



MEETING AGENDA
SESSION OF THE COMMISSION WORKSHOP (FOOD TRUCKS AND
COMMERCIAL VEHICLE REGULATIONS)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, APRIL 14, 2026 AT 5:00 PM

- 1. MEETING CALLED TO ORDER**
- 2. WORKSHOP BUSINESS**
 - 2.A Discussion of Ordinance Changes Concerning the Allowance of Food Trucks for Special Events
 - 2.B Discussion Regarding Commercial Vehicles in Residentially-Zoned Areas of the City
- 3. GENERAL DISCUSSION**
- 4. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Commission Workshop (Food Trucks and Commercial Vehicle Regulations) 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 2.A

Discussion of Ordinance Changes Concerning the Allowance of Food Trucks for Special Events

Request

Staff is requesting direction from the City Commission on the regulation of food trucks allowed as part of extended special events, when approved through the Conditional Use process.

Explanation

The City Commission currently has a moratorium on special events with food trucks and conditional use permits extending the time limits beyond those allowed for special events. Specifically, Section 14-6-28 (B) allows for special events longer than the 20 days per year for single-use sites and 30 days per year for multi-tenant sites when authorized through conditional use and site plan approval.

Currently, food trucks are only allowed in the City under the following provisions:

1. When approved as part of a Special Event permit. Such permits are limited to 20 days per year for single-use and 30 days per year for multi-tenant sites.
2. When approved as part of an extended special event authorized via a Conditional Use permit.
3. When approved as part of a special event area designated as part of an approved Planned Unit Development (PUD) zoning district.
4. When approved as part of a special event produced by or in partnership with the City.

Staff is seeking direction from the City Commission on how it would like to change the regulation of food trucks as part of special events. During a previous workshop on a different topic, these six points were listed as items to discuss.

- Eliminate provision allowing weekly food truck events or food truck parks approved via a conditional use permit under an extended special event.
- Should the City allow more food truck parks? If so, what would the criteria be for that approval, and what is the best approval process?
- Fairness for brick and mortar restaurants who pay taxes and impact fees on their permanent locations.
- Is there a maximum number of food trucks the Commission would like to see at any given location or even City-wide?
- Should food trucks or food truck parks continue to be allowed with a PUD zoning?
- Should vacant or undeveloped land be allowed to have food trucks or food truck parks?

The direction sought regarding this ordinance will not affect food trucks allowed during events on City property or public right-of-way as part of a City event.

Staff is seeking direction from the City Commission.

Recommendation

Commission direction to City staff regarding the regulation of food trucks as part of extended special events.

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Commission Direction

Department: Development Services

Presenter:

Attachment(s):

None

ITEM 2.B

Discussion Regarding Commercial Vehicles in Residentially-Zoned Areas of the City

Request

Staff requests Commission direction on proposed Code amendments regarding the parking of commercial vehicles in residentially-zoned areas.

Explanation

The current code regulating the parking of commercial vehicles in residentially-zoned areas of the City is in need of revision. The current code uses Gross Vehicle Weight as one of the primary methods of determining which commercial vehicles are allowed.

Under the current code language, Code Enforcement addressed 252 commercial vehicle violations in 2025. However, with the current language relying on Gross Vehicle Weight, certain vehicles commonly used for personal use would be prohibited, while some smaller trucks used for business use would be allowed. Therefore, an update of the code is necessary to ensure violations that are enforced reflect the policy desires of the Commission.

Staff will present examples of how other jurisdictions manage commercial vehicles in residential areas, as well as examples of various types of commercial vehicles and their Gross Vehicle Weight Ratings.

Recommendation

Staff requests Commission direction.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: Development Services

Presenter:

Attachment(s):

None