



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, AUGUST 20, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of June 4, 2025 Planning Advisory Board Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Amendment to resolution 10-2020, to update the Downtown Kissimmee Community Redevelopment Agency (DKCRA) Master Redevelopment Plan.
 - 5.B Public Hearing - Conditional Use with Site Plan to establish outdoor sales at Lechonera el Jibarito – 1985 S John Young Pkwy - CU-25-0004
 - 5.C Public Hearing - Osceola Village Center PUD Amendment: PUD-23-0001
 - 5.D Public Hearing - Resolution to vacate unnamed right-of-way located adjacent to 15 Church St. - ABDN-25-0002
- 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.

ITEM 3.A

Approval of June 4, 2025 Planning Advisory Board Meeting Minutes

Request

Approval of June 4, 2025 Planning Advisory Board Meeting Minutes

Explanation

Recommendation

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. 06.04.2025 PAB Workshop



**MEETING WORKSHOP
SESSION OF THE PLANNING ADVISORY BOARD WORKSHOP
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 04, 2025 AT 6:00 PM**

MEETING CALLED TO ORDER Members Present: Board Member Robert Bussiere, Board Member Alex Alemi, Board Member Yolanda Bernard, Board Member Rebeca Marin, Board Member Lynda Roth

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Kalanit Oded, Deputy City Attorney

Members Absent: Board Member Aaron Sabino, Board Member Diana Marrero-Pinto

1. MEETING CALLED TO ORDER

Chairman Robert Bussiere called the meeting to order at 6:03pm.

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

4. OLD BUSINESS

5. NEW BUSINESS

6. PUBLIC HEARINGS

7. DISCUSSION

7A. Staff Presentation – Kalanit Oded, Deputy City Attorney

Deputy City Attorney Kalanit Oded gave a presentation on the Sunshine Laws and Roberts Rules.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Board Member Rebeca Marin made a motion to Adjourn. Board Member Alex Alemi seconded the motion.

AYE: Board Member Marin, Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Bernard

NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Board, Chairman Robert Bussiere

adjourned the meeting at 7:22pm.

		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

Amendment to resolution 10-2020, to update the Downtown Kissimmee Community Redevelopment Agency (DKCRA) Master Redevelopment Plan.

Request

Recommendation of approval to amend Resolution 10-2020, to update the Master Redevelopment Plan for the Downtown Kissimmee Community Redevelopment Agency (DKCRA) and review the plan for consistency with the adopted City of Kissimmee Comprehensive Plan.

Explanation

The City of Kissimmee established the Downtown Kissimmee Community Redevelopment Agency (CRA) in 1992 to address conditions of slum and blight that were present in the Downtown Redevelopment Area. The CRA's activities are guided by the Strategies, Activities and Objectives identified in the Downtown Kissimmee Community Redevelopment Plan. The Downtown Kissimmee CRA updates the Downtown Kissimmee Community Redevelopment Plan periodically to address changing conditions and to identify new projects or programming for implementation. The initial Downtown Kissimmee Community Redevelopment Plan was adopted in 1993. Subsequent updates to the Plan were completed in 2003, 2012 and 2020.

On April 27, 1993, the City Commission adopted Resolution 11-93 and approved the Community Redevelopment Plan for the Downtown Kissimmee (CRA). On May 20, 2003, the CRA Board adopted Resolution 26-2003 and approved the first update to the Community Redevelopment Plan. On November 6, 2012, the CRA Board adopted Resolution 33-2012 and approved the second update to the Community Redevelopment Plan. On July 7, 2020, the CRA Board adopted Resolution 10-2020 and approved the third update to the Redevelopment Plan.

In 2025, the Downtown Kissimmee CRA initiated the fourth update of the Downtown Kissimmee Community Redevelopment Plan. The CRA's staff have been working with Inspire consultants to prepare the Redevelopment Plan Update. The Redevelopment Plan Update has been developed through information gathered from public involvement activities, such as an internal staff workshop, a public open house and workshop.

The Redevelopment Plan Update includes:

Recommendation

Recommendation of approval to amend Resolution 10-2020, to update the Master Redevelopment Plan for the Downtown Kissimmee Community Redevelopment Agency (DKCRA) and review the plan for consistency with the adopted City of Kissimmee Comprehensive Plan.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter:

Attachment(s):

1. DKCRA Resolution (2025 Plan Amendment)
2. DKCRA 2025 Plan Amendment

City of Kissimmee

RESOLUTION NO. _____

**A RESOLUTION OF THE DOWNTOWN KISSIMMEE
COMMUNITY REDEVELOPMENT AGENCY AMENDING
OR MODIFYING THE DOWNTOWN KISSIMMEE
COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING
THE FINDING OF THE EXISTENCE OF BLIGHTED
AREAS IN THE CITY, PURSUANT TO SECTION 163.355,
FLORIDA STATUTES.**

WHEREAS, the Florida legislature has enacted the Community Redevelopment Act of 1969 (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the City Commission of the City of Kissimmee, Florida conducted a finding of necessity in accordance with Section 163.340, Florida Statutes, to establish the Kissimmee Community Redevelopment Agency in 1991; and

WHEREAS, the Community Redevelopment Agency of City of Kissimmee was adopted by resolution 47-91 in 1991 to rehabilitate, conserve, redevelop, or perform activities of a combination thereof; and

WHEREAS, the Community Redevelopment Agency prepared and adopted the Downtown Kissimmee Community Redevelopment Plan in 1992 that identified a preferred redevelopment strategy and associated programming and infrastructure improvements to address the documented conditions of blight within the Downtown Kissimmee Community Redevelopment Area; and,

WHEREAS, the City of Kissimmee Community Redevelopment Agency authorized updates of the 1992 Downtown Kissimmee Community Redevelopment Plan in 2003, 2012 and most recently in 2019, to continue to address the aforementioned conditions of slum and blight; and,

WHEREAS, the City Commission of the City of Kissimmee, Florida extended the operational timeframe of the Downtown Kissimmee Community Redevelopment Agency to 2053 and renamed the City of Kissimmee Community Redevelopment Agency as the Downtown Kissimmee Community Redevelopment Agency in 2020; and

WHEREAS, the Community Redevelopment Agency adopted the 2020 Downtown Kissimmee Community Redevelopment Plan; and

WHEREAS, the Downtown Kissimmee Community Redevelopment Agency hosted an Open House Public Workshop on July 15, 2025, to solicit public input and present the Downtown Kissimmee Community Redevelopment Plan update process to the residents, business owners and operators, and general public; and,

WHEREAS, the Downtown Kissimmee Community Redevelopment Agency has developed the 2025 Downtown Kissimmee Community Redevelopment Plan that identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of blight and recommended adoption of same on August 5, 2025; and,

WHEREAS, the 2025 Downtown Kissimmee Community Redevelopment Plan was presented to the City of Kissimmee's Planning Advisory Board (PAB), that acts as the City's Local Planning Agency (LPA), at its August 6, 2025, meeting for review and a determination of consistency with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and,

WHEREAS, the 2025 Downtown Kissimmee Community Redevelopment Plan was determined to be consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan by the City of Kissimmee's Local Planning Agency (LPA) at its August 6, 2025, meeting, and was recommended for approval by the Local Planning Agency; and,

WHEREAS, the Kissimmee City Commission has received the recommendation from the City of Kissimmee's Local Planning Agency to adopt the 2025 Downtown Kissimmee Community Redevelopment Plan and a public hearing to be noticed, scheduled and held as required by Subsection 163.361(2), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED by the people of the City of Kissimmee, Florida:

1. The update of the Downtown Kissimmee Community Redevelopment Plan has been completed in accordance with Sections 163.361 & 163.362, Florida Statutes.
2. There still exists a blighted area or areas in the Downtown Kissimmee Community Redevelopment Area, and the rehabilitation, conservation, or redevelopment, or a combination thereof of the area so defined is necessary in the interest of the public safety, morals, or welfare of the residents of the City of Kissimmee.
3. The 2025 Downtown Kissimmee Community Redevelopment Plan update identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of slum and blight and provides guidance and direction for the Downtown Kissimmee Community Redevelopment Agency activities and programs.

4. Upon adoption of this Resolution, the Downtown Kissimmee Community Redevelopment Agency will adopt the 2025 Downtown Kissimmee Community Redevelopment Plan.
5. This Resolution shall become effective upon adoption by the Downtown Kissimmee Community Redevelopment Agency.

PASSED AND ADOPTED on this _____ day of _____, 2025

ATTEST:

CITY OF KISSIMMEE, FLORIDA

A Municipal Corporation

City Clerk

Honorable, Jackie Espinosa, Mayor

Approved as to Form:

Olga Sanchez de Fuentes, City Attorney

2025
DOWNTOWN
KISSIMMEE CRA
UPDATE





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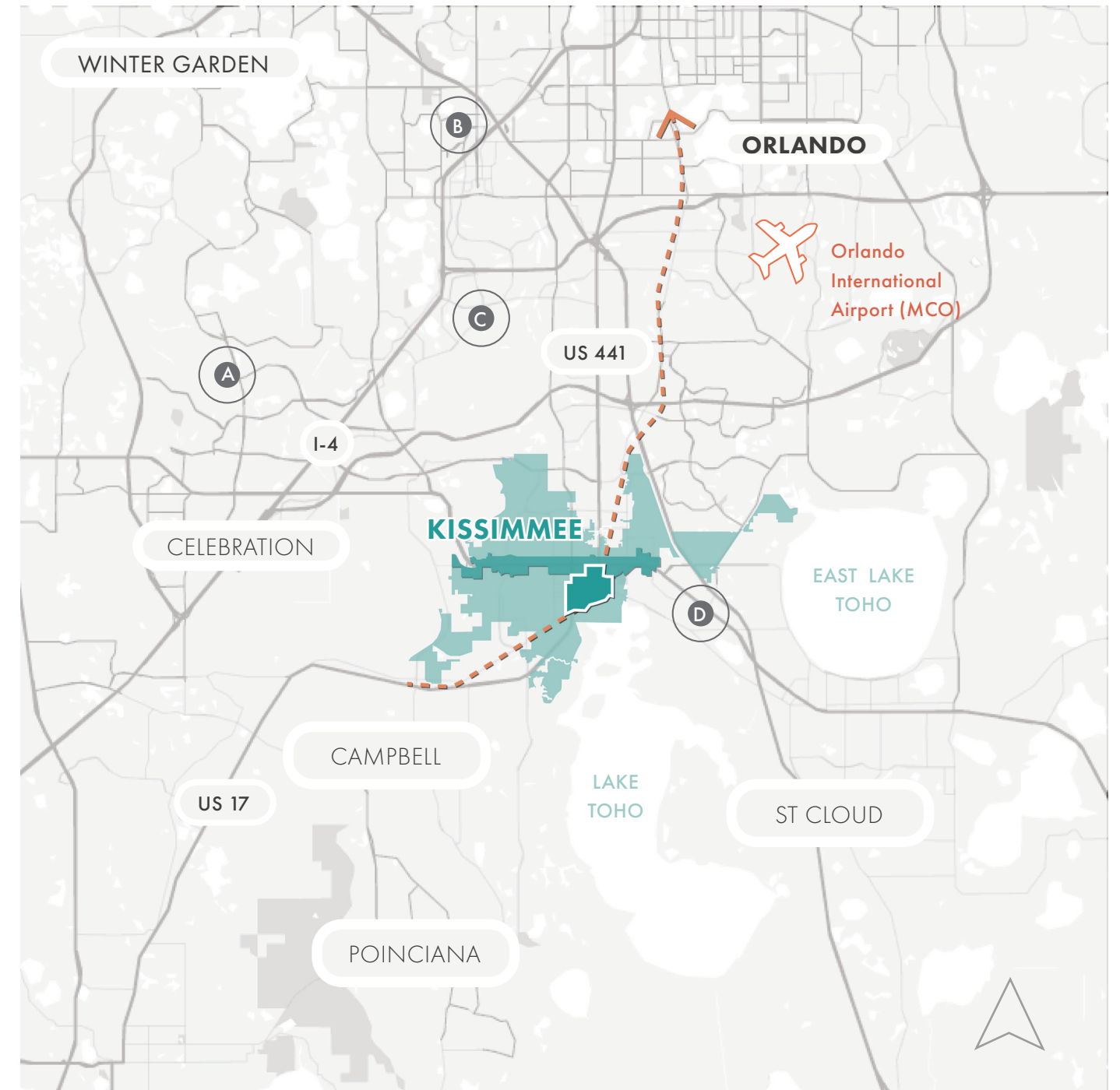
INTRODUCTION

ESTABLISHMENT OF THE COMMUNITY REDEVELOPMENT AGENCY

The Downtown Kissimmee Community Redevelopment Area (CRA) was established in 1992, following the Finding of Necessity that was adopted through Resolution 47-91 in 1991. The 1992 Redevelopment Plan laid the foundation to eliminate conditions of blight that were identified through the Finding of Necessity report. The 2003 Plan Update identified projects and initiatives to facilitate the continued redevelopment of the CRA. It laid the groundwork for the significant accomplishments that occurred that decade, such as initiating improvements to Lakefront Park; completing streetscape improvements along Monument Avenue, Dakin Avenue, and Sproule Avenue; the construction of City Centre (Public-Private Partnership); the establishment of the CRA Overlay District and standards; and more. The 2012 Plan Update continued building upon the goals of the 2003 Plan Update. It refined the community districts established in the 2003 update (renaming them Strategic Investment Areas) to shape the future growth of Downtown by incorporating contemporary planning principles like compact transit-oriented development, mixed-use buildings, energy efficiency strategies, and economic policies to support local job growth. The 2020 Plan update provided further details and renderings for streetscapes, park spaces, placemaking and wayfinding efforts. The 2020 Plan update also addressed larger themes such as a transportation system, potential opportunity sites for infill and/or redevelopment, and administrative or programming strategies to accomplish the Four Point Action Plan.

REGIONAL CONTEXT

The City of Kissimmee is less than 20 miles and about a half-hour drive from the heart of the City of Orlando. Downtown Kissimmee reflects the State's growth and development history. Its location on the shores of Lake Tohopekaliga creates a quaint, urban background for Downtown on the waterfront. Northwest of the lake and west of the Downtown core is the Beaumont historic neighborhood, which has experienced the effects of Kissimmee's transition from small agrarian town to urban and suburban development associated with the arrival of theme parks in the area. Many of downtown's historic single-family residences have been transformed into apartments or offices, and over several decades, the downtown historic neighborhoods have experienced declining home ownership and lack of private sector investment.



REGIONAL CONTEXT

- | | |
|---|---|
|  Downtown CRA |  Walt Disney World |
|  Vine Street CRA |  Universal Studios |
|  City of Kissimmee |  Sea World |
|  SunRail |  Neocity |

COMMUNITY SNAPSHOT

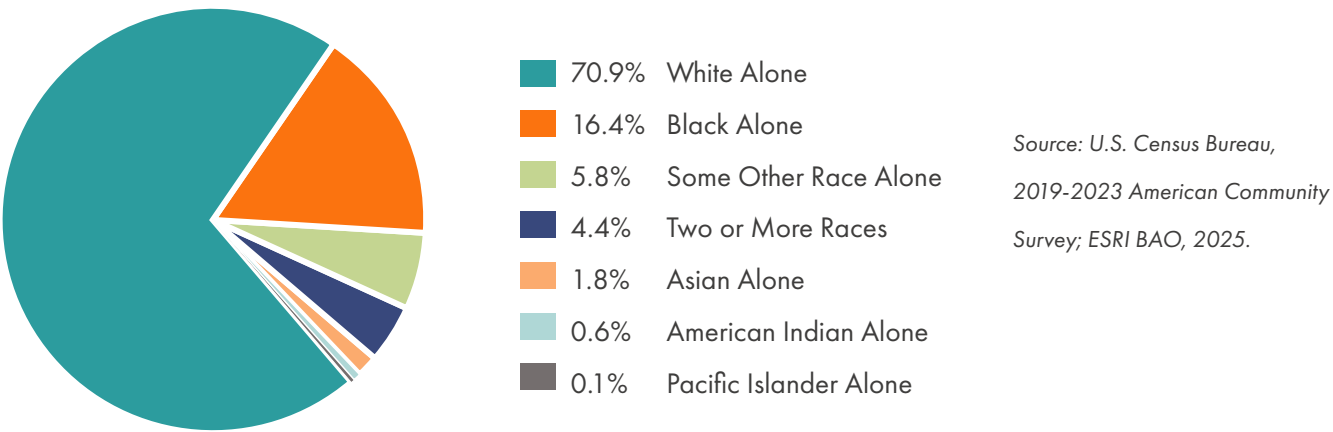
As demonstrated in Figure 1.0, the City of Kissimmee has experienced significant population growth since 1970. New employment opportunities, regional developments, and rapid migration and suburbanization have allowed Kissimmee to grow from just 7,119 residents in 1970 to nearly 85,000 today, with almost 10,000 of those residents arriving in the last five years. In stark contrast, the U.S. Bureau estimates that Downtown Kissimmee’s population stagnated in the decade between 2000 and 2010, going from 2,026 to 2,013. This significant differential in population trends only serves to highlight the need for aggressive reinvestment and improvements within the Redevelopment Area to retain and attract residents.

Figure 1.0 Population in City of Kissimmee



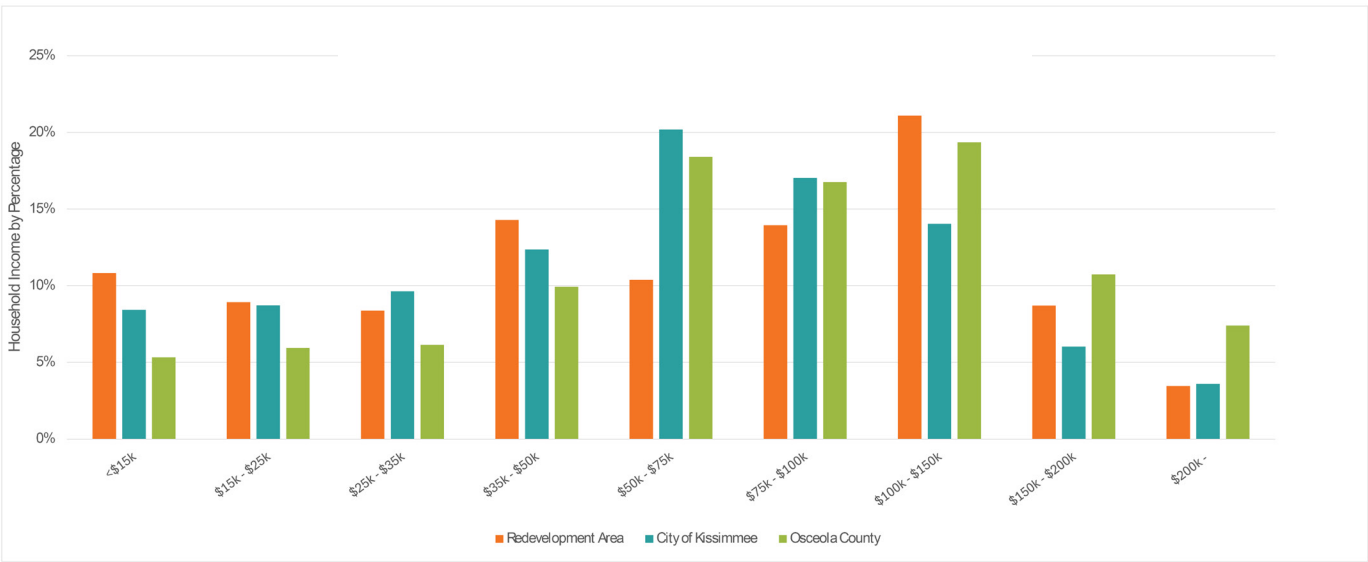
As shown in Figure 1.1 (next page), the Downtown Kissimmee Community Redevelopment Area has a slightly more diverse population than its encompassing city and county. The CRA's diversity index stands at 87.3, compared with 86.4 and 85.7 for Kissimmee and Osceola County, respectively. While the predominant race is White alone at 47.0 percent, notably over half of the population (of all races) identifies as being Hispanic or Latino ethnicity. This is followed by 38.4% of the CRA population who identify as “Some other race alone” or “Two or more races”. Black residents represent 12.5% of area’s total population, followed by Asian residents, which only comprise less than 2%. The remaining percentage of the population identify as American Indian and Alaska Native alone.

Figure 1.1 Downtown Kissimmee Redevelopment Area Population by Race (2025)



According to 2019 American Community Survey data, there are approximately 895 households within the Redevelopment Area. The 2025 median household income within the Redevelopment Area is \$67,285, a significant increase from the median household income of \$30,777 in 2019. The Redevelopment Area’s occupation split is more heavily reliant in Blue Collar jobs such as Production, Transportation/Material Moving, and Construction/Extraction as compared to the City and County. Additionally, the Redevelopment Area’s unemployment rate of 5.6 percent is higher than the City and County’s (both at 3.6%). The unemployment rate is also 32% higher than the national average despite the majority of its population being within the labor force age range, indicating a need to activate the area’s existing labor pool by encouraging job training and incentivizing new employment opportunities.

Figure 1.2 Annual Household Incomes: Redevelopment Area, City, & County (2025)

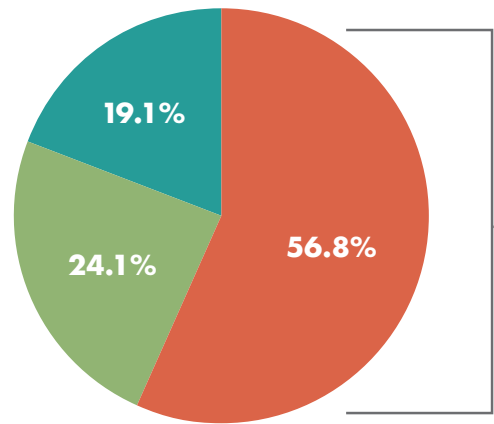


Source: U.S. Census Bureau, 2025; ESRI BAO, 2025

DEMOGRAPHIC TAPESTRY SEGMENTS

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate description of America’s neighborhoods. In this system, residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition, then segments are classified into Life Mode and Urbanization Groups. The three tapestry segments that comprise the Redevelopment Area include A4 Fresh Ambitions, C5 Diverse Horizons, and E6 Family Bonds, which are detailed in the pages ahead. Furthermore, the prevalence of these tapestry segments when compared to all U.S. households are shown in Figure 2.0.

% of Redevelopment Area



% of U.S. Households

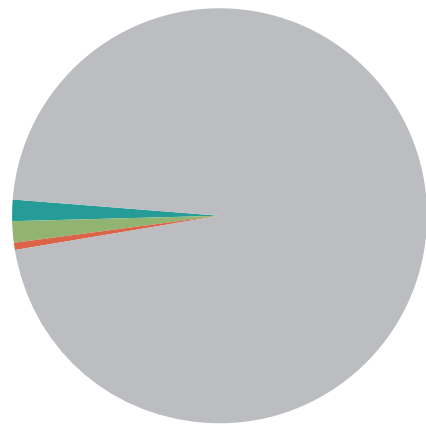


Figure 2.0 Demographic Tapestry
Source: U.S. Census Bureau, 2019-
2023 American Community Survey;
ESRI BAO, 2025.

FRESH AMBITIONS



Average Household Size:
2.85



Median Age:
31.3



Median Household Income:
\$41,775

56.8% of the Redevelopment Area is comprised of Fresh Ambitioners who are typically married couples living in rented multi-unit households. These communities are concentrated in the Mid-Atlantic and Pacific regions, and they comprise large families, including single parents and married or cohabiting couples, often helped by grandparents. About one-third of the population is under 20, and the child dependency ratio is among the highest in the nation. Residents tend to work in skilled and service jobs, and incomes primarily range from low- to middle-tier. These communities’ living arrangements vary widely, including smaller multi-family buildings, single-family homes, and row or townhomes, many built before 1950. Despite varied housing types, they tend to share an urban lifestyle, with nearly half residing in urban centers or suburbs. Although average rents are below the national level, many face a high rental burden.

LIFESTYLE PATTERNS

- Households prioritize affordable shopping, often visiting discount and department stores for everyday needs. Video game–related purchases are common for entertainment.
- Baby products are in high demand, and children influence brand choices.
- Residents are active on social media and avid followers of foreign-language programming on TV and radio.
- Individuals connect with family abroad through instant messaging and video chatting.

DIVERSE HORIZONS



Average Household Size:
2.67



Median Age:
35.2



Median Household Income:
\$65,990

24.1% of the Redevelopment Area are Diverse Horizoners, who are typically married couples, living in rented multi-unit households. Members of these communities, many of whom were born outside the U.S., live in and around metropolitan areas with populations exceeding 2.5 million, commonly located along interstate corridors and on the coasts. Families tend to be large, and a sizable proportion of the population consists of children. Nonfamily households, including individuals living alone, represent about a third of this segment. Residents often work in service and skilled occupations with middle-tier incomes compared to the national average. Parking constraints often limit households to one or two vehicles. There are low levels of housing affordability and members reside in predominantly rental neighborhoods of multiunit structures, many of which were built before 1990. Commuters often use public transportation.

LIFESTYLE PATTERNS

- Residents often shop online for baby accessories and electronics. For other purchases, they tend to shop in person at convenience and discount stores.
- Purchases often center around clothing, food, and supplies for young children. Residents tend to carry a balance on multiple credit cards.
- Individuals make digital payments and use social media to stay in touch with friends and family abroad.
- Residents browse foreign-language websites, watch TV, and read magazines.

FAMILY BONDS



Average Household Size:
3.01



Median Age:
35.5



Median Household Income:
\$72,515

19.1% of the Redevelopment Area are Family Bonders, who are typically are married couples who own single family households. Residents in this segment typically live in and around urban centers and in suburbs in the South and West. The population is younger and has larger family sizes than the U.S. average, and households typically include parents supporting young children, adult children living with parents, and other multigenerational family structures. Single-parent families and households without couples or children are also notably common. One in five residents were born outside the U.S., and the rate of linguistic isolation is more than twice the national average. Employment tends to be in skilled and service-related sectors, including construction, and households typically earn middle-tier incomes. Homes tend to be owner-occupied, single-family detached units built before 1990, with most valued between \$100-300,000. The housing market is characterized by low vacancy rates and moderately high rents.

LIFESTYLE PATTERNS

- These residents primarily shop at large retail establishments and wholesale stores.
- Consumers frequent fast-food restaurants or opt for home-delivered meals.
- Households typically own multiple cell phones and TVs. They rely mainly on mobile internet and use their devices to stream videos and listen to music.
- Foreign-language programming is popular on TV, and playing video games is a common activity among children and young adults.



DOWNTOWN KISSIMMEE CRA

The Downtown Kissimmee CRA is a multi-modal hub with Amtrak, SunRail, and Greyhound stops within the boundaries. Most of the CRA is within a 15-minute walkshed of the transit hubs, with the main Activity Center being within a 5-minute walkshed of the transit hub. Also, within a 5-minute walkshed is the Kissimmee Civic Center, a planned hotel and convention center, a public library, a park, and several education facilities. Downtown's walkable activity center provides promising potential for the future growth of Kissimmee.

POINTS OF INTEREST

- | | |
|--------------------------------|--|
| Educational Facility | Public Library |
| Single-Family Residential | City Hall |
| Multifamily Residential | Historic Courthouse |
| Hospital | Courthouse |
| Groceries | Civic Center (planned hotel/convention center) |
| Lakefront Park | Conservation Area |
| Multi-Modal Transportation Hub | |
| | 5-Minute Walkshed |
| | 10-Minute Walkshed |
| | 15-Minute Walkshed |



IMPLEMENTATION STATUS OF THE DOWNTOWN KISSIMMEE COMMUNITY REDEVELOPMENT PLAN (2020)

The Kissimmee Community Redevelopment Agency has implemented or initiated many of the redevelopment projects and programming identified in the 2020 Community Redevelopment Plan update. Some of this development in downtown Kissimmee includes: the Toho Square garage completion, the grand opening of the Mosaic Apartments at Lake Toho, the completion of phase one of the Beaumont Redevelopment Project, the adoption of the landscape master plan by VSCRA, the merging of the CRAs with Economic Development, and the Commercial Property Improvement Program (CPIP). The following is the list of the initiatives included in the 2020 Community Redevelopment Plan update and their current status:

REALIZED

PARTIALLY REALIZED

NOT REALIZED

PLANNING, ADMINISTRATIVE AND REGULATORY INITIATIVES	
Update Downtown CRA Urban Design Manual and Land Development Code	PARTIALLY REALIZED
Prepare a Land Use Assessment and Development Opportunities Master Plan Study	PARTIALLY REALIZED
Prepare Grant Stackings Strategy	PARTIALLY REALIZED
Create a Maintenance Standards Manual	NOT REALIZED
Prepare a Downtown Real Estate Market and Economic Study	PARTIALLY REALIZED
Branding Study	PARTIALLY REALIZED
Marketing Study (Individual Project Marketing Pieces)	REALIZED
Neighborhood Planning Program (Develop an ongoing community involvement program in order to gather citizen support for the proposed improvements and also to develop a sense of pride in area residents and merchants)	PARTIALLY REALIZED
CAPITAL IMPROVEMENTS (1-10 YEARS)	
Streetscape Improvements Phase II (Sproule, Dakin, Monument, Darlington and Stewart between Broadway and Church; Broadway between Neptune and Stewart and Emmett Street between Broadway and John Young Parkway)	PARTIALLY REALIZED
Streetscape Improvements Phase III (Sproule from Church to Drury, Dakin from Church to Stewart/Central, Beaumont from Lakewood to MLK, Neptune from Lakeshore to Broadway, Drury from Broadway to MLK, Main from Broadway to Vine)	NOT REALIZED
Gateways Construction (MLK/JYP, Central/Vine, Emmett/JYP, Neptune/Lawrence Silas)	NOT REALIZED
Gateways Construction II (Mabbette/Randolph, Hughey/Rose, Mitchell/Neptune, Oak/Palmway, Park/Palmway, Oak/LSB, Park/Main, Oak/Main)	NOT REALIZED
Bicycle and Pedestrian Improvements (Bike blvds, shared lanes, on-street dedicated lanes consistent with the master plan)	PARTIALLY REALIZED
Neighborhood Improvements (Complete sidewalk network and streetscape improvements including traffic calming, street lighting, canopy trees, bus shelters, signage and wayfinding; pocket park opportunities)	PARTIALLY REALIZED
CAPITAL IMPROVEMENTS (11-20 YEARS)	
Streetscape Improvement Phase IV (Rose from Hughey to Mabbette , Church from Stewart to Main; Oak Street between Main Street and Tohopekalgia, MLK from JYP to roundabout; Central from Vine to MLK, and Oak from Mann to Main.	NOT REALIZED
Neighborhood Planning and Improvements (Complete sidewalk network and streetscape improvements including traffic calming, street lighting, canopy trees, bus shelters, signage and wayfinding; pocket park opportunities)	PARTIALLY REALIZED



FOUR POINT ACTION PLAN



THE VISION

To be a historic, lakeside “destination-downtown” with established urban neighborhoods interwoven within shopping, employment, entertainment and recreation districts.

The Downtown Kissimmee Community Redevelopment Plan is a blueprint for the Redevelopment Area. Goals and Action Strategies identified in the Plan are based on an analysis of the existing and anticipated physical, regulatory and economic conditions and the aspirations, as well as ideas and input received through a robust public engagement process during the 2020 Plan Update and 2025 Plan Update. The vision for the Downtown Kissimmee Community Redevelopment Area is to be a historic, lakeside “destination-downtown” with established urban neighborhoods interwoven within shopping, employment, entertainment and recreation districts. To support this Vision, the Plan is comprised of four (4) key points to guide potential future capital improvements and the continuing redevelopment of the Downtown Kissimmee Redevelopment Area. These Four Points are to act as the guiding strategies for the Kissimmee Redevelopment Agency when considering potential programming, capital projects and annual work plans for implementation.



01

REINVIGORATE
DOWNTOWN
NEIGHBORHOODS

Downtown Kissimmee reflects Florida's growth and development history. Its location on the shores of Lake Tohopekaliga gives the Downtown a quaint but urban background. Northwest of the lake and west of the Downtown core is the Beaumont Historic Neighborhood, which has experienced the effects of the City's transformation in the late 1900s. The City shifted from small-town agrarian to the development associated with the arrival of theme parks in the area. Many of the downtown's historic, single-family homes have been transformed into apartments or offices, and over the past several decades, the downtown historic neighborhoods have experienced declining home ownership and a lack of private-sector investment.

The vision for reinvigorating the Downtown Neighborhoods is focused on enhancing the public realm to be inviting, safe, and well-connected spaces for its residents and visitors. Public spaces must serve the community in a way that is reflective of their needs and interests. A dog park near multi-family provides greenspace refuge, a Reflection Area in the Medical Arts District provides healing, and entertainment features in the lakefront provides a space for gathering. These spaces are inviting to the residents nearby and can be enhanced with features like butterfly gardens, interactive art, and playgrounds as well as CPTED features to enhance the feeling of safety. The connection of neighborhoods with inviting, multi-modal streets further supports the livelihood of the neighborhood. Lastly, encouragement and enabling of increased home ownership and private-sector development of new residential units, which would update existing development patterns and increase residential densities where appropriate.

Participants in the July 15, 2025 public workshop shared ideas for enhancing parks and public spaces. They emphasized the need for safety features, better bike connections, public restrooms, and entertainment options. There was strong support for adding a dog park, skate/bike park and additional public art in the area.



POTENTIAL NEIGHBORHOOD IMPROVEMENTS

- CRA Boundary
- Vacant Parcels
- Conservation
- 🌴 Proposed Pocket Park
- 🌳 Proposed Community Park
- 🌴 Existing Lakefront Park
- Existing Park
- Neighborhoods
- ... 5-Minute Walkshed
- A Vine Street Pocket Park
- B Mitchell Street Wellness Park
- C W Summer Street Pocket Park
- D W Mabbette Street Pocket Park
- E Emmett Street Pocket Park
- F Hughey Street Pocket Park
- 🐕 Potential Dog Park
- 👤 Potential Park Enhancements



Kissimmee Lakefront Park | Adobe Stock



Park in NYC | New York City, NY |
Source: <https://www.vice.com/en/article/crowded-parks-nyc-viral-photo-social-distancing-misleading/>



Regenstein Learning Campus designed by Mikyoung Kim Design | Chicago Botanic Garden, Chicago, IL



Phoenix Run Park designed by 3 Ring Studio | Phoenix, AZ

02

UNIFY MOBILITY ENHANCEMENTS & WAYFINDING

THEMES & TREATMENTS FOR THE PUBLIC REALM

Downtown Kissimmee has developed organically over several decades and includes a wide range of architectural styles, roadway types and public landscape treatments.

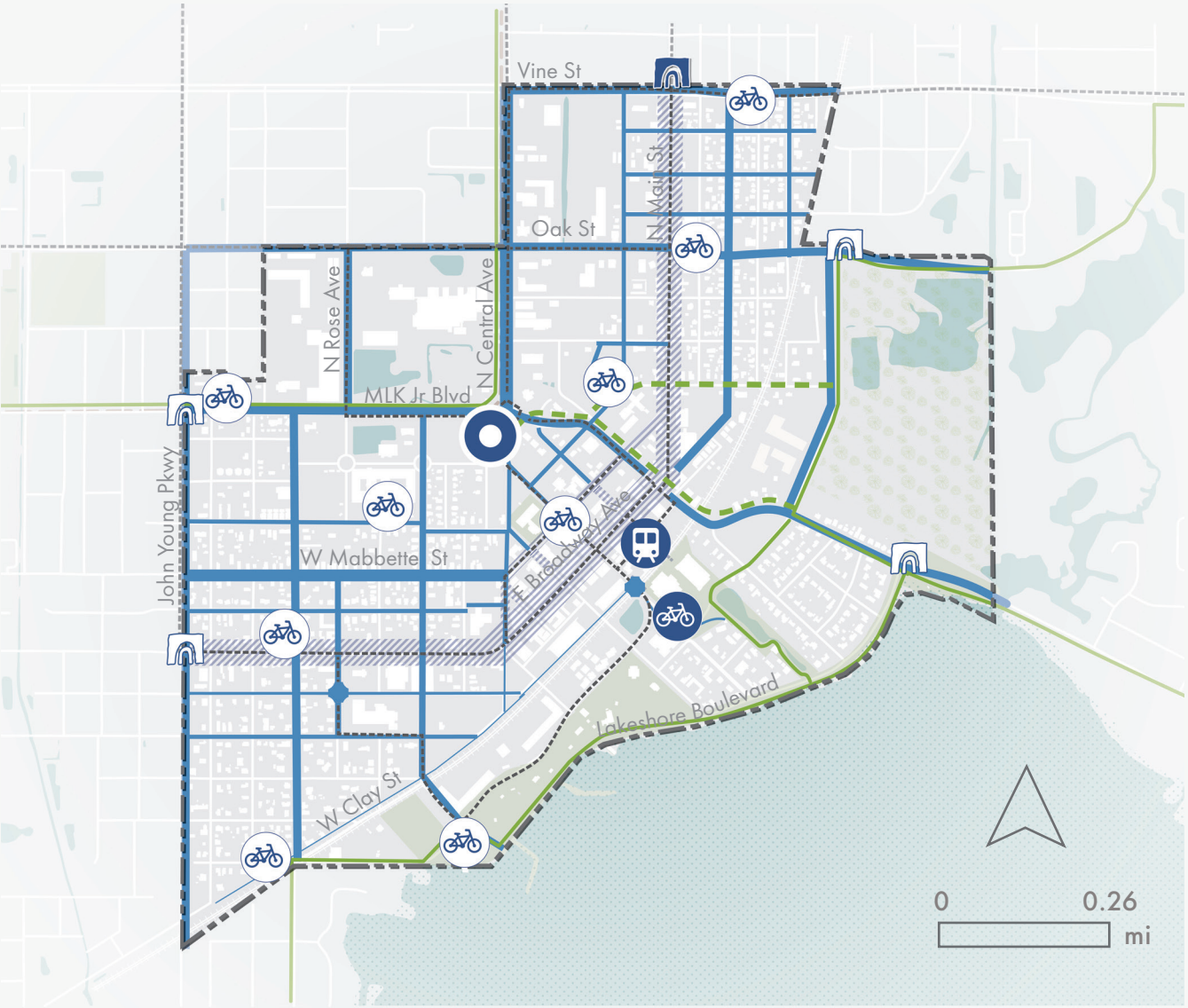
The City land development regulations aim to celebrate and reinforce the historic character and architecture of its downtown and surrounding neighborhoods. While this will enable the development, over time, of a cohesive, related architectural theme for residential and commercial buildings within the Community Redevelopment Area, the public realm (i.e., roadways, streets, commercial corridors and public spaces) currently exhibits the organic, sometimes disparate development styles and patterns that have occurred over several decades.

The vision for the Downtown Kissimmee Community Redevelopment Area includes a cohesive and related development pattern, style and theme as well as improved accessibility, wayfinding, and multimodal connectivity throughout the area. This vision encompasses public spaces, neighborhood pocket parks and green spaces that share a consistent design theme or style.

Also, it further includes commercial corridors, roadways and neighborhood streets that share consistent landscaping and hardscaping themes, and consistent signage and lighting treatments. Community feedback conducted in 2025 highlighted specific priorities for the public realm, including expanded pedestrian infrastructure, better street lighting near residential nodes such as The Allen, and enhanced bike-ability and micro-mobility across the district.

The introduction of a local trolley or shuttle system was also identified as a way to support both residents and visitors in navigating key destinations throughout the CRA. The application of unifying themes or treatments to the public realm and improved wayfinding tools and signage systems will provide a visible “identity” for the Downtown Community Redevelopment Area and establish a visual “sense of place” for downtown Kissimmee.

The Downtown Kissimmee Community Redevelopment Area is a relatively compact area, just over 725 acres,



POTENTIAL MOBILITY & WAYFINDING IMPROVEMENTS

- | | | | |
|-------|------------------------------------|---|---|
| --- | CRA Boundary | ● | Potential Trailhead |
| == | Potential Streetscape Enhancements | 🚊 | Multi-Modal Transportation Hub |
| /// | Ongoing Streetscape Enhancements | 🚲 | Potential Bicycle Hotel and Micromobility Hub |
| | Existing Bus Routes | 🚲 | Potential Micromobility Parking |
| — | Existing Multi-Use Trail | 🚶 | Potential Gateway (Major) |
| - - - | Potential Trail Connection | 🚶 | Existing Gateway |
| ● | Safety Improvement | | |

Participants called for improved safety, walkability, and accessibility. Sidewalk gaps on Allen, Johnston, Clyde, and Sumner were noted. Lighting near The Allen, micro-mobility access, and a grocery store near W. Clay Street were top priorities. Enhancing signage and storefronts along Broadway was seen as key to drawing foot traffic downtown. Residents also supported activating underused corridors like through crosswalk upgrades, code enforcement, preservation incentives, and a potential shuttle or trolley.



including right-of way. It is strategically located in the midst of several of Osceola County’s economic drivers including: the Lake Tohopekaliga waterfront area (tourism/water-based activities), the HCA Florida Osceola Hospital, the Osceola County Government Center and Courthouse, Kissimmee City Hall, AdventHealth-Kissimmee, the Osceola Heritage Park, the Kissimmee Gateway Airport and NeoCity. These employment centers provide job opportunities for City residents, increased economic activity within and around downtown Kissimmee and serve as destinations for tourists, visitors and residents.

At a regional level, downtown Kissimmee is well served by the existing roadway network connecting to the aforementioned economic drivers. The SunRail service provides increased regional access to downtown.

The Freebee service provides essential "last mile" services for Kissimmee residents by providing free transportation between Kissimmee Intermodal Station/SunRail to other major destinations including medical centers, educational and civic institutions, as well as cultural destinations. However, recent public feedback revealed the need for targeted improvements in local sidewalk connectivity, pedestrian crossings, and non-automotive access routes, particularly in residential areas and along key corridors such as Broadway, Sumner, Mabbette, and Johnston Streets. Increasing the variety and public awareness of multi-modal connections between economic drivers will increase economic activity within the downtown and will also make downtown Kissimmee a more desirable residential location of choice.

DOWNTOWN TO WATERFRONT

The vision for connecting the downtown to the waterfront includes improved streetscape, lighting and wayfinding signage along connecting streets leading to the waterfront from downtown and vice versa. The vision also includes non-automobile improvements, such multi-use paths and bike trails to and through downtown to the waterfront. Input received from the community supported efforts to increase the visibility of these connections through clearer signage and safer intersections.

NEIGHBORHOODS TO DOWNTOWN

The vision for connecting the neighborhoods to other parts of downtown includes improved sidewalks, tree lined streets, improved streetscapes, and lighting from the residential neighborhoods to downtown Kissimmee’s primary corridors. Community members specifically identified sidewalk gaps along Clyde Avenue, Allen Street, and Johnston Street, as well as steep or non-compliant driveways on Sumner Avenue, as priority barriers to walkability. Improved lighting and enhanced crosswalks at key intersections were also emphasized as necessary safety measures.

DOWNTOWN & NEIGHBORHOODS TO EMPLOYMENT CENTERS

The vision for connecting the downtown and neighborhoods to the employment centers and economic drivers outside of downtown (i.e., NeoCity, BRIDG, Osceola Heritage Park, Kissimmee Gateway Airport) includes utilizing the regional trail network and multi-use paths along streets such as Neptune Road, Martin Luther King Boulevard and Clay Street to provide a safe connection for pedestrians and bicyclists.

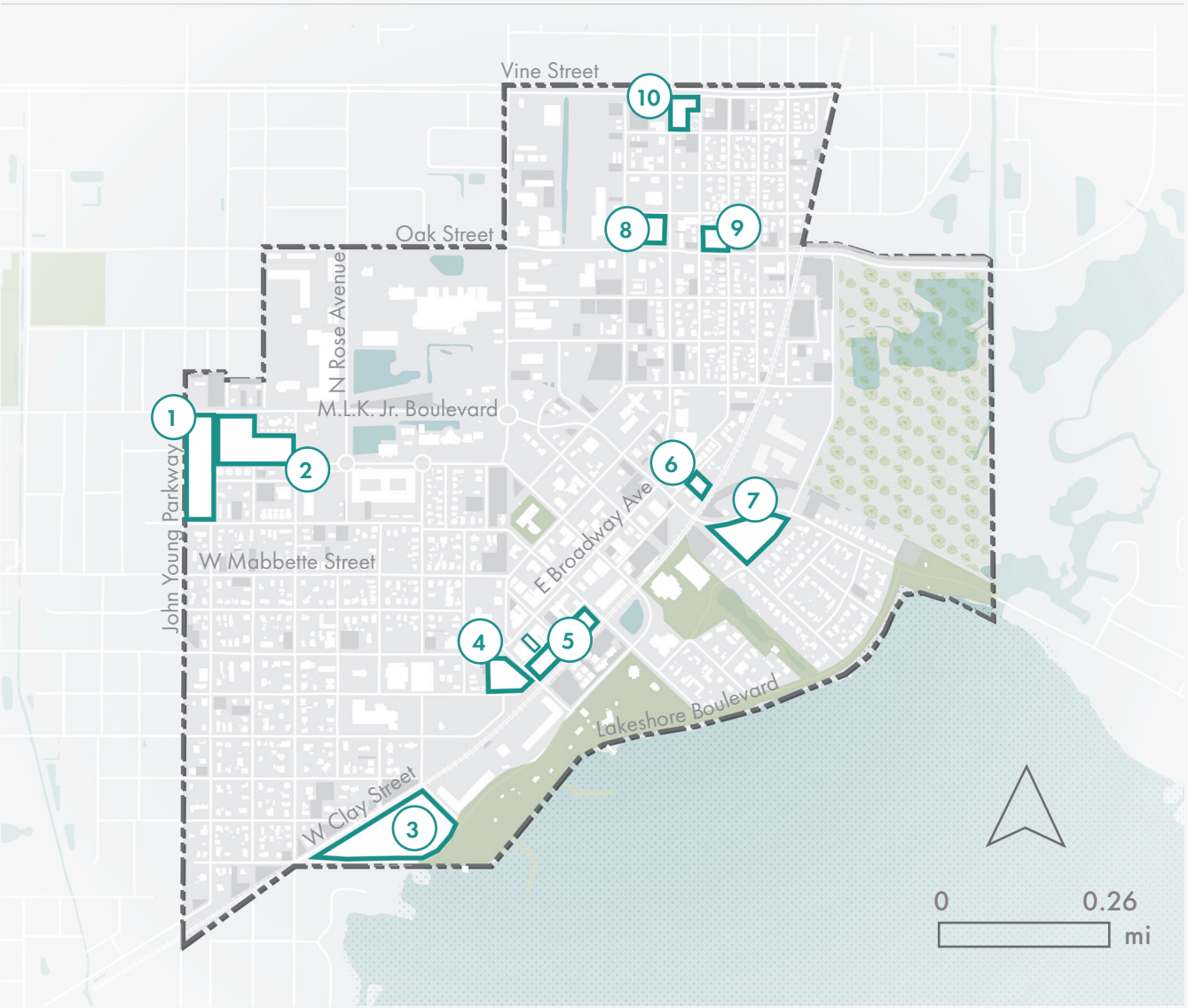
For economic drivers located within and adjacent to the Community Redevelopment Area, the vision for connecting includes improved streetscapes, lighting and wayfinding signage along connecting streets leading to the employment centers from downtown. The CRA’s success in providing seamless interconnectivity within downtown is reliant on strong foundations: sidewalks that accommodate multi-modal options, are ADA accessible, are inviting, and purposeful. A strong foundation of pedestrian infrastructure can be further supported through an additional local shuttle system with clearly defined on/off points throughout the CRA area to further support circulation between destinations.

ACTIVATE OPPORTUNITY SITES

The vision for the activation of the Opportunity Sites includes the development of architecturally compatible, higher density residential uses and mixed-use developments near employment centers; the continued development of the medical services sector and expansion of medical service supported uses; and, the redevelopment and infill development in the Central Business District of underutilized or vacant parcels with a mix of complementary uses. Potential complementary uses may include, but are not limited to, hospitality and entertainment uses, hotel and lodging uses, experiential and specialty retail. In 2025, community members emphasized the importance of providing new retail and dining options to support the growing residential population—particularly working professionals—and to better serve visitors to the area.

Nine sites dot the Kissimmee Redevelopment Area, each bringing diverse prospective development opportunities such as multifamily residences, medical and business offices, resort and hospitality offerings, stormwater and public open space, and urban mixed use. The following pages offer potential redevelopment scenarios that may activate the Downtown Area with additional residential and non-residential uses. Public input suggests that future redevelopment scenarios should emphasize a balance of residential, entertainment, hospitality, and neighborhood-serving retail uses—including flexible community-oriented concepts such as Community Supported Agriculture programs or local bakeries paired with food halls. Additional features such as bike lockers and racks near residential and hotel developments—especially around Lakeshore Park—were also identified as desirable additions to support access and multimodal mobility.

Community members want more retail, dining, and entertainment options to meet growing demand from new housing and working professionals. They also noted that limited attractions make it hard to keep visitors engaged, emphasizing the need to activate underused sites for diverse uses.



POTENTIAL OPPORTUNITY SITES

- CRA Boundary
- Potential Opportunity Sites
- | | | | |
|---|-------------------------|----|-------------------------|
| 1 | Neighborhood Commercial | 6 | Mixed Use |
| 2 | Neighborhood Commercial | 7 | Mixed Use (Residential) |
| 3 | Mixed Use (Residential) | 8 | Mixed Use |
| 4 | Mixed Use | 9 | Neighborhood Commercial |
| 5 | Toho Square Mixed Use | 10 | Neighborhood Commercial |

Kissimmee Loop Trail Bridge



The Allen | Greystar



Kissimmee CRA Retail Buildings | Kissimmee, FL

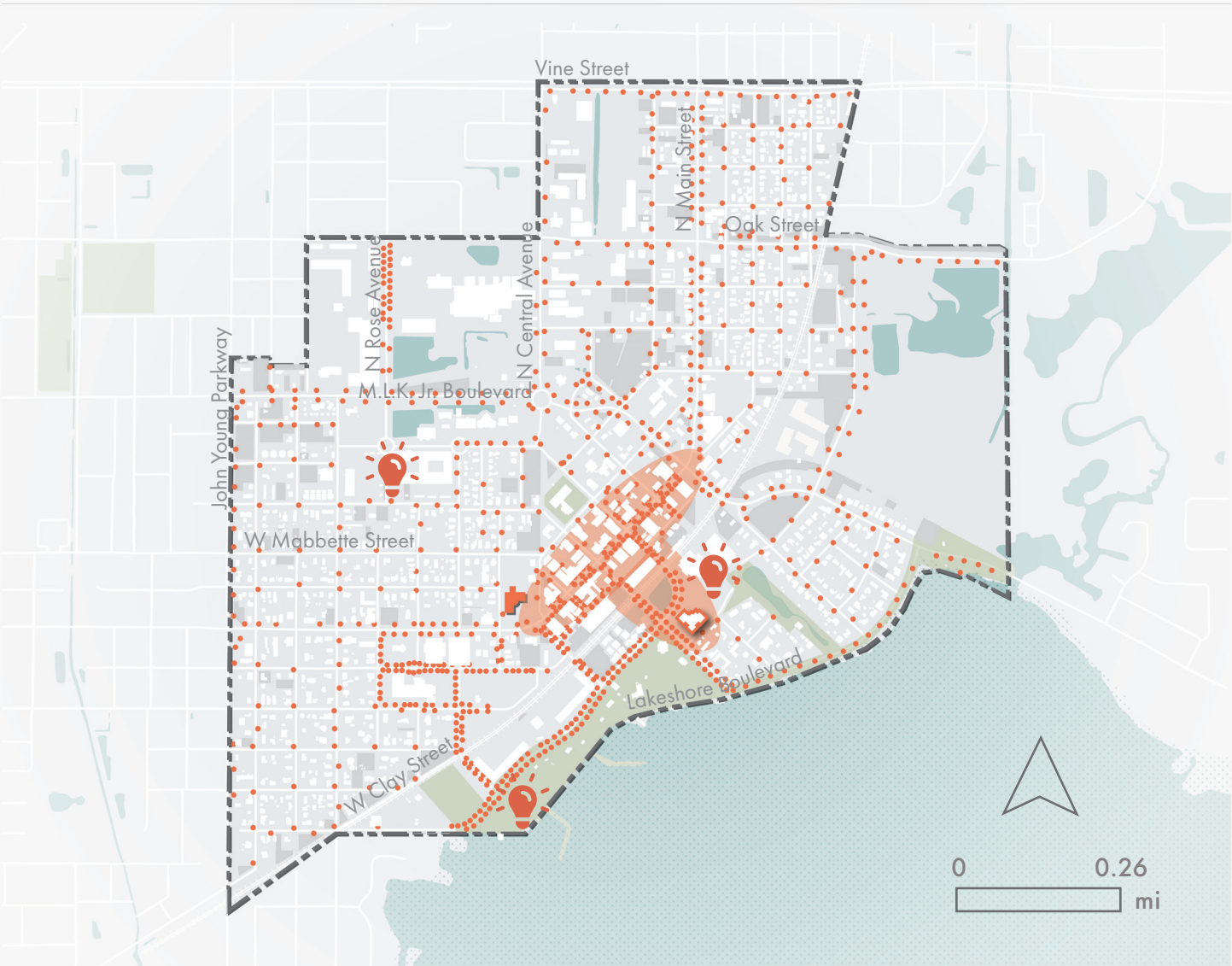
ENHANCE PUBLIC SAFETY

The vision for enhanced public safety is focused on utilizing innovative community policing strategies that respond to both the perception and reality of safety in the Downtown Kissimmee CRA. While conventional policing strategies—such as officer patrolling and camera installations—remain valuable, there are opportunities to improve the programming and implementation of these methods through targeted programming, environmental design, and community collaboration.

An expansion of the conventional policing approaches may include additional policing, assigned by land use or evening-nighttime shifts, to improve hyper-local knowledge of the area and build relationships with residents and business owners. It may also include offering incentives or grants for businesses to install safety measures or correct environmental design elements. Alternatively, an After-Midnight Alcohol Sales Permit may be an effective approach with the support of stakeholders.

Innovative, infrastructure-based, community policing strategies such as implementing Crime Prevention Through Environmental Design (CPTED) elements, Blue light Emergency Towers, and continued placemaking and infill efforts, are all strong methods to address safety perceptions. Lastly, Neighborhood Watch Programs, Police-Youth Partnerships and events, and safety training for vulnerable groups can prove to be both practical and build trust amongst residents in the community.

Participants showed support for stronger community policing with a focus on mental health and addiction response. Community input points to a need for specialized training for local police to handle conflicts related to mental health and drug use. They emphasized the need for improved lighting and safer pedestrian connections. Concerns included library safety, secure storage for personal items, and making public spaces welcoming for all users.



POTENTIAL PUBLIC SAFETY ENHANCEMENTS

- CRA Boundary
- Kissimmee Police Department
- Public Library
- Activity Zone
- Recommended Lighting Improvements
- Streetlights



Blue light Emergency Tower |
Tuscaloosa, AL | Source: https://commons.wikimedia.org/wiki/File:2025-01-08_-_Tuscaloosa,_Alabama,_USA_-_UA_Emergency_Phone.jpg





POTENTIAL IMPROVEMENTS

DOWNTOWN NEIGHBORHOODS

- | | | | |
|----------|-------------------------------|----------|-----------------------------|
| A | Vine Street Pocket Park | E | Emmett Street Pocket Park |
| B | Mitchell Street Wellness Park | F | Hughey Street Pocket Park |
| C | W Summer Street Pocket Park | | Potential Dog Park |
| D | W Mabbette Street Pocket Park | | Potential Park Enhancements |

MOBILITY & WAYFINDING

- | | | | |
|--|------------------------------------|--|---|
| | Potential Streetscape Enhancements | | Potential Trailhead |
| | Existing Multi-Use Trail | | Potential Bicycle Hotel and Micromobility hub |
| | Potential Trail Connection | | Potential Gateway (Major) |

OPPORTUNITY SITES

- | | | | |
|----------|-------------------------|----------|-------------------------|
| 1 | Neighborhood Commercial | 6 | Mixed Use |
| 2 | Neighborhood Commercial | 7 | Mixed Use (Residential) |
| 3 | Mixed Use (Residential) | 8 | Mixed Use |
| 4 | Mixed Use | 9 | Neighborhood Commercial |
| 5 | Toho Square Mixed Use | | |

PUBLIC SAFETY

- | | | | |
|--|-----------------------|--|------------------------|
| | Lighting improvements | | Supportive Patrol Zone |
|--|-----------------------|--|------------------------|



GOALS & ACTION STRATEGIES

A PLAN FOR THE FUTURE

The following Goals and Action Strategies provide an outline for the day-to-day administration of the Downtown Kissimmee Community Redevelopment Agency. The goals and action strategies also present detailed programming options to facilitate the implementation of the Four-Point Action Plan when developing Annual Work Plans and Budgets.

ADMINISTRATION

GOAL 1

The Downtown Kissimmee Community Redevelopment Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost effective operations of the Agency.

ACTION STRATEGIES

- 1.1** The Downtown Kissimmee Community Redevelopment Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Downtown Kissimmee Community Redevelopment Plan.
- 1.2** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the City Manager's Office, Development Services Department, Public Works and Engineering Department and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for Community Redevelopment Agency activities.

- 1.3** The Downtown Kissimmee Community Redevelopment Agency shall provide a copy of the Agency's Annual Budget to the Clerk of the Osceola County Board of County Commissioners within ten (10) days after its formal adoption by the City.
- 1.4** The Downtown Kissimmee Community Redevelopment Agency shall administer and coordinate the implementation of the Downtown Kissimmee Community Redevelopment Plan with municipal, county and regional redevelopment objectives.
- 1.5** The Downtown Kissimmee Community Redevelopment Agency will maintain a current digital map of the Community Redevelopment Area.
- 1.6** The Downtown Kissimmee Community Redevelopment Agency staff shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.
- 1.7** The Downtown Kissimmee Community Redevelopment Agency Governing Board members shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.
- 1.8** The Downtown Kissimmee Community Redevelopment Agency staff shall schedule and hold regularly scheduled Redevelopment Plan Implementation status meetings and briefings with the Osceola County Board of County Commissioners, district representatives, City Commissioners, and Osceola County Planning and Design Office staff.

- 1.9** The Downtown Kissimmee Community Redevelopment Agency staff shall schedule and hold regularly scheduled Redevelopment Plan Implementation status meetings and/or briefings with the Osceola County representatives of the Orlando MetroPlan Transportation Planning Organization (TPO).

PROJECTS/ACTIVITIES

- Post digital map of the Downtown Kissimmee Community Redevelopment Area boundary online
- Prepare regularly scheduled Community Redevelopment Plan Implementation Status Memos
- Host and Facilitate regularly scheduled Community Redevelopment Plan Implementation Meetings with Osceola County Planning and Design Department staff and representative District County Commissioner(s)
- Initiate reciprocal "Meeting Notifications" to Osceola County Transportation and Transit Department and Osceola County Planning and Design Department and Economic Development staff regarding Downtown Kissimmee Redevelopment Agency Board Meetings
- Register Downtown Kissimmee Community Redevelopment Agency Board Members to attend CRA Basics 101 Training Course provided by the Florida Redevelopment Association (FRA)
- Register Downtown Kissimmee Community Redevelopment Agency Board Members to attend Public Office/CRA Ethics Training Course provided by the Florida League of Cities (FLC)

GOAL 2
The Downtown Kissimmee Community Redevelopment Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

ACTION STRATEGIES

- 2.1** The Downtown Kissimmee Community Redevelopment Agency and its operations shall be reviewed and audited annually as part of City of Kissimmee’s Comprehensive Annual Financial Report (CAFR).
- 2.2** The Downtown Kissimmee Community Redevelopment Agency shall ensure that information from the CAFR be incorporated into the Agency’s Annual Reports.
- 2.3** The Downtown Kissimmee Community Redevelopment Agency shall distribute copies of the Redevelopment Agency’s Annual Report and Agency-related portions of the City’s Annual CAFR to the Clerk of the Osceola County Board of County Commissioners on or before March 31st of each year and post the Annual Report on the Downtown Kissimmee Community Redevelopment Agency’s website.
- 2.4** The Downtown Kissimmee Community Redevelopment Agency shall provide the annual fees (Agency Registration Fee) and updates to the Agency’s status to the Office of Special District Accountability at the Florida Department of Economic Opportunity (<http://floridajobs.org/communityplanning-and-development/special-districts/special-district-accountability-program>).

- 2.5** The Downtown Kissimmee Community Redevelopment Agency shall prepare an Annual Audit or shall be included in the City of Kissimmee’s Annual Audit. (www.myflorida.com/audgen).

PROJECTS/ACTIVITIES

- Audit of Downtown Kissimmee CRA as part of City CAFR
- Prepare the Downtown Kissimmee Community Redevelopment Agency’s Annual Report
- Distribute the Downtown Kissimmee Community Redevelopment Agency’s Annual Report and Audit to Osceola County Clerk
- Upload the Downtown Kissimmee Community Redevelopment Agency’s Annual Report and Audit Online
- Annually (September 30), update the Downtown Kissimmee Community Redevelopment Agency’s website posting the Annual Budget (Proposed and Adopted), Board Membership and Contact information

GOAL 3
The Downtown Kissimmee Community Redevelopment Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies, and Projects/Activities.

ACTION STRATEGIES

- 3.1** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and “listening” sessions to provide project updates and identify potential programming needs and opportunities.

- 3.2** The Downtown Kissimmee Community Redevelopment Agency may utilize public-private partnerships, interagency and interlocal agreements where applicable, in accordance with Florida Statutes, to facilitate the implementation of the Downtown Kissimmee Community Redevelopment Plan.
- 3.3** The Downtown Kissimmee Community Redevelopment Agency may contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements, relevant determinations from the Florida Attorney General’s Office, and the adopted purchasing protocols of the City of Kissimmee.

PROJECTS/ACTIVITIES

- Facilitate regularly scheduled community briefing and “listening” sessions with local business associations, merchant groups, Chambers of Commerce and other organizations
- Compile a list of key stakeholders, business representatives, neighborhood representatives and residents for an “invite-list” and “notification-list” for community briefings and listening sessions.

GOAL 4
The Downtown Kissimmee Community Redevelopment Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Policies and Projects/Activities of the Downtown Kissimmee Community Redevelopment Plan.

ACTION STRATEGIES

- 4.1** The Downtown Kissimmee Community Redevelopment Agency shall prepare a GIS inventory of vacant, publicly-owned, and other properties within the Downtown Community Redevelopment Area for evaluation and consideration of acquisition to facilitate the implementation of the Community Redevelopment Plan.
- 4.2** The Downtown Kissimmee Community Redevelopment Agency may utilize aggregation of parcels and properties within the Downtown Community Redevelopment Area to facilitate the implementation of the Community Redevelopment Plan.
- 4.3** The Downtown Kissimmee Community Redevelopment Agency may utilize public private partnerships, interagency and interlocal agreements, where applicable, in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Downtown Kissimmee Community Redevelopment Plan.
- 4.4** The Downtown Kissimmee Community Redevelopment Agency may contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, and the adopted purchasing protocols of the City of Kissimmee to implement specific Goals, Policies, and Projects/Activities contained in the Downtown Kissimmee Community Redevelopment Plan.

PROJECTS/ACTIVITIES

- Prepare a GIS inventory of vacant, publicly-owned, and other properties within the Downtown Community Redevelopment Area

HOUSING

GOAL 5

The Downtown Kissimmee Community Redevelopment Agency shall promote, encourage and incentivize single-family homeownership within the Redevelopment Area.

ACTION STRATEGIES

- 5.1 The Downtown Kissimmee Community Redevelopment Agency shall establish residential improvement and stabilization grant programs to provide funding for the redevelopment and repair of owner-occupied single family residential structures within the Redevelopment Area.
- 5.2 The Downtown Kissimmee Community Redevelopment Agency shall evaluate the implementation of additional residential improvement programming for existing homeowners within the Redevelopment Area and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the Redevelopment Area.
- 5.3 The Downtown Kissimmee Community Redevelopment Agency shall evaluate for implementation the potential use of Tax Increment Fund (TIF) rebates/recapture programs to encourage the purchase and occupancy of single family residences by City and County employees.
- 5.4 On a regular basis, the Downtown Kissimmee Community Redevelopment Agency shall offer residents who live within the Redevelopment Area legal education and consultations regarding title clearing options, resources, services and home purchasing processes.

PROJECTS/ACTIVITIES

- Facilitate homeownership educational workshops for residents of the CRA to provide information and guidance about available home ownership programming, heir rights, title clearances and home financing options.

GOAL 6

The Downtown Kissimmee Community Redevelopment Agency shall support the City of Kissimmee in preserving the Downtown’s rich inventory of historic housing and neighborhoods.

ACTION STRATEGIES

- 6.1 The Downtown Kissimmee Community Redevelopment Agency shall research funding opportunities to create a historic housing restoration grant program to protect historic structures from demolition.
- 6.2 The Downtown Kissimmee Community Redevelopment Agency shall work with City Staff to develop incentives that encourage property owners of historic single-family to office conversions to revert their structures back to single family uses.
- 6.3 The Downtown Kissimmee Community Redevelopment Agency shall work with City Staff to develop regulatory policies that discourage the conversion of single family homes into professional office uses within the Redevelopment Area.



GOAL 7

The Downtown Kissimmee Community Redevelopment Agency shall support the City of Kissimmee’s efforts to encourage the development of a variety of housing products and price points within the Downtown Kissimmee Community Redevelopment Area.

ACTION STRATEGIES

- 7.1 The Downtown Kissimmee Community Redevelopment Agency shall work with City Staff to provide incentives in the Land Development Code that encourage the inclusion of low-income dwelling units in market rate housing projects.
- 7.2 The Downtown Kissimmee Community Redevelopment Agency shall develop a marketing strategy and plan to incentivize developers and investors to construct multifamily housing projects that are supportive of students, professionals, and extended-stay patients (and their families) within the Central/Medical District.
- 7.3 The Downtown Kissimmee Community Redevelopment Agency shall collaborate with City Staff to develop regulatory incentives (such as density or intensity bonuses) for high-density mixed-use development within one quarter mile of the Downtown Kissimmee Intermodal Station.
- 7.4 The Downtown Kissimmee Community Redevelopment Agency shall work with City Staff to incentivize the construction and rehabilitation of low-density residential developments within existing single family neighborhoods.
- 7.5 The Downtown Kissimmee Community Redevelopment Agency shall establish an inventory of all lots and parcels within the Redevelopment Area that are not in conformance with minimal lot size standards and identify immediate opportunities for aggregation of

substandard lots into parcels that conform with the City’s land development regulations.

- 7.6 The Downtown Kissimmee Community Redevelopment Agency shall establish working relationships with local landlord associations to address property management issues and provide education to landlords and/or their tenants regarding rental responsibilities and rights.
- 7.7 The Downtown Kissimmee Community Redevelopment Agency shall consider partnering with existing/future employers within the Redevelopment Area to develop a ‘Live Where You Work’ program.
- 7.8 The Downtown Kissimmee Community Redevelopment Agency shall distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (such as Habitat for Humanity) to encourage the use of these parcels for future development.



ECONOMIC DEVELOPMENT

GOAL 8
The Downtown Kissimmee Community Redevelopment Agency shall increase private sector investment and business development within the Community Redevelopment Area.

ACTION STRATEGIES

- 8.1** The Downtown Kissimmee Community Redevelopment Agency shall evaluate additional regulatory and financial incentives to complement existing incentive programs for potential implementation to encourage private sector investment and business development within the Community Redevelopment Area. Regulatory incentive examples may include but are not limited to reduced/waived parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to tax-increment recapture programs, tax abatement programs, City and County impact fee reductions or moratoriums, and rental subsidies for targeted businesses.
- 8.2** The Downtown Kissimmee Community Redevelopment Agency shall continue to work with the City’s Economic Development Department, Osceola County, and economic development partners to attract private investment and business relocation to the downtown.

GOAL 9
The Downtown Kissimmee Community Redevelopment Agency will work with the City's Economic Development office to support and further small businesses throughout the CRA.

ACTION STRATEGIES

- 9.1** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the Orlando Economic Partnership (OEP) and provide information regarding available sites and facilities that may accommodate target industry (e.g. healthcare, advanced sensor technologies, agri-tech/nutraceuticals, manufacturing, aviation/marine/composite materials, information technology/educational services, distribution/logistics and Life Sciences) development.
- 9.2** The Downtown Kissimmee Community Redevelopment Agency shall support local job fairs and business recruitment activities that are targeted towards Redevelopment Area residents and businesses.
- 9.3** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with and support the City’s Economic Development Department’s business recruitment, expansion and start-up of businesses within the Community Redevelopment Area. This support shall include, but is not limited to, the promotion and distribution of educational materials and programming made available from City Business Technical support organizations such as the Small Business Development Center (SBDC), the UCF Downtown Kissimmee Incubator System, Prospera, Kissimmee Main Street, and the Kissimmee/Osceola Chamber of Commerce.

- 9.4** The Downtown Kissimmee Community Redevelopment Agency may provide additional small business and start-up business regulatory and financial assistance during periods of national or state declared emergencies, pandemics or other natural disasters to assist companies and business located within the Downtown Kissimmee Community Redevelopment Area.

GOAL 10
The Downtown Kissimmee Community Redevelopment Agency shall enhance the Agency’s community presence and community awareness of the Downtown Kissimmee Community Redevelopment Area and develop the area as a regional destination.

ACTION STRATEGIES

- 10.1** The Downtown Kissimmee Community Redevelopment Agency shall maintain and update its social media presence as part of its annual operational and administrative activities.
- 10.2** The Downtown Kissimmee Community Redevelopment Agency and the City shall evaluate opportunities to support the development of marketing strategies by local business groups for businesses located within the Downtown Kissimmee CRA.
- 10.3** The Downtown Kissimmee Community Redevelopment Agency shall regularly disseminate information about programs and events on the City’s website and social media platforms.

PROJECTS/ACTIVITIES

- Support ‘branding/marketing’ workshop with local business owners, artists and merchants

- Develop and refine the Downtown Kissimmee Community Redevelopment Area brand(s)
- Utilize newly-developed ‘brand/Images’ in updated print materials detailing the programs and services available through Downtown Kissimmee Community Redevelopment Agency
- Create and implement an updated Downtown Kissimmee Wayfinding Master Plan and Downtown Kissimmee Gateways Master Plan



GOAL 11

The Downtown Kissimmee Community Redevelopment Agency shall capitalize on the City of Kissimmee’s identity as a medical, education and rail transit hub and promote the Downtown Community Redevelopment Area at the regional level.

ACTION STRATEGIES

- 11.1 The Downtown Kissimmee Community Redevelopment Agency shall evaluate opportunities to participate in regional marketing activities, coop advertisement purchases and other cooperative marketing efforts with City of Kissimmee, Osceola County, and the City of St. Cloud that advance the redevelopment strategies of the Community Redevelopment Agency as part of its annual marketing and event advertisement activities.

GOAL 12

The Downtown Kissimmee CRA shall endeavor to activate the Lake Tohopekaliga Waterfront with connections to the downtown, supportive uses and visitor amenities.

ACTION STRATEGIES

- 12.1 The Downtown Kissimmee Community Redevelopment Agency shall capitalize on the adjacency to the shore of Lake Tohopekaliga by establishing a connection to the waterfront through wayfinding signage and a highly visible corridor that provides enhanced accessibility, awareness and visibility of Downtown Kissimmee and Lake Tohopekaliga.
- 12.2 The Downtown Kissimmee Community Redevelopment Agency shall optimize the available lands for redevelopment along the waterfront, while maximizing and protecting views to the lake

through design opportunities for vistas, paseos, breezeways or other elements to enhance physical and visual connections to the lake.

COMMUNITY AND CULTURE

GOAL 13

The Downtown Kissimmee Community Redevelopment Agency shall develop and cultivate a unique brand for Downtown Kissimmee.

ACTION STRATEGIES

- 13.1 The Downtown Kissimmee Community Redevelopment Agency shall work with the City of Kissimmee Staff, thought-leaders, and members of the business community to develop a unique brand for Downtown Kissimmee that exemplifies it’s rich history, support of small business, and outstanding neighborhoods.
- 13.2 The Downtown Kissimmee Community Redevelopment Agency shall incorporate its new brand on all future Agency publications and social media platforms.
- 13.3 The Downtown Kissimmee Community Redevelopment Agency and the City shall evaluate options and alternatives to develop an area “brand” while allowing subdistricts (e.g., “Lake Toho Waterfront District”, “Beaumont District”, “Central Business District”) to have their own brand to distinguish specific areas within the Downtown CRA.
- 13.4 The Downtown Kissimmee Community Redevelopment Agency shall use the “brand(s)” to develop unique features in the Downtown Kissimmee Community Redevelopment Area (e.g. wayfinding

signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment.

GOAL 14

The Downtown Kissimmee Community Redevelopment Agency shall prioritize marketing efforts for the Downtown Redevelopment Area.

ACTION STRATEGIES

- 14.1 The Downtown Kissimmee Community Redevelopment Agency, working with the City's Communications Office, shall develop its own social media accounts across multiple platforms, which the Agency shall update regularly with the new events and content regarding the Downtown area.
- 14.2 The Downtown Kissimmee Community Redevelopment Agency shall develop and distribute an image survey to investors and developers throughout the region to understand Downtown’s unique advantages to prospective investors.
- 14.3 The Downtown Kissimmee Community Redevelopment Agency shall develop a marketing package for prospective investors that showcases redevelopment and economic development opportunities in Downtown Kissimmee.

GOAL 15

The Downtown Kissimmee Community Redevelopment Agency shall act as a liaison, resource, and advocate for existing and potential businesses within the Community Redevelopment Area.

ACTION STRATEGIES

- 15.1 The Downtown Kissimmee Community Redevelopment Agency shall research loan and grant opportunities for small businesses for applicability of implementation.
- 15.2 The Downtown Kissimmee Community Redevelopment Agency shall host quarterly luncheons with Downtown Vendors to discuss the challenges and opportunities facing businesses in Downtown Kissimmee.
- 15.3 The Downtown Kissimmee Community Redevelopment Agency shall develop and distribute a satisfaction survey to local merchants to understand how the Agency and City of Kissimmee can improve upon existing services.
- 15.4 The Downtown Kissimmee Community Redevelopment Agency shall support ‘shop local’ campaigns to support small businesses within the Redevelopment Area.



GOAL 16

The Downtown Kissimmee Community Redevelopment Agency shall assist the City of Kissimmee Staff and the Historic Preservation Board in identifying, preserving, and celebrating the City’s historic preservation program.

ACTION STRATEGIES

- 16.1 The Downtown Kissimmee Community Redevelopment Agency shall assist the City in identifying structures suitable for potential local designation and participation in the City’s Historic Preservation programs.
- 16.2 The Downtown Kissimmee Community Redevelopment Agency shall assist the City in nominating historically significant structures for inclusion in the National Historic Register.

INFRASTRUCTURE

GOAL 17

The Downtown Kissimmee Community Redevelopment Agency shall improve multimodal connections between the employment centers located within and adjacent to the Downtown Redevelopment Area and the Downtown Kissimmee Neighborhoods.

ACTION STRATEGIES

- 17.1 The Downtown Kissimmee Community Redevelopment Agency will coordinate with the City’s Public Works and Engineering Department to prioritize and implement multi-purpose paths, bike-lanes, sidewalk and other connections and

improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the Downtown Kissimmee Neighborhoods and Historic Districts, Employment Centers, Lake Tohopekaliga Waterfront, and the Kissimmee Central Business District.

GOAL 18

The Downtown Kissimmee Community Redevelopment Agency shall evaluate and prioritize streetscaping, street lighting and pedestrian safety improvement opportunities throughout the Community Redevelopment Area.

ACTION STRATEGIES

- 18.1 The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the City’s Public Works and Engineering Department to prioritize pedestrian-related improvements located within the Redevelopment Area such as streetscape projects, trail connections, crosswalks, street lighting and sidewalk installations/expansions within the Community Redevelopment Plan and Annual Work Plan and Budget.
- 18.2 The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the City’s Public Works and Engineering Department to identify, evaluate, and prioritize streetscape updates, streetlighting improvements, sidewalk repairs and connections, and improvements to other existing pedestrian ways and paths for inclusion in the Community Redevelopment Agency’s Annual Work Plan and Budget.
- 18.3 The Downtown Kissimmee Community Redevelopment Agency shall, contingent on the

availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years’ Annual Work Plan and Budget.

GOAL 19

The Downtown Kissimmee Community Redevelopment Agency shall give priority to infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the Community Redevelopment Area.

ACTION STRATEGIES

- 19.1 The Downtown Kissimmee Community Redevelopment Agency shall evaluate using TIF funds generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the specific projects’ potential impacts and/or enable the realization of Downtown Kissimmee Community Redevelopment Plan Goals.
- 19.2 The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the Orlando MetroPlan (MPO) to identify, evaluate and recommend corridors to be added to the MPO’s Long-Range Transportation Plan (LRTP) for potential multi-modal improvements that are located within or connect to and serve the Downtown Kissimmee Community Redevelopment Area.
- 19.3 The Downtown Kissimmee Community Redevelopment Agency shall annually prepare MPO grant applications for available potential grant funding opportunities to assist in the implementation of transportation improvements that are located within or connect to and serve the Downtown Kissimmee Community Redevelopment Area.



GOAL 20

The Downtown Kissimmee Community Redevelopment Agency shall assist the City in providing utility and infrastructure improvements that support public events and outdoor activities within the Downtown Kissimmee Community Redevelopment Area.

ACTION STRATEGIES

- 20.1 The Downtown Kissimmee Community Redevelopment Agency shall, where appropriate, consider using accessible ‘festival street’ designs and improvements when considering streetscape improvements or retrofits.
- 20.2 The Downtown Kissimmee Community Redevelopment Agency shall incorporate special event power conduit boxes (i.e. outlet boxes), banner stanchions and “dark-sky” features when evaluating potential streetscape improvements and light pole retrofits or replacements.
- 20.3 The Downtown Kissimmee Community Redevelopment Agency will evaluate and support the improvement and management of public parking facilities in the Downtown Kissimmee Community Redevelopment Area to accommodate special events, outdoor activities and to advance the redevelopment strategies of the Community Redevelopment Agency.



Kissimmee Festival of Lights | Kissimmee, FL | Source: <https://www.kissimmee.org/departments/parks-recreation/special-events-venues/kissimmee-festival-of-lights-2118>

GOAL 21

The Downtown Kissimmee Community Redevelopment Agency shall support the City’s efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

ACTION STRATEGIES

- 21.1 The Downtown Kissimmee Community Redevelopment Agency shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements within the Downtown Kissimmee Community Redevelopment Area.
- 21.2 The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the Public Works and Engineering Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency’s Annual Work Plan and Budget.

PUBLIC SPACE AMENITIES

GOAL 22

The Downtown Kissimmee Community Redevelopment Agency shall evaluate and identify opportunities to improve or provide additional amenities within public spaces within the Community Redevelopment Area.

ACTION STRATEGIES

- 22.1 The Downtown Kissimmee Community Redevelopment Agency shall create an inventory and map of all public and City-owned spaces, canals and park facilities within the Redevelopment Area.
- 22.2 The Downtown Kissimmee Community Redevelopment Agency shall include placemaking projects and CRA-funded amenity maintenance within its Annual Work Plan and Budget.
- 22.3 The Downtown Kissimmee Community Redevelopment Agency shall evaluate and identify opportunities for land acquisition and the demolition of derelict structures, to create additional green and open spaces within the Redevelopment Area.
- 22.4 The Downtown Kissimmee Community Redevelopment Agency shall prepare an inventory and asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/air/tool facilities) within all public parks and spaces and City-owned parcels within the Redevelopment Area.

- 22.5 The Downtown Kissimmee Community Redevelopment Agency shall coordinate biannually with the Public Works Department to identify and prioritize parks and recreation-related improvements within the Redevelopment Area for inclusion in the Annual Work Plan and Budget.
- 22.6 The Downtown Kissimmee Community Redevelopment Agency shall coordinate with the Public Works Department to support improvements, renovations, upgrades, and expansions to the Berlinsky Community House, Kissimmee Civic Center, and other local public spaces located within the Redevelopment Area.
- 22.7 The Downtown Kissimmee Community Redevelopment Agency shall meet annually with respective City departments to determine if population trends necessitate the development of active recreational spaces (such as basketball courts or multipurpose fields) within the Redevelopment Area.
- 22.8 The Downtown Kissimmee Community Redevelopment Agency shall investigate the potential cost and location of accessible public restroom facilities along Broadway Avenue.
- 22.9 The Downtown Kissimmee Community Redevelopment Agency shall analyze the potential cost and location for outdoor exercise equipment within Lakefront Park along multipurpose trails.

GOAL 23
The Downtown Kissimmee Community
Redevelopment Agency shall implement
activities to establish a distinctive character
and identity within the Downtown
Redevelopment Area.



ACTION STRATEGIES

- 23.1** The Downtown Kissimmee Community Redevelopment Agency shall install gateway identification at key intersections surrounding the Downtown Redevelopment Area, including the:
- Intersection of Central Avenue with Irlo Bronson Memorial Highway,
 - Intersection of Emmett Street with John Young Parkway, and
 - Intersection of Martin Luther King Boulevard with John Young Parkway.
- 23.2** The Downtown Community Redevelopment Agency shall expand the existing wayfinding signage program implemented throughout Lakefront Park to include directions to locally significant features throughout the central business district, including, but not limited to, City Centre, Kissimmee Main Street, and City Hall.



PUBLIC HEALTH & SAFETY

GOAL 24
The Downtown Kissimmee Community
Redevelopment Agency shall advocate for
the health and safety of the Redevelopment
Area residents, owners and visitors.

ACTION STRATEGIES

- 24.1** The Downtown Kissimmee Community Redevelopment Agency shall encourage residents and visitors to participate in active transportation (walking, biking) and to do so, it shall invest in additional pedestrian and bicyclist infrastructure.
- 24.2** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with law enforcement to educate and enforce traffic laws in order to protect pedestrians and bicyclists.
- 24.3** The Downtown Kissimmee Community Redevelopment Agency shall complete an assessment of street lighting throughout the CRA to improve the safety and aesthetics of the pedestrian environment.
- 24.4** The Downtown Kissimmee Community Redevelopment Agency shall continue installing trees and street furniture throughout the Redevelopment Area to dramatically improve the quality of the pedestrian experience and enhance safety by providing a physical and visible buffer between the pedestrian and the car, and encourage slower traffic speeds.
- 24.5** The Downtown Kissimmee Community Redevelopment Agency shall undergo CPTED Training and identify actionable strategies that can be used by the City of Kissimmee to reduce occurrences of local crime.
- 24.6** The Downtown Kissimmee Community Redevelopment Agency shall create a list of properties that are in danger of becoming deteriorated or dilapidated and coordinate with the City’s Code Enforcement staff to contact those owners and provide tips on avoiding further deterioration.
- 24.7** The Downtown Kissimmee Community Redevelopment Agency shall coordinate with Kissimmee’s Code Enforcement and Police Department to identify and address the abandonment of vehicles, illegal dumping and littering within the Redevelopment Area.
- 24.8** The Downtown Kissimmee Community Redevelopment Agency in conjunction with other public and private agencies shall continue to support ‘Neighborhood Clean-Up’ days/events within the Downtown Redevelopment Area.
- 24.9** The Downtown Kissimmee Community Redevelopment Agency shall host training and educational events to teach citizens safety measures when participating in active transportation.
- 24.10** The Downtown Kissimmee Community Redevelopment Agency shall collaborate with community partners in order to support policies that promote health equity.
- 24.11** The Downtown Kissimmee Community Redevelopment Agency shall develop communication tools (in the form of in-person community engagement and social media) to support efforts of policy initiatives for health equity.

24.12 The Downtown Kissimmee Community Redevelopment Agency shall evaluate public safety improvements for applicability within the Redevelopment Area that include, but are not limited to, on-demand flashing pedestrian crosswalks and emergency call boxes.

24.13 The Downtown Kissimmee Community Redevelopment Agency shall work with City of Kissimmee Staff and Community Leaders to strategically locate and establish a community garden within the Community Redevelopment Area. In addition to these efforts, the Community Redevelopment Agency shall coordinate with local gardeners and/or farmers to provide instructional gardening courses for area residents.

REGULATORY ENVIRONMENT

GOAL 25
The Downtown Kissimmee Community Redevelopment Agency shall continue to enforce and improve the development regulations applicable to the downtown to shape development and redevelopment into pedestrian-friendly environments with a unified character/identity.

ACTION STRATEGIES

- 25.1** The Downtown Kissimmee Community Redevelopment Agency shall work closely with the City of Kissimmee to ensure the Downtown Form-Based Code is adopted and enforced.
- 25.2** The Downtown Kissimmee Community Redevelopment Agency shall work closely with the City of Kissimmee to update the sign code to specifically address signage regulations in the downtown, where signs need to complement the urban form.

25.3 The Downtown Kissimmee Community Redevelopment Agency shall update the master stormwater study to enable the City to continue addressing stormwater requirements on a regional basis, as opposed to site-by-site.

25.4 The Downtown Kissimmee Community Redevelopment Agency shall work closely with the City of Kissimmee to continue working with owners of existing Planned Unit Developments to turn their properties to Transect zoning instead.

25.5 The Downtown Kissimmee Community Redevelopment Agency shall consider developing regulations that would prevent the conversion of single family homes in the Beaumont Historic District and surrounding area into apartments.

25.6 The Downtown Kissimmee Community Redevelopment Agency should consider developing a plan for establishing common open spaces throughout the downtown to balance the higher densities and intensities expected on private sites.

25.7 The Downtown Kissimmee Community Redevelopment Agency shall develop a policy framework and education tools to use heritage preservation as an economic development tool.

25.8 When writing Requests for Qualifications (RFQs) for the redevelopment of the Kissimmee Civic Center, CEMEX Site, Beaumont Site and any other future redevelopment sites and opportunity sites within the Redevelopment Area, the Downtown Kissimmee Community Redevelopment Agency working in conjunction with the City, shall require the developers to provide public open spaces, improve street connectivity, and allow for multimodal access through the site(s) where appropriate.



57 City Center Shops

TIF REVENUE PROJECTIONS

Roll Year	Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	TOTAL TIF
BASE YEAR 1991	\$ 67,434,313				
Actual 2024	\$ 427,027,565				
2025	\$ 491,081,700	\$ 423,647,387	\$ 2,882,696	\$ 1,861,521	\$ 4,744,217
2026	\$ 564,743,955	\$ 497,309,642	\$ 3,383,929	\$ 2,185,196	\$ 5,569,125
2027	\$ 649,455,548	\$ 582,021,235	\$ 3,960,346	\$ 2,557,422	\$ 6,517,768
2028	\$ 746,873,880	\$ 679,439,567	\$ 4,623,226	\$ 2,985,481	\$ 7,608,707
2029	\$ 858,904,962	\$ 791,470,649	\$ 5,385,538	\$ 3,477,750	\$ 8,863,288
2030	\$ 987,740,706	\$ 920,306,393	\$ 6,262,197	\$ 4,043,859	\$ 10,306,056
2031	\$ 1,135,901,812	\$ 1,068,467,499	\$ 7,270,355	\$ 4,694,884	\$ 11,965,239
2032	\$ 1,306,287,084	\$ 1,238,852,771	\$ 8,429,737	\$ 5,443,562	\$ 13,873,299
2033	\$ 1,502,230,147	\$ 1,434,795,834	\$ 9,763,025	\$ 6,304,543	\$ 16,067,568
2034	\$ 1,727,564,669	\$ 1,660,130,356	\$ 11,296,307	\$ 7,294,671	\$ 18,590,978
2035	\$ 1,986,699,369	\$ 1,919,265,056	\$ 13,059,581	\$ 8,433,318	\$ 21,492,899
2036	\$ 2,284,704,275	\$ 2,217,269,962	\$ 15,087,347	\$ 9,742,762	\$ 24,830,109
2037	\$ 2,627,409,916	\$ 2,559,975,603	\$ 17,419,277	\$ 11,248,622	\$ 28,667,900
2038	\$ 3,021,521,403	\$ 2,954,087,090	\$ 20,100,997	\$ 12,980,362	\$ 33,081,359
2039	\$ 3,474,749,614	\$ 3,407,315,301	\$ 23,184,975	\$ 14,971,863	\$ 38,156,837
2040	\$ 3,995,962,056	\$ 3,928,527,743	\$ 26,731,549	\$ 17,262,088	\$ 43,993,638
2041	\$ 4,595,356,364	\$ 4,527,922,051	\$ 30,810,110	\$ 19,895,848	\$ 50,705,958
2042	\$ 5,284,659,819	\$ 5,217,225,506	\$ 35,500,454	\$ 22,924,671	\$ 58,425,126
2043	\$ 6,077,358,792	\$ 6,009,924,479	\$ 40,894,351	\$ 26,407,819	\$ 67,302,169
2044	\$ 6,988,962,610	\$ 6,921,528,297	\$ 47,097,332	\$ 30,413,438	\$ 77,510,769
2045	\$ 8,037,307,002	\$ 7,969,872,689	\$ 54,230,760	\$ 35,019,900	\$ 89,250,659
2046	\$ 9,242,903,052	\$ 9,175,468,739	\$ 62,434,202	\$ 40,317,331	\$ 102,751,533
2047	\$ 10,629,338,510	\$ 10,561,904,197	\$ 71,868,160	\$ 46,409,377	\$ 118,277,537
2048	\$ 12,223,739,287	\$ 12,156,304,974	\$ 82,717,213	\$ 53,415,230	\$ 136,132,442
2049	\$ 14,057,300,180	\$ 13,989,865,867	\$ 95,193,623	\$ 61,471,960	\$ 156,665,583
2050	\$ 16,165,895,207	\$ 16,098,460,894	\$ 109,541,494	\$ 70,737,201	\$ 180,278,695
2051	\$ 18,590,779,487	\$ 18,523,345,174	\$ 126,041,547	\$ 81,392,227	\$ 207,433,774
2052	\$ 21,379,396,411	\$ 21,311,962,098	\$ 145,016,607	\$ 93,645,507	\$ 238,662,114
			\$ 1,080,186,934	\$ 697,538,411	\$ 1,777,725,345

County Millage	7.16
City Millage	4.62

Total County Contribution	\$ 105,868,052
Total City Contribution	\$ 68,365,049

Total TIF Estimated	\$ 174,233,101
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APPENDIX

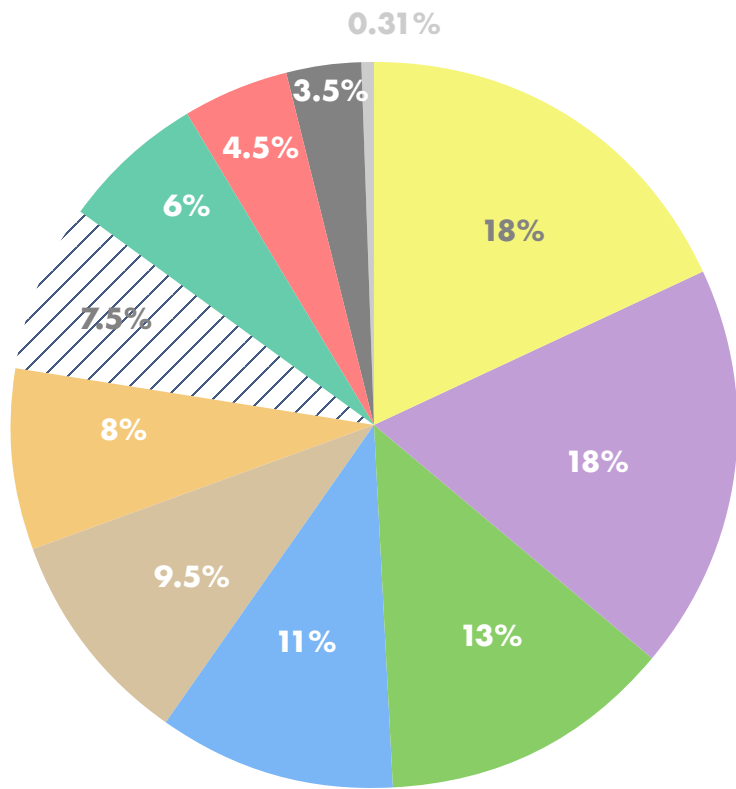
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for formatting purposes.

EXISTING LAND USE

Existing land uses determine the Redevelopment Area’s tax base, which then defines the amount of funds available to the CRA for redevelopment projects. As shown in Figure 3.0 and Figure 3.1, the predominant land uses within the Downtown Kissimmee Redevelopment Area are single family residential (18%), vacant (18%), governmental (13%), and non-governmental institutional (11%).The remaining land uses – which includes a mix of residential and nonresidential land uses, each comprise less than 10% of the total Redevelopment Area. Considering that: (1) many institutional uses do not pay taxes (such as churches, nonprofits, and schools), (2) lands with significant wetland features are not likely to be developed, and (3) vacant land, or lands within no associated structure, generally yield less ad valorem revenue than developed land; nearly 260 acres of land within the Redevelopment Area receives at least some form of tax exemption, thus generating less taxable revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the approximately 128 acres of vacant land present an opportunity to enhance the Redevelopment Area through new development and generate additional tax increment revenue for the CRA.

Figure 3.0 Existing Land Use

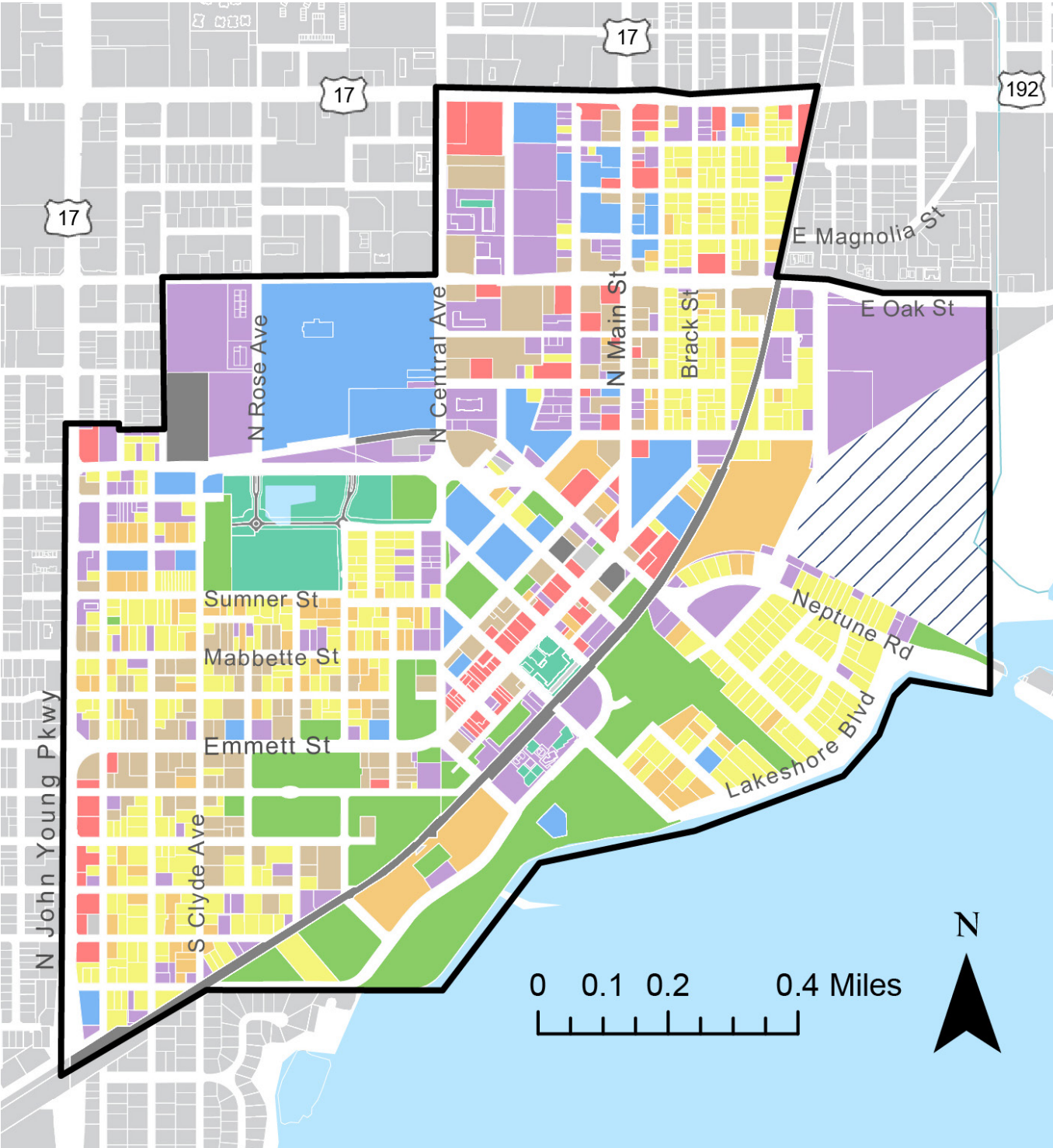
- 18.09% Single Family
- 17.68% Vacant
- 13.14% Governmental
- 10.47% Non-Governmental Institutional
- 9.41% Office
- 8.05% Multi-Family Residential/Condominiums
- 7.54% Wetland
- 6.26% Mixed Use
- 4.49% Commercial
- 3.53% Utilities, ROW, Other
- 0.31% Industrial



NOTES:
¹The provided existing land use categories have been summarized from Department of Revenue (DOR) property codes assessed to parcels throughout the Redevelopment Area.
²The acreages provided in the table were generated based upon the most-recently available Geographic Information Systems (GIS) parcel data provided by the Osceola County Property’s Appraiser’s Office.
³The provided value for each land use is rounded to the nearest whole or half number, therefore the total may not equal 100%.

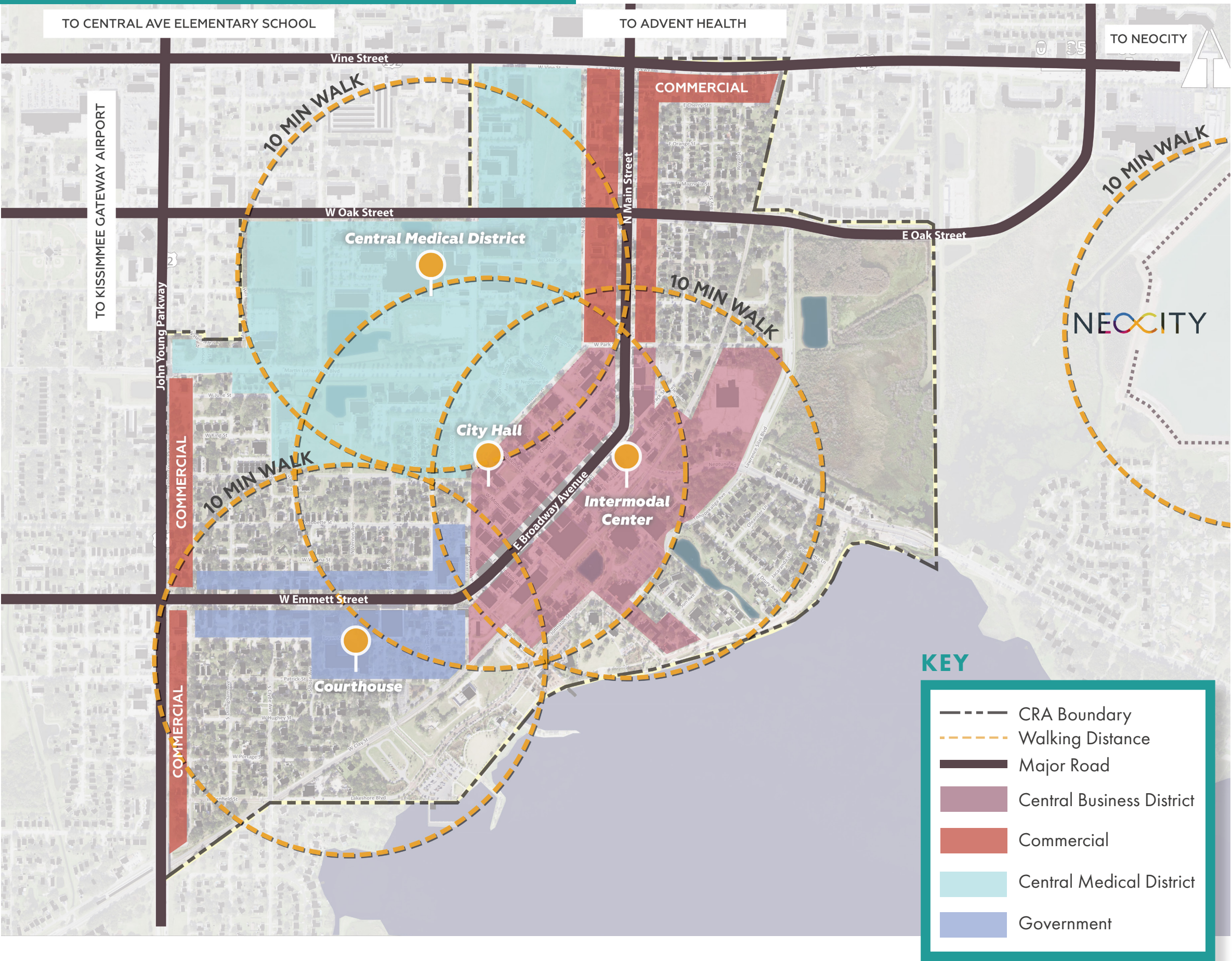
Source: City of Kissimmee, Osceola County Property Appraiser’s Office, Inspire, 2025

Figure 3.1 Existing Land Use



Source: City of Kissimmee, Osceola County Property Appraiser’s Office, Inspire, 2025

EMPLOYMENT DISTRICTS



EMPLOYMENT

According to ESRI’s latest employment estimations, which use census block groups to allocate business summary data, the Downtown Kissimmee Redevelopment Area features approximately 854 businesses that employ an estimated 6,388 workers. The largest industry within the Redevelopment Area (by total number of persons employed) is the ‘Service’ industry with 2,808 employees, which occupies 44.0% of the Redevelopment Area’s total employment market. The ‘Service’ industry includes businesses specializing in hotels and lodgings, motion pictures and amusements, educational institutions and libraries, and general automotive, health, and legal services. Specific examples within the Redevelopment Area include the Osceola Regional Medical Center and the Hart Memorial Central Library. The popularity of this industry is followed by ‘Governmental’ services, which includes a significant number of public sector positions and employs an estimated total of 1,998 people, or 31.3% of all occupied positions within the Redevelopment Area. Both City Hall and the County Administration building are located within the Redevelopment Area. The third largest industry, ‘Finance, Insurance, and Real Estate,’ provides nearly 10% of all employment opportunities within the Redevelopment Area with 632 total employees. These investment-related industries include banks, savings, and lending institutions, security brokers, insurances carriers and agents, and real estate, holding, and other investment offices which can be found throughout the Redevelopment Area.

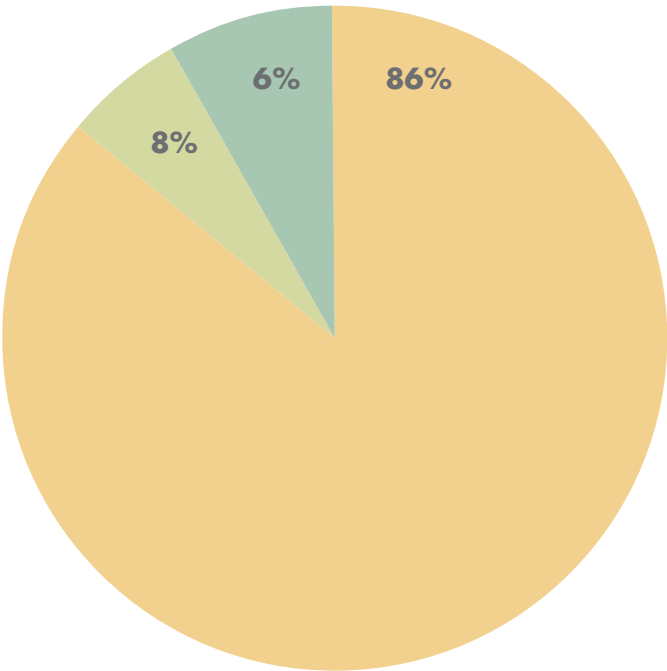
As shown in the Employment District map, many of these industries are concentrated in specific employment districts throughout the Redevelopment Area. For example, medical offices are concentrated around the hospital in the Central Medical District. Alternatively, legal services can be found in the area surrounding the Osceola County Courthouse, identified as the Government District. Assisting the evolution and growth of each district identified in this map with targeted redevelopment projects and programming will allow for more employment and investment activity within the Redevelopment Area for years to come.

FUTURE LAND USE

The City’s Comprehensive Plan includes an adopted Future Land Use Map within the Future Land Use Element that depicts potential future development patterns for the City’s 2030 planning horizon. The primary future land use within the Redevelopment Area is Mixed-Use Downtown (MU-D), which encompasses 86% of the area’s total acreage at 594.3 acres. This designation is intended to act as an activity hub for government centers, retail and business districts, and quiet residential streets with restored structures. On a much smaller scale is Conservation (CONS), which is located to the north of Neptune Road across from Brinson Park and comprises 8% of Redevelopment Area. The CONS designation is intended to protect environmentally-sensitive features and thus, is not suitable for development. The final future land use category, Recreation (REC), rounds out the final 6%, which represents Lakefront and Brinson Parks, as well as the multipurpose trail along Lake Tohopekaliga that connects the two features. This future land use category is intended for active and passive recreational uses and supports minor opportunities for nonresidential development. These future land use categories are further summarized in Figure 4.0 and are shown graphically on Figure 4.1.

Figure 4.0 Future Land Use

- 86.17% Downtown (MU-D)
- 8.24% Conservation (CON)
- 5.59% Recreation (REC)



NOTES:
¹The provided future land use data shown in this table was extrapolated from the future land use shapefile provided by the City of Kissimmee.
²The provided acreages for each future land use category was calculated using GIS data provided by the City of Kissimmee. Please note that the total acreage shown in this table differs from the total acreage shown for existing land use (Table 3.0) due primarily to the exclusion of right-of-ways within this dataset.
³The provided value for each future land use category is rounded to the nearest whole number, therefore the total may not equal 100%.

Source: City of Kissimmee, Osceola County Property Appraiser’s Office, Inspire, 2025

Figure 4.1 Future Land Use Map



Source: City of Kissimmee, Osceola County Property Appraiser’s Office, Inspire, 2025

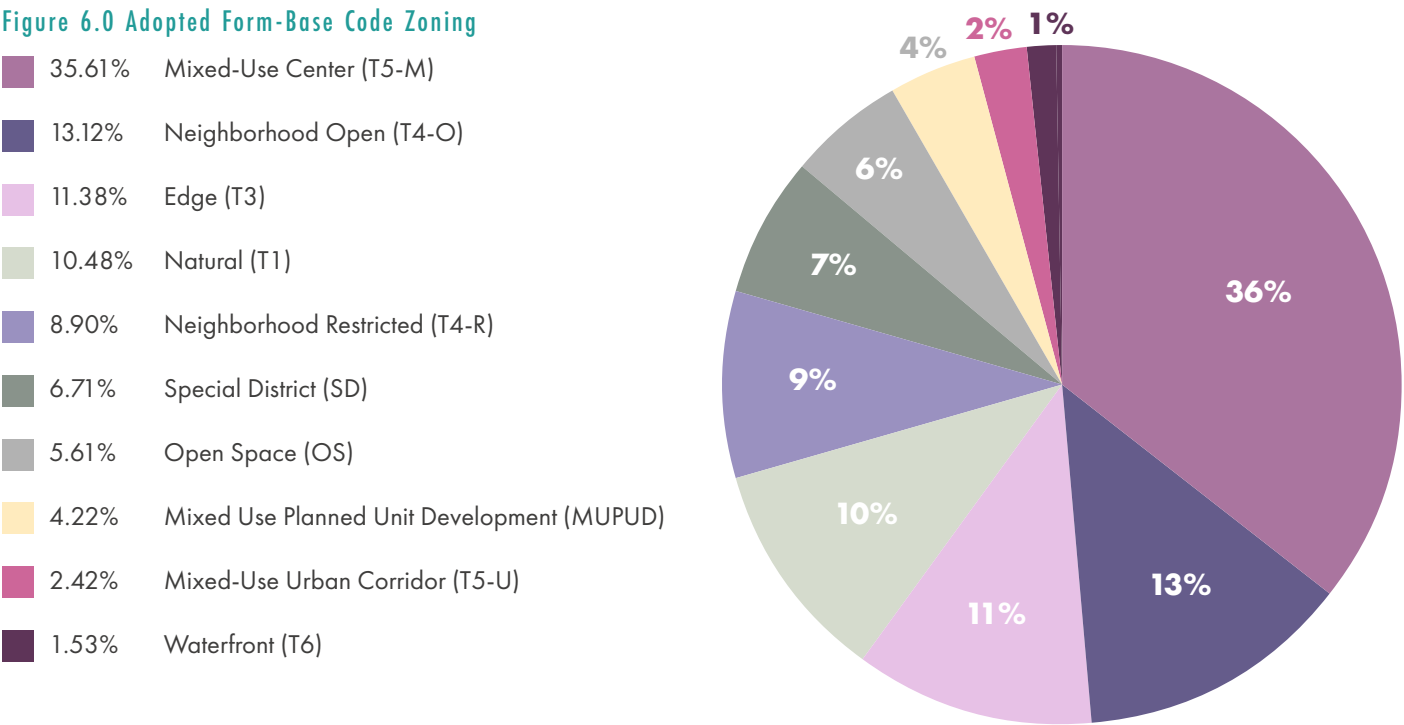
ADOPTED FORM-BASED CODE ZONING

The City of Kissimmee established a Form-Based Code for the Vine Street corridor and Downtown Kissimmee (which includes all lands within the Downtown Redevelopment Area). The purpose of the Form-Based Code is to:

- Promote transit-oriented design
- Encourage infill development
- Facilitate the aggregation of lots
- Encourage and promote redevelopment on underdeveloped sites
- Foster a relationship between new development and existing and proposed transit stop locations and their proximity to the SunRail Facilities in Kissimmee and Osceola County
- Implement the Downtown Community Redevelopment Area (CRA) and Vine Street CRA Master Development Plans.

Form-based codes, unlike traditional zoning districts, focus on urban form and development intensity rather than the separation of uses. The higher the number of a T-zone, the higher the intensity of development. As shown in Figure 6.1, the highest intensity of development (T-6) will occur along the railroad, behind the central business district (City Centre and adjacent sites) and a couple of sites on the waterfront. The next level (T-5) is applied to the great majority of the downtown, excluding the established medium density residential/office neighborhoods (T-4) and low-density neighborhoods (T-3). The hospital site is shown as Special District, as it is assumed that any future expansions or redevelopment happening on that site would need to abide by different set of standards geared to a campus set up. The FBC includes a Special Requirements Plan that, among other things, restricts development along Broadway to three stories and requires ground floor storefronts. The FBC also contains standards that will ensure the scale and design of buildings contribute positively to the public realm.

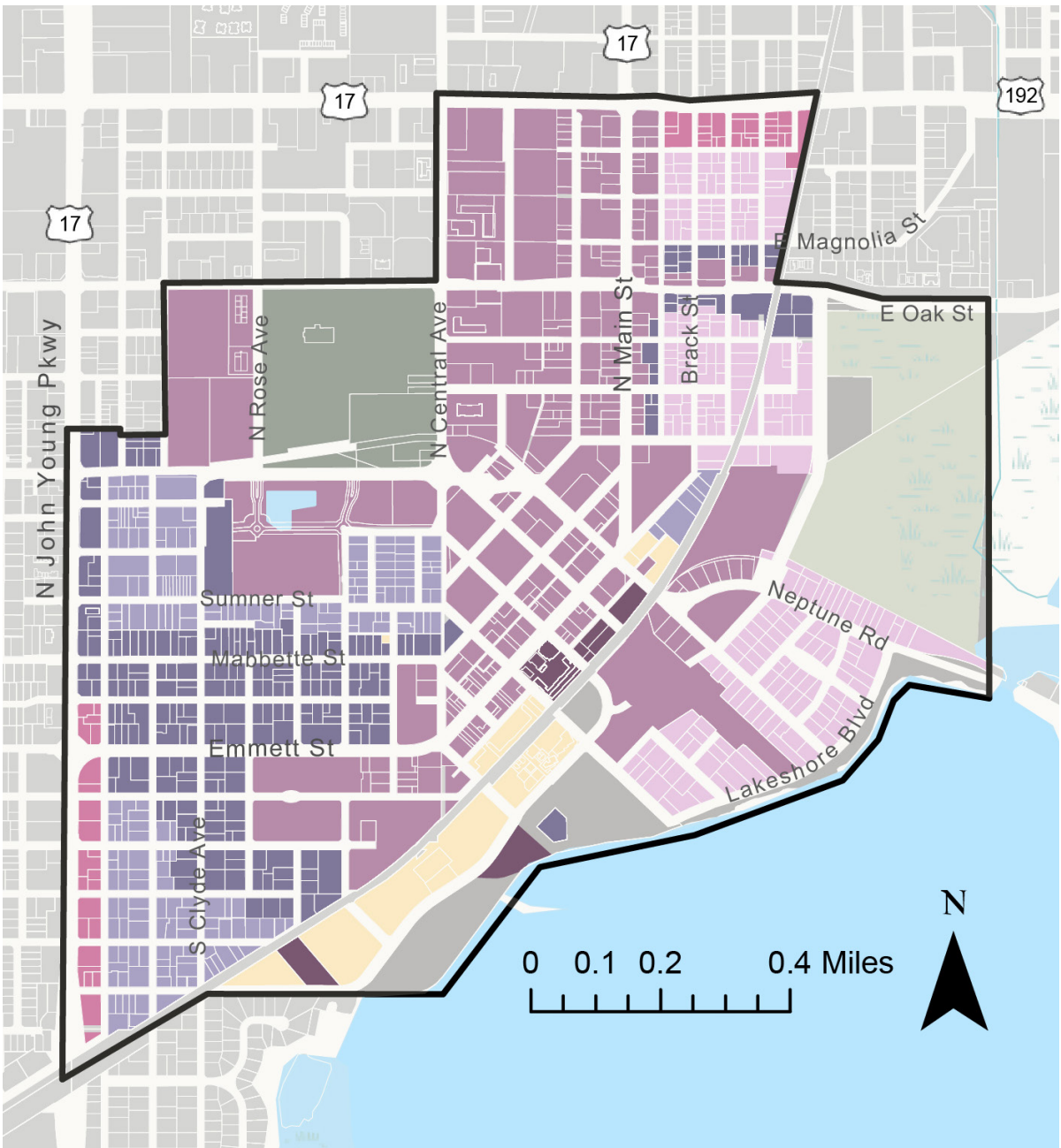
Figure 6.0 Adopted Form-Base Code Zoning



Source: City of Kissimmee, Osceola County Property Appraiser's Office, Inspire, 2025

In the latest iteration of the proposed form-based code, the predominant zoning designation is Mixed-Use Center (T5-M), which covers approximately 244 acres (or 36% of the total area) and permits medium-to-high density residential and intense nonresidential uses. Following T5-M is Neighborhood Open (T4-O), which also allows for a mix of residential and nonresidential uses (albeit at a slightly smaller scale) and totals 13% of the total Redevelopment Area. Edge (T-3) is next largest zoning district at 11% and primarily supports the development and preservation of single-family housing. The remaining districts each comprise 10% or less of the total Redevelopment Area and permit a number of residential and nonresidential activities at varying scales. The proposed zoning composition of the Redevelopment Area is further detailed in Figure 6.0.

Figure 6.1 Adopted Form-Base Code Zoning Map



Source: City of Kissimmee, Osceola County Property Appraiser's Office, Inspire, 2025

HOUSING

A thriving and sustainable community always comprises a healthy mixture of housing stock that provides the basis for living in a live, work, play environment like a downtown. A mixture of quality housing options ensures that the downtown remains active throughout the day rather than an area that only has daytime activity (employment) or night life(bars/nightclubs). The following section identifies the existing condition of the downtown regulatory, physical, and historical housing conditions so the Redevelopment Agency can identify and implement programs through the Goals and Action Strategies that are contextually appropriate.

Regulatory Conditions

The City adopted a form-based code as its zoning regulation through Ordinance No. 3067 in 2022. The Downtown Kissimmee Redevelopment Area is mainly comprised of T5-M Mixed-Use Center, which permits medium-to-high density residential and intense nonresidential uses, typical of a healthy downtown. Please refer to the Form Based Code section on pages 68-69 for more information.

To complement Downtown CRA’s robust employment opportunities, housing options that provide variety and affordability will be necessary for the prosperity of the downtown. During the public engagement process, the public identified a lack of workforce and affordable housing options in the downtown. On the opposite end of the spectrum, the public identified a lack of higher-end housing options as well. Thus, the updated Redevelopment Plan should include Goals and Action Strategies to revise existing regulatory documents to permit a greater supply of the missing middle housing types and mid-and-high density housing developments, where appropriate.



Legal/Financial Conditions

During the community outreach process conducted in 2020, area residents frequently cited that legal and financial constraints were two of the biggest barriers to purchasing and/or maintaining their homes within the Redevelopment Area. Residents of older properties have struggled to reclaim clear titles of their homes, particularly if the property has been passed down for multiple generations. On the financial side, the cost of housing has continued to increase over the past decade and many families can no longer afford to purchase or rent traditional single-family homes within the Redevelopment Area.

Homeownership was another concern discussed during the community outreach process. Owning a home is expensive, especially if that home is older and in the case of the CRA many of the homes were built in the ‘30s and ‘40s. To combat these issues, Goals and Action Strategies have been added to this Plan update. These include, but are not limited to, establishing and funding legal and financial counseling programs, incentivizing the production of affordable housing, and identifying sites and service providers to assist financially or fiscally-vulnerable populations locate affordable housing options that meets their needs.

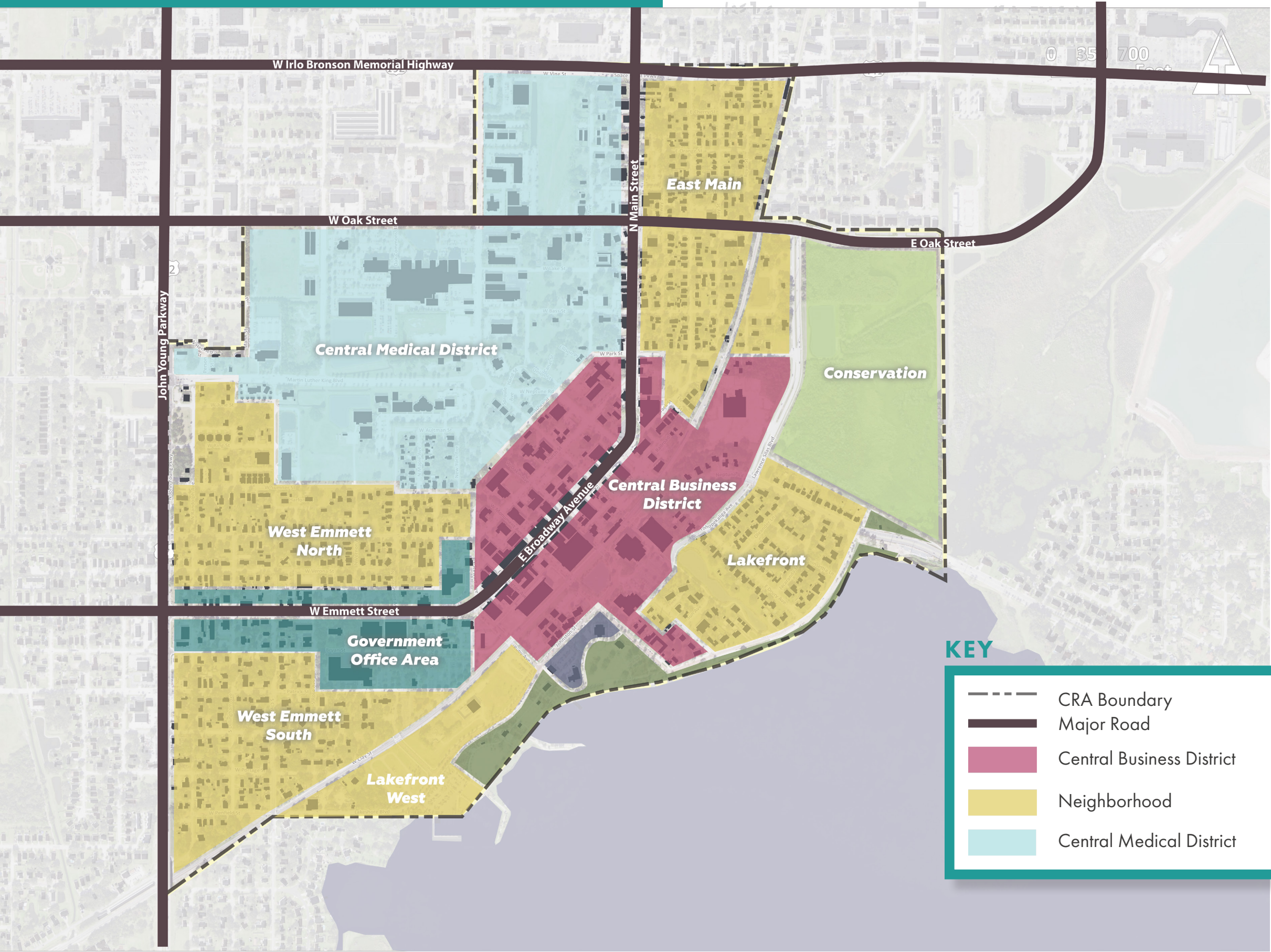


Physical Conditions

The physical condition of area housing appears to be generally in good condition. Where in many CRAs old housing stock tends be a source of significant blight due to ownership issues, lack of maintenance and lack of available assistance, the Downtown Kissimmee CRA has made a concerted effort to help homeowners with funding exterior maintenance through façade grants and other programs. Additionally, the City’s historic district regulations have provided an avenue to preserve the many historic homes in the downtown. Many of the older homes in the Beaumont Historic District have been renovated and converted to office or restaurant uses. Although this helps with the overall appearance and aesthetics of the downtown, it removes quality housing options for people to live in downtown. To continue to mitigate conditions of blight and thus, improve the overall physical condition of the Redevelopment Area, targeted and area-wide Goals and Action Strategies have been included within this document that seek to work with area partners, obtain funding, conduct community outreach, and activate area service providers to address local conditions of blight.



NEIGHBORHOOD DISTRICTS



COMMUNITY

Numerous neighborhoods comprise the Kissimmee Community Redevelopment Area. **East Main** and the **Central Medical District** serve as the northern gateway into the downtown area, while **West Emmett North, South** and the **Government Office Area** stand at the west. The **Central Business District** serves as the core of the community, while the **Lakefront neighborhoods** transition to the lakeshore.

KEY

	CRA Boundary		Government
	Major Road		Conservation
	Central Business District		Waterfront
	Neighborhood		
	Central Medical District		

HISTORIC PRESERVATION

The Downtown Kissimmee Redevelopment Area contains a rich collection of historic treasures. From the Osceola County Courthouse, which was built in 1890 and is the oldest courthouse in Florida that remains in use for judicial purposes, to the numerous residential buildings and churches sprinkled throughout the downtown.

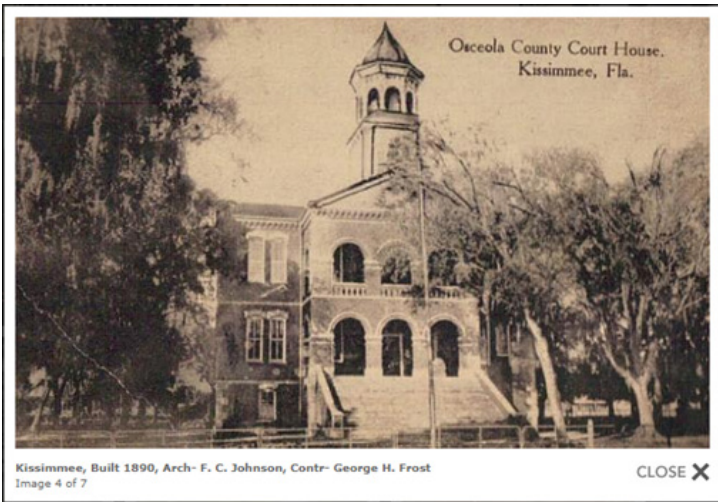
The City of Kissimmee is a Certified Local Government (CLG), and as such, it is not only eligible to apply for grants available to this select group, but also has access to technical assistance from the State Historic Preservation Office to preserve its historical resources. The City has a historic preservation ordinance and a Historic Preservation Board.

There are currently two historic districts within the Downtown Redevelopment Area: The South Beaumont historic district, which was established in 2003 and contains approximately 100 structures, and the National Register District that was established in 1994 (see figure 7.4). The National Register District is part of the National Register of Historic Places, a list compiled by the National Park Service that recognizes thousands of structures throughout the U.S. While this is a unique honor for the City of Kissimmee and a major attraction for visitors to the area, activities within the district are not regulated by the City. Properties within the South Beaumont Historic Overlay District, on the other hand, are subject to the City’s Design Standards.

There are also four sites in the National Register of Historic Places:

1. The First United Methodist Church (215 E Church St) listed in 1994
2. Monument of States (E Monument Ave/Lakeview Dr) listed in 2015
3. Old Holy Redeemer Catholic Church (120 N Sproule Ave) listed in 1994
4. Osceola County Courthouse (Emmett, Bryan, Rose, and Vernon Streets) listed in 1977

Figure 7.0 Historic Osceola Court House 1890



<http://courthousehistory.com/gallery/states/florida/counties/osceola>

Figures 7.1 and 7.2 depict the sites that have been subject to cultural resource surveys in the past. Over 600 structures have been surveyed at different times, with the first major survey conducted in 2004 and two smaller surveys in 2005 and 2007. The records obtained from the Florida Master Site File office indicate that:

- 69 of the structures surveyed were marked as demolished;
- 358 structures were identified as “potential contributors” to the National Register District;
- 10 structures were classified as “eligible” for National Register designation;
- The large majority of structures surveyed were used for residential purposes (approx. 511), 83 for commercial, 4 for office use; 16 civic and institutional, and 4 for industrial purposes. There were a few surveys that did not identity the use.

While only four sites were specified for office use, numerous residential properties in the historic districts have been converted to office use while preserving the residential character of the building. The City expects that this trend continue and has adopted regulations to ensure the preservation of the residential character for not only the building, but also the greater neighborhood. Figure 7.3 shows a few examples of such conversions.

Some structures have deteriorated over time due to the lack of maintenance. The City should consider an active code enforcement program targeting historic structures to prevent such deterioration in the future.

Figure 7.1 Examples of Deteriorating Housing



Figure 7.2 National Register Properties

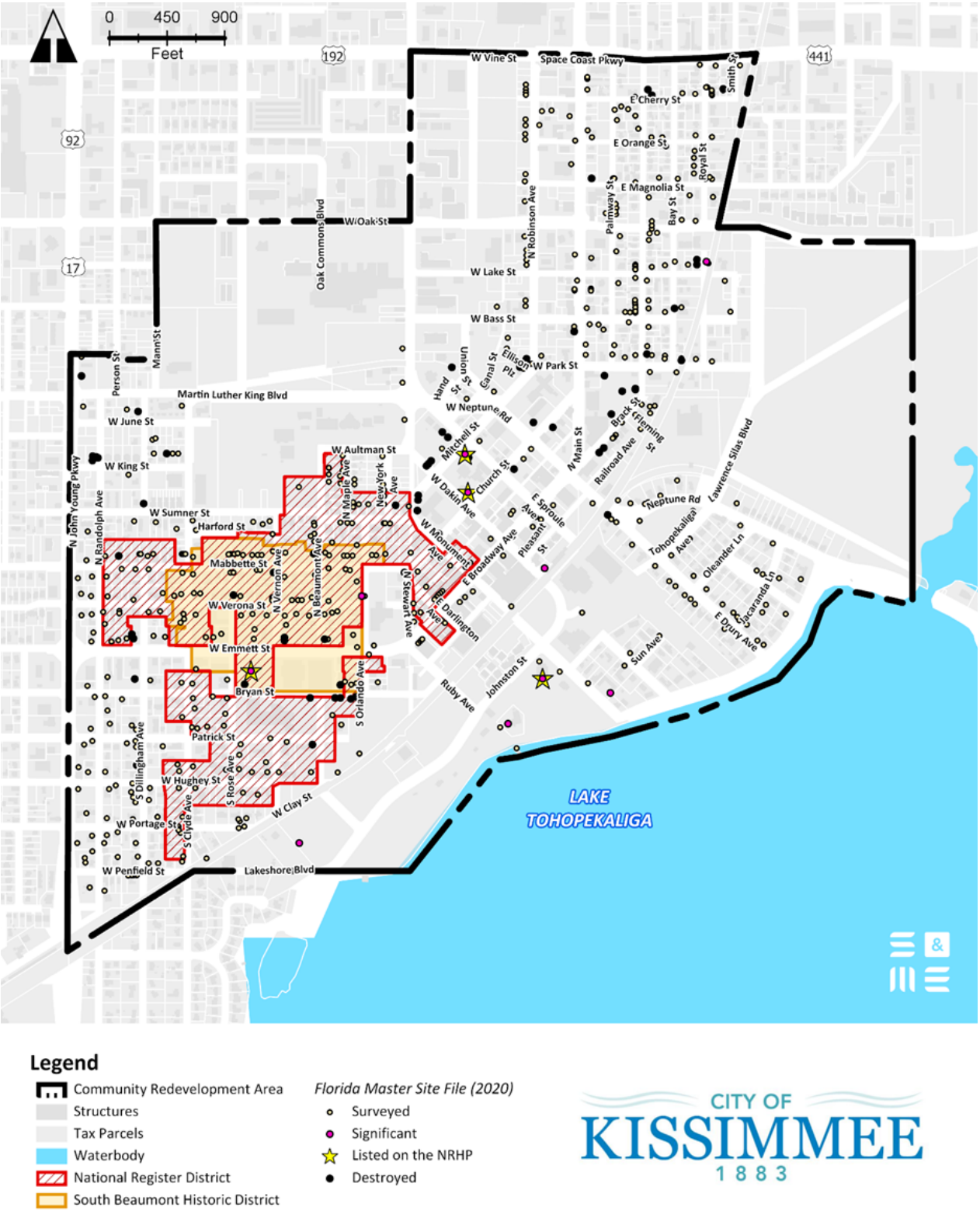


Source: Ebyabe - Own work, CC BY-SA 2.5, <https://commons.wikimedia.org/w/index.php?curid=8106405>

Figure 7.3 Residential Conversions



Figure 7.4 Surveyed (FMSF) Properties



Source: City of Kissimmee, Osceola County Property Appraiser's Office, S&ME, 2020

SIGNAGE

Although often overlooked in redevelopment discussions, signage continues to play an important role within our communities. Signs can welcome visitors into an area, assist the unfamiliar in navigating city streets, bring attention to thriving local businesses, and even help foster a sense of place and identity. However, when signage within a city is implemented poorly, it can have long-term, destructive impacts. These impacts can include disrupting an area’s natural and built environment or even dangerously reducing sightlines on local transportation networks. Thus, maintaining well-implemented signage program will continue to be a priority of the CRA for the foreseeable future.

Currently, the Redevelopment Area possesses diverse sign types that often differ in shape and size from property to property. This diversity ranges from pole-mounted signs, to monument signs with varying heights, and to a wide variety of building signs (wall, window, projecting, etc.). Non-residential sites along the major transportation corridors that border the Redevelopment Area (Vine Street and John Young Parkway) have mostly pole signs. The Emmett St corridor has low monument signs, but where it turns into Broadway and the buildings are closer to the street, wall, canopy and projecting signs become the norm (with very few exceptions). The stretch of Main Street located within the Redevelopment Area contains a combination of both freestanding and attached signage depending on how far the building is from the road.

Examples of local sign variety found throughout the Redevelopment Area is shown in Figures 8.0, 8.1 and 8.2.

Figure 8.0 Site Signage Examples along Emmett Street



Figure 8.1 Site Signage Examples along John Young Parkway



Figure 8.2 Site Signage Examples along Vine Street



Figure 8.3 Building Signage Examples along Broadway



Figure 8.4 Wayfinding Signage



The Broadway/Main Street area also features a collection of wayfinding signs and murals, as seen in Figures 8.3, 8.4 and 8.5. The wayfinding signs direct people to businesses, public buildings and landmarks and the lakefront. The current wayfinding and signage was installed in 2011-2012, and new murals are still being added.

The murals were painted in 2019 as part of the Art is Now project by Osceola Arts and Kissimmee Main Street. The murals, designed by various artists, are intended to celebrate local culture, inspire community involvement, and help revitalize the downtown area.

In efforts to maintain and/or enhance the signage found throughout the area, local signage will continue to be regulated by the City's Land Development Code (LDC). Additionally, Goals and Action Strategies have been included in this report that seek to further expand the wayfinding and branding efforts already undertaken within the area.

Figure 8.5 Murals



TRANSPORTATION CONDITIONS

When seeking to improve both the physical and economic sustainability of the community, ensuring the safe and efficient movement of people, goods, and services throughout the Redevelopment Area is of vital importance to the Downtown Kissimmee CRA. Through evaluation and analysis, the condition of existing transportation facilities can be determined, and eventually, improved upon as needed through targeted Goals and Action Strategies. The following is an inventory and discussion of existing transportation facilities within the Downtown Redevelopment Area.

Figure 9.0 Downtown CRA Block Layout/Vehicular Connectivity



Source: City of Kissimmee, Osceola County Property Appraiser’s Office, S&ME, 2020

Figure 9.0 depicts the street layout in the downtown area. Typical of traditional downtowns, downtown Kissimmee features a fairly well-connected grid system of roadways. The block lengths range in size from about 260 feet to 660 feet, except for a few superblocks. They include the hospital site, the southwest quadrant of US 192 and E Oak Street, the two blocks between Central Avenue and Main Street south of US 192, and the Beaumont block. The City is working diligently to incorporate some connectivity into the Beaumont block and is incorporating block size standards in the new Form-Based Code to apply to future redevelopment projects. The presence of single-family residential districts also make it difficult to travel throughout downtown as through traffic is generally discouraged in residential neighborhoods.

MAJOR CORRIDORS

This section provides a summary of major corridors traversing the Downtown Redevelopment Area. Right-of-way composition throughout the Downtown study area varies according to functionality, right-of-way width, and the location of infrastructure/ facilities. Existing street cross-sections and dimensions of each facility are provided below the narrative descriptions.

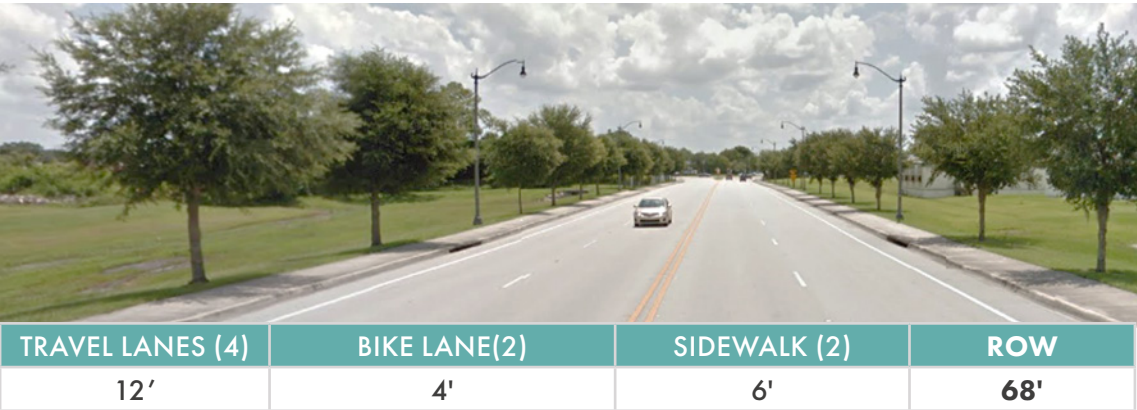
Oak Street

Oak Street varies between a four-lane road with two lanes running in each direction west of Robinson Avenue and two lanes with a center turn lane east of Main Street. Posted speed limits fluctuate between 30 and 35 miles per hour, east and west of Robinson Avenue respectively. Oak Street has sidewalks on both sides of the road and some buildings front the street, but are set back to allow surface parking in the front or side of the lot. Average right-of-way in the Downtown area varies from 60 to 100 feet.



MLK Boulevard

Martin Luther King Boulevard is a four-lane road with two lanes running in each direction, a bicycle lane in each shoulder, and sidewalks on both sides of the road. The average right-of-way width varies between 65 feet and 88 feet and the posted speed limit is 40 miles per hour. MLK Boulevard becomes Neptune Road after the roundabout at the intersection with Central Avenue.



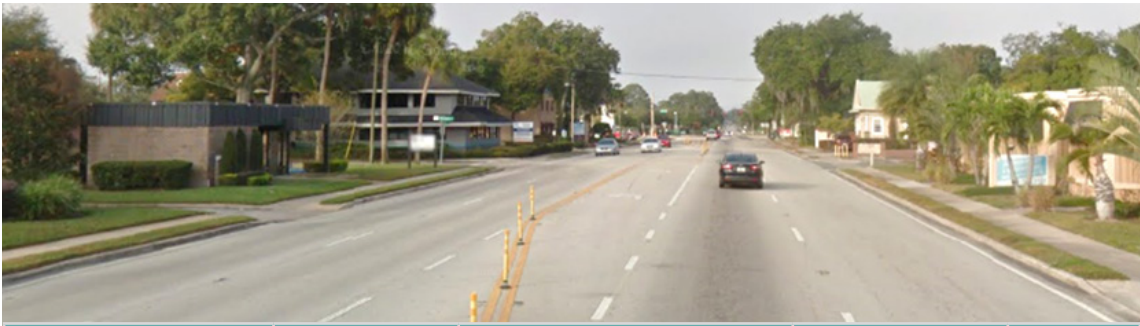
Neptune Road

Neptune Road begins in downtown Kissimmee and crosses over a narrow northern portion of Lake Tohopekaliga and continues in a south-eastern direction near the lakeshore towards the City of St. Cloud. In the downtown, Neptune Road is a four-lane, bi-directional road with a center turn lane, sidewalks on both sides, and a posted speed limit of 35 miles per hour. The average right-of-way of this road is 80’.

				
TRAVEL LANES (4)	TURN LANE		SIDEWALK (2)	ROW
12’	12'		10'	80'

Emmett Street

Emmett Street extends from North Alaska Avenue (just west of Thacker Avenue) to Ruby Avenue where it transitions into Broadway Avenue. The general characteristic of Emmett Street is a four-lane, bi-directional County road with a center turn lane and an average drive speed of 35 miles per hour. Emmett Street has sidewalks on both sides of the road with some buildings fronting the street, but are often set back to allow surface parking in the front or side of the lot. Average right-of-way is between 80 and 85 feet. The Osceola County Administration building and other local government and government-related buildings front Emmett along with a seven-story parking garage.

				
TRAVEL LANES (4)	TURN LANE	LANDSCAPE STRIP (2)	SIDEWALK (2)	ROW
13’	12'	3'	5'	80'

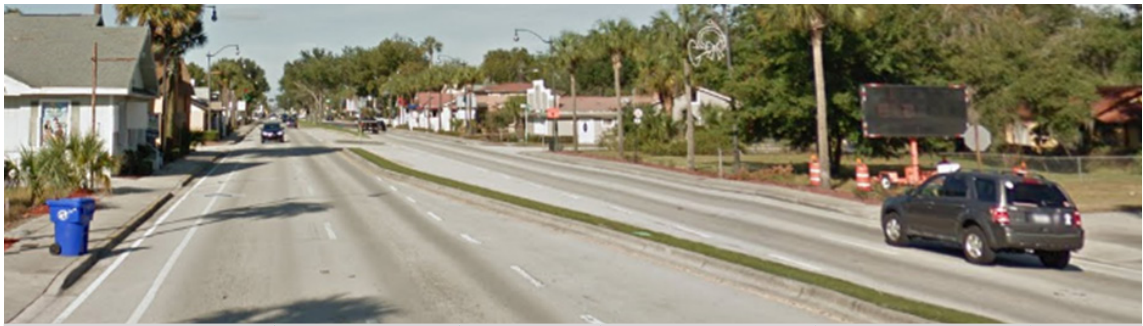
Broadway Avenue

Broadway Avenue runs through the central business district of downtown Kissimmee beginning at Ruby Avenue and ending at Neptune Road. When Emmett becomes Broadway Avenue at the Ruby Avenue intersection, the corridor cross section changes to a four-lane, bi-directional County road with a landscaped median, on-street parking on both sides of the road and an average drive speed of 30 miles per hour. Average right-of-way width varies between 95 and 100 feet. The character of the street changes between the Ruby Avenue and Neptune Road intersections as buildings are closer to the road and sidewalks widen to create a pedestrian-friendly environment along Broadway.

				
TRAVEL LANES (4)	MEDIAN	ON-STREET PARKING (2)	SIDEWALK (2)	ROW
11’	15'	9'	9'	95'

Main Street

As Broadway Avenue turns into Main Street at Neptune Road, the landscaped median varies in size to accommodate turn lanes, but the four travel lanes, two northbound and two southbound, remain consistent with earlier sections. In lieu of the on-street parking seen along Broadway, bicycle lanes begin on both sides of the street after the N Brack Street intersection. Average right-of-way width varies between 80 and 87 feet. The majority of buildings are placed very close to the street with limited visible surface parking. Sidewalks are often reduced in width but are typically lined by street trees and street furniture.

					
TRAVEL LANES (4)	TURN LANE	MEDIAN	BIKE LANE (2)	SIDEWALK (2)	ROW
10’	11'	6'	4'	10'	85'

CORRIDOR STUDIES

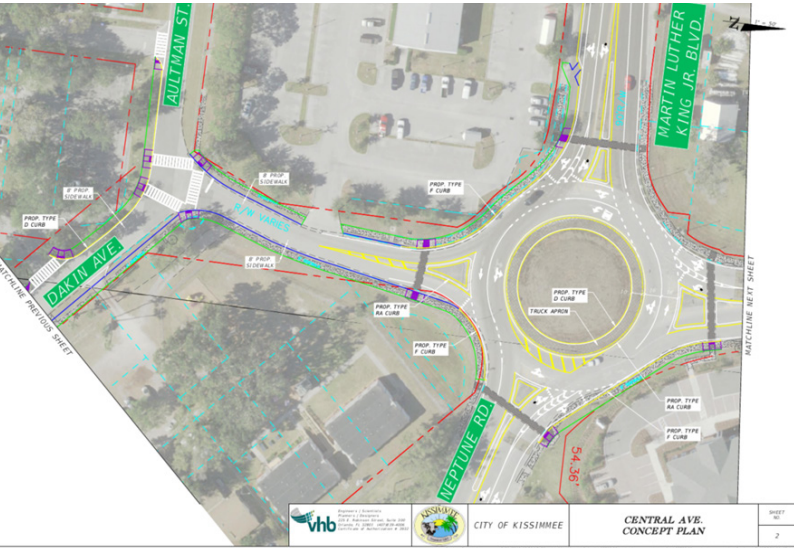
In 2015, the City of Kissimmee, in conjunction with a consultant, began work on the Connect Kissimmee project, a corridor study for West Emmett Street, Broadway, and North Main Street spanning from South John Young Parkway to Vine Street was conducted with the purpose of improving safety, mobility, and accessibility to and around downtown Kissimmee. The study identified several redesign alternatives. After numerous workshops and meetings, the City Commission voted to implement some of the proposed design solutions, but voted against eliminating lanes, medians and on-street parking along this three-part corridor. Some of the improvements that were approved included tabled intersections, crosswalks, bike lanes, improved sidewalks, additional lighting, and improvements to some of the side streets, including Sproule, Dakin, Monument, Stewart and Darlington Avenue. The improvements also included a roundabout at the intersection of Emmett and Ruby/Stewart Avenue (see Figure 10.0). The streetscaping improvements consist of narrower roadways, adding roadway pavers, crosswalk treatments, new ramps, bulb outs, tighter radii, improved sidewalks, valley gutter between travel lane and on-street parking, parking stall pavers, 8" ribbon curb and pervious pavement in alleyways.

Figure 10.0 Proposed round-about at Emmett Street and Ruby/Stewart



Source: Downtown Kissimmee Corridor Planning Study, 2017

Figure 10.1 One of the proposed improvements to Central Avenue



Central Avenue Corridor Planning Study, 2019

In 2017, the City started another corridor study, this time for Central Avenue and surrounding streets extending from downtown to Donegan Avenue. A series of minor improvements were proposed, including some modifications to the MLK/Neptune roundabout (see Figure 10.1). Other recommendations included replacing the center double-left turn lane in the south and middle segments of Central Avenue with landscaping islands and turn lanes, a multi-use trail along the middle and northern segments and a conversion of the north segment to an urban cross-section.

PUBLIC PARKING FACILITIES

Public parking in the Downtown Redevelopment Area consists of on-street parking and public parking garages (Osceola County Parking Garage on W Bryan Street and Toho Square Parking Garage on Pleasant Street, and the Kissimmee Intermodal Station Parking Garage).

The Community Redevelopment Area’s Design Manual encourages redevelopment to emphasize shared parking and strategic design to enhance the public realm for pedestrians, cyclists, transit users and automobilists alike. The manual stresses access management and parking placement behind buildings. The proposed Form-Based Code will incorporate those provisions.

Figure 10.2 Broadway On-Street Parking



Figure 10.3 Main Street Parking in Front Yard Setback



Figure 10.4 Intermodal Station Parking Garage



PEDESTRIAN ACCOMMODATIONS

Thanks to the orthogonal grid pattern of streets in the downtown, there is adequate connectivity for pedestrian traffic. The main challenge for pedestrians, however, has been the speed of the automobile traffic going through downtown, especially along the Main/Broadway/Emmett corridor which is used by many as a shortcut between Vine Street and John Young Parkway. Over the years, the City has implemented streetscaping and road improvement projects to make the pedestrian experience safer.

Most roads in the Downtown Redevelopment Area have sidewalks on both sides of the street. The only exception are some residential roads such as Randolph Avenue, Dillingham Avenue and Portage Street in the southwest portion of the Redevelopment Area. Similarly, most of the east-west streets in the residential neighborhood east of Main Street lack sidewalks. The west side of Rose Avenue, which is not a residential street, lacks a continuous sidewalk south of Oak Street.

Figure 11.3 shows the average walking distance to major destinations in the Redevelopment Area. With major centers of employment in the Redevelopment Area (hospital and County), the commercial corridor should have a captive audience within easy reach. However, regardless of how short they are, these pedestrian corridors need to be pleasant and safe. Trees, benches, trash receptacles, and pedestrian-scale building design can help achieve that. The distance from the Intermodal Station to the hospital is only 0.5 miles with the option of taking one of three different routes (Dakin, Sproule or Neptune). A major issue along the Emmett Street and Main Street corridors is the speed of traffic and the inability of pedestrians to cross the streets safely. Main Street from Vine Street to Neptune extends approximately 3,100 feet (0.6 miles) and only has crosswalks at Vine and Neptune. Similarly, the Emmett Street segment is approximately 2,700 feet (0.5 miles) long from John Young Parkway to Broadway, and other than the crosswalks at both ends, there is only one other marked crosswalk at Vernon Avenue. See Figure 11.3.

Figure 11.0



Figure 11.1



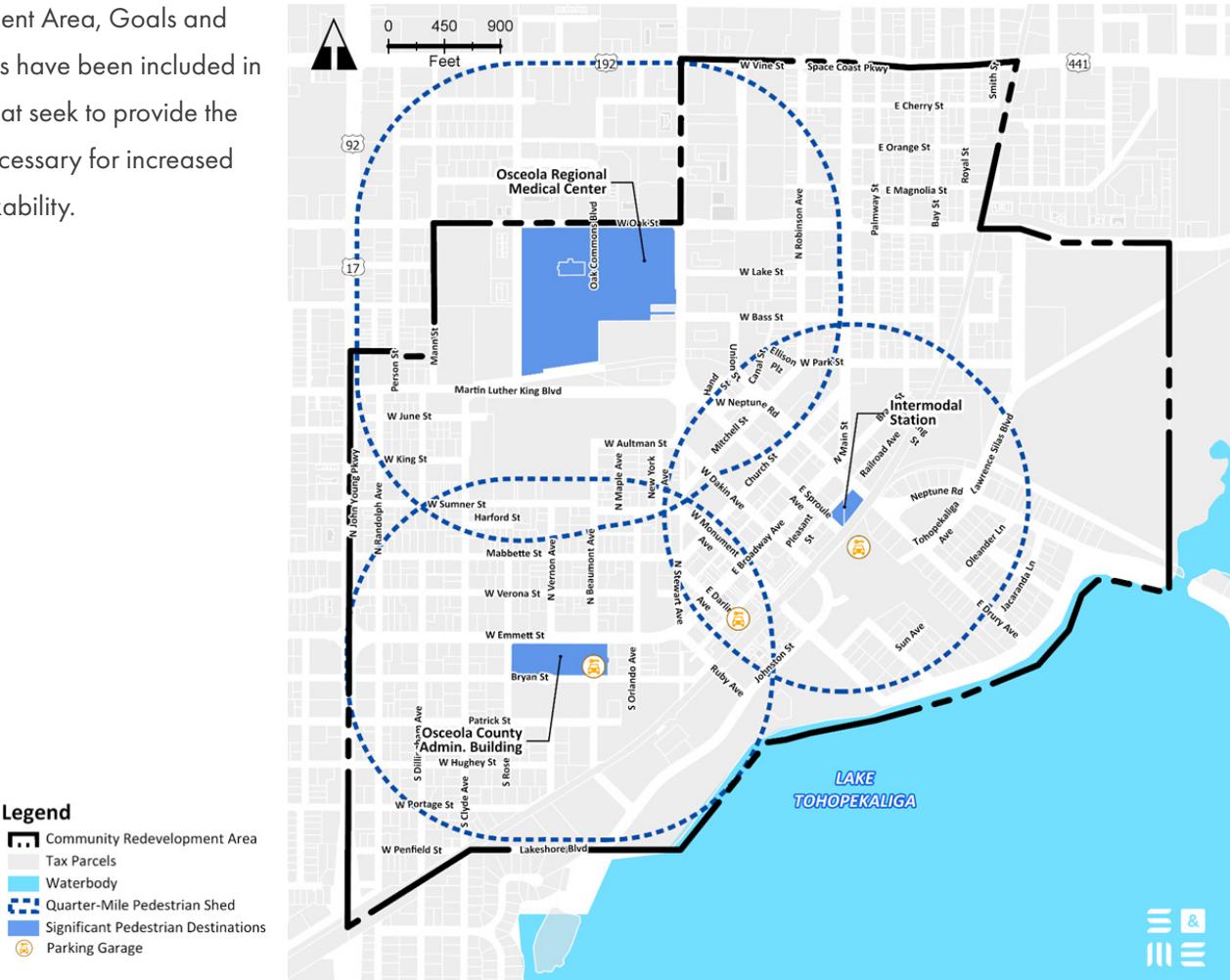
One issue that area residents and business owners alike have stressed is that pedestrian activity along the lake does not permeate to the core of the downtown (Broadway). The City has tried different ways to incentivize that pedestrian traffic (e.g. streetscape improvements shown in Figure 11.1 and 11.2). One of which are adopted Form-Based Code standards which require that streets provide shopfronts or awnings/arcades to help establish that connection. Other potential tools that should be considered include wayfinding, which is present along the Broadway corridor but not along Lakeshore Drive.

Figure 11.2



To further incentivize pedestrian traffic throughout the Redevelopment Area, Goals and Action Strategies have been included in this document that seek to provide the infrastructure necessary for increased community walkability.

Figure 11.3 Pedestrian Sheds



Source: City of Kissimmee, Osceola County Property Appraiser's Office, S&ME, 2020

STREETSCAPE ELEMENTS

Coordinated streetscape design can help create a pedestrian friendly environment, strengthen the character of a district or create an identity and sense of place. It also helps connect different areas of the downtown and encourage pedestrians to explore the various neighborhoods in the CRA.

The City has implemented several streetscape projects in the Downtown CRA, some more elaborate than others. Some streetscapes include pavers, designated on-street parking, streetlamps, street trees, benches and trash receptacles, while others just have the streetlamps.

The streetscape design does not need to be a repetitive on every street in the downtown. Each neighborhood (e.g. Central Business District, Medical District, Government Office Area, and the residential districts) can have its own identity, but there should be a theme that ties them all together.

The street lighting fixtures used in downtown vary by location. Most streets use decorative roadway lights, several streets around the Central Business District feature classic acorn lights, and the Broadway segment has decorative acorn lights. The last two are pedestrian scale lights, while the others are more auto-oriented. Figure 12.4 shows clearly where the streetscape projects have added streetlights with tighter spacing.

Figure 12.0 Acorn Pedestrian Lights

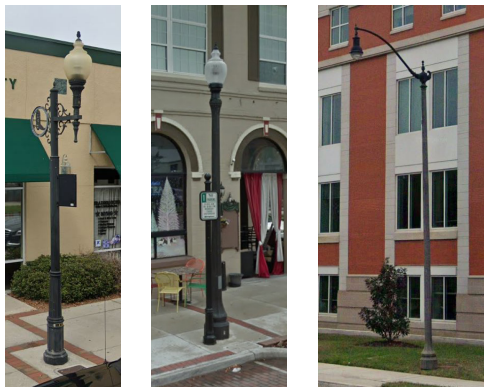


Figure 12.1 Monument Avenue south of Broadway



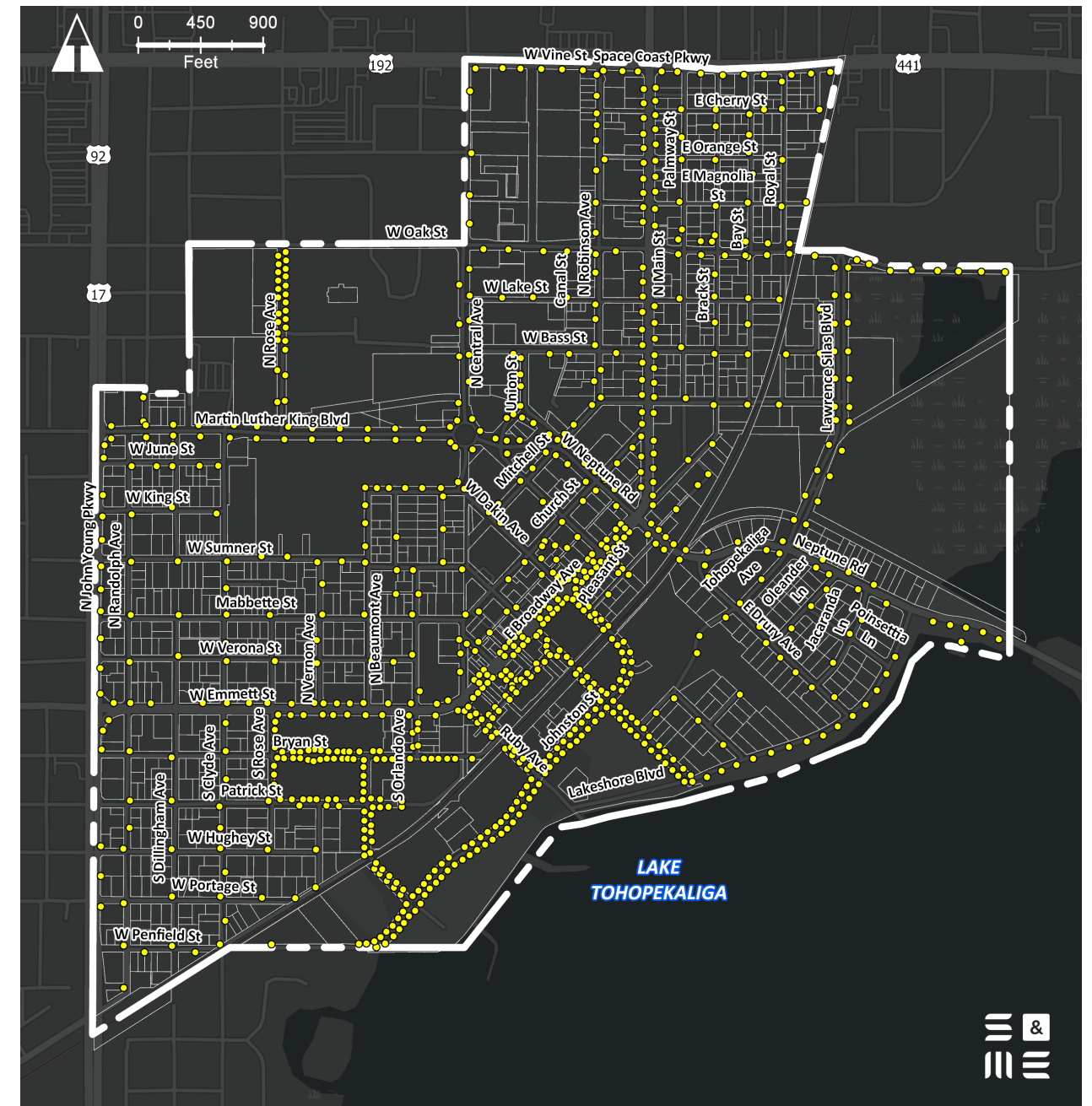
Figure 12.2 Dakin Avenue north of Broadway



Figure 12.3 Roadway Lights



Figure 12.4 Light Facilities



Legend

-  Community Redevelopment Area
-  Tax Parcels
-  Street Lights



BICYCLE ACCOMMODATIONS

As the downtown redevelops and roadways are improved, there has been substantial emphasis placed on creating a bicycle network to connect to other parts of the City, provide recreational opportunities and expand transportation mode options.

Figure 13.2 shows the bicycle facilities within the Redevelopment Area. As depicted in blue, there are currently designated bicycle lanes along Martin Luther King Blvd, Main Street, and Lakeview Drive. Additionally, there are existing off-street paths for cyclists throughout the eastern portion of the Redevelopment Area (depicted in orange), but most notably along Lakeshore Blvd, Lawrence Silas Blvd, and Neptune Road.

The 32-mile Shingle Creek Trail project, once completed, will connect the existing trail on Lakeshore Boulevard to a multi-jurisdictional regional trail system providing residents and visitors with connections to and from Downtown Kissimmee.

Figure 13.0 Waterfront Path



Figure 13.1 Bike Lane Signage and Conditions



Figure 13.3 Bicycle Facilities



Legend

Community Redevelopment Area

City of Kissimmee

Rail Line

Waterbody

Existing Bicycle Facilities

Existing Designated Bicycle Lane

Existing Off Street Path

Existing Paved Shoulder

Proposed Bicycle Facilities

Proposed Designated Bicycle Lane

Proposed Off Street Path

Proposed Bicycle Boulevard

Proposed Nature Trail



Source: City of Kissimmee, Osceola County Property Appraiser’s Office, S&ME, 2020

TRANSIT SERVICE

Access to transit downtown is fairly adequate. In addition to SunRail, there are numerous bus routes that converge downtown and connect the area to many other locations in the region, but headways range between 30 and 60 minutes and some routes do not operate on weekends.

There are currently 9 LYNX fixed transit routes that provide connections to and through the Redevelopment Area, including the following (Figure 14.3):

- 10 (E. U.S. 192/St. Cloud)
- 18 (S Orange Ave/Kissimmee)
- 26 (Pleasant Hill Road/Poinciana)
- 55 (West US 192/Crosstown)
- 56 (West U.S. 192/Magic Kingdom)
- 57 (John Young Parkway)
- 108 (South US 441/Kissimmee)
- 407 (FastLink Kissimmee/Lake Nona/VA Hospital/OIA)
- 441 (FastLink Kissimmee-Downtown Orlando)

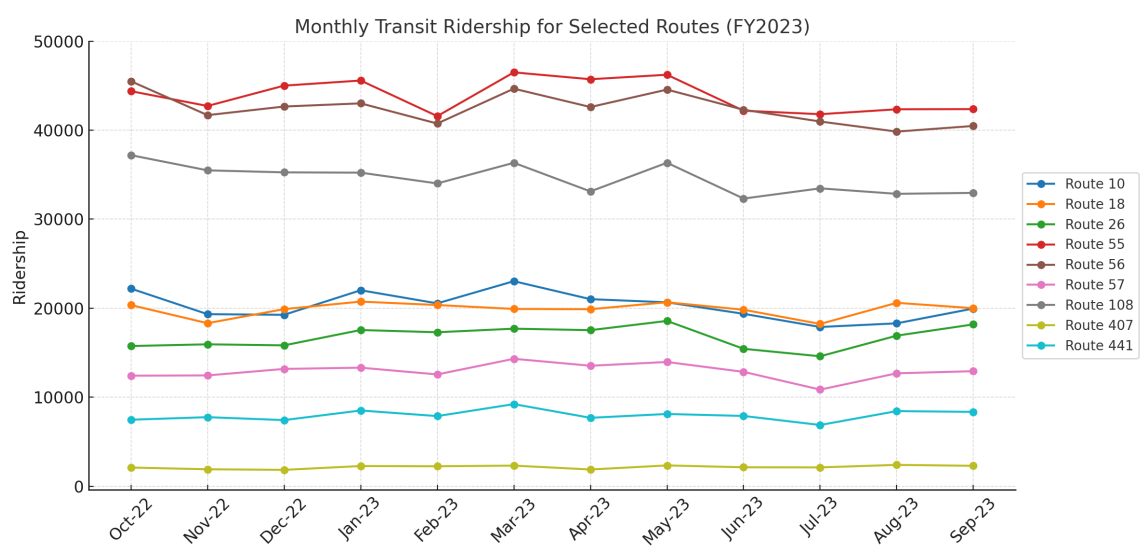
SunRail provides service to the Orlando region to the north and Poinciana to the south. The SunRail station is located adjacent to the Kissimmee Intermodal station just east of Broadway between E Dakin Avenue and Neptune Road, at the terminus of Sproule Avenue.

The following graphic (Figure 14.2) shows the ridership figures for all the routes serving the Downtown. The most popular routes are 56, which links Downtown to the Magic Kingdom; 55, which connects to Legacy Boulevard and the Four Corners area (Walmart, Plaza del Sol and Citrus Connection 18X); and 108, which runs along US 441 from Downtown to the Florida Mall SuperStop (Sand Lake Road).

Figure 14.1 Kissimmee Intermodal Station

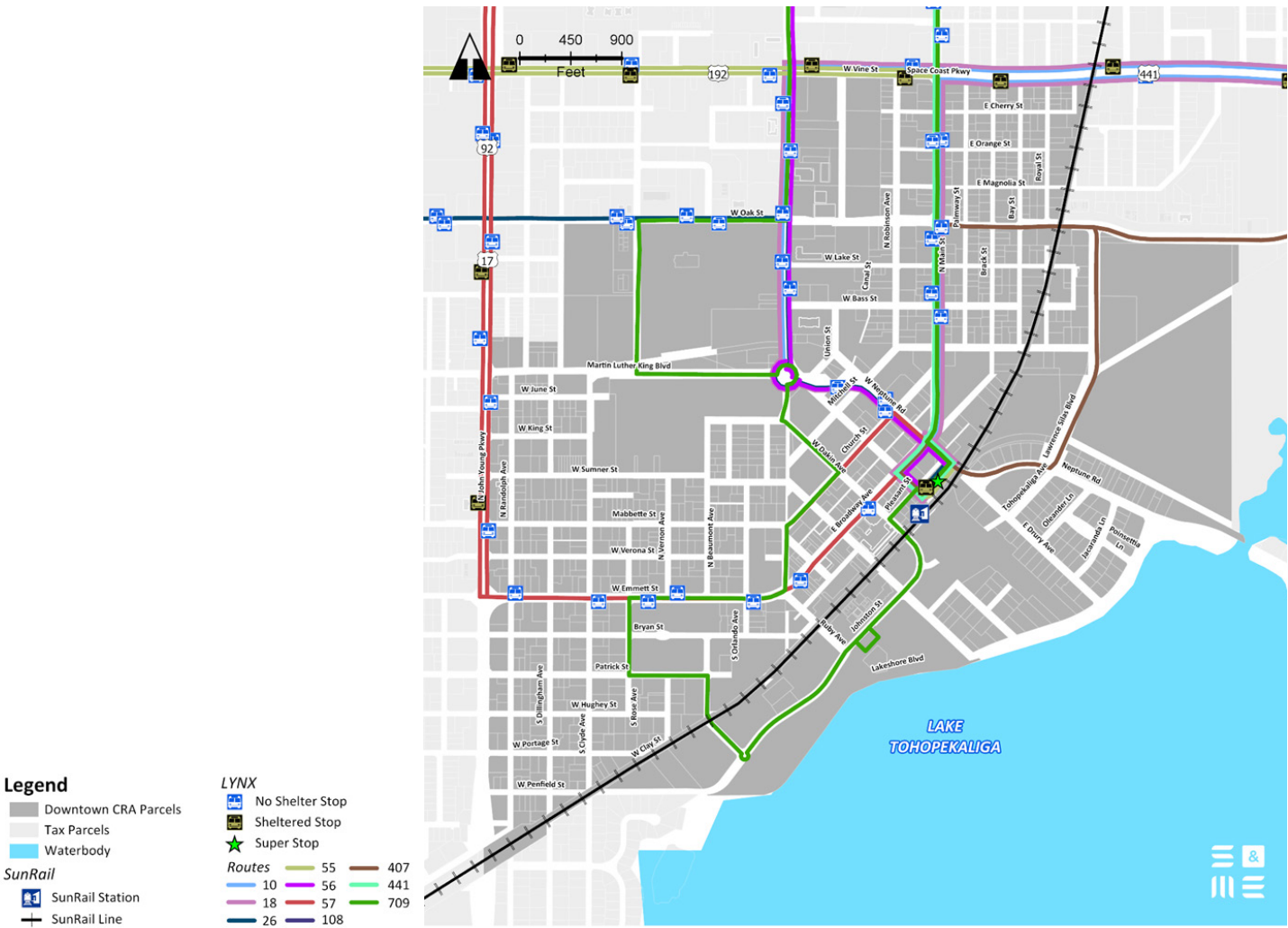


Figure 14.2 Lynx Transit Ridership, Oct. '22-Sep.-'23



Source: Lynx, 2023

Figure 14.3 Public Transit



Source: City of Kissimmee, Osceola County Property Appraiser's Office, S&ME, 2020

Bus shelters are found along Vine Street and the Intermodal station, while benches or just the route signs are provided along other routes.

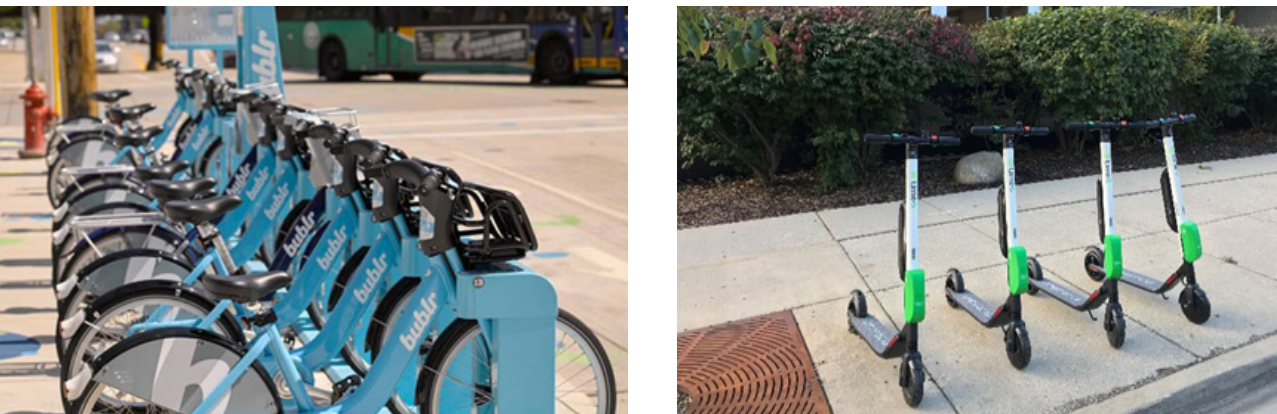
Figure 14.4 Bus Shelter References



MICROMOBILITY

In recent years, the use of shared bicycles and e-scooters have become very popular in larger cities. Another mode not as popular in larger cities but very widely used in suburban communities, are golf carts, which communities like Celebration and The Villages incorporate as part of their community’s everyday transportation system. These mobility options help shrink the physical footprint needed to move people over relatively short distances. They can help people get to a final destination after getting off a bus or train, move from one location to another just outside a pedestrian shed, and help reduce congestion on already busy roadways. These options, however, do not come without controversy. Should micromobility options occupy the sidewalk or share travel lanes with vehicles? Do they cause visual blight if they are left by the users in seemingly random locations? Are they safe for our community? These are just some of the many questions that would need to be answered before the City can decide if they want to implement such systems in the Downtown area.

Figure 15.0 Micromobility References



VEHICULAR CRASHES

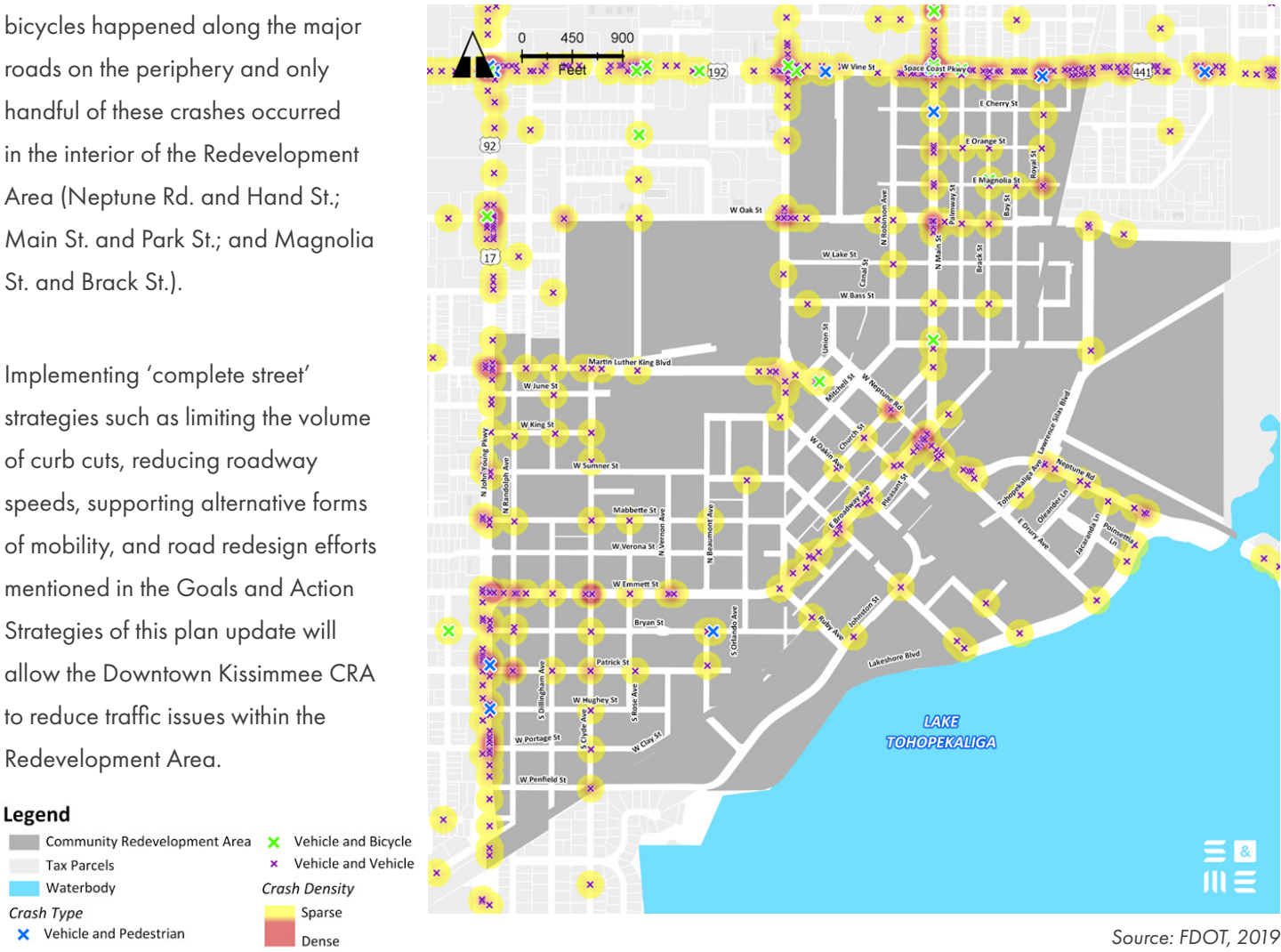
The Florida Department of Transportation (FDOT) maintains records of all public roadway crashes in the state. Information found within these records include crash locations, dates, agencies involved, roadway conditions, and other helpful data points that can be used to identify and mitigate dangerous roadway conditions. As indicated in Figure 16.0, 2016 FDOT records indicates a high concentration of crashes along US 192 and John Young Parkway and also along the Emmett/Broadway/Main corridor. Some of the worst intersections for accidents within the Redevelopment Area include Emmett and Clyde, Neptune and Broadway/Main, Central and Oak, and Central and Main. Each of these intersections stem from multi-lane streets capable of carrying higher volumes of traffic than typical neighborhood roads.

The map also shows where the accident involved a pedestrian or a bicycle. Accidents involving pedestrians occurred primarily along the downtown’s perimeter roadways (John Young Parkway and Vine Street) with a few within the interior of the Redevelopment Area (intersections of Main St. and Cherry St., and Beaumont Ave. and Bryan St.)

Similarly, most of the accidents involving bicycles happened along the major roads on the periphery and only handful of these crashes occurred in the interior of the Redevelopment Area (Neptune Rd. and Hand St.; Main St. and Park St.; and Magnolia St. and Brack St.).

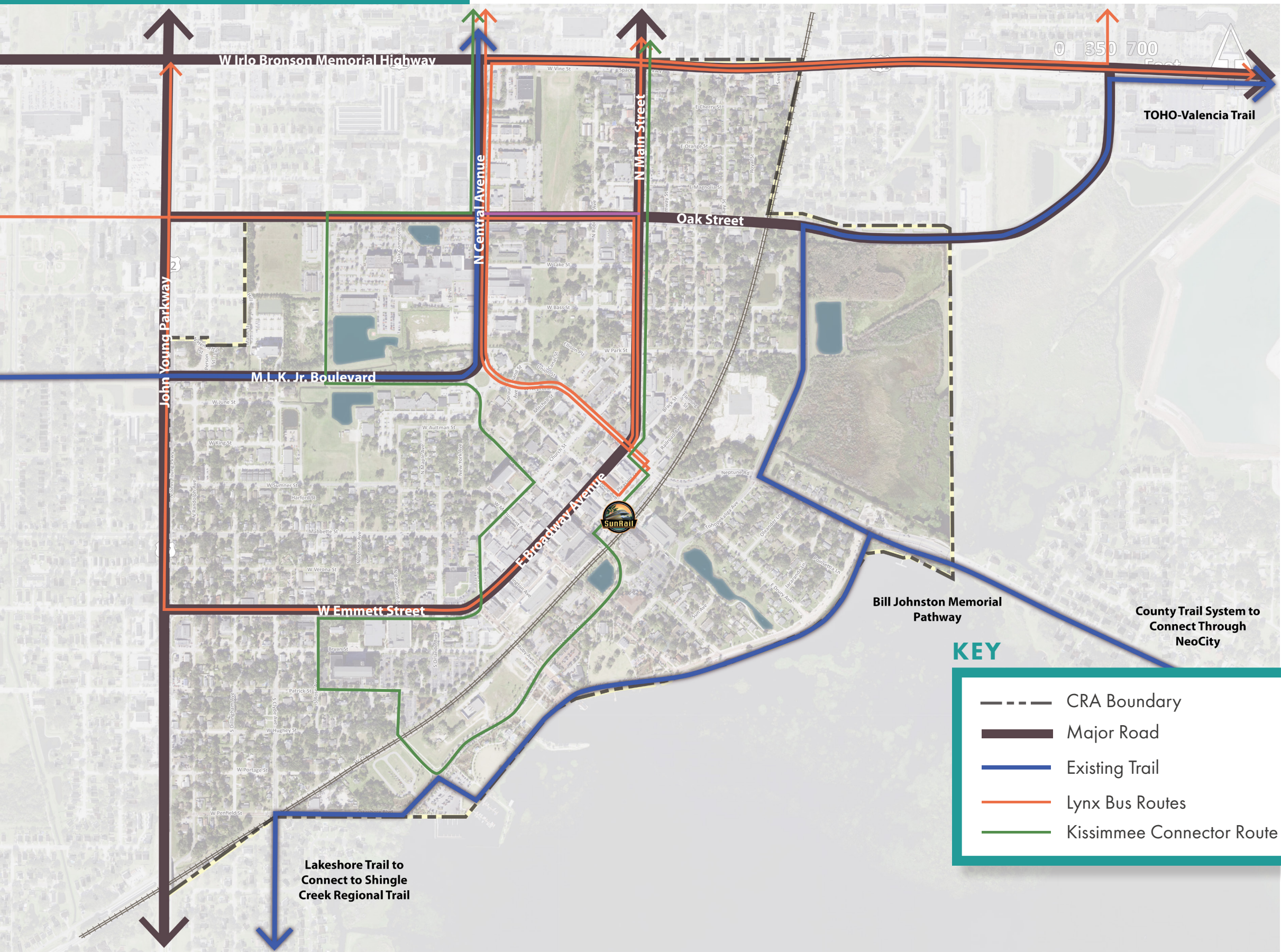
Implementing ‘complete street’ strategies such as limiting the volume of curb cuts, reducing roadway speeds, supporting alternative forms of mobility, and road redesign efforts mentioned in the Goals and Action Strategies of this plan update will allow the Downtown Kissimmee CRA to reduce traffic issues within the Redevelopment Area.

Figure 16.0 Concentration of Vehicular Crashes



Source: FDOT, 2019

TRANSPORTATION



EXISTING TRANSPORTATION FEATURES

The Downtown Kissimmee Area is located at a **crossroads of numerous modes of transport**. Various Lynx bus routes traverse the CRA, while the Lynx Kissimmee Intermodal Station anchors the central business district. Additional trails bound the outer limits of the CRA boundaries.

KEY

CRA Boundary

Major Road

Existing Trail

Lynx Bus Routes

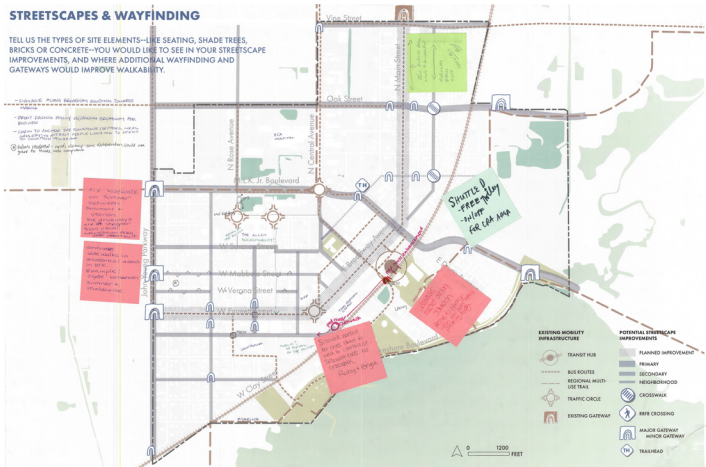
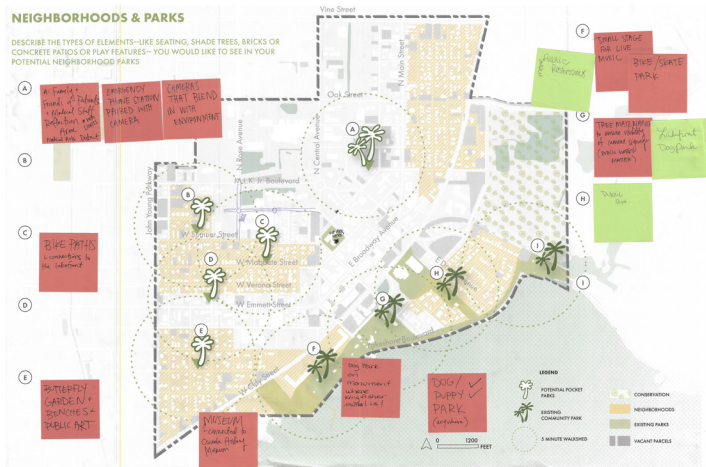
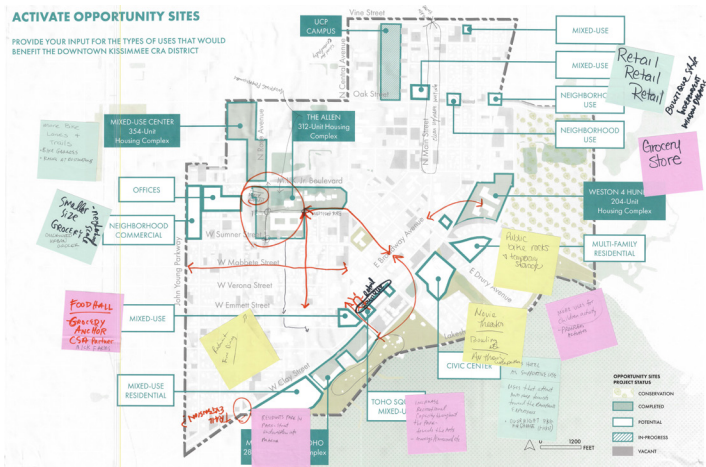
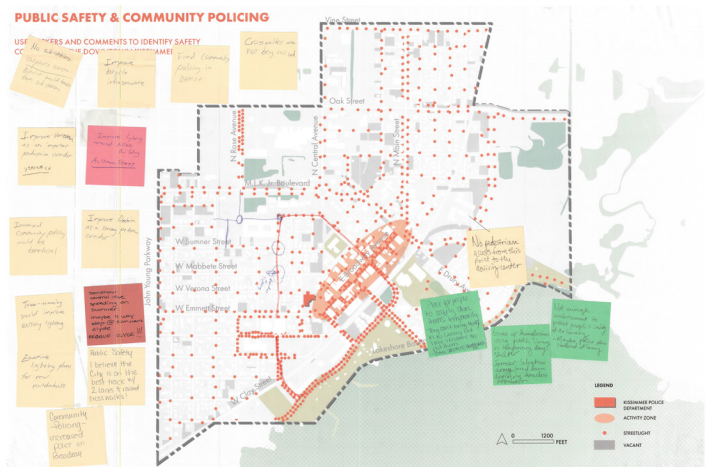
Kissimmee Connector Route

OVERVIEW

On July 15, 2025, a public workshop was held from 4:00pm to 7:00pm at the Kissimmee City Hall to gather input from the community regarding the update to the Community Redevelopment Plan. An initial introduction to the project was provided by Samia Singleton, Community Redevelopment Agency Manager, and followed by an explanation of the workshop activities by George Kramer, Planner and President of Inspire Placemaking Collective. CRA and Inspire Staff worked together at four different stations to engage with the community members in attendance. The four stations were focused on the following:

- 1. Public Safety & Community Policing
- 2. Opportunity Sites
- 3. Neighborhoods & Parks
- 4. Streetscapes & Wayfinding

Each of the following pages provides bullet points listing the feedback received in addition to a recap of the overall findings.



BOARD 1: Public Safety and Community Policing

This board focused on gauging the public’s perception of safety in the downtown CRA area and whether an increase in community policing was viewed favorably. It allowed residents to identify areas of safety concern and suggest measures to enhance safety in those areas.

- Several individuals were in favor of strengthening community policing, especially on Broadway Street and around the public library, with officers trained to respond to mental health and addiction-related issues.
- Participants voiced support for improved pedestrian safety and accessibility by enhancing corridors like Dakin Street and W Verona Street and improving pedestrian connectivity from surrounding neighborhoods to the activity center.
- Community members expressed a desire to add benches and upgrade lighting, including trimming trees that block existing lights, particularly near the Allen Building on W Aultman Street, and wanted assurance that the new round-a-bouts being constructed will have ample lighting.
- Participants suggested providing secure, temporary storage for personal items such as bikes, scooters, and skateboards to discourage inappropriate use of library space for this purpose.
- Concerns were raised about the unhoused population at the public library, with a call to make the space more welcoming and safe for all users, particularly children.
- Attendees expressed concerns about effective crosswalk usage, with support for raised crosswalks at pedestrian crossings.
- Community members expressed interest in improved bicycle infrastructure to ensure safety for cyclists.
- There was support for increased utility infrastructure, such as an additional substation in the area.

FINDINGS SUMMARY

Participants showed support for stronger community policing with a focus on mental health and addiction response. Community input points to a need for specialized training for local police to handle conflicts related to mental health and drug use. They emphasized the need for improved lighting and safer pedestrian connections. Concerns included library safety, secure storage for personal items, and making public spaces welcoming for all users.

BOARD 2: Opportunity Sites



This station focused on identifying ideas to activate key sites in the area and support economic development.

- Participants expressed interest in a smaller neighborhood-scale grocery store, potentially paired with a Community Supported Agriculture (CSA) program supplied by local or nearby farms such as Mick Farms.
- There was support for a food hall concept that includes a local grocery or bakery component.
- Attendees shared a strong interest in expanding retail options in the area, particularly independent, boutique-style stores for window-shopping opportunities.
- Participants support hotel development along Clay Street to complement the civic center redevelopment and other nearby attractions, with improved overnight parking in parking garages to accommodate visitors arriving by Sun Rail.
- There is an interest in bike lockers for hotels and apartments in the Lakeshore Park area, as well as additional bike garages or racks near destinations and throughout the park. Participants hoped to see more bike lanes and trails in general.
- Attendees expressed support for new activities and commercial spaces aimed at working professionals renting the new apartments in the area, including a movie theater, bowling alley, axe throwing venue, or fine dining options.
- There is an interest in more programs and spaces for children’s activities.
- Participants expressed a desire for N Main St to be made more inviting.
- Attendees support increased recreational capacity throughout the park, especially near the apartments. Desired elements include awnings and pavilions.
- Participants identified the opportunity to expand the Lakeshore Drive trail beyond the intersection with W Clay Street.
- There was a suggestion for residents of the apartment complexes near the lakefront to park either along the street or in the lot for the public park, with overflow parking into the marina.

FINDINGS SUMMARY

Community members expressed strong interest in attracting more retail, dining, and entertainment options. New multi-family residential development in the area is expected to drive demand for increased commercial activity, particularly targeting working professionals. The community also expressed concern that visitors to the area do not have enough retail, recreation or entertainment options to fill their day, and in order to bring people to and keep people in the area, there is a need activation of underutilized sites for diverse uses.



BOARD 3: Neighborhoods and Parks

At this station, workshop attendees were asked to provide input on what types of elements are desired in neighborhood parks.

- Numerous participants expressed their desire for a dog park in the area. Some proposed dedicating some space along the waterfront and potentially near the Kingfisher Mural on Monument Ave.
- One participant proposed a Reflection Area / Park in the Medical Arts District to serve hospital patients, visitors and staff.
- Attendees expressed support for safety features in parks, such as emergency phone stations paired with cameras and additional lighting that improves visibility but is not excessively bright. Tree trimming/ maintenance was stressed to maintain camera functionality and signage visibility.
- There was support for expanding and improving bicycle infrastructure, including creating safe bike routes and adding more bike racks, to make biking downtown feel safer and more convenient. In particular, people hope for a bike connection between the Medical Arts District and the Lakefront, as well as an added bike room in the Allen.
- Within more residential areas, workshop attendees hope to see assets such as butterfly gardens, benches and public art in pocket parks.
- Participants expressed a desire for more public restrooms.
- There was support for adding entertainment features along the lakefront, such as a small stage for live music and a bike or skate park.
- There was continued interest in expanding the city’s public art program by adding more installations.
- There was support for expanding recreational capacity throughout the lakefront with additional pavilions and shaded areas.
- Attendees expressed interest in an expanded location of the Osceola History Museum.

FINDINGS SUMMARY

Participants shared ideas for enhancing parks and public spaces. They emphasized the need for safety features, better bike connections, public restrooms, and entertainment options. There was strong support for adding a dog park, skate/bike park and additional public art in the area.

BOARD 4: Streetscapes and Wayfinding



- At this station, participants were asked to provide input on what improvements could be made to the streetscapes, particularly for pedestrians looking to navigate the Downtown CRA.
- Participants hoped to see a local trolley/shuttle to get visitors/locals in and around the downtown area.
 - There is a desire for improved bike-ability and bike paths connecting key assets within the area.
 - Participants noted the need for better signage along Broadway to direct people toward Downtown and the Marina.
 - There was interest in establishing a policy or incentive program to encourage businesses along Broadway to have front-facing entrances and more active frontages.
 - A major anchor tenant—such as a grocery store or national retailer like Sephora—was suggested to draw visitors into the area and support foot traffic for surrounding local businesses.
 - The historic residential area between Sumner and Emmett was described as deteriorating and in need of cleanup. Participants suggested it could benefit from a historic preservation grant, façade improvement program, or code compliance efforts.
 - Sidewalk issues were a recurring theme. The sidewalk on Sumner between Beaumont and Vernon was highlighted as needing improvement, particularly due to unusually steep driveways.
 - Sidewalks on Allen Street have not been constructed.
 - Participants called for continuous sidewalks in residential areas throughout Downtown Kissimmee.
 - Example: Clyde Avenue between Sumner and Mabbette.
 - Sidewalks are also needed along Johnston Street.
 - Concerns were raised about library access when the new hotel is constructed and nearby parking is reduced.
 - The area around The Allen lacks adequate street lighting and was identified as a good opportunity for micro-mobility infrastructure, such as e-scooter parking and charging stations.
 - While the building includes retail on the ground floor, there is no nearby grocery store to serve residents.
 - A potential location for a grocery store was identified just north of the railroad tracks and W. Clay Street.

- Several intersections were flagged as needing enhanced pedestrian crosswalks to improve walkability and safety:
 - S Rose Avenue & W Bryan Street
 - Dakin Avenue & the railroad tracks
 - Ruby Avenue & W Bryan Street—sidewalks end here, making it difficult to access the Courthouse.
- Attendees supported the idea of a free shuttle or trolley, with clear on/off access points throughout the CRA Area.
- N Main Street was described as in need of comprehensive updates, including sidewalk repairs, landscaping enhancements, and improved lighting.



FINDINGS SUMMARY

Participants emphasized the need to improve safety, walkability, and overall accessibility within and around the downtown CRA. Specific sidewalk gaps—such as along Allen, Johnston, Clyde, and Sumner—pose challenges to connectivity, especially between residential neighborhoods and civic or commercial destinations like the library and courthouse. Lighting improvements near The Allen were desired to support safety and a more complete neighborhood feel, supported by micro-mobility access. The community also voiced a strong desire for a grocery store near W. Clay Street. Signage and business frontage enhancements along Broadway were seen as essential to strengthen visibility and drive foot traffic to Downtown and the Marina. Finally, residents expressed interest in activating underutilized streets and corridors, including N Main Street and key intersections, through crosswalk upgrades, code enforcement, preservation incentives, and the introduction of a shuttle or trolley system to better serve the CRA area.

COMMUNITY BRIEFING & LISTENING SESSIONS

Throughout the public participation process, the consulting team held over 20 in-person or virtual interviews with area stakeholders who are actively invested in the success of Downtown Kissimmee. The list of stakeholders included Downtown Business Owners, Community Organizers, Developers, Realtors, Service Providers, City Staff, and City Commissioners. During each session, stakeholders were asked a series of questions designed to encourage interviewees to provide their input on the current state of Downtown Kissimmee and what the Community Redevelopment Plan needs to address to improve conditions throughout the Redevelopment Area. The questions and responses from the stakeholders have been summarized below:

What do you think are the greatest **OPPORTUNITIES** within the Redevelopment Area?



- Downtown **employment centers** such as the Osceola Regional Medical Center, City Hall, and the Osceola County Courthouse
- **New redevelopment projects** such as Beaumont and Neo City that will act as catalysts for future development
- **Lakefront Park**
- The Downtown **SunRail** station
- The wealth of **locally-owned restaurants**
- Excellent **public amenities** such as the Civic Center, Belinsky Community Center, and the Hart Memorial Central Library
- Great **local events**
- The abundance of **historic structures and districts**
- Responsive and knowledgeable **City Staff**
- The local **fishing scene**
- Downtown **parking** garages
- The **UCF incubator**
- The **South Landing Program**
- Our **‘Open for Business’** Government
- Kissimmee’s **small town charm**
- Proximity to international tourist attractions such as **Disney World and Universal**

What do you think are the greatest **CHALLENGES** facing the Redevelopment Area?



- Lack of **community brand/narrative**
- **Aging civic center**
- Growing **homeless** population
- Significant **roadway congestion** along Emmett/Broadway/Main
- Lack of **public improvements** along Main
- **Poor lighting**
- Too many **single-family to office** conversions
- Not enough **single-family homeowners**
- Lack of confidence in **leadership and economy**
- Excessive/confusing **land development regulations**
- Prevalence of area **floodplains**
- Limited **nightlife** opportunities
- Lack of capitalization on burgeoning **fishing industry**
- Overbooked **event spaces**
- Lack of coordination between **City and County**
- Poor **pedestrian** network
- No fresh **produce** stores
- High **renovation costs** for potential single-family home buyers
- Overestimation of **property values**
- Excessive **public school impact fees**
- Limited **high-end and market-rate** housing options
- Poor **wayfinding and gateway signage**
- False perception of **crime**
- No attractors for **Millennials** (breweries, bars, music halls, etc.)
- The perceived disconnect between **Downtown and Lakefront Park**
- Increasing evidence of **local gentrification**
- Poorly maintained **roadways**

What do you **HOPE TO SEE** within the Redevelopment Area in the decades ahead?



- **Night** and **weekend** service for **SunRail**
- Established **retail and restaurant** anchors
- Better **outreach** for community **events**
- **Increased density/intensity**
- Residential improvement **grants**
- More **single-family homeownership**
- Additional **redevelopment incentives**
- **Beautification** of Main, Broadway, and Emmett
- More **Millennials** living Downtown
- Physical **connections** between the **Central Business District** and the **Medical Arts District**
- Improved **transit** service
- **Streetscaping** improvements along Rose Avenue.
- Greater **bicycle and pedestrian** connectivity
- More **local amenities** such as a playhouse theater, community garden, convention center
- Better **wayfinding** signage
- More **marketing** for **local events** and **redevelopment** opportunities
- **Signalized pedestrian crossings** along major area corridors
- **Infill development**
- **Shade trees** along every sidewalk and trail
- Removal of **above-ground garbage** dumpsters
- Master **stormwater plan and facilities**
- **Public restrooms** within the Central Business District
- **Façade Grant** program
- **Outdoor dining**
- Clear **title assistance** for existing and prospective home buyers
- **Speed tables** and **reduced speed limits** along Broadway
- Improved **customer service** from the City
- **Four-way stop** at Darlington and Dakin intersection
- Revitalization of the **holiday boat parade**
- **Walkover** for the Beaumont redevelopment project and Osceola Regional Medical Center
- **Restriping program**
- **Synchronization of traffic signals** with **SunRail** schedule
- A **Citizen Advisory Board** for the Downtown Community Redevelopment Agency
- Creation of an **Uptown District** that includes the areas surrounding Vine, Central, Oak, and Main.
- **Outdoor active recreational spaces**
- Dedicated **bicycle police**
- **Code-compliant neighborhoods**

How would you **DESCRIBE** the Downtown in three words?



- Some future potential
- Long Beach, California
- Diverse. Exciting. Fun.
- Live. Work. Play.
- Wow. Opportunities. Family.
- Potential. Nice. Satisfied.
- Melting-Pot. Mess. Unattractive.
- Better than before
- Charming. Accessible. Investment.
- Community. Dynamic. Diverse.
- Historically, beautifully rich.
- Small town charm.
- Inclusive. Inviting. Community.
- Has huge potential.
- Needs more residents.
- Heart of Kissimmee.
- Charming. Stagnant. Inconvenient.
- Has unlimited potential.
- Could be more.
- Productive. Focused. Sustainable.
- Room for improvement.



POTENTIAL **MELTING POT** **CHARMING**
COMMUNITY
INVITING **DIVERSE** **OPPORTUNITIES**

COMMUNITY OPEN HOUSE

The City and the consulting team hosted an open house on March 2, 2020, with over 25 members of the community.

At the Open House, a presentation was given throughout the day that discussed the purpose and functions of Community Redevelopment Agencies (CRAs), the anticipated Downtown Kissimmee Community Redevelopment Plan update process and timeline, existing community conditions, and a summary of recent stakeholder interviews. Open House attendees also provided their responses to five (5) essential questions about the Downtown Redevelopment Area – the results of which are below:

What areas of Downtown Redevelopment Area do you VISIT MOST OFTEN and why?

- Broadway Avenue to patronize area businesses
- Lakefront Park to enjoy a great public amenity
- Hart Memorial Central Library to enjoy their extensive services
- Monument of States to take iconic photos
- Kissimmee Main Street Offices to work, collaborate, and plan
- Big Toho Marina to fish along Lake Tohopekaliga
- SunRail to travel to any number of central Florida’s wonderful communities

What areas of Downtown Redevelopment Area do you VISIT LEAST OFTEN and why?

- The Osceola County Courthouse and Osceola Regional Medical Center because I have no business at these facilities
- Downtown single-family neighborhoods because of their lack of safe pedestrian infrastructure and limited dining and retail options
- The Big Toho Marina and the Civic Center because of their lack of programming catered towards my interests

What are the perceived CHALLENGES FOR BUSINESSES and residents within the Downtown Redevelopment Area?

- No fresh produce stores
- Limited resources for the area’s growing homeless population
- Lack of designated skateboard areas
- Limited SunRail service hours
- Poor diversity of local retail and dining options
- Limited nightlife options
- Regressive local thought-leaders
- Limited stops and service hours for public transit
- Poor event programming for local families
- Lack of area residents and homeowners
- Congestion of area roadways
- Limited upscale dining options
- Poor maintenance of parking facilities and garages
- Too loud of noises generated from Broadway Avenue and Main Street
- Lack of coordination between event programmers for local fishing tournaments and the Downtown restaurant community

What are the perceived CHALLENGES FOR NEIGHBORHOODS within the Downtown Redevelopment Area?

- Poor maintenance of City infrastructure
- Gentrification of historic communities
- Limited market-rate, multi-family housing options
- Lack of “affordable housing”
- High frequency and volume of vacant land
- Lack of communication between City Staff and business owners
- Severe congestion of area roadways
- Existing infrastructure (e.g. schools, roadways, emergency services) unable to effectively serve continued growth
- Lack of delineated parking spaces in residential neighborhoods

What are some of the AMENITIES you would like to see within the Downtown Redevelopment Area?

- Micro-transit services (rentable bikes & scooters)
- Physical connections between Lakefront Park and regional/state recreational trails
- A local skateboard park
- More active and passive recreation spaces
- Underground utility lines
- Contiguous and expanded sidewalks
- Improved wayfinding program
- Public restrooms for local patrons and SunRail riders
- More frequent and noticeable crosswalk infrastructure (e.g. High-Intensity Activated crosswalk beacons, raised speed tables) and lighting systems
- Bicycle infrastructure (e.g. bike lanes, ‘sharrows’, repair facilities, paved trails, bike racks)

After Open House attendees provided their input on each of the five (5) questions, we also encouraged them to write down ANY OTHER IDEAS they had for improving the Downtown Redevelopment Area—the results of which are provided below:

- Improve marketing and branding efforts from the City
- Encourage more foot traffic along Broadway Avenue
- Decrease the speed limit of local roads
- Consider the use of golf carts within the Downtown
- Increase local investment dollars into education at every level
- Ensure consistent direction, policy-making, and enforcement of local plans and ordinances between City governing bodies and their staff
- Provide financial assistance programs for new and existing homeowners
- Make more of an effort to ensure all Downtown property values are increasing (and not just those near the Lakefront)
- Improve the relationship between area businesses and local government
- Provide duck boat tours (like Boston and Baltimore) and paddle boat rentals along Lake Tohopekaliga
- Encourage a microbrewery to locate Downtown
- Develop a Downtown homeless shelter which provides rehabilitation and employment services
- Draft a comprehensive stormwater management program and plan for the Downtown
- Lobby for weekend and weeknight services for SunRail
- Increase preservation efforts to protect the town’s rich history
- Construct a local movie theatre and play-house
- Encourage the development of an appropriately-sized boutique hotels
- Preserve Broadway Avenue’s current four-lane roadway
- Reduce Broadway Avenue’s current four-lane roadway
- Improve the frequency of local garbage disposal service
- Increase the funding for maintaining public spaces
- Provide more concession stands in Lakefront Park
- Increase the frequency and diversity of local community events
- Improve the responsiveness of City Staff, particularly those responsible for booking local event spaces
- Provide more kid-friendly programming at the Civic Center
- Expand the Downtown Kissimmee Redevelopment Area boundary
- Update the City’s Land Development Code to permit historic, non-conforming uses to continue to exist



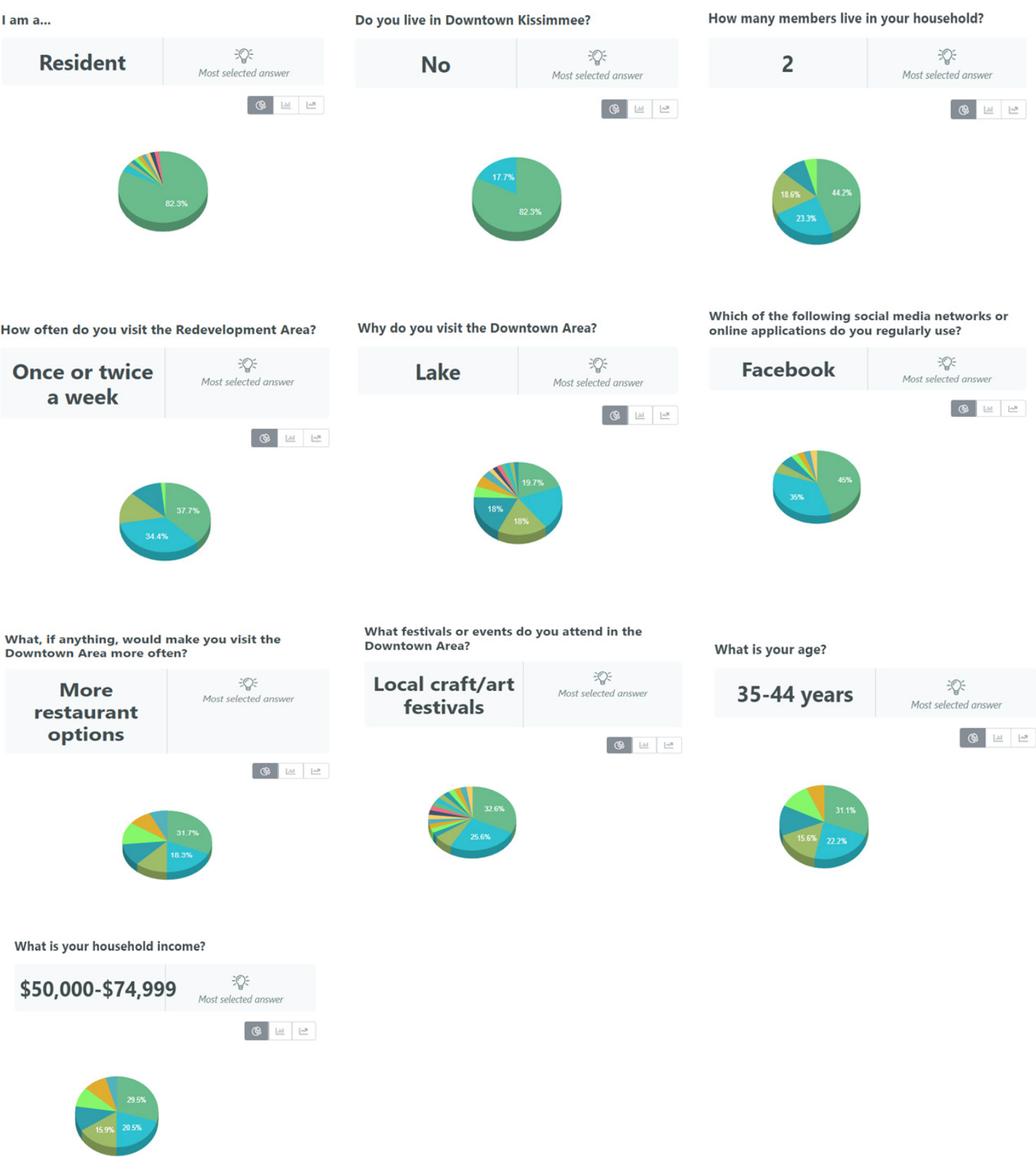
ONLINE PRESENCE & COMMUNITY SURVEY

Understanding a community’s preferences and perspective throughout the planning process is crucial to forming community supported projects and initiatives. Online platforms are a way to engage residents throughout the entire plan update process that provides 24/7 access to project resources. The establishment of the kissimmeeplanupdate.com website provided an opportunity to host information related to the project that included a map of the Downtown Kissimmee Redevelopment Area boundary, Open House and Community Briefing & Listening Session schedules, meeting recaps, event photos, helpful links, and presentations. Another vital component of creating this online presence was to offer every platform in both English and Spanish. The project website and community survey allowed individuals who weren’t able to attend in-person events to provide feedback on the plan update process. The online platforms also created a continuous way for feedback to be recorded throughout this process. Over the course of several months, the online survey received more than 120 responses. The results are shown on the following pages.

SURVEY & RESPONSES

Kissimmee Downtown CRA Plan Update Survey

The Kissimmee Downtown Community Redevelopment Agency (CRA) is in the process of updating its Downtown Plan. The plan provides guidance on Redevelopment Area activities for the next 5-10 years and identifies projects and programming opportunities to assist the Agency's efforts to cultivate thriving and vibrant neighborhoods. The update process is community driven which means we need your input!





If you answered that you do not visit the Downtown Area in the previous question, please provide the reason(s) why below.

Top Responses:

1. Not interesting enough/not much to do in the downtown area
2. Only used as a way to navigate through the City
3. The area is dated



What are the specific types of retail, restaurants, events, goods, or services you would like to see in the Downtown Area?

Top Responses:

1. Small, local restaurants/casual dining options
2. Outdoor recreation in the form of nature trails and outdoor fitness equipment
3. Grocery store
4. Various retail shops
5. Brewery



What do you feel are the greatest challenges facing residents in the Downtown Area today?

Top Responses:

1. Traffic
2. Parking
3. Lack of community activities and events
4. Homelessness
5. High rent and low wages



What do you feel are the greatest challenges facing businesses in the Downtown Area today?

Top Responses:

1. Traffic
2. Lack of parking
3. Lack of visitors due to lack of diverse shopping and eating options
4. Limited business hours
5. Unsafe areas



What types of public improvements or amenities would make you visit the Downtown Area more often?

Top Responses:

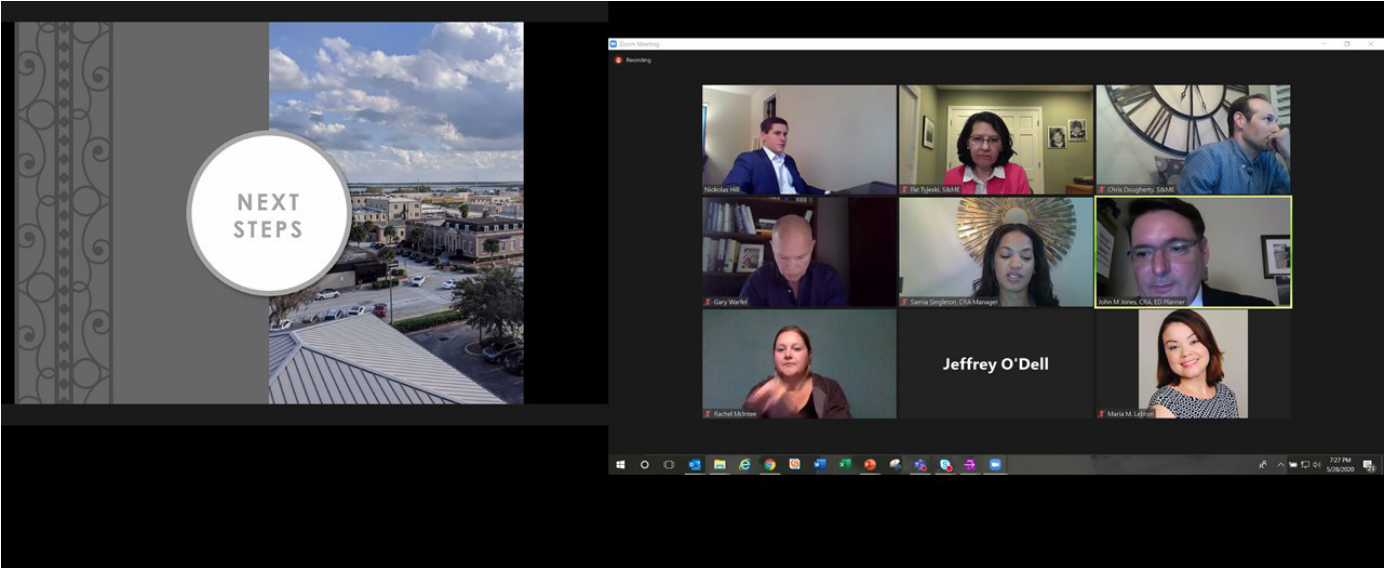
1. More community events
2. Community beautification and clean up
3. More parking
4. Larger variety of businesses like gyms, restaurants, and trendy boutiques
5. Public amenities like parks or pool



What improvements could the business in the Downtown Area make that would cause you to visit them more often?

Top Responses:

1. More entertaining shops and trendy businesses
2. Diverse business hours
3. More parking
4. More aesthetically pleasing design of the Downtown Area
5. Increased safety



VIRTUAL PUBLIC WORKSHOP

Originally scheduled as an in-person workshop, a virtual public workshop (in accordance with COVID-19-related public safety and health guidelines) was held on May 28, 2020 from 6:00 to 8:00 pm to discuss the Downtown Kissimmee Community Redevelopment Plan. During the virtual workshop, a presentation was given that discussed the update process to date, presented the Community Redevelopment Plan's Strategic Four Point Action Plan addressing the redevelopment opportunities and challenges within the Redevelopment Area, discussed the proposed capital projects and programming schedule, and reviewed the remaining steps in the update process. An interactive public comment session followed the presentation. Participants were asked to offer their comments and input regarding the items presented and proposed in the Community Redevelopment Plan.

The participants reviewed three (3) maps provided to foster conversations about the redevelopment activities and projects proposed within the updated Community Redevelopment Plan. The maps presented included:

- A Base Map of the Redevelopment Area,
- A Transportation System Map that depicts existing conditions and proposed transportation improvements within Downtown Kissimmee, and
- An Opportunity Sites Map which identifies sites that have the highest potential to be redeveloped in the near future.

ITEM 5.B

Public Hearing - Conditional Use with Site Plan to establish outdoor sales at Lechonera el Jibarito – 1985 S John Young Pkwy - CU-25-0004

Request

Approval of a Conditional Use with Site Plan to establish t outdoor sales from vehicles as part of a special event at Lechonera el Jibarito at 1985 S John Young Pkwy. on approximately 1.11 acres of land with a Highway Commercial (HC) Zoning designation.

Explanation

The existing structure was built in 2005 for the Gaslight Lounge. An Alcohol License was approved in 2013 for Lechonera el Jibarito. In 2018, a Minor Site Plan was approved to install a canopy, relocate a dumpster, add a roof to the waiting area and provide an enclosure for storage behind the restaurant. The most recent business licenses on this property were for Gaslight Lounge and Lechonera el Jibarito restaurant.

This proposed conditional use intends to create a special event with food trucks where Lechonera el Jibarito is located. The restaurant closes at 6pm, and then, a maximum of 6 food trucks will set up for the night afterwards. The 6 food trucks will be accompanied by 6 tents with tables and chairs underneath. The applicant originally proposed a time of 5 pm to 2 am for the food trucks to operate. However, due to the Noise Ordinance restrictions, the need to transition between the special event and restaurant uses, and the close proximity to residential development, staff is recommending the special event times as followed:

- Wednesday to Sunday from 7 pm to 10 pm.

With the recommended standards and conditions, the food truck special event is compatible with the surrounding area, is conveniently located on a major thoroughfare, and is encouraged and supported by City staff.

Recommendation

The Development Review Committee (DRC) recommended approval, subject to conditions, on May 20, 2025.

CONDITIONS:

1. The hours of operation for this special event for outdoor sales from food trucks is: Wednesday to Sunday from 7 pm to 10 pm. No outdoor sales from food trucks shall occur outside of these hours of operation.
2. This special event approval for outdoor sales from food trucks is valid for 90 days only. This Special Event must come back to the Development Review Committee (DRC) to consider a renewal, and/or different hours/days. Land Development Code Section 14-6-28.
3. No food trucks, food trailers, or other materials associated with the Special Event may be stored or parked on-site outside of the approved special event hours of operation. A parking agreement may be necessary with surrounding parcels if the parking for the special event is insufficient and poses safety hazard not deemed suitable.
4. No more than the 6 food trucks per night is permitted at this special event.
5. No more than the 6 tents with table and chairs per night is permitted at this special event.
6. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall not project sound onto adjacent streets or

residential areas, and shall comply with the noise control provisions of Chapter 22, Article II of the Code of Ordinances. No amplified sound equipment is allowed after 10 pm.

7. A copy of all applicable permits and the approved Special Event permit shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements and the conditions of the special event shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the City reserves the right to limit, alter, or deny special events at any time. The City may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the City in a position of liability, or overextends the City's ability to provide services. The City may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the City cannot manage. Also, be advised that the conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts per LDC Section 14-3-29(F)(3).
9. Alcohol sales is strictly prohibited from being sold or consumed during the special event hours of operation.
10. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:
 - a.) Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the City. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
 - b.) Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.
12. Every food truck must have a current Business License with the City.

REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Department: Development Services

Presenter:

Attachment(s):

1. CU-25-0004 Aerial Map
2. CU-25-0004 Vicinity Map
3. CU-25-0004 Existing Site Layout
4. CU-25-0004 PAB Ad
5. CU-25-0004 DRC Comments
6. CU-25-0004 Supporting Documents

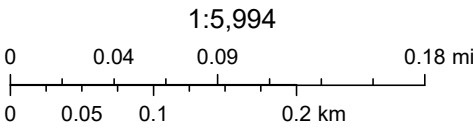
CU-25-0004
Special Event as a Conditional Use w/ Site Plan
1985 S John Young Parkway



August 14, 2025

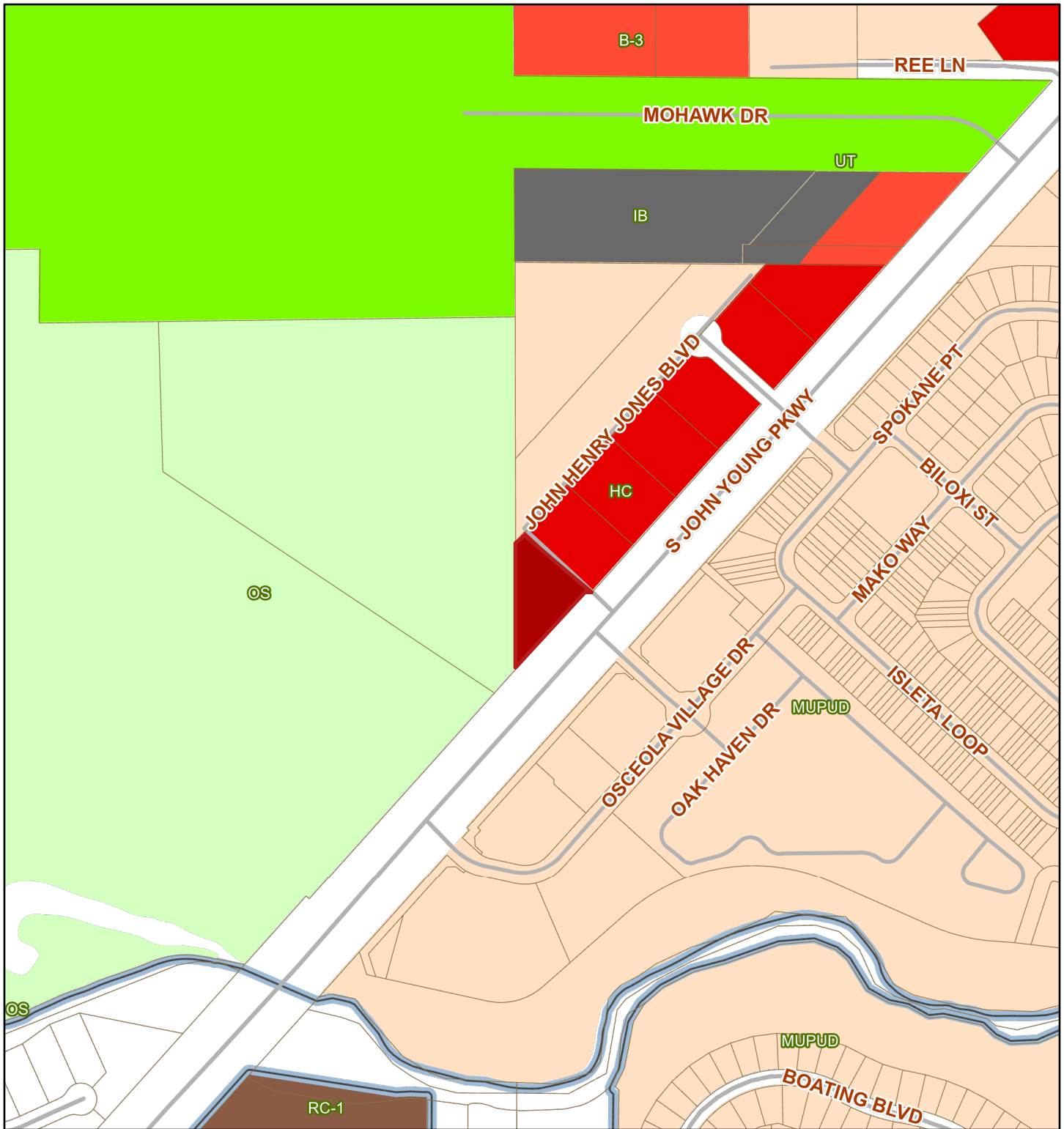
- Address Points
- Parcels
- Road Centerlines
- City Limits
 - CITY
 - COUNTY

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



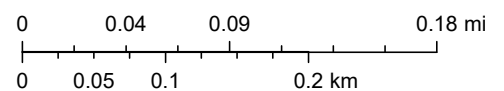
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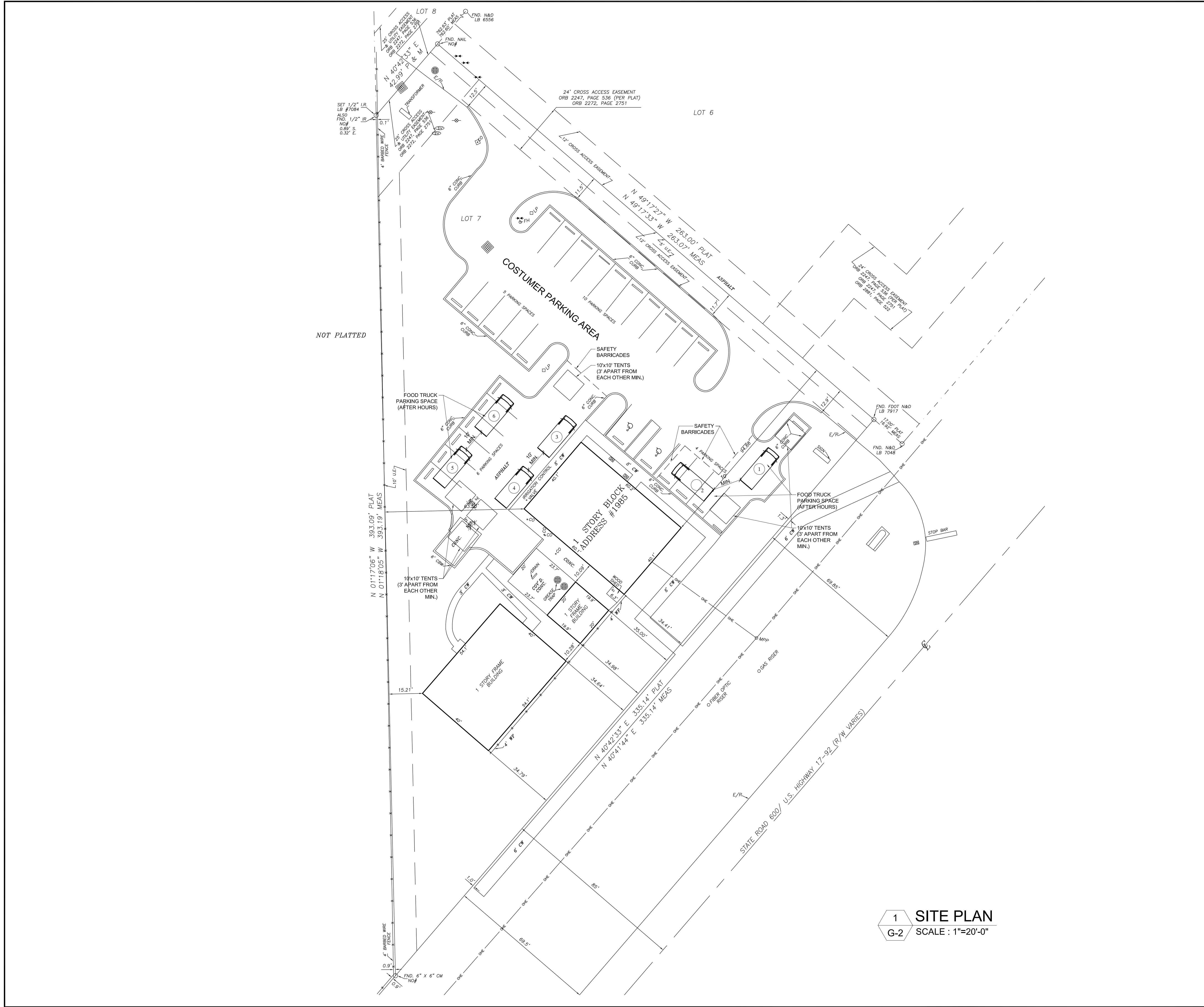
August 14, 2025

1:5,994



Legend

City Limits	IB (Industrial Business)	RE (Residential Estate)
Zoning District	MH (Mobile Home 6,000 sqft)	RPS (Residential Professional Business)
AC (Agricultural Conservation)	MHP (Mobile Home Park)	RPUD (Residential Planned Unit Development)
AI (Airport Industrial)	MUPUD (Mixed Use Planned Unit Development)	SRPUD (Short Term Rental Planned Unit Development)
AO (Airport Operations)	OS (Open Space)	UT (Utilities)
B-2 (Neighborhood Commercial)	RA-1 (Single Family Residential)	SD (Special District)
B-3 (General Commercial)	RA-2 (Single Family Residential)	T1 (Natural)
B-5 (Office Commercial)	RA-3 (Single Family Residential)	T3 (Edge)
BP (Business Park)	RA-4 (Single Family Residential)	T4-O (Neighborhood Open)
CF (Community Facility)	RB-1 (Medium Density Residential)	T4-R (Neighborhood Restricted)
HF (Hospital Facility)	RB-2 (Medium Density Residential - Office)	T5-M (Mixed-Use Center)
	RC-1 (Multiple Family Medium Density Residential)	T5-U (Mixed-Use Urban Core)
	RC-2 (Multiple Family High Density Residential)	T6 (Waterfront)



NOTE

1. THIS PLAN DENOTE PARKING SPACES FOR FOOD TRUCKS AFTER-HOURS.
2. FOOD TRUCK TO USE EXISTING RESTAURANT BATHROOMS.
3. FOOD TRUCK TO USE EXISTING RESTAURANT GREASE DISPOSAL SYSTEM.
4. FOOD TRUCK TO USES INDIVIDUAL ELECTRICAL GENERATOR FOR POWER.
5. 10'x10' TENTS TO BE 3' APART FROM EACH OTHER, MINIMUM.

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THE CONTRACTOR SHALL CHECK AT THE SITE ALL DIAGRAMS AND DIMENSIONS SHOWN ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY APPEAR. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL THE ENGINEER HAS CORRECTED THE DISCREPANCY.

PROJECT: PROPOSED FOOD TRUCK LOCATION

Lechonera El Jibarito

OWNER: LISANDRA ROMAN
LOCATION: 1985 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746
PROPERTY ID: 33-25-29-2387-0001-0070

ARCHITECT OF RECORD

THIS STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE FORCES GENERATED BY 140 MPH WINDS PLUS THREE SECOND GUST FACTOR IN COMPLIANCE WITH SECTION 1609 OF 2023 FLORIDA BUILDING CODE RESIDENTIAL, REVISIONS, AND SUPPLEMENTS

DATE 2/4/2025	DESIGN BY RL
SCALE AS NOTED	CHECKED BY RL
SHEET SIZE 24"x36"	DRAWN BY RL
JOB # 21-20240308-02	

SHEET
G-2

Published Daily in
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Kissimmee, FL 34741

Bill To:

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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 11150-Public Hearing Notice
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Aug
04, 2025.

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



Signature of Affiant

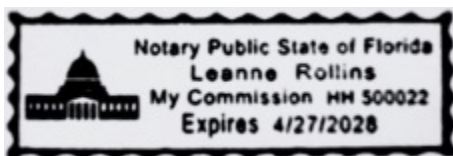
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 5 day of August, 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

7852003

**NOTICE OF PUBLIC HEARING PLANNING
ADVISORY BOARD**

This is to inform you that the Planning Advisory Board of the City of Kissimmee will consider a request for a Conditional Use to establish the food truck spot at Lechonera el Jibarito. The Planning Advisory Board will hold a meeting on Wednesday, August 20, 2025, at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 1985 S John Young Pkwy Kissimmee, FL 34741
Parcel ID: 33-25-29-2367-0001-0070

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.

Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # CU-25-0004
The food truck spot at Lechonera el Jibarito

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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) In accordance with Florida Statute 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.
8/4/2025 7852003

7852003



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

ADDRESS: 1985 S. John Young Pkwy

DATE: 3/24/2025

PERMIT NUMBER: CU-25-0004

PROJECT NAME: The food truck spot @ Lechonera el Jibarito

REVIEW VERSION NUMBER: V.1

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. What are the proposed times this event would occur? Is this every day after 6, only on weekends?
2. Is there a parking agreement with another property to allow for the missing parking stalls to be provided both for the restaurant and the food trucks?
3. Will there be an outdoor dining area (tables, chairs, etc.) to accompany the food trucks?
4. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances."
5. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
6. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.
7. Please note that more comments may be forthcoming based off of the information provided from this round of review.

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 ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy

DATE: 5/9/2025

PERMIT NUMBER: CU-25-0004

PROJECT NAME: The food truck spot @ Lechonera el Jibarito

REVIEW VERSION NUMBER: V.2

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. The City proposes that the time be reviewed and conditioned as so: Monday- Wednesday closed; Thursday 7 pm-12 am; Friday and Saturday 7 pm -2 am; Sunday 7 pm -10 pm.
2. The City is conditioning the hours of operation for 90 days, where as this Special Event will come back to the Development Review Committee with an update and to consider different hours/days. Land Development Code Section 14-6-28.
3. No parking stall is to be used by any food truck storage or parking or materials during the operating hours of Lechonera el Jibarito. A parking agreement may be necessary with surrounding parcels if the parking for the food truck event is not deemed suitable.
4. There are to be no more than the 6 proposed food trucks per night at this event.
5. There are to be no more than the 6 proposed tents with table and chairs per night at this event.
6. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances." **No amplified sound equipment is allowed to be used after 10 pm.**
7. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide

services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.

9. Alcohol sales are strictly prohibited from being sold during this event.
10. Section 14-6-28 9 gives the regulations for the food vendors during this event. Item d is covered through the Site Plan, but pay special attention to items a-c. A list of vendors will need to be updated with the City.

“Outdoor vendors shall not be permitted, except as part of an approved special event. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:

- a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the city. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
- b. Submit a State of Florida Department of Health food service event notification form to the department of health. This form may be obtained from city staff during DRC review;
- c. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
- d. Designate, in conjunction with city staff, a specific area(s) for food vendors to be placed, as well as specific area(s) for vendor parking.”

11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.
12. Please note that every food truck needs to have a current Business Tax License with the City.
13. This Special Event will also need to adhere to the provision of conditional uses. Per LDC Section 14-3-29 F 3 “The conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts.”

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

ADDRESS: 1985 S. John Young Pkwy
PLAN (DRC) NUMBER:CU-25-0004
V1

DATE: 2/27/2025

Review Status:
REVISE & RESUBMIT.

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



5. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)
6. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
7. Food trucks are required to have current inspection reports and current service tags for all fire extinguishers, hood suppression systems and professional cleaning of hood. Note: The professional cleaning of the hood is required every 3-6 months or more often if needed for grease and debris build up. (NFPA96:11.1-4, NFPA96.12.4)
8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)
- 9.

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

ADDRESS:1985 S. JohnYoung Pkwy
PLAN (DRC) NUMBER:CU-25-0004
V2

DATE: 4/28/2025

**Review Status:
REVISE & RESUBMIT.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Provide a detailed drawing of the tent showing the following: dimensions of tent, all life safety equipment shown, (fire extinguishers, exit signs, emergency lights, exit doors, no smoking signs), tables and chairs, the air conditioning system, generators, food service equipment, changing rooms, storage areas, and a copy of the flame spread certificate is required. (NFPA1:10.14.3.4.3)
2. A minimum of a 3-foot clearance is required between each non-food vendor's tents or structures. (NFPA1:25.2.3.5). Please indicate this on your plans.

Advisory comments:

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



5. Vendors cooking with flammable gas and/or solid fuel BBQ grills and/or using deep fat fryers shall arrange these items away from their tent/canopy utilizing the 10-foot space behind their tent/canopy. (NFPA1:10.14.9)

6. Any cooking appliance using cooking oil is required to have a Class K fire extinguisher. In addition, a portable 2A-10BC fire extinguisher is required. All fire extinguishers must have a current tag issued by the State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:50.5.7)

7. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have a current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)

8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

9. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

DEVELOPMENT PROJECT COMMENT FORM



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

DATE: 3/26/2025

PROJECT: The Food Truck Spot @ Lechonera El Jibarito

CONDITIONAL USE (DRC) NUMBER: CU-25-0004

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):

- Main drive aisles shall remain clear of obstructions for proper traffic circulation and emergency access.
- Event parking shall be done in approved designated parking areas only. Parking within the rights-of-way is prohibited, unless a right-of-way utilization permit is approved or as the Zoning District allows.
- If you have any questions regarding the comments/conditions above, please use the contact information provided.

###

Ryan Altizer

From: Juan C. Hernandez
Sent: Monday, April 28, 2025 9:39 AM
To: Ryan Altizer; Chris Alessandri
Cc: Cristian Arias
Subject: RE: Comments

Good morning,

She answered my comments, I am going to approve my review.

Please let me know if you have any questions!

Thank you,

Juan Carlos Hernandez

Plan Examiner III, Building Division
City of Kissimmee

101 Church Street, Suite 120
Kissimmee, Florida 34741
407-518-2149 Office
Juan.hernandez2@kissimmee.gov



From: Ryan Altizer <Ryan.Altizer@kissimmee.gov>
Sent: Monday, April 28, 2025 9:11 AM
To: Chris Alessandri <Chris.Alessandri@kissimmee.gov>; Juan C. Hernandez <Juan.Hernandez2@kissimmee.gov>
Cc: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: FW: Comments

Hey all,

I just wanted to send the comments Lisandra could not upload onto her EnerGov Portal for your review before the meeting. Please see below.

Thank you,
Ryan Altizer
Planner II, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741

407.518.2107

Ryan.Altizer@kissimmee.gov



From: Cristian Arias <Cristian.Arias@kissimmee.gov>

Sent: Friday, April 25, 2025 3:10 PM

To: Ryan Altizer <Ryan.Altizer@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Kayla Smith <Kayla.Smith@kissimmee.gov>

Subject: FW: Comments

Brenda,

I have received Lisandra's comment response letter. How would you like to proceed to upload this last piece of information to the portal (CU-25-0004)? Would you like me to up load, or have Kayla do this?

Please advise, thank you!

Cristian I. Arias

Senior Planner

City of Kissimmee

101 Church Street, Suite 110

Kissimmee, FL 34741

407.518.2373

Cristian.Arias@kissimmee.gov



From: Lechonera El Jibarito <lechoneraeljibarito@gmail.com>

Sent: Friday, April 25, 2025 3:04 PM

To: Cristian Arias <Cristian.Arias@kissimmee.gov>

Subject: Comments

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

PLANNING/ZONING

ADDRESS: 1985 S
KIS

PLAN (DRC) NUM
V1

COMMENT:

1. PROPOSED TI

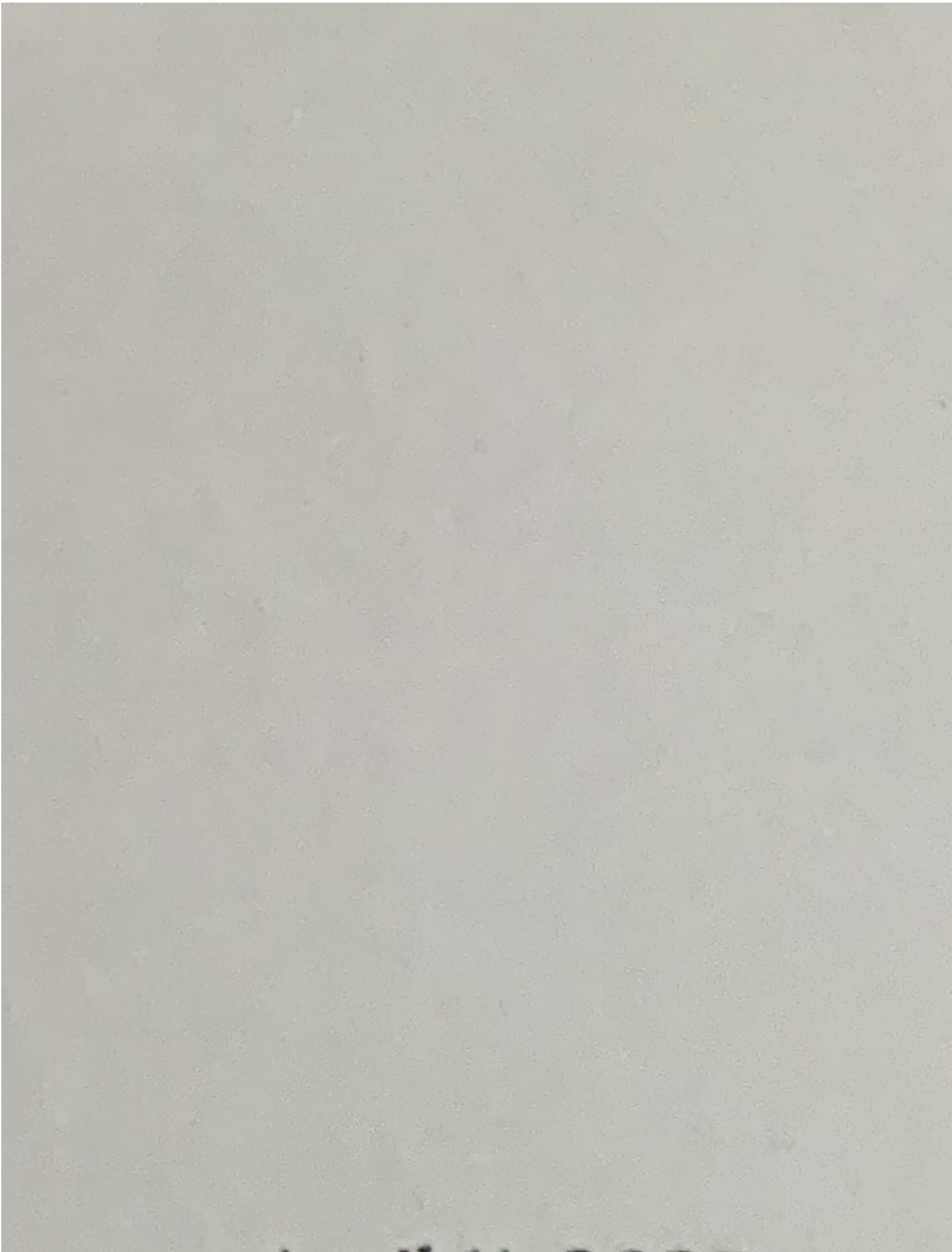
ADDRESS : 1985 S
KIS

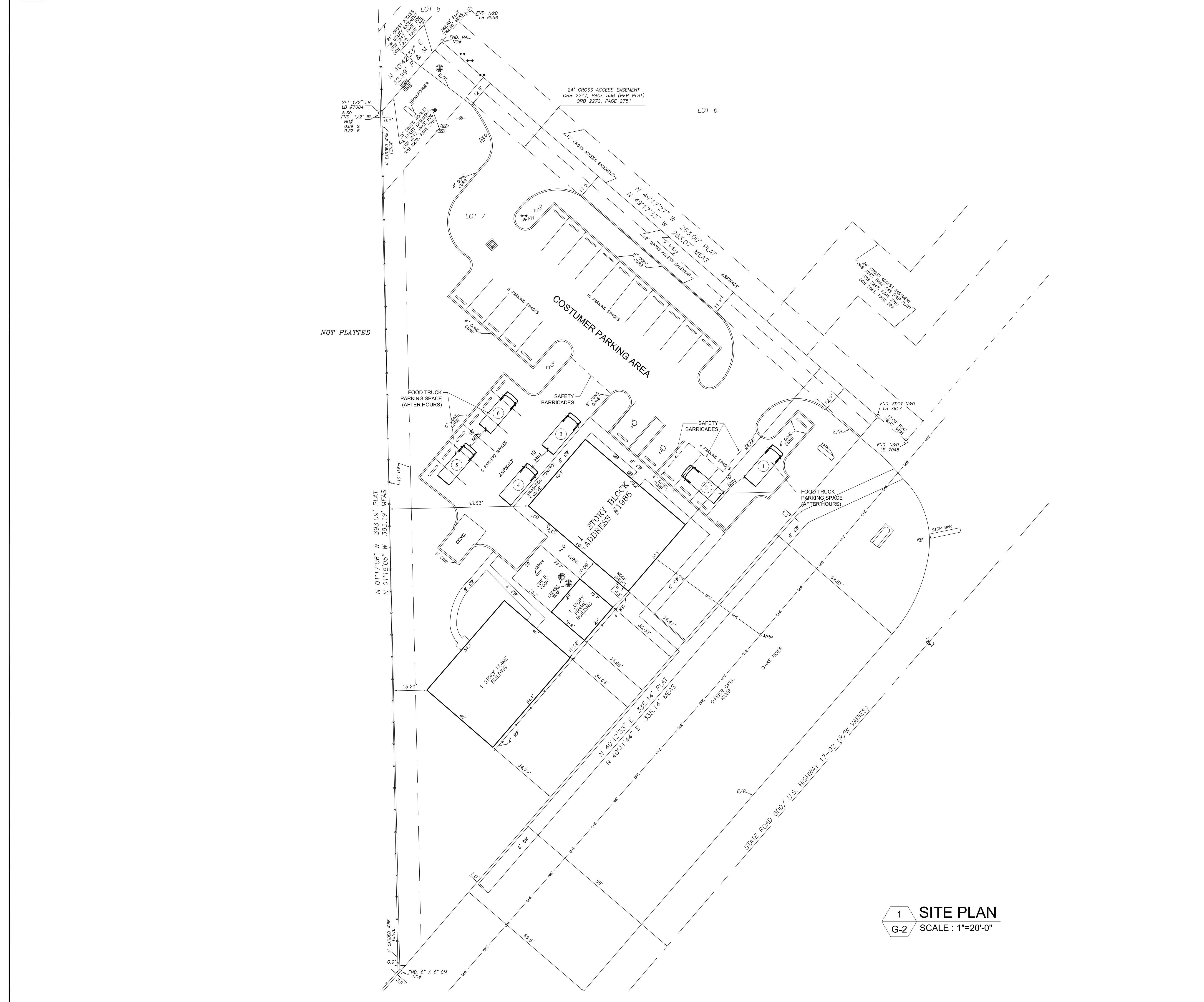
PLAN (DRC) NUM
V1

FIRE DIVISION - C

COMMENTS:

1 EACH FOOD T





- NOTE
1. THIS PLAN DENOTE PARKING SPACES FOR FOOD TRUCKS AFTERHOURS.
 2. FOOD TRUCK TO USE EXISTING RESTAURANT BATHROOMS.
 3. FOOD TRUCK TO USE EXISTING RESTAURANT GREASE DISPOSAL SYSTEM.
 4. FOOD TRUCK TO USES INDIVIDUAL ELECTRICAL GENERATOR FOR POWER.

FLORIDA
PUERTO RICO
407-575-7196
lechonera@thecadshop.com

**THE
CAD
SHOP**

REVISIONS	BY

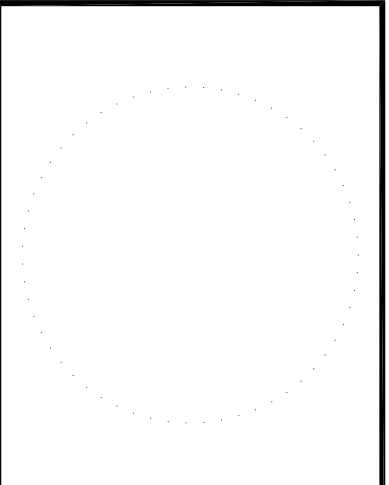
THE CONTRACTOR SHALL CHECK AT THE SITE ALL DIAGRAMS AND DIMENSIONS SHOWN ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY APPEAR. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL THE ENGINEER HAS CORRECTED THE DISCREPANCY.

PROJECT: **PROPOSED FOOD TRUCK LOCATION**

Lechonera El Jibarito

OWNER: LISANDRA ROMAN
LOCATION: 1985 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746
PROPERTY ID: 33-25-29-2387-0001-0070

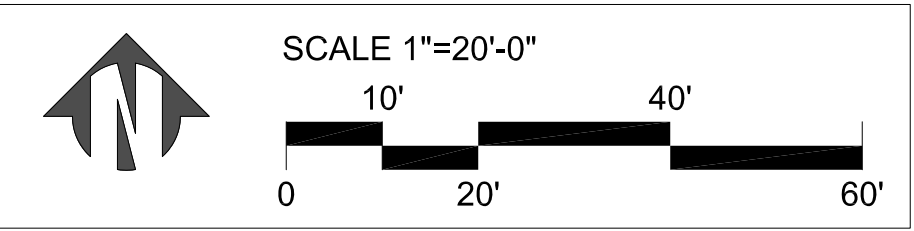
ARCHITECT OF RECORD

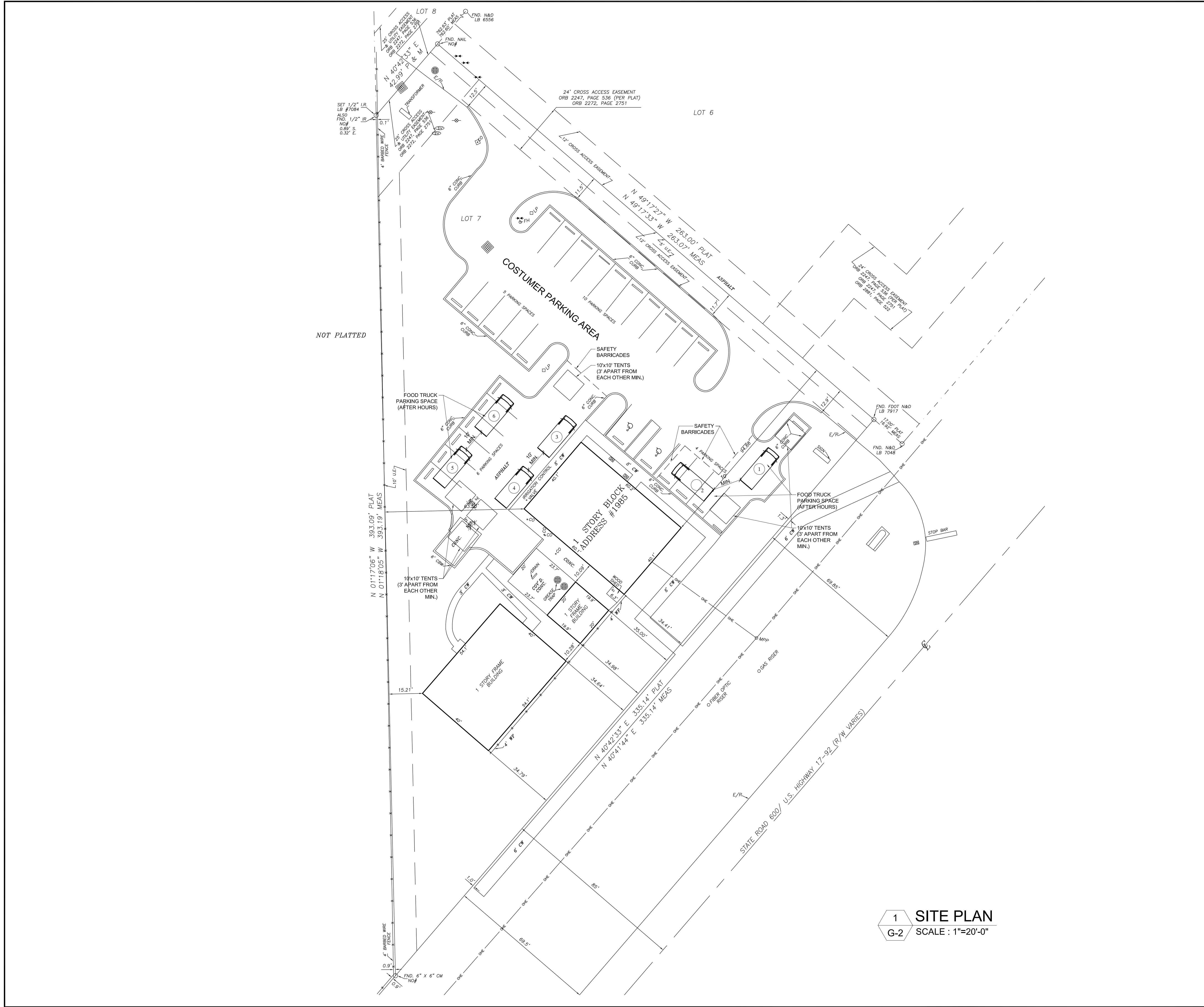


THIS STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE FORCES GENERATED BY 140 MPH WINDS PLUS THREE SECOND GUST FACTOR IN COMPLIANCE WITH SECTION 1600 OF 2023 FLORIDA BUILDING CODE RESIDENTIAL, REVISIONS, AND SUPPLEMENTS

DATE 2/4/2025	DESIGN BY RL
SCALE AS NOTED	CHECKED BY RL
SHEET SIZE 24"x36"	DRAWN BY RL
JOB # 21-20240308-02	

SHEET
G-2





NOTE

1. THIS PLAN DENOTE PARKING SPACES FOR FOOD TRUCKS AFTER-HOURS.
2. FOOD TRUCK TO USE EXISTING RESTAURANT BATHROOMS.
3. FOOD TRUCK TO USE EXISTING RESTAURANT GREASE DISPOSAL SYSTEM.
4. FOOD TRUCK TO USES INDIVIDUAL ELECTRICAL GENERATOR FOR POWER.
5. 10'x10' TENTS TO BE 3' APART FROM EACH OTHER, MINIMUM.

FLORIDA
PUERTO RICO
407-575-7196
info@thecadshop.com

**THE
CAD
SHOP**

REVISIONS	BY

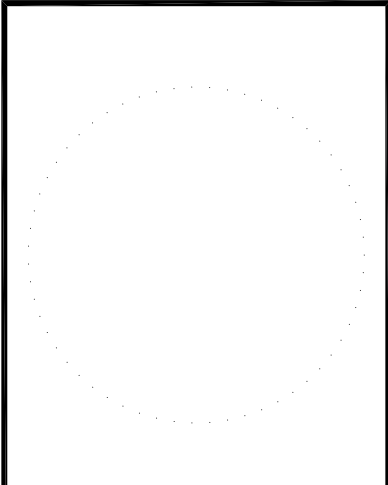
THE CONTRACTOR SHALL CHECK AT THE SITE ALL DIAGRAMS AND DIMENSIONS SHOWN ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY APPEAR. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL THE ENGINEER HAS CORRECTED THE DISCREPANCY.

PROJECT: **PROPOSED FOOD TRUCK LOCATION**

Lechonera El Jibarito

OWNER: LISANDRA ROMAN
LOCATION: 1985 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746
PROPERTY ID: 33-25-29-2387-0001-0070

ARCHITECT OF RECORD



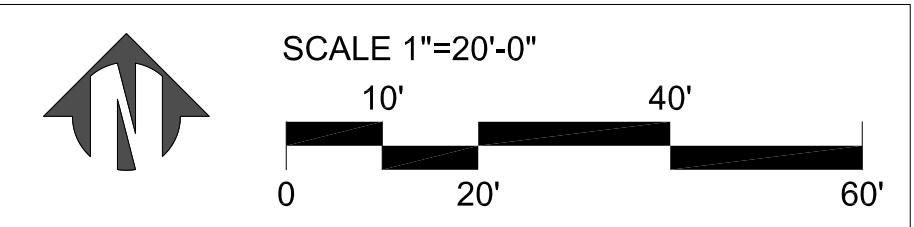
THIS STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE FORCES GENERATED BY 140 MPH WINDS PLUS THREE SECOND GUST FACTOR IN COMPLIANCE WITH SECTION 1609 OF 2023 FLORIDA BUILDING CODE RESIDENTIAL, REVISIONS, AND SUPPLEMENTS

DATE 2/4/2025	DESIGN BY RL
SCALE AS NOTED	CHECKED BY RL
SHEET SIZE 24"x36"	DRAWN BY RL
JOB # 21-20240308-02	

SHEET

G-2

1 SITE PLAN
G-2 SCALE : 1"=20'-0"



PLANNING/ZONING - ALTIZER RYAN

ADDRESS: 1985 S. JOHN YOUNG PKWY
KISSIMMEE, FL 34741

PLAN (DRC) NUMBER: CU-25-0004
V1

COMMENT:

1. PROPOSED TIMES AND DAYS: 7 DAYS A WEEK FROM 6PM TO 2AM.
2. THE RESTAURANT WILL BE CLOSED THERE FOR THE PARKING WILL BE SOLELY FOR THE FOOD TRAILERS AT THAT TIME. THEY WILL NOT BE THERE DURING REGULAR BUSINESS HOURS OF THE RESTAURANT WHICH OPENS AT 10AM, SO IT WONT CONFLICT WITH THE PARKING USAGE.
3. THERE WILL BE 6 10 X 10 TENTS EACH WITH 1 TABLE WITH 6 CHAIRS. SHOWN ON THE PLAN.
4. WE UNDERSTAND THE SOUND PROJECTION PROHIBITION.
5. WE HAVE A LOCATION ON WHERE THE PERMITS WILL BE PLACED AND AVAILABLE AT ALL TIMES.
6. WE UNDERSTAND THE RESERVES THE CITY HAS FOR SPECIAL EVENTS AND WILL DO EVERYTHING IN OUR POWER TO CREATE A SAFE ENVIRONMENT AND TO MAKE A POSITIVE IMPACT ON OUR COMMUNITY AND APPRECIATE THE OPPORTUNITY TO COMPLETE IT AS WE HAVE BEEN IN BUSINESS FOR 12 YEARS AND ARE EXCITED FOR THIS NEW PROJECT.

ITEM 5.C

Public Hearing - Osceola Village Center PUD Amendment: PUD-23-0001

Request

Approval of a Planned Unit Development (PUD) Amendment to add self-storage facility as a permitted use and add language to the sign standards.

Explanation

The proposed amendment is to add self-storage facilities as a permitted use and add regulation language to the sign standards for the Osceola Village Center Mixed Used Planned Unit Development (MUPUD) project.

The Osceola Village Center MUPUD (DRC#19-00054) was approved at the September 17, 2019 City Commission meeting as a mixed-use development on approximately 161.8 acres consisting of 127 single-family homes, 204 townhomes, 316 apartment units, and 14.9 acres of commercial with a variety of uses consistent with Highway Commercial (HC) Zoning uses.

As part of the commercial development for Osceola Village Center PUD, the applicant is requesting to add a self-storage facility as a permitted use for the future development for this type of use. The applicant has also requested to add language to the Osceola Village Center PUD sign standards to allow the placement of monument (4ft. tall x 15ft. feet long) entry signs to the multi-family development. Therefore, this PUD amendment is necessary to add self-storage as a permitted use, and the regulation language to the established sign standards.

FINDINGS AND REASONS:

1. Compliance with the intent of the MUPUD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code (LDC).
2. Compliance with the allowable uses as outlined in LDC Section 14-4-8(D)(3)(b) as the proposed self-storage facility use is an allowed use in the non-residential Zoning Districts, (Highway Commercial).
3. Compliance with Policy 1.2.3.2, Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

REQUESTED DEVELOPMENT REVIEW COMMITTEE ACTION:

The Development Review Committee (DRC) recommended approval on May 6, 2025.

Attachment(s):

1. PUD-23-0001 - Aerial Map
2. PUD-23-0001 - Vicinity Map
3. PUD-23-0001 - DRC Staff Comments
4. PUD-23-0001 - PUD Amendment Document

City of Kissimmee

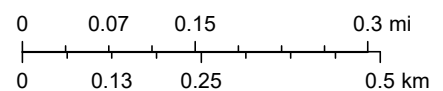
PUD-23-001 (AMENDMENT) OSCOELA VILLAGE CENTER PUD



August 15, 2025

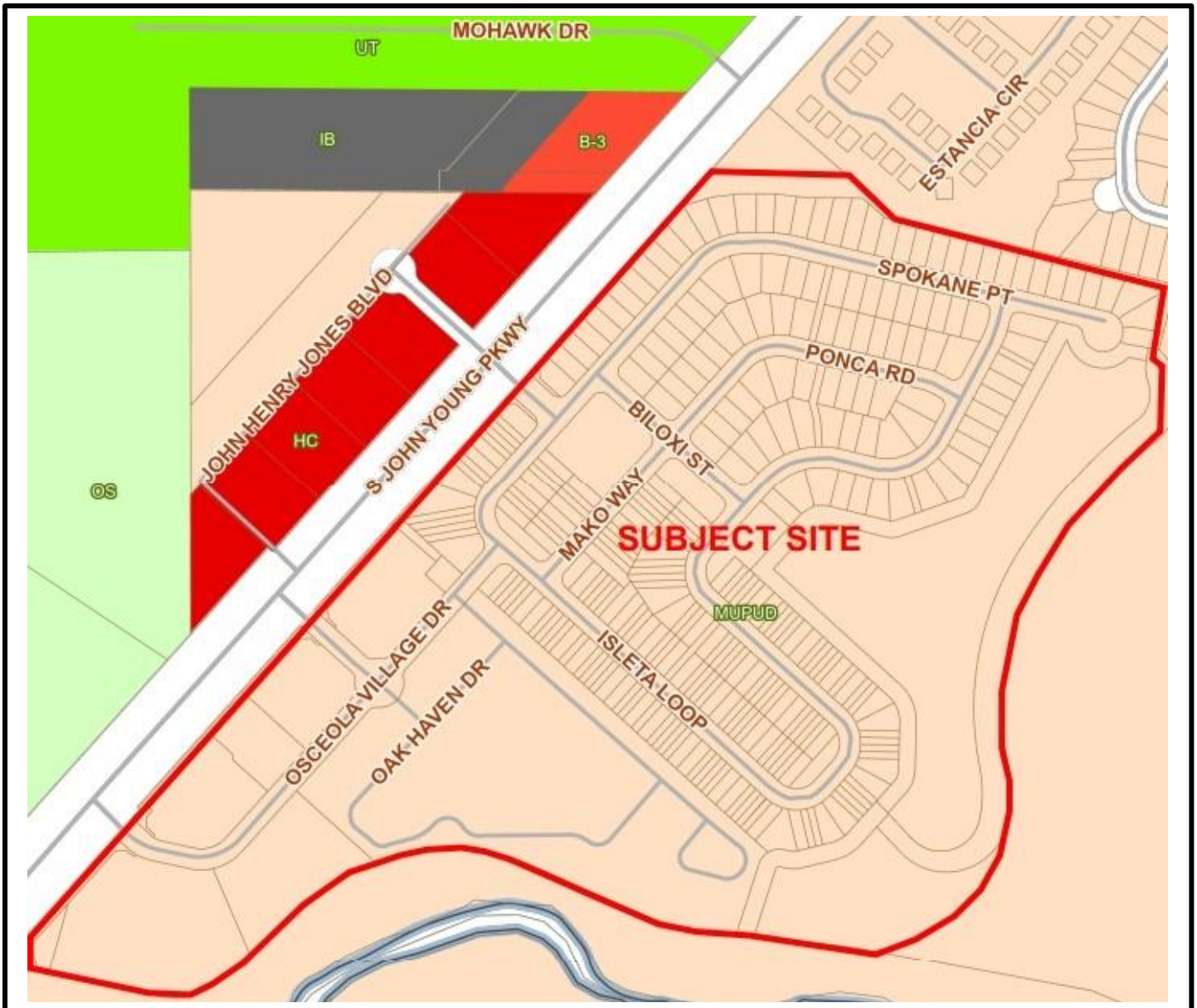
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- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY
- World Imagery



State of Florida, Maxar

PUD-23-0001 (AMENDMENT) OSCEOLA VILLAGE CENTER PUD



Legend

City Limits

Zoning District

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)

- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Multiple Family High Density Residential)

- RE (Residential Estate)
- RPB (Residential Professional Business)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- UT (Utilities)
- SD (Special District)
- T1 (Natural)
- T3 (Edge)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)

8/15/2025





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

**ADDRESS: OSCEOLA VILLAGE CENTER OVERALL DEV.
PLAN NUMBER: PUD-23-0001
PROJECT NAME: OSCEOLA VILLAGE CENTER PUD
REVIEW VERSION NUMBER: V.2**

DATE: 7/3/2025

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Cristian Arias - 407.518.2373 - Cristian.Arias@kissimmee.gov

PLANNING COMMENTS:

1. Approval to move forward to the next available PAB meeting to continue process for review and 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 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.

DEVELOPMENT PROJECT COMMENT FORM



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

REVIEW DATE: 4/29/2025

PROJECT: Osceola Village Center PUD Amendment

DRC NUMBER: PUD-23-0001

REVIEW NUMBER: 1 (v1)

Review Status:
APPROVED WITH CONDITIONS

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

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

- 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.

###



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

**ADDRESS: Osceola Village Center, Kissimmee FL
PLAN (DRC) NUMBER: PUD-23-0001**

DATE: 4/28/2025

**Review Status:
APPROVED.**

TOHO WATER AUTHORITY – Heather Farrow - 407.944-5097 - hfarrow@tohowater.com

Comments/Conditions (if applicable):

No Comments at this time.

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.

PUD AMENDMENT

OSCEOLA VILLAGE CENTER

PREPARED FOR

Kissimmee-Osceola Development, LLC

PREPARED BY

WOHLFARTH CONSULTING GROUP, LLC
1315 South International Parkway
Site 1101
Lake Mary, Florida 32746

May 2019

Revised 08/02/2021

Revised 07/17/2024

Revised 2/08/2025

REVISED 5/15/2025



6/9/2025

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Figure 1 — Location Map
Figure 2 — Way Finding Plan

I. INTRODUCTION

The purpose of this MUPUD is to:

Establish Building Elevations for Single Family (40' and 50' Lots) and Townhouses

Signage

Describe the Parking Standards per the City of Kissimmee Code Update certain development standards and to add additional permitted uses within the Osceola Village Center (Mixed Use Planned Unit Development) zoning district.

II. BACKGROUND

The Osceola Village Center Project is in the City of Kissimmee, Osceola County, Florida. The property location is shown on Figure 1 Osceola Village Center Location Map.

The proposed property consists of three parcels. Per the Osceola County Property Appraiser (OCPA), the properties are in:

Section 33 Township 25, Range 29, Section 32 Township 25, Range 29, and Section 32 Township 25, Range 29.

Billie Yates, Cecil Todd Yates and Jody Ketchum own the property to the north and Derrick Koger Trust, Jody Koger-Ketchum, Billie Yates and Derrick Koger TR own the property to the south.

The site is more specifically located east of S. John Young Parkway, west of Lake Tohopekaliga, north of a single-family housing/golf community and south of Estancia Circle and Hacienda Circle. The property is vacant.

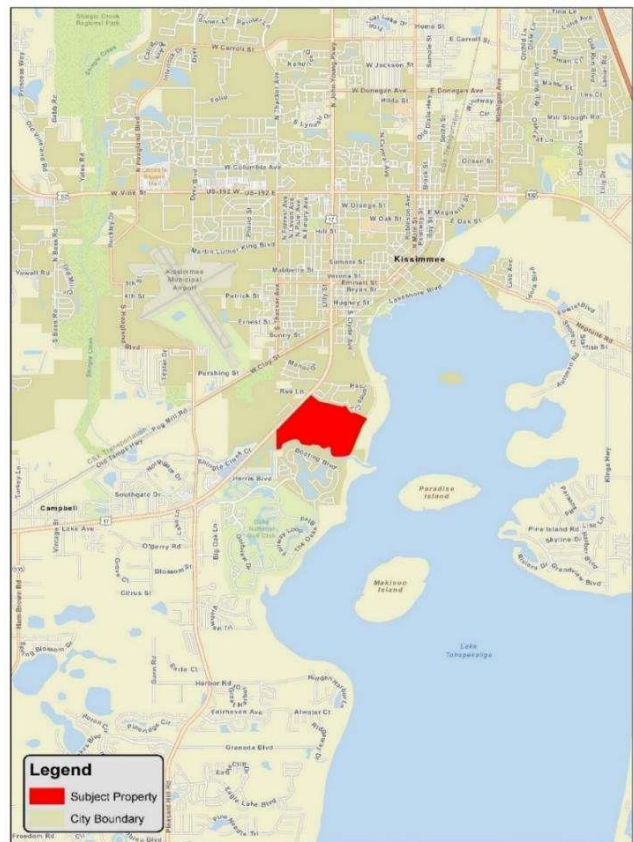


Figure 1 Osceola Village Center Location Map

III. PUD STANDARDS

The property has a current Land Use of Commercial General and Conservation. Highway Commercial and Open Space and a zoning of Highway Commercial and Open Space. The Land Use Amendment and Zoning Amendment applications are proposing the following:

Land Use: Single Family — Low Density Residential (SF-LDR)

Single Family — Medium Density Residential (SF-MDR)

Multiple Family — High Density Residential (MF-HDR)

Highway Commercial (HC)

Zoning: Mixed Use — Planned Use Development (MU-PUD)

Land Use Data for Residential Units

	SF(1)	TH	Apartments	Commercial
Lot				
Width (Ft.)	40	20	N/A	100
Depth (Ft.)	110	110	N/A	200
Area (Sq. Ft.)	4,400	2,200	N/A	20,000
Height	2Story(30')	2Story(30')	5 Story(60')	2Story(35')
Set Backs				
Front	20	20	N/A	
Rear	15	15	N/A	
Side	5	0	N/A	
Side (Corner)	10	10	N/A	
John Young Parkway	25	25	N/A	35
Building Separation	10	20	20	0
Parking Setbacks				
John Young Parkway	15	15	15	15
North and South Property Lines	10	10	10	10
Minimum Sq. Ft.	1,200	1,200	750	1,500

IV. COMMERCIAL USE — HIGHWAY COMMERCIAL

The Commercial Uses shall be in conformance with the table above and Section 14-2-33 HC — Highway Commercial District with the following amendments and qualifications:

- a. The permitted uses listed in the HC (Highway Commercial) zoning district shall remain. These uses include the following:
 - i. Finance, insurance and real estate office establishments.
 - ii. Professional service establishments, except for hospitals which are not allowed as permitted uses.
 - iii. Business service office establishments, except for temporary labor service establishments which are not allowed as a permitted use.
 - iv. Communication service establishments. Communication towers and other communication facilities as defined in 14-2-240 are not allowed as a permitted use.
 - V. Administrative offices for businesses, public uses or semi-public uses.
 - vi. Retail sales establishments, except for those businesses selling heavy equipment, mobile homes or manufactured homes which are not allowed as permitted uses.
 - vii. Personal service establishments.
 - viii. Repair service establishments which provide repair services of a minor nature such as radio and television services, watch, clock and jewelry repair services; and shoe repair services.
 - ix. Educational service establishments, except family day care homes allowed as a home occupation.
 - x. Leasing service establishments. The leasing of heavy equipment is not allowed as a permitted use.
 - xi. Leasing of mopeds, scooters and/or neighborhood electric vehicles (NEVs).
 - xii. Contract construction office establishments.
 - xiii. Public and semi-public uses. Except the following which are not allowed as permitted uses: hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public work maintenance facilities, sewage treatment plants, water plants, power plants, similar facilities, temporary labor service establishments, cemeteries and recycling collection centers.
 - xiv. Private indoor amusement, entertainment and/or recreation establishments.
 - xvi. Commercial off-street parking lots and garages.
 - I. Bus depots and taxi stations.
 - xx. Post Offices.
 - xviii. Medical and law enforcement heliports (any maintenance facilities shall be accessory).
 - xix. Accessory uses as defined in 14-2-240.
 - Xx. Self-Storage Facility.

b. The following permitted uses are proposed:

1. Retail Centers
2. Grocery Store, with Drive thru
3. Drug Store such as CVS, Walgreens etc., with Drive thru
4. Hotel
5. Bank, with Drive thru
6. Coffee Shop
7. Child Care
8. Gym
9. Dry Cleaners
10. Florist
11. Bakery
12. Paint or Hardware Stores
13. QSR (Fast Food), such as Chick-Fil-A, Arby, McDonalds etc.,
14. Sit-down Restaurant such as Long Horn, Cheddars etc.
15. Car Wash
16. Tire Store
17. Auto Parts Store
18. Urgent Care
19. Dental and Medical Offices
20. Optometrist Office
21. Self-Storage Facility.

V. CONDITIONAL USES

The following Conditional Uses are proposed herewith.

- a. **Car Rental establishments.** The rental of heavy commercial vehicles is not allowed. Motor Vehicle sales shall not be permitted. The following standards for car rental establishments shall be adhered to:
 - i. Car rental establishments shall not be permitted in multi-tenant buildings unless it can be shown that parking above and beyond that required is provided for storage of vehicles to be rented.
 - ii. The rental of moving trucks and/or trailers such as u-hauls shall not be permitted.
 - iii. Vehicle maintenance/repair, including washing of vehicles shall not be permitted.
 - iv. There shall be a limit on the number of vehicles available on site for rent based upon available parking (111.4.a.i).
 - v. Vehicles available for rent shall be parked so as to not be obtrusive to the center. Vehicles in transition for rent may be parked in front of the rental establishment.
 - vi. Rental vehicles shall not be parked in any required parking spaces reserved for other uses in the center. Rental vehicles can be parked in spaces designed as extra parking based upon required/provided spaces calculations.
 - vii. No identifying signage shall be located on or near the vehicles for rent.

- b. **Gasoline Service Stations.** Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.
- c. **Hospital.** An acute physical rehabilitation hospital is allowed within this use. This does not include other institutional uses such as schools, assisted living, or community residential home.

VI. SIGNAGE

A. Multi-Tenant Signage

Multi- Tenant Signage also known as "Directory Sign." Multi-Tenant or "Directory" signage for Osceola Village Center shall be generally located as identified on Figure 2 and shall meet the following parameters:

- (a) Multi-tenant signage may identify the Project as a whole, as well as, individual tenants.
- (b) Maximum height: 20 feet.
- (c) Maximum copy area per side: 150 square feet (excluding architectural or structural features. The area of the entire sign structure shall not be more than 50% larger than the total square feet of the advertising copy area of the sign. In this case - 225 square feet.
- (d) Minimum setback from public right-of-way: 10 feet.
- (e) Structural materials for multi-tenant signage shall be of a durable nature and may include masonry block; stucco; brick; stone; metal; or, other comparable materials.
- (f) Multi-tenant signage shall be landscaped at the base of the sign. The landscaped area ratio to monument sign copy area shall be 4:1. The landscape plan shall be submitted with any application for approval by the City at time of permitting of the associated sign.
- (g) The landscaped area may include a combination of beaming, groundcovers, and ornamental trees. The landscaped area shall be irrigated and may include a maximum of 30 percent sodded area, planted with St. Augustine grass.
- (h) Multi-tenant signage shall be limited to one (1) per entrance and one (1) specifically located at the southwest corner of site.

B. Directional Signage

Signage shall be located at both internal and external access points to provide safe vehicular traffic movements and easily identifiable directions to the various destinations within the Center. The internal directional signage shall provide tenant names and directional arrows and shall be generally located on the site as illustrated on Figure 2. The directional signage shall meet the following parameters:

- (a) Maximum height: 6 feet.
- (b) Maximum copy area shall not exceed 20 square feet (excluding architectural or structural features) per side. This copy area is necessary to provide all tenants within the center with adequate visibility to visitors to the site and to provide fluid traffic movement within the site. The height and copy area are justified to better serve a multi-tenant commercial development of this magnitude.
- (c) Signage may be internally or externally lit. If externally lit, lighting shall be shielded to prevent a direct view of the light source.
- (d) Minimum setback from public right-of-way: 10 feet.
- (e) Signage structural materials shall be of durable nature and may include masonry block; stucco, brick; stone; metal; or, other comparable materials.
- (f) Directional signage shall be landscaped at the base of the sign. The landscaped area ratio to directional sign copy area shall be 4:1. The landscape plan shall be submitted with any application for approval by the City at the time of permitting of the associated sign
- (g) The landscaped area may include a combination of berming; groundcovers, and ornamental trees. The landscaped area shall be irrigated and may include a maximum of 30 percent sodded area, planted with St. Augustine grass.

C. Out Parcel Monument Signage

Out Parcel Monument signs shall be generally located as shown on Figure 2. The general plan of the sign is as shown on Figure 2. and shall meet the follow parameters:

- (a) Out Parcel Monument signage may only identify individual out parcel tenants, and not the project.
- (b) Maximum height: 8 feet.
- (c) Maximum copy area per side: 40 square feet (excluding architectural or structural features). The area of the entire sign structure shall not be more than 50% larger than the total square feet of the advertising copy area of the sign. In this case - 60 square feet.

Out Parcel Monument Signage continued...

- (d) Signage may be internally or externally lit. If internally lit, signs must utilize panels of enough capacity where only the lettering/logo appears to be lighted. If externally lit, lighting shall be shielded to prevent a direct view of the light source.
- (e) Signage structural materials shall be of a durable nature and may include masonry block; stucco; brick; stone; metal; or, other comparable materials.
- (f) Minimum setback from a public right-of-way: 10 feet.
- (g) Out Parcel Monument signage shall be landscaped at the base of the sign. The landscaped area ratio to sign copy area shall be 4:1. The landscape plan shall be submitted with any application for approval by the City at the time of permitting of the associated sign.
- (h) The landscaped area may include a combination of berming, groundcovers, and ornamental trees. The landscaped area shall be irrigated and may include a maximum of 30 percent sodded area, planted with St. Augustine grass.

D. Wall Signage

Individual business wall signs shall be permitted meeting the following parameters.

- (a) One wall sign shall be permitted for structures with frontage on John Young Parkway or for buildings setback more than 120' from adjacent rights-of-ways. Maximum copy area shall be one and one-half square feet per linear foot of building frontage on John Young Parkway. Maximum copy area for buildings setback less than 120' from adjacent rights-of-ways shall be one square foot per linear foot of building frontage.
- (b) One wall sign shall also be permitted for structures which have no direct access to Osceola Parkway, Dyer Boulevard or Ball Park Road, but have a dedicated entrance facing interior to a parking area or rearage road and located within a multi-tenant center. Maximum copy area shall be one square foot per linear foot of building frontage facing the interior to a parking area or rearage road and located within a multitenant center.
- (c) Wall signage may be backlit, internally or externally lit. If externally lit, lighting shall be shielded to prevent a direct view of the light source from adjacent properties and rights-of-ways.
- (d) Wall signs shall not extend above the parapet or roofline.
- (e) Wall Signage structural materials shall be of durable nature and may include masonry block; stucco, brick; stone; metal; or, other comparable materials.
- (f) Cabinet signs are not permitted.

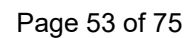
E. Entrance Signs

Individual entry signs shall be permitted meeting the following parameters.

- (a) Entry Signs may be installed at the entrances to the various parcels.
- (b) Shall be constructed outside of the site-clearance triangles
- (c) Minimum set-back from Public Right-of-Way: 3 feet.
- (d) Signage structural material shall be durable nature and may include masonry block; stucco; Metal; or other comparable materials.
- (e) Entry Signs shall be landscape at the base of the sign. The landscape ratio to sign copy area shall be 4:1.

The landscape plan shall be submitted with the application for approval by the City at the time of permitting of the associated sign.

- (f) The Entry Sign may include a maximum of 30% sodded area, planted with St. Augustine or similar grass.
- (g) Overall height shall be 4 ft, max copy area shall be 15 sf, structure max height limits shall be 6 ft.



ITEM 5.D

Public Hearing - Resolution to vacate unnamed right-of-way located adjacent to 15 Church St. - ABDN-25-0002

Request

Recommendation of approval to adopt a resolution to vacate 0.1 acres, more or less, of right-of-way located adjacent to 15 Church St. that has a (T4-R), and (T4-0) Zoning designations.

Explanation

This right of way/alleyway was established with the O'Neal and Osborn Addition Plat (Book A, Page 42), which was approved in 1889. However, the First Presbyterian Church was built in 1886, prior to the plat approval. The right-of-way measures approximately 17ft. wide and nearly 300 linear ft. long. The building footprint of the church encroaches into this right of way. This vacation/abandonment will clean up and remove this underlying right-of-way from the property. Other underlying right-of-way on other parts of the church property have been previously vacated and approved by City Commission at the April 29, 1970 (Res. 8-70) and October 22, 1996 (Res. 42-96) meetings. No objections were received for this right-of-way vacation/abandonment by any utility providers.

FINDINGS AND 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.

Recommendation

The Development Review Committee (DRC) recommended approval on June 17, 2025.

CONDITION:

1. Easements must remain over the vacated portion of right-of-way and must be provided with a final plat or by a separate legal instrument(s).

REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Department: Development Services

Presenter:

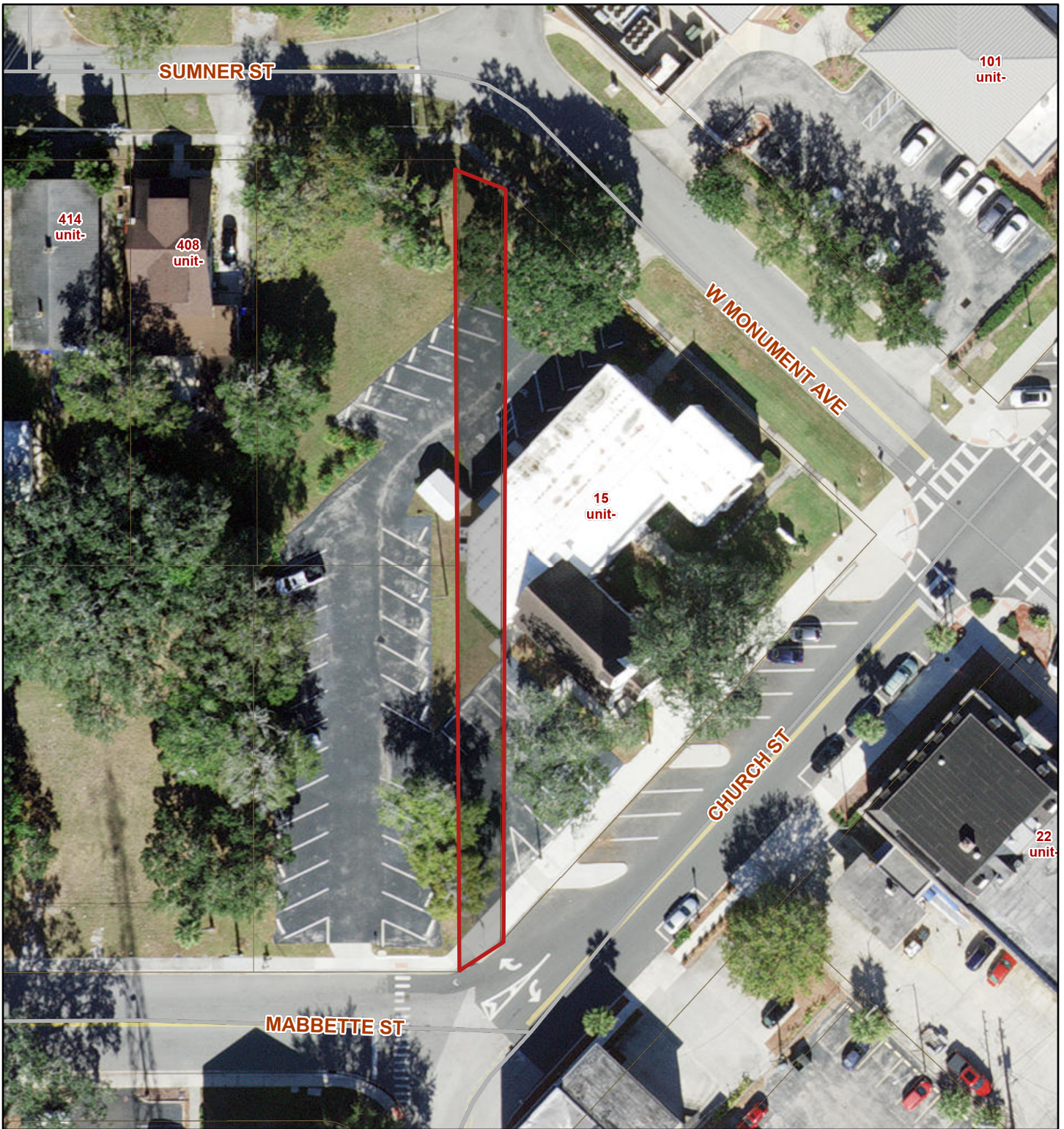
Attachment(s):

1. ABDN-25-0002 Aerial Map
2. ABDN-25-0002 Vicinity Map
3. ABDN-25-0002 Plat Exhibit

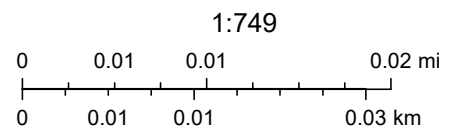
City of Kissimmee

4. ABDN-25-0002 Draft Resolution
5. ABDN-25-0002 PAB Ad
6. ABDN-25-0002 DRC Comments
7. ABDN-25-0002 DRC Supporting Documents

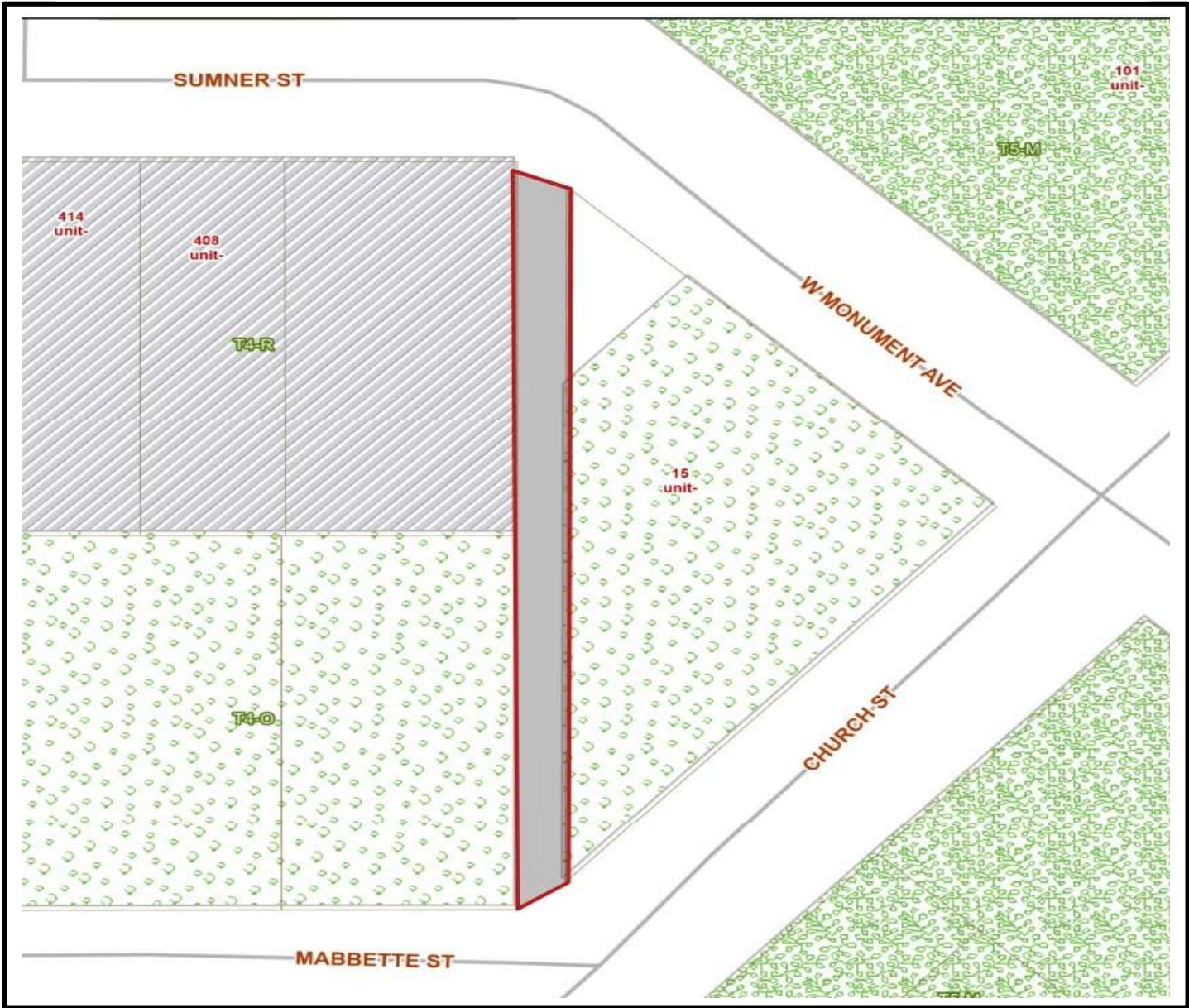
ABDN-25-0002
First Presbyterian Church ROW Abandonment/Vacation



July 28, 2025



State of Florida, Maxar, Microsoft



Legend

City Limits

Zoning District

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)

- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Multiple Family High Density Residential)

- RE (Residential Estate)
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- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)



O'Neal & Osborn's Addition
to Kinsman Oseada Co
Jk.

E²/N² of SE^{1/4}

Sec. 21. Tp 25. S. R 29 E.

By V. R. Keller 1889.

Scale 1/2 in = 50 ft.

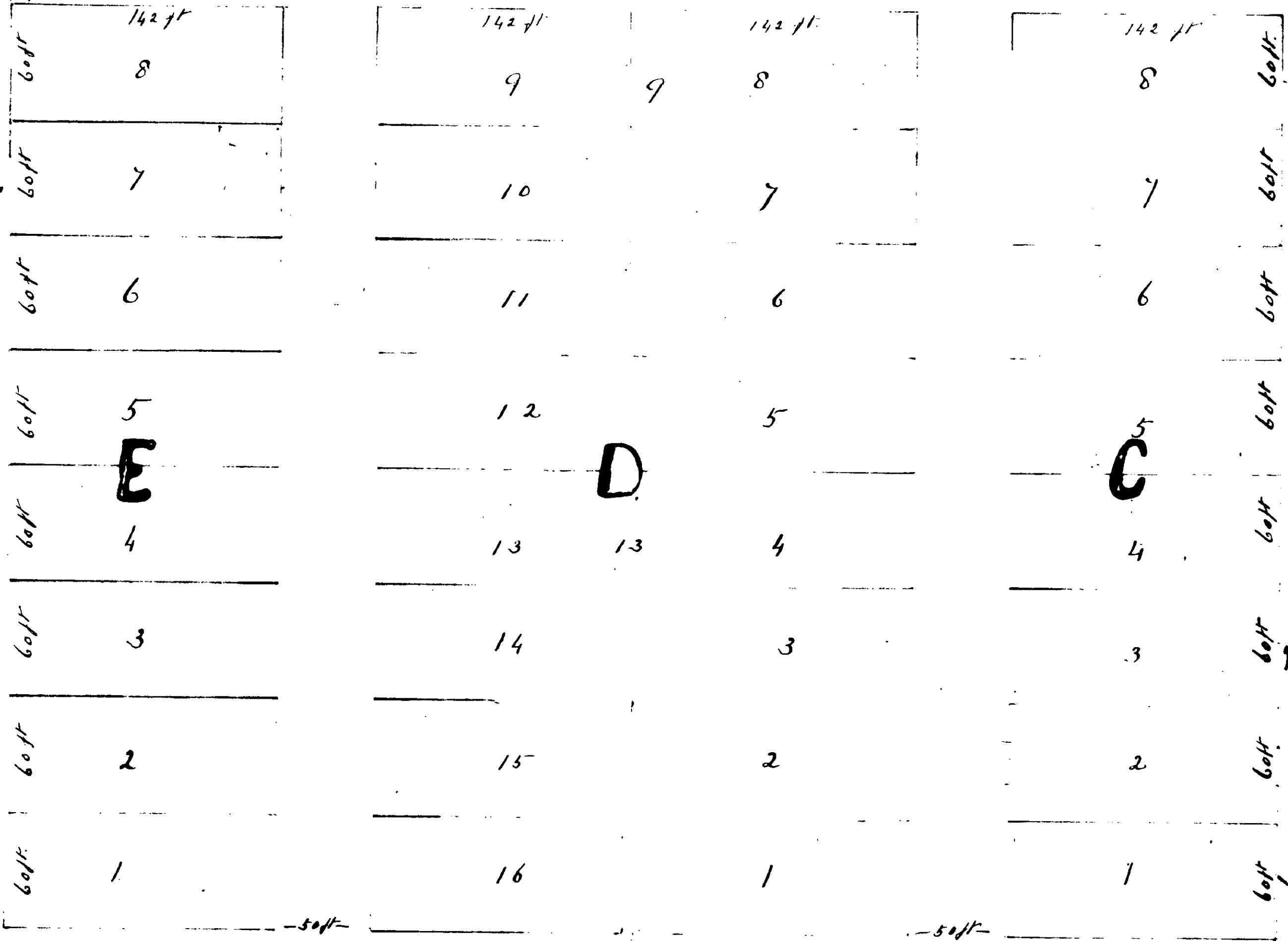
Filed in the Office of the Clerk
of the Circuit Court, Oseada Co
this 28th day of April 1889.

Jno. M. Lee (Clerk)

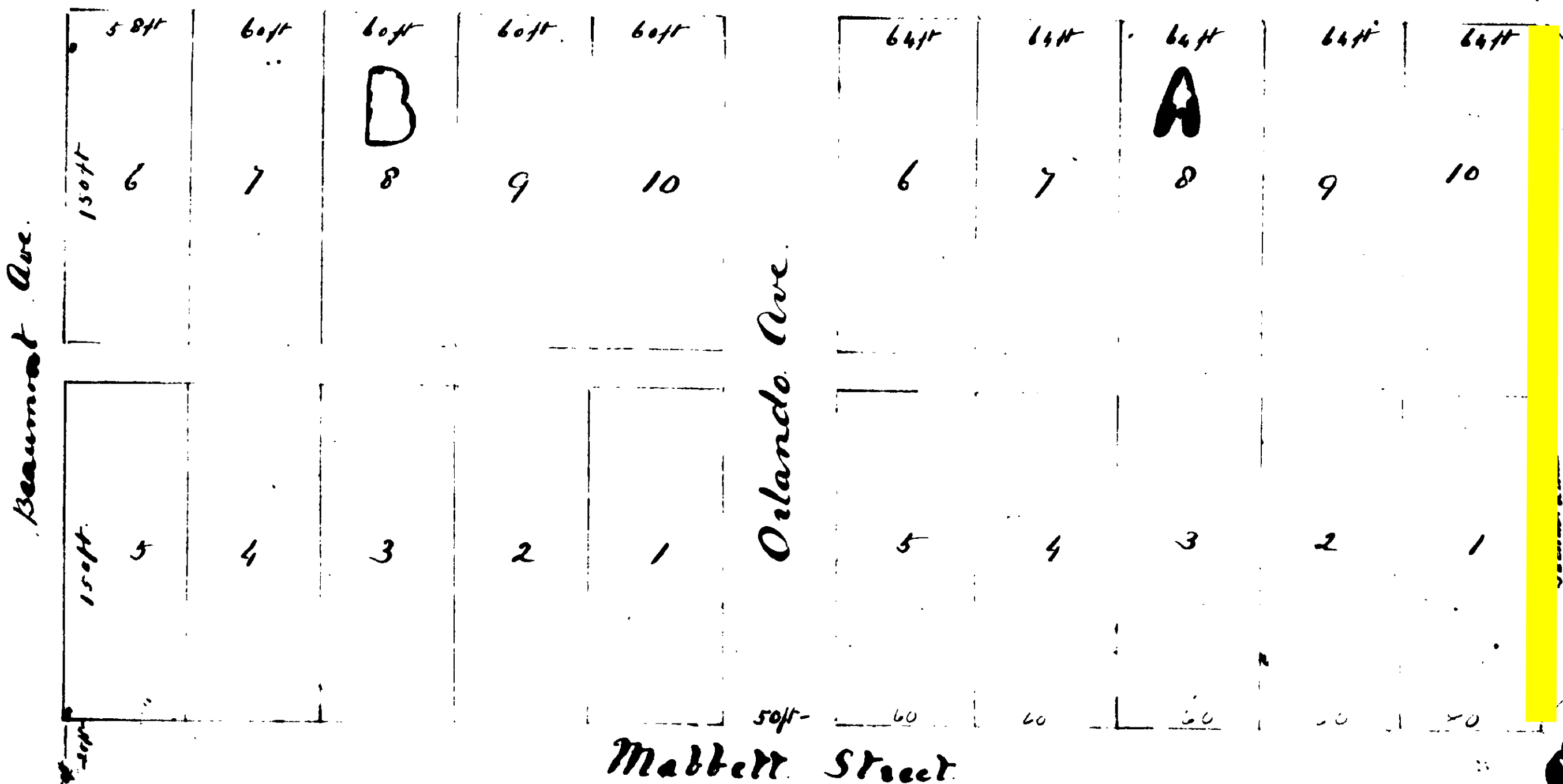
By V. R. Keller D. C.

O'Neal & Osborn's Addition

Seminole Street



Summer Street



Mattett Street

RESOLUTION NO. _____

**A RESOLUTION OF ABANDONMENT
OF A RIGHT-OF-WAY AGREEMENT**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION ASSEMBLED THAT:

WHEREAS, there exists a recorded unnamed right-of-way located between Parcel ID# 22-25-29-2170-0005-0010 (15 Church St.), Parcel ID# 21-25-29-1880-000A-0095, and Parcel ID# 21-25-29-1880-000A-0010.

WHEREAS, the City is desirous of vacating the unnamed right-of-way in its entirety, as hereinafter described, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the abandonment of the right-of-way does not materially affect the right of convenient access to lots which may have been previously conveyed under the recorded right-of-way, to the City of Kissimmee, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the public convenience and necessity does not require the use and maintenance of said right-of-way, and

WHEREAS, the interest of the City of Kissimmee and its citizens thereof would not be adversely affected by the abandonment and annulment of the right-of-way appearing of record;

NOW THEREFORE, BE IT RESOLVED that pursuant to Section 14-3-47 of the Land Development Code of the City of Kissimmee, that right-of-way, as described hereinafter shall be hereby abandoned and annulled leaving a blanket access, drainage, maintenance and utility easement.

Legal Description

That certain unnamed alleyway occupying 0.1 acre and being approximately 300 feet in length, located in Block A of O'Neal and Osborne's Addition to the Town of Kissimmee, Plat Book A, Page 2 of the Public Records of Osceola County, Florida, being more particularly described herein as a designated alleyway lying east of and adjacent to Lots 1 and 10 in said Block A, said alleyway connecting Church Street Right of Way to the south with West Monument Avenue to the north

Containing 0.1 total acres, more or less.

This resolution shall take effect upon its adoption.

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ____ day of _____, 20_____.

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 Aug 06, 2025.

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



Rose Williams

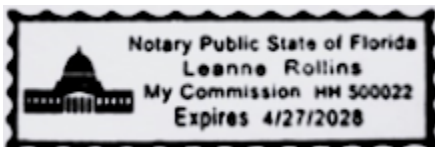
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 8 day of August, 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

7851917

Hurricane center increases odds system off Florida will develop

By Richard Tribou
Orlando Sentinel

The National Hurricane Center on Tuesday increased the chances an expected low pressure area off the northeast coast of Florida could develop into a tropical depression or storm while keeping an eye on another Atlantic system plus Tropical Storm Dexter. As of the NHC's 2 p.m. tropical outlook, forecasters expect a weak surface trough off the southeastern United States coast already producing scattered showers and thunderstorms to form into an area of low pressure within a day or two. "Environmental conditions appear generally favorable for additional development. A tropical depression could form by the latter portion of this week or weekend as the low starts moving slowly westward, but turns more north-

ward by this weekend," forecasters said. The NHC gave it a 10% chance it could develop in the next two days and 40% that it could develop in the next seven. That's up from 30% on Monday. The National Weather Service in Melbourne said a stalled front over north Florida would sink toward Central Florida as it interacts with the low pressure area increasing rain chances today and Thursday with a forecast 2 inches across the region. "Onshore flow will likely focus the greatest opportunity for storms over the interior both Wednesday and Thursday, though the closer proximity to the front and additional mid level support may give a boost to precipitation chances everywhere by Thursday," forecasters said. "Gusty winds, frequent lightning, and torrential rainfall will continue to be the main storm threats."

As the low grows near Georgia and South Carolina along with one in the Gulf, a surface low pressure area could form over Central Florida bringing more rain through Sunday. "The proximity of these features, plus mid level energy, ample moisture, and daytime heating/instability, will enhance daytime rain and storm chances to 70-80%," forecasters said. Elsewhere in the Atlantic, the outlook remained 50/50 for development of a tropical wave that had moved off the west coast of Africa on Monday but has since grown some disorganized shower and thunderstorm activity. "Environmental conditions are forecast to be conducive for gradual development during the next few days, and a tropical depression could form late this week or over the weekend as the system moves generally west-northwestward



The tropical outlook as of 2 p.m. Tuesday, NHC

across the central tropical or subtropical Atlantic," forecasters said. The NHC kept the odds at 50% that a system could form in the next seven days. As far as Tropical Storm Dexter, which formed in the Atlantic on Sunday night, the season's fourth named storm remained no threat to land.

As of 11 a.m. Tuesday, the center of Dexter was located about 400 miles north of Bermuda moving northeast at 12 mph with maximum sustained winds of 40 mph. Tropical-storm-force winds extend out 115 miles. "A gradual turn toward the east-northeast is expected during the next few days," forecasters said. "Some

strengthening is forecast during the next 48 hours as Dexter starts to become an extratropical cyclone." Dexter became the fourth named storm following tropical storms Andrea, Barry and Chantal. After Dexter, the next names on the NHC's list are Erin and Fernand. Before the start of hurricane season, the National Oceanic and Atmospheric Administration had forecast an expected 13 to 19 named storms for the year, of which 6 to 10 would grow into hurricanes. Three to five of those would develop into major hurricanes of Category 3 strength or higher. The height of hurricane season runs from mid-August into October. The entire six-month season runs June 1 to Nov. 30.

Judge orders Florida, federal officials to produce Alligator Alcatraz agreements

By Mike Schneider
Associated Press

Federal and state officials in Florida must produce agreements showing which government agency or private contractor has legal authority to detain people or perform immigration officer roles at Alligator Alcatraz, the immigration detention facility in the Everglades, a federal judge said Monday. Officials must provide by Thursday all written agreements and contracts showing who has legal custody of the hundreds of detainees at the facility that was hastily constructed more than a month ago on an isolated airstrip in South Florida's Everglades wilderness, said U.S. District Judge Rodolfo Ruiz, an appointee of President Donald Trump. Ruiz's order was part of an ongoing civil rights lawsuit against the state and federal governments by immigration attorneys who say

"Alligator Alcatraz" detainees' constitutional rights are being violated since they are barred from meeting lawyers, are being held without any charges, and a federal immigration court has canceled bond hearings. Who has authority over the detention center has been a murky issue since it opened at the beginning of July. The federal government and Florida had asked that any disclosures be limited to agreements between U.S. Immigration and Customs Enforcement and three Florida agencies — the Florida Highway Patrol, the Florida National Guard and the Florida Department of Law Enforcement. The detainees' attorneys had requested documents showing who was responsible for removal proceedings, as well as information on the number of employees at "Alligator Alcatraz," but Ruiz said those requests from the detainees' lawyers

were too broad. The lawsuit is the second to challenge "Alligator Alcatraz." Environmental groups have sued federal and state officials, asking that the project be halted because the process didn't follow state and federal environmental laws. A hearing on that lawsuit is set for Wednesday. Separately, the Archdiocese of Miami said it celebrated the first Mass at the detention center on Saturday following weeks of negotiations. "I am pleased that our request to provide for the pastoral care of the detainees has been accommodated," Archdiocese of Miami Archbishop Thomas Wenski said Monday in a statement.

Kate Payne in Tallahassee contributed to this report.

DOGE

from Page 1

"We've seen a rise in property values with a corresponding rise in property taxes," said Ingoglia, a Republican recently appointed by DeSantis to the post. "We do not think it is right that taxpayers get to foot the bill for government excesses." Orange County Mayor Jerry Demings received a letter July 24, informing him that the on-site audit would begin on Tuesday and seeking information on more than 50 topics covering a swath of the county budget. Ingoglia said auditors will be taking a look at personnel costs and contracts signed by county officials, and comparing the cost of services among cities and counties across the state. More specifically, the letter seeks all contracts and procurements in excess of \$10,000, payroll data related to salaries and bonuses over the past five years, information and materials used for any diversity, equity and inclusion training, and details of electric vehicle purchases. It even asked for information on speed bumps, raised crosswalks and other "traffic calming devices." While many of the audits are taking aim at left-leaning cities and counties like Orange, Orlando, Gainesville and Broward, more conservative areas like Manatee County and Pinellas also received letters, Ingoglia said. He claimed that audits were chosen based on data — he cited steep increases in property tax revenues and the county's budget — as well as complaints received on social media and by phone. The results could bolster DeSantis' crusade against property taxes, and propel a ballot initiative he hopes to put in front of Florida voters next year, Ingoglia said. "Every local government, whether it's a red county or

blue county, is going to make every excuse in the book why they can't cut property taxes," he said. "When you have rising property values, millage rates should be theoretically going down or at the very least adopting the rolled back rate." Demings, in the midst of his second four-year term as mayor, defended the county's budget growth as a necessity to keep up with booming growth. "Since 2020, Orange County has grown by approximately 81,000 residents — a number greater than the population of 29 out of Florida's 67 counties," he said in a statement last week. "This substantial growth has placed increasing demands on public services across the county." As an example, he said the Orange County Sheriff's Office has experienced a five-year increase of over 7% in calls for service, while Orange County Fire Rescue has seen call volumes rise by as much as 15% comparatively over the past five years. "These trends highlight the mounting pressure on essential services as our community continues to expand," Demings said. The bulk of local budgets go toward police and fire protection. At least 10 Central Florida cities and counties are weighing increasing their property tax rates this year — though not Orange County — with many citing costs associated with funding pay increases for cops and firefighters. Ingoglia, who said public safety should be the chief priority of cities and counties, warned elected officials considering such an increase to think again. "The voters are going to speak," he said. "Raise millage rates and raise taxes, and find yourself out of a job." Orlando, another Central Florida government not proposing to increase its millage, received notice of an audit last week, with the DOGE team planning to be in City Hall next week.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Gramercy Farms Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 27, 2025
TIME: 9:00 a.m.
LOCATION: Anthem Park Clubhouse
2090 Continental Street
St. Cloud, Florida 34769

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment
Townhome	148	0.80	\$909.95
Single Family 40'	88	1.00	\$1,137.43
Single Family 50'	496	1.10	\$1,251.17
Single Family 60'	107	1.20	\$1,364.92

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT ("EAU") FACTOR, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County ("**County**") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

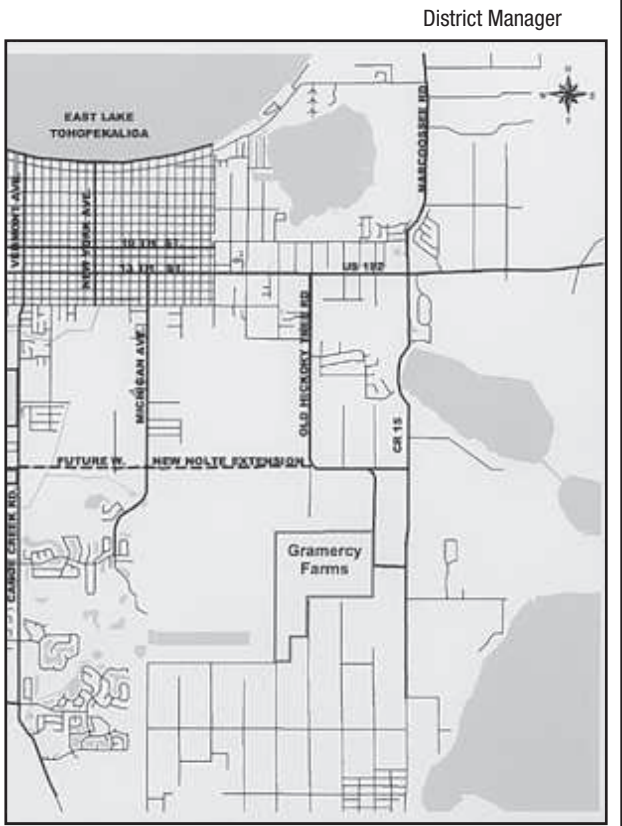
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.gramercyfarmscdd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.





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

ADDRESS: 15 Church St.
PLAN NUMBER: ABDN-25-0002
PROJECT NAME: First Presbyterian Church
REVIEW VERSION NUMBER: v1

DATE: 06/03/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

1. Approval of this City initiated right-of-way vacation as described and depicted in the sketch legal description.
2. This alleyway is approximately 17 ft. wide and 300 linear feet long.
3. Note that there has been 2 previously approved right-of-way vacations for different, underlying segments of alleyway adjacent to the 4 parcels owned by the First Presbyterian Church. Neither included the segment of alleyway included with this vacation.
 - a. A portion of an alleyway was vacated under Res. 8-70 at the April 29, 1970 City Commission meeting.
 - b. Another portion of alleyway was vacated under Res. 42-96 at the October 22, 1996 City Commission meeting.
4. This right-of-way vacation is subject to utility provider(s) or other public agencies approvals and conditions and also subject to City Attorney, City Engineer, City Surveyor, 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.

RESOLUTION NO. 8-70

WHEREAS, the City Commission of the City of Kissimmee, Florida has considered and determined that the public convenience and necessity does not require the use and maintenance of that portion of the two unnamed alleys as shown in red on Exhibit "A" attached hereto and made a part hereof, all of said alleys being and lying within the city limits of the City of Kissimmee, Florida, and that the same should be permanently closed and abandoned.

THEREFORE, BE IT RESOLVED by the City Commission of the City of Kissimmee, Florida, in lawful session assembled, as follows:

That portion of two unnamed alleys shown in red on Exhibit "A" attached hereto and made a part hereof, said alleys lying totally within the city limits of the City of Kissimmee, Florida, be, and the same are hereby permanently closed and abandoned, and the City does renounce and relinquish any interest it ever had in the closed and abandoned portion of the two unnamed alleys as shown on the attached Exhibit "A" marked in red.

PASSED AND DULY ADOPTED on this 28 day of April, A.D. 1970.

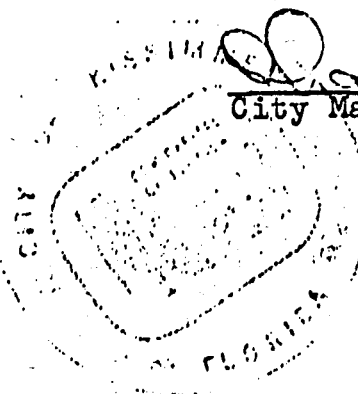
THE CITY OF KISSIMMEE

By: J. C. Clemens
Mayor-Commissioner

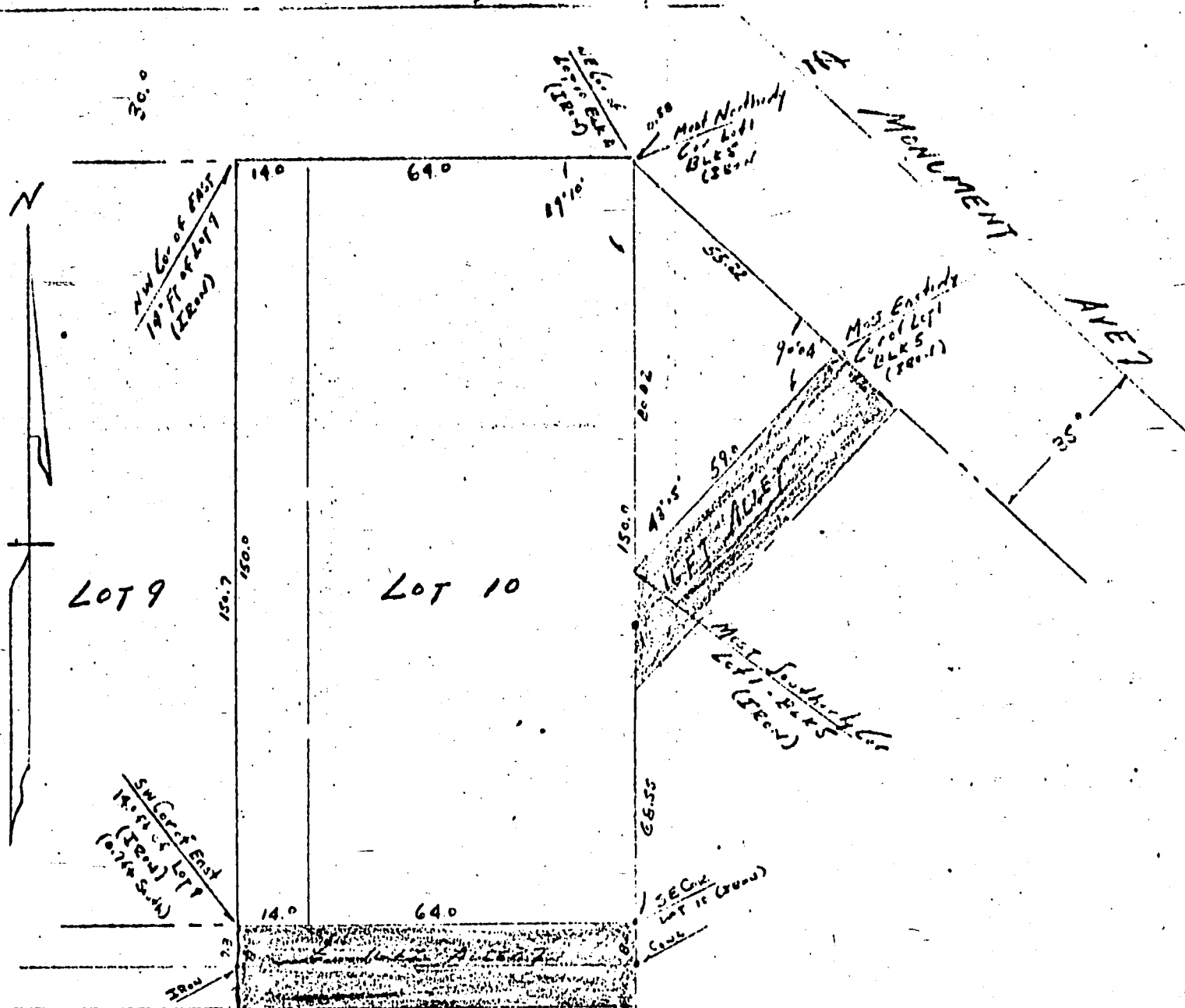
ATTEST:

Paul B. Tye
City Manager

This Instrument Prepared by Ag. Lane
City of Kissimmee
101 Church Street
Kissimmee, Fla. 32741



2 SUMNER ST. 7



SHOWING A SURVEY AND LOCATION OF IMPROVEMENTS OF LOT 10 AND THE EAST, 14.0 FT., OF LOT 9 OF BLOCK "A", OF OSBORN & O'NEAL'S ADDITION TO THE TOWN OF KISSIMMEE CITY, AS PER PLAT BOOK 1, PAGE 7, AND LOT 1 OF BLOCK 5, OF SOUTH FLORIDA RAILROAD COMPANY'S SURVEY AS PER PLAT BOOK A, PAGE 2, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

**JOHNSTON'S
ENGINEERS AND SURVEYORS**

Surveyed at Request of:

First Presbyterian Church
401 W. Mabbette Street
Kissimmee, Florida 32741

DATE 3-24-70 SCALE 1" = 3' 7"

William J. Johnston
REGISTERED LAND SURVEYOR CERT. No. 935
REGISTERED PROFESSIONAL ENGINEER CERT. No. 4379
416 Mabbette Street P. O. Box 844
Phone 847-2179 Kissimmee, Florida 32741

Field Book _____

Page _____

Job # 113

FILED IN THE OFFICE OF CLERK OF CIRCUIT COURT, OSCEOLA COUNTY, FLORIDA
ON THE 13 DAY OF May A.D. 1970, RECORDED AT 2:10 O'
CLOCK P.M., IN BOOK 202 OF OFFICIAL RECORDS, PAGE 58
HARRIS G. DANIEL, CLERK By Patty R. Manning D.C.

October 30, 1996



I HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF
RESOLUTION 42-96, AS ADOPTED BY THE CITY COMMISSION OF THE CITY OF
KISSIMMEE, FLORIDA ON OCTOBER 22, 1996.

CITY OF KISSIMMEE

(SEAL)

BY:

Sandra L. Yeager
SANDRA L. YEAGER
CITY CLERK

Office of the City Clerk

City of Kissimmee • 101 N. Church Street • Kissimmee, FL 34741-5013 • Phone (407) 847-2821 • FAX (407) 847-9233

MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY BK 1361
11/15/96 11:22 VERIFIED: SWT INSTR # 96-092426 PG 0868

RESOLUTION NO. 42-96

A RESOLUTION OF VACATION OF AN UNNAMED ALLEY RIGHT OF WAY

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION ASSEMBLED THAT:

WHEREAS, there exists a plat known as O'Neal and Osborns' Addition, which had dedicated the unnamed alleyway, which is recorded in Plat Book A, Page 2, of the official records of Osceola County, Florida, and

WHEREAS, a property owner is desirous of vacating the unnamed alleyway as hereinafter described, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the vacation the unnamed alleyway does not materially affect the right of convenient access to lots which may have been previously conveyed under the O'Neal and Osborns' Addition, and

WHEREAS, the City Commission of the City of Kissimmee, Florida has determined that the public convenience and necessity does not require the use and maintenance of the unnamed alleyway, and

WHEREAS, the interest of the City of Kissimmee and its citizens thereof would not be adversely affected by the vacation and annulment of the unnamed alleyway of such lands appearing of record;

NOW THEREFORE, BE IT RESOLVED that pursuant to Section 14-1-50 thru 60 of the Code of The City of Kissimmee, that the unnamed alleyway as described hereinafter shall be hereby vacated and annulled, leaving a blanket drainage and utility easement in its place.

Unnamed 16' alleyway located in Block A of O'Neal and Osborns' Addition as recorded in Plat Book A, page 2, of the public records of Osceola County, Florida.

More particularly described as that part of a 16' alleyway lying north of lots 2 through 5 and south of lots 6 through 9, less the east 14' of the previously vacated alleyway lying south of lot 9 (O.R. Book 202, pgs. 57 and 58), per Plat Book A, page 2, as recorded in the public records of Osceola County, Florida.

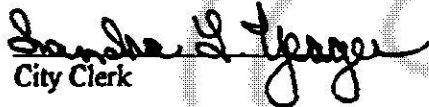
This resolution shall take effect upon its adoption.

PASSED AND DULY ADOPTED on this 22nd day of OCTOBER, 1996.

THE CITY OF KISSIMMEE, FLORIDA


Vice-Mayor

ATTEST:


City Clerk

COPY



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

DATE: 6/11/2025

PROJECT: First Presbyterian Church Alleyway Vacation

DRC NUMBER: ABDN-25-0002

REVIEW NUMBER: 1 (v1)

Review Status:
REVISE & RESUBMIT

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

GENERAL INFORMATION:

1. Please provide the following:
 - a) Metes and bounds legal description and sketch of description for the proposed right-of-way to be vacated. Ref. LDC §14-3-47(B)(1)(b)
 - b) Supporting documentation showing the location of all existing utilities/improvements within the boundary of the proposed right-of-way to be vacated. Ref. LDC §14-3-47(B)(1)(e)

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

SITE SPECIFIC:

- A blanket access and drainage easement may be required over the vacated right-of-way.

GENERAL:

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

###

6/12/2025

ABDN-25-0002 – 15 CHURCH ST - PIN: 22-25-29-2170-0005-0010

Kissimmee Utility Authority – Magdalena Fernandez

mfernand@kua.com – (407) 933-7777 x 6-6650

**KISSIMMEE UTILITY AUTHORITY
COMMENTS**

Approved.



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

SDOC#: 2024/25-0174

DRC#: ABDN-25-0002

Current FLU: MU-D

Requested FLU: N/A

PROJECT NAME: First Presbyterian Church of Kissimmee

Current Zoning: T4-O

Requested Zoning: N/A

PROJECT LOCATION: 15 Church Street, Kissimmee, 34741

COMMENTS DUE DATE: 6.11.25

PID: 22-25-29-2170-0005-0010

This application for abandonment of an alleyway has no impact on public school capacity.



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

ADDRESS: Parcel ID 15 Church Street, Kissimmee, FL 34741
PLAN (DRC) NUMBER: ABDN-25-0002

DATE: 6/11/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

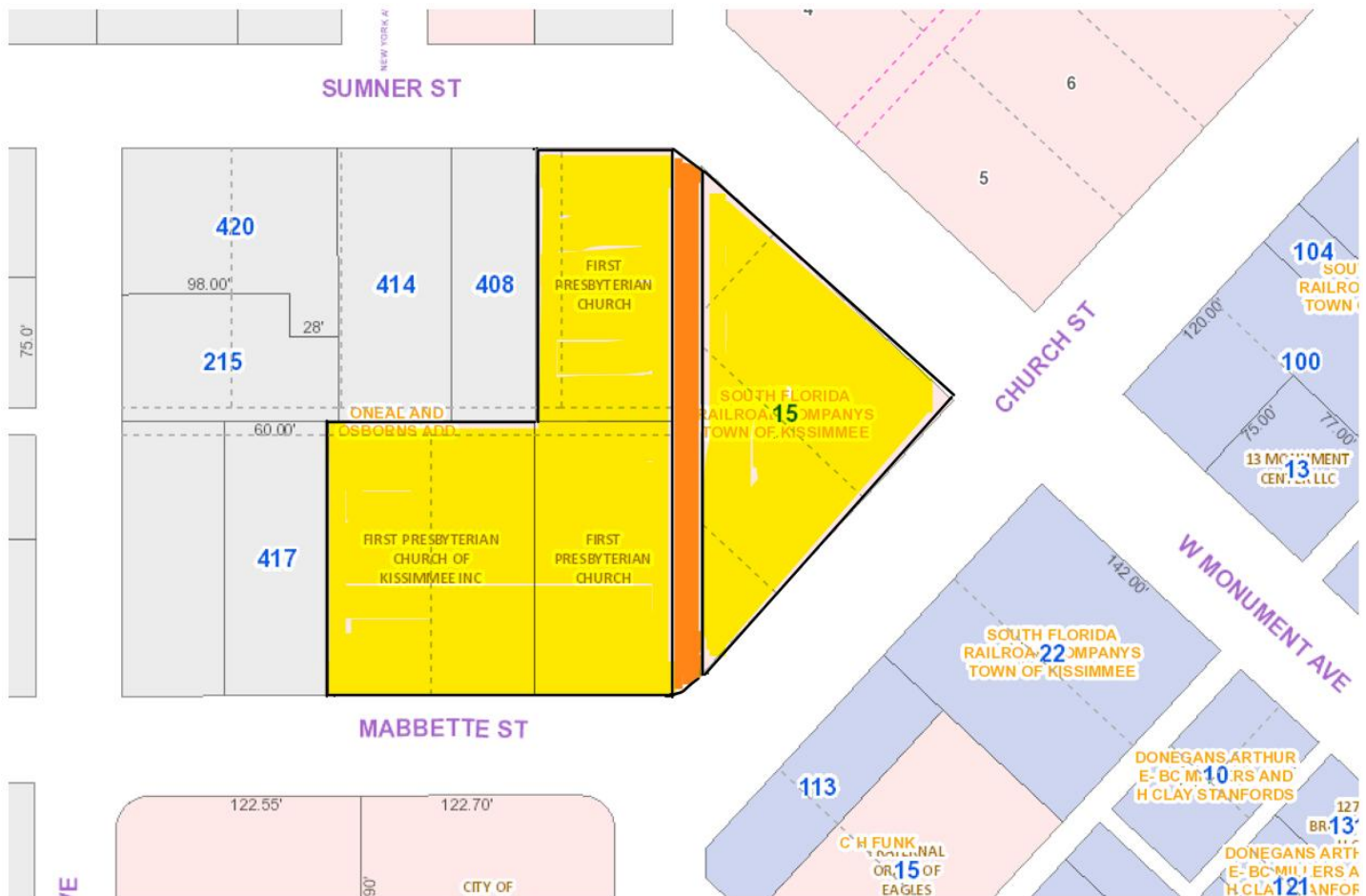
- A 10-foot utility easement will be required within the vacated right of way.
- There shall be no permanent structures placed over top and or within utility easement.

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.

1) SKETCH of ALLEYWAY PROPOSED to be VACATED



LEGEND: **Yellow** Indicates Property owned by First Presbyterian Church of Kissimmee
 Orange Indicates subject 0.1 acre inoperable alleyway proposed to be vacated

2) PROPERTY DESCRIPTION FOR ALLEYWAY PROPOSED TO BE VACATED

That certain unnamed alleyway occupying 0.1 acre and being approximately 300 feet in length, located in Block A of O'Neal and Osborne's Addition to the Town of Kissimmee, Plat Book A, Page 2 of the Public Records of Osceola County, Florida, being more particularly described herein as a designated alleyway lying east of and adjacent to Lots 1 and 10 in said Block A, said alleyway connecting Church Street Right of Way to the south with West Monument Avenue to the north.

3) RATIONALE for VACATION of ALLEYWAY REQUEST by FIRST PRESBYTERIAN CHURCH of KISSIMMEE (FPCK):

FPCK discovered the County Property Appraiser's records showed the subject alleyway that for decades has been occupied by buildings and parking. Neither City Staff, the County, nor FPCK have found evidence of its abandonment. FPCK seeks a remedy for this for the following reasons:

- Eliminating confusion and expenses about personal injury and property damage liabilities that may occur
- Future Improvements or expansion that may entail permits or approvals
- Enforcement of private property rights, parking, security etc.
- Although not anticipated, eventual sale of property, which might restore its tax status
- Financing and insurance issues and obstacles

Architectural floor plan of a school building. The plan includes the following labeled areas and dimensions:

- Entrance**: Located at the top center.
- Classrooms**: A series of rectangular rooms along the left side.
- Teachers' Room**: Located on the left side, near the entrance.
- Play Room**: A large rectangular room on the left side.
- Chapel**: A room at the bottom center.
- Assembly Hall**: A large room at the bottom.
- Recreation Room**: A room on the right side.
- Physical Education Room**: A room on the right side.
- Music Room**: A room on the right side.
- Art Room**: A room on the right side.
- Science Room**: A room on the right side.
- Library**: A room on the right side.
- Office**: A room on the right side.
- Storage Room**: A room on the right side.
- Restroom**: A room on the right side.
- Janitor's Room**: A room on the right side.
- Boys' Room**: A room on the right side.
- Girls' Room**: A room on the right side.
- Playground**: An outdoor area at the bottom.
- Dimensions**: Various measurements are provided throughout the plan, such as 20'-0", 10'-0", 15'-0", 25'-0", 30'-0", 40'-0", 50'-0", 60'-0", 70'-0", 80'-0", 90'-0", 100'-0", 110'-0", 120'-0", 130'-0", 140'-0", 150'-0", 160'-0", 170'-0", 180'-0", 190'-0", 200'-0", 210'-0", 220'-0", 230'-0", 240'-0", 250'-0", 260'-0", 270'-0", 280'-0", 290'-0", 300'-0", 310'-0", 320'-0", 330'-0", 340'-0", 350'-0", 360'-0", 370'-0", 380'-0", 390'-0", 400'-0", 410'-0", 420'-0", 430'-0", 440'-0", 450'-0", 460'-0", 470'-0", 480'-0", 490'-0", 500'-0", 510'-0", 520'-0", 530'-0", 540'-0", 550'-0", 560'-0", 570'-0", 580'-0", 590'-0", 600'-0", 610'-0", 620'-0", 630'-0", 640'-0", 650'-0", 660'-0", 670'-0", 680'-0", 690'-0", 700'-0", 710'-0", 720'-0", 730'-0", 740'-0", 750'-0", 760'-0", 770'-0", 780'-0", 790'-0", 800'-0", 810'-0", 820'-0", 830'-0", 840'-0", 850'-0", 860'-0", 870'-0", 880'-0", 890'-0", 900'-0", 910'-0", 920'-0", 930'-0", 940'-0", 950'-0", 960'-0", 970'-0", 980'-0", 990'-0", 1000'-0".