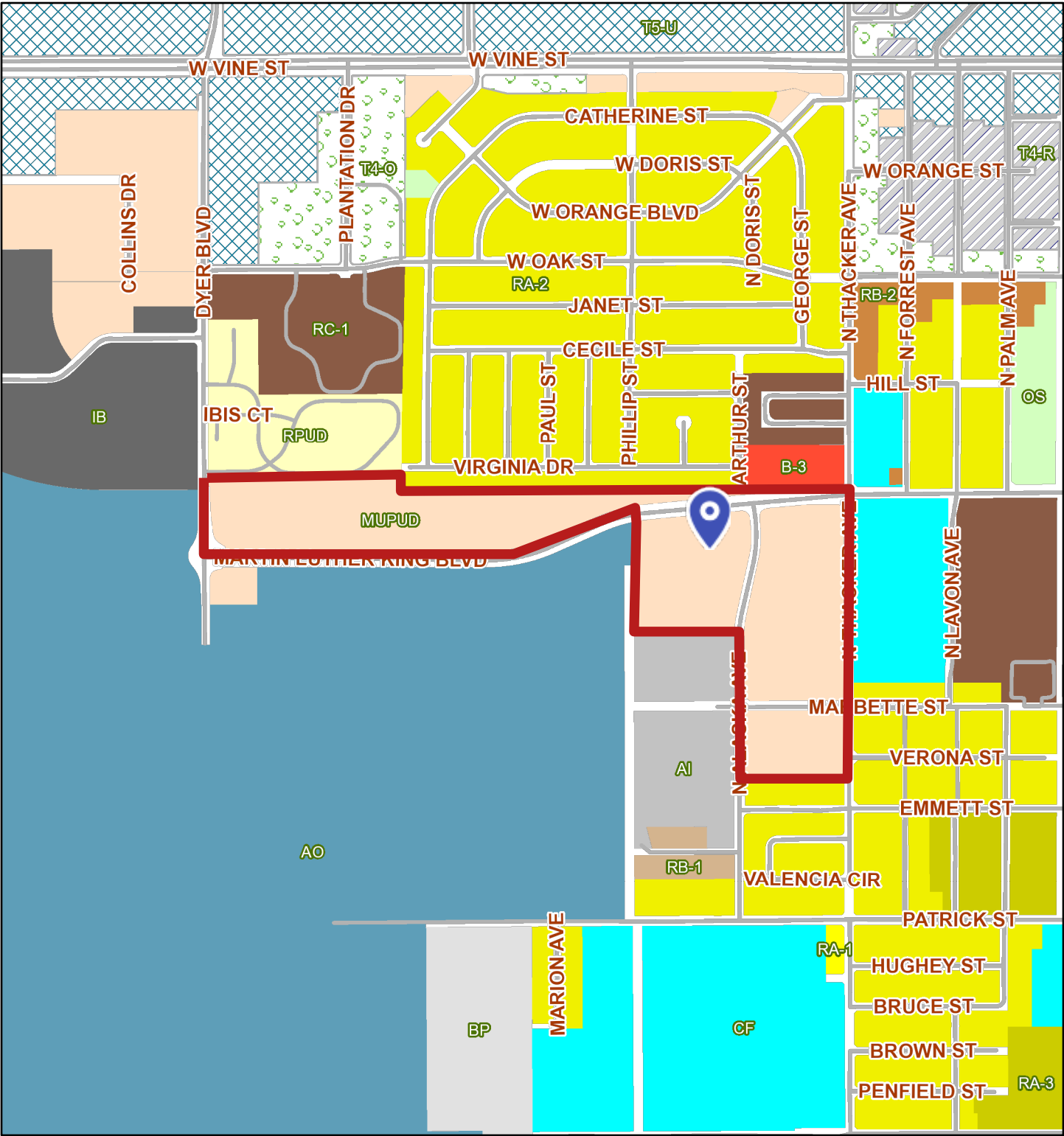
Approve

The Development Review Committee (DRC) recommended approval on April 15, 2025.

Attachment(s):

1. PUD-25-0001 Vicinity Map
2. PUD-25-0001 MUPUD Clean Narrative
3. PUD-25-0001 MUPUD Strikethrough Narrative
4. PUD-25-0001 Dyer Thacker Commerce Center PUD Narrative DRC#10-060
5. PUD-25-0001 DRC Comments

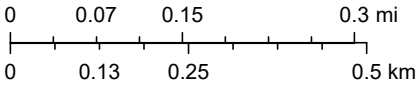
PUD-25-0001
Kissimmee Gateway Airport Commerce Park
Mixed Use Planned Unit Amendment (MUPUD)



May 1, 2025

1:12,037

- | | |
|--------------------------------|-------------------------------|
| Parcels | AI (Airport Industrial) |
| Road Centerlines | AO (Airport Operations) |
| City Limits | B-2 (Neighborhood Commercial) |
| CITY | B-3 (General Commercial) |
| COUNTY | B-5 (Office Commercial) |
| Zoning District | BP (Business Park) |
| AC (Agricultural Conservation) | CF (Community Facility) |



KESSIMMEE GATEWAY AIRPORT COMMERCE PARK MUPUD ZONING OVERVIEW

I. Intent

The extension of MLK Boulevard to Dyer Boulevard opened the ability for the development of new aviation and aviation supportive facilities on the northeast side of the airport. This creates significant opportunities for diversifying the types of aviation supportive developments, as the extension provides a direct link to downtown which includes the various medical industry businesses which support the HCA Kissimmee Medical Center just east of the airport off MLK Boulevard.

The purpose of establishing a Planned Unit Development within this area is to establish a wide variety of aviation, aviation supportive and aviation friendly uses that create an important link with the downtown area to the east, provide support services for the Airport and industrial areas to the west, and are sensitive to the surrounding residential areas along Thacker Avenue. It will also create a unified, context-sensitive set of design criteria to ensure that future development enhances the surrounding area.

A large portion of Parcel A is unusable due to the Runway Protection Zone (RPZ) and has limited airport and recreation use allowability.

Parcels B and C, which currently include playing fields and the YMCA will be geared toward more commercial uses that serve the surrounding residential, medical and commercial areas to the east.

Parcel D will remain open space as the majority of the parcels is within the Runway Protection Zone (RPZ) and cannot be improved due to the proximity of the runway to the southwest. (See Exhibit A for a more detailed location)

Parcel E will provide a mixture of commercial and light industrial uses geared toward both aviation and aviation related activities.

Parcel G will be devoted to administrative offices and other airport related uses seen fit by Kissimmee Gateway Airport and its administration.

DEVELOPMENT STANDARDS

I. Uses

Use	See Section	Parcel A	Parcel B	Parcel C	Parcel D ⁽³⁾	Parcel E	Parcel F	Parcel G
Airport-Related Uses		P ⁽¹⁾	P	P		P		P
Carwash	14-4-					C ⁽⁴⁾		

Establishments	6(D)(5)							
Child Care Facilities	14-6-37		C	C		C		
Civic, Social Clubs			P	P		P		
Community Centers			P	P		P		
Colleges and Universities			C	C		P		
Dormitories						P ₍₅₎₍₆₎		
Drive Through Facilities with an Allowed Use	14-6-40		P/C ₍₇₎	P/C ₍₇₎		P/C ₍₇₎		
Educational Service Establishments			P	P		P		
Equipment Sales, Rental and Leasing, Light			P ₍₈₎₍₉₎	P ₍₈₎₍₉₎		C ₍₈₎₍₉₎		
Financial Institutions			P	P		P		
Government Use ⁽¹⁴⁾			P	P		P	P ₍₁₎	
Hotels and Motels						P ₍₅₎₍₆₎		
Kennels			C ₍₄₎	C ₍₄₎		C ₍₄₎		
Libraries and Museums			P	P		P		
Manufacturing, Light	14-6-15					C ₍₈₎₍₁₀₎		
Microbreweries	Ch. 5-3		C	C		P		
Motion Picture Production Studio			C ₍₄₎	C ₍₄₎		C ₍₄₎		
Motor Vehicle Repair, Light			C ₍₈₎₍₁₀₎			C ₍₈₎₍₁₀₎		
Office Establishments			P	P		P		P ₍₂₎
Parking Garages, Principle Use	14-7-28		P	P		P		
Parking Lots (Surface),	14-7-23		C ₍₁₁₎	C ₍₁₁₎		C ₍₁₁₎		

Principle Use								
Recreation Areas, Active		P ₍₁₎						
Recreation Areas, Passive		P ₍₁₎						
Recreation Facilities, Indoor		P ₍₁₎	P	P		P		
Repair Service Establishment, Light			P ₍₈₎₍₁₀₎	P ₍₈₎₍₁₀₎		P ₍₈₎₍₁₀₎		
Research and Development Establishments			P	P		P		
Restaurants			P/C ₍₇₎	P/C ₍₇₎		P/C ₍₇₎		
Retail Sales Establishments			P	P		P		
Service Establishments, Business			P/C ₍₇₎	P/C ₍₇₎		P/C ₍₇₎		
Service Establishments, Communication			P	P		P		
Service Establishments, Intensive						C ₍₁₀₎		
Service Establishments, Personal			P	P		P		
Storage Facilities, Self-Service	14-6-47		P ₍₁₂₎	P ₍₁₂₎		P ₍₁₂₎		
Utility Laydown and Storage Yard				P ₍₁₅₎				
Veterinary Clinics			P ₍₁₃₎	P ₍₁₃₎		P ₍₁₃₎		
Warehouse						P ₍₁₀₎		
Wholesale Trade Establishments			P/C ₍₇₎₍₈₎	P/C ₍₇₎₍₈₎		P ₍₈₎		

(1) Only allowed outside of the Runway Protection Area and Building Restriction Line as identified in Exhibit Map A.

(2) Administration offices only associated with the airport.

(3) Is located within the Runway Protection Area and Building Restriction Line, therefore no uses are allowed for Parcel D in Exhibit Map A.

(4) Allowed only on lots located more than 300 feet from residential zoning district boundaries.

- (5) Allowed only when in connection with an airport dependent and related use.
- (6) Length of occupancy is not governed by the Land Development Code short-term occupancy timeline. No more than 30% of the units/room can be used for occupancy longer than 30 nights, but occupancy cannot exceed 60 nights. Remaining units/rooms are limited to stays no longer than 30 nights. Once a dormitory is built, this use allowance shall be discontinued.
- (7) Conditional use required if located within 300 feet of a residential zoning district. Otherwise the use is permitted.
- (8) No outdoor storage allowed.
- (9) Building gross floor area shall not exceed 4,000 square feet.
- (10) All repair, manufacturing and intensive service establishments activities conducted within 300 feet of a residential district shall be in completely enclosed buildings.
- (11) No oversized, commercial vehicles, overnight parking or storage.
- (12) Only allowed within a mixed-use development and not directly fronting a public roadway.
- (13) No boarding unless approved as a conditional use for a kennel.
- (14) Government use is defined as any use authorized by the City of Kissimmee.
- (15) Electrical utility storage only. Storage shall not exceed 6 feet in height. The compound shall be fenced by a solid wrought iron enclosure no taller than 10 feet in height. Barbed wire is prohibited. Compound shall be setback at least 35 feet from Thacker Avenue right-of-way. Access shall be paved and shall be limited to Alaska Avenue only. Canopy trees, a minimum of 2 ½ inches in caliper shall be placed between the fence and Thacker Avenue.

II. Basic Site Design Standards

A. Setbacks

Parcel A

Front: 25-ft (35-ft adjacent to Martin Luther King Boulevard or Thacker Avenue)

Side: 10 ft

Street Side: 25 ft

Rear: 10 ft

Parcel B

Front: 25-ft (35-ft adjacent to Mabbette Street or Thacker Avenue)

Side: 10-ft

Street Side: 25-ft

Rear: 10 ft

Parcel C

Front: 25-ft (35-ft adjacent to Mabbette Street or Thacker Avenue)

Side: 10-ft

Street Side: 25-ft

Rear: 10 ft (1-ft for each foot of building height adjacent to residential)

Parcel D (No construction permitted due to runway)

Parcel E

Front: 25-ft (35-ft adjacent to MLK Blvd.)

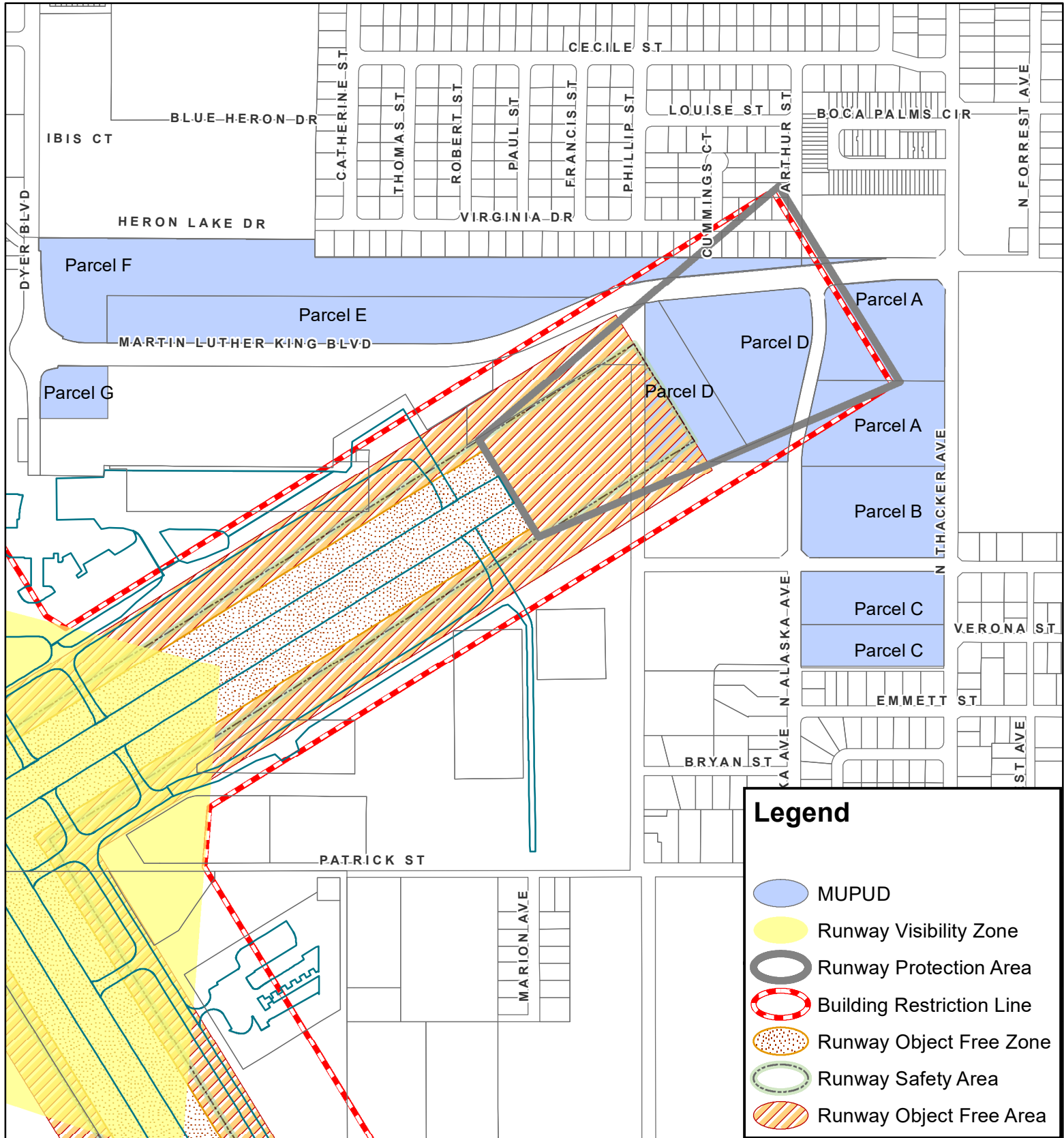
Side: 10 ft

Street Side: N/A

Rear: 15 ft

- B. Lot Size (All parcels):
Minimum Lot area: 30,000 sq ft
Minimum Lot Width: 150 ft
Minimum Lot Depth: 150 ft
- C. Lot Coverage (All parcels):
Less than 80%
- D. Structure Height (All parcels)
Not to exceed FAA (Federal Aviation Administration) standards.
- E. Other Design Standards
 - 1. The use of corrugated metal finishes or similar exterior materials on any building shall be prohibited.
 - 2. All buildings shall have a main entrance facing a public street.
 - 3. Variations in height, horizontal divisions, window treatments and façade materials shall be used to create façade articulation and break up the perceived mass of proposed buildings. Recesses and projections of the wall plane, entryways or storefront windows, and changes in texture material, or color shall also be used to break down the mass of a façade wall.
 - 4. Mechanical equipment shall be screened from all adjacent rights-of-way by shrubs in accordance with the Land Development Code and shall not be located between buildings and adjacent rights-of-way.
 - 5. All other site design standards shall adhere to the requirements in the Land Development Code.

Kissimmee Gateway Airport Commerce Park PUD



N



KISSIMMEE GATEWAY AIRPORT COMMERCE PARK: Legal Description of Properties

Parcel A:

ZERN'S BUNGALOW COURT, BLOCK A, LOTS 1 - 10, PB 1, PG 191.

AND

ZERN'S BUNGALOW COURT, BLOCK B, LOTS 1 – 10, PB 1, PG 191.

AND

ZERN'S BUNGALOW COURT, BLOCK C, LOTS 1 – 6, PB 1, PG 191.

AND

THOSE RIGHTS OF WAY LYING BETWEEN ABOVE REFERENCED BLOCKS A, B, AND C

AND

WEST KISSIMMEE, BLOCK 17, LOTS 3 – 6, LESS S 400 FT OF E 545 FT OF BLOCK 17, PB A, PG 12.

CONTAINS 13.048 ACRES±

PARCEL B:

WEST KISSIMMEE, BLOCK 17, E 545 FT LOT 6 AND E 545 FT OF S 190 FT LOT 5, PB A, PG 12.

CONTAINS 5.001 ACRES±

PARCEL C:

WEST KISSIMMEE, BLOCK 32, LOTS 1 & 2, PB A, PG 12.

CONTAINS 6.075 ACRES±

PARCEL D:

WEST KISSIMMEE, BLOCK 18, LOTS 1-4, PB A, PG 12.

CONTAINS 12.000 ACRES±

PARCEL E:

COMMENCE AT A 4"X4" CONCRETE MONUMENT NO IDENTIFICATION, BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 841, PAGES 1697-1698, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF THE FORMER CSX RAILROAD, QUIT CLAIMED TO THE CITY OF KISSIMMEE, PER OFFICIAL RECORD BOOK 3746, PAGES 2290-2294, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA: THENCE SOUTH 00°04'36" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY OF SAID FORMER CSX RAILROAD; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1, BLOCK 22, MAP OF WEST KISSIMMEE, AS RECORDED IN PLAT BOOK A, PAGE 12, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY; THENCE NORTH 89°55'24" WEST, ALONG SAID SOUTH LINE, AND ALONG SAID NORTH LINE, A DISTANCE OF 111.59 FEET TO A POINT ON THE EAST EDGE OF PAVEMENT OF DYER BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 89°55'24" EAST, RETURNING ALONG SAID SOUTH VACATED RAILROAD RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID MAP, A DISTANCE OF 2611.22 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CHASE AVENUE AS SHOWN ON SAID MAP OF WEST KISSIMMEE; THENCE LEAVING SAID VACATED RIGHT OF WAY, SOUTH 00°09'05" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 63.61 FEET TO A POINT ON THE PROPOSED CENTERLINE OF MARTIN LUTHER KING BOULEVARD PHASE III; SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A

RADIUS OF 750.00 FEET AND CENTRAL ANGLE OF 20°52'04", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 273.16 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 68°42'40" WEST, 271.65 FEET), THENCE SOUTH 58°16'38" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 197.55 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 31°47'58", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE A DISTANCE OF 419.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 74°10'37" WEST, 413.67 FEET); THENCE NORTH 89°55'24" WEST, ALONG SAID CENTERLINE A DISTANCE OF 1486.19 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST EDGE OF PAVEMENT OF KISSIMMEE GATEWAY AIRPORT ADMINISTRATION BUILDING PARKING LOT; THENCE SOUTH 00°25'09" WEST ALONG SAID NORTHERLY PROJECTION AND ALONG SAID EAST EDGE OF THE ADMINISTRATION BUILDING PARKING LOT A DISTANCE OF 249.77 FEET TO A POINT ON THE NORTH EDGE OF SAID PARKING LOT, THENCE NORTH 89°17'07 WEST ALONG SAID NORTH EDGE OF PARKING LOT, A DISTANCE OF 305.08 FEET, TO A POINT ON SAID EASTERLY EDGE OF PAVEMENT OF SAID DYER BOULEVARD; THENCE NORTH 00°06'22" EAST, ALONG SAID EASTERLY EDGE OF PAVEMENT A DISTANCE OF 626.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.948 ACRES±

DIYER-THACKER-KISSIMMEE GATEWAY AIRPORT COMMERCE PARK MUPUD ZONING OVERVIEW

I. Intent

The extension of MLK Boulevard to Dyer Boulevard openeds the ability for the development of new aviation and ~~non~~-aviation supportive facilities on the northeast side of the airport. This creates significant opportunities for diversifying the types of ~~non~~-aviation supportive developments, as the extension provides a direct link to downtown which includes the various medical industry businesses which support the ~~Osceola Regional~~-HCA Kissimmee Medical Center just east of the airport off MLK Boulevard.

The purpose of establishing a Planned Unit Development within this area is to establish a wide variety of aviation, ~~and non~~-aviation supportive and aviation friendly related uses that create an important link with the downtown area to the east, provide support services for the Airport and industrial areas to the west, and are sensitive to the surrounding residential areas along Thacker Avenue. It will also create a unified, context-sensitive set of design criteria to ensure that future development enhances the surrounding area.

A large portion of Parcel A is unusable due to the Runway Protection Zone (RPZ) and has limited airport and recreation use allowability.

Parcels ~~A, B and~~ C, which currently include playing fields and the YMCA will be geared toward more commercial uses that serve the surrounding residential, medical and commercial areas to the east. ~~The YMCA on Parcel B will remain in place once the PUD is established.~~

Parcel D will remain open space as theis majority entire of the parcels falls is within the Runway Protection Zone (RPZ) and cannot be improved due to the proximity of the runway to the southwest. (See Exhibit A for a more detailed location)

Parcel E will provide a mixture of commercial and light industrial uses geared toward both aviation and ~~non~~-aviation related activities.

Parcel G will be devoted to administrative offices and other airport related uses seen fit by Kissimmee Gateway Airport and it's administration. ~~This parcel will rely heavily on the extension of MLK Blvd west of Thacker Avenue.~~

DEVELOPMENT STANDARDS

I. Uses

<u>Use</u>	<u>See Section</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>	<u>Parcel D⁽³⁾</u>	<u>Parcel E</u>	<u>Parcel F</u>	<u>Parcel G</u>
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<u>Airport-Related Uses</u>		P ₍₁₎	P	P		P		P
<u>Carwash Establishments</u>	14-4-6(D)(5)					C ₍₄₎		
<u>Child Care Facilities</u>	14-6-37		C	C		C		
<u>Civic, Social Clubs</u>			P	P		P		
<u>Community Centers</u>			P	P		P		
<u>Colleges and Universities</u>			C	C		P		
<u>Dormitories</u>						P ₍₅₎₍₆₎		
<u>Drive Through Facilities with an Allowed Use</u>	14-6-40		P/C ₍₇₎	P/C ₍₇₎		P/C ₍₇₎		
<u>Educational Service Establishments</u>			P	P		P		
<u>Equipment Sales, Rental and Leasing, Light</u>			P ₍₈₎₍₉₎	P ₍₈₎₍₉₎		C ₍₈₎₍₉₎		
<u>Financial Institutions</u>			P	P		P		
<u>Government Use₍₁₄₎</u>			P	P		P	P ₍₁₎	
<u>Hotels and Motels</u>						P ₍₅₎₍₆₎		
<u>Kennels</u>			C ₍₄₎	C ₍₄₎		C ₍₄₎		
<u>Libraries and Museums</u>			P	P		P		
<u>Manufacturing, Light</u>	14-6-15					C ₍₈₎₍₁₀₎		
<u>Microbreweries</u>	Ch. 5-3		C	C		P		
<u>Motion Picture Production Studio</u>			C ₍₄₎	C ₍₄₎		C ₍₄₎		
<u>Motor Vehicle Repair, Light</u>			C ₍₈₎₍₁₀₎			C ₍₈₎₍₁₀₎		
<u>Office Establishments</u>			P	P		P		P ₍₂₎
<u>Parking</u>	14-7-28		P	P		P		

<u>Garages, Principle Use</u>								
<u>Parking Lots (Surface), Principle Use</u>	14-7-23		C(11)	C(11)		C(11)		
<u>Recreation Areas, Active</u>		P(1)						
<u>Recreation Areas, Passive</u>		P(1)						
<u>Recreation Facilities, Indoor</u>		P(1)	P	P		P		
<u>Repair Service Establishment, Light</u>			P(8)(10)	P(8)(10)		P(8)(10)		
<u>Research and Development Establishments</u>			P	P		P		
<u>Restaurants</u>			P/C(7)	P/C(7)		P/C(7)		
<u>Retail Sales Establishments</u>			P	P		P		
<u>Service Establishments, Business</u>			P/C(7)	P/C(7)		P/C(7)		
<u>Service Establishments, Communication</u>			P	P		P		
<u>Service Establishments, Intensive</u>						C(10)		
<u>Service Establishments, Personal</u>			P	P		P		
<u>Storage Facilities, Self- Service</u>	14-6-47		P(12)	P(12)		P(12)		
<u>Utility Laydown and Storage Yard</u>				P(15)				
<u>Veterinary Clinics</u>			P(13)	P(13)		P(13)		
<u>Warehouse</u>						P(10)		
<u>Wholesale</u>			P/C(7)(8)	P/C(7)(8)		P(8)		

<u>Trade</u> <u>Establishments</u>								
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- (1) Only allowed outside of the Runway Protection Area and Building Restriction Line as identified in Exhibit Map A.
- (2) Administration offices only associated with the airport.
- (3) Is located within the Runway Protection Area and Building Restriction Line, therefore no uses are allowed for Parcel D in Exhibit Map A.
- (4) Allowed only on lots located more than 300 feet from residential zoning district boundaries.
- (5) Allowed only when in connection with an airport dependent and related use.
- (6) Length of occupancy is not governed by the Land Development Code short-term occupancy timeline. No more than 30% of the units/room can be used for occupancy longer than 30 nights, but occupancy cannot exceed 60 nights. Remaining units/rooms are limited to stays no longer than 30 nights. Once a dormitory is built, this use allowance shall be discontinued.
- (7) Conditional use required if located within 300 feet of a residential zoning district. Otherwise the use is permitted.
- (8) No outdoor storage allowed.
- (9) Building gross floor area shall not exceed 4,000 square feet.
- (10) All repair, manufacturing and intensive service establishments activities conducted within 300 feet of a residential district shall be in completely enclosed buildings.
- (11) No oversized, commercial vehicles, overnight parking or storage.
- (12) Only allowed within a mixed-use development and not directly fronting a public roadway.
- (13) No boarding unless approved as a conditional use for a kennel.
- (14) Government use is defined as any use authorized by the City of Kissimmee.
- (15) Electrical utility storage only. Storage shall not exceed 6 feet in height. The compound shall be fenced by a solid wrought iron enclosure no taller than 10 feet in height. Barbed wire is prohibited. Compound shall be setback at least 35 feet from Thacker Avenue right-of-way. Access shall be paved and shall be limited to Alaska Avenue only. Canopy trees, a minimum of 2 ½ inches in caliper shall be placed between the fence and Thacker Avenue.

II. Basic Site Design Standards

A. Setbacks

Parcel A

Front: 25-ft (35-ft adjacent to Martin Luther King Boulevard or Thacker Avenue)

Side: 10 ft

Street Side: 25 ft

Rear: 10 ft

Parcel B

Front: 25-ft (35-ft adjacent to Mabbette Street or Thacker Avenue)

Side: 10-ft

Street Side: 25-ft

Rear: 10 ft

Parcel C

Front: 25-ft (35-ft adjacent to Mabbette Street or Thacker Avenue)

Side: 10-ft

Street Side: 25-ft

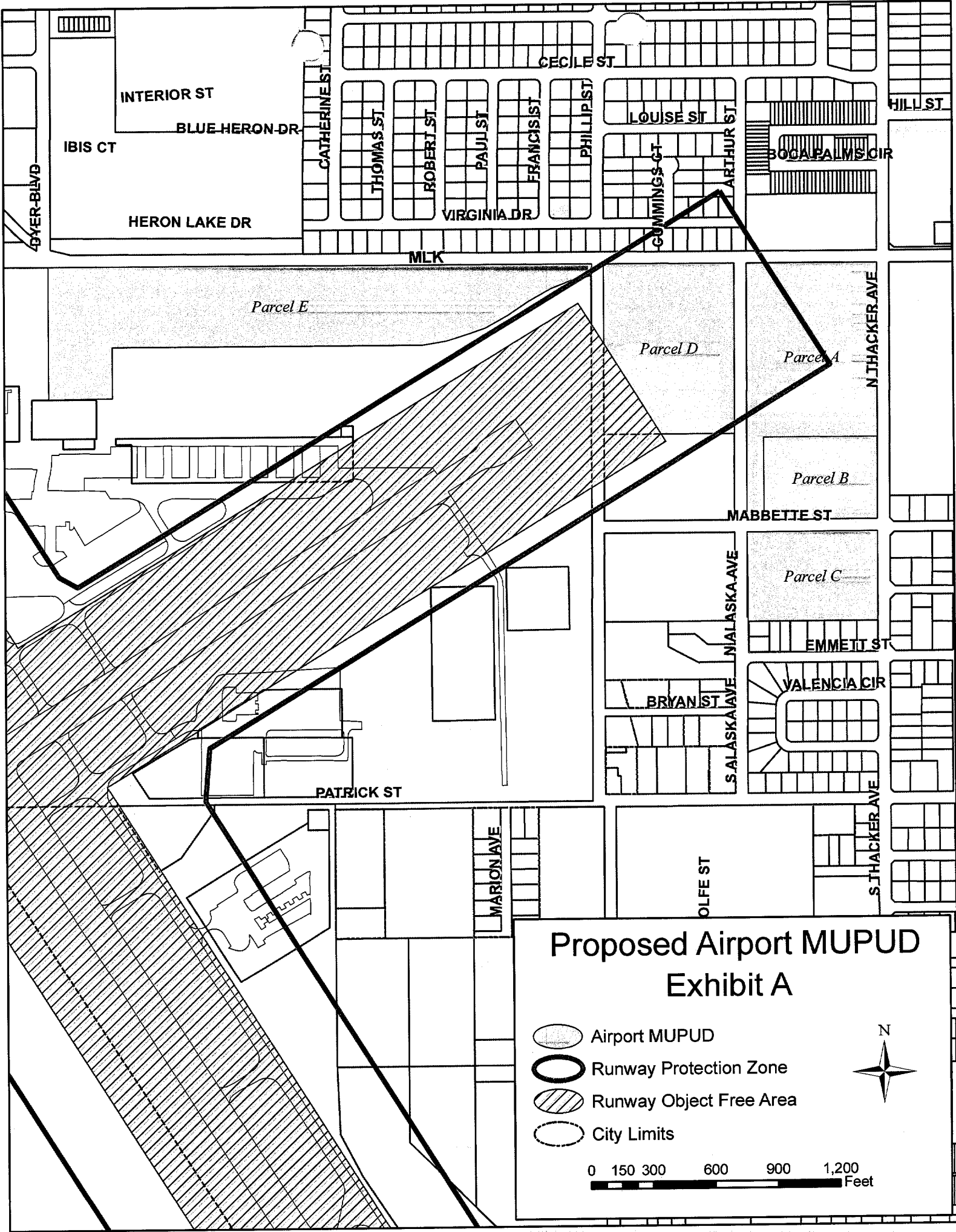
Rear: 10 ft (1-ft for each foot of building height adjacent to residential)

Parcel D (No construction permitted due to runway)

Parcel E

Front: 25-ft (35-ft adjacent to MLK Blvd.)
Side: 10 ft
Street Side: N/A
Rear: 15 ft

- B. Lot Size (All parcels):
Minimum Lot area: 30,000 sq ft
Minimum Lot Width: 150 ft
Minimum Lot Depth: 150 ft
- C. Lot Coverage (All parcels):
Less than 80%
- D. Structure Height (All parcels)
Not to exceed FAA (Federal Aviation Administration) standards.
- E. Other Design Standards
 - 1. The use of corrugated metal finishes or similar exterior materials on any building shall be prohibited.
 - 2. All buildings shall have a main entrance facing a public street.
 - 3. Variations in height, horizontal divisions, window treatments and façade materials shall be used to create façade articulation and break up the perceived mass of proposed buildings. Recesses and projections of the wall plane, entryways or storefront windows, and changes in texture material, or color shall also be used to break down the mass of a façade wall.
 - 4. Mechanical equipment shall be screened from all adjacent rights-of-way by shrubs in accordance with the Land Development Code and shall not be located between buildings and adjacent rights-of-way.
 - 5. All other site design standards shall adhere to the requirements in the Land Development Code.



DYER-THACKER COMMERCE PARK MUPUD ZONING OVERVIEW

I. Intent

The extension of MLK Boulevard to Dyer Boulevard opens the ability for the development of new aviation and non-aviation facilities on the northeast side of the airport. This creates significant opportunities for diversifying the types of non-aviation developments, as the extension provides a direct link to downtown which includes the various medical industry businesses which support the Osceola Regional Medical Center just east of the airport off MLK Boulevard.

The purpose of establishing a Planned Unit Development within this area is to establish a wide variety of aviation and non-aviation related uses that create an important link with the downtown area to the east, provide support services for the Airport and industrial areas to the west, and are sensitive to the surrounding residential areas along Thacker Avenue. It will also create a unified, context-sensitive set of design criteria to ensure that future development enhances the surrounding area.

Parcels A, B, C, which currently include playing fields and the YMCA will be geared toward more commercial uses that serve the surrounding residential, medical and commercial areas to the east. The YMCA on Parcel B will remain in place once the PUD is established.

Parcel D will remain open space as this entire parcel falls within the Runway Protection Zone (RPZ) and cannot be improved due to the proximity of the runway to the southwest. (See Exhibit A for a more detailed location)

Parcel E will provide a mixture of commercial and light industrial uses geared toward both aviation and non-aviation related activities. This parcel will rely heavily on the extension of MLK Blvd west of Thacker Avenue.

DEVELOPMENT STANDARDS

I. Uses

Parcel A, B, & C

Permitted Uses

- (1) Finance, insurance, and real estate office establishments such as banks, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies, and real estate companies.
- (2) Professional service establishments such as doctors' offices, medical clinics and laboratories, legal services, engineering and architectural services, and accounting, auditing, and bookkeeping services. Hospitals are not allowed.

- (3) Business service office establishments such as advertising services, computer programming services, consumer credit and reporting services, collection services, permanent and temporary employment services, and mailing services. Temporary labor service establishments are not allowed as a permitted use.
- (4) Communication service establishments such as newspaper and printing services, television and radio studios, and telephone and telegraph offices. Communication towers and other communication facilities as defined in § 14-2-240 are not allowed as a permitted use.
- (5) Community Centers and non-profit clubs
- (6) Art and music schools, dancing schools and exercise studios
- (7) Travel agencies.
- (8) Barber shops.
- (9) Beauty shops.
- (10) Laundry and dry cleaning establishments.
- (11) Drug stores.
- (12) Medical equipment and supplies sales and leasing establishments.
- (13) Office equipment and supplies sales and leasing establishments.
- (14) Convenience stores.
- (15) Grocery, meat, fruit, and vegetable stores.
- (16) Bakeries.
- (17) Candy, confectionery. and ice cream stores.
- (18) Florist shops.
- (19) Card shops and newsstands.
- (20) Hardware stores.
- (21) Film sales and processing establishments.
- (22) Video sales and rentals establishments.
- (23) Administrative offices for businesses, public uses, or semi-public uses.
- (24) Data processing facilities.
- (25) Post offices.
- (26) Accessory uses as defined in Article XVII. § 14-2-240.

Conditional Uses

- (1) Gasoline service stations.
- (2) Contract construction service establishments.
- (3) Building service establishments.
- (4) Landscaping maintenance establishments
- (5) Kennels and veterinary clinics.
- (6) Drive thru facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary in accordance with § 14-2-65(N).

Parcel D

Not applicable. This parcel shall remain open space and shall not be developed due to proximity to the Kissimmee Gateway Airport runway.

Parcel E

Permitted Uses

- (1) Finance, insurance, and real estate office establishments such as banks, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies, and real estate companies.
- (2) Professional service establishments such as doctors' offices, medical clinics and laboratories, legal services, engineering and architectural services, and accounting, auditing, and bookkeeping services. Hospitals are not allowed.
- (3) Business service office establishments such as advertising services, computer programming services, consumer credit and reporting services, collection services, permanent and temporary employment services, and mailing services. Temporary labor service establishments are not allowed as a permitted use.
- (4) Communication service establishments such as newspaper and printing services, television and radio studios, and telephone and telegraph offices. Communication towers and other communication facilities as defined in § 14-2-240 are not allowed as a permitted use.
- (5) Travel agencies.
- (6) Barber shops.
- (7) Beauty shops.
- (8) Laundry and dry cleaning establishments.
- (9) Drug stores.
- (10) Medical equipment and supplies sales and leasing establishments.
- (11) Office equipment and supplies sales and leasing establishments.
- (12) Convenience stores.
- (13) Grocery, meat, fruit, and vegetable stores.
- (14) Bakeries.
- (15) Candy, confectionery, and ice cream stores.
- (16) Florist shops.
- (17) Card shops and newsstands.
- (18) Drug stores.
- (19) Hardware stores.
- (20) Film sales and processing establishments.
- (21) Video sales and rentals establishments.
- (22) Administrative offices for businesses, public uses, or semi-public uses.
- (23) Wholesale trade, warehousing, and distribution establishments.
- (24) Contract construction service establishments.
- (25) Building service establishments.
- (26) Landscaping maintenance establishments.
- (27) Data processing facilities.
- (28) Commercial off-street parking lots and garages.
- (29) Security guard quarters.
- (30) Post offices.
- (31) Repair service establishments which provide repair of a minor nature such as radio and television services; watch, clock, and jewelry repair services; and shoe repair services.

- (32) Aeronautical research and development establishments, not requiring ramp facilities.
- (33) Aeronautical training establishments, not requiring ramp facilities.
- (34) Accessory uses as defined in Article XVII. § 14-2-240.

Conditional Uses

- (1) Gasoline service stations.
- (2) Establishments not allowed as a permitted use which are engaged in the production, assembling, packaging, or treatment of materials, goods, food stores, and other semi-finished or finished products.
- (3) Repair service establishments not allowed as a permitted use.
- (4) Welding or machine shops.
- (5) Businesses leasing motor vehicles.
- (6) Kennels and veterinary clinics.
- (7) Uses allowed as a permitted use when conducted wholly or partly out-of-doors.
- (8) Any multi-use project containing two or more of the above listed conditional uses shall undergo a conditional use review for the entire project.
- (9) Drive thru facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary in accordance with § 14-2-65(N).
- (10) Facilities for the production, assembling, and/or packaging of precision instruments.
- (11) Jewelry and precious metal products manufacturing.
- (12) Clothing or leather products manufacturing, not involving dyeing or tanning of materials or coating with pyroclastic plastic or similar materials.
- (13) Manufacturing of ceramic products, using electrically fired kilns.
- (14) Signs and advertising displays manufacturing.
- (15) Printing, lithography, and publishing establishments.
- (16) Research and development establishments associated with biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
- (17) Electrical manufacturing establishments involved in making: small electrical or electronic apparatus; coils, tubes and semiconductors; communication, navigation, guidance and control equipment; data processing equipment (including computer software); glass edging and silvering equipment; graphics and art equipment; metering equipment; radio and television equipment; photographic equipment; radar, infrared and ultraviolet equipment; optical devices and equipment; or filling and labeling machinery.
- (18) Bottling plants.
- (19) Commercial bakeries.
- (20) Commercial and industrial laundries.
- (21) Cold storage and ice processing facilities.

II. Basic Site Design Standards

A. Setbacks

Parcel A

Front: 25-ft (35-ft adjacent to MLK Blvd. or Thacker)

Side: 10 ft
Street Side: 25 ft
Rear: 10 ft

Parcel B

Front: 25-ft (35-ft adjacent to Mabbette or Thacker Ave.)
Side: 10-ft
Street Side: 25-ft
Rear: 10 ft

Parcel C

Front: 25-ft (35-ft adjacent to Mabbette or Thacker Ave.)
Side: 10-ft
Street Side: 25-ft
Rear: 10 ft (1-ft for each foot of building height adjacent to residential)

Parcel D (No construction permitted due to runway)

Parcel E

Front: 25-ft (35-ft adjacent to MLK Blvd.)
Side: 10 ft
Street Side: N/A
Rear: 15 ft

- B. Lot Size (All parcels):
 - Minimum Lot area: 30,000 sq ft
 - Minimum Lot Width: 150 ft
 - Minimum Lot Depth: 150 ft
- C. Lot Coverage (All parcels):
 - Less than 80%
- D. Structure Height (All parcels)
 - Not to exceed Section 6-75 of the City of Kissimmee Code of Ordinances
- E. Other Design Standards
 - 1. The use of corrugated metal finishes or similar exterior materials on any building shall be prohibited.
 - 2. All buildings shall have a main entrance facing a public street.
 - 3. Variations in height, horizontal divisions, window treatments and façade materials shall be used to create façade articulation and break up the

perceived mass of proposed buildings. Recesses and projections of the wall plane, entryways or storefront windows, and changes in texture material, or color shall also be used to break down the mass of a façade wall.

4. Mechanical equipment shall be screened from all adjacent rights-of-way by shrubs in accordance with the Land Development Code and shall not be located between buildings and adjacent rights-of-way.
5. All other site design standards shall adhere to the requirements in the Land Development Code.

DYER-THACKER COMMERCE PARK: Legal Description of Properties

Parcel A:

ZERN'S BUNGALOW COURT, BLOCK A, LOTS 1 - 10, PB 1, PG 191.

AND

ZERN'S BUNGALOW COURT, BLOCK B, LOTS 1 – 10, PB 1, PG 191.

AND

ZERN'S BUNGALOW COURT, BLOCK C, LOTS 1 – 6, PB 1, PG 191.

AND

THOSE RIGHTS OF WAY LYING BETWEEN ABOVE REFERENCED BLOCKS A, B, AND C

AND

WEST KISSIMMEE, BLOCK 17, LOTS 3 – 6, LESS S 400 FT OF E 545 FT OF BLOCK 17, PB A, PG 12.

CONTAINS 13.048 ACRES±

PARCEL B:

WEST KISSIMMEE, BLOCK 17, E 545 FT LOT 6 AND E 545 FT OF S 190 FT LOT 5, PB A, PG 12.

CONTAINS 5.001 ACRES±

PARCEL C:

WEST KISSIMMEE, BLOCK 32, LOTS 1 & 2, PB A, PG 12.

CONTAINS 6.075 ACRES±

PARCEL D:

WEST KISSIMMEE, BLOCK 18, LOTS 1-4, PB A, PG 12.

CONTAINS 12.000 ACRES±

PARCEL E:

COMMENCE AT A 4"X4" CONCRETE MONUMENT NO IDENTIFICATION, BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 841, PAGES 1697-1698, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF THE FORMER CSX RAILROAD, QUIT CLAIMED TO THE CITY OF KISSIMMEE, PER OFFICIAL RECORD BOOK 3746, PAGES 2290-2294, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA: THENCE SOUTH 00°04'36" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY OF SAID FORMER CSX RAILROAD; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1, BLOCK 22, MAP OF WEST KISSIMMEE, AS RECORDED IN PLAT BOOK A, PAGE 12, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY; THENCE NORTH 89°55'24" WEST, ALONG SAID SOUTH LINE, AND ALONG SAID NORTH LINE, A DISTANCE OF 111.59 FEET TO A POINT ON THE EAST EDGE OF PAVEMENT OF DYER BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 89°55'24" EAST, RETURNING ALONG SAID SOUTH VACATED RAILROAD RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID MAP, A DISTANCE OF 2611.22 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CHASE AVENUE AS SHOWN ON SAID MAP OF WEST KISSIMMEE; THENCE LEAVING SAID VACATED RIGHT OF WAY, SOUTH 00°09'05" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 63.61 FEET TO A POINT ON THE PROPOSED CENTERLINE OF MARTIN LUTHER KING BOULEVARD PHASE III; SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A

RADIUS OF 750.00 FEET AND CENTRAL ANGLE OF 20°52'04", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 273.16 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 68°42'40" WEST, 271.65 FEET), THENCE SOUTH 58°16'38" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 197.55 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 31°47'58", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE A DISTANCE OF 419.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 74°10'37" WEST, 413.67 FEET); THENCE NORTH 89°55'24" WEST, ALONG SAID CENTERLINE A DISTANCE OF 1486.19 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST EDGE OF PAVEMENT OF KISSIMMEE GATEWAY AIRPORT ADMINISTRATION BUILDING PARKING LOT; THENCE SOUTH 00°25'09" WEST ALONG SAID NORTHERLY PROJECTION AND ALONG SAID EAST EDGE OF THE ADMINISTRATION BUILDING PARKING LOT A DISTANCE OF 249.77 FEET TO A POINT ON THE NORTH EDGE OF SAID PARKING LOT, THENCE NORTH 89°17'07 WEST ALONG SAID NORTH EDGE OF PARKING LOT, A DISTANCE OF 305.08 FEET, TO A POINT ON SAID EASTERLY EDGE OF PAVEMENT OF SAID DYER BOULEVARD; THENCE NORTH 00°06'22" EAST, ALONG SAID EASTERLY EDGE OF PAVEMENT A DISTANCE OF 626.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.948 ACRES±



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

ADDRESS: off MLK, Alaska Ave., Thacker Ave., & Mabbette St.

DATE: 4/9/2025

PLAN NUMBER: PUD-25-0001

PROJECT NAME: Kissimmee Gateway Airport Commerce Park PUD

REVIEW VERSION NUMBER: V1

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. This project was rezoned as the Dyer Thacker Commerce Park PUD under DRC#10-060 at the August 17, 2010 City Commission Meeting (Ord. 2775).
2. Subject to Planning Advisory Board and City Commission approvals.

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.



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

ADDRESS: 2117 Mabbett Street, Kissimmee FL 34741
PLAN (DRC) NUMBER: PUD-25-0001

DATE: 4/9/2025

Review Status:
APPROVED WITH CONDITIONS.

TOHO WATER AUTHORITY – Heather Farrow - 407.944.5097 - hfarrow@tohowater.com

Comments/Conditions (if applicable):

- Additional comments at construction review.
- Impact fees may be due.
- If there shall be a tie-in to Toho's infrastructure, please indicate where.
- Please show utilities on the proposed site plan.
- Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <https://tohowaterauthfl-energovweb.tylerhost.net/apps/selfservice#/home>
- This link is also available on the City of St. Cloud and Toho Water Authority websites. The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit an application, register or any other questions related to the portal, please contact Latoya Hanson at lhanson@tohowater.com or 407-483-3869.
- A Developer's Service Agreement (DSA) must be fully executed prior to plan approval. The DSA will be sent separately by your assigned Development Project Manager once it is ready for execution. Please take this time to review the [DSA template](#) and [commonly missed DSA items](#). The Agreement must be signed by the landowner. If the current owner is an entity, it must be licensed in the State of Florida and the signee must provide proof of signing authority.

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 forthcoming 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.

Date: 03/20/2025

Shaun Koffinas - 911Addressing

Studio Session 03-20-2025

PUD-25-0001, Kissimmee Commerce Airport, Session# 970-851-674

General Comments

1. Compliance – Compliant. No comments.



THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0143

DRC#: PUD-25-00001

Current FLU: AE
Requested FLU: N/A

PROJECT NAME: Kissimmee Gateway Airport Commerce Park PUD

Current Zoning: MU PUD
Requested Zoning: N/A

PROJECT LOCATION: 2117 Mabbette St., Kissimmee, 34741

COMMENTS DUE DATE: 4.9.25

PID: 20-25-29-1341-0001-0030

This PUD application has no impact on public school capacity.

DEVELOPMENT PROJECT COMMENT FORM



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

REVIEW DATE: 4/9/2025

PROJECT: Kissimmee Gateway Airport Commerce Park PUD

DRC NUMBER: PUD-25-0001

REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov

ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

- The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.
- If you have any questions regarding these comments/conditions, please use the contact information provided above.

###

ITEM 5.B

Public Hearing - ZMA-25-0001 Armstrong Rezoning: Zoning Map Amendment (T5-U TO City IB) - Proposed Ordinance NO. 25-03

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB) on approximately 2.69 acres of land at Parcel ID: 19-25-29-00U0-0014-0000.

Explanation

This Zoning Map Amendment (ZMA) will provide consistency and compatibility with the parcel's Mixed-Use Vine Street Overlay District (MU-V) Future Land Use designations. One of the goals of the Mixed-Use Vine Future Land Use is to provide diverse housing options, retail and light industrial/flex office space and professional offices. The Industrial Business Zoning is intended for properties suitable for industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section (Land Development Code Section 14-4-4(N)).

This parcel is currently vacant. The current Mixed Use Urban Corridor (T5-U) Zoning designations on the parcels were established with the adoption of the Form Based Code (Ord. 3034) at the August 4, 2020 City Commission meeting. Prior to 2020, the parcel had a Highway Commercial (HC) Zoning designation with additional use, design and development standards of the Vine St. Overlay District.

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use, which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. This vision is predicated on implementing the City's adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes walking, biking, shorter auto trips, and the provision of various forms of transit.
2. 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.
3. Compliance with Land Development Code Section 14-4-4(N), the Industrial Business (IB) Zoning District which is intended for properties suitable for industrial development. Where industrial development is in proximity to residential or commercial zones, it is desirable to limit the manner and extent of industrial operations. This Zoning District is also intended to permit various commercial uses which are compatible with typical industrial uses and in suitable areas which have been assigned an Industrial Business (IN) Future Land Use designation.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on March 18, 2025.

City of Kissimmee

Attachment(s):

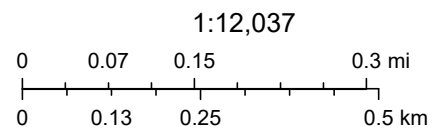
1. ZMA-25-0001 Aerial Map
2. ZMA-25-0001 Vicinity Map
3. ZMA-25-0001 Site Data Table
4. ZMA-25-0001 Armstrong Proposed Ord 25-03
5. ZMA-25-0001 PAB Ad
6. ZMA-25-0001 DRC Comments
7. ZMA-25-0001 DRC Supporting Documents



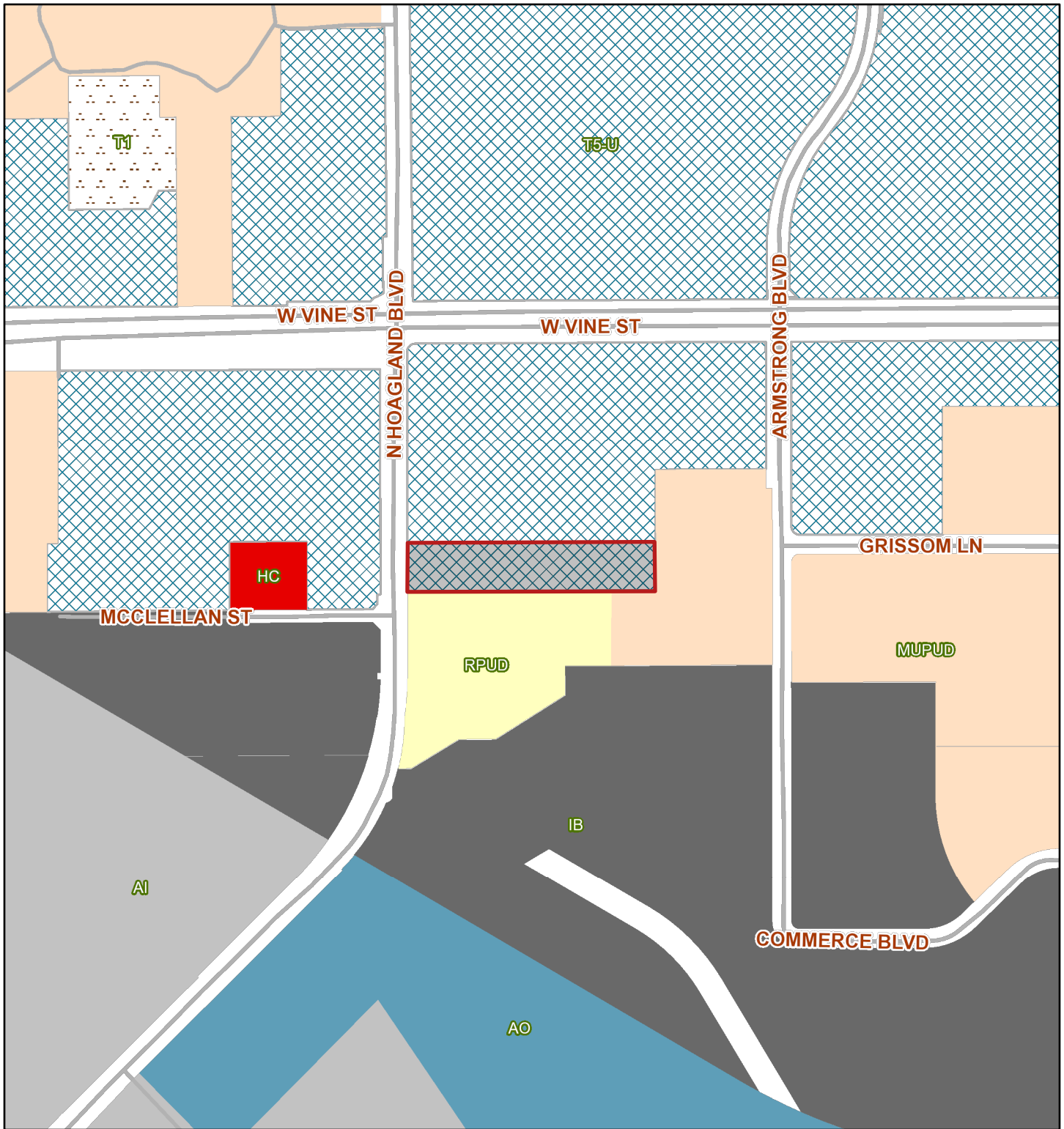
April 7, 2025

-  Parcels
-  Road Centerlines
- City Limits
-  CITY
-  COUNTY
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

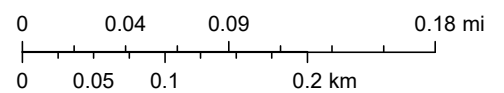


State of Florida



March 27, 2025

1:6,019



Armstrong Zoning Map Amendment, ZMA-25-0001
Parcel ID#19-25-29-00U0-0014-0000; 0 N. Hoagland Blvd
South of W. Vine St. and North of McClellan St.

Site Data Tables

Site Data	
Size	2.69 acres
Future Land Use Designation	Mixed-Use Vine Street Overlay District (MU-V)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Mixed Use Urban Corridor (T5-U)
Proposed Zoning District Designation	Industrial Business (IB)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	N/A
Adjacent Land Use	
North	Mixed-Use Vine Street Overlay District (MU-V)
South	Mixed-Use Vine Street Overlay District (MU-V)
East	Mixed-Use Vine Street Overlay District (MU-V)
West	Mixed-Use Vine Street Overlay District (MU-V)
Adjacent Zoning	
North	Mixed Use Urban Corridor (T5-U)
South	Residential Planned Unit Development (RPUD) – Heatherwood Apartments and Mixed- Use Planned Unit Development (MUPUD) – Armstrong Commerce Center
East	Mixed- Use Planned Unit Development (MUPUD) – Armstrong Commerce Center
West	Mixed Use Urban Corridor (T5-U)
Zoning History	Before the implementation of the form-based code in 2020, this parcel had a zoning of Highway Commercial (HC) within the Vine Street Overlay District.
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.9.3, Mixed- Use – Vine Street Overlay District: The Vine Street Mixed-Use (MU-V) is designated on the Future Land Use Map, and is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. This vision is predicated on implementing the City’s adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.	
Potential Zoning Districts	Commercial and Light Industrial Districts: HC and IB

	Form-based Districts: T4-O, T5-U, T5-M and SD
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

<i>Zoning District Standards District Summary</i>
Land Development Code Section 14-4-4(N), Industrial Business (IB) Intent: The Industrial Business (IB) District is intended for properties suitable for industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section.

<i>Comprehensive Plan Future Land Use & Zoning Comparisons</i>		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Mixed-Use Vine Street Overlay District (MU-V)	Mixed-Use Vine Street Overlay District (MU-V)
	Mixed Use Urban Corridor (T5-U)	Industrial Business (IB)
	Residential and Commercial	N/A

<i>Public Facilities Analysis</i>	
Transportation	
Adjacent street	Hoagland Blvd
Street Quality of Service (QOS)	Adjacent Street is under Osceola County jurisdiction.
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. 25-03
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3068
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.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3068, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described property to-wit:

FROM: T5-U (Mixed Use Urban Corridor) – City

TO: IB (Industrial Business) – City

The subject property is located at: Parcel ID: 19-25-29-00U0-0014-0000

Legal Description:

COM AT SW COR OF LOT 26, KISSIMMEE EXECUTIVE PARK PB 2 PG 206, S 225 FT TO POB; E 791 FT, S 153.28 FT, W 791 FT TO E R/W OF HOAGLAND BLVD, N 150 FT TO POB LESS BEG AT SW COR LOT 1 DAWSON`S PB 9 PG 28, S 150.27 FT, W 10 FT, N 150.22 FT, E 10 FT TO POB

2.69 acres, more or less.

A map of the area is included with this ordinance.

SECTION 2. Upon the effective date of this ordinance, the City Manager shall promptly cause the rezoning as provided in Section 1 herein to be entered onto the official zoning map of the City of Kissimmee.

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3068 as heretofore amended shall remain in full force and effect.

SECTION 4. 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 **June**, 20**25**.

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

Bill To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Apr 04, 2025.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

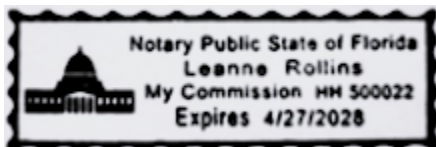
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 4 day of April, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7793980



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

**ADDRESS: 19-25-29-00U0-0014-0000
PERMIT NUMBER: ZMA-25-0001
PROJECT NAME: Armstrong Rezoning
REVIEW VERSION NUMBER: V.1**

DATE: 3/12/2025

**Review Status:
APPROVED.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. Given that the proposed zoning is compatible with the Future Land Use (MU-V) and Policy 1.2.9.3 of the Comprehensive Plan, this rezoning can be approved to move forward.

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 forthcoming 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.



THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0122	COK DRC#: ZMA-25-0001	Current FLU: MXD (Vine) Requested FLU: N/A
PROJECT NAME: Not assigned		Current Zoning: T5-U Requested Zoning: IB
PROJECT LOCATION: 0 Hoagland Blvd., Kissimmee, 34744		
COMMENTS DUE DATE: 3.12.25		PID: 19-25-29-00U0-0014-0000

This ZMA application has no impact on public school capacity.

Date: 03/04/2025

Shaun Koffinas - 911Addressing

Studio Session 03-04-2025

ZMA-25-0001, N Hoagland Vacant# 086-757-327

General Comments

1. Compliance – Compliant. No comments.



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0014-0000
Owner(S): 3ACER HOLDINGS LLC
Mailing Address: 1730 BRIDGETS CT KISSIMMEE FL 34744-3996
Property Address: 0 N HOAGLAND BLVD KISSIMMEE FL 34741
Primary Use: VACANT INDUSTRIAL (Code: 4001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: COM AT SW COR OF LOT 26, KISSIMMEE EXECUTIVE PARK PB 2 PG 206, S 225 FT TO POB; E 791 FT, S 153.28 FT, W 791 FT TO E R/W OF HOAGLAND BLVD, N 150 FT TO POB LESS BEG AT SW COR LOT 1 DAWSON'S PB 9 PG 28, S 150.27 FT, W 10 FT, N 150.22 FT, E 10 FT TO POB

Land (Total Records: 1) Total Acres:

Land	Units	Unit Type	Depth	Value
INDUSTRIAL SQ FT	SF	117176.4	0	\$849,529

Property Values (Total Records: 5)

Tax Year	Land	Building(S)	Feature(S)	Market	Assessed	Exemption	Taxable
2025	\$849,500	\$0	\$0	\$849,500 0.00%	\$683,069 10.00%	\$0	\$683,069
2024	\$849,500	\$0	\$0	\$849,500 37.84%	\$620,972 10.00%	\$0	\$620,972
2023	\$616,300	\$0	\$0	\$616,300 20.09%	\$564,520 10.00%	\$0	\$564,520
2022	\$513,200	\$0	\$0	\$513,200 19.99%	\$513,200 103.15%	\$0	\$513,200
2021	\$427,700	\$0	\$0	\$427,700	\$252,623	\$0	\$252,623

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2021-12-23	\$100	6127-0618	JUMA NASHRIN	3ACER HOLDINGS LLC	VACANT	QUIT CLAIM DEED
2000-01-05	\$0	1704-2603	OSCEOLA COUNTY SHERIFF	JUMA NASHRIN	VACANT	SHERIFF'S DEED
1992-10-28	\$242,000	1094-2070	CARR DWAIN TR	JIWA SALIM	VACANT	WARRANTY DEED
1992-10-27	\$0	1094-2068	MILES R STEPHEN JR	CARR DWAIN TR	VACANT	QUIT CLAIM DEED
1992-07-29	\$45,100	1079-1221	CLERK OF COURT	CARR DWAIN TR	VACANT	TAX DEED
1984-05-01	\$0	0742-0627	MEDLIN WALTER L TR	MILES R STEPHEN JR	VACANT	WARRANTY DEED
1979-04-12	\$550,000	0431-0101	PIONEER BANK & TRUST COMPANY	MEDLIN WALTER L TR	VACANT	WARRANTY DEED
1976-10-29	\$1,149,000	0344-0127	GREAT AMERICAN MANAGEMENT AND INVESTMENT	PIONEER BANK & TRUST COMPANY	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 38)

Property Address	Date Sold	Price	Book-Page	Bed Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
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5200 S ORANGE BLOSSOM TRL 0226285297000101R0	2024-12-12	\$1,650,000	6714-2227	0	0	N	Null	POINCIANA REAL ESTATE HUB LLC	PRIMAX PROPERTIES LLC	SPECIAL WARRANTY DEED
5200 S ORANGE BLOSSOM TRL 0226285297000101R0	2024-12-12	\$100	6714-2221	0	0	N	Null	SUNRAY JUNCTION WEST POA INC	POINCIANA REAL ESTATE HUB LLC	QUIT CLAIM DEED
0 MICHIGAN AVE 022529408000130090	2024-04-17	\$1,000,000	6586-1140	0	0	N	Null	MICHIGAN BUSINESS CENTER LLC	STORAGE ON DEMAND MICHIGAN LLC	SPECIAL WARRANTY DEED
2642 AMERA TRL 142631350600010420	2024-11-11	\$100	6695-2923	0	0	N	Null	AMERACENTER LLC	JESUS IGNACIO & ANA BEATRUZ QUINTANA IVT & QUINTANA JESUS IGNACIO CO-TR	CORRECTIVE DEED
2646 AMERA TRL 142631350600010410	2024-11-11	\$100	6695-2923	0	0	N	Null	AMERACENTER LLC	JESUS IGNACIO & ANA BEATRUZ QUINTANA IVT & QUINTANA JESUS IGNACIO CO-TR	CORRECTIVE DEED
0 FLORIDA AVE 022529408000470030	2024-10-30	\$1,350,000	6688-2925	0	0	N	Null	GRABER PROPERTIES INC	CROTTY FAMILY TRUST & CROTTY WAYNE H CO-TR	WARRANTY DEED
0 OLD DIXIE HWY 0225294080000G0260	2024-07-15	\$17,300,000	6635-0422	0	0	N	Null	GATE PRECAST CO	LAN SE LLC	SPECIAL WARRANTY DEED
0 INDUSTRIAL LN 022628522400010090	2024-08-06	\$100	6646-1297	0	0	N	Null	HEAT CUSTOM LLC	SUINPLA LLC	CORRECTIVE DEED
0 N JOHN YOUNG PKWY 092529000000120000	2024-08-29	\$300,000	6659-2830	0	0	N	Null	PARVIZ & PARVIN MOHAJER LIVING TRUST & MOHAJER PARVIN K TR	RODRIGUEZ CARLOS	WARRANTY DEED
0 INDUSTRIAL LN 022628522400010090	2024-08-16	\$450,000	6651-0691	0	0	N	Null	SUINPLA LLC	HANOVER POINCIANA MCCLANE LLC	SPECIAL WARRANTY DEED
0 N JOHN YOUNG PKWY 092529000000120000	2024-07-02	\$100	6628-1006	0	0	N	Null	MOHAJER PARVIN KHAVARI (W) & MOHAJER PARVIZ (H)	PARVIZ & PARVIN MOHAJER LIVING TRUST & MOHAJER PARVIN K TR	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 3625272545000B0370	2024-02-23	\$100	6556-2911	0	0	N	Null	URBAN NETWORK CAPITAL GROUP LLC	THORMACH HOLDINGS 6 LLC	WARRANTY DEED
2650 AMERA TRL 142631350600010400	2024-11-11	\$100	6695-2923	0	0	N	Null	AMERACENTER LLC	JESUS IGNACIO & ANA BEATRUZ QUINTANA IVT & QUINTANA JESUS IGNACIO CO-TR	CORRECTIVE DEED
0 OLD DIXIE HWY 0225294080000G0120	2024-07-15	\$17,300,000	6635-0422	0	0	N	Null	GATE PRECAST CO	LAN SE LLC	SPECIAL WARRANTY DEED
1701 KELLEY AVE 152529151500010060	2024-10-31	\$310,000	6689-1598	0	0	N	Null	EURO STONE GRANITE & MARBLE LLC	ARAGON DAVID	WARRANTY DEED
0 MICHIGAN AVE 022529408000130110	2024-04-17	\$1,000,000	6586-1140	0	0	N	Null	MICHIGAN BUSINESS CENTER LLC	STORAGE ON DEMAND MICHIGAN LLC	SPECIAL WARRANTY DEED
2613 AMERA TRL 142631350600010210	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
2627 AMERA TRL 142631350600010240	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
0 OLD DIXIE HWY 0225294080000G0220	2024-07-15	\$17,300,000	6635-0422	0	0	N	Null	GATE PRECAST CO	LAN SE LLC	SPECIAL WARRANTY DEED
0 OLD DIXIE HWY 0225294080000G0140	2024-07-15	\$17,300,000	6635-0422	0	0	N	Null	GATE PRECAST CO	LAN SE LLC	SPECIAL WARRANTY DEED
0 FLORIDA AVE 022529408000470020	2024-10-30	\$1,350,000	6688-2925	0	0	N	Null	GRABER PROPERTIES INC	CROTTY FAMILY TRUST & CROTTY WAYNE H CO-TR	WARRANTY DEED
2542 AMERA TRL 142631335800010060	2024-05-23	\$560,000	6607-0211	0	0	N	Null	INDIES II LLC	CB AMERA 6B LLC	WARRANTY DEED
2540 AMERA TRL 142631335800010050	2024-05-23	\$560,000	6607-0211	0	0	N	Null	INDIES II LLC	CB AMERA 6B LLC	WARRANTY DEED
JESUS IGNACIO & ANA BEATRIZ										

2617 AMERA TRL 142631350600010220	2024-12-18	\$675,000	6718-1417	0	0	N	Null	QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
0 OLD DIXIE HWY 1025293600000100U0	2024-07-15	\$17,300,000	6635-0422	0	0	N	Null	GATE PRECAST CO	LAN SE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3625272545000B0370	2024-02-23	\$750,000	6556-2915	0	0	N	Null	THORMACH HOLDINGS 6 LLC	VISIONS AT ORLANDO WEST PHASE I LLC & VISIONS AT ORLANDO WEST PHASE 3 LLC	WARRANTY DEED
0 MICHIGAN AVE 022529408000130040	2024-04-17	\$1,000,000	6586-1140	0	0	N	Null	MICHIGAN BUSINESS CENTER LLC	STORAGE ON DEMAND MICHIGAN LLC	SPECIAL WARRANTY DEED
2635 AMERA TRL 142631350600010260	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
2546 AMERA TRL 142631335800010080	2024-05-23	\$560,000	6607-0211	0	0	N	Null	INDIES II LLC	CB AMERA 6B LLC	WARRANTY DEED
2544 AMERA TRL 142631335800010070	2024-05-23	\$560,000	6607-0211	0	0	N	Null	INDIES II LLC	CB AMERA 6B LLC	WARRANTY DEED
3531 PUG MILL RD 312529000000120000	2024-04-09	\$7,500,000	6582-0461	0	0	N	Null	PUG MILL PROPERTIES LLC	3501 PUG MILL RD V1 LLC	WARRANTY DEED
0 312529000000160000	2024-04-09	\$7,500,000	6582-0461	0	0	N	Null	PUG MILL PROPERTIES LLC	3501 PUG MILL RD V1 LLC	WARRANTY DEED
2621 AMERA TRL 142631350600010230	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
2631 AMERA TRL 142631350600010250	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
0 HOAGLAND BLVD 312529366800010015	2024-02-13	\$20,346,300	6553-0241	0	0	N	Null	FOF OSCEOLA COMMERCE CENTER OWNER LLC	BCPF OSCEOLA LLC	SPECIAL WARRANTY DEED
2609 AMERA TRL 142631350600010200	2024-12-18	\$675,000	6718-1417	0	0	N	Null	JESUS IGNACIO & ANA BEATRIZ QUINTANA INTERE VIVOS TR & QUINTANA JESUS IGNACIO CO-TR	ZION ALLIANCE HOLDING LLC	WARRANTY DEED
0 HOAGLAND BLVD 312529366800010010	2024-02-13	\$20,346,300	6553-0241	0	0	N	Null	FOF OSCEOLA COMMERCE CENTER OWNER LLC	BCPF OSCEOLA LLC	SPECIAL WARRANTY DEED
1201 SAWDUST TRL 022529408000470010	2024-10-30	\$1,350,000	6688-2925	0	0	N	Null	GRABER PROPERTIES INC	CROTTY FAMILY TRUST & CROTTY WAYNE H CO-TR	WARRANTY DEED

Buildings (Total Records: 0)

No Records To Display.

Extra Features

No Records To Display.

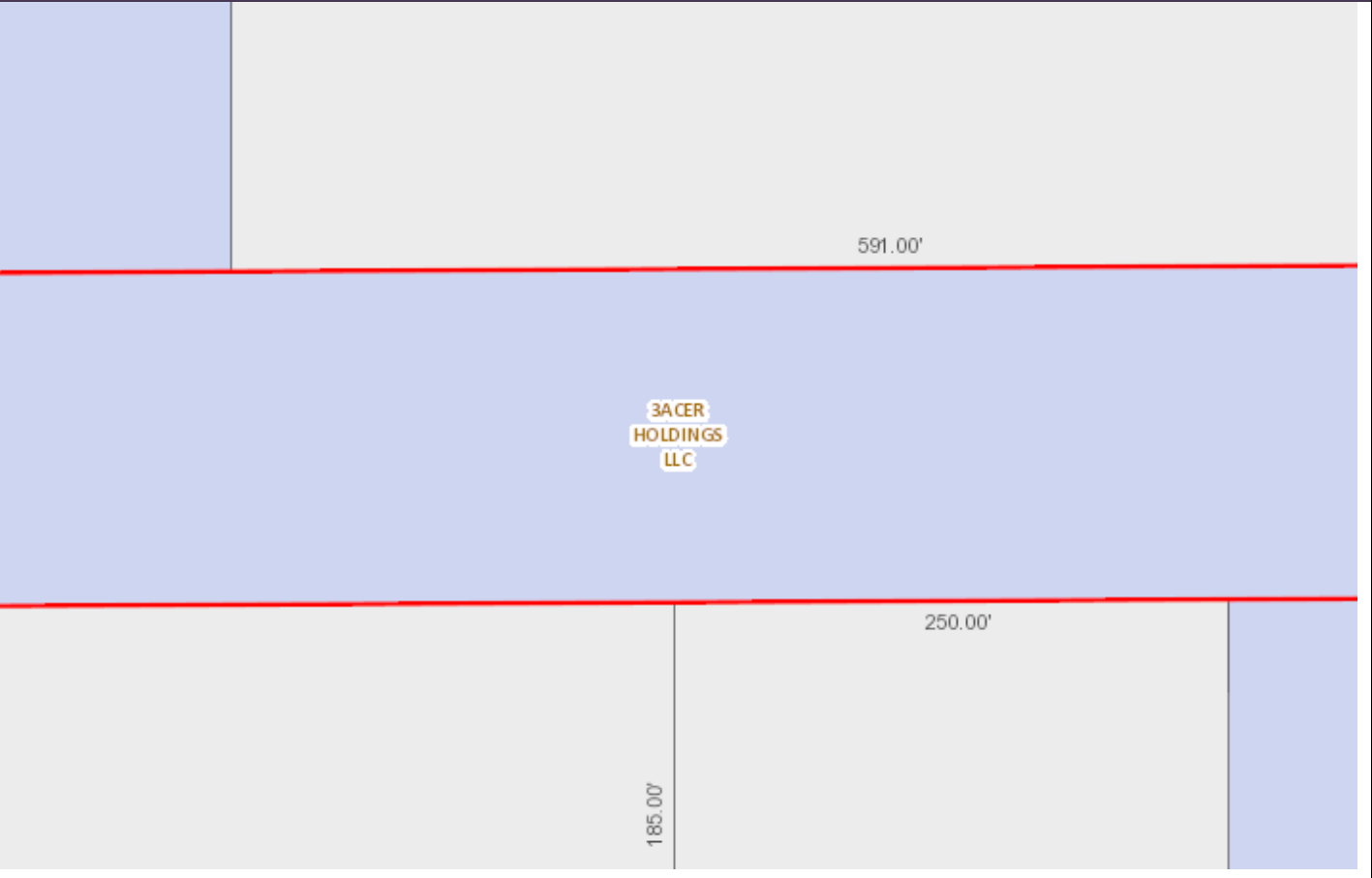
School Info

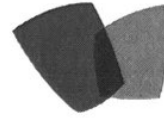
Category	Description
ELEMENTARY SCHOOLS	PLEASANT HILL ELEMENTARY
MIDDLE SCHOOLS	KISSIMMEE MIDDLE
HIGH SCHOOLS	LIBERTY HIGH

TPP Info

No Records To Display.

Map





3ACER HOLDINGS

January 6, 2025

To Whom It May Concern:

This letter is to grant authorization for the City of Kissimmee to change the zoning classification of my property – Parcel ID 19252900U000140000.

This zoning change has been initiated by the City of Kissimmee and we request that the parcel be re-zoned back to Industrial Business (IB).

If you have any questions, please feel free to contact Aman Khan, who has been authorized to manage this matter on our behalf.

Sincerely,

Zaeen Juma
President
3Acer Holdings

Must be completed by Notary

State of Florida, County of Orange ss:

I certify that on 01/07/2025 ~~2024~~, Zaen Juma personally appeared before me and acknowledged under oath, to my satisfaction, that this person:

- (a) Is named, and personally signed this document; and
- (b) Signed, sealed, and delivered this document as his/her voluntary act or deed



Notary Public

