



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, APRIL 1, 2026 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**

- 5.A Public Hearing - Proposed Ordinance # 26-10 - Land Development Code Text Amendment (Section 14-5-3: Special Requirements Plan and Section 14-5-6: Site Standards)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

- 5.B Public Hearing - Proposed Ordinance # 26-11 - Land Development Code Text Amendment (Section 14-3-16: Level of Review Required and 14-3-29: Conditional Uses)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

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

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

Planning Advisory Board – April 1, 2026

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 5.A

Public Hearing - Proposed Ordinance # 26-10 - Land Development Code Text Amendment (Section 14-5-3: Special Requirements Plan and Section 14-5-6: Site Standards)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Request

Amendments to allow Finance, Insurance, and Real Estate offices on the first floor fronting Broadway and side streets.

Explanation

This is a request to amend the Special Requirements Plan (Section 14-5-3) to allow Finance, Real Estate, and Insurance offices on the first floor of Broadway and connected side streets.

In 1998, a stakeholder committee that was initiated by the City Commission and whose members had investment in downtown met to review and make recommendations to the City Commission about potential improvements to the B-1 (Downtown Commercial) zoning district. A map of that area is included in the backup of this agenda item, for reference. This committee reviewed the B-1 standards against Commission, City, and Community Redevelopment Area (CRA) directives and determined that the broad variety of uses allowed within the district were interfering with an active, pedestrian scaled downtown. The goal was to promote storefronts via active retail/restaurant spaces. Following recommendations of the stakeholder committee, the B-1 zoning district was amended in 1999 to prohibit offices on first floor units fronting Broadway. That standard has remained in place since, though the adoption of the Form-Based Code in 2020 expanded this to include some of the side streets connected to Broadway. This restriction on offices fronting the street was expanded because of the City's continued efforts to establish an active and pedestrian-scaled downtown via projects like Connect Kissimmee and the Form-Based Code.

On December 16, 2025, the City Commission directed staff to revise the standards to remove the restriction prohibiting Finance, Real Estate, and Insurance offices, opening up the standards to permit these uses and allow for more variety within downtown. This amendment also includes an update to 14-5-6, Figure 5-25, where a portion of the map in this figure was erroneously left out of the previous draft of the Code.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Staff recommends approval.

Attachment(s):

1. Proposed Ordinance 26-10 - strikethrough
2. Proposed Ordinance 26-10 - clean
3. B-1 Zoning District Map
4. Letter from DKC

City of Kissimmee

5. Business Impact Estimate
6. Advertisement

PROPOSED ORDINANCE #26-10
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Kissimmee (the “City”) recognizes that a variety of uses are necessary to Downtown Kissimmee; and

WHEREAS, the City reviewed the current standards and added provisions to permit Finance, Insurance, and Real Estate offices on the ground floor of units facing Broadway and other side streets in Downtown Kissimmee; and

WHEREAS, the City of Kissimmee Commission agrees with the revisions to these provisions and finds they are necessary for the public health, safety, and general welfare of the businesses and residents of the City.

SECTION 1. RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Kissimmee.

SECTION 2. Chapter 14-5-3 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit A.”

SECTION 3. Chapter 14-5-6, Table 5-1 and Figure 5-25 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit B.”

SECTION 4. SEVERABILITY. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5. CONFLICT. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. ADMINISTRATIVE CORRECTION. This Ordinance may be re-numbered or re-lettered, and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the City Attorney, without the need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7. CODIFICATION. This ordinance shall be codified as a part of the City of Kissimmee City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this 21st day of April, 2026.

Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Exhibit A
Chapter 14-5-3

14-5-3. Special requirements plan.

The regulating plan (Figure 5-1) works hand in hand with the special requirements plan (see Figure 5-2). These two documents depict areas subject to the following requirements:

- A. *Required frontage (depicted in the special requirements plan).* A ground floor retail, restaurant, finance, insurance office, real estate, or personal service establishment shopfront with marquee, awning, canopy, gallery, or arcade is required along the lot frontages shown on the map (Broadway and nearby streets). See requirements for shopfronts in section 14-5-7.D.1 (Shopfront). No other uses or type of offices shall be allowed on the ground floor along this frontage.



Shopfront

- B. *Required awning, canopy, marquee, gallery or arcade (depicted in the special requirements plan)* A marquee, awning, canopy, gallery or arcade is required along this lot frontage. See requirements for these elements in section 14-5-7.D (Building Frontage Design).



Awnings, canopies and marquees

- C. *Historic district (depicted in both).* The provisions of this chapter shall apply to properties within the South Beaumont Historic Overlay District unless they are in conflict with the overlay district design standards. In such cases, the overlay standards shall apply.

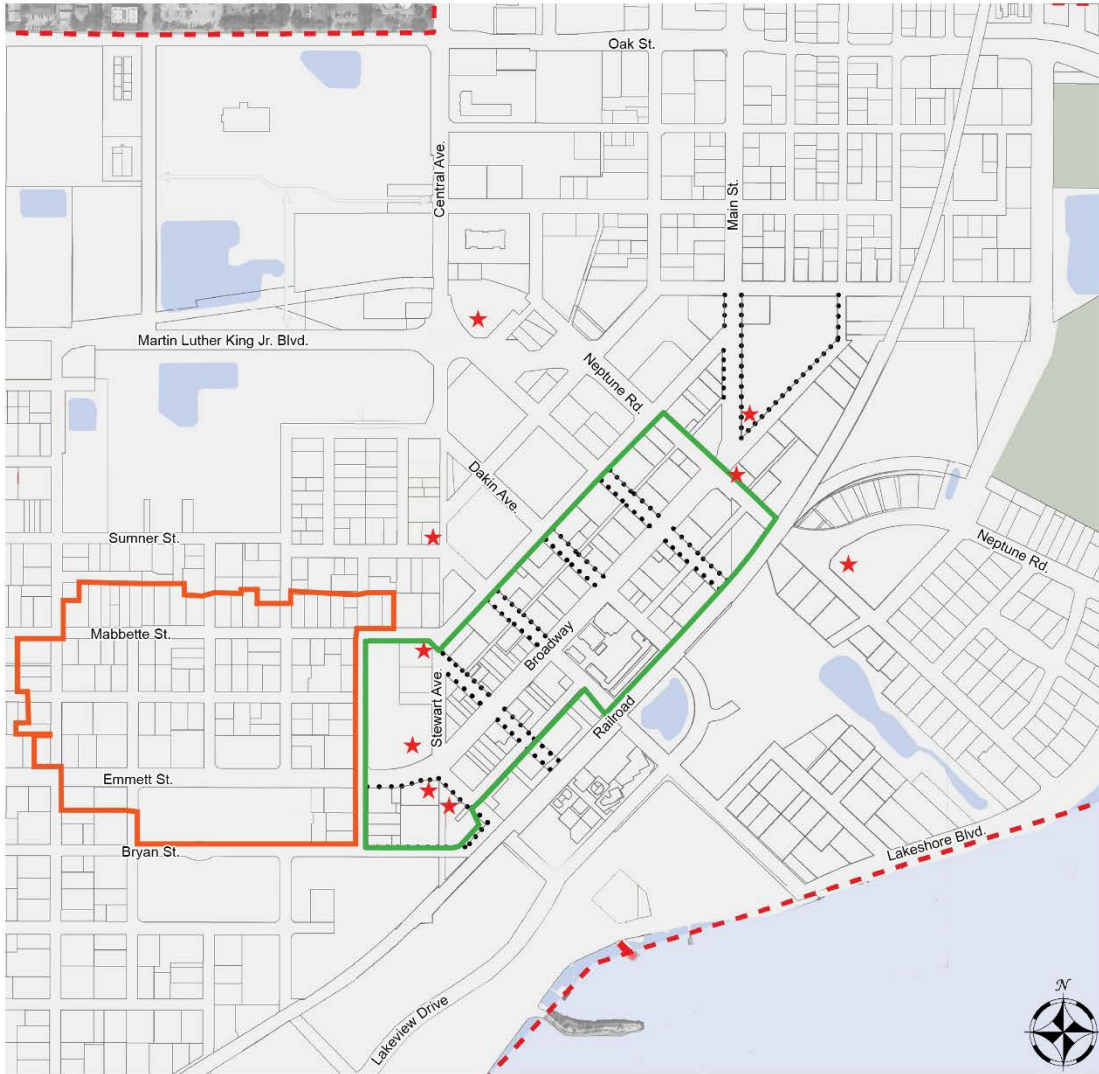


Historic Property

- D. *Parking exemption area (depicted in the special requirements plan).* Off-street parking space requirements (minimum number of spaces) shall not apply to this area.
- E. *Terminated vista (depicted in the special requirements plan).* Buildings on sites marked as a terminated vista on the special requirements plan may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices. See cupola/tower requirements in section 14-5-7.B.1.a.

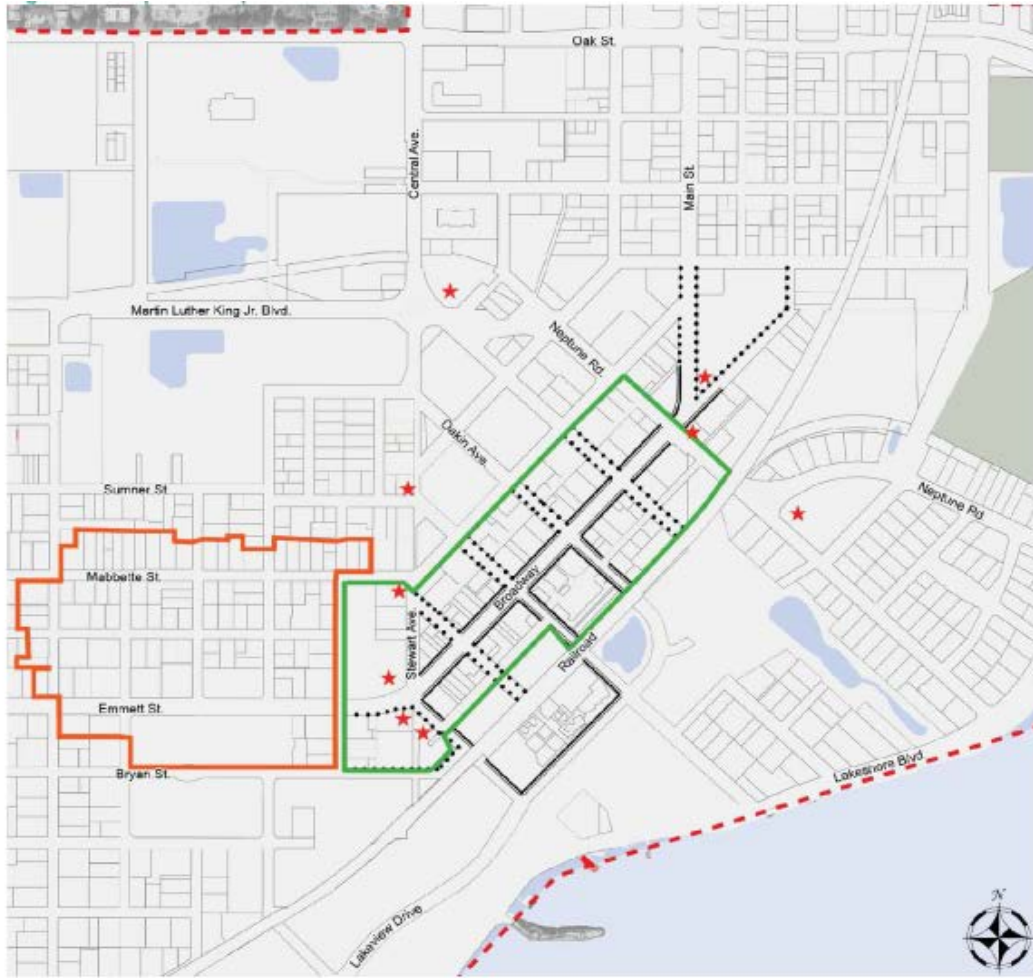
Figure 5-2: Special Requirements Plan

Figure 5 - 2: Downtown Kissimmee Special Requirements Plan



LEGEND

- Required Awning, Marquee, Gallery or Arcade
- ★ Terminated Vista
- - - - - Downtown Form-Based Code Boundary
- ▭ South Beaumont Historic District
- ▭ Parking Exemption Area



LEGEND

- Required Retail Frontage
- Required Awning, Marquee, Gallery or Arcade
- ★ Terminated Vista
- - - - - Downtown Form-Based Code Boundary
- ▭ South Beaumont Historic District
- ▭ Parking Exemption Area

(Ord. No. 3034, § 1(14-5-3), 8-4-2020)

Exhibit B
Chapter 14-5-6
Table 5-1 and Figure 5-25

14-5-6. Site Standards.

A. Permitted uses.

Table 5-1 lists the various types of uses allowed in the form-based code area and identifies whether a use is permitted (P), conditional (C), or not permitted (N) within the noted transect zone. Uses not listed in Table 5-1 are prohibited. Refer to section 14-5-3, Special Requirements Plan, for use restrictions in certain areas.

Mixed-use developments are allowed in all zones, provided that the individual uses are all allowed in the zone. If one of the uses requires conditional use, the entire development shall undergo conditional use review.

All developments, regardless of the use classification, shall comply with the standards of this chapter and all other applicable chapters of the Land Development Code.

Table 5-1: Permitted Uses									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
COMMERCIAL/RETAIL USES									
	<u>See Section</u>	<u>T1</u>	<u>T3</u>	<u>T4-R</u>	<u>T4-O</u>	<u>T5-M</u>	<u>T5-U</u>	<u>T6</u>	<u>SD</u>
Drive through facilities with an allowed use	14-6-40 14-5-8.B	N	N	N	N	N	C	C	N
Micro-brewery	Ch. 5-3	N	N	N	N	P	P	P	N
Pawn shop	5-7	N	N	N	N	N	C	N	N
Restaurants	14-6-9	N	N	N	C	P	P	P	C
Retail sales establishments		N	N	N	C	P	P	P	C
CIVIC/INSTITUTIONAL USES									
	<u>See Section</u>	<u>T1</u>	<u>T3</u>	<u>T4-R</u>	<u>T4-O</u>	<u>T5-M</u>	<u>T5-U</u>	<u>T6</u>	<u>SD</u>
Churches		N	N	N	N	P ¹	P	N	N
Civic, social clubs		N	N	N	N	N	C	N	N
Colleges and universities		N	N	N	N	C	C	C	P
Community centers		N	N	N	N	C	C	C	N
Educational service establishments		N	N	N	N	C	C	C	C
Hospitals		N	N	N	N	N	N	N	P
Institutional care facilities		N	N	N	N	C	C	C	C
Libraries and museums		N	N	N	N	P	P	P	P
Public uses		N	N	N	N	P	P	P	P
Schools, elementary and middle*		N	N	N	N	C	C	C	P
Schools, high*		N	N	N	N	N	N	N	P
LODGING									
	<u>See Section</u>	<u>T1</u>	<u>T3</u>	<u>T4-R</u>	<u>T4-O</u>	<u>T5-M</u>	<u>T5-U</u>	<u>T6</u>	<u>SD</u>
Bed and breakfast establishments	14-6-36	N	N	N	C	C	N	N	N

Hotels and motels		N	N	N	N	C	P	P	N
MISCELLANEOUS USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Heliports, medical and law enforcement	14-6-6	N	N	N	N	N	N	N	C
RECREATION USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Recreation areas, passive		P	P	P	P	P	P	P	P
Recreation, indoor (private)		N	N	N	C	P	P	P	P
Recreation, active/outdoor (private)		N	N	N	N	N	C	N	N
RESIDENTIAL USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Accessory dwelling units	14-6-2	N	P	P	P	N	N	N	N
Community residential homes	14-6-39	N	N	P	P	N	N	N	N
Duplex dwellings	14-6-43	N	P	P	P	N	N	N	N
Multiple family residential	14-6-43	N	N	C	C	P	P	P	P
Single family dwellings (detached)	14-6-43	N	P	P	P	N	N	N	N
Townhome	14-6-43	N	N	C	C	P	P	P	P
Triplex	14-6-43	N	N	C	C	P	P	P	N
SERVICE USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Car wash	14-5-8.G	N	N	N	N	N	P	N	N
Child care facilities	14-6-37	N	N	N	C	C	C	N	N
Equipment sales and leasing, light		N	N	N	N	N	P	N	N
Financial institutions		N	N	N	N	P	P	P	N
Gasoline service stations	14-5-8.A	N	N	N	N	N	C	N	N
Motor vehicle repair, light	14-5-8.C	N	N	N	N	N	C	N	N
Occult science establishment	Ch. 5-6	N	N	N	N	N	C	N	N
Office establishments		N	N	N	C	P²P	P	P	N
Parking garages, principal use		N	N	N	N	C	C	C	N
Rental, sale and leasing of mopeds, scooters, and/or neighborhood electric vehicles	14-5-8.C	N	N	N	N	N	C	N	N
Repair service establishments, light		N	N	N	N	C	P	C	N
Research & development establishments		N	N	N	N	P	P	P	C

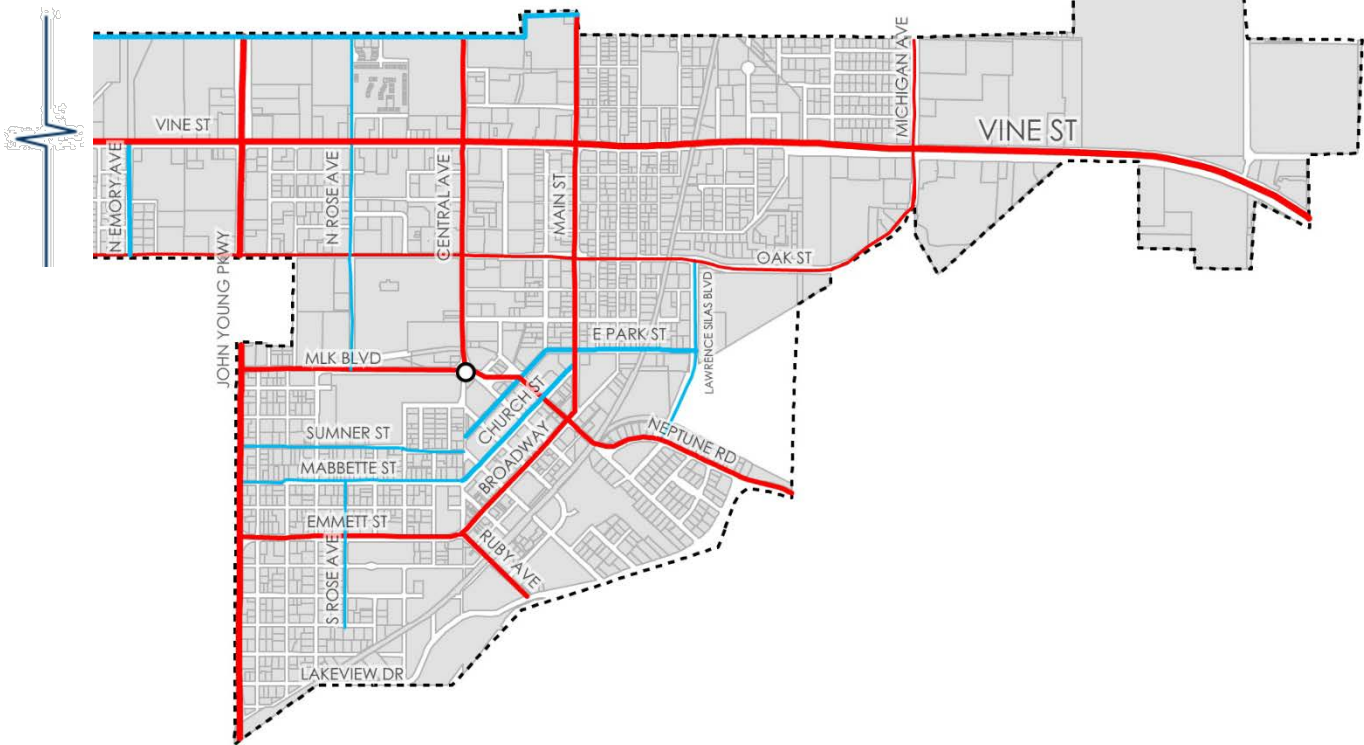
Sales, rental and leasing (vehicles other than heavy commercial vehicles)	14-6-10 14-5-8.C	N	N	N	N	N	C	N	N
Service establishment, business		N	N	N	C	P	P	P	N
Service establishment, personal		N	N	N	C	P	P	P	N
Storage facilities, self-service	14-5-8.G	N	N	N	N	N	C	N	N
Veterinary clinics		N	N	N	N	P	P	N	N
UTILITY USES									
	<u>See Section</u>	<u>T1</u>	<u>T3</u>	<u>T4-R</u>	<u>T4-Q</u>	<u>T5-M</u>	<u>T5-U</u>	<u>T6</u>	<u>SD</u>
Communication towers and facilities	14-6-38	N	N	N	N	N	C	N	N
Utility Facilities, Minor	14-6-46	N	N	N	C	C	C	C	C
TRANSPORTATION USES									
	<u>See Section</u>	<u>T1</u>	<u>T3</u>	<u>T4-R</u>	<u>T4-Q</u>	<u>T5-M</u>	<u>T5-U</u>	<u>T6</u>	<u>SD</u>
Bus depots		N	N	N	N	N	C	N	N
Rail, bus and taxi stations with no onsite vehicle storage and/or repair		N	N	N	N	C	C	C	N
Rail stations		N	N	N	N	N	N	P	N

**Public and private schools shall not be permitted within the Vine Street CRA unless there are 2,000 residential dwelling units that have received a certificate of occupancy to support a student population creating the demand for new facilities. This provision shall be evaluated with each review of the CRA districts as required by the comprehensive plan.*

⁽¹⁾Only if existing prior to the August 31, 2020.

⁽²⁾ See [Special Requirements Map, Figure 5-2 in Section 14-5-3 for Office Establishments in the Downtown CRA.](#)

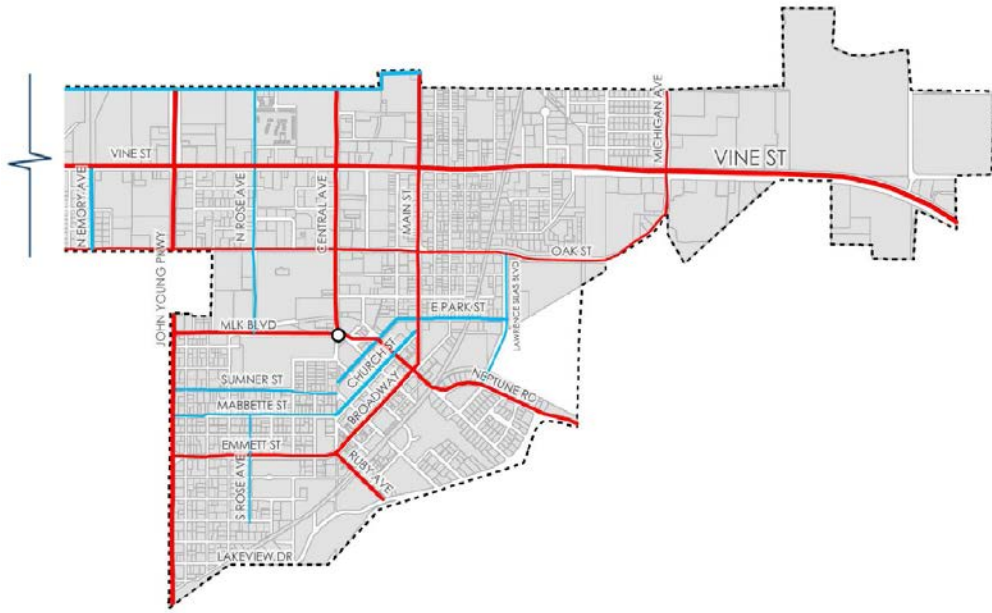
Figure 5-25: Street Hierarchy



LEGEND:

 Primary Streets

 Secondary Streets



LEGEND:

- Primary Streets
- Secondary Streets

(Code 1995, §§ 14-2-16—14-2-42; Ord. No. 3034, § 1(14-5-6), 8-4-2020; Ord. No. 3067, § 1(Exh. A), 11-15-2022; Ord. No. 3068, § 1, 11-15-2022)

PROPOSED ORDINANCE #26-10
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Kissimmee (the “City”) recognizes that a variety of uses are necessary to Downtown Kissimmee; and

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Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Exhibit A
Chapter 14-5-3

14-5-3. Special requirements plan.

The regulating plan (Figure 5-1) works hand in hand with the special requirements plan (see Figure 5-2). These two documents depict areas subject to the following requirements:

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Awnings, canopies and marquees

- C. *Historic district (depicted in both).* The provisions of this chapter shall apply to properties within the South Beaumont Historic Overlay District unless they are in conflict with the overlay district design standards. In such cases, the overlay standards shall apply.

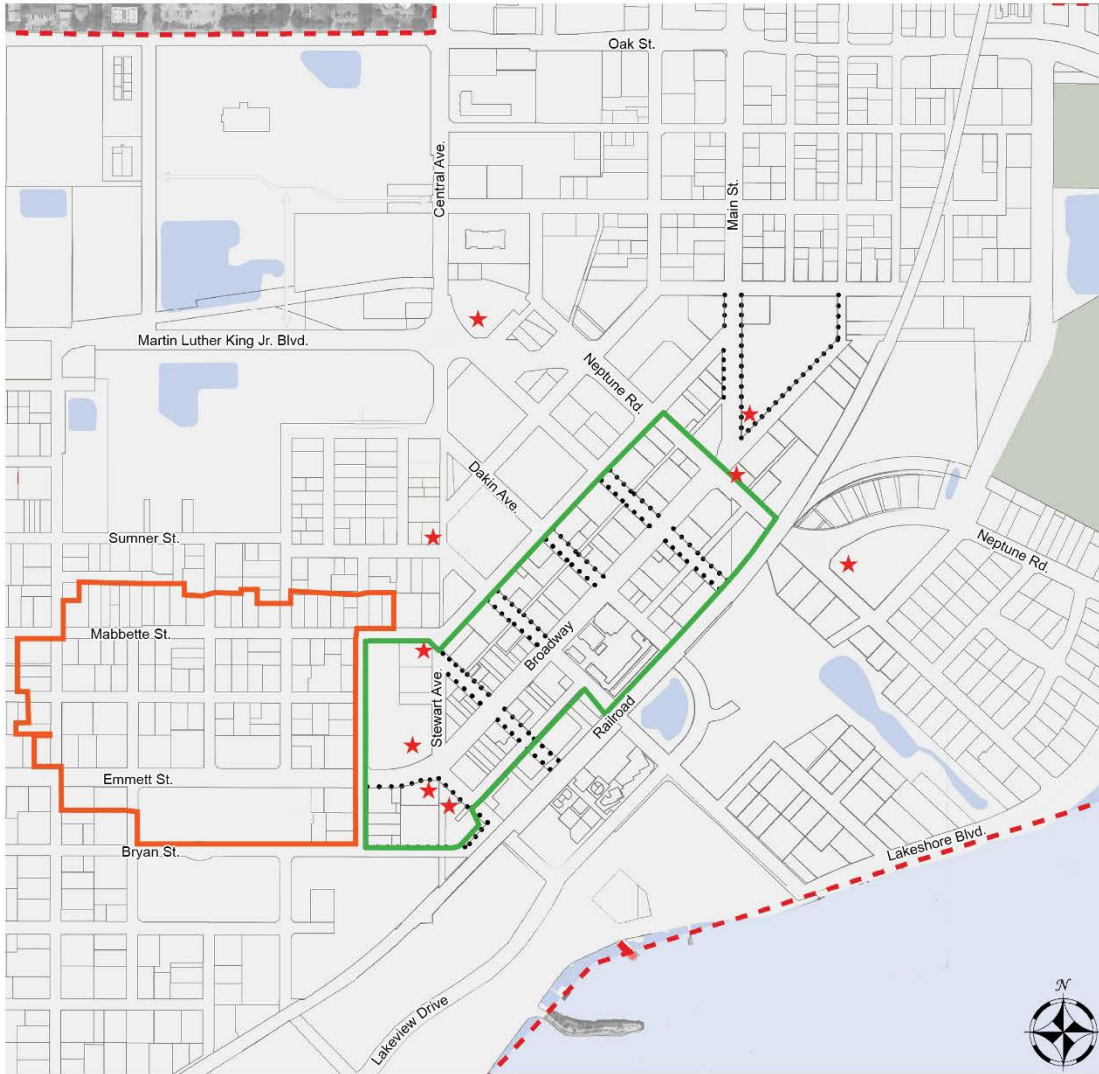


Historic Property

- D. *Parking exemption area (depicted in the special requirements plan).* Off-street parking space requirements (minimum number of spaces) shall not apply to this area.
- E. *Terminated vista (depicted in the special requirements plan).* Buildings on sites marked as a terminated vista on the special requirements plan may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices. See cupola/tower requirements in section 14-5-7.B.1.a.

Figure 5-2: Special Requirements Plan

Figure 5 - 2: Downtown Kissimmee Special Requirements Plan



LEGEND

- Required Awning, Marquee, Gallery or Arcade
- ★ Terminated Vista
- - - - - Downtown Form-Based Code Boundary
- ▭ South Beaumont Historic District
- ▭ Parking Exemption Area

Exhibit B
Chapter 14-5-6
Table 5-1 and Figure 5-25

14-5-6. Site Standards.

A. Permitted uses.

Table 5-1 lists the various types of uses allowed in the form-based code area and identifies whether a use is permitted (P), conditional (C), or not permitted (N) within the noted transect zone. Uses not listed in Table 5-1 are prohibited. Refer to section 14-5-3, Special Requirements Plan, for use restrictions in certain areas.

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Table 5-1: Permitted Uses									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
COMMERCIAL/RETAIL USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Drive through facilities with an allowed use	14-6-40 14-5-8.B	N	N	N	N	N	C	C	N
Micro-brewery	Ch. 5-3	N	N	N	N	P	P	P	N
Pawn shop	5-7	N	N	N	N	N	C	N	N
Restaurants	14-6-9	N	N	N	C	P	P	P	C
Retail sales establishments		N	N	N	C	P	P	P	C
CIVIC/INSTITUTIONAL USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Churches		N	N	N	N	P ¹	P	N	N
Civic, social clubs		N	N	N	N	N	C	N	N
Colleges and universities		N	N	N	N	C	C	C	P
Community centers		N	N	N	N	C	C	C	N
Educational service establishments		N	N	N	N	C	C	C	C
Hospitals		N	N	N	N	N	N	N	P
Institutional care facilities		N	N	N	N	C	C	C	C
Libraries and museums		N	N	N	N	P	P	P	P
Public uses		N	N	N	N	P	P	P	P
Schools, elementary and middle*		N	N	N	N	C	C	C	P
Schools, high*		N	N	N	N	N	N	N	P
LODGING									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Bed and breakfast establishments	14-6-36	N	N	N	C	C	N	N	N

Hotels and motels		N	N	N	N	C	P	P	N
MISCELLANEOUS USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Heliports, medical and law enforcement	14-6-6	N	N	N	N	N	N	N	C
RECREATION USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Recreation areas, passive		P	P	P	P	P	P	P	P
Recreation, indoor (private)		N	N	N	C	P	P	P	P
Recreation, active/outdoor (private)		N	N	N	N	N	C	N	N
RESIDENTIAL USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Accessory dwelling units	14-6-2	N	P	P	P	N	N	N	N
Community residential homes	14-6-39	N	N	P	P	N	N	N	N
Duplex dwellings	14-6-43	N	P	P	P	N	N	N	N
Multiple family residential	14-6-43	N	N	C	C	P	P	P	P
Single family dwellings (detached)	14-6-43	N	P	P	P	N	N	N	N
Townhome	14-6-43	N	N	C	C	P	P	P	P
Triplex	14-6-43	N	N	C	C	P	P	P	N
SERVICE USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Car wash	14-5-8.G	N	N	N	N	N	P	N	N
Child care facilities	14-6-37	N	N	N	C	C	C	N	N
Equipment sales and leasing, light		N	N	N	N	N	P	N	N
Financial institutions		N	N	N	N	P	P	P	N
Gasoline service stations	14-5-8.A	N	N	N	N	N	C	N	N
Motor vehicle repair, light	14-5-8.C	N	N	N	N	N	C	N	N
Occult science establishment	Ch. 5-6	N	N	N	N	N	C	N	N
Office establishments		N	N	N	C	P ²	P	P	N
Parking garages, principal use		N	N	N	N	C	C	C	N
Rental, sale and leasing of mopeds, scooters, and/or neighborhood electric vehicles	14-5-8.C	N	N	N	N	N	C	N	N
Repair service establishments, light		N	N	N	N	C	P	C	N
Research & development establishments		N	N	N	N	P	P	P	C

Sales, rental and leasing (vehicles other than heavy commercial vehicles)	14-6-10 14-5-8.C	N	N	N	N	N	C	N	N
Service establishment, business		N	N	N	C	P	P	P	N
Service establishment, personal		N	N	N	C	P	P	P	N
Storage facilities, self-service	14-5-8.G	N	N	N	N	N	C	N	N
Veterinary clinics		N	N	N	N	P	P	N	N
UTILITY USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Communication towers and facilities	14-6-38	N	N	N	N	N	C	N	N
Utility Facilities, Minor	14-6-46	N	N	N	C	C	C	C	C
TRANSPORTATION USES									
	See Section	T1	T3	T4-R	T4-O	T5-M	T5-U	T6	SD
Bus depots		N	N	N	N	N	C	N	N
Rail, bus and taxi stations with no onsite vehicle storage and/or repair		N	N	N	N	C	C	C	N
Rail stations		N	N	N	N	N	N	P	N

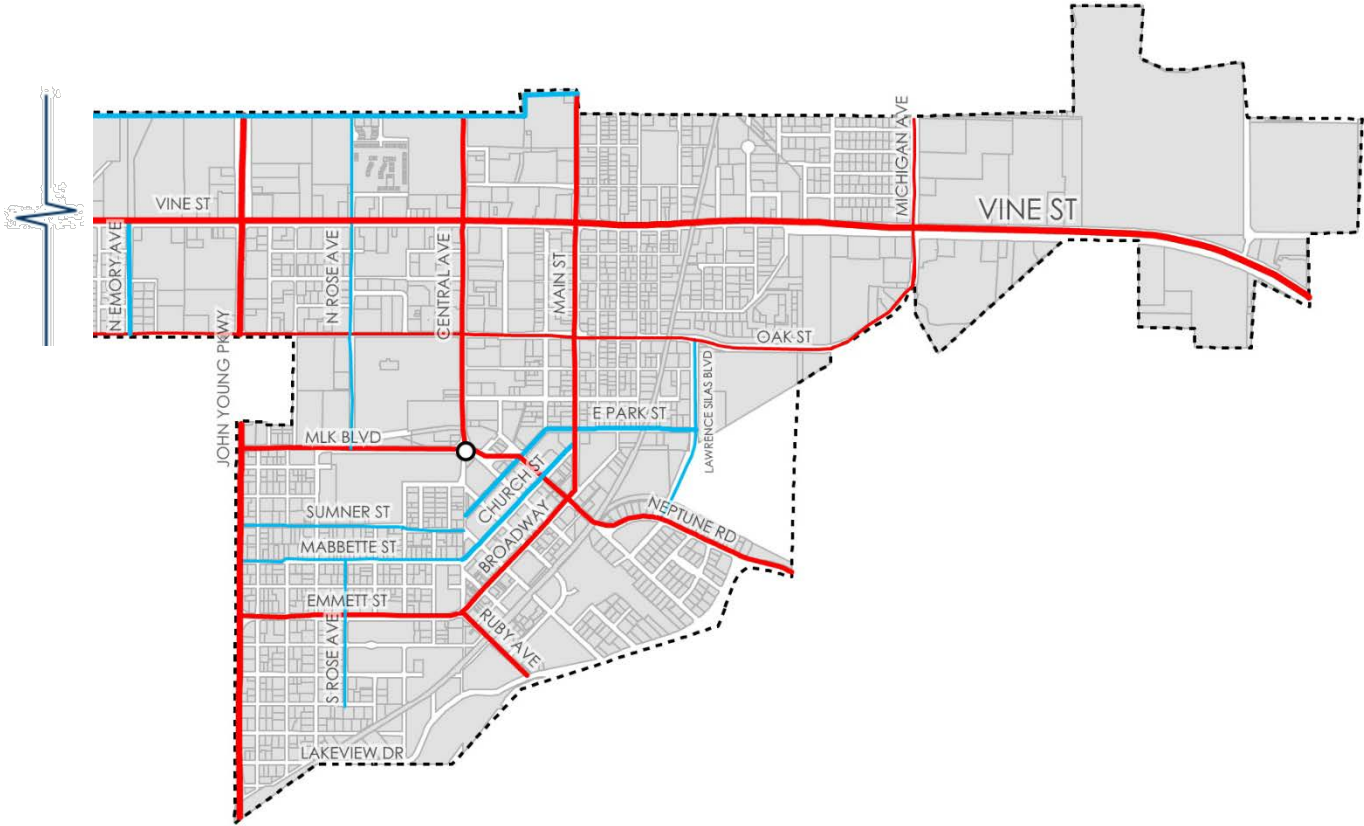
**Public and private schools shall not be permitted within the Vine Street CRA unless there are 2,000 residential dwelling units that have received a certificate of occupancy to support a student population creating the demand for new facilities. This provision shall be evaluated with each review of the CRA districts as required by the comprehensive plan.*

⁽¹⁾ Only if existing prior to the August 31, 2020.

⁽²⁾ See Special Requirements Map, Figure 5-2 in Section 14-5-3 for Office Establishments in the Downtown CRA.

Figure 5-25: Street Hierarchy





LEGEND:

- Primary Streets
- Secondary Streets

(Code 1995, §§ 14-2-16—14-2-42; Ord. No. 3034, § 1(14-5-6), 8-4-2020; Ord. No. 3067, § 1(Exh. A), 11-15-2022; Ord. No. 3068, § 1, 11-15-2022)



February 3, 2026

Mayor Jackie Espinosa
Kissimmee City Hall
101 Church St.
Kissimmee, FL 34741

RE: The Downtown Kissimmee Council's Downtown Beautification & Innovation Award

Dear Mayor Espinosa,

This letter expresses the concern of the Board of Directors of the Downtown Kissimmee Council (DKC) of The Osceola Chamber relating to an impending ordinance allowing for finance, insurance, and real estate offices in ground floor shopfronts on Broadway. We wish to highlight our desire to be a valued partner with the City of Kissimmee along with our interest in being engaged prior to any action taken by the Commission.

The DKC Board of Directors discussed the proposed change at our January 15, 2026, meeting and several issues were identified. We join the City Commission in recognizing the need to promote foot traffic in the downtown area and we want to help be part of a solution. The Commission's vision for a walkable downtown with thriving places to shop, including a plan to widen the sidewalks and bring the road from four to two lanes, should encourage time consumers spend in downtown businesses.

One area of concern relates to the potential broad scope of the proposed change. There are various types of storefronts along Broadway, including many with windows that are more advantageous for retail businesses to display their items. Others, like 418 Broadway and the Morgan and Morgan building, do not have windows and are ideal for offices. Might it be counterproductive to the Commission's vision for walkability to allow a business that allows for remote work to occupy valuable space without attracting additional foot traffic to patronize downtown businesses?



1425 East Vine Street, Kissimmee, FL 34744
theosceolachamber.com

407-847-3174

One solution from the Downtown Kissimmee Council discussion is to only allow offices in buildings fronting Broadway that do not have any type of retail-oriented window or storefront. Again, we look forward to collaboration on any proposed changes that will or can impact the business community and the members of the Chamber of Commerce.

Thank you for your consideration of our perspective. We continue to strongly advocate that any effort on the issue of downtown Kissimmee be done right with stakeholders at the table. Please do not hesitate to reach out to me or John Newstreet on this matter.

Respectfully,
Candice Shields

Candice Shields
Chair, Downtown Kissimmee Council
The Osceola Chamber

CC: The Honorable Carlos Alvarez, Commissioner, City of Kissimmee
The Honorable Angela Eady, Commissioner, City of Kissimmee
The Honorable Janette Martinez, Commissioner, City of Kissimmee
The Honorable Noel Ortiz, Commissioner, City of Kissimmee
Mike Steigerwald, City Manager, City of Kissimmee
John Newstreet, President/CEO, The Osceola Chamber
Rebekah Hurd, Board Chair, The Osceola Chamber
Spencer Pylant, Government Advisory Chair, The Osceola Chamber
Kylee Anzueto, Government Advisory Co-Chair, The Osceola Chamber



Business Impact Estimate

Proposed ordinance's title/reference: **PROPOSED ORDINANCE NO. 26-10**

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Proposed Ordinance 26-10 adds standards for Finance, Insurance, and Real Estate offices on first floor units fronting Broadway and some side streets connected to Broadway. This will open up the use list to include additional variety within the district.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The City does not anticipate that this ordinance will impose a new fee or cost for private for-profit businesses within the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The City does not anticipate that this ordinance will financially impact any businesses.

4. Additional information the governing body deems useful (if any):

**CITY OF KISSIMMEE
NOTICE OF PUBLIC HEARING
LAND DEVELOPMENT CODE TEXT AMENDMENT**

The City of Kissimmee proposes to adopt the following ordinance that would update Section 14-5-3, Special Requirements Plan and 14-5-6, Site Standards to include provisions allowing Finance, Insurance, and Real Estate offices on the ground floor of units facing Broadway and other side streets downtown, amending those sections of the Land Development Code as described below. A public hearing on this proposal will be held by the City of Kissimmee Planning Advisory Board (PAB) to consider the proposed ordinance on **Wednesday, April 1, 2026** at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

A public hearing to consider the proposed ordinance will be held by the City of Kissimmee City Commission for the First Reading on **Tuesday, April 7, 2026** and the Second and Final Reading on **Tuesday, April 21, 2026** at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

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

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

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

In accordance with Florida Statutes 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

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

ITEM 5.B

Public Hearing - Proposed Ordinance # 26-11 - Land Development Code Text Amendment (Section 14-3-16: Level of Review Required and 14-3-29: Conditional Uses)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Request

Amendments to the Conditional Use regulations within the Land Development Code

Explanation

This is a request to amend the Conditional Use regulations in the Land Development Code, specifically sections 14-3-29: Conditional Uses and 14-3-16: Level of Review Required. The proposed changes were a directive from the City Commission, who felt these edits would benefit the process and would better achieve the goals of the City. The proposed amendments are as follows:

- Site plan waivers: A waiver for site plans is proposed to provide an easier route for applicants when a conceptual plan is sufficient for the submittal.
- Review procedures: The City Commission is proposed to have final approval on conditional use approvals after recommendation from the Development Review Committee (DRC) and the Planning Advisory Board (PAB).
- Conditions of approval: Provisions added to allow timeframes as a condition of approval for conditional uses. This allows a re-review of the approval to ensure the use meets all conditions of approval and that no modifications or additional conditions are needed.
- Minor language updated throughout 14-3-29: Conditional Uses to make the standards clearer.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Staff recommends approval.

Attachment(s):

1. Proposed Ordinance 26-11 - Strikethrough
2. Proposed Ordinance 26-11 - Clean
3. Business Impact Estimate
4. Advertisement

PROPOSED ORDINANCE #26-11
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Kissimmee (the “City”) recognizes that Conditional Use approvals have an impact on the community and that an additional review of these requests is imperative to maintaining the long-term goals of the City; and

WHEREAS, the City reviewed the current standards and added provisions for site plan waivers to assist with application submittals; and

WHEREAS, the City recognizes the value of an evolving community where some uses may not be beneficial to the long-term development goals of the City and added time frames to Conditional Uses to ensure development regulations do not permanently allow a use; and

WHEREAS, the City of Kissimmee Commission agrees with the revisions to the Conditional Use provisions and finds they are necessary for the public health, safety, and general welfare of the businesses and residents of the City.

SECTION 1. RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Kissimmee.

SECTION 2. Chapter 14-3-16 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit A.”

SECTION 3. Chapter 14-3-29 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit B.”

SECTION 4. SEVERABILITY. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5. CONFLICT. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. ADMINISTRATIVE CORRECTION. This Ordinance may be re-numbered or re-lettered, and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Attorney, without the need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7. CODIFICATION. This ordinance shall be codified as a part of the City of Kissimmee City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this 21st day of April, 2026.

Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Exhibit A
Chapter 14-3-16

14-3-16. Level of review required.

Table 3-1 lists most of the development permits required by this chapter together with the review and approval authority. Some references are provided to other sections for details.

Table 3-1: Development Order Review Authorities

APPLICATION TYPE	See Section	Approval Type	Pre-Application Meeting ²	DRC	Board of Adjustment	Planning Advisory Board	Historic Preservation	City Commission
Comprehensive plan/LDC/zoning map amendments:								
Comprehensive plan/future land use map amendments (area-wide)	14-3-26	L	Yes	Yes	No	Yes	No	Yes
Comprehensive plan/future land use map amendments (site-specific)	14-3-26	L	Yes	Yes	No	Yes	No	Yes
Comprehensive plan/text amendment	14-3-26	L	Yes	Yes	No	Yes	No	Yes
LDC text amendments	14-3-27	L	Yes	Yes	No	Yes	No	Yes
Zoning map amendment (area-wide)	14-3-27	L ¹	Yes	Yes	No	Yes	No	Yes
Zoning map amendment (site specific, PUD/conceptual plan)	14-3-27 14-3-28	Q	Yes	Yes	No	Yes	No	Yes
Site plans:								
Site plan	14-3-31	A	Yes	Yes	No	No	No	No
Construction drawings	14-3-32	A	No	Yes	No	No	No	No
Subdivisions:								
Preliminary plat	14-3-41	A	Yes	Yes	No	No	No	No
Final plat	14-3-42	Q	No	Yes	No	No	No	Yes
Vacation of streets and easements	14-3-47	L	Yes	Yes	No	No	No	Yes
Other activities:								
Certificate of appropriateness (major)	14-3-37	Q	Yes	No ⁴	No	No	Yes	No
Certificate of appropriateness (minor)	14-3-37	A	Yes	No	No	No	No	No
Conditional use	14-3-29	Q	Yes	Yes	No	Yes	No	No <u>Yes</u>
Development agreement	14-3-30	L ³	Yes	Yes	No	Yes	No	Yes
DRI development order	14-3-30	Q	Yes	Yes	No	Yes	No	Yes

Historic district designation	14-3-35	L ¹	Yes	No	No	Yes	Yes	Yes
Historic landmark designation	14-3-36	Q	Yes	No	No	Yes	Yes	Yes
Modification of standards (<10 percent)	14-3-50	A	No	No	No	No	No	No
Modification of standards (10 to 30 percent)	14-3-50	A	No	Yes	No	No	No	No
Variance ⁵	14-3-51	Q	Yes	Yes	Yes	No	No	No
Variance (subdivisions)	14-3-52	Q	Yes	Yes	No	No	No	Yes

Legend: A = Administrative; L = Legislative; Q = Quasi-judicial; E = Encouraged, not required; HPB = Historic preservation board; Bold = Indicates final approving authority.

¹ Deemed to be legislative if they are city initiated and include a large number of properties which would be similarly affected by the proposed change. Otherwise, the application is deemed quasi-judicial.

² Yes = Encouraged.

³ Development agreements will generally be treated as legislative except when required to be treated as quasi-judicial pursuant to applicable law.

⁴ DRC review required if the COA involves new construction.

⁵ See section 14-9-1 for floodplain variances.

(Ord. No. 3034, § 1(14-3-16), 8-4-2020; Ord. No. 3067, § 1(Exh. A), 11-15-2022)

Exhibit B
Chapter 14-3-29

14-3-29. Conditional uses.

- A. *Purpose.* The purpose of this section is to establish the procedures for the review of those uses which may be essential or desirable for the orderly development of the city and for the public convenience or welfare, but which, because of their particular characteristics or area requirements, should be given individual consideration relative to adjacent property. Conditional uses are specified by district in sections 14-4-5 and 14-5-4. Conditional use approvals are issued ~~for~~ the property and not ~~to~~ for a particular individual or entity.
- B. *When required.*
1. *New uses.* No new use listed as a conditional use in the applicable zoning district or transect zone shall be allowed unless the requirements of this section have been fulfilled.
 2. *Existing uses.*
 - a. Lawfully established uses which existed immediately prior to the ~~if~~ uses' present classification as a conditional use in the applicable zoning district or transect zone shall not have to comply with the requirements of this section unless there is a change which necessitates such compliance due to the provisions in subsection 3 below. No such lawfully established use shall be deemed a nonconforming use in the ~~is~~ district or zone, but shall without further action be considered a conforming use in this instance.
 - b. Lawfully established uses which received conditional use approval in accordance with conditional use regulations which are different than those currently in this section shall not have to comply with the requirements of subsections C through G below unless there is a change which necessitates such compliance due to the provisions in subsection 3 below. No such lawfully established use shall be deemed a nonconforming use in this district or zone, but shall without further action be considered a conforming use in this instance.
 3. *Changes to uses.* Conditional uses established in accordance with subsections 1 and 2 above must receive additional conditional use approval when any one of the following conditions is met:
 - a. It is required by the original conditions of approval.
 - b. The gross floor area of the buildings or area originally approved is increased by greater than 49.9 50 percent 50% or more, or due to previous or proposed expansions or more than 1,500 square feet, whichever is greater.
 - c. The parking area is increased by six or more parking spaces.
 - d. The use is a communication tower, which is being rebuilt or increased in height.
 - e. The square footage of any outdoor area devoted to the conditional use is increased above the original approval - excluding areas devoted solely to outdoor business activities which do not require conditional use approval.
- C. *Submittal requirements for conditional use applications.*
1. *Site plan.* The applicant shall submit a site plan showing all the items listed in section 14-3-31.C (Site Plan Submittal Requirements).
 2. *Site plan waiver.* The director may waive the requirement for site plan submittal if:
 - a. Construction on the subject site is limited to the interior of an existing building; and
 - b. The existing parking, loading, lighting and other site characteristics are not impacted by the conditional use; and
 - c. No special buffers are required; and.
-

d. In some cases, an applicant may want to obtain conditional use approval before investing in a site plan. The requirement for a site plan may be waived if the Director determines that a concept plan is sufficient for the submittal.

If it is determined that a site plan is required, additional conditions can be placed on the site plan approval. Should a site plan be required after the conditional use approval, the site plan shall be reviewed under separate application and fee following the standards in Section 14-3-31.

The director determines a concept plan is sufficient for the submittal, as long as the conditions of approval include the stipulation that staff may add additional conditions when the site plan is reviewed by DRC as a separate action.

3. *Alternative submittal.* If a site plan waiver is granted, the following shall be submitted with the application:

- a. A sketch or concept plan depicting the location of buildings on the site, the location of the proposed conditional use, any existing uses to remain; the internal traffic circulation system, ingress and egress from major roadways, parking areas, and the existing and proposed landscaping of the project;
- b. Elevation drawings or photographs of the existing buildings and building heights, when requested by the department;
- c. A description of the conditional use to be located on-site;
- d. Hours of operation;
- e. Other items requested by the City which are necessary to demonstrate compliance with the review criteria; and
- f. An applicant provided set of findings or reasons why the conditional use should be approved.

D. *Review procedures.*

1. The Ddevelopment Rreview Ccommittee (DRC) shall review the application and submit a recommendation to the Pplanning Aadvisory Bboard (PAB).
2. Staff shall present the application at a public hearing before the pplanning aadvisory bboard. The board shall review the application and vote to recommend approve, approve with conditions, or deny the application to the City Commission. ~~The board may also continue the hearing in order to obtain additional information.~~ Reasons for the PAB's recommendation of approval or denial shall be stated, based upon the review criteria.

3. Staff shall present the application at a public hearing before the City Commission with DRC and the PAB's recommendations. The Commission shall review the application and the accompanying recommendations and vote to approve, approve with conditions, or deny the application. The Commission may also continue the hearing in order to obtain additional information. The city commission shall use the review criteria and state reasons or findings for their decision. Notification shall be provided as stated in section 14-3-20 (Public Hearings).

~~3. The planning advisory board's decision shall become final after ten calendar days unless either appealed or the application has been submitted by a PAB member, city commissioner or a city employee. In these cases, the application shall be transmitted to the city commission for final action.~~

4. Public notice for each public hearing shall be provided as stated in section 14-3-20 (Public Hearings). The city commission shall use the review criteria and state reasons for their decision. Notification shall be provided as stated in section 14-3-20 (Public Hearings).

E. *Repeat application.* Once a conditional use has been denied, an application cannot be submitted for one calendar year from the denial date for the same use. Upon good cause of proof that circumstances have

changed, the ~~planning advisory board~~ City Commission, in its discretion, may waive this provision. This section does not apply to an application withdrawn prior to or during a public hearing. However, there may be no more than one withdrawal and resubmittal of an application for the same use during the same calendar year.

- F. *Review criteria.* The criteria to be reviewed when considering an application for a conditional use are as follows:
1. *Adequate space.* The site has an adequate amount of space for the yards, buffers, buildings, drives, parking, loading and unloading areas, utilities, and other facilities associated with the conditional use.
 2. *Suitable layout.* The placement of buildings, transportation facilities, utilities, landscaping, and other site features shall be appropriate for the conditional use and other on-site activities.
 3. *Compatibility with surrounding area.* 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.
 4. *Impact on historical and archaeological resources.* Development of the proposed use shall not have a substantial adverse effect on a known historical or archaeological resource located on or off the parcel proposed for development.
 5. *Public services and facility impacts.* The conditional use shall not place an excessive burden on public transportation, utility, drainage, solid waste, ~~and~~ recreation facilities, and public safety departments. The project shall meet the concurrency level of service standards for these services and facilities as specified in Part VIII of this chapter (Concurrency Management). Special consideration shall be given to the impact of the volume and type of vehicular traffic associated with the conditional use on any residentially oriented streets in the area.
 6. *Comprehensive Pplan/Land Development Code consistency.* The proposed conditional use shall be consistent with the goals, objectives and policies of the ~~e~~City's ~~e~~Comprehensive pPlan and with other applicable requirements of this title.
- G. *Conditions of approval.* When the city approves a conditional use, it may impose such conditions of approval in conformity with the intent and provisions of this title as it deems necessary in order to protect the public health, safety, and welfare. Such conditions may involve requirements which exceed the minimum site design standards for the district. Conditions may include, but are not limited to, conditions which:
1. Limit the manner in which the use is conducted, including restricting the time an activity may take place.
 - ~~2.~~ 2. ~~and r~~ Restraints to minimize such environmental effects as noise, vibration, and odors.
 - ~~3.2.~~ 3.2. Establish special yards, other open spaces and additional lot area requirements.
 - ~~4.3.~~ 4.3. Limit the height, size, and location of buildings and other structures.
 - ~~5.4.~~ 5.4. Designate the size, number, location, and nature of vehicular and pedestrian access points (including the sharing of access with other lots).
 - ~~6.5.~~ 6.5. Increase the amount of public right-of-way, roadway width, and improvements required within the street right-of-way.
 - ~~7.6.~~ 7.6. Designate the size, location, screening, drainage, surfacing, and other characteristics of a parking or loading area (including the sharing of parking areas with other lots).
 - ~~8.7.~~ 8.7. Limit or otherwise designate the number, size, location, height, and lighting of signs within the bounds of Chapter 14-11.
-

- ~~98.~~ Require the use of shielding and other site planning techniques to limit the spillover of light into adjacent properties.
- ~~109.~~ Require berms~~ing~~, screening, landscaping, and other buffering to protect nearby property and designate standards for installation or maintenance of the facility.
- ~~1140.~~ Designate the size, height, location, and materials for a fence or wall.
- ~~1244.~~ Require development techniques which protect existing trees, vegetation, water resources, and other significant natural resources.
- ~~1342.~~ Take into account the size, style, history, and appearance of a structure.
- ~~1413.~~ Specify other conditions to permit development in conformity with the intent and purpose of this ~~title~~~~chapter~~ and the ~~e~~City's ~~e~~Comprehensive ~~p~~Plan, including limits on the effective period of the conditional use.
- ~~15.~~ ~~A review date~~ A time limit may be placed on the approval, after which the ed conditional use, at which time a review by DRC, the PAB, and the City Commission shall re-review the conditional use and determine if additional conditions of approval or an extension of the time frame is needed. will occur following section D (Review Procedures) to determine if all code requirements and conditions of approval are being met by the owner of the property where the conditional use is located.
- ~~_____a.~~ The review may be shortened to just the one or more of the review bodies listed above as part of the approval conditions.
- ~~16.~~ An expiration date may be placed on the approved conditional use permit, all activities, structures and improvements to the property associated with the conditional use shall be removed.
- H. *Effective period of conditional use approval.*
- ~~a.~~ A conditional use, as provided herein, shall be effective for a period of 12 months from the date of final approval unless a building permit or business tax receipt (BTR) for the project is issued on or before the last day of the 12th month following the date of approval. If no building permit or BTR has been issued within this time frame, the conditional use shall expire. Approval shall remain effective while an active building permit is in effect for the project. Upon application to the ~~city manager~~Development Services Director (or designee thereof) prior to the expiration date, the effective period may be extended for up to an additional three months for good cause. An additional extension of up to nine months may be granted by the ~~city~~City Commission Commission for good cause. ~~The effective period of a conditional use may also be limited in accordance with subsection G (Conditions of Approval) and section 14-6-38 (Communication Towers [and Facilities]).~~
- ~~b.~~ A conditional use that has not been in operation for a period of 12 months shall be considered discontinued and would need to receive a new approval.
- ~~I.~~ Communication towers and facilities. If a communication tower or facility requires a conditional use, all standards of section 14-6-38 must be followed.
- ~~J.~~ Violations of conditions of approval, the City Code of Ordinances, State and Federal laws. Any failure to adhere to the terms and conditions of the approval, the City Code of Ordinances, and State and Federal laws shall be considered violations of this title and shall be subject to the immediate revocation of the conditional use permit by the City Manager. penalties prescribed by this title.

(Code 1995, § 14-2-206; (Ord. No. 2038, 12-20-1994; Ord. No. 2122, 8-20-1996; Ord. No. 2139, 11-26-1996; Ord. No. 2157, 2-4-1997; Ord. No. 2158, 2-4-1997; Ord. No. 2210, 3-3-1998; Ord. No. 2237, 6-23-1998; Ord. No. 2264, 3-

16-1999; Ord. No. 2678, 5-13-2008; Ord. No. 2690, 6-10-2008; Ord. No. 2692, 6-24-2008; Ord. No. 3034, § 1(14-3-29), 8-4-2020)

PROPOSED ORDINANCE #26-11
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Kissimmee (the “City”) recognizes that Conditional Use approvals have an impact on the community and that an additional review of these requests is imperative to maintaining the long-term goals of the City; and

WHEREAS, the City reviewed the current standards and added provisions for site plan waivers to assist with application submittals; and

WHEREAS, the City recognizes the value of an evolving community where some uses may not be beneficial to the long-term development goals of the City and added time frames to Conditional Uses to ensure development regulations do not permanently allow a use; and

WHEREAS, the City of Kissimmee Commission agrees with the revisions to the Conditional Use provisions and finds they are necessary for the public health, safety, and general welfare of the businesses and residents of the City.

SECTION 1. RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Kissimmee.

SECTION 2. Chapter 14-3-16 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit A.”

SECTION 3. Chapter 14-3-29 of the City of Kissimmee Code of Ordinances is hereby amended as shown in the attached “Exhibit B.”

SECTION 4. SEVERABILITY. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5. CONFLICT. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. ADMINISTRATIVE CORRECTION. This Ordinance may be re-numbered or re-lettered, and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Attorney, without the need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7. CODIFICATION. This ordinance shall be codified as a part of the City of Kissimmee City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this 21st day of April, 2026.

Commissioner

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

Exhibit A
Chapter 14-3-16

14-3-16. Level of review required.

Table 3-1 lists most of the development permits required by this chapter together with the review and approval authority. Some references are provided to other sections for details.

Table 3-1: Development Order Review Authorities

APPLICATION TYPE	See Section	Approval Type	Pre-Application Meeting ²	DRC	Board of Adjustment	Planning Advisory Board	Historic Preservation	City Commission
Comprehensive plan/LDC/zoning map amendments:								
Comprehensive plan/future land use map amendments (area-wide)	14-3-26	L	Yes	Yes	No	Yes	No	Yes
Comprehensive plan/future land use map amendments (site-specific)	14-3-26	L	Yes	Yes	No	Yes	No	Yes
Comprehensive plan/text amendment	14-3-26	L	Yes	Yes	No	Yes	No	Yes
LDC text amendments	14-3-27	L	Yes	Yes	No	Yes	No	Yes
Zoning map amendment (area-wide)	14-3-27	L ¹	Yes	Yes	No	Yes	No	Yes
Zoning map amendment (site specific, PUD/conceptual plan)	14-3-27 14-3-28	Q	Yes	Yes	No	Yes	No	Yes
Site plans:								
Site plan	14-3-31	A	Yes	Yes	No	No	No	No
Construction drawings	14-3-32	A	No	Yes	No	No	No	No
Subdivisions:								
Preliminary plat	14-3-41	A	Yes	Yes	No	No	No	No
Final plat	14-3-42	Q	No	Yes	No	No	No	Yes
Vacation of streets and easements	14-3-47	L	Yes	Yes	No	No	No	Yes
Other activities:								
Certificate of appropriateness (major)	14-3-37	Q	Yes	No ⁴	No	No	Yes	No
Certificate of appropriateness (minor)	14-3-37	A	Yes	No	No	No	No	No
Conditional use	14-3-29	Q	Yes	Yes	No	Yes	No	Yes
Development agreement	14-3-30	L ³	Yes	Yes	No	Yes	No	Yes
DRI development order	14-3-30	Q	Yes	Yes	No	Yes	No	Yes
Historic district designation	14-3-35	L ¹	Yes	No	No	Yes	Yes	Yes

Historic landmark designation	14-3-36	Q	Yes	No	No	Yes	Yes	Yes
Modification of standards (<10 percent)	14-3-50	A	No	No	No	No	No	No
Modification of standards (10 to 30 percent)	14-3-50	A	No	Yes	No	No	No	No
Variance ⁵	14-3-51	Q	Yes	Yes	Yes	No	No	No
Variance (subdivisions)	14-3-52	Q	Yes	Yes	No	No	No	Yes

Legend: A = Administrative; L = Legislative; Q = Quasi-judicial; E = Encouraged, not required; HPB = Historic preservation board; Bold = Indicates final approving authority.

¹ Deemed to be legislative if they are city initiated and include a large number of properties which would be similarly affected by the proposed change. Otherwise, the application is deemed quasi-judicial.

² Yes = Encouraged.

³ Development agreements will generally be treated as legislative except when required to be treated as quasi-judicial pursuant to applicable law.

⁴ DRC review required if the COA involves new construction.

⁵ See section 14-9-1 for floodplain variances.

(Ord. No. 3034, § 1(14-3-16), 8-4-2020; Ord. No. 3067, § 1(Exh. A), 11-15-2022)

Exhibit B
Chapter 14-3-29

14-3-29. Conditional uses.

- A. *Purpose.* The purpose of this section is to establish the procedures for the review of those uses which may be essential or desirable for the orderly development of the city and for the public convenience or welfare, but which, because of their particular characteristics or area requirements, should be given individual consideration relative to adjacent property. Conditional uses are specified by district in sections 14-4-5 and 14-5-4. Conditional use approvals are issued to the property and not to a particular individual or entity.
- B. *When required.*
1. *New uses.* No new use listed as a conditional use in the applicable zoning district or transect zone shall be allowed unless the requirements of this section have been fulfilled.
 2. *Existing uses.*
 - a. Lawfully established uses which existed immediately prior to the uses' present classification as a conditional use in the applicable zoning district or transect zone shall not have to comply with the requirements of this section unless there is a change which necessitates such compliance due to the provisions in subsection 3 below. No such lawfully established use shall be deemed a nonconforming use in the district or zone, but shall without further action be considered a conforming use in this instance.
 - b. Lawfully established uses which received conditional use approval in accordance with conditional use regulations which are different than those currently in this section shall not have to comply with the requirements of subsections C through G below unless there is a change which necessitates such compliance due to the provisions in subsection 3 below. No such lawfully established use shall be deemed a nonconforming use in this district or zone, but shall without further action be considered a conforming use in this instance.
 3. *Changes to uses.* Conditional uses established in accordance with subsections 1 and 2 above must receive additional conditional use approval when any one of the following conditions is met:
 - a. It is required by the original conditions of approval.
 - b. The gross floor area of the buildings or area originally approved is increased by 50% or more, or 1,500 square feet, whichever is greater.
 - c. The parking area is increased by six or more parking spaces.
 - d. The use is a communication tower, which is being rebuilt or increased in height.
 - e. The square footage of any outdoor area devoted to the conditional use is increased above the original approval - excluding areas devoted solely to outdoor business activities which do not require conditional use approval.
- C. *Submittal requirements for conditional use applications.*
1. *Site plan.* The applicant shall submit a site plan showing all the items listed in section 14-3-31.C (Site Plan Submittal Requirements).
 2. *Site plan waiver.* The director may waive the requirement for site plan submittal if:
 - a. Construction on the subject site is limited to the interior of an existing building; and
 - b. The existing parking, loading, lighting and other site characteristics are not impacted by the conditional use; and
 - c. No special buffers are required; and

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- d. In some cases, an applicant may want to obtain conditional use approval before investing in a site plan. The requirement for a site plan may be waived if the Director determines that a concept plan is sufficient for the submittal.

If it is determined that a site plan is required, additional conditions can be placed on the site plan approval. Should a site plan be required after the conditional use approval, the site plan shall be reviewed under separate application and fee following the standards in Section 14-3-31.

- 3. *Alternative submittal.* If a site plan waiver is granted, the following shall be submitted with the application:
 - a. A sketch or concept plan depicting the location of buildings on the site, the location of the proposed conditional use, any existing uses to remain; the internal traffic circulation system, ingress and egress from major roadways, parking areas, and the existing and proposed landscaping of the project;
 - b. Elevation drawings or photographs of the existing buildings and building heights, when requested by the department;
 - c. A description of the conditional use to be located on-site;
 - d. Hours of operation;
 - e. Other items requested by the City which are necessary to demonstrate compliance with the review criteria; and
 - f. An applicant provided set of findings or reasons why the conditional use should be approved.

D. *Review procedures.*

- 1. The Development Review Committee (DRC) shall review the application and submit a recommendation to the Planning Advisory Board (PAB).
- 2. Staff shall present the application at a public hearing before the Planning Advisory Board. The board shall review the application and vote to recommend approve, approve with conditions, or deny the application to the City Commission. Reasons for the PAB's recommendation of approval or denial shall be stated, based upon the review criteria.
- 3. Staff shall present the application at a public hearing before the City Commission with DRC and the PAB's recommendations. The Commission shall review the application and the accompanying recommendations and vote to approve, approve with conditions, or deny the application. The Commission may also continue the hearing in order to obtain additional information. The city commission shall use the review criteria and state reasons or findings for their decision.
- 4. Public notice for each public hearing shall be provided as stated in section 14-3-20 (Public Hearings).

E. *Repeat application.* Once a conditional use has been denied, an application cannot be submitted for one calendar year from the denial date for the same use. Upon good cause of proof that circumstances have changed, the City Commission, in its discretion, may waive this provision. This section does not apply to an application withdrawn prior to or during a public hearing. However, there may be no more than one withdrawal and resubmittal of an application for the same use during the same calendar year.

F. *Review criteria.* The criteria to be reviewed when considering an application for a conditional use are as follows:

- 1. *Adequate space.* The site has an adequate amount of space for the yards, buffers, buildings, drives, parking, loading and unloading areas, utilities, and other facilities associated with the conditional use.
- 2. *Suitable layout.* The placement of buildings, transportation facilities, utilities, landscaping, and other site features shall be appropriate for the conditional use and other on-site activities.

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3. *Compatibility with surrounding area.* 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.
 4. *Impact on historical and archaeological resources.* Development of the proposed use shall not have a substantial adverse effect on a known historical or archaeological resource located on or off the parcel proposed for development.
 5. *Public services and facility impacts.* The conditional use shall not place an excessive burden on public transportation, utility, drainage, solid waste, recreation facilities, and public safety departments. The project shall meet the concurrency level of service standards for these services and facilities as specified in Part VIII of this chapter (Concurrency Management). Special consideration shall be given to the impact of the volume and type of vehicular traffic associated with the conditional use on any residentially oriented streets in the area.
 6. *Comprehensive Plan/Land Development Code consistency.* The proposed conditional use shall be consistent with the goals, objectives and policies of the City's Comprehensive Plan and with other applicable requirements of this title.
- G. *Conditions of approval.* When the city approves a conditional use, it may impose such conditions of approval in conformity with the intent and provisions of this title as it deems necessary in order to protect the public health, safety, and welfare. Such conditions may involve requirements which exceed the minimum site design standards for the district. Conditions may include, but are not limited to, conditions which:
1. Limit the manner in which the use is conducted, including restricting the time an activity may take place.
 2. Restraints to minimize such environmental effects as noise, vibration, and odors.
 3. Establish special yards, other open spaces and additional lot area requirements.
 4. Limit the height, size, and location of buildings and other structures.
 5. Designate the size, number, location, and nature of vehicular and pedestrian access points (including the sharing of access with other lots).
 6. Increase the amount of public right-of-way, roadway width, and improvements required within the street right-of-way.
 7. Designate the size, location, screening, drainage, surfacing, and other characteristics of a parking or loading area (including the sharing of parking areas with other lots).
 8. Limit or otherwise designate the number, size, location, height, and lighting of signs within the bounds of Chapter 14-11.
 9. Require the use of shielding and other site planning techniques to limit the spillover of light into adjacent properties.
 10. Require berms, screening, landscaping, and other buffering to protect nearby property and designate standards for installation or maintenance of the facility.
 11. Designate the size, height, location, and materials for a fence or wall.
 12. Require development techniques which protect existing trees, vegetation, water resources, and other significant natural resources.
 13. Take into account the size, style, history, and appearance of a structure.
 14. Specify other conditions to permit development in conformity with the intent and purpose of this chapter and the City's Comprehensive Plan, including limits on the effective period of the conditional use.
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15. A time limit may be placed on the approval, after which the DRC, PAB, and City Commission shall re-review the conditional use and determine if additional conditions of approval or an extension of the time frame is needed.
 - a. The review may be shortened to one or more of the review bodies listed above as part of the approval conditions.
 16. An expiration date may be placed on the approved conditional use permit, all activities, structures and improvements to the property associated with the conditional use shall be removed.

H. *Effective period of conditional use approval.*

- a. A conditional use, as provided herein, shall be effective for a period of 12 months from the date of final approval unless a building permit or business tax receipt (BTR) for the project is issued on or before the last day of the 12th month following the date of approval. If no building permit or BTR has been issued within this time frame, the conditional use shall expire. Approval shall remain effective while an active building permit is in effect for the project. Upon application to the Development Services Director prior to the expiration date, the effective period may be extended for up to an additional three months for good cause. An additional extension of up to nine months may be granted by the City Commission for good cause.
- b. A conditional use that has not been in operation for a period of 12 months shall be considered discontinued and would need to receive a new approval.

I. *Communication towers and facilities.* If a communication tower or facility requires a conditional use, all standards of section 14-6-38 must be followed.

J. *Violations of conditions of approval, the City Code of Ordinances, State and Federal laws.* Any failure to adhere to the terms and conditions of the approval, the City Code of Ordinances, and State and Federal laws shall be considered violations of this title and shall be subject to the immediate revocation of the conditional use permit by the City Manager.

(Code 1995, § 14-2-206; (Ord. No. 2038, 12-20-1994; Ord. No. 2122, 8-20-1996; Ord. No. 2139, 11-26-1996; Ord. No. 2157, 2-4-1997; Ord. No. 2158, 2-4-1997; Ord. No. 2210, 3-3-1998; Ord. No. 2237, 6-23-1998; Ord. No. 2264, 3-16-1999; Ord. No. 2678, 5-13-2008; Ord. No. 2690, 6-10-2008; Ord. No. 2692, 6-24-2008; Ord. No. 3034, § 1(14-3-29), 8-4-2020)

Business Impact Estimate

Proposed ordinance's title/reference: **PROPOSED ORDINANCE NO. 26-11**

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Proposed Ordinance 26-11 amends the review procedure for Conditional Uses to add the City Commission as the final reviewing body, adds standards for site plan revisions, and adds provisions for timeframes on conditional use approvals. This is to ensure approvals are meeting the goals of the City of Kissimmee and to add waivers that assist qualifying applicants.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The City does not anticipate that this ordinance will impose a new fee or cost for private for-profit businesses within the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The City does not anticipate that this ordinance will financially impact any businesses.

4. Additional information the governing body deems useful (if any):

**CITY OF KISSIMMEE
NOTICE OF PUBLIC HEARING
LAND DEVELOPMENT CODE TEXT AMENDMENT**

The City of Kissimmee proposes to adopt the following ordinance that would amend the standards for conditional uses, including (but not limited to): site plan waivers, timeframes for approval, and adding the City Commission as the final reviewing authority, amending those sections of the Land Development Code as described below. A public hearing on this proposal will be held by the City of Kissimmee Planning Advisory Board (PAB) to consider the proposed ordinance on **Wednesday, April 1, 2026** at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

A public hearing to consider the proposed ordinance will be held by the City of Kissimmee City Commission for the First Reading on **Tuesday, April 7, 2026** and the Second and Final Reading on **Tuesday, April 21, 2026** at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

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

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

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

In accordance with Florida Statutes 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

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