



**MEETING MINUTES**  
**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**

**Members Present:** Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

**Staff Present:** City Manager Mike Steigerwald, Interim City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 5:00 PM.

**2. WORKSHOP BUSINESS**

**2.A Discussion of Ordinance Changes Concerning the Allowance of Food Trucks for Special Events**

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.

City Manager Steigerwald opened the meeting, outlining current allowances under the city code and seeking direction on whether changes are needed. Mayor Espinosa opened for public comment. Residents submitted comment cards ("Exhibit A") and raised concerns about non-compliance, enforcement, inspections, and fairness in zoning, including the use of temporary event permits versus a PUD process and the impacts food trucks have on the city and small businesses. One opposing speaker provided a handout ("Exhibit B"), while the property owner of a current conditional use permit explained her application process.

Commissioners discussed potential conflicts of interest, including a recusal request, and broader policy approaches such as the existing temporary moratorium adopted in September. They considered operational limits, special event permit durations, and whether to continue allowing conditional use permits. Development Services Director Craig Holland reviewed the permitting process, noting that both conditional use permits and PUDs include revocation provisions for violations, and that applicants may choose the faster, lower-cost permit option. Coordination between food truck operators and property owners is not regulated by the city. The Commission also discussed increasing fines and strengthening enforcement provisions, noting that significant noncompliance has not yet been an issue.

Commissioner Martinez made a motion to keep section 14-6-28(B) of the city code as is with no changes. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez

NAY: Mayor Espinosa, Commissioner Ortiz

Motion carried 3 - 2.

**2.B**

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

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

City Manager Steigerwald reviewed a handout ("Exhibit C") addressing commercial vehicles in residential districts, including modern vehicle weights, proposed thresholds, and how neighboring jurisdictions regulate similar issues. Three options (A, B, and C) were presented to the Commission for consideration. The proposed ordinance revisions would incorporate gross vehicle weight rating ("GVWR") to clarify enforcement, while also increasing allowable limits. Benchmarking showed surrounding jurisdictions typically set thresholds between 10,000 and 15,000 pounds.

Mayor Espinosa opened for public comment, and residents submitted comment cards ("Exhibit D") expressing both support and opposition to allowing commercial vehicles in residential areas. Discussion included storage concerns and the impact on tradespeople who rely on work vehicles. One resident shared a specific case and provided a handout ("Exhibit E"), prompting Deputy Manager Austin Blake to clarify the distinction between gross vehicle weight and a GVWR, noting that manufacturer specifications must be reviewed to determine compliance, which can be verified through federal databases using a vehicle identification number.

The discussion focused on residential regulations, acknowledging existing exemptions for certain vehicles, such as tow trucks and railroad response units, which are not subject to enforcement.

The Commission reached consensus to proceed with Option B, with the proposed ordinance to return for two public hearings.

**3. GENERAL DISCUSSION**

**4. ADJOURNMENT**

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:32 PM.



ATTEST:

*Tameara Crespo*

CITY CLERK

*Jackie Espinosa*

MAYOR-COMMISSIONER

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/11

"EXHIBIT A"

AGENDA ITEM #: \_\_\_\_\_

NON-AGENDA ITEM: Food Trucks

NAME: STELLA SIRACUSA

ADDRESS: 596 E. Osceola CITY: KISS STATE: FL ZIP: 34744

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- I SUPPORT THIS AGENDA ITEM
- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/14/26

AGENDA ITEM #: 2: A

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Lisandra Roman

ADDRESS: 711 S. Emory Ave CITY: KISSIMMEE STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
- I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- I SUPPORT THIS AGENDA ITEM
- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/14/26

AGENDA ITEM #: Food truck

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Madeira Cassiano

ADDRESS: 4030 Waker Ave CITY: St Cloud STATE: FL ZIP: 34772

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
 I SUPPORT THIS AGENDA ITEM  
 I OPPOSE THIS AGENDA ITEM  
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/14/2026

AGENDA ITEM #: Food trucks

2A - 2B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Richard Heiby

ADDRESS: \_\_\_\_\_ CITY: Kiss STATE: FL ZIP: 34746

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/1/26  
AGENDA ITEM #: 2A ~~A~~ 2B  
NON-AGENDA ITEM: \_\_\_\_\_  
NAME: William Evans  
ADDRESS: 1775 sunny st CITY: Kiss STATE: FLA ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/14/2026  
AGENDA ITEM #: 2A  
NON-AGENDA ITEM: \_\_\_\_\_  
NAME: Jeremy Petzer  
ADDRESS: 120 Broadway Ste 304 CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK  
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK  
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## Resident Petition – Traffic, Safety, and Visual Impact Objection Petición de Residentes – Objeción por Tráfico, Seguridad e Impacto Visual

Proposed Food Truck Park (Multiple Food Trucks at One Location) / Propuesto Parque de Food Trucks (Múltiples unidades en una sola ubicación)  
S. John Young Parkway at 1985 S. John Young Pkwy, Kissimmee, FL 34741

### Petition Question / Pregunta de la Petición

Given the existing traffic congestion along the S. John Young Parkway corridor, do you oppose allowing a food truck park (multiple food trucks operating at a single location) at this location due to traffic impacts, safety concerns, increased trash, negative visual impact, potential economic impacts on nearby established small businesses that maintain permanent facilities and ongoing regulatory costs, and concerns regarding consistent oversight and enforcement of health, sanitation, and safety standards in a high-density, multi-vendor environment?

Dado el tráfico existente en el corredor de S. John Young Parkway, ¿usted se opone a permitir un parque de food trucks (múltiples unidades operando en una sola ubicación) en este lugar debido al impacto en el tráfico, preocupaciones de seguridad, aumento de basura, impacto visual negativo, posibles efectos económicos en negocios pequeños cercanos que mantienen instalaciones permanentes y costos regulatorios continuos, y preocupaciones sobre la supervisión y cumplimiento constante de normas de salud, saneamiento y seguridad en un entorno de alta densidad con múltiples vendedores?

*This petition addresses land-use, traffic, safety, and community impacts only.  
Esta petición se enfoca únicamente en el uso del terreno, tráfico, seguridad e impacto comunitario.*

### Statement of Opposition / Declaración de Oposición

I am directly affected by the proposed food truck park (multiple food trucks operating at a single location) and oppose its approval due to traffic congestion, safety concerns, trash, parking impacts, negative visual impact, potential economic impacts on nearby small businesses, and concerns regarding consistent oversight and enforcement of health, sanitation, and safety standards.

Estoy directamente afectado por el propuesto parque de food trucks (múltiples unidades en una sola ubicación) y me opongo a su aprobación debido a la congestión vehicular, preocupaciones de seguridad, basura, estacionamiento, impacto visual negativo, posibles efectos económicos en negocios pequeños cercanos y preocupaciones sobre la supervisión constante de normas de salud y seguridad.

### Signatures / Firmas (check applicable boxes / marque las casillas)

Name / Last Name	Signature / Firma	Address / Dirección	City & ZIP	Date / Fecha	Owner/Renter	Business Affected	Traffic	Safety	Trash	Eyesore	Parking
Hernandez	[Signature]	11043 Barcelona Dr	32741	4-11-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vladimir Diaz	[Signature]	1040 Barcelona Dr	34741	4-11-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Odair Torres	[Signature]	1040 Barcelona Ave	34741	4-11-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Juditha Maldon	[Signature]	1016 Barcelona Dr	34741	4/11/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alahueca	[Signature]	1016 Barcelona Dr	34741	4/11/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seidman	[Signature]	102 Barcelona Dr	34741	4/11/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Katherine Deyuan	KD [Signature]	2019 Balboa Way	34741	4/12/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Arthur	[Signature]	2023 Balboa Way	34741	4/12/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Silvia Espinoza	[Signature]	2104 Balboa Way	34741	4/12/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Miguel Bustina	[Signature]	2104 Balboa Way	34741	4/12/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SUECLEMENTS	[Signature]		34741	4/12/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1024 Barcelona Dr







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### Signatures / Firmas (check applicable boxes / marque las casillas)

Name / Last Name	Signature / Firma	Address / Dirección	City & ZIP	Date / Fecha	Owner/Renter	Business Affected	Traffic	Safety	Trash	Eyesore	Parking
Shirley Taylor	<i>Shirley Taylor</i>	1705 Hiawatha Dr.	Kissimmee FL	4/13/26	<input checked="" type="checkbox"/>	Restaurants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pedro Figueroa	<i>Pedro Figueroa</i>	1705 Hiawatha Dr.	Kissimmee FL	4/13/26	<input checked="" type="checkbox"/>	Restaurants Church	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Suffield	<i>Gary Suffield</i>	1311 Greenbrook Ave	Kissimmee FL	4/13/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mary Jane	<i>Mary Jane</i>	1311 Greenbrook Ave	Kissimmee FL	4/13/26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boggs D	<i>Boggs D</i>	1311 Greenbrook Ave	Kissimmee FL	4-13-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Williams Kim	<i>Williams Kim</i>	1821 Osceola Park Dr	Kissimmee FL	4-13-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gilpin V	<i>Gilpin V</i>	1713 Osceola Park Dr	Kiss, FL	4-14-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Powers C	<i>Charles Powers</i>	1713 Osceola Park Dr	Kiss, FL	4-14-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Linsmark	<i>Linsmark</i>	1807 Osceola Park Dr	Kiss, FL	4-14-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TROUS	<i>Charles Trous</i>	1806 Hiawatha Dr	Kissimmee FL	4-14-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mundy	<i>Mundy</i>	1806 Hiawatha Dr	KISSIMMEE	4-14-26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*Sylvia*







# CITY COMMISSION WORKSHOP

## Commercial Vehicles in Residential Districts Discussion

April 14, 2026 | Article III, Secs. 42-67 through 42-71 | Ch. 14-2 Definitions

### 1. THE ISSUE

Our code restricts commercial vehicles in residential areas using weight thresholds set in the 1990s. During the public hearing process for a proposed amendment to correct a known drafting error, further staff analysis revealed that the weight thresholds themselves need to be revisited. This workshop presents the full picture so the Commission can provide direction on a comprehensive update.

- **Drafting Error:** Sec. 42-68 says "gross vehicular weight" but omits the word "rating." A recent code case was dismissed because the language did not match the industry-standard term, Gross Vehicle Weight Rating (GVWR).
- **Outdated Threshold:** Since the 1990s, vehicles have gotten significantly larger and heavier. Many common work vehicles, even a basic utility van or half-ton pickup, now approach or exceed the 8,000 lb limit.

### 2. WHAT OUR CODE SAYS

The LDC (Ch. 14-2) contains **two separate definitions** that work together:

Term	LDC Definition (Ch. 14-2)
<b>Commercial Vehicle</b>	<i>Any vehicle designed or operated primarily for the transportation of persons or property in the furtherance of any commercial, industrial or business enterprise and includes any truck, van, panel-type vehicle, taxi, bus, wrecker, utility type vehicle, dump truck, or any other vehicle operated for compensation.</i>
<b>Heavy Commercial Vehicle</b>	<i>A motor vehicle with: (A) GVWR of 26,001 lbs or more; (B) more than 35 ft long; or (C) more than two axles. Also includes truck tractors and semitrailers over 25 ft. [Aligned with F.S. § 320.01(25)]</i>

The definitions are sound and use-based. The issue is the outdated weight thresholds in Secs. 42-68 (8,000 lbs ungaraged) and 42-69 (10,000 lbs garaged) that determine which commercial vehicles may park in residential areas.

### 3. MODERN VEHICLE WEIGHTS VS. CURRENT CODE THRESHOLDS

GVWR is the manufacturer's maximum safe operating weight (vehicle + passengers + cargo + fluids):

Vehicle	Type	GVWR Range	Exceeds 8K?
Ford F-150 (various)	Half-ton pickup	6,050–7,850 lbs	Some configs
Ford F-250 / Ram 2500	¾-ton pickup	9,500–10,000 lbs	✓ YES
Ford Transit Van (base)	Utility/work van	8,670–11,000 lbs	✓ YES
Ram ProMaster / Sprinter	Cargo van	8,550–11,500 lbs	✓ YES
Ford F-350 / Ram 3500	One-ton pickup	11,500–14,000 lbs	✓ YES

### 4. HOW NEIGHBORING JURISDICTIONS HANDLE THIS

Jurisdiction	Weight / Size Limit	Key Features
<b>Osceola County</b>	15,000 lbs GVW	Applies to all large vehicles (not just commercial). Allowed if garaged or fully shielded from public view.
<b>St. Cloud</b>	1½-ton capacity	No parking in residential zones except during active business hours (7am–8pm), in an enclosed garage, or behind an opaque fence with no part visible.
<b>Orlando</b>	10,000 lbs GVW or >80" wide	Also captures any vehicle designed/equipped for trade or displaying a sign. Must be garaged or behind opaque fence if stored.
<b>Tampa</b>	10,000 lbs GVW + dimensions	Max 9 ft wide, 22 ft long, 10 ft tall. Allowed adjacent to owner's residence if within those limits. Permitted in any enclosed structure.
<b>Kissimmee (current)</b>	8,000 lbs (ungaraged) / 10,000 lbs (garaged)	One commercial vehicle per residence. No dimension or appearance-based criteria. Lowest weight threshold among peer cities.

*Kissimmee currently has the lowest weight threshold of any peer jurisdiction reviewed. Orlando and Tampa both use 10,000 lbs, while Osceola County allows up to 15,000 lbs. Tampa also adds dimension-based standards.*

#### ⚠ Recent State Legislation: HB 1203 (Effective July 1, 2024)

Florida now prohibits HOAs from banning work vehicles in owner driveways unless the vehicle meets the state's heavy commercial motor vehicle definition (§ 320.01(25): 26,001+ lbs / 3+ axles). This applies to HOAs, not municipalities, but signals the Legislature's direction on work-vehicle rights.

## 5. OPTIONS FOR THE COMMISSION

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### OPTION A: Fix the Drafting Error Only (Minimal Change)

- Correct "gross vehicular weight" to "gross vehicle weight rating (GVWR)" in Secs. 42-68 and 42-69.
- Keep existing thresholds: 8,000 lbs ungaraged / 10,000 lbs garaged.
  - **Pro:** Quick fix; restores enforceability after the dismissed case.
  - **Con:** Does not address outdated thresholds. Kissimmee remains the most restrictive among peer cities reviewed.

### OPTION B: Fix the Error + Raise the Weight Thresholds

- Correct the GVWR terminology.
- **Raise ungaraged limit to 10,000 lbs GVWR** (covers most half-ton and ¾-ton pickups, standard vans). Aligns with Orlando and Tampa.
- **Raise garaged limit to 14,000 lbs GVWR** (covers one-ton pickups and larger cargo vans when stored in a garage).
  - **Pro:** Balances livelihoods with neighborhood character. Reflects modern vehicle sizes. Aligns with peer cities and FHWA Class 1–2 (light-duty) standards. Keeps existing LDC definitions intact.
  - **Con:** Some residents may feel any increase allows more commercial activity in neighborhoods.

### OPTION C: Hybrid Approach: Raise Thresholds + Add Appearance Standards

- Correct the GVWR terminology and raise thresholds (as in Option B).
- **Add appearance-based criteria** similar to Tampa's approach:
  - Limit to one commercial vehicle per residence (ungaraged).
  - Set maximum vehicle dimensions (e.g., 9 ft wide, 22 ft long, 10 ft tall).
  - Restrict visible external equipment (mounted ladders, tanks, tools beyond a set size).
  - Require opaque screening if vehicle exceeds dimension limits but is stored on-site.
  - **Pro:** Directly targets visual impact rather than using weight alone as a proxy. Mirrors Tampa's tested approach. Addresses the concern that neighborhoods look rundown.
  - **Con:** More complex to draft and enforce; may require more subjective judgment by code enforcement officers.

## 6. KEY CONSIDERATIONS

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- **Livelihoods:** Many residents depend on work vehicles parked at home, including contractors, plumbers, electricians, landscapers, and mobile service providers. Overly restrictive rules burden working families.
- **Neighborhood Character:** Large commercial vehicles, heavy equipment, and unkempt work vehicles can affect property values and quality of life. Regulations should target genuinely disruptive vehicles, not everyday pickups.
- **Enforceability:** The dismissed case shows the importance of precise language. Any amendment must use the correct industry term (GVWR) and be clear enough for consistent enforcement.
- **Legislative Trend:** HB 1203 (2024) signals growing state protection for workers' right to park work vehicles at home. Updating our code proactively aligns with this direction.

### STAFF RECOMMENDATION

At a minimum, correct the drafting error (Option A) to restore enforceability.

Staff recommends the Commission also consider **Option B or C** to modernize the weight thresholds, reflecting the realities of today's vehicles and aligning with peer jurisdictions, while maintaining protections for residential neighborhood character.

The existing LDC definitions for "commercial vehicle" and "heavy commercial vehicle" are sound and do not require amendment.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/14/2026

"EXHIBIT D"

AGENDA ITEM #: 2B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Jeremy Fetzert

ADDRESS: 120 Broadway Ste 304 CITY: Kissimmee STATE: FL ZIP: 34741

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- I OPPOSE THIS AGENDA ITEM
- NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
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- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

"EXHIBIT E"

DATE: 4-14-2026

AGENDA ITEM #: 2B

NON-AGENDA ITEM: \_\_\_\_\_

NAME: Fernando Hom5

ADDRESS: Jose Volencic CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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f350 2001 box truck weigh



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## AI Overview

A 2001 Ford F-350 box truck will have a curb weight around **5,500 to 6,000 lbs**, but the exact weight varies depending on the configuration. For a more precise weight, you can estimate by subtracting the payload from the gross vehicle weight rating (GVWR), or by taking the vehicle to a public scale.

### Estimated curb weight by configuration

- **Regular Cab:** Approximately 5,588 lbs
- **Crew Cab:** Approximately 5,760 lbs to 6,140 lbs
- **Super Cab:** Approximately 5,461 lbs

### Estimating total weight

- **Estimate using GVWR and payload:**
  1. Find the Gross Vehicle Weight Rating (GVWR) of the specific truck, which is the maximum weight the truck can carry when fully loaded.
  2. Find the payload capacity for that truck.
  3. Subtract the payload from the GVWR to get a close estimate of the curb weight. For example, a truck with a 9,900 lb GVWR and a 3,670 lb payload would weigh approximately 6,230 lbs, which can then be used to estimate the gross weight.
- **Weigh it directly:** For the most accurate weight, use a public scale to weigh the vehicle (both empty and with its load).

Does anyone know by chance the gross weight of a Single ...

Apr 3, 2023 — Comments Section. nineninezero. • 3y ago. What you're looking for is the curb weight. Best way would obviously be throw...

Reddit

## 2001 Ford F350 Specs, Features & Options - Kelley Blue Book

14,400 lbs, 14,400 lbs. Payload. 3,465 pounds, 3,205 pounds, 3,410 pounds, 3,838 pounds, 3,974 pounds. Body Styles. Pickup, Pickup...

 Kelley Blue Book 



## Used 2001 Ford F-350 Super Duty Crew Cab Specs & Features

Table\_title: Overview Table\_content: header: | Drive Type | four wheel drive | row: | Drive Type: Payload Capacity | four wheel dr...

 Edmunds 



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Kelley Blue Book

<https://www.kbb.com> › ford › 2001 › specs

## 2001 Ford F350 Super Duty Crew Cab Specs, Features & ...

2001 Ford F350 Super Duty Crew Cab Specs, Features & Options ; 257.6 inches · **3838 pounds** ; 241.4 inches · 3974 pounds.

### People also ask

How much does a 2001 F350 Super Duty weigh? 

How much does a Ford F-350 box truck weigh? 

How much does a 2000 F350 7.3 weigh? 

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Ford-Trucks.com

<https://www.ford-trucks.com> › forums › 188994-how-m...

## How much does a F350 weigh?

Jan 6, 2004 – The specs (actually for a 2001, but should be close) seem to indicate that my 7.3L crew cab short box F350 should weigh **around 6000 pounds**.

**F-350-gvwr????** - Ford **Truck** Enthusiasts Forums 10 posts Jul 28, 2003

Actual **weight** of unloaded CC **F350** 4X4 33 posts Sep 1, 2010

More results from [www.ford-trucks.com](http://www.ford-trucks.com)



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<https://www.edmunds.com> › ford › 2001 › features-specs

## Used 2001 Ford F-350 Super Duty Specs & Features

98.6 in. Turning circle, 61.6 ft. **Curb weight, 6,140 lbs.** Maximum towing capacity, 10,000 lbs. Maximum payload, 4,310 lbs. Gross weight ...



powerstroke.org

<https://www.powerstroke.org> › threads › how-much-do...

## How much does your truck weigh? - PowerStroke.org

Sep 29, 2017 – My 2002 F350 CC LB DRW 4X4 as pictured weighs **9,340 lbs** with the kid, wife and me in it, full tank and all my tools/gear.



Reddit · r/Diesel

10+ comments · 2 years ago

## Does anyone know by chance the gross weight of a Single ...

From my quick search on isecars, it's **around 5500-6000lbs**.

Has anyone here had their **truck weighed**? There ... - Reddit 14 posts Apr 20, 2023

**2001 F350** 7.3L Crew Cab SRW 4WD + Lance 990 ... 7 posts Jan 25, 2023

More results from [www.reddit.com](http://www.reddit.com)



Ford-Trucks.com

<https://www.ford-trucks.com> › Specifications › 2001

## 2001 Ford Super Duty Specifications

**6084 lbs.** Super Duty F-350 SuperCab Styleside Pickup (141.8 " wb.) POWERTRAIN: Refer To The Ordering Guide For ...

F250/F350

F350/F550



Kelley Blue Book

<https://www.kbb.com> > ... > Ford F350 > 2001 Ford F350

## 2001 Ford F350 Specs, Features & Options

2001 Ford F350 Specs, Features & Options ; **3465 pounds** ; 3205 pounds ; 3410 pounds ; 3838 pounds ; 3974 pounds.



Facebook · Ford 7.3 Powerstroke Diesel 99-03

7 comments · 8 months ago

## GVWR and Unladen Weight on F350 Excab RWD

Well, if the GVW is 9700 and you have 8240 **weight** on the **truck** empty . The most you could carry is 1460 pounds legally. If you want more, ...

Top answer: Well, if the GVW is 9700 and you have 8240 weight on the truck empty . The most you coul...

What is the **weight** of a **F350** SRW pickup **truck**? Nov 20, 2023

**Truck weight** rating concerns with **F350**? Apr 25, 2025

More results from [www.facebook.com](http://www.facebook.com)



Oilburners.net

<https://www.oilburners.net> > threads > weight-of-2001-f...

## Weight of 2001 F-350 X-Cab Dually..... Diesel Truck Forum

May 4, 2005 – I dont have the figures but that thing will weigh in somewhere **between 7800 and 8500 lbs.** May ...



Edmunds

<https://www.edmunds.com> > ... > Specs & Features

## Used 2001 Ford F-350 Super Duty Regular Cab XL

Used 2001 Ford F-350 Super Duty Regular Cab XL - Specs & Features ; Towing Capacity, 10,000 lbs. ; **Curb Weight, 5,588 lbs.** ; Basic Warranty, 3 yr./ 36,000 mi.

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2001 F350 **weight**



F350 2001 box truck weigh in **pounds**



2001 F350 **7.3 payload capacity**



F350 2001 box truck weigh in **kg**



Ford f350 **weight kg**



2001 Ford F-350 engine **7.3L V8 Diesel**



2001 F350 **Crew Cab long bed weight**



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