



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, NOVEMBER 5, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of the August 20, 2025 Planning Advisory Board (PAB) Meeting Minutes
 - 3.B Approval of the September 17, 2025 Planning Advisory Board (PAB) Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - ZMA-25-0003 4200 W Vine St. Rezoning — Amending the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U): Proposed Ordinance #25-13
 - 5.B Public Hearing — ZMA-25-0007 201 E. Dakin St. Rezoning — Amending the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6): Proposed Ordinance #25-17
 - 5.C Conditional Use with Site Plan Waiver to establish an intensive service use of heating, ventilation, and air-conditioning (HVAC) within the Kissimmee Industrial Park Planned Unit Development (PUD). - 1226 Dyer Blvd. - CU-25-0022
 - 5.D Public Hearing — LUPA-25-0003 2001 Yates Rd. Future Land Use Map Amendment — Amending the Future Land Use Map designation from Recreational (REC) to Institutional (INST): Proposed Ordinance #25-18
 - 5.E Public Hearing - PUD-25-0014 2001 Yates Rd. Rezoning — Amending the Zoning Map designation from Open Space (OS) to Planned Unit Development (PUD): Proposed Ordinance #25-19
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
 - 7.A Rosenberg's Rule of Order
 - 7.B PAB Meeting Dates
 - 7.C Calendar of Events
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

Planning Advisory Board – November 5, 2025

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

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

**Approval of the August 20, 2025 Planning Advisory Board (PAB) Meeting Minutes
Request**

Approval of the August 20, 2025 Planning Advisory Board (PAB) Meeting Minutes

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 08.20.2025 PAB Minutes



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

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Lynda Roth
Staff Present: Brenda Ryan, Planning Manager, Kalanit Oded, Deputy City Attorney, Samia Singleton, CRA Manager, Cristian Arias, Senior Planner, Ryan Altizer, Senior Planner, Kayla Smith, Planning Technician.
Members Absent: Board Member Aaron Sabino, Board Member Yolanda Bernard

Chairman Robert Bussiere called the meeting to order at 6:00 p.m.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

- 3.A Approval of June 4, 2025 Planning Advisory Board Meeting Minutes

Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Alex Alemi seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin, Board Member Roth
NAY: None

Motion to Approve Passed 5 - 0.

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.

Laura Martinez, Project Manager with Inspire Placemaking, introduced herself and her team and presented the Downtown Kissimmee Community Redevelopment Area (CRA) Plan update aimed at fostering a safe, vibrant, and welcoming environment for residents, businesses, and visitors.

Project Manager Martinez shared that the update focuses on identifying areas in need of revitalization and addressing lingering perceptions of safety, noting that more than 120 acres within the CRA remain vacant, offering opportunities for infill and positive growth.

Project Manager Martinez proposed update merges the "Connectivity" and "Public Realm" action points into a single "Unified Mobility Enhancements and Wayfinding" focus area and adds "Enhance Public Safety" as a new priority, emphasizing community policing, infrastructure improvements, and flexible design to support mixed-use

development, walkability, and alignment with the City's Comprehensive Plan and CRA mission, with final revisions to be completed before presentation to the City Commission on September 3.

Board Member Alemi expressed support for the master plan update, noting its alignment with the Comprehensive Plan and focus on creating human-scaled, walkable neighborhoods, and suggested revising the language on page 44 regarding corridor studies to reflect recent City Commission discussions reconsidering the Broadway lane reduction.

Project Manager Martinez noted that the team will take Board Member Alemi's comments into consideration prior to presenting the plan before the City Commission.

Board Member Alex Alemi made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin, Board Member Roth

NAY: None

Motion to Approve Passed 5 - 0.

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

Senior Planner Ryan Altizer stated this is an approval of a conditional use with site plan to establish outdoor sales from vehicles as part of a special event at Lechonera el Jibarito on approximately 1.11 acres of land with a Highway Commercial (HC) Zoning designation. The subject property is 1985 S John Young Pkwy.

Senior Planner Altizer stated the proposed conditional use creates a special event with up to six food trucks and tents operating after Lechonera El Jibarito closes at 6 p.m., with staff recommending hours of Wednesday to Sunday from 7 to 10 p.m. due to noise ordinance restrictions and nearby residential areas and with the recommended standards and conditions the event is considered compatible with the surrounding area conveniently located on a major thoroughfare and supported by City staff

Staff recommends approval subject to the following 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.

Lisandra Roman, owner of Lechonera El Jibarito at 1985 S. John Young Parkway, stated she agrees with all city conditions and supports the project but respectfully requested reconsideration of the event hours to extend from 10pm to midnight due to setup and breakdown time, and emphasizing her commitment to safety and compliance with the noise ordinance while expressing hope the event will create jobs and provide the community with diverse food options

Discussion ensued among the Board Members regarding the applicant's request to extend the event hours.

Board Member Alex Alemi made a motion to approve the request with an amendment to extend the hours of operation from 7pm-10 p.m. to 7pm-12 a.m. Board Member Diana Marrero-Pinto seconded the motion.

1. The hours of operation for this special event for outdoor sales from food trucks is: Wednesday to Sunday from 7 pm to 12 am. 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.**

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin, Board Member Roth

NAY: None

Motion to Approve w/ Amended Condition #1 Passed 5 - 0.

5.C Public Hearing - Osceola Village Center PUD Amendment: PUD-23-0001

Senior Planner Cristian Arias stated that this item is a request for approval of a Planned Unit Development (PUD) Amendment to add self-storage facilities as a permitted use and to include regulatory language in the sign standards for the Osceola Village Center Mixed-Use Planned Unit Development (MUPUD) project. Subject property is located at 33-25-29-00U0-0012-0000.

Senior Planner Arias stated the Osceola Village Center MUPUD approved in 2019 as a 161.8-acre mixed-use development includes residential and commercial uses and the applicant is requesting to add self-storage as a permitted use and to modify the sign standards to allow 4-foot by 15-foot monument entry signs for the multi-family development therefore the PUD amendment is needed to include these updates

Staff recommends approval for the following 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.

Planning staff and Board Members discussed the future land use designation and current regulations regarding the allowed uses within the development

Richard Wohlfarth, Planner and Engineer for Osceola Village Center, 1275 Prince Court, Lake Mary, stated the project is a true mixed-use development with residential, hospital, and retail uses and that the proposed three-story self-storage facility will complement the community, serve residents and nearby businesses, and enhance the site's overall design and functionality.

Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Alex Alemi seconded the motion.

- 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.**

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin, Board Member Roth

NAY: None

Motion to Approve Passed 5 - 0.

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

Planning Manager Brenda Ryan stated this is a Recommendation of approval to adopt a resolution to vacate 0.1 acres, more or less, of right-of-way that has a (T4-R), and (T4-0) Zoning designations. The subject property is located at 15 Church Street.

Planning Manager Ryan stated that the 17-foot-wide alleyway established by the 1889 O'Neal and Osborn Addition Plat overlaps the existing First Presbyterian Church built in 1886 and that the proposed vacation will remove the underlying right-of-way to align property boundaries noting similar vacations were approved in 1970 and 1996 with no objections from utility providers.

Staff recommends approval subject to the following conditions:

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.

Planning staff and Board Members discussed the possibility of a pedestrian easement and downtown master plan enhancements with Planning Manager Ryan stating there is no public interest in establishing a pedestrian easement on private property.

Bob Whidden, RJ Whidden Associates, 8 Broadway Ave, Kissimmee, FL, stated he discovered an alleyway shown through the church building due to a record error and explained the need to vacate it to prevent future ownership or insurance issues while offering an alternative easement if needed and commending city staff for their assistance.

Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Marin, Board Member Roth

NAY: Board Member Alemi

Motion to Approve Passed 4 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION

Board Member Alex Alemi discussed adopting Rosenberg's Rules of Order in place of Robert's Rules of Order for the Planning Advisory Board.

Discussion ensued among the Board Members regarding the pros and cons of adopting Rosenberg's Rules of Order.

Planning Manager Brenda Ryan expressed concern that Rosenberg's Rules of Order will not maintain consistency with other City boards, promote more public participation or provide more efficient and effective meetings.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 08:01PM

Board Chairman

ATTEST:

Board Secretary

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 3.B

Approval of the September 17, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Request

Approval of the September 17, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 09.17.2025 PAB Minutes



MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 17, 2025 AT 6:00 PM

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Alex Alemi (6:01PM), Board Member Rebeca Marin (6:34PM), Board Member Lynda Roth
Staff Present: Craig Holland, Director, Doug Etheredge, Assistant Director, Brenda Ryan, Planning Manager, Kalanit Oded, Deputy City Attorney, Kayla Smith, Planning Technician.
Members Absent: Board Member Diana Marrero-Pinto, Board Member Aaron Sabino, Board Member Yolanda Bernard

Chairman Robert Bussiere called the meeting to order at 6:35 p.m.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.

3. **MINUTES**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.A Public Hearing - Conditional Use with Site Plan waiver for indoor motorcycle sales at 204 S. John Young Parkway - CU-25-000 PUBLIC HEARINGS

Planning Manager Ryan stated this is an approval of a conditional use with site plan waiver to establish indoor motorcycle sales on approximately 0.06 acres of land with a Mixed Use Urban Corridor (T5-U) Zoning Designation. Subject property is located at 204 S. John Young Parkway.

Planning Manager Ryan stated the existing 2,750 sq. ft. building was originally built in 1974, previously used as a convenience store, grocery store with a small cafe, and computer consultants, and now the Form Based Code allows vehicle sales with interior display inside of buildings only; the applicant will use the site to establish motorcycle sales only and will not permit any motorcycle repairs or maintenance.

Staff recommends approval subject to the following conditions:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) Zoning Designation. as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, Permitted Uses, as sales, rental, and leasing of vehicles is potential conditional use within the T5-U Zoning District.
3. Compliance with Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.

4. Compliance with Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
5. Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

Staff recommends approval subject to the following 8 conditions:

1. This conditional use request shall be valid for Dexter Laboratory, LLC only. In the event that Dexter Laboratory, LLC vacates the premises or if the Business License expires or is no longer valid, this conditional use becomes void.
2. A bicycle locker must be installed and maintained onsite in order to maintain the parking reduction of 2 parking spaces. If the bicycle lockers are not maintained, an agreement with an adjacent property owner meeting the City's satellite parking standards will be required to maintain the minimum parking requirement of 14 parking spaces.
3. This Conditional Use approval must comply with all of the requirements in Section 14-5-8C, Automobile Sale, Lease or Service.
4. All motorcycles associated with the business must be stored and displayed inside the building. Outdoor display or storage of motorcycles or any merchandise associated with the business is prohibited.
5. Maintenance or repair of motorcycles is also prohibited.
6. No test driving of motorcycles is permitted onsite or in the adjacent residential areas.
7. Must comply with the City's Noise Ordinance standards in Chapter 22, Article II of the Code of Ordinances.
8. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this conditional use request with possible revocation.

Rafael Rodriguez, Venecon LLC, 204 S. John Young Pwky, stated he is available to address any questions or concerns from the Board.

Board Member Alex Alemi made a motion to Approve. Board Member Lynda Roth seconded the motion.

1. **This conditional use request shall be valid for Dexter Laboratory, LLC only. In the event that Dexter Laboratory, LLC vacates the premises or if the Business License expires or is no longer valid, this conditional use becomes void.**
2. **A bicycle locker must be installed and maintained onsite in order to maintain the parking reduction of 2 parking spaces. If the bicycle lockers are not maintained, an agreement with an adjacent property owner meeting the City's satellite parking standards will be required to maintain the minimum parking requirement of 14 parking spaces.**
3. **This Conditional Use approval must comply with all of the requirements in Section 14-5-8C, Automobile Sale, Lease or Service.**
4. **All motorcycles associated with the business must be stored and displayed inside the building. Outdoor display or storage of motorcycles or any merchandise associated with the business is prohibited.**

5. **Maintenance or repair of motorcycles is also prohibited.**
6. **No test driving of motorcycles is permitted onsite or in the adjacent residential areas.**
7. **Must comply with the City's Noise Ordinance standards in Chapter 22, Article II of the Code of Ordinances.**
8. **All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this conditional use request with possible revocation.**

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

NAY: None

Motion to Approve Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A PAB Attendance

Planning Manager Ryan addressed the Board on attendance and timely email responses, emphasized immediate replies, noted the October 1 meeting was canceled, and said staff will confirm a quorum for October 15.

7.B Rosenberg's Rules of Order Discussion

Board discussed Rosenberg's Rules of Order. A request by Chairman was made to add this topic to the next meeting agenda for further discussion.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 06:57PM.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - ZMA-25-0003 4200 W Vine St. Rezoning — Amending the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U): Proposed Ordinance #25-13

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Vine Street West MUPUD (MUPUD) to Mixed-Use Urban Corridor (T5-U) on approximately 4.53 acres of land on Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000.

Explanation

This parcel is currently vacant. A Sonny's BBQ restaurant was constructed in 1984 on Parcel ID: 19-25-29-00U0-0116-0000 and was recently demolished. The parcel was zoned Highway Commercial (HC) before it was rezoned to the Vine Street West Mixed-Use Planned Unit Development (MUPUD) in 2017 by Ordinance 17-01. The Mixed-Use Planned Unit Development allows for mixed-use residential, commercial and office uses with specific intents to establish specific permanent parking standards to minimize under-utilized parking areas and to allow for diverse pedestrian connections to both the sidewalks along Vine and the City's multi-use trail.

This Zoning Map Amendment (ZMA) will provide consistency and compatibility with the parcel's Mixed-Use Vine Street Overlay District (MU-V) Future Land Use designations. The vision of this land use is focused on several community design and economic development goals. The Mixed-Use Urban Corridor Zoning is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan (Land Development Code Section 14-5-4(E)).

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and other community focal points. This vision is focused on several community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-5-4(E), the Industrial Business (IB) Zoning District which is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan areas.

Recommendation

City of Kissimmee

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on September 2, 2025.

Attachment(s):

1. ZMA-25-0003 Aerial Map
2. ZMA-25-0003 Vicinity Map
3. ZMA-25-0003 Site Data Table
4. ZMA-25-0003 4200 W Vine Proposed Ord 25-13
5. ZMA-25-0003 PAB Ad
6. ZMA-25-0003 DRC Comments
7. ZMA-25-0003 Supporting Documents

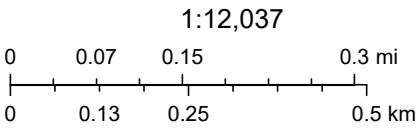
ZMA-25-0003
4200 W Vine St. Rezoning
Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000



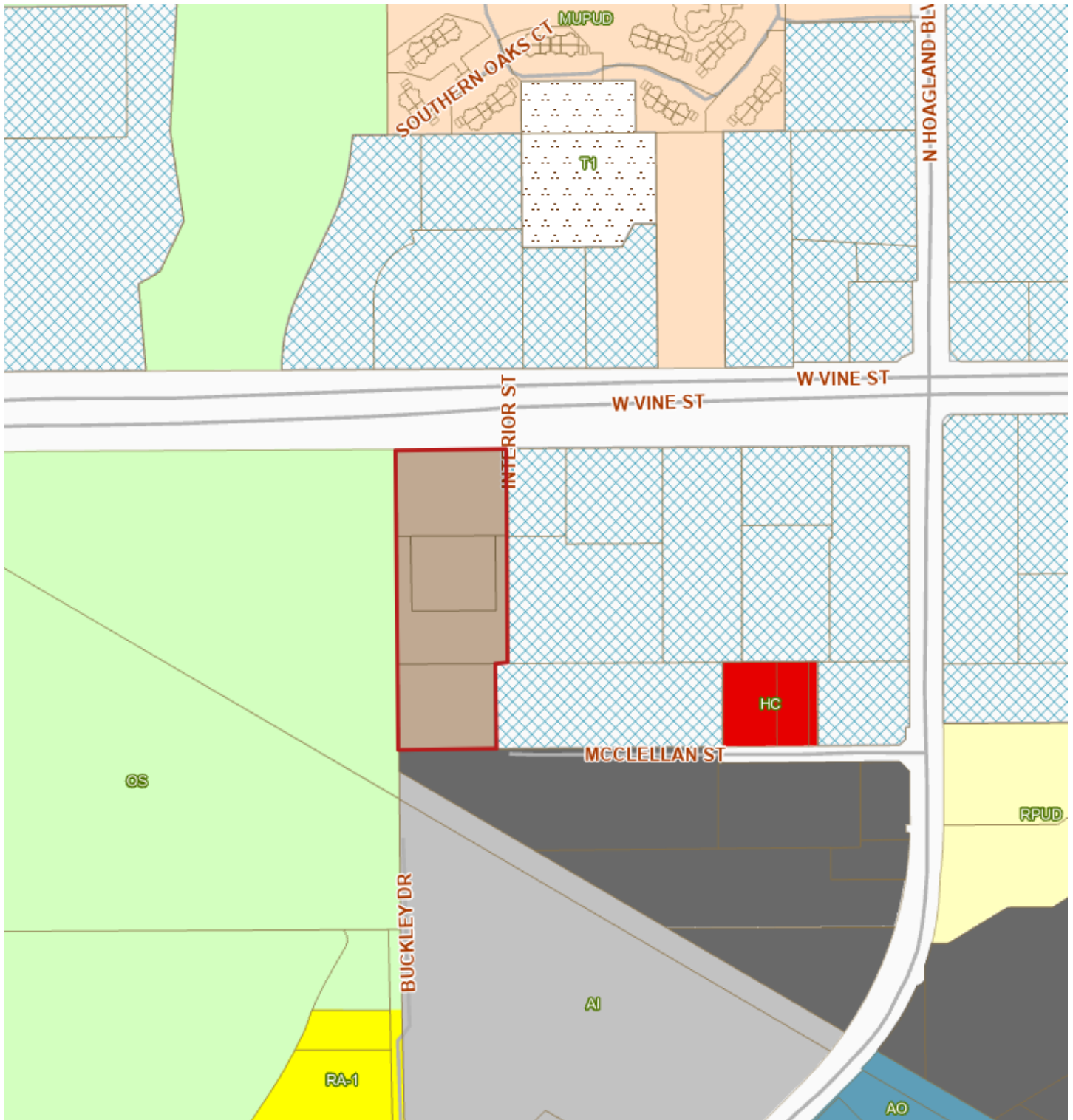
September 25, 2025

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

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

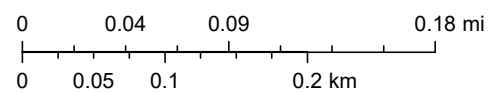


State of Florida



September 25, 2025

1:6,019



Legend

- | | | |
|--|--|---|
| <p> City Limits</p> <p>Zoning District</p> <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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) |
|--|--|---|

4200 W. Vine St Zoning Map Amendment, ZMA-25-0003
Parcel IDs #19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000
and 19-25-29-00U0-0120-0000; 4200 W. Vine St.

Site Data Tables

Site Data	
Size	+/- 4.53 acres
Future Land Use Designation	Mixed-Use Vine Street Overlay District (MU-V)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Vine Street West MUPUD
Proposed Zoning District Designation	Mixed Use Urban Corridor (T5-U)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Commercial and residential
Adjacent Land Use	
North	Mixed-Use Vine Street Overlay District (MU-V)
South	Industrial Business (IN)
East	Mixed-Use Vine Street Overlay District (MU-V)
West	Recreation (REC)
Adjacent Zoning	
North	Mixed Use Urban Corridor (T5-U)
South	Industrial Business (IB)
East	Mixed Use Urban Corridor (T5-U)
West	Open Space (OS)
Zoning History	This parcel had a zoning of Highway Commercial (HC) before it was rezoned to the Vine Street West MUPUD in 2017 by Ordinance 17-01.
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.9.3, Mixed- Use – Vine Street Overlay District: The Vine Street Mixed-Use (MU-V) is designated on the Future Land Use Map, and is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. This vision is predicated on implementing the City’s adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.	
Potential Zoning Districts	Commercial and Light Industrial Districts: HC and IB
	Form-based Districts: T4-O, T5-U, T5-M and SD
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

Zoning District Standards District Summary

Land Development Code Section 14-5-4(E), T5-U, Mixed-Use Urban Corridor. This zone is primarily located along Vine Street. The purpose of this zone is to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Mixed-Use Vine Street Overlay District (MU-V)	Mixed-Use Vine Street Overlay District (MU-V)
	Vine Street West MUPUD	Mixed Use Urban Corridor (T5-U)
		Residential and Commercial

Public Facilities Analysis

Transportation	
Adjacent street	Interior Street
Street Quality of Service (QOS)	N/A – Compliance
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage;	N/A- Compliance

pavement; retention; and flood storage LOS standards met?	
--	--

PROPOSED ORDINANCE NO. 25-13
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND PROVIDING
AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3110, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: Vine Street West MUPUD (Mixed Use Planned Urban Development) – City

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

The subject properties are located at: Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000.

Legal Descriptions:

BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.369 acres, more or less

COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

0.923 acres, more or less

W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.07 acres, more or less

W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

1.167 acres, more or less.

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3109 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

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

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

CITY OF KISSIMMEE

PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3110 for the property described herein:

FROM: **Vine Street West MUPUD (Mixed Use Planned Urban Development) – City**

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

The subject properties are located at approximately **4200 W Vine St. Parcel IDs: 19- 25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000.**

Legal Descriptions:

BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.369 acres, more or less

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1.07 acres, more or less

W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

1.167 acres, more or less

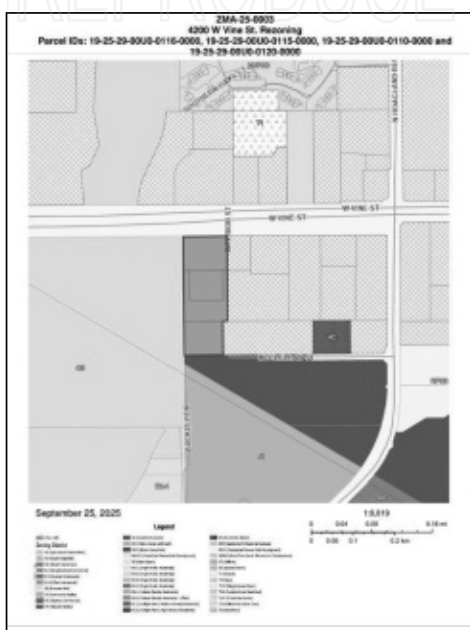
PROPOSED ORDINANCE **#25-13**: AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, October 15, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

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 may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # **ZMA-25-0003**
4200 W Vine St.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA



In accordance with Florida Statutes 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 Statutes 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 proceedings is made, which record includes the testimony and evidence upon which the appeal is made.



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

**ADDRESS: 4200 W Vine St
PERMIT NUMBER: ZMA-25-0003
PROJECT NAME: 4200 W Vine Zoning Map Amendment
REVIEW VERSION NUMBER: V.1**

DATE: 6/25/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. For the 3-story bonus, please ensure to read the entirety of Land Development Code Section 14-5-13 for the Development bonuses that can be granted.
2. The proposed use of Mixed-Use Urban Corridor, T5-U, is compatible with the existing Mixed-Use: Vine, MU-V, Future Land Use.
3. A Final Plat to combine the 4 parcels into one is suggested to ensure the adequate access to all parcels as well as to maximize the improvements to the site.

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

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

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



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

**ADDRESS: 4200 W Vine St
PLAN (DRC) NUMBER: ZMA-25-0003**

DATE: 6/8/2025

**Review Status:
APPROVED WITH CONDITIONS.**

AVIATION - Ramon Senorans - 407.518.2546 - Ramon.Senorans@kissimmee.gov

Comments/Conditions (if applicable):

1. The lots are within 0.5 NM of the approach for Runway 15 and departure end of Runway 33. Any future development will be subject to noise from arriving and departing aircraft, and this should be considered when deciding the conditional use.
2. There may be height restrictions that will be determined by the FAA to mitigate hazards to aircraft operations and signal interference.

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.



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

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

Owner Information

Parcel ID: 19-25-29-00U0-0110-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

Land (Total Records: 1) Total Acres: 1.069

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	46565.64	0	\$791,616

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$791,600	\$0	\$0	\$791,600	\$791,600	\$0	\$791,600

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$791,600	\$0	\$0	\$791,600	\$791,600	\$0	\$791,600

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$720,800	\$0	\$0	\$720,800	\$110	\$0	\$110
2022	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2021	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED

2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	CORRECTIVE DEED
2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES	IMPROVED	WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	IMPROVED	WARRANTY DEED
1988-07-01	\$0	0883-2364	COLE EDWIN H	SCHILLINGER LEE H	IMPROVED	SPECIAL WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED
1947-11-24	\$0	0124-0382	USA	CITY OF KISSIMMEE	IMPROVED	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM										

TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0070	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 OLD DIXIE HWY 152529543000010080	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
									DORIS J COOPER LIVING	

0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
0 LAUREL AVE 112728000000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED

0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GPK SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION	TEAKWOOD FLORIDA LLC	SPECIAL	

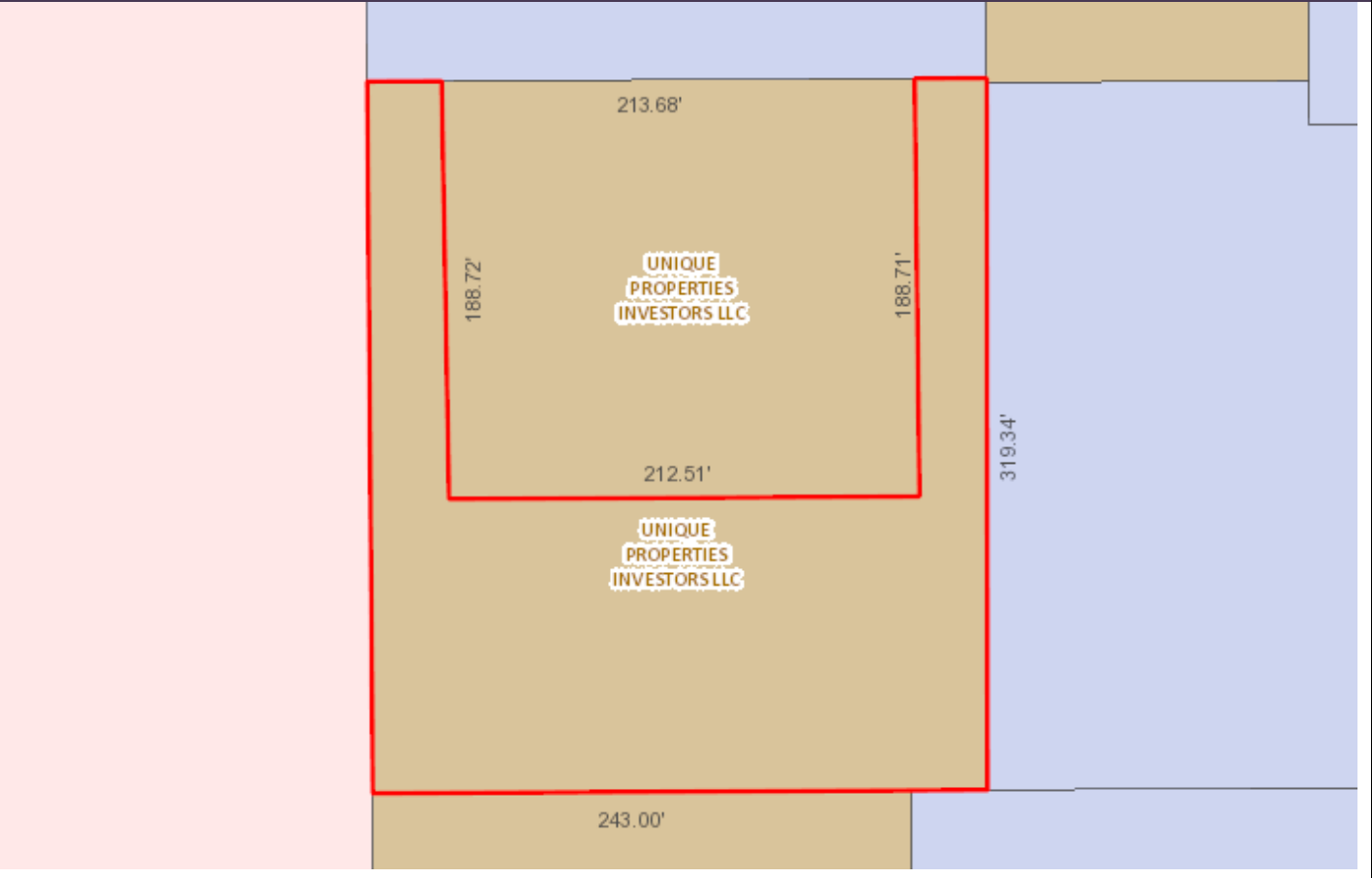
092528368600010010								LLC		WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED
082631067900010070										
0 E IRLO BRONSON MEMORIAL HWY	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
302530000000180000										
114 W LAKE ST	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED
222529201000030019										

Buildings (Total Records: 0)										
No Records To Display.										

Extra Features										
No Records To Display.										

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

TPP Info										
No Records To Display.										





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

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

Owner Information

Parcel ID: 19-25-29-00U0-0115-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

Land (Total Records: 1) Total Acres: 0.923

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	40205.8789	0	\$410,100

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$410,100	\$0	\$0	\$410,100	\$410,100	\$0	\$410,100

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$410,100	\$0	\$0	\$410,100	\$410,100	\$0	\$410,100

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$373,400	\$0	\$0	\$373,400	\$313,753	\$0	\$313,753
2022	\$311,200	\$0	\$0	\$311,200	\$285,230	\$0	\$285,230
2021	\$259,300	\$0	\$0	\$259,300	\$259,300	\$0	\$259,300

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$0	6433-0205	TRUST NO TEN VINE STREET LLC	PAPA KENNETH J	VACANT	CORRECTIVE DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED

2015-08-05	\$25,000	4821-1316	STATE OF FLA DOT	TRUST NO TEN VINE STREET LLC	VACANT	QUIT CLAIM DEED
1998-07-29	\$0	1525-1712	E H C ENTERPRISES INC	STATE OF FLA DOT	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED

0526294510000B0070											
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED	
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED	
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED	
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED	
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED	
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED	
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED	
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED	
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED	
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED	
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 OLD DIXIE HWY 152529543000010080	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED	
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED	
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED	
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT	
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT	
0 LAUREL AVE 112728000000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED	
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED	
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED	

0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	OWNER LLC CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED

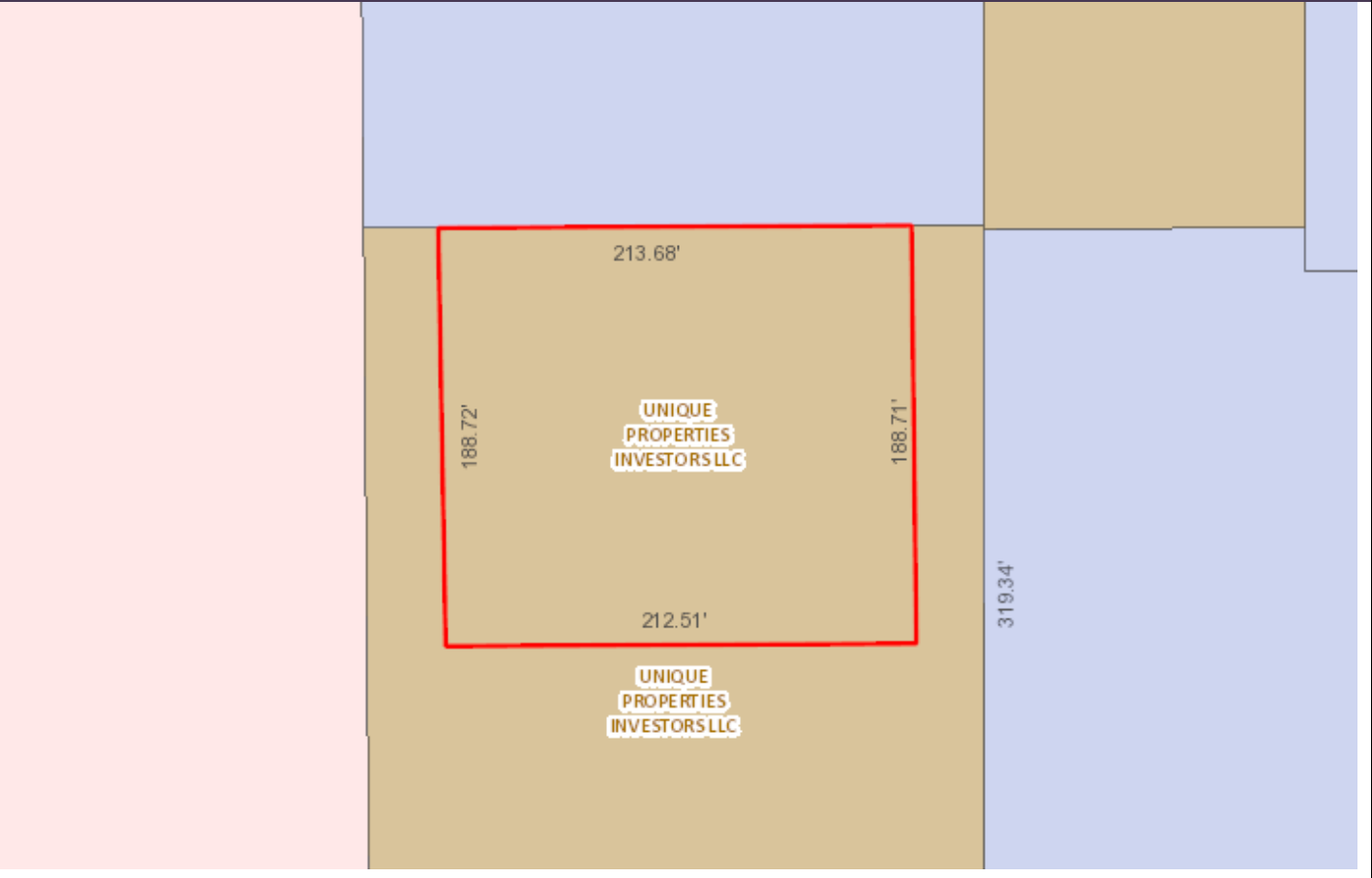
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GPK SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 092528368600010010	2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION LLC	TEAKWOOD FLORIDA LLC	SPECIAL WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY 082631067900010070	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 302530000000180000	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INNVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
114 W LAKE ST 222529201000030019	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED

Buildings (Total Records: 0)
No Records To Display.

Extra Features
No Records To Display.

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

TPP Info
No Records To Display.





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

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

Owner Information

Parcel ID: 19-25-29-00U0-0116-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 4200 W VINE ST KISSIMMEE FL 34741
Primary Use: RESTAURANT/CAFE-IMP (Code: 2111)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

Land (Total Records: 1) Total Acres: 1.369

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	59241.6016	0	\$1,007,107

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$1,007,100	\$177,200	\$35,300	\$1,219,600	\$1,219,600	\$0	\$1,219,600

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$1,007,100	\$191,100	\$35,300	\$1,233,500	\$1,233,500	\$0	\$1,233,500

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$917,100	\$145,256	\$35,300	\$1,097,656	\$850,025	\$0	\$850,025
2022	\$764,200	\$78,625	\$35,300	\$878,125	\$772,750	\$0	\$772,750
2021	\$445,800	\$221,300	\$35,400	\$702,500	\$702,500	\$0	\$702,500

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED
2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	IMPROVED	CORRECTIVE DEED

2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	IMPROVED	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES INC	IMPROVED	WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	IMPROVED	WARRANTY DEED
1988-07-01	\$0	0883-2364	SHILLINGER LEE H	COLE EDWIN H	IMPROVED	SPECIAL WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 6)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
1148 E DONEGAN AVE 152529299100010050	2024-04-30	\$475,000	6592-2646	0	0	N	2400	COLLADOS'S ENTERPRISES LLC	CDCT HOLDINGS LLC	WARRANTY DEED
3628 W VINE ST 2025292070000A0150	2024-05-29	\$1,050,000	6609-0240	0	0	N	2288	J P Q RENTAL LLC	3628 D & H & FAMILY LLC	WARRANTY DEED
1108 10TH ST 012630000101280040	2024-10-23	\$380,000	6685-0001	0	0	N	650	PHYRE BREWERY & TAVERN LLC	SAINT CLOUD SOCIAL HOUSE LLC	WARRANTY DEED
2912 13TH ST 032630072500014725	2024-07-16	\$100	6633-2260	0	0	N	6382	YEASEL FRANK E	YEASEL FRANK E & YEASEL BARBARA E	QUIT CLAIM DEED
3195 13TH ST 032630072500015010	2024-06-25	\$625,000	6626-0053	0	0	N	3085	KISSIMMEE MAIN STREET REALTY LLC	SEVEN LOCKS HOLDINGS LLC	WARRANTY DEED
30 S CANOE CREEK RD 173033379000010130	2024-12-03	\$100	6706-1161	0	0	N	1728	JOYNES THOMAS LEE	JOYNES THOMAS PAUL	QUIT CLAIM DEED

Buildings Information										
Building - 1										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
RESTAURANT/LOUNGE - FRANCHISE	1984	\$177,184	5,777	5,167	-	-	-	WOOD FRAME/TRUSS	CONCRETE BLOCK SIDING AVERAGE	
Sub Areas - 1										
Code	Description							Year	Area	
BAS	BASE AREA							1984	5,167	
UTF	UTILITY FINISHED							1984	165	
OPF	OPEN PORCH FINISHED							1984	60	
OPF	OPEN PORCH FINISHED							1984	55	
OPF	OPEN PORCH FINISHED							1984	330	

Extra Features				
Description	Built Year	Units	Assessed Value	
COMMERCIAL-FIREPLACE-PREFABRICATED	1984	1	\$300	
COMMERCIAL-ASPHALT PAVEMENT	1984	3416	\$2,000	
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	1984	95	\$32,700	
COMMERCIAL-CONCRETE PAVEMENT	1984	286	\$300	

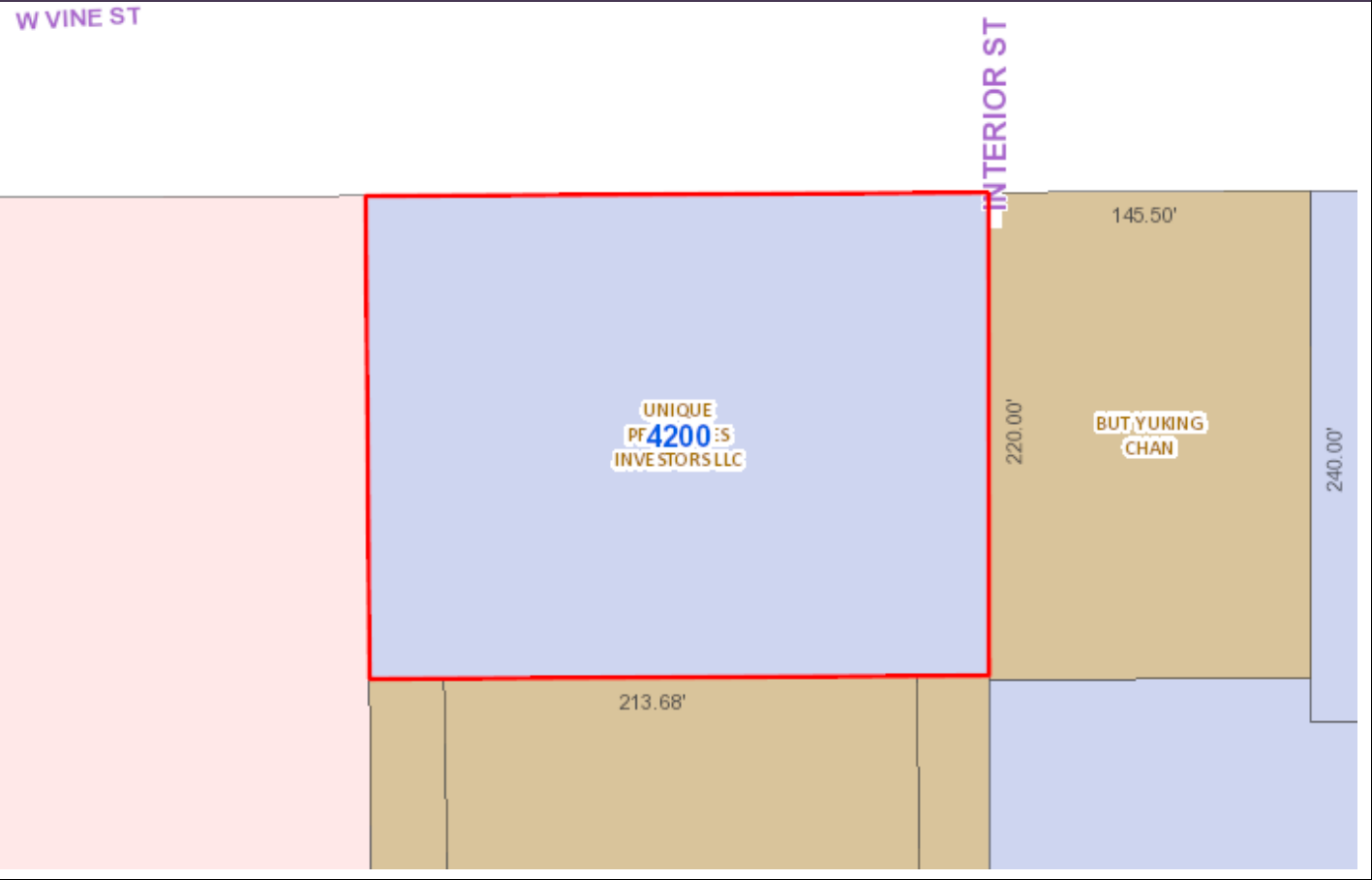
School Info	
Category	Description
ELEMENTARY SCHOOLS	PLEASANT HILL ELEMENTARY

MIDDLE SCHOOLS	KISSIMMEE MIDDLE
HIGH SCHOOLS	LIBERTY HIGH

TPP Info				
TPP Account	Business Name	Business Address	Market Value	Taxable Value
074927	UNIQUE PROPERTIES INVESTORS LLC	4200 W VINE ST KISSIMMEE, FL 34741	\$0	\$0

A photograph of a single-story building with a red roof and orange-brown siding. The building features a brick chimney, a small white cupola, and graffiti on the walls. A large patch of tall grass is in the foreground, and a parking lot is visible to the right. The date '09/18/2024' is printed in the bottom right corner.

The diagram is a floor plan of a building with a complex, irregular shape. The plan is enclosed by a thick black border. The interior is divided into several rooms and corridors. The rooms are labeled with text and numbers: 'OPF 1260' (top left), 'OPF 1330' (bottom left), 'OPF 330' (bottom right), 'UTF 165' (top right), and 'BAS 5167' (center). The plan is surrounded by a thick black border. Dimensions are indicated by numbers along the walls and corridors. The plan is oriented with the top of the image being the top of the building. The plan is a technical drawing of a building's layout.





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

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Osceola County Government Center
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Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0120-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

Land (Total Records: 1) Total Acres: 1.167

Land	Units	Unit Type	Depth	Value
SUBMERGED LAND	AC	1.167	0	\$117

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2022	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2021	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED
2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	CORRECTIVE DEED

2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES	VACANT	WARRANTY DEED
1988-07-08	\$0	0883-2364	SCHILLINGER LEE H TRUSTEE	COLE EDWIN H	VACANT	SPECIAL WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	VACANT	WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK										

RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0070	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 OLD DIXIE HWY 1525295430000100B0	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT

0 LAUREL AVE 11272800000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	INC WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
									EVERETT E MCTEER TRUST &	

0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GP K SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 092528368600010010	2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION LLC	TEAKWOOD FLORIDA LLC	SPECIAL WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED

002631067900010070 O E IRLO BRONSON MEMORIAL HWY 302530000000180000	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INNVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
114 W LAKE ST 222529201000030019	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED

Buildings (Total Records: 0)

No Records To Display.

Extra Features

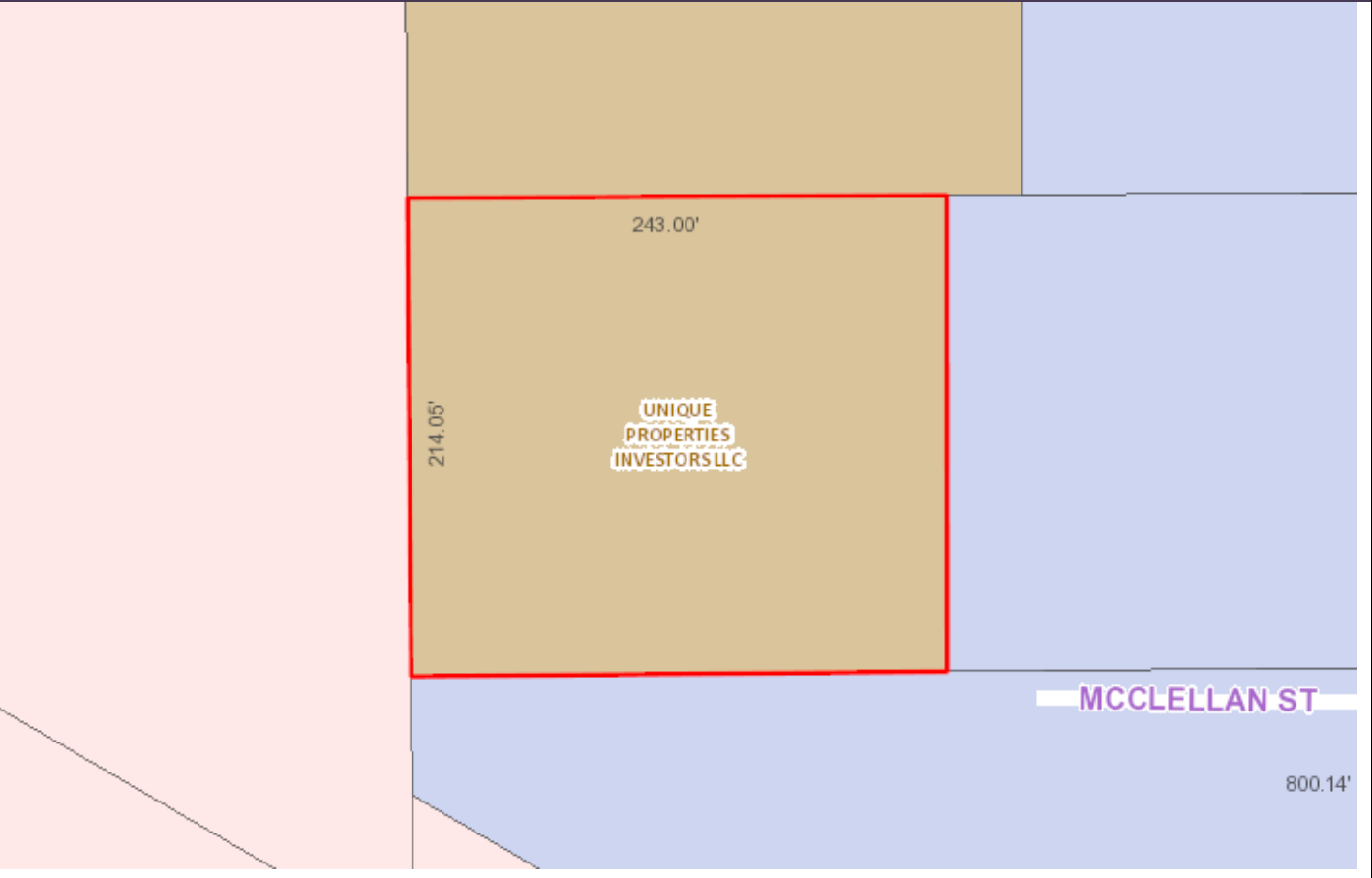
No Records To Display.

School Info

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

TPP Info

No Records To Display.



ITEM 5.B

Public Hearing — ZMA-25-0007 201 E. Dakin St. Rezoning — Amending the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6): Proposed Ordinance #25-17

Request

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6) on approximately 13.62 acres of land on Parcel ID: 22-25-29-1591-0001-0030.

Explanation

In 2022, this parcel was rezoned from Open Space (OS) to Mixed-Use Center (T5-M) to bring it into the Form-based Code adopted in 2020 within the Downtown Community Redevelopment Area (CRA) District. This parcel is currently home to the City's Library, the Kissimmee Intermodal (Sunrail) Parking Garage and the City's Civic Center. The Library and Civic Center were built in 1991 and the Sunrail Parking Garage in 2015. Currently, this parcel is being considered for redevelopment to build a hotel and new civic center.

This Zoning Map Amendment (ZMA) will provide consistency and compatibility with the parcel's Mixed-Use Downtown District (MU-D) Future Land Use designations. The intent of the Downtown Community Redevelopment Area is to restore the historic center of Kissimmee. The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The Waterfront Zoning (T6) is intended to maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park. (Land Development Code Section 14-5-4(G)).

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.2, Mixed-Use – Downtown (MU-D), which is intended to restore the historic center of Kissimmee. The Downtown Mixed-Use (MU-D) designation on the Future Land Use Map is intended to mirror the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012). The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012).
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regard to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-5-4(G), the Waterfront (T6) Zoning District, which is intended to maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on August 19, 2025.

Attachment(s):

1. ZMA-25-0007 Aerial Map
2. ZMA-25-0007 Vicinity Map
3. ZMA-25-0007 Site Data Table
4. ZMA-25-0007 201 E Dakin St Proposed Ord 25-17
5. ZMA-25-0007 PAB Ad
6. ZMA-25-0007 DRC Comments
7. ZMA-25-0007 Supporting Documents

ZMA-25-0007
201 E. Dakin St. Rezoning
Parcel ID: 22-25-29-1591-0001-0030

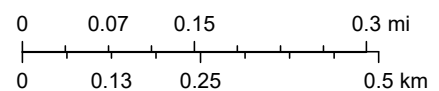


September 25, 2025

1:12,037

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

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



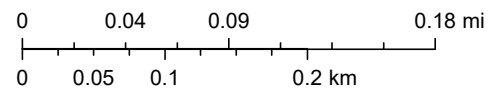
State of Florida

ZMA-25-0007
201 E Dakin St. Rezoning
Parcel ID: 22-25-29-1591-0001-0030



September 25, 2025

1:6,019



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)
HC (Highway Commercial)	RB-2 (Medium Density Residential - Office)	T5-M (Mixed-Use Center)
HF (Hospital Facility)	RC-1 (Multiple Family Medium Density Residential)	T5-U (Mixed-Use Urban Core)
	RC-2 (Multiple Family High Density Residential)	T6 (Waterfront)

201 E. Dakin St. Zoning Map Amendment, ZMA-25-0007
Parcel ID #22-25-29-1591-0001-0030; 201 E. Dakin St.
Site Data Tables

Site Data	
Size	+/- 13.62 acres
Future Land Use Designation	Mixed-Use Downtown (MU-D)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Mixed-Use Center (T5-M)
Proposed Zoning District Designation	Waterfront (T6)
Existing Overlay District	Downtown Community Redevelopment Area (CRA) District and the Multimodal Transportation District (MMTD)
Existing Use(s)	Convention Center, Library and a Parking Garage
Proposed Use(s)	Hotel, Convention Center, Library and a Parking Garage
Adjacent Land Use	
North	Mixed-Use Downtown (MU-D)
South	Mixed-Use Downtown (MU-D)
East	Mixed-Use Downtown (MU-D)
West	Mixed-Use Downtown (MU-D)
Adjacent Zoning	
North	Waterfront (T6)
South	Edge (T3)
East	Edge (T3), Mixed-Use Center (T5-M)
West	Edge (T3), Open Space (OS)
Zoning History	In 2022, this parcel had a zoning of Open Space (OS) and was rezoned to Mixed-Use Center (T5-M) to bring it into the form-based code within the Downtown Community Redevelopment Area (CRA) District.
Past/Current Project Tracking	N/A

Comprehensive Plan Summary
Policy 1.2.9.2: Mixed-Use – Downtown (MU-D): The intent of the Downtown Community Redevelopment Area is to restore the historic center of Kissimmee. The Community Redevelopment Agency’s Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012) provides for development and redevelopment plans in that core area. The Downtown Mixed-Use (MU-D) designation on the Future Land Use Map is intended to mirror the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012). The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012).

Potential Zoning Districts	Form-based Districts: T-3, T4-R, T4-O, T5-M, T6 and SD
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

<i>Zoning District Standards District Summary</i>
Land Development Code Section 14-5-4(G), T6, Waterfront. This zone is primarily located along Lakefront Park. Priority is placed here on optimizing the physical characteristics of the built environment to maximize the benefits afforded by the park. To maximize vibrancy and walkability within and near the park, this zone permits the greatest intensity and mix of uses with buildings close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Building heights are permitted to be tallest here, to create landmark defining features and to create a sense of enclosure for the park.

<i>Comprehensive Plan Future Land Use & Zoning Comparisons</i>		
	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Mixed-Use Downtown (MU-D): Moderate Density and Downtown Transit Station Area	Mixed-Use Downtown (MU-D): Moderate Density and Downtown Transit Station Area
	Mixed-Use Center (T5-M)	Waterfront (T6)
	Convention Center, Library and a Parking Garage	Hotel, Convention Center, Library and a Parking Garage

<i>Public Facilities Analysis</i>	
Transportation	
Adjacent street	Monument Street
Street Quality of Service (QOS)	N/A – Compliance
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres	N/A – Compliance

per 1,000 population?	
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood storage LOS standards met?	N/A- Compliance

PROPOSED ORDINANCE NO. 25-17
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND
PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY
AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3110, known as the City of Kissimmee Land Development
Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: T5-M (Mixed Use Center) – City

TO: T6 (Waterfront) – City

The subject property is located at: Parcel IDs: 22-25-29-1591-0001-0030

Legal Description:

LAKEFRONT COMPLEX PB 21 PG 152 LOTS 2 & 3 LESS COM AT PT ON INTER OF
NLY LINE OF LAKESHORE BLVD & WLY LINE OF LOT 3, N46-39-56W 335.86 FT,
S43-20-04W 4 FT TO POB; CONT S43-20-04W 66 FT, N46-39-56W 21.55 FT, N48-
39-18E 66.16 FT, S47-09-44E 15.41 FT TO POB

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development
Code Ordinance No. 3109 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

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

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3110 for the property described herein:

FROM: T5-M (Mixed Use Center) – City

T0: T6 (Waterfront) – City

The subject property is located at **201 E Dakin St. Parcel ID: 22-25-29-1591-0001- 0030**

Legal Descriptions:

LAKEFRONT COMPLEX PB 21 PG 152 LOTS 2 & 3 LESS COM AT PT ON INTER OF NLY LINE OF LAKESHORE BLVD & WLY LINE OF LOT 3, N46-39-56W 335.86 FT, S43- 20-04W 4 FT TO POB; CONT S43-20-04W 66 FT, N46-39-56W 21.55 FT, N48-39-18E 66.16 FT, S47-09-44E 15.41 FT TO POB

PROPOSED ORDINANCE #25-17: AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

The Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, November 5, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL 34741.

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 may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # ZMA-25-0007
201 E Dakin St.

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

In accordance with Florida Statutes 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 Statutes 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 proceedings is made, which record includes the testimony and evidence upon which the appeal is made.



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

**ADDRESS: 201 E Dakin Ave.
PERMIT NUMBER: ZMA-25-0007
PROJECT NAME: Azure Development (Civic Center)
REVIEW VERSION NUMBER: V.1**

DATE: 9/10/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. The proposed Zoning of Waterfront, T6, is compatible with the existing Future Land Use Mixed-Use: Downtown, MU-D.

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

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

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

Date: 08/19/2025

Shaun Koffinas - 911Addressing

Studio Session 08-19-2025

ZMA-25-0007, 201 E Dakin Ave, City of Kissimmee, Session# 969-098-904

General Comments

1. Compliance – Compliant. No comments.



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

SDOC#: 2025/26-0025

DRC#: ZMA-25-0007

Current FLU: MU-D
Requested FLU: N/A

PROJECT NAME: Kissimmee Civic Center

Current Zoning: T5-M
Requested Zoning: T6

PROJECT LOCATION: 201,205,211 Dakin Ave. & 430 Lakeshore Blvd.

COMMENTS DUE DATE: 9.10.25

PID: 22-25-29-1591-0001-0030++

This zoning amendment application has no impact on public school capacity.



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

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

Owner Information

Parcel ID: 22-25-29-1591-0001-0030
Owner(S): CITY OF KISSIMMEE
Mailing Address: 101 CHURCH ST KISSIMMEE FL 34741
Property Address: 201 E DAKIN AVE KISSIMMEE FL 34741
Primary Use: MUNICIPAL-IMP (Code: 8911)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: LAKEFRONT COMPLEX PB 21 PG 152 LOTS 2 & 3 LESS COM AT PT ON INTER OF NLY LINE OF LAKESHORE BLVD & WLY LINE OF LOT 3, N46-39-56W 335.86 FT, S43-20-04W 4 FT TO POB; CONT S43-20-04W 66 FT, N46-39-56W 21.55 FT, N48-39-18E 66.16 FT, S47-09-44E 15.41 FT TO POB

Land (Total Records: 2) Total Acres: 13.62

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	177724.8	0	\$287,914
COMMERCIAL AC	AC	9.54	0	\$1,442,448

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 08/06/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$1,730,300	\$12,329,300	\$140,200	\$14,199,800	\$14,199,800	\$14,199,800	\$0

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$1,730,300	\$12,499,000	\$145,000	\$14,374,300	\$14,374,300	\$14,374,300	\$0

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$1,586,100	\$12,519,000	\$150,100	\$14,255,200	\$14,255,200	\$14,255,200	\$0
2022	\$1,321,700	\$12,265,800	\$155,000	\$13,742,500	\$13,742,500	\$13,742,500	\$0
2021	\$1,101,400	\$12,004,600	\$160,200	\$13,266,200	\$13,266,200	\$13,266,200	\$0

Exemptions (Total Exemption: \$14,199,800)

Exemption Type	Year Applied	Name(S)	Amount
CITY	0		\$14199800

Parcel Sales History

No Records To Display.

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings Information										
Building - 1										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
PUBLIC	1994	\$3,093,975	41,552	38,984	-	-	-	BAR JOIST/RIGID FRAME	CONCRETE BLOCK STUCCO	
Sub Areas - 1										
Code	Description							Year	Area	
BAS	BASE AREA							1994	38,984	
MZL	MEZZANINE LOW							1994	4,840	
MZL	MEZZANINE LOW							1994	3,760	
CAN	CANOPY							1994	2,048	
OPU	OPEN PORCH UNFINISHED							1994	520	
DUU	DETACHED UTILITY UNFINISHED							1994	288	
Building - 2										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
GENERAL OFFICE	1994	\$2,804,383	42,838	42,235	-	-	-	BAR JOIST/RIGID FRAME	FRAME STUCCO	
Sub Areas - 2										
Code	Description							Year	Area	
BAS	BASE AREA							1994	24,420	
USF	UPPER STORY FINISHED							1994	17,815	
OPU	OPEN PORCH UNFINISHED							1994	531	
SPU	SCREEN PORCH UNFINISHED							1994	72	
Building - 3										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
SPECIAL USE BLDG	2017	\$6,430,938	191,724	191,724	-	-	-	FLAT	CONCRETE BLOCK STUCCO/BRICK	
Sub Areas - 3										
Code	Description							Year	Area	
BAS	BASE AREA							2017	47,931	
BAS	BASE AREA							2017	47,931	
BAS	BASE AREA							2017	47,931	
BAS	BASE AREA							2017	47,931	

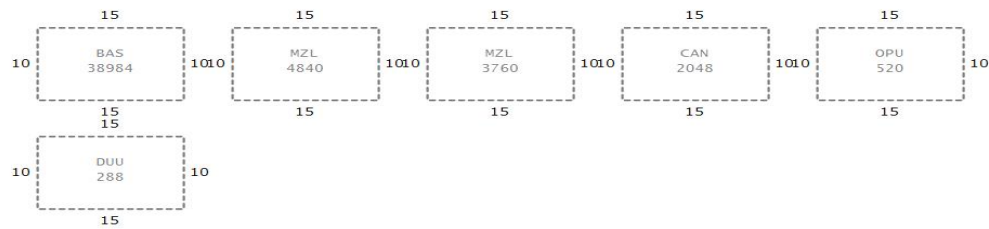
Extra Features				
Description	Built Year	Units	Assessed Value	
COMMERCIAL ELEVATOR	2017	2	\$58,600	
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH	2005	200	\$600	
COMMERCIAL-WOOD FENCE-6 FT HIGH	2005	150	\$400	
COMMERCIAL-ASPHALT PAVEMENT	1994	72624	\$42,500	
COMMERCIAL-CONCRETE PAVEMENT	1994	2347	\$3,100	
COMMERCIAL-CONCRETE PAVEMENT	2005	2347	\$3,600	
COMMERCIAL-CONCRETE/CONCRETE BLOCK WALL	2005	50	\$200	
COMMERCIAL-CHAIN LINK FENCE-5 FT HIGH	2005	54	\$100	
COMMERCIAL-ASPHALT PAVEMENT	1994	33050	\$19,300	
COMMERCIAL ELEVATOR	1994	2	\$11,800	

School Info

Building 1 Image



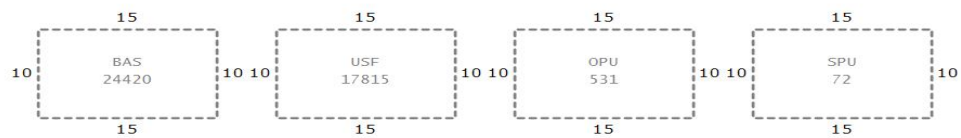
Building Sketch 1: Floor 1



Building 2 Image



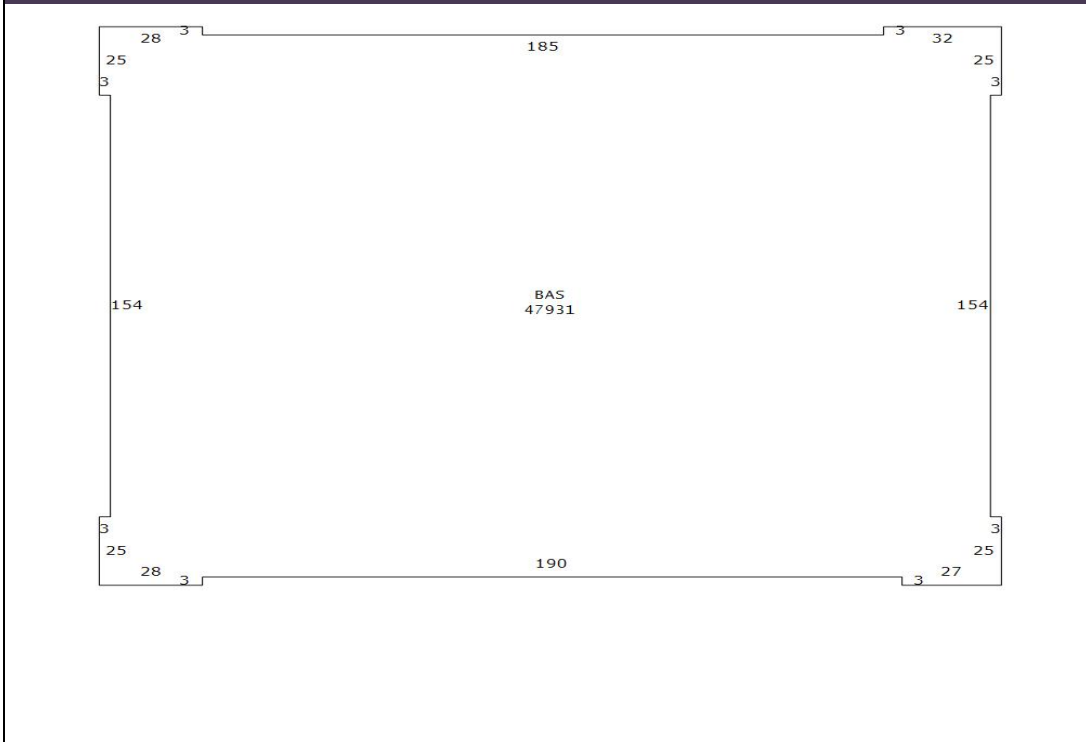
Building Sketch 2: Floor 1



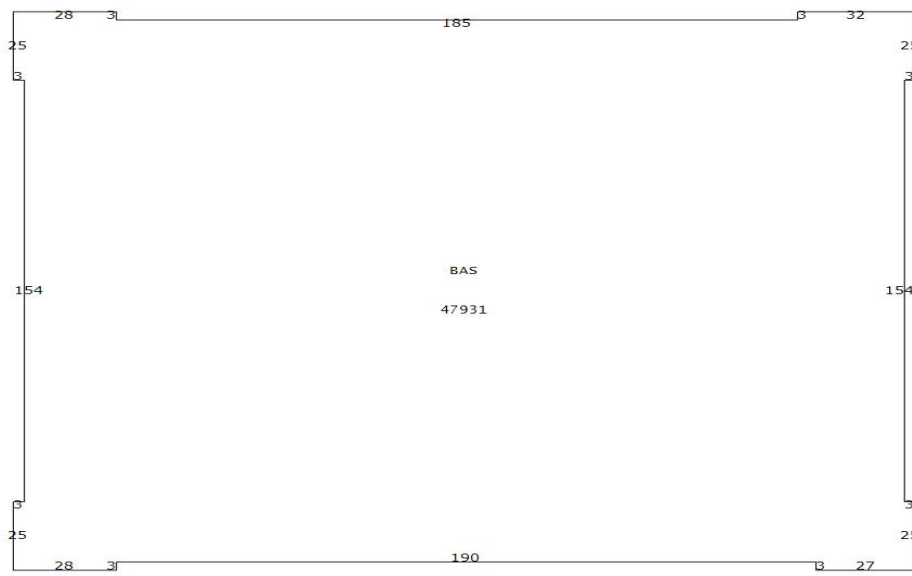
Building 3 Image



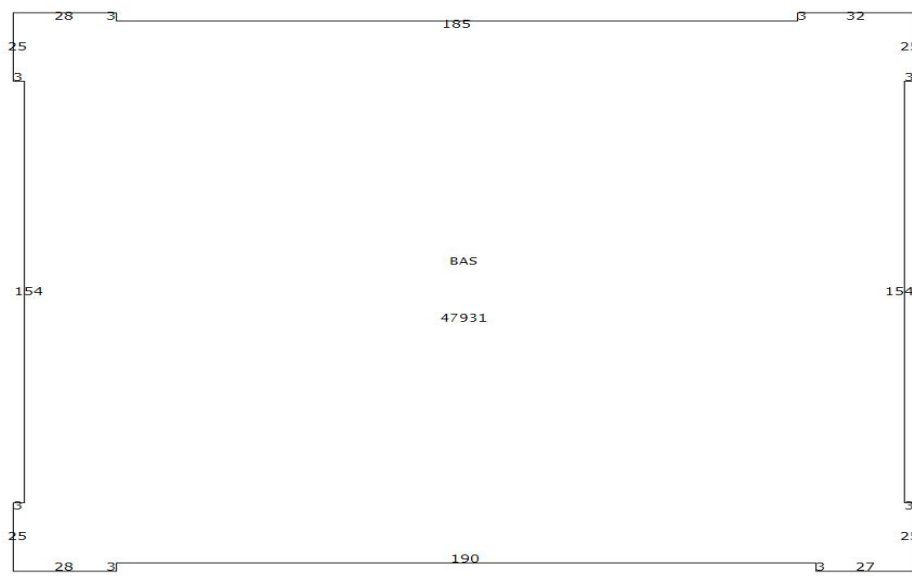
Building Sketch 3: Floor 1



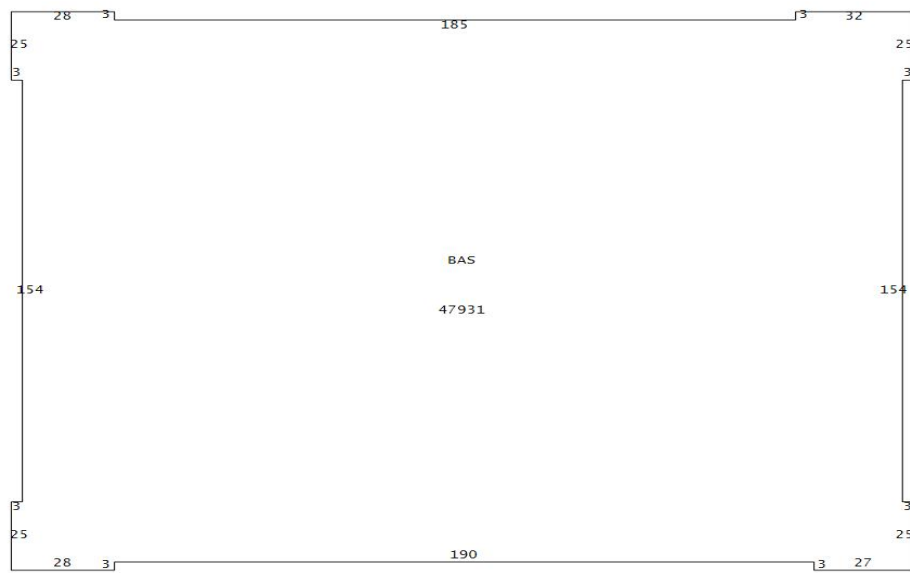
Building Sketch 3: Floor 2



Building Sketch 3: Floor 3



Building Sketch 3: Floor 4





ITEM 5.C

Conditional Use with Site Plan Waiver to establish an intensive service use of heating, ventilation, and air-conditioning (HVAC) within the Kissimmee Industrial Park Planned Unit Development (PUD). - 1226 Dyer Blvd. - CU-25-0022

Request

Conditional Use with Site Plan Waiver approval for heating, ventilation, and air conditioning (HVAC) service at 1226 Dyer Blvd.

Explanation

The Kissimmee Industrial Park PUD was approved in 1968. The applicant is proposing heating, ventilation, and air-conditioning (HVAC) services which is considered an intensive service use. The PUD was very specific with permitted uses. It restricts industrial activities. However, the PUD allowed for other suitable uses, due to the nature of their activities and the character of their development, to be considered by the Planning Advisory Board.

Prior conditional use approvals within this PUD has included lawncare, leaf and litter collection office (DRC#03-054), secondhand merchandise retailer (DRC#06-073), thrift store (DRC#12-00081), and retail air conditioning sales (CU-24-0009). A PUD amendment was approved on a portion of the PUD (Lots 11 and 12) to allow for Highway Commercial (HC) uses (DRC#06-084).

FINDINGS AND REASONS:

1. Compliance with Kissimmee Industrial Center PUD standards.
2. Compliance with LDC Section 1403029(C)(2), conditional use site plan waiver, since existing parking, loading, lighting, and other site characteristics are not affected by this conditional use.
3. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

CONDITIONS:

1. The HVAC intensive service use only applies to 1226 Dyer Blvd and Aire Serv of Kissimmee and Hunter's Creek.
2. Any modification or expansion of the HVAC intensive service use to any other suite on this property requires a new conditional use application and approval by the Planning Advisory Board.
3. No outdoor storage or outdoor display of goods and equipment is allowed at 1226 Dyer Blvd.

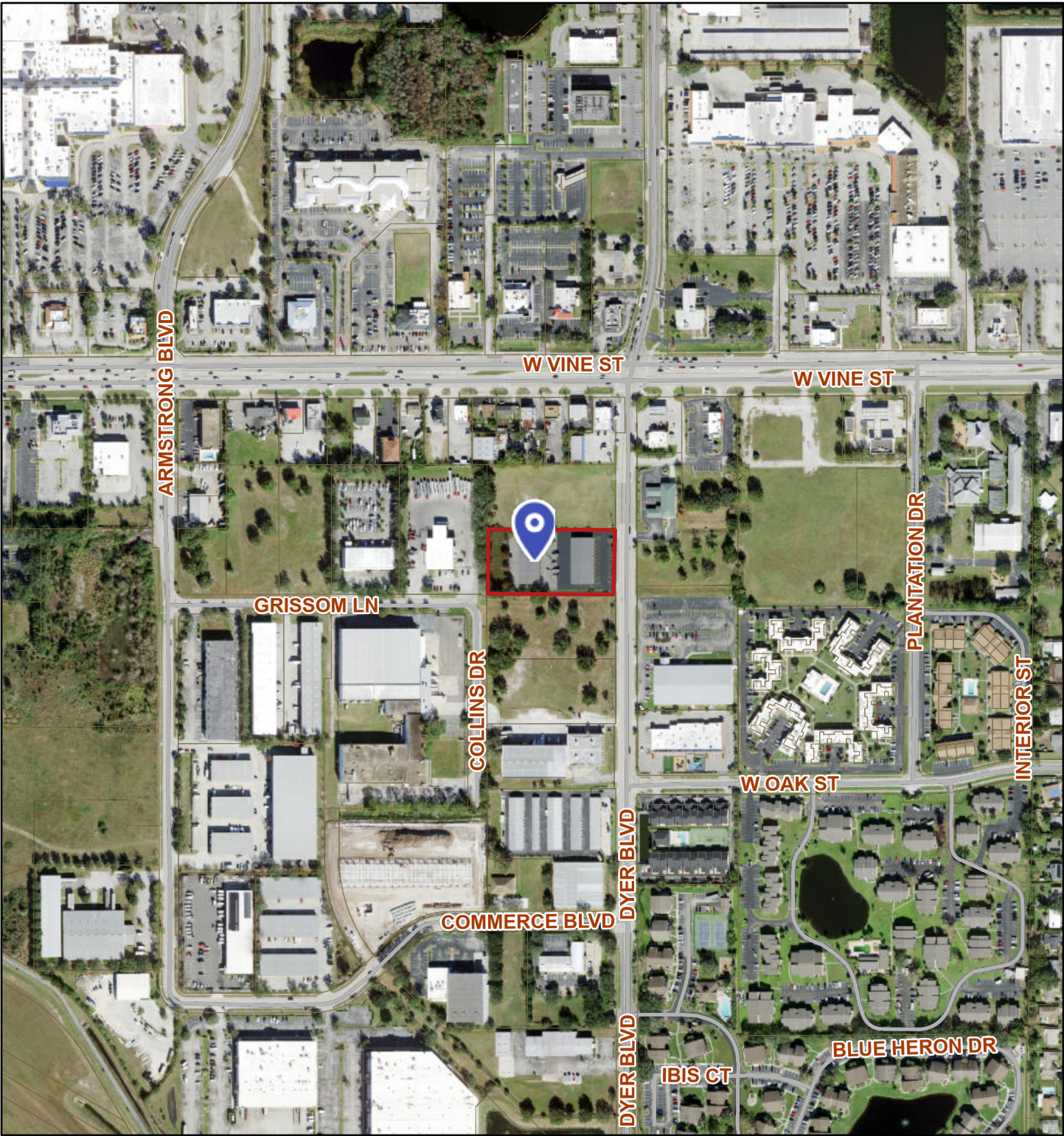
Attachment(s):

1. CU-25-0022 Aerial Map
2. CU-25-0022 Vicinity Map

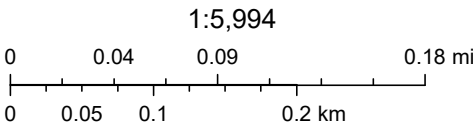
City of Kissimmee

3. CU-25-0022 Interior Layout & Aerial Location
4. CU-25-0022 DRC Comments
5. CU-25-0022 Supporting Documents

CU-25-0022
1226 Dyer Blvd.
Conditional Use w/Site Plan Waiver

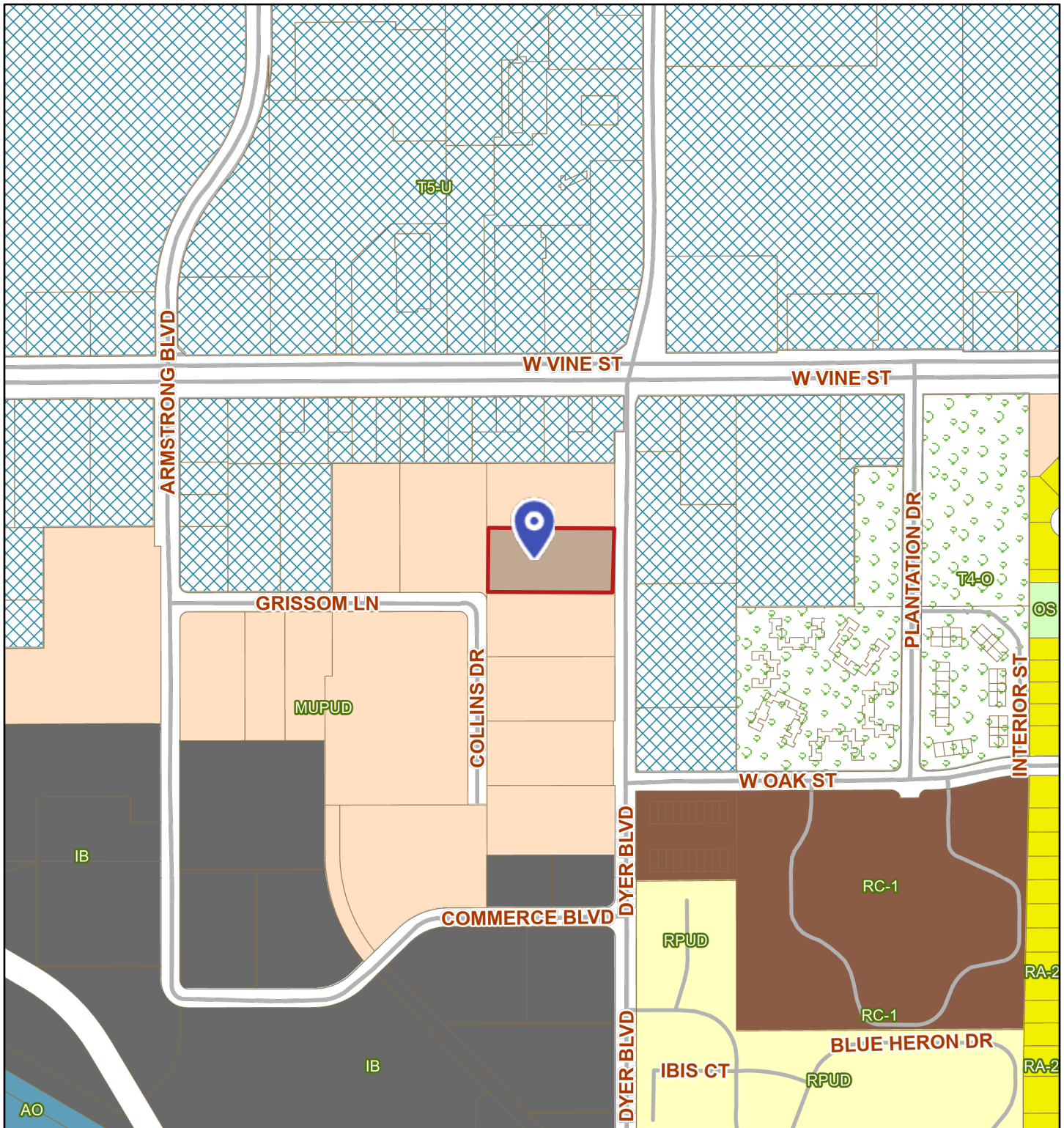


October 31, 2025



State of Florida, Vantor

CU-25-0022
1226 Dyer Blvd.
Conditional Use w/Site Plan Waiver



Legend



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)

Gibo services Family Resources, Inc

rolling garage door

Back Door

Warehouse space

Stairs to loft

office

Door

hallway

office

Door

Bathroom

Reception area

Air Serv

office

1226

Front Door

60 min type X

Static Music Inc.

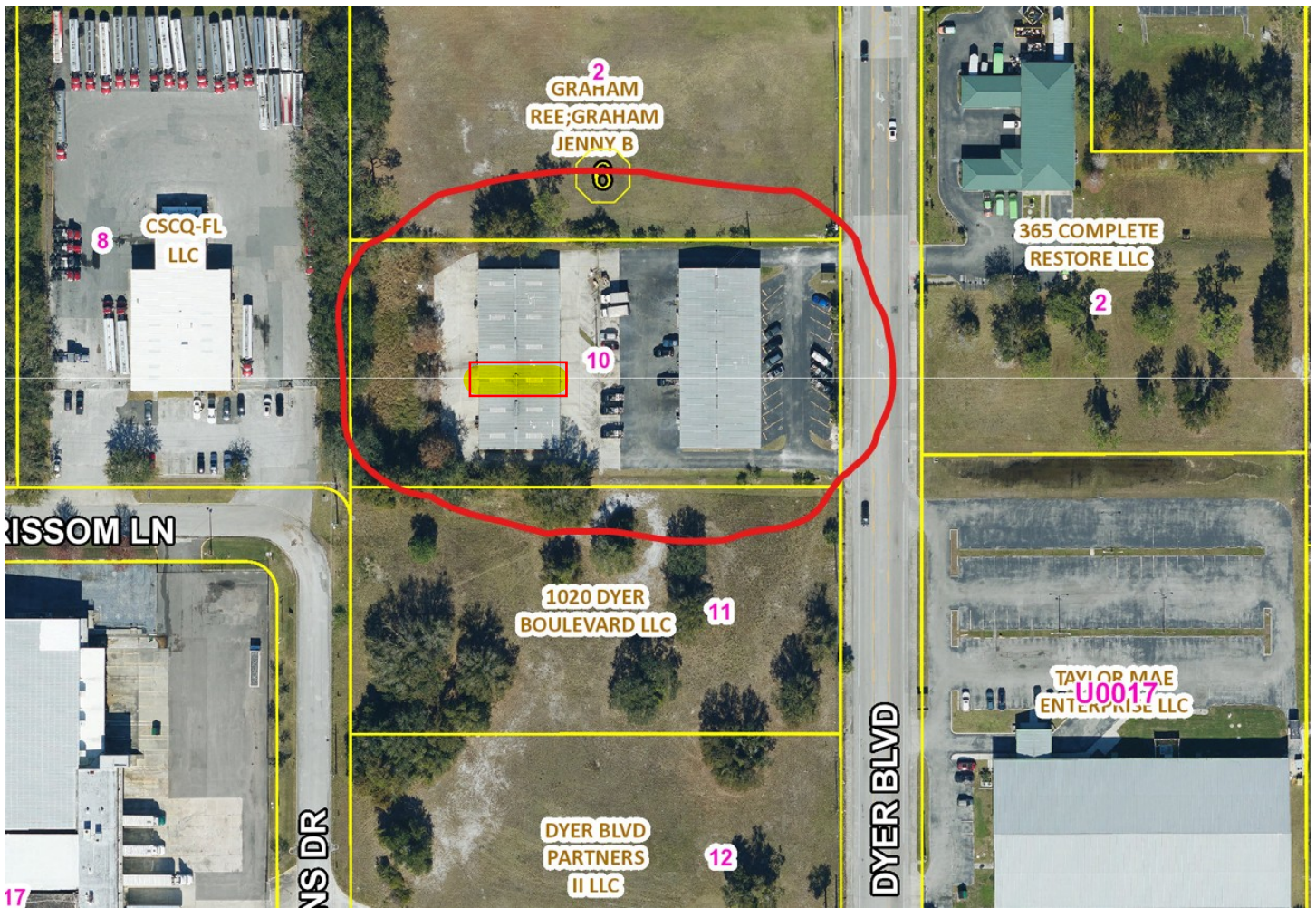
1224

1228

Map not to scale

1210-1232 Dyer Blvd #1226,
Kissimmee FL 34741

1,500 sq. ft.





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

ADDRESS:3012 Patrick St
PLAN (DRC) NUMBER:CU-25-0022
V2

DATE: 10/30/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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.Address numbers shall comply with Chapter 14-11-3- General Provisions
Non-residential building. Address numerals at least five inches high and one-half inches in width. Address numerals must be placed at both the front and rear doors and must be of a contrasting color to the building.

Please indicate all items on your plans.

PLEASE PROVIDE A WRITTEN RESPONSE EXPLANNG HOW EACH COMMENT HAS BEEN ANSWERED AND WHERE IT CAN BE FOUND.

Aire Serv of Kissimmee and Hunters Creek

1226 Dyer Blvd, Kissimmee, FL 34741

Phone: 407-861-1791

Email: mike.gill@aireserv.com

Date: October 7, 2025

To:

City of Kissimmee

Planning and Zoning / Business Licensing Division

Kissimmee, Florida

Subject: Business Justification for Aire Serv of Kissimmee and Hunters Creek at 1226 Dyer Blvd

Aire Serv of Kissimmee and Hunters Creek respectfully submits this justification in support of our proposed business location at 1226 Dyer Boulevard. We believe this address offers an ideal setting for our licensed heating, ventilation, and air-conditioning (HVAC) operations and community service initiatives.

1. Alignment with Local Economic and Community Goals

Aire Serv is a trusted national HVAC brand known for its professionalism, safety standards, and customer care. Our Kissimmee and Hunters Creek franchise is locally owned and operated, committed to creating employment opportunities, supporting local suppliers, and contributing to the area's economic development.

Our goal is to serve both residential and commercial clients throughout Osceola County with dependable, energy-efficient HVAC solutions that align with Kissimmee's sustainability and small-business growth initiatives.

2. Suitable Use for the Property

The space at 1226 Dyer Blvd is ideally zoned and configured for light commercial service operations. Our activities primarily consist of:

- Office administration and customer service coordination.
- Secure storage of HVAC tools, parts, and materials.
- Dispatching of service technicians to customer locations.
- Limited vehicle parking for service vans (no heavy industrial traffic).

Operations are conducted during standard business hours with minimal noise or disruption to neighboring tenants. All work performed at customer sites, not on-premises.

3. Commitment to Quality, Safety, and Community Service

Aire Serv of Kissimmee and Hunters Creek prides itself on professionalism, employee training, and strict adherence to EPA, OSHA, and local permitting standards. Our technicians are certified, background-checked, and fully insured.

We also engage in community outreach and support programs, such as:

- Offering free system inspections for seniors and veterans in need.
- Participating in local Chamber of Commerce and trade education initiatives.
- Providing volunteer air-quality checks for schools and community centers during extreme weather months.

4. Local Job Creation and Workforce Development

Our business will employ local residents for customer service, HVAC installation, and maintenance positions — creating both skilled and entry-level opportunities. As we grow, we plan to expand our training and apprenticeship efforts to help develop a sustainable local workforce in the trades sector. We hope to have a total of 6 staff within the next 12 months.

5. Positive Impact on the Community

By establishing operations at this location, Aire Serv of Kissimmee and Hunters Creek will:

- Enhance access to reliable HVAC service for residents and businesses.
- Support energy efficiency and environmental awareness through proper system maintenance and upgrades.
- Contribute to a culture of safety, integrity, and local pride in service excellence.

We are confident that Aire Serv of Kissimmee and Hunters Creek will be a valuable, responsible, and community-oriented addition to the City of Kissimmee.

Thank you for considering our request and for your continued commitment to supporting small business growth in our community.

Respectfully,

Michael Gill

General Manager

Aire Serv of Kissimmee and Hunters Creek

Phone: 407-861-1791

Email: mike.gill@aireserv.com



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

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

Owner Information

Parcel ID: 19-25-29-1562-0001-0100
FL SILVER LLC
Owner(S): FL SILVER DYER SS LLC
Mailing Address: PO BOX 811959 BOCA RATON FL 33481-1959
Property Address: 1210 DYER BLVD KISSIMMEE FL 34741
Primary Use: WAREHOUSE FLEX (Code: 4821)
Tax District: 200 - KISSIMMEE

Legal Description

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

Land (Total Records: 1) Total Acres: 1.837

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	80019.7188	0	\$1,088,268

Property Values (Total Records: 5)

This Property Is Valued By INCOME Method

Values Shown Below Represents Working Appraised Values As Of 10/06/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	Building(S)	Feature(S)	Market	Assessed	Exemption	Taxable
2026	\$	\$	\$	\$2,641,800	\$2,641,800	\$0	\$2,641,800

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10-02-2025

Tax Year	Land	Building(S)	Feature(S)	Market	Assessed	Exemption	Taxable
2025	\$	\$	\$	\$2,641,800	\$2,526,238	\$0	\$2,526,238

Values Shown Below Represents Historic Values

Tax Year	Land	Building(S)	Feature(S)	Market	Assessed	Exemption	Taxable
2024	\$	\$	\$	\$2,297,200	\$2,296,580	\$0	\$2,296,580
2023	\$	\$	\$	\$2,249,100	\$2,087,800	\$0	\$2,087,800
2022	\$	\$	\$	\$1,898,000	\$1,898,000	\$0	\$1,898,000

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2021-09-24	\$2,439,100	6054-1247	PALANT BARRY & PALANT DIANE	FL SILVER LLC & FL SILVER DYER SS LLC	IMPROVED	WARRANTY DEED
1991-10-15	\$225,000	1040-0397	FISHBACK ETHEL	PALANT BARRY &	IMPROVED	SPECIAL WARRANTY DEED
1989-06-01	\$0	0927-1963		FISHBACK ELMER C EST	IMPROVED	PERSONAL REPRESENTATIVE DEED
1983-02-11	\$0	0656-0268	FISHBACK ELMER C &	FISHBACK ELMER C &	VACANT	QUIT CLAIM DEED
1983-01-01	\$0	0623-0364		FISHBACK ELMER C	VACANT	QUIT CLAIM DEED

Sales In Subdivision Within Last 1 Year (Total Records: 7)											
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)		Buyer(S)	Deed Code
1501 DAMON AVE 152529126900010010	2025-01-17	\$7,000,000	6729-1550	0	0	N	10500	SILVERTHORN WD LLC		DAMON AVE LLC	SPECIAL WARRANTY DEED
1517 KELLEY AVE 152529126900010020	2025-01-17	\$7,000,000	6729-1550	0	0	N	17614	SILVERTHORN WD LLC		DAMON AVE LLC	SPECIAL WARRANTY DEED
2588 MICHIGAN AVE 10252900U002500000	2025-03-19	\$1,320,000	6757-2500	0	0	N	1040	ALLEN SCOTT F TR & ALLEN SCOTT F		PIP 1 LLC	SPECIAL WARRANTY DEED
2588 MICHIGAN AVE 10252900U002500000	2025-05-12	\$2,450,000	6787-2435	0	0	N	1040	PIP 1 LLC		ALAN HOMES ENTERPRISE LLC	SPECIAL WARRANTY DEED
2100 OLD HICKORY TREE RD 07263100U000650000	2024-10-14	\$6,000,000	6681-1915	0	0	N	4650	HICKORY TREE INDUSTRIAL PARK INC		2100 INDUSTRIAL PARTNERS LLC	WARRANTY DEED
4910 INDUSTRIAL LN 022628522400010020	2025-07-02	\$9,097,100	6816-0865	0	0	N	42132	HANOVER POINCIANA MCCLANE LLC		SUNSTATE ALLIED REALTY HOLDINGS LLC	SPECIAL WARRANTY DEED
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Buildings Information										
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Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
FLEX WAREHOUSE	1983	\$697,181	9,360	8,640	-	-	-	BAR JOIST/RIGID FRAME	PREFINISHED METAL SIDING AVERAGE	
Sub Areas - 1										
Code	Description							Year	Area	
BAS	BASE AREA							1983	5,640	
OFA	OFFICE-AVERAGE							1983	384	
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Building - 2										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
FLEX WAREHOUSE	1985	\$682,507	9,360	8,640	-	-	-	BAR JOIST/RIGID FRAME	PREFINISHED METAL SIDING AVERAGE	
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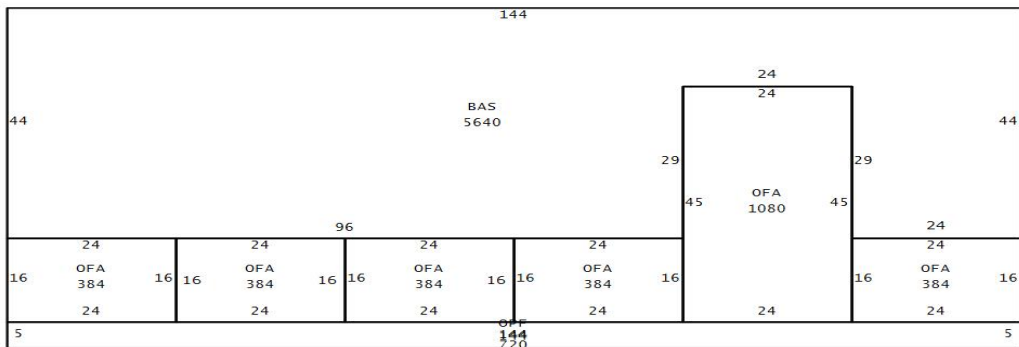
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Category	Description
ELEMENTARY SCHOOLS	THACKER AVENUE ELEMENTARY
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TPP Info				
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Building 1 Image



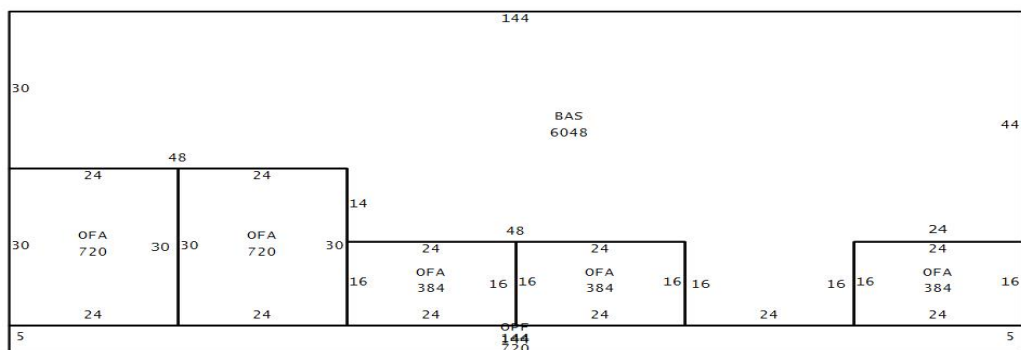
Building Sketch 1: Floor 1



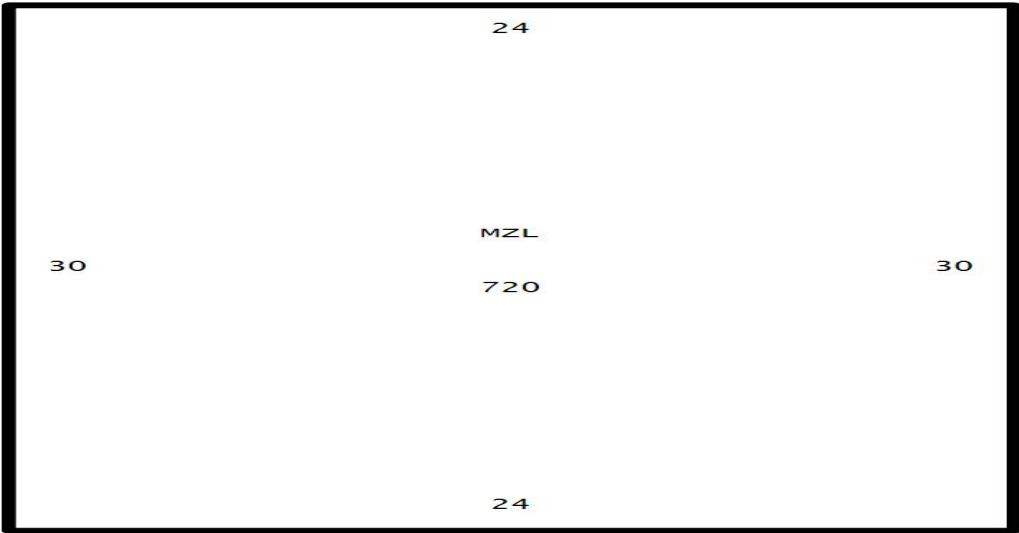
Building 2 Image

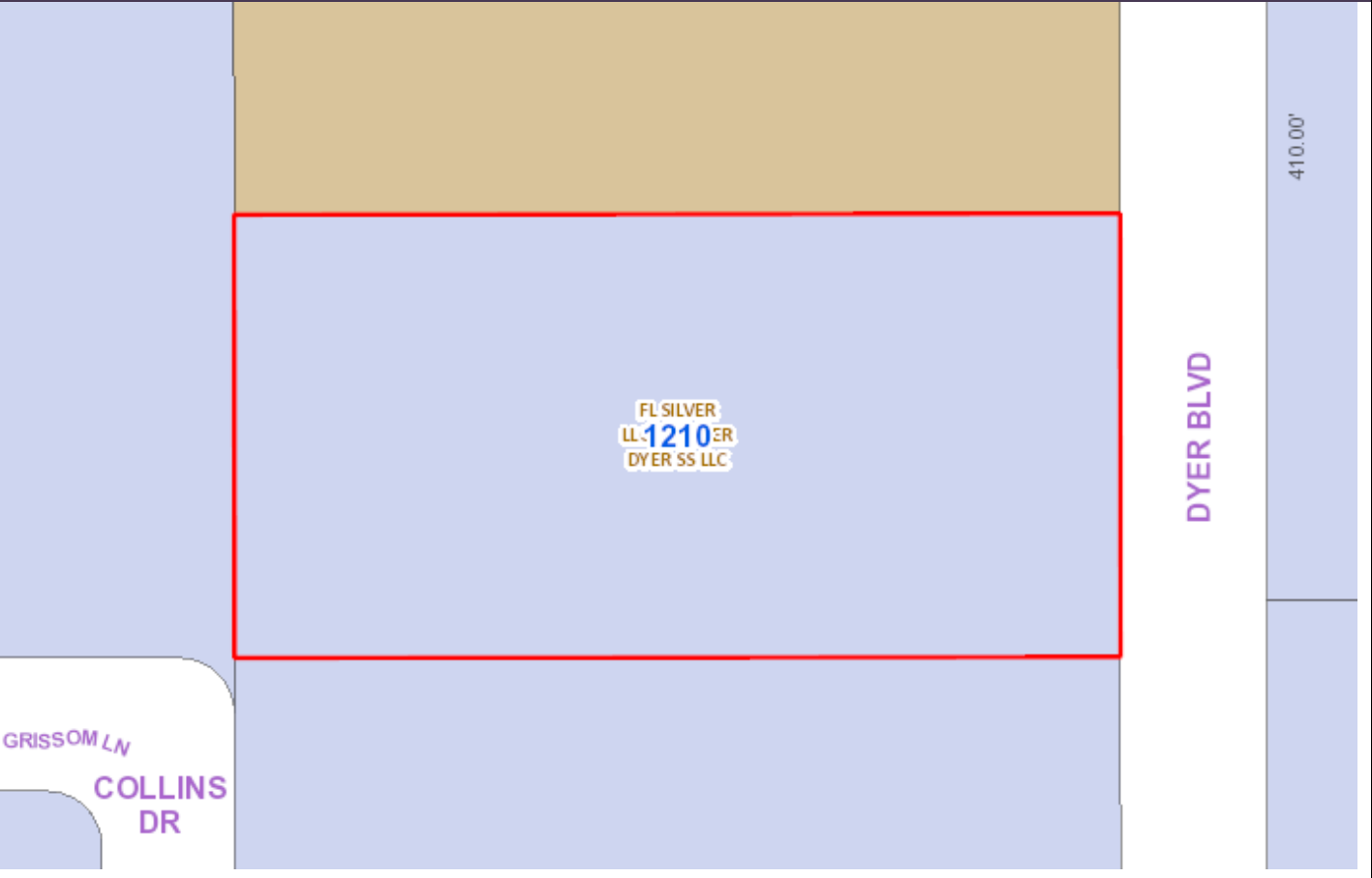


Building Sketch 2: Floor 1



Building Sketch 2: Floor 2







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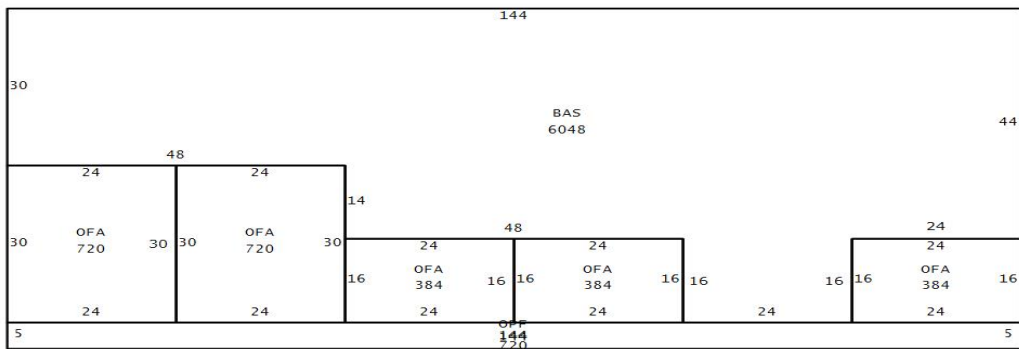
A wide-angle photograph of a single-story commercial building with a brown metal roof and tan siding. The building has several large windows and glass doors. In the foreground, a silver pickup truck is parked on the left, and a white car is parked in the center. To the right of the car, there are several signs: a large yellow 'CLOSE OUT' sign, a white 'FOR RENT' sign with the phone number 407-847-9309, and a yellow 'SIGNS' sign. There are also some outdoor furniture and equipment visible on the right side of the building. The sky is blue with scattered white clouds. The date '05/16/2022' is printed in orange in the bottom right corner.

[illegible]

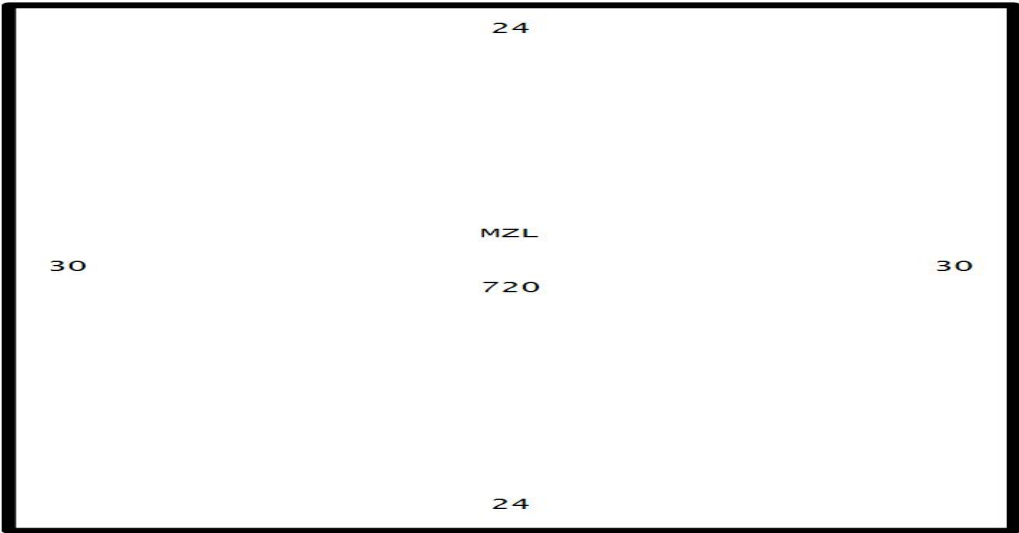
Building 2 Image

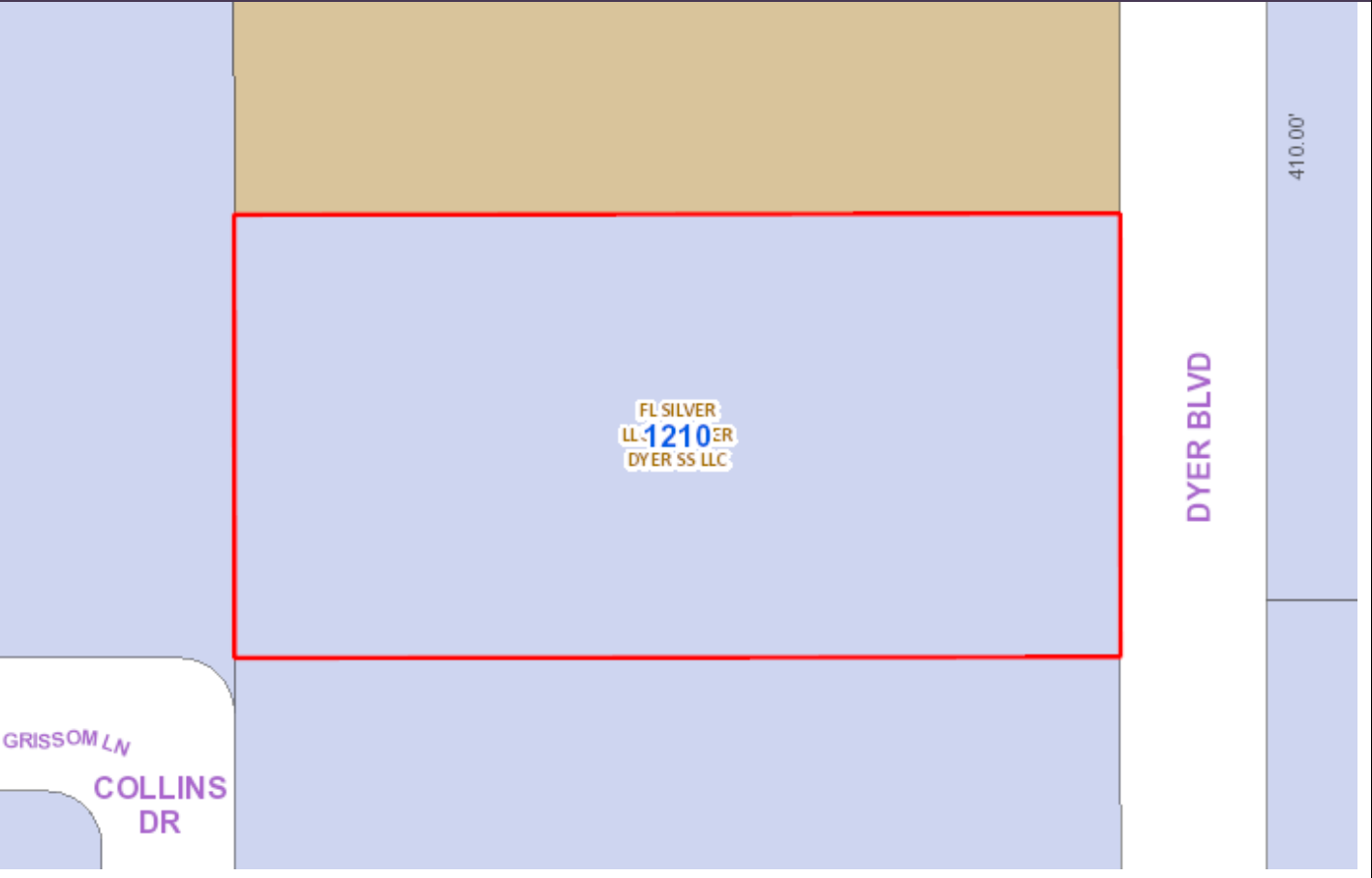


Building Sketch 2: Floor 1



Building Sketch 2: Floor 2







DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

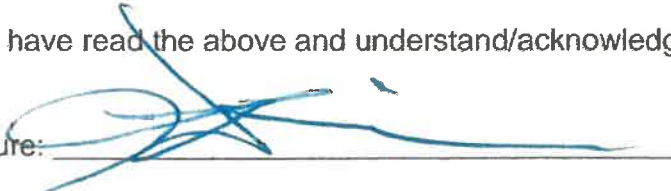
- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ Business Tax Receipts (BTRs)
- ❖ State Permits and/or Licenses
- ❖ Development Service Agreements (Toho Water Authority)
- ❖ Florida Department of Environmental Protection (FDEP) Permits
- ❖ NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.

Project Name: Customerfocused LLC dba Aire Serv Kissimmee and Hunters Creek DRC# _

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature:  Date: 10/03/2025

Agent Name (Print): Larry Dennison

Property Owner Signature:  Date: 10/3/2025

Property Owner Name (Print): Maye Jacobson

ITEM 5.D

Public Hearing — LUPA-25-0003 2001 Yates Rd. Future Land Use Map Amendment — Amending the Future Land Use Map designation from Recreational (REC) to Institutional (INST): Proposed Ordinance #25-18

Request

Recommendation of approval of a Future Land Use Map Amendment to change the Future Land Use Map designation from Recreational (REC) to Institutional (INST) on approximately 13.12 acres of land on Parcel IDs: 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000.

Explanation

Currently these parcels are vacant except for a portion of the Shingle Creek Regional Park Trail on the eastern side which will not be impacted by the proposed development by the County. This proposed Future Land Use Map Amendment is being applied for alongside a Zoning Map Amendment (PUD-25-0014). In the proposed development the County wants to build vital services for the community including an emergency resource center and senior housing. This community-oriented development includes approximately 2.5 acres of senior housing and a 10,000 square-foot center that will focus on a range of essential services such as medical and dental care, clothing distribution and hotel voucher assistance. The proposed PUD establishes development and design standards, as well as phasing for the project.

This Future Land Use Map Amendment to Institutional (INST) land use will provide consistency and compatibility with the parcel's proposed Planned Unit Development (PUD) Zoning designation. The intent of the Institutional Future Land Use is to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. The purpose of the PUD Zoning is intended to serve the public interest and encourage land use and housing diversity, efficiency and open spaces. PUD's conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space while providing maximum opportunity for innovative site planning concepts to create pleasing living environments. (Land Development Code Section 14-4-8(A)).

FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Recommendation

City of Kissimmee

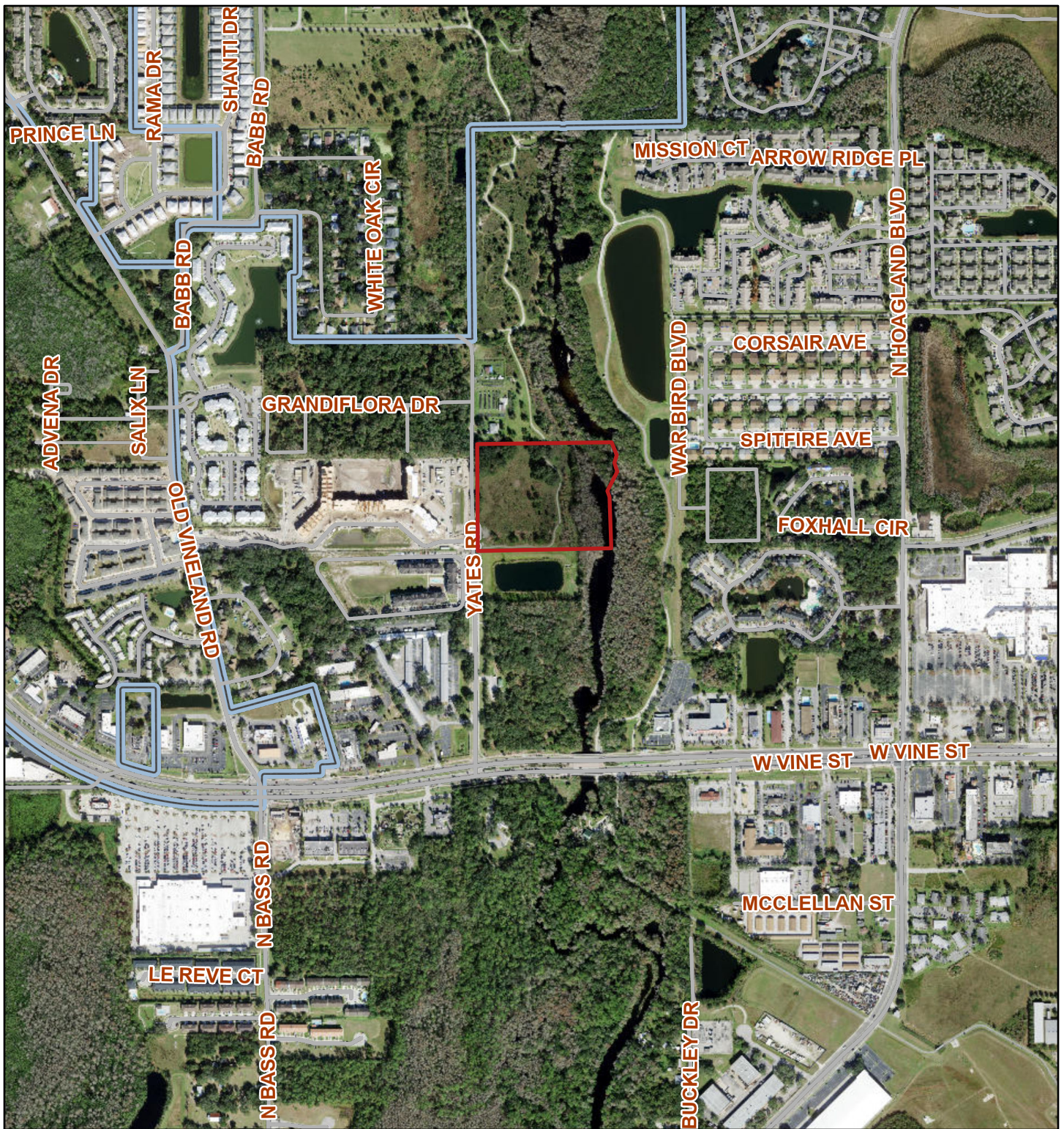
REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on August 19, 2025.

Attachment(s):

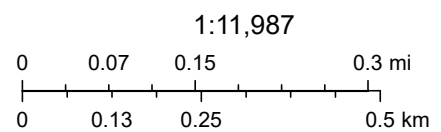
1. LUPA-25-0003 Aerial Map
2. LUPA-25-0003 Vicinity Map
3. LUPA-25-0003 Site Data Table
4. LUPA-25-0003 Yates Road Proposed Ord 25-18
5. LUPA-25-0003 PAB Ad
6. LUPA-25-0003 DRC Comments
7. LUPA-25-0003 Supporting Documents



October 14, 2025

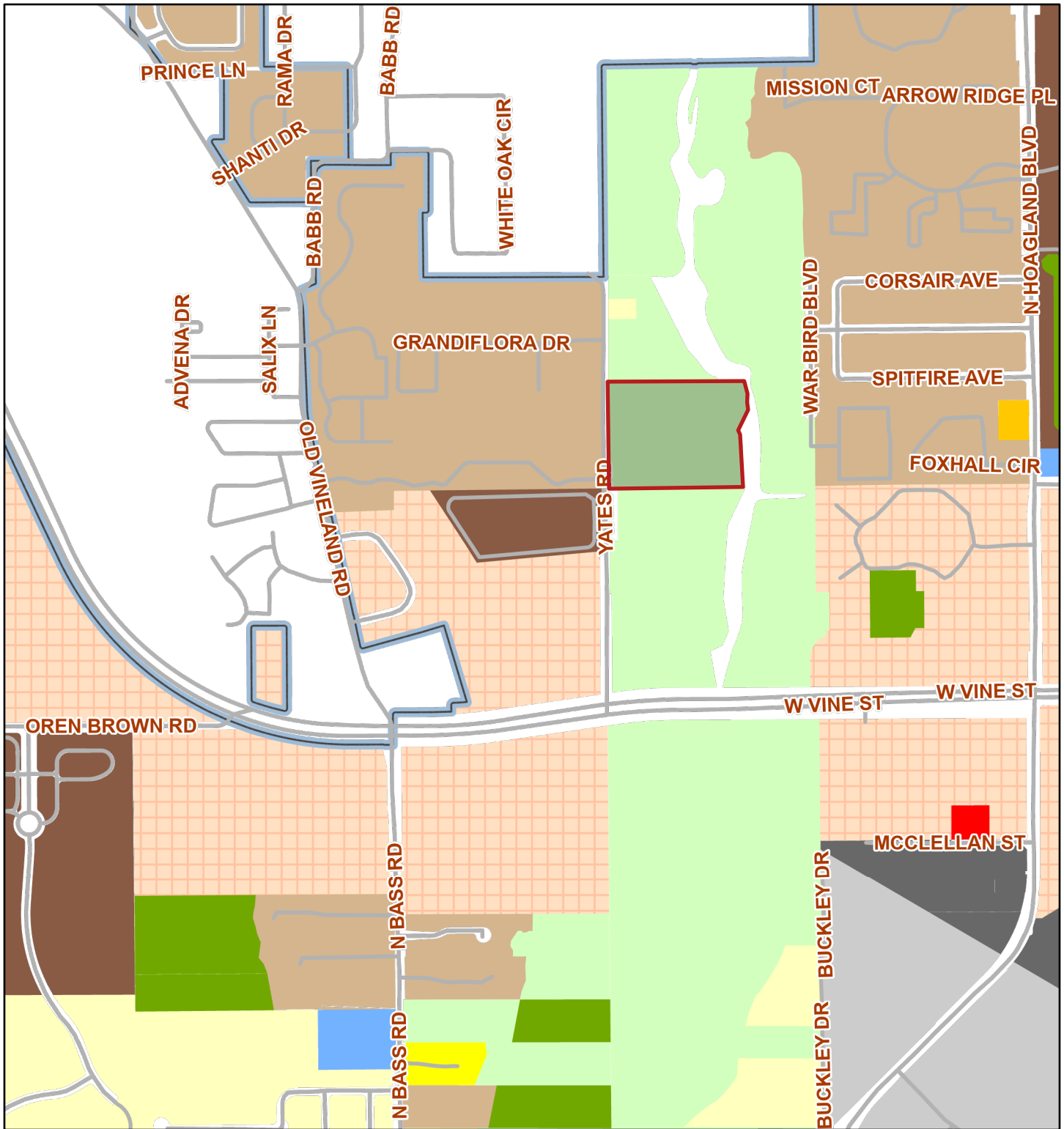
-  Parcels
-  Road Centerlines
- City Limits
-  CITY
-  COUNTY
- World Imagery

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



State of Florida, Maxar

LUPA-25-0003
2001 Yates Road Future Land Use Amendment
Parcel IDs: 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000



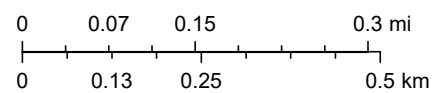
October 16, 2025

- Parcels
- Road Centerlines
- City Limits**
- CITY
- COUNTY

Future Land Use

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- MH-MDR (Mobile Home Medium Density Residential)
- MF-MDR (Multiple Family Medium Density Residential)
- MF-HDR (Multiple Family High Density Residential)
- OR (Office Residential)
- CG (Commercial General)
- Industrial Business (IN)
- Airport Expansion (AE)
- INST (Institutional)
- UT (Utilities)
- Conservation (CONS)
- Recreation (REC)
- MU-D (Downtown)
- MU-V (Vine Street)
- MU-FR (Flora Ridge)
- MU-T (Tepestry)
- MU-FB (Frank Brown)

1:11,987



2001 Yates Rd. Future Land Use Map Amendment, LUPA-25-0003
Parcel ID #18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000; 2001 Yates Rd.
Site Data Tables

Site Data	
Size	+/- 13.12 acres
Future Land Use Designation	Recreational (REC)
Proposed Future Land Use Designation	Institutional (INST)
Zoning District Designation	Open Space (OS)
Proposed Zoning District Designation	Planned Unit Development (PUD)
Existing Overlay District	Conservation Overlay
Existing Use(s)	Vacant
Proposed Use(s)	Senior Housing and Emergency Resource Center
Adjacent Land Use	
North	Recreational (REC)
South	Recreational (REC)
East	Recreational (REC)
West	Multifamily Medium Density Residential (MF-MDR)
Adjacent Zoning	
North	Open Space (OS)
South	Open Space (OS) and Mixed-Use Urban Core (T5-U)
East	Open Space (OS)
West	Shingle Creek Landings Mixed-Use Planned Unit Development (MUPUD)
Zoning History	N/A
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.6.1: Institutional (INST): intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.	
Potential Zoning Districts	Zoning Districts - AC, CF, and HF
	Planned Unit Development District – MUPUD and PUD

Zoning District Standards District Summary

Land Development Code Section 14-4-8(A), PUD, Planned Unit Development. The Purpose of PUDs is recognized as serving the public interest and encouraging land use and housing diversity, efficiency, open spaces and site planning. They allow for diversification of uses (where mixed-use is allowed), housing types and open spaces when not in conflict with abutting properties. They reduce facility improvement and maintenance costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of conventional site design controls. Also, PUD's conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space while providing maximum opportunity for innovative site planning concepts to create pleasing living environments.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Recreational (REC)	Institutional (INST)
	Open Space (OS)	Planned Unit Development (PUD)
	Vacant	Senior Housing and Emergency Resource Center

Public Facilities Analysis

Transportation	
Adjacent street	N/A
Street Quality of Service (QOS)	N/A – Compliance
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood	N/A- Compliance

storage LOS standards met?	
----------------------------	--

PROPOSED ORDINANCE NO. 25-18
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3050
KNOWN AS THE ORDINANCE ADOPTING THE
COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY
OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF
FLORIDA STATUTE 163.3184; DIRECTING THE CITY
MANAGER TO AMEND THE COMPREHENSIVE LAND
USE PLAN AS HEREIN PROVIDED AFTER THE
PASSAGE OF THIS ORDINANCE; PROVIDING FOR A
PUBLIC HEARING AS REQUIRED BY LAW; REPEALING
ALL ORDINANCES IN CONFLICT HERewith; AND
PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

FROM: REC (Recreation) – City

TO: INST (Institutional) - City

The subject property is located at 2001 Yates Road; Parcel ID# 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000

Legal Descriptions:

Parcel 1: 18-25-29-0000-0180-0000

N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

Together with Parcel 2: 18-25-29-0000-0185-0000

S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB.

A map of the area is included with this ordinance.

SECTION 2. That a copy of said Land Use Plan Amendment is filed in the office of the

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

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

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

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

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this ____ day of ____, 2025 .

Mayor - Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

The map displays the Grandiflora neighborhood with various streets and colored overlays. Key streets include Prince Ln, Rama Dr, Shanti Dr, Babb Rd, White Oak Cir, Advena Dr, Salix Ln, Grandiflora Dr, Old Vine Land Rd, Oren Brown Rd, N Bass Rd, Buckley Dr, W Vine St, Mission Ct, Arrow Ridge Pl, Corsair Ave, Spitfire Ave, Foxhall Cir, and McClellan St. A large green area is visible in the center, and a red square is located near the intersection of W Vine St and McClellan St.

A number line with two scales. The top scale is labeled in miles (mi) with markings at 0, 0.07, 0.15, and 0.3. The bottom scale is labeled in kilometers (km) with markings at 0, 0.13, 0.25, and 0.5. Vertical tick marks connect the two scales, showing that 0.15 miles is equivalent to 0.25 kilometers.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, November 5, 2025** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **REC (Recreation)- City**
TO: **INST (Institutional)-City**

The subject property is located at **2001 Yates Rd.**

Legal Description: Parcel 1: 18-25-29-0000-0180-0000 N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

Together with Parcel 2: 18-25-29-0000-0185-0000 S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

PROPOSED ORDINANCE# 25-18: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

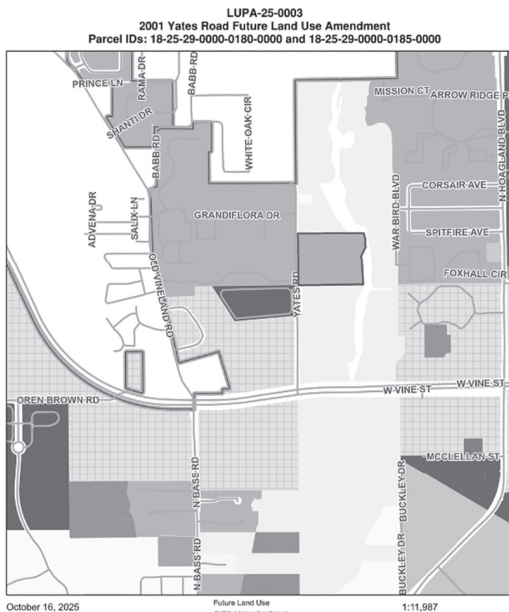
The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services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

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

Reference # **LUPA-25-0003**
2001 Yates Rd.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

In accordance with Florida Statutes 286.0105: any person wishing to appeal any decision made by the City Com-



mission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

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



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

ADDRESS: 2001 Yates Road

DATE: 8/14/2025

PERMIT NUMBER: LUPA-25-0003

PROJECT NAME: Yates Road Senior Housing and Service Center

REVIEW VERSION NUMBER: V.1

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. The Planning Department can support the Land Use change from Recreation to Institutional as the proposed development would meet the intentions of Comprehensive Plan Policy 1.2.6.1.

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

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

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



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

SDOC#: 2025/16-0013

DRC#: LUPA-25-0003

Current FLU: REC
Requested FLU: INST

PROJECT NAME: Osceola Emergency Resource Center

Current Zoning: OS
Requested Zoning: TBD

PROJECT LOCATION: 2001 Yates Rd., Kissimmee, 34746

COMMENTS DUE DATE: 8.13.25

PID: 18-25-29-0000-0181-0000
18-25-29-0000-0185-0000

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 18-25-29-0000-0185-0000

Owner Information

Owner Name OSCEOLA COUNTY

Mailing Address ATTN: REAL ESTATE MANAGEMENT DEPT
1 COURTHOUSE SQ STE 3100
KISSIMMEE, FL 34741

Physical Address YATES RD, KISSIMMEE FL 34746

Description COUNTY-VAC

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 01/28/2025, which are subject to change prior to certification

Land	\$227,200
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$227,200
Assessed(estimated)	\$214,170
Exemption(estimated)	\$214,170
Taxable(estimated)	\$0

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

Certified Values

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

Land	\$181,700
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$181,700
Assessed*	\$181,700
Exemption	\$181,700
Taxable	\$0

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

Sales Information

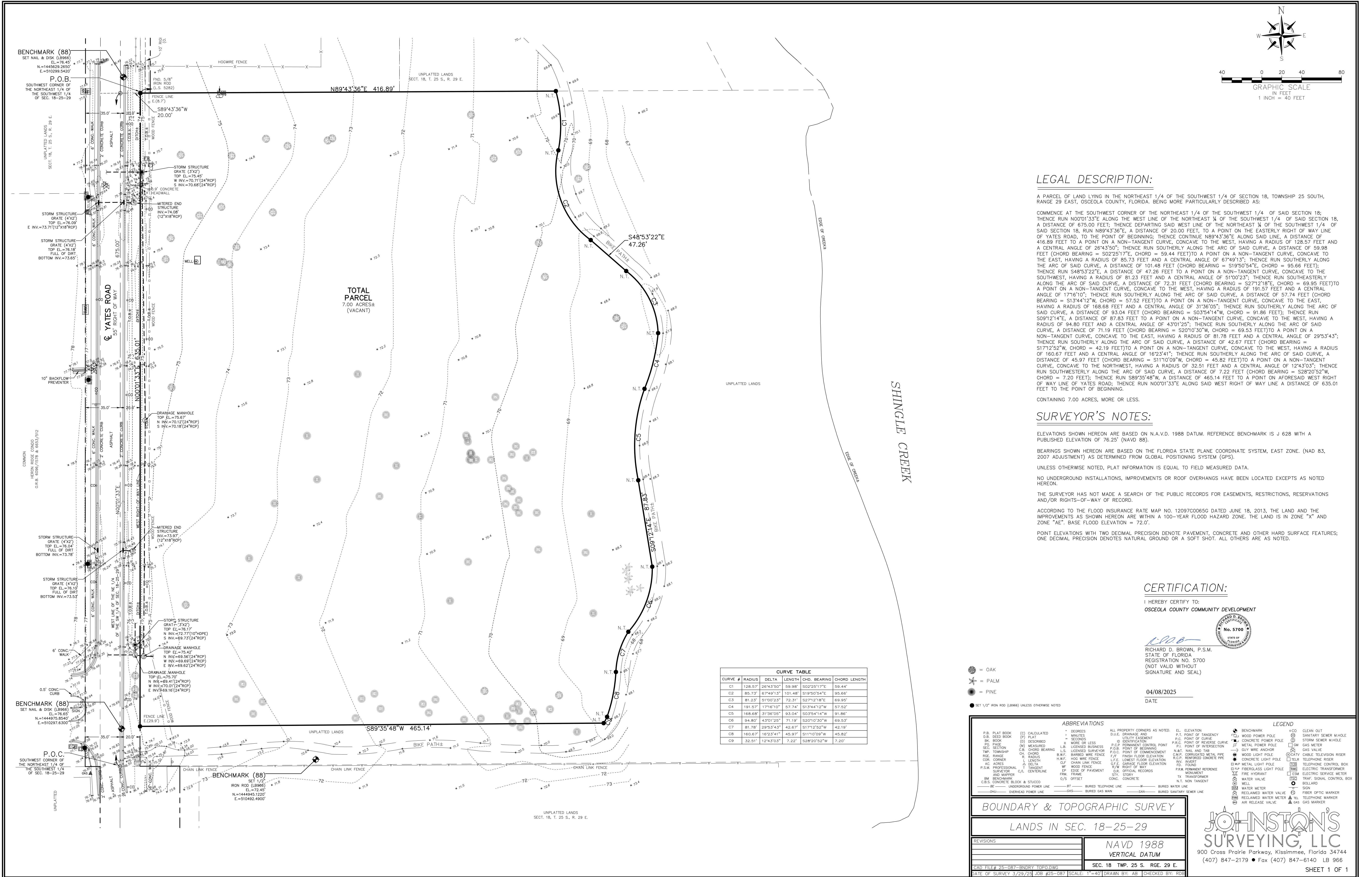
Seq	ORB-Pg	Price	Date	Deed Type
0	3425-0497	\$1,000	2006-12-20	WD
1	3425-0495	\$1,100,000	2006-12-18	WD
2	3425-0494	\$100	2006-12-01	QC
3	0932-0564	\$0	1989-08-04	QC

Land Information - Total Acreage: 6.49

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	6.49	0.00	AC	\$227,200

Legal Description

Legal Description S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB



**Osceola Emergency Resource Center (OERC)
Project #LUPA-25-0003
Project Narrative**

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center with senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot service center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to "Residential Planned Unit Development (RPUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Commented [INS1]: Why are we referencing Building A and Building B? Our PD doesn't show building locations. This needs to reference pods or districts instead.

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
A	Service Center with medical & dental care, clothing distribution, other services	-	10,000 square feet
B	Age restricted senior housing units	100 units	-

The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. The Service Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

The proposed project is intended to create an emergency resource service center for seniors and people seeking supportive services. A FLUM amendment to Institutional is proposed for the subject properties. The Institutional Future Land Use Category is intended to accommodate public and semi-public services

including hospital facilities and supportive health care units and essential public services and facilities. Per City of Kissimmee's Comprehensive Plan Policy 1.2.2.1: Non-Residential Intensity, the Floor Area Ratio (FAR) permitted for Institutional is 2.0.

The proposed FLU of Institutional would allow for a Future Land Use category that is complementary to existing uses within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

As listed in **Table 1.1**, the subject parcels include 4.82 acres of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 60,984 square feet of commercial uses, and no residential development, as shown by **Table 3.1** below.

Table 3.1 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	7.00	-	0.2	-	60,984

4.0 PROPOSED REZONING

The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Planned Unit Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in **Table 4.1**, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the PUD.

Table 4.1 Yield Under Existing FLUM Designations as compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0 DUs	100 DUs	+ 100 DUs
Non-Residential (SF)	60,984 sq. ft.	10,000 sq. ft.	- 50,984 sq. ft.

5.0 DEVELOPMENT AND DESIGN STANDARDS

5.1 Building Setbacks

The proposed building setback along Yates Road shall be a minimum of 10 feet. This frontage area may incorporate civic or functional elements, such as pedestrian walkways, benches, and landscape features, to enhance the arrival experience and complement the senior-focused use of the site. A 10-foot setback is proposed along the side property lines, with a 25-foot building setback provided at the rear property boundary. These setbacks are intended to ensure compatibility with adjacent uses and preserve opportunities for landscaping, stormwater conveyance, or screening as needed.

A 10-foot perimeter buffer will be provided around the boundary of the Residential Planned Unit Development (RPUD) to create a visual and physical transition between the project and surrounding land uses.

A 50-foot minimum buffer shall be maintained adjacent to existing wetlands located within the Property. Opportunities for passive recreation or open space integration may be evaluated in accordance with local environmental regulations.

5.2 Open Space and Recreation

A minimum of 20% of the gross acreage shall be designated as open space. This includes both passive and active open space components, which may consist of walking paths, seating areas, and other outdoor amenities intended to serve the senior resident population and enhance community wellness. The existing trail will remain preserved and be calculated towards the recreational requirements.

5.3 Transportation and Vehicular Access

There will be two main vehicular access points to the site, both from Yates Road. The exact location of the access points will be determined at a later phase.

5.4 Parking

The minimum parking requirement for the age-restricted residential component is 1.0 spaces per 1 bedroom unit. Parking areas will be designed to meet ADA accessibility standards and to accommodate the unique mobility needs of senior residents and service center visitors. An additional ten (10) parking spaces will be designated for staff. The minimum parking requirement for the institutional component is 1 space per 200 square feet.

A parking variance of up to 30% reduction from the required total may be requested in the future, subject to further parking analysis and justification based on anticipated occupancy, service center operations, and multimodal access.

6.0 PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in non-residential square footage.

6.1 Potable Water and Wastewater

The project will be served by the Tohopekalliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For Institutional: outpatient and administrative services, the LOS standard is 0.2 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 6.1 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Institutional	10,000 sq.ft.	N/A	0.2	2,000
Total				30,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the system's maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

6.2 Solid Waste

Per Policy 8.1.4.1., the LOS standard for solid waste is 5.1 pounds per person per day. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on this data, the development program of 100 units would generate a population of 301 people. As such, a solid waste capacity of 1,535.1 pounds per day will be required to maintain the City's LOS standards.

7.0 COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

POLICY 1.1.9.5: URBAN DESIGN AND COMMUNITY APPEARANCE.

Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP
Principal, Inspire Placemaking Collective

May 6, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Dear Ryan,

The Osceola County Yates Road Senior Housing and Service Center project is a proposed mixed-use development intended to permit 100 age-restricted senior housing units and a service center that will provide medical & dental services, clothing, hotel vouchers, amongst other services. The proposed project is located along Yates Road, north of West Vine Street, on two parcels (PIDs 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000) within the City of Kissimmee that total approximately 13.12 gross acres in size, inclusive of wetlands and surface waters, and 7.00 net acres exclusive of the wetland area. The subject parcels have a Future Land Use designation of “Recreation”, and a zoning designation of “Open Space”. The applicant respectfully requests a Land Use Plan Map Amendment to the “Multiple Family Medium Density Residential (MF-MDR)” designation, as well as a rezoning to “Residential Planned Unit Development (RPUD)”.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹	Ownership	Existing FLUM	Existing Zoning
18-25-29-0000-0181-0000	6.63	2.47	4.16	Osceola County	Recreation	Open Space
18-25-29-0000-0185-0000	6.49	2.35	4.14	Osceola County	Recreation	Open Space

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

As indicated in **Table 1.1**, the subject parcels include a considerable amount of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 114,301.44 commercial square footage, and no residential development, as shown by **Table 1.2** below.

Table 1.2 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	13.12	-	0.2	-	114, 301.44

PROPOSED FLUM AMENDMENT

The proposed project is intended to create a public service center for seniors and people seeking supportive services. In order to accomplish this vision, a FLUM amendment is proposed for the subject properties. Per the City of Kissimmee's Comprehensive Plan Policy 1.2.1.1: Density Defined; the residential density shall be within 10-20 gross units per gross acre for the MF-MDR FLUM designation. The data found in **Table 1.3** represents the maximum development that could be considered under the requested FLUM Amendment and would accommodate the proposed 100 dwelling units, and 10,000 square foot service center as proposed in the requested RPUD zoning.

The proposed FLUC of MF-MDR would allow for a continuation of similar Future Land Use categories that already exist within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

The proposed development is located along a collector, Yates Road, which connects to Arterial road, W Vine St, just 0.5 miles south of the subject site. A Land Use Plan Map amendment to MF-MDR furthers the City's goal to preserve the established residential character of the area, while proposing a density that is lower than the maximum allowed to maximize the preservation of open space and conservation area abutting Shingle Creek.

Table 1.3 Allowable Development Program Under Proposed FLUM

Proposed FLUM	Acreage	Res. Density	Max. Res. DUs
MF-MDR	13.12	20 DU/AC	262 DUs

PROPOSED REZONING

The proposed project offers a distinct intent, character, and mix of uses, appropriate for the use of a Residential Planned Unit Development designation. The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Residential Planned Unit

Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in Table 1.3, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the RPUD.

Table 1.3 Yield Under Existing FLUM Designations as Compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0	100 DUs	+ 100 DUs
Commercial (SF)	114,301.44	10,000	- 104,301.44

PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in commercial square footage.

Potable Water and Wastewater

The project will be served by the Tohopekaliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For commercial, the LOS standard is 0.1 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 1.4 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Commercial	10,000 sq.ft.	N/A	0.1	1,000
Total				29,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the systems maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 29,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 29,896 GPD flow that would be generated from this project.

Solid Waste

Per Policy 8.1.4.1., the LOS standards for solid waste is 5.1 pounds per person per day. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on this data, the development program of 100 units would generate a population of 301 people. As such, a solid waste capacity of 1,535.1 pounds per day will be required to maintain the City's LOS standards.

COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities

POLICY 1.1.9.5: URBAN DESIGN AND COMMUNITY APPEARANCE.

Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major

natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Yates Road project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Yates Road project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP
Principal
Inspire Placemaking Collective

May 6, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Dear Ryan,

The Osceola County Yates Road Senior Housing and Service Center project is a proposed mixed-use development intended to permit 100 age-restricted senior housing units and a service center that will provide medical & dental services, clothing, hotel vouchers, amongst other services. The proposed project is located along Yates Road, north of West Vine Street, on two parcels (PIDs 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000) within the City of Kissimmee that total approximately 13.12 gross acres in size, inclusive of wetlands and surface waters, and 7.00 net acres exclusive of the wetland area. The subject parcels have a Future Land Use designation of “Recreation”, and a zoning designation of “Open Space”. The applicant respectfully requests a Land Use Plan Map Amendment to the “Multiple Family Medium Density Residential (MF-MDR)” designation, as well as a rezoning to “Residential Planned Unit Development (RPUD)”.

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The Yates Road project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP
Principal
Inspire Placemaking Collective

June 26, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Plan Number: LUPA-25-0003

Dear Ryan,

The Development Standards for the Proposed Osceola Emergency Resource Center (OERC) are as follows:

Building Standards:

Front setback	10 ft
Side setback	10 ft
Rear setback	25 ft
PD perimeter buffer	10 ft
Min. wetland buffer	50 ft

Open Space	Min. 20% of gross acreage
Min. Floor Area	TBD

Minimum Parking Requirements:

Age-restricted units	1 space / units
	10 spaces designated for staff

Resource Center	1 space per 200 square feet
-----------------	-----------------------------

Sincerely,



George Kramer, AICP
Principal
Inspire Placemaking Collective, Inc.

June 26, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Plan Number: LUPA-25-0003

Dear Ryan,

Per our conversation, a DRC Disclaimer / Agent Authorization is not required if the Applicant of the project and the owner of the subject properties are the same. Since both the owner and the applicant are Osceola County, the DRC Disclaimer/Agent Authorization is not necessary.

Additionally, in our first submittal, our client, Osceola County, had the intention of requesting a Land Use Amendment to Multiple Family Medium Density Residential (MF-MDR). Since then, it was agreed that pursuing the Institutional Future Land Use Category would be a better fit for the proposed development. Hence, certain fields of the EnerGov Citizen Self Service portal application do not reflect that change since it was originally submitted as a LUPA request to MF-MDR. The Project Narrative provides more details as to what the revised LUPA request is.

Sincerely,

Laura Martinez, AICP, *Planner*
Inspire Placemaking Collective

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 / 4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E, A DISTANCE OF 20.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YATES ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.57 FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 85.73 FEET AND A CENTRAL ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.48 FEET (CHORD BEARING = S19°50'54"E, CHORD = 95.66 FEET); THENCE RUN S48°53'22"E, A DISTANCE OF 47.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF 51°00'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET (CHORD BEARING = S27°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57 FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING = S13°44'12"W, CHORD = 57.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 168.68 FEET AND A CENTRAL ANGLE OF 31°36'05"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.04 FEET (CHORD BEARING = S03°54'14"W, CHORD = 91.86 FEET); THENCE RUN 09°12'14"E, A DISTANCE OF 87.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 94.80 FEET AND A CENTRAL ANGLE OF 43°01'25"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET (CHORD BEARING = S20°10'30"W, CHORD = 69.53 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 81.78 FEET AND A CENTRAL ANGLE OF 29°53'43"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.67 FEET (CHORD BEARING = S17°12'52"W, CHORD = 42.19 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 160.67 FEET AND A CENTRAL ANGLE OF 16°23' 41"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.97 FEET (CHORD BEARING = S11°10'09"W, CHORD = 45.82 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.51 FEET AND A CENTRAL ANGLE OF 12°43'03"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET (CHORD BEARING = S28°20'52"W, CHORD = 7.20 FEET); THENCE RUN 89°35'48"W, A DISTANCE OF 465.14 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY LINE OF YATES ROAD; THENCE RUN N00°01'33"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 635.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.



September 15, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) Application Narrative

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center and senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot emergency resource center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to Planned Unit Development (PUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- senior housing
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase, as a critical community need, and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
A	Emergency Resource Center with medical & dental care, clothing distribution, other services	-	10,000 square feet
B	Age restricted senior housing units	100 units	-

The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. Minimum living area will be 500 sq.ft. for all units. The Emergency Resource Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

The proposed project is intended to create an emergency resource service center for seniors and people seeking supportive services. A FLUM amendment to Institutional is proposed for the subject properties. The Institutional Future Land Use Category is intended to accommodate public and semi-public services including hospital facilities and supportive health care units and essential public services and facilities. Per City of Kissimmee's Comprehensive Plan Policy 1.2.2.1, the Floor Area Ratio (FAR) permitted for Institutional is 2.0.

The proposed FLU of Institutional would allow for a Future Land Use category that is complementary to existing uses within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

As listed in **Table 1.1**, the subject parcels include 4.82 acres of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. An Environmental Impact Statement will be provided at Site Plan submittal. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 60,984 square feet of commercial uses, and no residential development, as shown by **Table 3.1** below.

Table 3.1 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	7.00	-	0.2	-	60,984

4.0 PROPOSED REZONING

The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Planned Unit Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in **Table 4.1**, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the PUD.

Table 4.1 Yield Under Existing FLUM Designations as compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0 DUs	100 DUs	+ 100 DUs
Non-Residential (SF)	60,984 sq. ft.	10,000 sq. ft.	- 50,984 sq. ft.

5.0 DEVELOPMENT AND DESIGN STANDARDS

5.1 Building Setbacks

The proposed building setback along Yates Road shall be a minimum of 10 feet. The proposed building separation shall also be a minimum of 10 feet. This frontage area may incorporate civic or functional elements, such as pedestrian walkways, benches, and landscape features, to enhance the arrival experience and complement the senior-focused use of the site. A 10-foot setback is proposed along the side property lines, with a 25-foot building setback provided at the rear property boundary. These setbacks are intended to ensure compatibility with adjacent uses and preserve opportunities for landscaping, stormwater conveyance, or screening as needed.

A 10-foot perimeter buffer will be provided around the boundary of the Residential Planned Unit Development (RPUD) to create a visual and physical transition between the project and surrounding land uses.

A 50-foot minimum buffer shall be maintained adjacent to existing wetlands located within the Property. Opportunities for passive recreation or open space integration may be evaluated in accordance with local environmental regulations.

5.2 Architectural and Landscaping Design Standards

The proposed development will comply with the design, architectural, and landscaping requirements of the City's Land Development Code.

5.3 Open Space and Recreation

A minimum of 20% of the gross acreage shall be designated as open space. This includes both passive and active open space components, which may consist of walking paths, seating areas, and other outdoor amenities intended to serve the senior resident population and enhance community wellness. The existing trail will remain preserved and be calculated towards the recreational requirements.

5.4 Transportation and Vehicular Access

There will be two main vehicular access points to the site, both from Yates Road. The exact location of the access points will be determined at a later phase.

5.5 Parking

The minimum parking requirement for the age-restricted residential component is 1.0 spaces per 1 bedroom unit. Parking areas will be designed to meet ADA accessibility standards and to accommodate the unique mobility needs of senior residents and resource center visitors. An additional ten (10) parking spaces will be designated for staff. The minimum parking requirement for the institutional component is 1 space per 200 square feet.

A parking variance of up to 30% reduction from the required total may be requested in the future, subject to further parking analysis and justification based on anticipated occupancy, resource center operations, and multimodal access.

6.0 PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in non-residential square footage.

6.1 Potable Water and Wastewater

The project will be served by the Tohopekaliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For Institutional: outpatient and administrative services, the LOS standard is 0.2 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 6.1 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Institutional	10,000 sq.ft.	N/A	0.2	2,000
Total				30,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the system's maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

6.2 Solid Waste

Per Policy 8.1.4.1., the LOS standard for solid waste is 5.1 pounds per person per day. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on this data, the development program of 100 units would generate a population of 301 people. As such, a solid waste capacity of 1,535.1 pounds per day will be required to maintain the City's LOS standards.

7.0 COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

POLICY 1.1.9.5: URBAN DESIGN AND COMMUNITY APPEARANCE.

Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective



September 15, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) Application Narrative

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center and senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot emergency resource center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to Planned Unit Development (PUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- senior housing
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase, as a critical community need, and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
A	Emergency Resource Center with medical & dental care, clothing distribution, other services	-	10,000 square feet
B	Age restricted senior housing units	100 units	-

The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. Minimum living area will be 500 sq.ft. for all units. The Emergency Resource Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

The proposed project is intended to create an emergency resource service center for seniors and people seeking supportive services. A FLUM amendment to Institutional is proposed for the subject properties. The Institutional Future Land Use Category is intended to accommodate public and semi-public services including hospital facilities and supportive health care units and essential public services and facilities. Per City of Kissimmee's Comprehensive Plan Policy 1.2.2.1, the Floor Area Ratio (FAR) permitted for Institutional is 2.0.

The proposed FLU of Institutional would allow for a Future Land Use category that is complementary to existing uses within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

As listed in **Table 1.1**, the subject parcels include 4.82 acres of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. An Environmental Impact Statement will be provided at Site Plan submittal. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 60,984 square feet of commercial uses, and no residential development, as shown by **Table 3.1** below.

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In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

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Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

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Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

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The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective



September 16, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) DRC Response Letter

1. Please include a current Survey of the properties proposed in this Mixed-Use Planned Unit Development (MUPUD) to reflect what currently is existing at these sites per LDC 14-3-28.B.2

Per meeting with City Staff on September 9th, existing survey previously submitted is sufficient.

2. A Final Plat to combine the parcels into one parcel is suggested so as to ensure that shared infrastructure in the future be under the same ownership.

Noted.

3. Due to the Institutional Future Land Use not having a density requirement, and only a FAR, please review the Density Bonuses allowed for Planned Unit Developments and try to incorporate as many of the five criteria from Land Development Code Section (LDC) 14-4-8.3.

The Applicant will seek to incorporate the density bonus criteria from LDC 14-4-8.3 where feasible.

4. It is suggested to add a reference to the senior housing or multi-family housing in the list of allowed uses for the proposed development.

The Applicant will add a reference to senior housing.

5. Please provide a minimum living area for the units associated with the senior living component of the proposed development and ensure that it aligns with LDC Section 14-4-6.A.

Consistent with LDC Section 14-4-6.A, the Applicant will provide a minimum of 500 square feet of living area for the units associated with the senior living component of the proposed development.

6. The floor area is shown as TBD. Note that the FAR in the proposed Future Land Use is 2.0.

Noted.

7. Please identify building separation standards.

The primary buildings will be separated by a minimum of 10 feet.

8. Please include the architectural design standards that will accompany this MUPUD per LDC Section 14-3-28.B.1.h.

The Applicant will comply with the design and architectural requirements of the City's Land Development Code for the proposed uses.

9. Please state whether the MUPUD will have its own Landscaping Standards or if it will fall back on the LDC.

The Applicant will comply with the City's LDC Landscaping Standards for the proposed uses.

10. Please be aware of the open space and recreational standards for MUPUDs. Per LDC 14-4-8.D.4.g: "Common open space provided shall at least equal to the amount of pervious area required above or ten percent of the gross area of the development, whichever is less, when the future land use designation assigned by the comprehensive plan is a non-residential designation or when the future land use designation is mixed-use and the primary use is non-residential."

Noted.

11. Please indicate if there will be phasing with the development of this PUD. If so, please include a statement explaining the desired phasing per LDC 14-3-28.B.1.f.

As described in Section 2.2 of the Application Narrative, the development is proposed to be completed in two phases where the first phase includes the emergency resource center.

12. Please be advised that within the phasing of this project, the residential portion will need to take precedent over the non-residential uses per LDC Section 14-4-8.5: "Procedures and requirements for rezoning to MUPUD. See section 14-3-28 except that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building square footage constructed if the area with the residential component has been assigned a residential land use classification on the future land use map of the comprehensive plan."

Discussed and resolved at DRC. Provisions of Section 14-3-28 do not apply to an Institutional Future Land Use designation.

13. Be advised that a Site Plan will need to be submitted for review in conjunction with the standards set forth in this MUPUD.

Noted.

14. Be advised that any change to the Conceptual Plan will require another review per LDC Section 14-3-28.A

Noted.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective

PLANNED UNIT DEVELOPMENT YATES ROAD SENIOR HOUSING

KISSIMMEE, FLORIDA

PARCEL ID: 18-25-29-0000-0181-0000 & 18-25-29-0000-0185-0000

MAY 5, 2025

SITE DATA

SITE ADDRESS: 0 & 2001 YATES RD
KISSIMMEE, FLORIDA 34746
13.12 AC.
PARCEL ACREAGE:
EXISTING LAND USE: VACANT / REC
EXISTING ZONING: OPEN SPACE
PROPOSED USE: SENIOR HOUSING & SERVICE CENTER
OWNER: OSCEOLA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
ADDRESS: 1 COURTHOUSE SQUARE, SUITE 1400
KISSIMMEE, FL 34741
CONTACT NAME: RAYMOND STANGLE
CONTACT E-MAIL ADDRESS: RAYMOND.STANGLE@OSCEOLA.ORG
PROJECT REPRESENTATIVE: GEORGE KRAMER
ADDRESS: 4767 NEW BROAD ST
ORLANDO, FLORIDA 32814
PHONE NO.: 407-202-8387
CONTACT E-MAIL ADDRESS: GKRAMER@INSPIREPLACEMAKING.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. 12097C0065G, JUNE 18, 2013,
COMMUNITY NAME: CITY OF KISSIMMEE.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E, A DISTANCE OF 20.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YATES ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.57 FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = 502°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 85.73 FEET AND A CENTRAL ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.48 FEET (CHORD BEARING = 519°50'54"E, CHORD = 95.66 FEET); THENCE RUN S48°53'22"E, A DISTANCE OF 47.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF 51°00'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET (CHORD BEARING = 527°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57 FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING = 513°44'12"W, CHORD = 57.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 168.68 FEET AND A CENTRAL ANGLE OF 31°36'05"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.04 FEET (CHORD BEARING = 503°54'14"W, CHORD = 91.86 FEET); THENCE RUN 09°12'14"E, A DISTANCE OF 87.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 94.80 FEET AND A CENTRAL ANGLE OF 43°01'25"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET (CHORD BEARING = 520°10'30"W, CHORD = 69.53 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 81.78 FEET AND A CENTRAL ANGLE OF 29°53'43"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.67 FEET (CHORD BEARING = 517°12'52"W, CHORD = 42.19 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 160.67 FEET AND A CENTRAL ANGLE OF 16°23'41"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.97 FEET (CHORD BEARING = 511°10'09"W, CHORD = 45.82 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.51 FEET AND A CENTRAL ANGLE OF 12°43'03"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET (CHORD BEARING = 528°20'52"W, CHORD = 7.20 FEET); THENCE RUN 89°35'48"W, A DISTANCE OF 465.14 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY LINE OF YATES ROAD; THENCE RUN N00°01'33"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 635.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.

UTILITY PROVIDERS

POTABLE WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

SANITARY SEWER
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777

WASTE DISPOSAL
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
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RECLAIM WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

ELECTRIC SERVICE
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777

PHONE PROVIDER
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PH. 407.351.7100

CABLE PROVIDER
SPECTRUM NETWORKS
100 GORDON ST.
SANFORD, FL 32771
PH. 321.805.3081

LEGEND

UNPLANTED AREA
WETLAND AREA
WETLAND BUFFER
PROPERTY LINE
SITE ACCESS

AREA CALCULATIONS
PROPOSED RPUD AREA: 7.0 AC
PROPOSED PD RESIDENTIAL UNITS: 100
PROPOSED PD RESIDENTIAL DENSITY: 7.6

BUILDING STANDARDS
FRONT: 10 FT
SIDE: 10 FT
REAR: 25 FT

PD PERIMETER BUFFER: 10 FT
MIN. WETLAND BUFFER: 50 FT

OPEN SPACE: MIN. 20% OF GROSS ACREAGE

MAX. BUILDING HEIGHT: 50 FT (4-STORIES)
MIN. FLOOR AREA: TBD

PROPOSED 24' ROADS - (2) 12' TRAVEL LANES (TYP.) REQUIRED BY CITY CODE

OFF-STREET PARKING
REQUIRED PARKING:
MULTIPLE FAMILY HOUSING DEVELOPMENTS WITH MORE THAN 8 UNITS:

DWELLING UNITS WITH EFFICIENCY DESIGN OR ONE BEDROOM: 1 SPACE PER UNIT, PLUS 0.5 SPACES PER UNIT UNASSIGNED FOR GUEST PARKING

DWELLING UNITS WITH 2 OR MORE BEDROOMS: 1.5 SPACES PER UNIT, PLUS 0.5 SPACES PER UNIT UNASSIGNED FOR GUEST PARKING

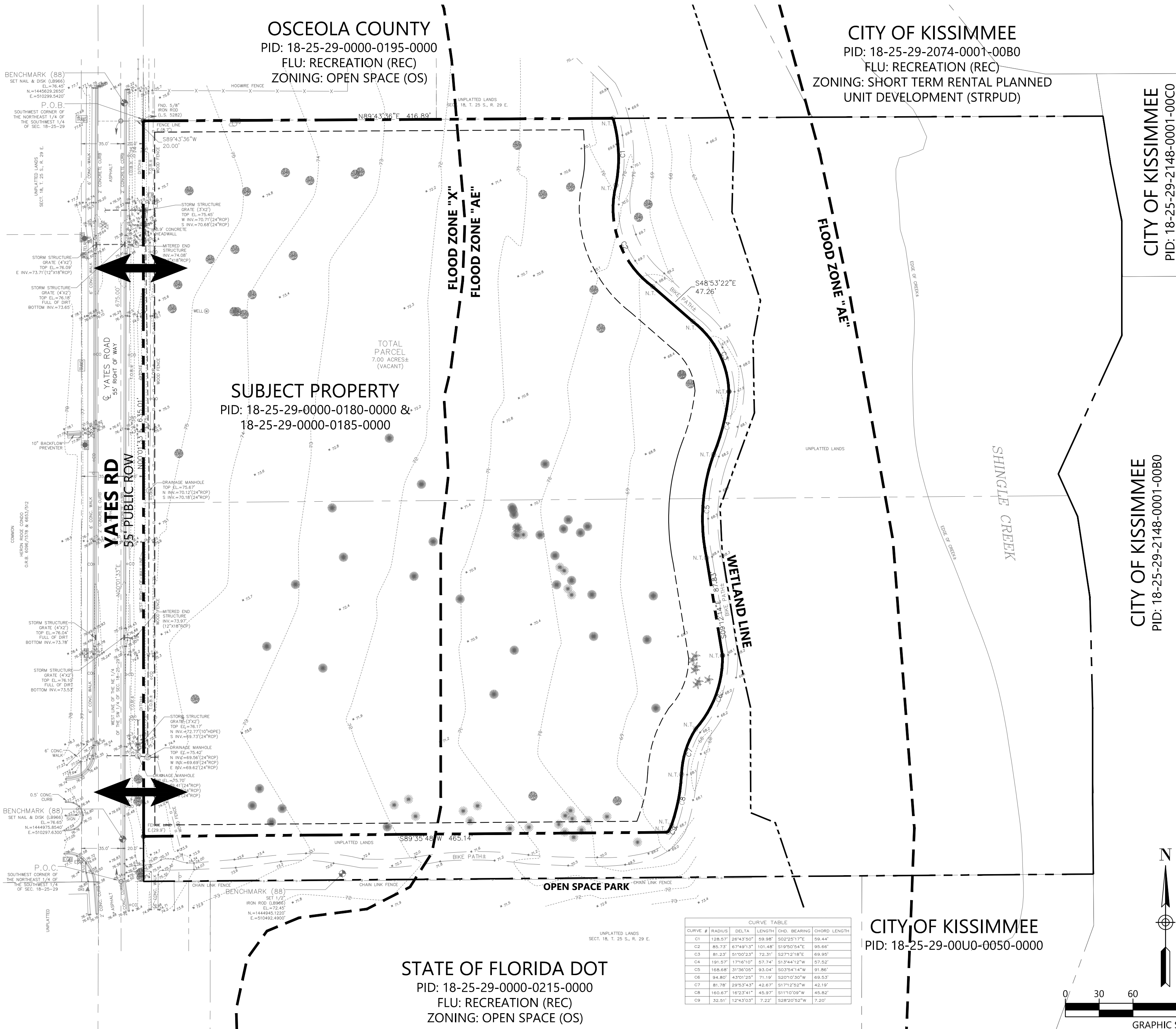
(100 UNITS X 2.0 SPACES/UNIT = 200)
TOTAL REQUIRED PARKING: 200

PHASING

THIS PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES

ADDITIONAL NOTES:

- ACCESS POINTS TO BE DETERMINED AT SITE PLAN DESIGN PHASE
- THE PROPOSED HOUSING WILL BE AGE-RESTRICTED.
- THE SERVICE CENTER IS PROPOSED TO BE 10,000 SQ. FT. OF PUBLIC SERVICES INCLUDING MEDICAL & DENTAL SERVICES, CLOTHING, HOTEL VOUCHERS, AND OTHER SERVICES.
- THE PROPOSED SERVICE CENTER WILL NOT OFFER OVERNIGHT STAYS.



4767 New Broad Street,
Orlando, FL 32814
Ph. 407.202.8387

Yates Road Senior Housing Development
Planned Unit Development

KISSIMMEE, FL

Eric Roasch, AICP

NO.	DATE	DESCRIPTION	BY	CHK	LM	ER	APV
1	2/10/25	PUD Submittal					
2							
3							
4							
5							
6							
7							
8							
9							
10							

PROJECT NUMBER
240160

DRAWING NAME
MASTER SITE PLAN

DRAWING NUMBER

PUD-0.1

PLANNED UNIT DEVELOPMENT OSCEOLA EMERGENCY RESOURCE CENTER

KISSIMMEE, FLORIDA

PARCEL ID: A PORTION OF 18-25-29-0000-0181-0000 & 18-25-29-0000-0185-0000

JUNE 18, 2025

SITE DATA

SITE ADDRESS: 0 & 2001 YATES RD
KISSIMMEE, FLORIDA 34746
PARCEL ACREAGE: 13.12 AC.
EXISTING LAND USE: VACANT / REC
EXISTING ZONING: OPEN SPACE
PROPOSED USE: SENIOR HOUSING & SERVICE CENTER
OWNER: OSCEOLA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
ADDRESS: 1 COURTHOUSE SQUARE, SUITE 1400
KISSIMMEE, FL 34741
CONTACT NAME: RAYMOND STANGLE
CONTACT E-MAIL ADDRESS: RAYMOND.STANGLE@OSCEOLA.ORG
PROJECT REPRESENTATIVE: GEORGE KRAMER
ADDRESS: 4767 NEW BROAD ST
ORLANDO, FLORIDA 32814
PHONE NO.: 407-202-8387
CONTACT E-MAIL ADDRESS: GKRAMER@INSPIREPLACEMAKING.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. 12097C0065G, JUNE 18, 2013,
COMMUNITY NAME: CITY OF KISSIMMEE.

LEGAL DESCRIPTION

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PROPOSED RPUD AREA: 7.0 AC
PROPOSED PD RESIDENTIAL UNITS: 100
PROPOSED PD RESIDENTIAL DENSITY: 7.6

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FRONT: 10 FT
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MIN. WETLAND BUFFER: 50 FT

OPEN SPACE: MIN. 20% OF GROSS ACREAGE

MAX. BUILDING HEIGHT: 50 FT (4-STORIES)
MIN. FLOOR AREA: TBD

PROPOSED 24' ROADS - (2) 12' TRAVEL LANES (TYP.) REQUIRED BY CITY CODE

OFF-STREET PARKING

REQUIRED PARKING:
MULTIPLE FAMILY HOUSING DEVELOPMENTS: 1 SPACE PER UNIT.

10 SPACES TO BE DESIGNATED FOR STAFF.

PARKING REQUIRED FOR RESOURCE CENTER: 1 SPACE PER 200 SF.

PHASING

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TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

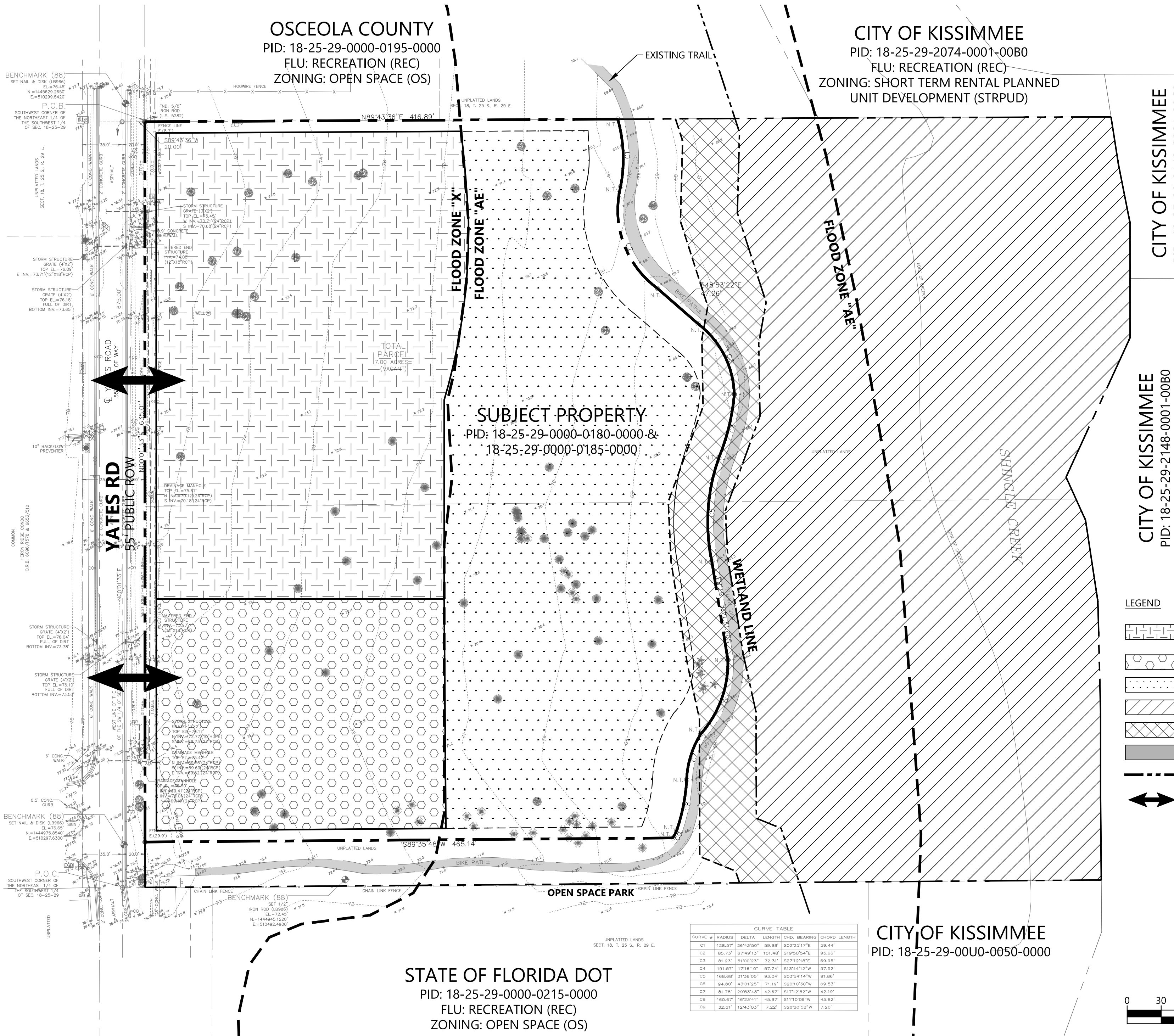
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SPECTRUM NETWORKS
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SANFORD, FL 32771
PH. 321.805.3081



4767 New Broad Street,
Orlando, FL 32814
Ph. 407.202.8387

Yates Road Senior Housing & Service Center
Planned Unit Development

KISSIMMEE, FL

Eric Raasch, AICP

NO.	DATE	DESCRIPTION	BY	CHK	LM	ER	APV
	06/18/25	PUD Submittal					

PROJECT NUMBER
240160
DRAWING NAME
MASTER SITE PLAN
DRAWING NUMBER

PUD-0.1



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 18-25-29-0000-0180-0000

Owner Information

Owner Name OSCEOLA COUNTY

Mailing Address ATTN: REAL ESTATE MANAGEMENT DEPT
1 COURTHOUSE SQ STE 3100
KISSIMMEE, FL 34741

Physical Address 2001 YATES RD, KISSIMMEE FL 34746

Description COUNTY-IMP

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 01/28/2025, which are subject to change prior to certification

Land	\$232,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$57,100
Appraised(just)	\$290,300
Assessed(estimated)	\$282,920
Exemption(estimated)	\$282,920
Taxable(estimated)	\$0

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

Certified Values

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

Land	\$185,600
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$57,100
Appraised(just)	\$243,900
Assessed*	\$243,900
Exemption	\$243,900
Taxable	\$0

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3858-1995	\$0	2009-07-02	QC
1	3858-1996	\$965,000	2009-07-02	WD
2	3858-2000	\$0	2009-07-02	QC
3	3686-2331	\$0	2008-05-05	OR
4		\$0	2008-03-22	DC
5	0932-0565	\$0	1989-08-04	QC

Land Information - Total Acreage: 6.63

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	6.63	0.00	AC	\$232,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
PREFABRICATED SHED AVERAGE	100	1989	\$300
PREFABRICATED SHED AVERAGE	120	1988	\$360
CARPORT UNFINISHED FAIR	192	1982	\$326
PREFABRICATED SHED AVERAGE	80	1992	\$240

Building Information

Building 1			
Description	MOBILE HOME	Bedrooms	3
Year Built	1990	Bathrooms	2
Value	\$57,100	Fixtures	
Actual Area	924	Roof Cover	1 CORRUGATED METAL
Heated Area	924	Exterior Wall	(1.00) 5 SIDING AVERAGE
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1990	924
METAL PORCH FINISHED	MPF	1990	160
CABANA UNFINISHED	CAU	2000	240

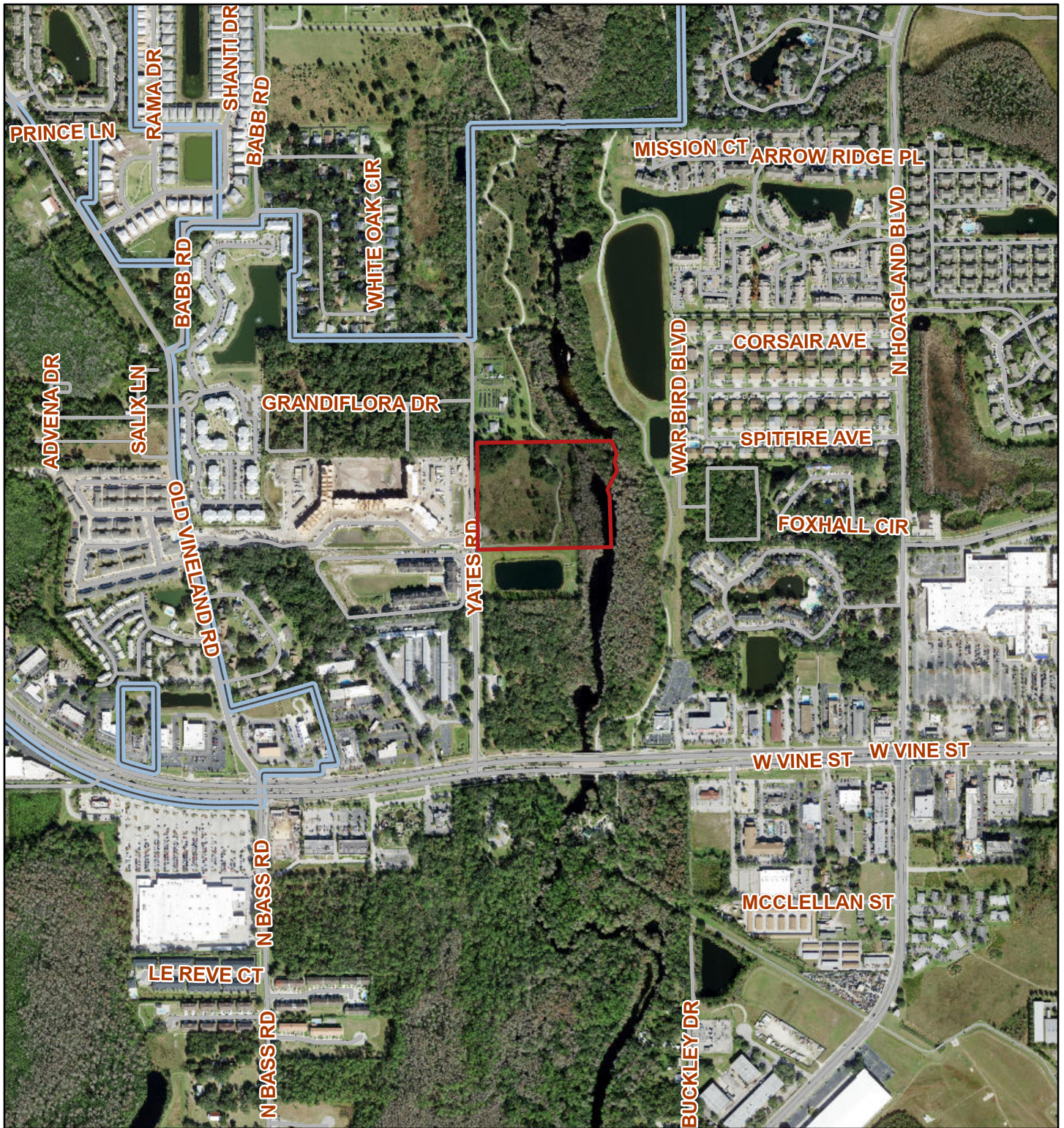
Legal Description

Legal Description	N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB
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Building 1 Property Photo



18-25-29-0000-0180-0000 11/01/2007

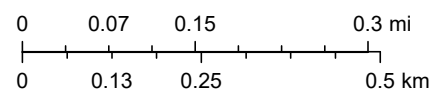


October 14, 2025

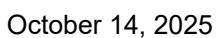
1:11,987

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

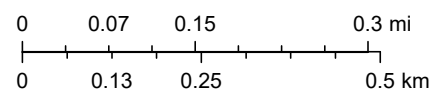
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



State of Florida, Maxar



1:11,987

 City Limits

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)

- | | |
|---|--|
| IB (Industrial Business) | RE (Residential Estate) |
| MH (Mobile Home 6,000 sqft) | RPB (Residential Professional Business) |
| MHP (Mobile Home Park) | RPUD (Residential Planned Unit Development) |
| MUPUD (Mixed Use Planned Unit Development) | SRPUD (Short Term Rental Planned Unit Development) |
| OS (Open Space) | UT (Utilities) |
| RA-1 (Single Family Residential) | SD (Special District) |
| RA-2 (Single Family Residential) | T1 (Natural) |
| RA-3 (Single Family Residential) | T3 (Edge) |
| RA-4 (Single Family Residential) | T4-O (Neighborhood Open) |
| RB-1 (Medium Density Residential) | T4-R (Neighborhood Restricted) |
| 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) |

2001 Yates Rd. Zoning Map Amendment, PUD-25-0014
Parcel ID #18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000; 2001 Yates Rd.
Site Data Tables

Site Data	
Size	+/- 13.12 acres
Future Land Use Designation	Recreational (REC)
Proposed Future Land Use Designation	Institutional (INST)
Zoning District Designation	Open Space (OS)
Proposed Zoning District Designation	Planned Unit Development (PUD)
Existing Overlay District	Conservation Overlay
Existing Use(s)	Vacant
Proposed Use(s)	Senior Housing and Emergency Resource Center
Adjacent Land Use	
North	Recreational (REC)
South	Recreational (REC)
East	Recreational (REC)
West	Multifamily Medium Density Residential (MF-MDR)
Adjacent Zoning	
North	Open Space (OS)
South	Open Space (OS) and Mixed-Use Urban Core (T5-U)
East	Open Space (OS)
West	Shingle Creek Landings Mixed-Use Planned Unit Development (MUPUD)
Zoning History	N/A
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.6.1: Institutional (INST): intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.	
Potential Zoning Districts	Zoning Districts - AC, CF, and HF
	Planned Unit Development District – MUPUD and PUD

Zoning District Standards District Summary

Land Development Code Section 14-4-8(A), PUD, Planned Unit Development. The Purpose of PUDs is recognized as serving the public interest and encouraged due to land use and housing diversity, efficiency, open spaces and site planning. They allow for diversification of uses (where mixed-use is allowed), housing types and open spaces when not in conflict with abutting properties. They reduce facility improvement and maintenance costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of conventional site design controls. Also, PUD's conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space while providing maximum opportunity for innovative site planning concepts to create pleasing living environments.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Recreational (REC)	Institutional (INST)
	Open Space (OS)	Planned Unit Development (PUD)
	Vacant	Senior Housing and Emergency Resource Center

Public Facilities Analysis

Transportation	
Adjacent street	N/A
Street Quality of Service (QOS)	N/A – Compliance
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage; pavement; retention; and flood	N/A- Compliance

storage LOS standards met?	
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PROPOSED ORDINANCE NO. 25-19
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND
PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 1. Ordinance No. 3110, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: OS (Open Space) – City

TO: PUD (Planned Unit Development) – City

The subject property is located at 2001 Yates Road Parcel IDs: 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000

Legal Description:

N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

And

S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

A map of the area is included with this ordinance.

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

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3109 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

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

Mayor - Commissioner

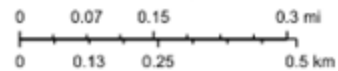
ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

1:11,987



City Limits Zoning District

- AO (Agricultural Conservation) - AO (Agricultural District) - AO (Airport Operations) - B-2 (Neighborhood Commercial) - B-3 (General Commercial) - B-5 (Light Commercial) - BP (Business Park) - CP (Community Planned) - CO (Highway Commercial) - IT (Industrial Park)	- D-2 (Medium Density Residential) - D-3 (Single Home 6,000 sqft) - HHH (Mobile Home Park) - MURPD (Mixed Use Planned and Development) - OS (Open Space) - R-1 (Single Family Residential) - R-2 (Single Family Residential) - R-3 (Single Family Residential) - R-4 (Single Family Residential) - R-5 (Medium Density Residential) - R-2 (Medium Density Residential - Office) - R-1 (Multiple Family Medium Density Residential) - R-2 (Multiple Family High Density Residential)	- R-1 (Residential Single-Family) - R-2 (Residential Professional Business) - R-2D (Residential Planned Unit Development) - MURPD (Mixed Use Planned and Development) - LT (Light Industrial) - NO (Office District) - T-1 (Neighborhood) - T-3 (Office) - T-4 (Neighborhood Office) - T-4D (Neighborhood Professional Business) - T-5 (Office District) - T-5D (Mixed Use Office District) - T-6 (Neighborhood)
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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

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

An ordinance amending Ordinance No. 3050 known as the Ordinance Adopting the Comprehensive Development Plan for the City of Kissimmee, Florida, under the authority of Florida Statute 163.3184; Directing the City Manager to amend the Comprehensive Land Use Plan as herein provided after the passage of this ordinance; Providing for a public hearing as required by law; Repealing all ordinances in conflict herewith; and providing an effective date.

The Planning Advisory Board will hold a Public Hearing on this request, **Wednesday, November 5, 2025** at 6:00 p.m., or as soon thereafter as possible, in the Commission Chambers of City Hall, located on the first floor of City Hall, 101 Church Street, Kissimmee, Florida 34741. The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3050. The proposed Ordinance would amend the 2025 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **REC (Recreation)- City**
TO: **INST (Institutional)-City**

The subject property is located at **2001 Yates Rd.**

Legal Description: Parcel 1: 18-25-29-0000-0180-0000 N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

Together with Parcel 2: 18-25-29-0000-0185-0000 S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB

PROPOSED ORDINANCE# 25-18: AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

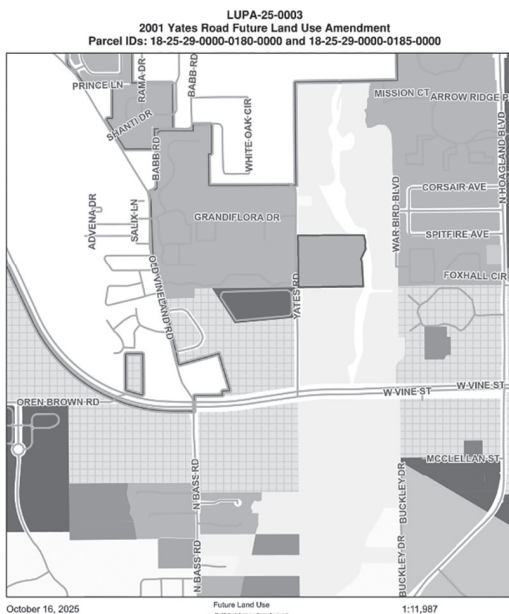
The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services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

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

Reference # **LUPA-25-0003**
2001 Yates Rd.

PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA

In accordance with Florida Statutes 286.0105: any person wishing to appeal any decision made by the City Com-



mission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

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



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

ADDRESS: 2001 Yates Road

DATE: 8/16/2025

PERMIT NUMBER: PUD-25-0014

PROJECT NAME: Yates Road Senior Housing and Service Center

REVIEW VERSION NUMBER: V.1

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. Please include a current Survey of the properties proposed in this Mixed-Use Planned Unit Development (MUPUD) to reflect what currently is existing at these sites per LDC 14-3-28.B.2
2. A Final Plat to combine the parcels into one parcel is suggested so as to ensure that shared infrastructure in the future be under the same ownership.
3. Due to the Institutional Future Land Use not having a density requirement, and only a FAR, please review the Density Bonuses allowed for Planned Unit Developments and try to incorporate as many of the five criteria from Land Development Code Section (LDC) 14-4-8.3.
4. It is suggested to add a reference to the senior housing or multi-family housing in the list of allowed uses for the proposed development
5. Please provide a minimum living area for the units associated with the senior living component of the proposed development and ensure that it aligns with LDC Section 14-4-6.A.
6. The floor area is shown as TBD. Note that the FAR in the proposed Future Land Use is 2.0.
7. Please identify building separation standards.
8. Please include the architectural design standards that will accompany this MUPUD per LDC Section 14-3-28.B.1.h.
9. Please state whether the MUPUD will have its own Landscaping Standards or if it will fall back on the LDC.
10. Please be aware of the open space and recreational standards for MUPUDs. Per LDC 14-4-8.D.4.g: "Common open space provided shall at least equal to the amount of pervious area required above or ten percent of the gross area of the development, whichever is less, when the future land use designation assigned by the comprehensive plan is a non-residential designation or when the future land use designation is mixed-use and the primary use is non-residential."

11. Please indicate if there will be phasing with the development of this PUD. If so, please include a statement explaining the desired phasing per LDC 14-3-28.B.1.f.
12. Please be advised that within the phasing of this project, the residential portion will need to take precedent over the non-residential uses per LDC Section 14-4-8.5: "Procedures and requirements for rezoning to MUPUD. See section 14-3-28 except that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building square footage constructed if the area with the residential component has been assigned a residential land use classification on the future land use map of the comprehensive plan."
13. Be advised that a Site Plan will need to be submitted for review in conjunction with the standards set forth in this MUPUD.
14. Be advised that any change to the Conceptual Plan will require another review per LDC Section 14-3-28.A
15. Based upon the responses to comments, more comments may be forthcoming.

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

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

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

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

DATE: 8/13/2025

PROJECT: Yates Road Senior Housing and Service Center

DRC NUMBER: PUD-25-0014

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):

SITE SPECIFIC:

- Internal roadway geometry, pavement design, and turning radii must meet City standards at the site plan stage. (LDC Ch. 14-7, 14-10)
- 2. Access point locations will be addressed in more detail during site plan review; however, they must align with those across the road as required by the LDC for intersection spacing and alignment. (LDC Ch. 14-7)
- 3. A slight right-of-way dedication may be required; the exact need and extent will be determined during site plan review. (LDC Ch. 14-7, 14-10)
- 4. ADA-compliant pedestrian routes shall be provided from the public right-of-way to all principal entrances. (LDC Ch. 14-7, 14-10)
- 5. Trail connection to the Shingle Creek Trail shall be coordinated with the City Parks and Recreation Department. (LDC Ch. 14-7, 14-8, 14-10)
- 6. Shared stormwater facilities must comply with City and SFWMD criteria for water quality and attenuation. (LDC Ch. 14-9, 14-10)
- 7. Wetland buffer and hydrologic connections to adjacent areas must be maintained. (LDC Ch. 14-9)
- 8. Water, wastewater, reclaimed water (if available), electric, and telecom connections shall be coordinated with providers. (LDC Ch. 14-10)
- 9. Portions of the site within FEMA Flood Zone AE require compliance with floodplain construction and compensatory storage requirements. (LDC Ch. 14-9)
- 10. Wetland protection measures must be implemented during and after construction. (LDC Ch. 14-9)
- 11. Erosion and sediment control measures must be in place prior to land disturbance and maintained throughout construction. (LDC Ch. 14-9, 14-10)
- 12. Any disturbance to the existing Shingle Creek Trail must be restored to City specifications. (LDC Ch. 14-7, 14-8)
- 13. Maintenance responsibilities for stormwater facilities, landscaping, and lighting shall be clearly defined in recorded agreements before final CO issuance. (LDC Ch. 14-8, 14-10)
- 14. Additional comments will be provided with site plan application.

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.

###



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

ADDRESS: 2001 Yates Road, Kissimmee FL 34746
PLAN (DRC) NUMBER: PUD-25-0014

DATE: 8/13/2025

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions (if applicable):

- Additional comments at construction review.
- Impact fees may be due.
- If there shall be a tie-in to Toho's infrastructure, please indicate where.
- Please show utilities on the proposed site plan.
- Toho Water Authority utilizes development workflows to assist clients through the development journey. Please visit www.tohowater/development for process tools and resources.
- Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <https://tohowaterauthfl-energovweb.tylerhost.net/apps/selfservice#/home>
- The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit your application, register or any other questions related to the portal, please contact Latoya Hanson at lhanson@tohowater.com or 407-483-3869.
- A Developer's Service Agreement (DSA), as well as the Human Trafficking Affidavit (HTA), section 787.06(13) of the Florida statute must be fully executed prior to plan approval. The DSA and HTA will be sent separately by your assigned Development Project Manager once they are ready for execution. Please take this time to review the [DSA/HTA template](#) and [commonly missed DSA items](#). The Agreement must be signed by the landowner. If the current owner is an entity, it must be licensed in the State of Florida and the signee must provide proof of signing authority.
- Commercial and Residential construction/projects are required to comply with the Toho Efficiency Program, also known as TEP. TEP focuses on landscape design, irrigation systems, appliances, and indoor fixtures. Please call Toho Water Conservation Coordinator at 407-944-5121, you can also email Rodney Tilley, Environmental Supervisor Water Conservation at rtilley@tohowater.com, to obtain approval and compliance with the Toho Environmental Program (TEP).

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.



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 18-25-29-0000-0185-0000

Owner Information

Owner Name OSCEOLA COUNTY

Mailing Address ATTN: REAL ESTATE MANAGEMENT DEPT
1 COURTHOUSE SQ STE 3100
KISSIMMEE, FL 34741

Physical Address YATES RD, KISSIMMEE FL 34746

Description COUNTY-VAC

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 01/28/2025, which are subject to change prior to certification

Land	\$227,200
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$227,200
Assessed(estimated)	\$214,170
Exemption(estimated)	\$214,170
Taxable(estimated)	\$0

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

Certified Values

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

Land	\$181,700
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$181,700
Assessed*	\$181,700
Exemption	\$181,700
Taxable	\$0

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

Sales Information

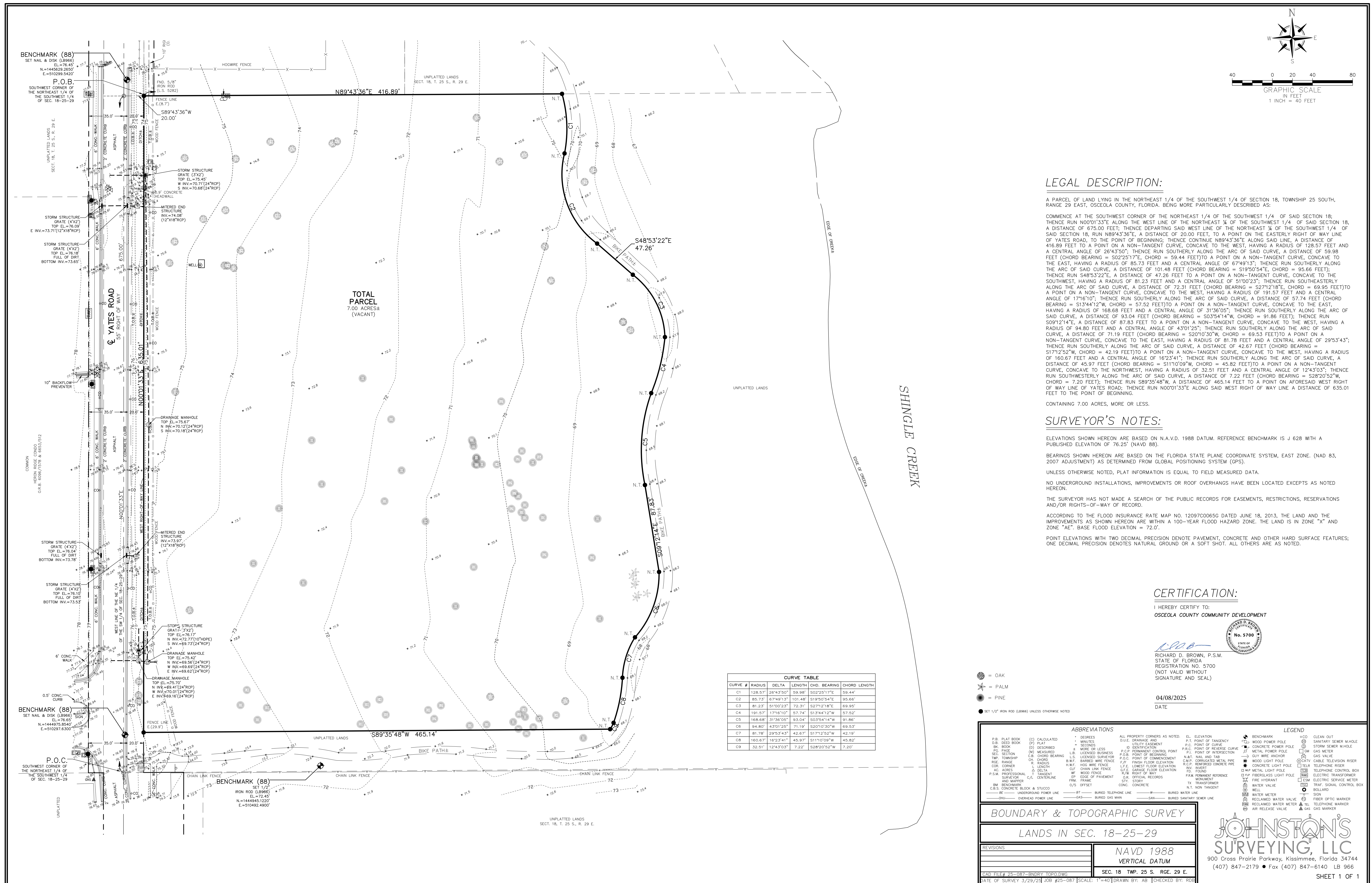
Seq	ORB-Pg	Price	Date	Deed Type
0	3425-0497	\$1,000	2006-12-20	WD
1	3425-0495	\$1,100,000	2006-12-18	WD
2	3425-0494	\$100	2006-12-01	QC
3	0932-0564	\$0	1989-08-04	QC

Land Information - Total Acreage: 6.49

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	6.49	0.00	AC	\$227,200

Legal Description

Legal Description S1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB



**Osceola Emergency Resource Center (OERC)
Project #LUPA-25-0003
Project Narrative**

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center with senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot service center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to "Residential Planned Unit Development (RPUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Commented [INS1]: Why are we referencing Building A and Building B? Our PD doesn't show building locations. This needs to reference pods or districts instead.

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
A	Service Center with medical & dental care, clothing distribution, other services	-	10,000 square feet
B	Age restricted senior housing units	100 units	-

The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. The Service Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

The proposed project is intended to create an emergency resource service center for seniors and people seeking supportive services. A FLUM amendment to Institutional is proposed for the subject properties. The Institutional Future Land Use Category is intended to accommodate public and semi-public services

including hospital facilities and supportive health care units and essential public services and facilities. Per City of Kissimmee's Comprehensive Plan Policy 1.2.2.1: Non-Residential Intensity, the Floor Area Ratio (FAR) permitted for Institutional is 2.0.

The proposed FLU of Institutional would allow for a Future Land Use category that is complementary to existing uses within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

As listed in **Table 1.1**, the subject parcels include 4.82 acres of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 60,984 square feet of commercial uses, and no residential development, as shown by **Table 3.1** below.

Table 3.1 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	7.00	-	0.2	-	60,984

4.0 PROPOSED REZONING

The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Planned Unit Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in **Table 4.1**, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the PUD.

Table 4.1 Yield Under Existing FLUM Designations as compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0 DUs	100 DUs	+ 100 DUs
Non-Residential (SF)	60,984 sq. ft.	10,000 sq. ft.	- 50,984 sq. ft.

5.0 DEVELOPMENT AND DESIGN STANDARDS

5.1 Building Setbacks

The proposed building setback along Yates Road shall be a minimum of 10 feet. This frontage area may incorporate civic or functional elements, such as pedestrian walkways, benches, and landscape features, to enhance the arrival experience and complement the senior-focused use of the site. A 10-foot setback is proposed along the side property lines, with a 25-foot building setback provided at the rear property boundary. These setbacks are intended to ensure compatibility with adjacent uses and preserve opportunities for landscaping, stormwater conveyance, or screening as needed.

A 10-foot perimeter buffer will be provided around the boundary of the Residential Planned Unit Development (RPUD) to create a visual and physical transition between the project and surrounding land uses.

A 50-foot minimum buffer shall be maintained adjacent to existing wetlands located within the Property. Opportunities for passive recreation or open space integration may be evaluated in accordance with local environmental regulations.

5.2 Open Space and Recreation

A minimum of 20% of the gross acreage shall be designated as open space. This includes both passive and active open space components, which may consist of walking paths, seating areas, and other outdoor amenities intended to serve the senior resident population and enhance community wellness. The existing trail will remain preserved and be calculated towards the recreational requirements.

5.3 Transportation and Vehicular Access

There will be two main vehicular access points to the site, both from Yates Road. The exact location of the access points will be determined at a later phase.

5.4 Parking

The minimum parking requirement for the age-restricted residential component is 1.0 spaces per 1 bedroom unit. Parking areas will be designed to meet ADA accessibility standards and to accommodate the unique mobility needs of senior residents and service center visitors. An additional ten (10) parking spaces will be designated for staff. The minimum parking requirement for the institutional component is 1 space per 200 square feet.

A parking variance of up to 30% reduction from the required total may be requested in the future, subject to further parking analysis and justification based on anticipated occupancy, service center operations, and multimodal access.

6.0 PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in non-residential square footage.

6.1 Potable Water and Wastewater

The project will be served by the Tohopekalliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For Institutional: outpatient and administrative services, the LOS standard is 0.2 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 6.1 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Institutional	10,000 sq.ft.	N/A	0.2	2,000
Total				30,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the system's maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

6.2 Solid Waste

Per Policy 8.1.4.1., the LOS standard for solid waste is 5.1 pounds per person per day. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on this data, the development program of 100 units would generate a population of 301 people. As such, a solid waste capacity of 1,535.1 pounds per day will be required to maintain the City's LOS standards.

7.0 COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

POLICY 1.1.9.5: URBAN DESIGN AND COMMUNITY APPEARANCE.

Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP
Principal, Inspire Placemaking Collective

May 6, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Dear Ryan,

The Osceola County Yates Road Senior Housing and Service Center project is a proposed mixed-use development intended to permit 100 age-restricted senior housing units and a service center that will provide medical & dental services, clothing, hotel vouchers, amongst other services. The proposed project is located along Yates Road, north of West Vine Street, on two parcels (PIDs 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000) within the City of Kissimmee that total approximately 13.12 gross acres in size, inclusive of wetlands and surface waters, and 7.00 net acres exclusive of the wetland area. The subject parcels have a Future Land Use designation of "Recreation", and a zoning designation of "Open Space". The applicant respectfully requests a Land Use Plan Map Amendment to the "Multiple Family Medium Density Residential (MF-MDR)" designation, as well as a rezoning to "Residential Planned Unit Development (RPUD)".

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹	Ownership	Existing FLUM	Existing Zoning
18-25-29-0000-0181-0000	6.63	2.47	4.16	Osceola County	Recreation	Open Space
18-25-29-0000-0185-0000	6.49	2.35	4.14	Osceola County	Recreation	Open Space

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

As indicated in **Table 1.1**, the subject parcels include a considerable amount of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 114,301.44 commercial square footage, and no residential development, as shown by **Table 1.2** below.

Table 1.2 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	13.12	-	0.2	-	114, 301.44

PROPOSED FLUM AMENDMENT

The proposed project is intended to create a public service center for seniors and people seeking supportive services. In order to accomplish this vision, a FLUM amendment is proposed for the subject properties. Per the City of Kissimmee's Comprehensive Plan Policy 1.2.1.1: Density Defined; the residential density shall be within 10-20 gross units per gross acre for the MF-MDR FLUM designation. The data found in **Table 1.3** represents the maximum development that could be considered under the requested FLUM Amendment and would accommodate the proposed 100 dwelling units, and 10,000 square foot service center as proposed in the requested RPUD zoning.

The proposed FLUC of MF-MDR would allow for a continuation of similar Future Land Use categories that already exist within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

The proposed development is located along a collector, Yates Road, which connects to Arterial road, W Vine St, just 0.5 miles south of the subject site. A Land Use Plan Map amendment to MF-MDR furthers the City's goal to preserve the established residential character of the area, while proposing a density that is lower than the maximum allowed to maximize the preservation of open space and conservation area abutting Shingle Creek.

Table 1.3 Allowable Development Program Under Proposed FLUM

Proposed FLUM	Acreage	Res. Density	Max. Res. DUs
MF-MDR	13.12	20 DU/AC	262 DUs

PROPOSED REZONING

The proposed project offers a distinct intent, character, and mix of uses, appropriate for the use of a Residential Planned Unit Development designation. The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Residential Planned Unit

Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in Table 1.3, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the RPUD.

Table 1.3 Yield Under Existing FLUM Designations as Compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0	100 DUs	+ 100 DUs
Commercial (SF)	114,301.44	10,000	- 104,301.44

PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in commercial square footage.

Potable Water and Wastewater

The project will be served by the Tohopekaliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For commercial, the LOS standard is 0.1 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 1.4 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Commercial	10,000 sq.ft.	N/A	0.1	1,000
Total				29,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the systems maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 29,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 29,896 GPD flow that would be generated from this project.

Solid Waste

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COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

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The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

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The Yates Road project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

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Sincerely,



George Kramer, AICP
Principal
Inspire Placemaking Collective

June 26, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Plan Number: LUPA-25-0003

Dear Ryan,

The Development Standards for the Proposed Osceola Emergency Resource Center (OERC) are as follows:

Building Standards:

Front setback	10 ft
Side setback	10 ft
Rear setback	25 ft
PD perimeter buffer	10 ft
Min. wetland buffer	50 ft

Open Space	Min. 20% of gross acreage
Min. Floor Area	TBD

Minimum Parking Requirements:

Age-restricted units	1 space / units
	10 spaces designated for staff

Resource Center	1 space per 200 square feet
-----------------	-----------------------------

Sincerely,



George Kramer, AICP
Principal
Inspire Placemaking Collective, Inc.

June 26, 2025

Ryan Altizer
101 Church Street, Suite 110
Kissimmee, FL 34741

Plan Number: LUPA-25-0003

Dear Ryan,

Per our conversation, a DRC Disclaimer / Agent Authorization is not required if the Applicant of the project and the owner of the subject properties are the same. Since both the owner and the applicant are Osceola County, the DRC Disclaimer/Agent Authorization is not necessary.

Additionally, in our first submittal, our client, Osceola County, had the intention of requesting a Land Use Amendment to Multiple Family Medium Density Residential (MF-MDR). Since then, it was agreed that pursuing the Institutional Future Land Use Category would be a better fit for the proposed development. Hence, certain fields of the EnerGov Citizen Self Service portal application do not reflect that change since it was originally submitted as a LUPA request to MF-MDR. The Project Narrative provides more details as to what the revised LUPA request is.

Sincerely,

Laura Martinez, AICP, *Planner*
Inspire Placemaking Collective

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 / 4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E, A DISTANCE OF 20.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YATES ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.57 FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 85.73 FEET AND A CENTRAL ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.48 FEET (CHORD BEARING = S19°50'54"E, CHORD = 95.66 FEET); THENCE RUN S48°53'22"E, A DISTANCE OF 47.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF 51°00'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET (CHORD BEARING = S27°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57 FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING = S13°44'12"W, CHORD = 57.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 168.68 FEET AND A CENTRAL ANGLE OF 31°36'05"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.04 FEET (CHORD BEARING = S03°54'14"W, CHORD = 91.86 FEET); THENCE RUN 09°12'14"E, A DISTANCE OF 87.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 94.80 FEET AND A CENTRAL ANGLE OF 43°01'25"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET (CHORD BEARING = S20°10'30"W, CHORD = 69.53 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 81.78 FEET AND A CENTRAL ANGLE OF 29°53'43"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.67 FEET (CHORD BEARING = S17°12'52"W, CHORD = 42.19 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 160.67 FEET AND A CENTRAL ANGLE OF 16°23' 41"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.97 FEET (CHORD BEARING = S11°10'09"W, CHORD = 45.82 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.51 FEET AND A CENTRAL ANGLE OF 12°43'03"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET (CHORD BEARING = S28°20'52"W, CHORD = 7.20 FEET); THENCE RUN 89°35'48"W, A DISTANCE OF 465.14 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY LINE OF YATES ROAD; THENCE RUN N00°01'33"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 635.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.



September 15, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) Application Narrative

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center and senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot emergency resource center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to Planned Unit Development (PUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

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PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- senior housing
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase, as a critical community need, and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
A	Emergency Resource Center with medical & dental care, clothing distribution, other services	-	10,000 square feet
B	Age restricted senior housing units	100 units	-

The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. Minimum living area will be 500 sq.ft. for all units. The Emergency Resource Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

The proposed project is intended to create an emergency resource service center for seniors and people seeking supportive services. A FLUM amendment to Institutional is proposed for the subject properties. The Institutional Future Land Use Category is intended to accommodate public and semi-public services including hospital facilities and supportive health care units and essential public services and facilities. Per City of Kissimmee's Comprehensive Plan Policy 1.2.2.1, the Floor Area Ratio (FAR) permitted for Institutional is 2.0.

The proposed FLU of Institutional would allow for a Future Land Use category that is complementary to existing uses within the vicinity of the subject site, including a 62+ senior community to the west with MUPUD designation across Yates Road, an apartment community designated RPUD only 0.3 miles west across Yates Road, and a newly approved multi-family residential development just 0.1 miles east across Shingle Creek.

As listed in **Table 1.1**, the subject parcels include 4.82 acres of wetlands. The City has placed a Conservation Overlay over a portion of the property, totaling 9.8 acres. An Environmental Impact Statement will be provided at Site Plan submittal. Per the maximum allowable density and intensity stated within the City of Kissimmee's Comprehensive Plan, the existing Future Land Use designation of Recreation would allow a maximum of 60,984 square feet of commercial uses, and no residential development, as shown by **Table 3.1** below.

Table 3.1 Allowable Development Program Under Existing FLUM

FLUM	Acreage	Res. Density	Comm. FAR	Max. Res. DUs	Max Comm. SF.
Recreation	7.00	-	0.2	-	60,984

4.0 PROPOSED REZONING

The Land Development Code Sec. 14-4-8. stipulates that PUD's are encouraged to allow for diversification of uses and housing types, enhanced efficiency and the opportunity for innovation in site planning, and conservation of natural amenities. The proposed rezoning to Planned Unit Development would allow the applicant to achieve these goals and uphold the goals, objectives, and policies of the City's Comprehensive Plan as further described in the Comprehensive Plan Consistency section. Additionally, the proposed project puts forth a development that brings an overall benefit to the community by providing affordable senior housing and essential services to the community.

As shown in **Table 4.1**, the maximum development yield under the proposed FLUM designations will accommodate the requested development program proposed in the PUD.

Table 4.1 Yield Under Existing FLUM Designations as compared to Proposed Development Program

	Existing FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0 DUs	100 DUs	+ 100 DUs
Non-Residential (SF)	60,984 sq. ft.	10,000 sq. ft.	- 50,984 sq. ft.

5.0 DEVELOPMENT AND DESIGN STANDARDS

5.1 Building Setbacks

The proposed building setback along Yates Road shall be a minimum of 10 feet. The proposed building separation shall also be a minimum of 10 feet. This frontage area may incorporate civic or functional elements, such as pedestrian walkways, benches, and landscape features, to enhance the arrival experience and complement the senior-focused use of the site. A 10-foot setback is proposed along the side property lines, with a 25-foot building setback provided at the rear property boundary. These setbacks are intended to ensure compatibility with adjacent uses and preserve opportunities for landscaping, stormwater conveyance, or screening as needed.

A 10-foot perimeter buffer will be provided around the boundary of the Residential Planned Unit Development (RPUD) to create a visual and physical transition between the project and surrounding land uses.

A 50-foot minimum buffer shall be maintained adjacent to existing wetlands located within the Property. Opportunities for passive recreation or open space integration may be evaluated in accordance with local environmental regulations.

5.2 Architectural and Landscaping Design Standards

The proposed development will comply with the design, architectural, and landscaping requirements of the City's Land Development Code.

5.3 Open Space and Recreation

A minimum of 20% of the gross acreage shall be designated as open space. This includes both passive and active open space components, which may consist of walking paths, seating areas, and other outdoor amenities intended to serve the senior resident population and enhance community wellness. The existing trail will remain preserved and be calculated towards the recreational requirements.

5.4 Transportation and Vehicular Access

There will be two main vehicular access points to the site, both from Yates Road. The exact location of the access points will be determined at a later phase.

5.5 Parking

The minimum parking requirement for the age-restricted residential component is 1.0 spaces per 1 bedroom unit. Parking areas will be designed to meet ADA accessibility standards and to accommodate the unique mobility needs of senior residents and resource center visitors. An additional ten (10) parking spaces will be designated for staff. The minimum parking requirement for the institutional component is 1 space per 200 square feet.

A parking variance of up to 30% reduction from the required total may be requested in the future, subject to further parking analysis and justification based on anticipated occupancy, resource center operations, and multimodal access.

6.0 PUBLIC FACILITIES ANALYSIS

The proposed development program represents an increase in residential dwelling units and a decrease in non-residential square footage.

6.1 Potable Water and Wastewater

The project will be served by the Tohopekaliga Water Authority for water and wastewater. Per policy 8.1.4.1 of the City's Comprehensive Plan, the residential LOS standard for water and wastewater is 96 gallons per day per capita. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on the data, the development program of 100 units would generate a population of 301 people. For Institutional: outpatient and administrative services, the LOS standard is 0.2 gallon per gross square foot of floor area. Based on the requirements found in Policy 8.1.4.1, the project will generate the following demands for water and wastewater service:

Table 6.1 Water and Wastewater Service Demands

Use	Units	Persons per HH	Water and Wastewater LOS (gpd)	Water and Wastewater Demand (gpd)
Residential	100 DU	3.01	96	28,896
Institutional	10,000 sq.ft.	N/A	0.2	2,000
Total				30,896

Per the Data, Inventory, and Analysis within the Public Facilities Element of the Comprehensive Plan (2018), the Toho I (Kissimmee System) has an average of 27 MGD daily water flows and a maximum of 35 MGD daily water flow. The system is permitted for 54.4 MGD, which indicates that the system's average daily flow is 50.4% committed and the system's maximum flow is 63.6% committed. It appears that the system has the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

In terms of wastewater, the City is served by four domestic water reclamation facilities with a total design capacity of 25.5 MGD. The current daily flow is estimated at 17.2 MGD, resulting in an 8.5 MGD surplus capacity. It is anticipated that the existing wastewater system will have the capacity to accommodate the 30,896 GPD flow that would be generated from this project.

6.2 Solid Waste

Per Policy 8.1.4.1., the LOS standard for solid waste is 5.1 pounds per person per day. Per data from the [U.S. Census Bureau](#), the City of Kissimmee had 3.01 persons per household from 2019-2023. Based on this data, the development program of 100 units would generate a population of 301 people. As such, a solid waste capacity of 1,535.1 pounds per day will be required to maintain the City's LOS standards.

7.0 COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

POLICY 1.1.10.7: LEVEL OF SERVICE STANDARDS.

Prior to the annexation of any land, the City shall demonstrate that public facilities and services shall be available consistent with the City's adopted level of service standards. If the subject parcels, upon annexation, are found to create deficiencies in public facilities or services, a financially feasible plan demonstrating how the deficiency will be eliminated through the inclusion of projects in the Capital Improvement Element's Five-Year Schedule of Capital Improvements shall be produced and incorporated into the Comprehensive Plan.

The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

POLICY 1.1.9.5: URBAN DESIGN AND COMMUNITY APPEARANCE.

Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

The proposed site plan proposes minimal impact to Shingle Creek, protecting the creek and its littoral zone, and will serve as a natural amenity with the preservation of the existing trail along the shoreline.

POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective



September 15, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) Application Narrative

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1.0 SITE DATA

1.1 General Description

The +/- 13.12-acre subject property ("Property") consists of a portion of Osceola County Parcel ID numbers 18-25-29-0000-0181-0000 and 18-25-29-0000-0185-0000, located along Yates Road, north of West Vine Street, within the City of Kissimmee. The Property lies within a transitional area that supports a mixture of institutional and residential uses and is currently characterized by a combination of uplands, wetlands, and surface waters.

The Property is owned by Osceola County, which is proposing the development of an emergency resource center and senior housing. The development program includes up to 100 age-restricted residential units within approximately +/- 2.5 acres of the developable area, and a 10,000-square-foot emergency resource center within +/- 1.1 acres that will provide a range of essential services including medical and dental care, clothing distribution, and hotel voucher assistance, among others.

Of the total 13.12 +/- gross acres, 7.00 +/- acres are identified as uplands and comprise the area subject to the proposed land use and zoning actions. The Property currently holds a Future Land Use designation of "Recreation" and is zoned "Open Space." The applicant is requesting a Future Land Use Map Amendment to the "Institutional (INST)" designation, as well as a rezoning to Planned Unit Development (PUD)" to allow for the proposed senior-focused mixed-use development.

This project represents an opportunity to provide vital services and housing to Osceola County's senior population while activating an underutilized site through a context-sensitive, community-oriented development.

Table 1.1 Subject Parcels

PID	Gross Acreage	Wetlands	Net Acreage ¹
18-25-29-0000-0181-0000	6.63	2.47	4.16
18-25-29-0000-0185-0000	6.49	2.35	4.14

¹ Only 7.00 of the net acreage are being proposed to be rezoned.

2.0 PERMITTED USES AND DEVELOPMENT PROGRAM

2.1 Permitted Uses

- governmental administration buildings
- educational institutions
- hospital facilities and supportive health care units
- arts and cultural or civic facilities
- essential public services and facilities (excluding major utilities)
- senior housing
- other similar activities
- places of worship
- cultural or civic centers
- other similar public or private not-for-profit uses

2.2 Development Program

The proposed Institutional project consists of two building pods identified on the Concept Plan as Pod A and Pod B. The project is proposed to be completed in two (2) phases, with Pod A likely being constructed in the first phase, as a critical community need, and Pod B to be constructed in a second phase. The building use breakdown is as follows:

Table 2.1 Building Development Program

Building	Building Description	Residential Development Program	Institutional Development Program
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The layout & number of bedrooms per unit are to be determined at a later phase and will comply with the Land Development Code regulations. Minimum living area will be 500 sq.ft. for all units. The Emergency Resource Center will have no units and provide no overnight stays for patrons.

3.0 PROPOSED FUTURE LAND USE MAP (FLUM) AMENDMENT

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5.1 Building Setbacks

The proposed building setback along Yates Road shall be a minimum of 10 feet. The proposed building separation shall also be a minimum of 10 feet. This frontage area may incorporate civic or functional elements, such as pedestrian walkways, benches, and landscape features, to enhance the arrival experience and complement the senior-focused use of the site. A 10-foot setback is proposed along the side property lines, with a 25-foot building setback provided at the rear property boundary. These setbacks are intended to ensure compatibility with adjacent uses and preserve opportunities for landscaping, stormwater conveyance, or screening as needed.

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The proposed development program represents an increase in residential dwelling units and a decrease in non-residential square footage.

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7.0 COMPREHENSIVE PLAN CONSISTENCY

In addition to the consistency with densities and intensities found in the City's Comprehensive Plan, the project is consistent with the City of Kissimmee's Comprehensive Plan, as evidenced by the following policies:

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The attached public facilities analysis shows the proposed amount of water and wastewater needed to maintain the Level of Service. Capacity appears to be available to serve the development at the proposed densities and intensities.

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Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City, including such scenic natural resources as Lake Tohopekaliga, Shingle Creek, Mill Slough Park, as well as developing residential neighborhoods and centers of commercial or institutional activity.

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POLICY 6.1.2.3: JOINT CITY - COUNTY SHINGLE CREEK CORRIDOR CONSERVATION AND RECREATION PROJECT.

The City shall continue to leverage funding and expand partnerships to enhance and maintain the Shingle Creek Regional Multiuse Trail and the Shingle Creek Regional Park which connect City and unincorporated County lands adjacent to environmentally fragile and scenic segments of Shingle Creek.

The Osceola Emergency Resource Center (OERC) project site plan provides on-site recreational opportunities for senior residents and visitors utilizing the provided facilities and support services by preserving the accessible walking trail that connects to the Joint City-County Shingle Creek Regional Trail.

OBJECTIVE 1.2.6: MAINTAINING INSTITUTIONAL SERVICES.

The Future Land Use Map shall maintain land resources for institutional facilities and services. The sites shall be compatible with adjacent land uses to the greatest practical extent. The sites shall also fulfill the unique site location requirements included in respective functional plans and shall be responsive to the needs identified in related demographic and supportive needs analysis.

The Osceola Emergency Resource Center (OERC) project is uniquely located in an area that provides compatibility with adjacent land uses and allows the City to take responsive action towards the needs identified in related demographic and supportive needs.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective



September 16, 2025

Project #LUPA-25-0003 and #PUD-25-0014

Applicant: Osceola County

Reference: Osceola Emergency Resource Center (OERC) DRC Response Letter

1. Please include a current Survey of the properties proposed in this Mixed-Use Planned Unit Development (MUPUD) to reflect what currently is existing at these sites per LDC 14-3-28.B.2

Per meeting with City Staff on September 9th, existing survey previously submitted is sufficient.

2. A Final Plat to combine the parcels into one parcel is suggested so as to ensure that shared infrastructure in the future be under the same ownership.

Noted.

3. Due to the Institutional Future Land Use not having a density requirement, and only a FAR, please review the Density Bonuses allowed for Planned Unit Developments and try to incorporate as many of the five criteria from Land Development Code Section (LDC) 14-4-8.3.

The Applicant will seek to incorporate the density bonus criteria from LDC 14-4-8.3 where feasible.

4. It is suggested to add a reference to the senior housing or multi-family housing in the list of allowed uses for the proposed development.

The Applicant will add a reference to senior housing.

5. Please provide a minimum living area for the units associated with the senior living component of the proposed development and ensure that it aligns with LDC Section 14-4-6.A.

Consistent with LDC Section 14-4-6.A, the Applicant will provide a minimum of 500 square feet of living area for the units associated with the senior living component of the proposed development.

6. The floor area is shown as TBD. Note that the FAR in the proposed Future Land Use is 2.0.

Noted.

7. Please identify building separation standards.

The primary buildings will be separated by a minimum of 10 feet.

8. Please include the architectural design standards that will accompany this MUPUD per LDC Section 14-3-28.B.1.h.

The Applicant will comply with the design and architectural requirements of the City's Land Development Code for the proposed uses.

9. Please state whether the MUPUD will have its own Landscaping Standards or if it will fall back on the LDC.

The Applicant will comply with the City's LDC Landscaping Standards for the proposed uses.

10. Please be aware of the open space and recreational standards for MUPUDs. Per LDC 14-4-8.D.4.g: "Common open space provided shall at least equal to the amount of pervious area required above or ten percent of the gross area of the development, whichever is less, when the future land use designation assigned by the comprehensive plan is a non-residential designation or when the future land use designation is mixed-use and the primary use is non-residential."

Noted.

11. Please indicate if there will be phasing with the development of this PUD. If so, please include a statement explaining the desired phasing per LDC 14-3-28.B.1.f.

As described in Section 2.2 of the Application Narrative, the development is proposed to be completed in two phases where the first phase includes the emergency resource center.

12. Please be advised that within the phasing of this project, the residential portion will need to take precedent over the non-residential uses per LDC Section 14-4-8.5: "Procedures and requirements for rezoning to MUPUD. See section 14-3-28 except that any phasing plan involving a residential component shall ensure that the proportion of the residential units constructed shall always equal or exceed the proportion of non-residential building square footage constructed if the area with the residential component has been assigned a residential land use classification on the future land use map of the comprehensive plan."

Discussed and resolved at DRC. Provisions of Section 14-3-28 do not apply to an Institutional Future Land Use designation.

13. Be advised that a Site Plan will need to be submitted for review in conjunction with the standards set forth in this MUPUD.

Noted.

14. Be advised that any change to the Conceptual Plan will require another review per LDC Section 14-3-28.A

Noted.

Sincerely,



George Kramer, AICP

Principal, Inspire Placemaking Collective

KISSIMMEE, FLORIDA

MAY 5, 2025

SITE ADDRESS: 0 & 2001 YATES RD
KISSIMMEE, FLORIDA 34746

PARCEL ACREAGE: **13.12 AC.**
EXISTING LAND USE: VACANT / REC
EXISTING ZONING: OPEN SPACE

PROPOSED USE: SENIOR HOUSING & SERVICE CENTER
OWNER: OSCEOLA COUNTY

ADDRESS: COMMUNITY DEVELOPMENT DEPARTMENT
1 COURTHOUSE SQUARE, SUITE 1400
KISSIMMEE, FL 34741

CONTACT NAME: RAYMOND STANGLE
CONTACT E-MAIL ADDRESS: RAYMOND.STANGLE@OSCEOLA.ORG

PROJECT REPRESENTATIVE: GEORGE KRAMER
ADDRESS: 4767 NEW BROAD ST
ORLANDO, FLORIDA 32814

PHONE NO.: 407-202-8387
CONTACT E-MAIL ADDRESS: GKRAMER@INSPIREPLACEMAKING.COM

AREA CALCULATIONS	
PROPOSED RPUD AREA:	7.0 AC
PROPOSED PD RESIDENTIAL UNITS:	100
PROPOSED PD RESIDENTIAL DENSITY:	7.6
 <u>BUILDING STANDARDS</u>	
FRONT:	10 FT
SIDE:	10 FT
REAR:	25 FT
 PD PERIMETER BUFFER:	
MIN. WETLAND BUFFER:	10 FT
	50 FT
 OPEN SPACE:	
	MIN. 20% OF GROSS ACREAGE
 MAX. BUILDING HEIGHT	
MIN. FLOOR AREA:	50 FT (4-STORIES)
	TBD

PROPOSED 24' ROADS - (2) 12' TRAVEL LANES (TYP.) REQUIRED BY CITY CODE

OFF-STREET PARKING
REQUIRED PARKING:
MULTIPLE FAMILY HOUSING DEVELOPMENTS WITH MORE THAN 8 UNITS

DWELLING UNITS WITH EFFICIENCY DESIGN OR ONE BEDROOM: 1 SPACE PER UNIT, PLUS 0.5 SPACES PER UNIT UNASSIGNED FOR GUEST PARKING

DWELLING UNITS WITH 2 OR MORE BEDROOMS: 1.5 SPACES PER UNIT, PLUS 0.5 SPACES PER UNIT UNASSIGNED FOR GUEST PARKING

(100 UNITS X 2.0 SPACES/UNIT = 200)
TOTAL REQUIRED PARKING: 200

PHASING
THIS PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES

ADDITIONAL NOTES:

1. ACCESS POINTS TO BE DETERMINED AT SITE PLAN DESIGN PHASE
2. THE PROPOSED HOUSING WILL BE AGE-RESTRICTED.
3. THE SERVICE CENTER IS PROPOSED TO BE 10,000 SQ. FT. OF PUBLIC SERVICES INCLUDING MEDICAL & DENTAL SERVICES, CLOTHING, HOTEL VOUCHERS, AND OTHER SERVICES.
4. THE PROPOSED SERVICE CENTER WILL NOT OFFER OVERNIGHT STAYS.

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E, A DISTANCE OF 20.00 FEET, TO A POINT OF BEGINNING; THENCE RUN N89°43'36"E ALONG SAID LINE, A DISTANCE OF 168.61 FEET TO A POINT OF BEGINNING; THENCE RUN N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.31 FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 85.73 FEET AND A CENTRAL ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.48 FEET (CHORD BEARING = S19°50'54"E, CHORD = 100.53 FEET) TO A POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.61 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF S1°00'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET (CHORD BEARING = S27°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57 FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING = S13°44'12"W, CHORD = 55.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 168.61 FEET AND A CENTRAL ANGLE OF 31°36'05"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.04 FEET (CHORD BEARING = S03°54'14"W, CHORD = 91.86 FEET); THENCE RUN 09°12'14"E, A DISTANCE OF 87.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 94.80 FEET AND A CENTRAL ANGLE OF 43°01'25"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET (CHORD BEARING = S20°10'30"W, CHORD = 69.53 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 81.78 FEET AND A CENTRAL ANGLE OF 29°53'43"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.51 FEET AND A CENTRAL ANGLE OF 12°43'03"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET (CHORD BEARING = S28°20'52"W, CHORD = 7.20 FEET); THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.00 FEET (CHORD BEARING = S28°20'52"W, CHORD = 12.00 FEET) TO A POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG THE RIGHT OF WAY LINE OF YATES ROAD, THENCE RUN N00°01'33"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 635.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.

POTABLE WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

RECLAIM WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

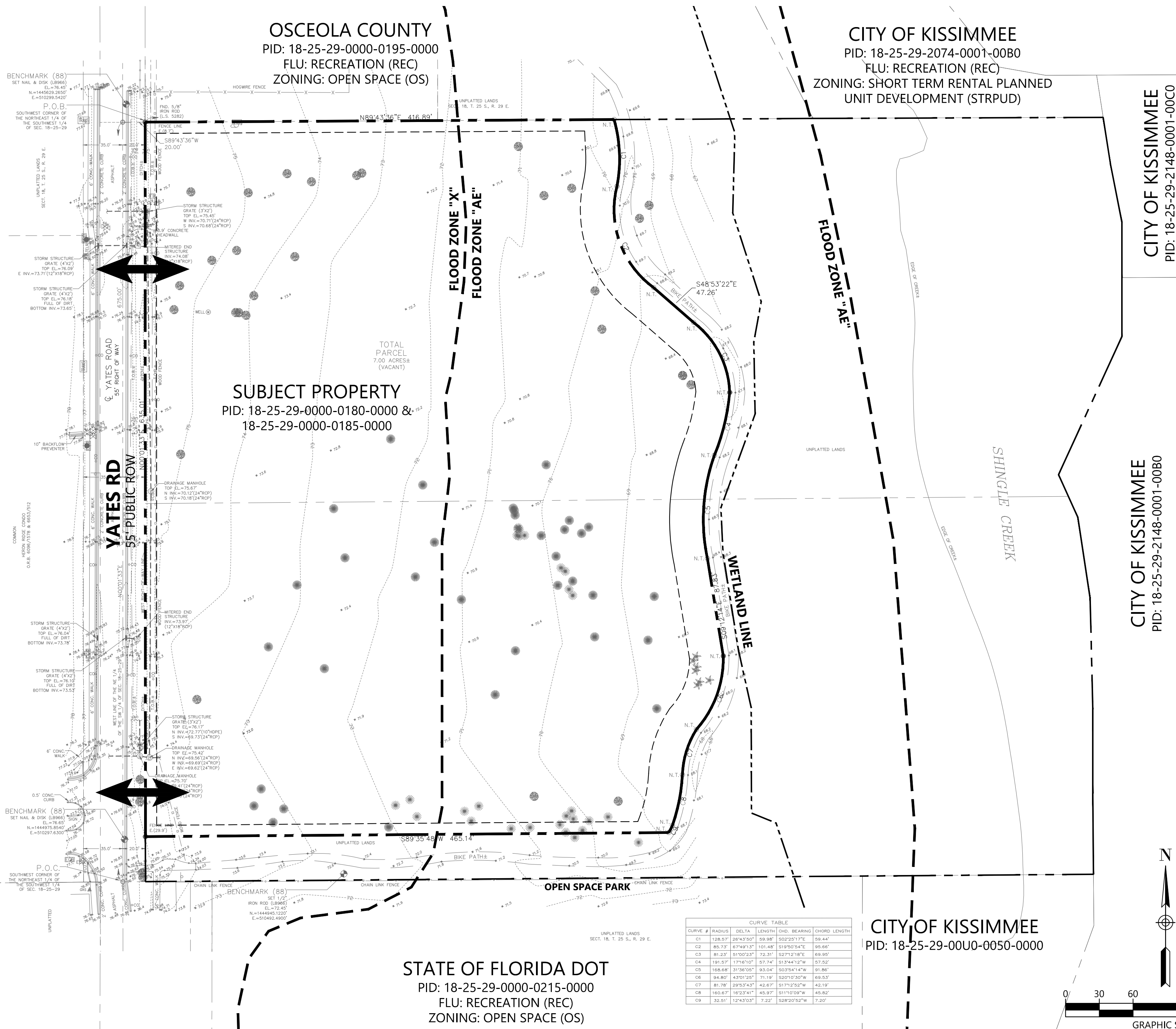
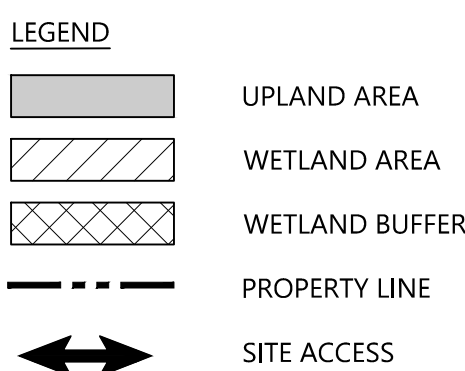
CABLE PROVIDER
SPECTRUM NETWORKS
100 GORDON ST.
SANFORD, FL 32771
PH. 321.805.3081

SANITARY SEWER
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777

ELECTRIC SERVICE
KISSIMMEE UTILITY AUTHORITY
 1701 W. CARROLL ST.
 KISSIMMEE, FL 34741
 PH. 407.933.7777

WASTE DISPOSAL
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777

PHONE PROVIDER
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PH. 407.351.7100



VICINITY MAP
NOT TO SCALE

CITY OF KISSIMMEE
PID: 18-25-29-2074-0001-00B0
FLU: RECREATION (REC)
ING: SHORT TERM RENTAL PLANNED
UNIT DEVELOPMENT (STRPUD)

CITY OF KISSIMMEE
PID: 18-25-29-2148-0001-00C0

CITY OF KISSIMMEE
PID: 18-25-29-2148-0001-00B0

CITY OF KISSIMMEE
PID: 18-25-29-00U0-0050-0000

STATE OF FLORIDA DOT
PID: 18-25-29-0000-0215-0000
FLU: RECREATION (REC)
ZONING: OPEN SPACE (OS)



Inspire
PLACEMAKING COLLECTIVE

4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

Yates Road Senior Housing Development
Planned Unit Development

KISSIMMEE, FL

Eric Raasch, AICF

[illegible]

PROJECT NUMBER
240160

DRAWING NAME

MASTER SITE PLAN

DRAWING NUMBER

PUD-0.1

KISSIMMEE, FLORIDA

MAY 5, 2025

SITE ADDRESS: 0 & 2001 YATES RD
KISSIMMEE, FLORIDA 34746

PARCEL ACREAGE: **13.12 AC.**
EXISTING LAND USE: VACANT / REC
EXISTING ZONING: OPEN SPACE

PROPOSED USE: SENIOR HOUSING & SERVICE CENTER
OWNER: OSCEOLA COUNTY

ADDRESS: COMMUNITY DEVELOPMENT DEPARTMENT
1 COURTHOUSE SQUARE, SUITE 1400
KISSIMMEE, FL 34741

CONTACT NAME: RAYMOND STANGLE
CONTACT E-MAIL ADDRESS: RAYMOND.STANGLE@OSCEOLA.ORG

PROJECT REPRESENTATIVE: GEORGE KRAMER
ADDRESS: 4767 NEW BROAD ST
ORLANDO, FLORIDA 32814

PHONE NO.: 407-202-8387
CONTACT E-MAIL ADDRESS: GKRAMER@INSPIREPLACEMAKING.COM

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'36"E TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.51 FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING = 502°25'17", CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 85.73 FEET AND A CENTRAL ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.51 FEET AND A CENTRAL ANGLE OF 26°43'52"; A DISTANCE OF 47.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF 51°00'23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET (CHORD BEARING = S27°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57 FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING = S13°12'12"W, CHORD = 57.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 164.00 FEET AND A CENTRAL ANGLE OF 31°36'05"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.04 FEET (CHORD BEARING = S03°54'14"W, CHORD 91.86 FEET); THENCE RUN 09°12'14"E, A DISTANCE OF 87.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 94.80 FEET AND A CENTRAL ANGLE OF 43°01'25"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET (CHORD BEARING = S20°10'30"W, CHORD = 69.53 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 81.78 FEET AND A CENTRAL ANGLE OF 53°43'43"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.21 FEET (CHORD BEARING = S17°12'52"W, CHORD 42.19 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 160.67 FEET AND A CENTRAL ANGLE OF 16°23' 41"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.97 FEET (CHORD BEARING = S11°10'09"W, CHORD = 45.82 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.51 FEET AND A CENTRAL ANGLE OF 12°43'03"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET (CHORD BEARING = S28°20'52"W, CHORD = 7.20 FEET); THENCE RUN SOUTHWESTERLY ALONG THE WEST LINE OF 63.61 FEET TO THE POINT OF BEGINNING OF WAY LINE OF YATES ROAD; THENCE RUN N00°01'33"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 63.61 FEET TO THE POINT OF BEGINNING.

UTILITY PROVIDERS

CABLE PROVIDER
SPECTRUM NETWORKS
100 GORDON ST.
SANFORD, FL 32771
PH. 321.805.3081

ELECTRIC SERVICE
KISSIMMEE UTILITY AUTHORITY
 1701 W. CARROLL ST.
 KISSIMMEE, FL 34741
 PH. 407.933.7777

PHONE PROVIDER
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PH. 407.351.7100

PROPOSED 24' ROADS - (2) 12' TRAVEL LANES (TYP.) REQUIRED BY CITY CODE

DWELLING UNITS WITH 2 OR MORE BEDROOMS: 1.5 SPACES PER UNIT, PLUS 0.5 SPACES PER UNIT UNASSIGNED FOR GUEST PARKING

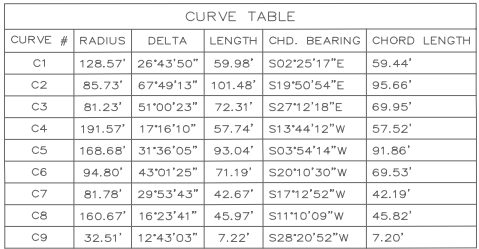
PHASING
THIS PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES

ADDITIONAL NOTES:

1. ACCESS POINTS TO BE DETERMINED AT SITE PLAN DESIGN PHASE
2. THE PROPOSED HOUSING WILL BE AGE-RESTRICTED.
3. THE SERVICE CENTER IS PROPOSED TO BE 10,000 SQ. FT. OF PUBLIC SERVICES INCLUDING MEDICAL & DENTAL SERVICES, CLOTHING, HOTEL VOUCHERS, AND OTHER SERVICES.
4. THE PROPOSED SERVICE CENTER WILL NOT OFFER OVERNIGHT STAYS.

LEGEND

 UPLAND AREA
 WETLAND AREA
 WETLAND BUFFER
 PROPERTY LINE
 SITE ACCESS

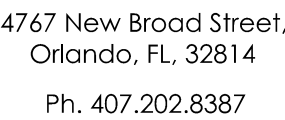
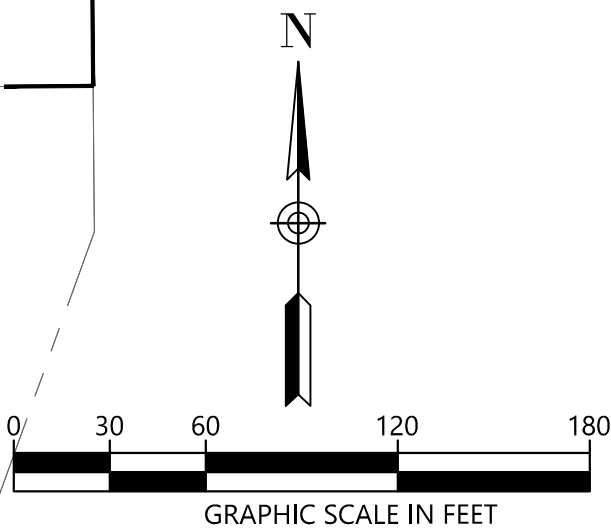


CITY OF KISSIMMEE
PID: 18-25-29-2074-0001-00B0
FLU: RECREATION (REC)
ING: SHORT TERM RENTAL PLANNED
UNIT DEVELOPMENT (STRPUD)

CITY OF KISSIMMEE
PID: 18-25-29-2148-0001-00C0

CITY OF KISSIMMEE
PID: 18-25-29-2148-0001-00B0

CITY OF KISSIMMEE
PID: 18-25-29-00U0-0050-0000



Yates Road Senior Housing Development
Planned Unit Development

[illegible]

PROJECT NUMBER
240160

DRAWING NAME

MASTER SITE PLAN

DRAWING NUMBER

PUD-0.1

PLANNED UNIT DEVELOPMENT OSCEOLA EMERGENCY RESOURCE CENTER

KISSIMMEE, FLORIDA

PARCEL ID: A PORTION OF 18-25-29-0000-0181-0000 & 18-25-29-0000-0185-0000

JUNE 18, 2025

SITE DATA

SITE ADDRESS: 0 & 2001 YATES RD
KISSIMMEE, FLORIDA 34746
PARCEL ACREAGE: 13.12 AC.
EXISTING LAND USE: VACANT / REC
EXISTING ZONING: OPEN SPACE

PROPOSED USE: SENIOR HOUSING & SERVICE CENTER
OWNER: OSCEOLA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
ADDRESS: 1 COURTHOUSE SQUARE, SUITE 1400
KISSIMMEE, FL 34741
CONTACT NAME: RAYMOND STANGLE
CONTACT E-MAIL ADDRESS: RAYMOND.STANGLE@OSCEOLA.ORG

PROJECT REPRESENTATIVE: GEORGE KRAMER
ADDRESS: 4767 NEW BROAD ST
ORLANDO, FLORIDA 32814
PHONE NO.: 407-202-8387
CONTACT E-MAIL ADDRESS: GKRAMER@INSPIREPLACEMAKING.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. 12097C0065G, JUNE 18, 2013,
COMMUNITY NAME: CITY OF KISSIMMEE.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1 / 4 OF THE
SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N00°01'33"E ALONG THE
WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION
18, A DISTANCE OF 675.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N89°43'36"E,
A DISTANCE OF 20.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE
OF YATES ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE
N89°43'36"E ALONG SAID LINE, A DISTANCE OF 416.89 FEET TO A POINT ON A
NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 128.57
FEET AND A CENTRAL ANGLE OF 26°43'50"; THENCE RUN SOUTHERLY ALONG
THE ARC OF SAID CURVE, A DISTANCE OF 59.98 FEET (CHORD BEARING =
S02°25'17"E, CHORD = 59.44 FEET) TO A POINT ON A NON-TANGENT CURVE,
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ANGLE OF 67°49'13"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 101.48 FEET (CHORD BEARING = S19°50'54"E, CHORD =
95.66 FEET); THENCE RUN S48°53'22"E, A DISTANCE OF 47.26 FEET TO A POINT
ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A
RADIUS OF 81.23 FEET AND A CENTRAL ANGLE OF 51°00'23"; THENCE RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.31 FEET
(CHORD BEARING = S27°12'18"E, CHORD = 69.95 FEET) TO A POINT ON A
NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 191.57
FEET AND A CENTRAL ANGLE OF 17°16'10"; THENCE RUN SOUTHERLY ALONG
THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET (CHORD BEARING =
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SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.22 FEET
(CHORD BEARING = S28°20'52"W, CHORD = 7.20 FEET); THENCE RUN
89°35'48"W, A DISTANCE OF 465.14 FEET TO A POINT ON AFORESAID WEST
RIGHT OF WAY LINE OF YATES ROAD; THENCE RUN N00°01'33"E ALONG SAID
WEST RIGHT OF WAY LINE A DISTANCE OF 635.01 FEET TO THE POINT OF
BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.

AREA CALCULATIONS

PROPOSED RPUD AREA: 7.0 AC
PROPOSED PD RESIDENTIAL UNITS: 100
PROPOSED PD RESIDENTIAL DENSITY: 7.6

BUILDING STANDARDS

FRONT: 10 FT
SIDE: 10 FT
REAR: 25 FT

PD PERIMETER BUFFER: 10 FT
MIN. WETLAND BUFFER: 50 FT

OPEN SPACE: MIN. 20% OF GROSS ACREAGE

MAX. BUILDING HEIGHT: 50 FT (4-STORIES)
MIN. FLOOR AREA: TBD

PROPOSED 24' ROADS - (2) 12' TRAVEL LANES (TYP.) REQUIRED BY CITY CODE

OFF-STREET PARKING

REQUIRED PARKING:
MULTIPLE FAMILY HOUSING DEVELOPMENTS: 1 SPACE PER UNIT.

10 SPACES TO BE DESIGNATED FOR STAFF.

PARKING REQUIRED FOR RESOURCE CENTER: 1 SPACE PER 200 SF.

PHASING

THIS PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES

ADDITIONAL NOTES:

- ACCESS POINTS TO BE DETERMINED AT SITE PLAN DESIGN PHASE
- THE PROPOSED HOUSING WILL BE AGE-RESTRICTED.
- THE SERVICE CENTER IS PROPOSED TO BE 10,000 SQ. FT. OF PUBLIC SERVICES INCLUDING MEDICAL & DENTAL SERVICES, CLOTHING, HOTEL VOUCHERS, AND OTHER SERVICES.
- THE PROPOSED SERVICE CENTER WILL NOT OFFER OVERNIGHT STAYS.

UTILITY PROVIDERS

POTABLE WATER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

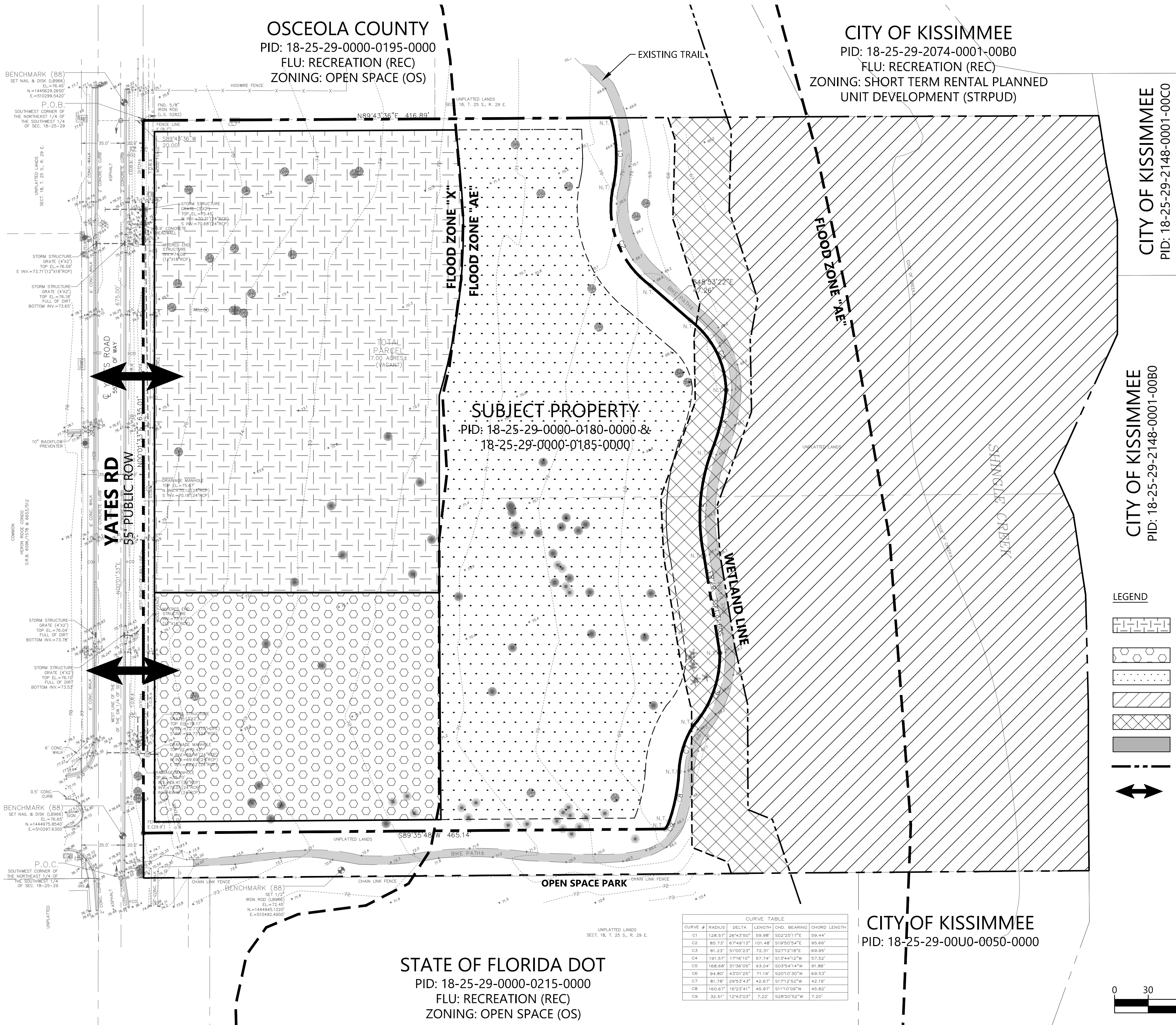
SANITARY SEWER
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777

WASTE DISPOSAL
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
PH. 407.933.7777
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741

ELECTRIC SERVICE
KISSIMMEE UTILITY AUTHORITY
1701 W. CARROLL ST.
KISSIMMEE, FL 34741
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CABLE PROVIDER
SPECTRUM NETWORKS
100 GORDON ST.
SANFORD, FL 32771
PH. 321.805.3081



4767 New Broad Street,
Orlando, FL 32814
Ph. 407.202.8387

Yates Road Senior Housing & Service Center
Planned Unit Development

KISSIMMEE, FL

Eric Raasch, AICP

NO.	DATE	DESCRIPTION	BY	CHK	LM	ER	APV
	06/18/25	PUD Submittal					

PROJECT NUMBER
240160

DRAWING NAME
MASTER SITE PLAN

DRAWING NUMBER

PUD-0.1



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 18-25-29-0000-0180-0000

Owner Information

Owner Name OSCEOLA COUNTY

Mailing Address ATTN: REAL ESTATE MANAGEMENT DEPT
1 COURTHOUSE SQ STE 3100
KISSIMMEE, FL 34741

Physical Address 2001 YATES RD, KISSIMMEE FL 34746

Description COUNTY-IMP

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 01/28/2025, which are subject to change prior to certification

Land	\$232,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$57,100
Appraised(just)	\$290,300
Assessed(estimated)	\$282,920
Exemption(estimated)	\$282,920
Taxable(estimated)	\$0

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

Certified Values

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

Land	\$185,600
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$57,100
Appraised(just)	\$243,900
Assessed*	\$243,900
Exemption	\$243,900
Taxable	\$0

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3858-1995	\$0	2009-07-02	QC
1	3858-1996	\$965,000	2009-07-02	WD
2	3858-2000	\$0	2009-07-02	QC
3	3686-2331	\$0	2008-05-05	OR
4		\$0	2008-03-22	DC
5	0932-0565	\$0	1989-08-04	QC

Land Information - Total Acreage: 6.63

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	6.63	0.00	AC	\$232,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
PREFABRICATED SHED AVERAGE	100	1989	\$300
PREFABRICATED SHED AVERAGE	120	1988	\$360
CARPORT UNFINISHED FAIR	192	1982	\$326
PREFABRICATED SHED AVERAGE	80	1992	\$240

Building Information

Building 1			
Description	MOBILE HOME	Bedrooms	3
Year Built	1990	Bathrooms	2
Value	\$57,100	Fixtures	
Actual Area	924	Roof Cover	1 CORRUGATED METAL
Heated Area	924	Exterior Wall	(1.00) 5 SIDING AVERAGE
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1990	924
METAL PORCH FINISHED	MPF	1990	160
CABANA UNFINISHED	CAU	2000	240

Legal Description

Legal Description	N1/2 OF: BEG AT SW COR OF NE 1/4 OF SW 1/4, N 672 FT, E TO SHINGLE CREEK, S ALONG SHINGLE CREEK TO S/L OF SAID QUARTER, W TO POB
--------------------------	--

Building 1 Property Photo



18-25-29-0000-0180-0000 11/01/2007

ITEM 7.A

Rosenberg's Rule of Order

Request

Explanation

Recommendation

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

Attachment(s):

1. Rosenberg's Rules of Order



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg



MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

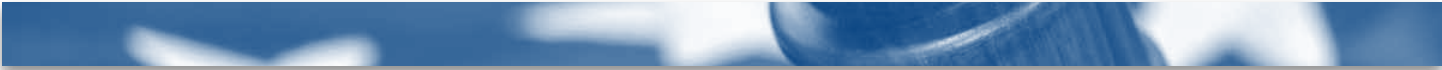


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INTRODUCTION

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move ...”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: “I move that we amend the motion to have a 10-member committee.” A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: “I move a substitute motion that we cancel the annual fundraiser this year.”

“Motions to amend” and “substitute motions” are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a “motion to amend” or a “substitute motion” is left to the chair. So if a member makes what that member calls a “motion to amend,” but the chair determines that it is really a “substitute motion,” then the chair’s designation governs.

A “friendly amendment” is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, “I want to suggest a friendly amendment to the motion.” The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic “motion to have a five-member committee to plan and put on our annual fundraiser.” During the discussion of this motion, a member might make a second motion to “amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser.” And perhaps, during that discussion, a member makes yet a third motion as a “substitute motion that we not have an annual fundraiser this year.” The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: “I move we adjourn this meeting at midnight.” It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on “hold.” The motion can contain a specific time in which the item can come back to the body. “I move we table this item until our regular meeting in October.” Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, “I move the previous question” or “I move the question” or “I call the question” or sometimes someone simply shouts out “question.” As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a “request” rather than as a formal motion. The chair can simply inquire of the body, “any further discussion?” If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the “question” as a formal motion, and proceed to it.

When a member of the body makes such a motion (“I move the previous question”), the member is really saying: “I’ve had enough debate. Let’s get on with the vote.” When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: “I move we limit debate on this agenda item to 15 minutes.” Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, “I move the previous question,” or “I move the question,” or “I call the question,” or “I move to limit debate,” it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it’s pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the “no” votes and double that count to determine how many “yes” votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote “no” then the “yes” vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote “abstain” or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in



California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of “those present” then you treat abstentions one way. However, if the rules of the body say that you count the votes of those “present and voting,” then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are “present and voting.”

Accordingly, under the “present and voting” system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are “present”), but you treat the abstention votes on the motion as if they did not exist (they are not “voting”). On the other hand, if the rules of the body specifically say that you count votes of those “present” then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like “no” votes.

How does this work in practice?

Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are “present and voting.” If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three “yes,” one “no” and one “abstain” also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members “present.” Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a “no” vote. Accordingly, if the votes were three “yes,” one “no” and one “abstain,” then the motion fails. The abstention in this case is treated like a “no” vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an “abstention” vote?

Any time a member votes “abstain” or says, “I abstain,” that is an abstention. However, if a member votes “present” that is also treated as an abstention (the member is essentially saying, “Count me for purposes of a quorum, but my vote on the issue is abstain.”) In fact, any manifestation of intention not to vote either “yes” or “no” on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote “absent” or “count me as absent?” Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually “absent.” That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.



Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is “no.” There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, “point of privilege.” The chair would then ask the interrupter to “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person’s ability to hear.

Order. The proper interruption would be, “point of order.” Again, the chair would ask the interrupter to “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, “return to the agenda.” If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair’s determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.



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ITEM 7.B

PAB Meeting Dates

Request

PAB Meeting Dates

Explanation

PAB Meeting Dates

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

No Action

Attachment(s):

1. 2025-2026 Planning Advisory Board Dates

2025 – 2026 PAB Meeting Dates

- **May 7th**
- **May 21st**
- **June 4th**
- **June 18th**
- **July 2nd**
- **July 16th**
- **August 6th**
- **August 20th**
- **Sept 3rd**
- **Sept 17th**
- **Oct 1st**
- **Oct 15th**
- **Nov 5th**
- **Nov 19th**
- **Dec 3rd**
- **Dec 17th**
- **Jan 7, 2026**
- **Jan 21, 2026**
- **Feb 4, 2026**
- **Feb 18, 2026**

ITEM 7.C**Calendar of Events****Request**

Calendar of Events

Explanation

Calendar of Events

Recommendation**REQUESTED PLANNING ADVISORY BOARD ACTION:**

No Action

Attachment(s):

1. Calendar of Events

Calendar Events

- Filter By
- ☒ Public Hearings
 - ☒ Public Meetings
 - ☒ Holidays Closed

October 2025						
Month Week Day						
< Today >						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2 Pre-Application Meeting	3	4
5	6	7 DRC Meeting DRC Meeting City Commission Hearing City Commission Hearing	8 City Commission Hearing	9	10	11
12	13 Special Magistrate Heari... Special Magistrate Heari... Special Magistrate Heari... Special Magistrate Heari... Show more..	14	15	16	17	18
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