



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

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of the December 3, 2025 Planning Advisory Board (PAB) Meeting minutes.
 - 3.B Approval of the January 7, 2026 Planning Advisory Board (PAB) Meeting minutes.
 - 3.C Approval of the January 21, 2026 Planning Advisory Board (PAB) Workshop Minutes.
 - 3.D Approval of the April 1, 2026 Planning Advisory Board (PAB) Meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment at 3357 W Vine St., Suite 103 - CU-26-0003
 - 5.B Public Hearing — Conditional Use with Site Plan to establish a tire and window tinting shop – 1110 S John Young Pkwy - CU-25-0012.
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
 - 7.A Motion to adopt procedures for Board Initiated Recommendations
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

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

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

ITEM 3.A

Approval of the December 3, 2025 Planning Advisory Board (PAB) Meeting minutes.

Request

Approval of the December 3, 2025 Planning Advisory Board (PAB) Meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 12.03.2025 PAB Meeting Minutes (002)



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, December 3, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Thomas Kapp, Board Member Lynda Roth , Board Member Jon Arguello, Board Member Javin Lopez

Staff Present: Craig Holland, Director, Doug Etheredge, Assistant Director, John Hambley, Planning Manager, Brenda Ryan, Planning Manager, Ashley Cornelison, Senior Planner, Cristian Arias, Senior Planner, Ryan Altizer, Senior Planner, Kalanit Oded, Deputy City Attorney, Kayla Smith, Planning Technician, Junellyx Cartagena, Administrative Assistant II

Members Absent: Board Member Raymond Sanchez

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

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

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

- 3. MINUTES**

- 4. OLD BUSINESS**

- 5. NEW BUSINESS**

5.A Public Hearing - Proposed Ordinance # 25-21 - Amendments to Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code An Ordinance Amending The Code Of The City Of Kissimmee, Florida Code Of Ordinances Titles; Reorganizing And Updating Chapter 14-11 Signs; Updating Signage Definitions In Chapter 14-2; Repealing All Ordinances In Conflict Herewith And Providing An Effective Date

Senior Planner Ashley Cornelison stated this is a request to amend Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code due to amend these chapters was largely triggered by a Supreme Court determination (Reed v. Town of Gilbert) that signage cannot be treated differently based on content, also that it is necessary to update the signage standards following the 2020 update to the Land Development Code, which established the Form-Based Code Area and replaced the development guidelines in the Vine Overlay and Downtown Community Redevelopment Area Overlay (DCRAO) Design Manual.

Senior Planner Ashley Cornelison stated that after consulting with many professionals including City Commission and Planning Advisory Board, it was obvious that there was a need to create more transparency and considering this feedback, the proposed signage regulations have been streamlined to be clearer by adding imagery for a wide range of people, including developers, business owners and the general public.

Board Member Alex Alemi stated that the sign code may be more complicated than it needs to be as a whole and brought up scenarios to present to the staff to help improve code before for the citizens.

Board Member Jon Arguello agreed with Board Member Alex Alemi regarding creating scenarios to present to the staff to help improve code before for the citizens.

Board continued to discuss the sign code and the restrictions on the yard sign.

Board Member Alex Alemi made a motion to remove the 1st two paragraphs of the Sign Code on page 14.11.24. Board Member Jon Arguello seconded the motion.

AYE: None

NAY: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Arguello, Board Member Lopez

Motion to Approve w/Conditions Failed 0 - 6.

Board Member Alex Alemi made a motion to only remove the 4-12 month restriction of the yard signs in the Sign Code page 14.11.24. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Arguello, Board Member Lopez

NAY: None

Motion to Approve with condition to only remove the 4-12 month restriction of the yard signs in the Sign Code page 14.11.24. Passed 6 - 0.

Board Member Alex Alemi made a motion to approve the sign code with the amended 4-12 month strike. Board Member Jon Arguello seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Arguello, Board Member Lopez

NAY: None

Motion to Approve w/Conditions Passed 6 - 0

6. PUBLIC HEARINGS

7. DISCUSSION

Board discussed combining RC-1 and RC-2 zoning districts.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

10. There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 7:17 PM.

Board Chairman

ATTEST:

Board Secretary

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

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 3.B

Approval of the January 7, 2026 Planning Advisory Board (PAB) Meeting minutes.

Request

Approval of the January 7, 2026 Planning Advisory Board (PAB) Meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 01.07.2026 PAB Minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 7, 2026 AT 6:00 PM**

1. **MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Javin Lopez, Board Member Raymond Sanchez
Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Ryan Altizer, Senior Planner, Courtney Harris, Planner II, Kalanit Oded, Deputy City Attorney, Junellyx Cartagena, Administrative Assistant II
Members Absent: Board Member Lynda Roth, Board Member Thomas Kapp, Board Member Jon Arguello

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

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

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

3. **MINUTES**

- 3.A Approval of the November 5, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Alex Alemi made a motion to Approve. Board Member Robert Bussiere seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Passed 4 - 0.

- 3.B Approval of the November 19, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Alex Alemi made a motion to Approve. Board Member Javin Lopez seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Passed 4 - 0.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

5.A Public Hearing - CU-25-0017 — Conditional Use with Site Plan to establish an office at 1720 W Oak St.

Senior Planner Altizer stated this is a request for approval of a conditional use with site Plan on a residential zoned Parcel on approximately 0.213 acres of land with a medium density residential (RB-2) Zoning Destination. Subject property is 1720 W Oak St.

Senior planner Altizer stated the existing house, including the main area, garage and open porch, was built in 1973. This is supported in the medium density residential zoning district (RB-2), the RB-2 district is primarily designed for locations on the fringe of existing residential areas serving as a transition area between residential neighborhoods and higher-intensity development.

Board member Alemi discussed the requirements to approve the conditional use and felt this item meets all the criteria.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.1, Office Residential (OR), which is intended to accommodate both professional offices, and residential uses and is generally located on the outer fringe of an existing residential area. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 1.0 FAR when used for non-residential uses, or up to 9 dwelling units per acre when used as a residential use.
2. Compliance with the intent of the Medium Density Residential (RB-2) zoning district standards as outlined in Section 14-4-4(D) of the Land Development Code (LDC).
3. Compliance with LDC Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a Site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the code.
4. Compliance with LDC Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.

Staff recommends approval subject to the following conditions:

1. The allowed hours of operation for this office are: Monday to Sunday from 9 am to 5 pm.

Board Member Alex Alemi made a motion to Approve w/Conditions. Board Member Javin Lopez seconded the motion.

1. **The allowed hours of operation for this office are: Monday to Sunday from 9 am to 5 pm.**

AYE: Board Member Alemi, Board Member Bussiere, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

5.B. Public Hearing - LUPA-25-0007 — Amending the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB): 610 Buckley Dr. - Proposed Ordinance #26-01

ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Senior Planner Altizer stated this is a recommendation for approval of a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB). Subject property at 610 Buckley Drive.

Senior planner stated Parcels 1 and 2 currently contain single-family homes, while Parcel 3 is vacant, and the requested future land use change to Industrial Business (IN) and rezoning to Airport Industrial (AI) are consistent with the Comprehensive Plan and Land Development Code (LDC) by supporting compatible industrial centers within the City. The properties would expand the industrial center in the City's southwest quadrant near the airport, concentrating traffic, infrastructure, and industrial impacts in appropriate areas, and because they are within the Conservation Overlay District, any development must include a conservation impact report with site plan or preliminary plat submittal.

City resident Diana Elliot from 730 Buckley Drive has sent an email regarding her concerns with LUPA-25-0007.

Darrell Elliot of 730 Buckley Drive stated that he and his wife have lived at this address for over 11 years, noting that it is a one-way dirt road with only a single point of entry and exit, and expressed that adding an industrial area would be catastrophic to the neighborhood due to the surrounding wildlife and nearby conservation areas, the limited capacity of the road to handle such a change, and the currently quiet nature of the community, further emphasizing that he would be deeply concerned to see the property negatively impacted by the introduction of industrial use, which could also result in environmental harm affecting both wildlife and the overall quality of life.

Board Member Alemi Discussed his concerns with the restrictions on this property.

Debbie Elliot 730 Buckley Drive stated that the road is a single lane with no feasible way to widen it, and she expressed uncertainty as to how this issue would be addressed in order to support the residents in that location, while requesting that this concern be taken into careful consideration.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3: Industrial Business (IN): This land use is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The LDC shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use includes the airport and airport environs within the southwest quadrant of the City. Compliance with LDC Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Board Member Alex Alemi made a motion to Approve. Board Member Javin Lopez seconded the motion.

AYE: Board Member Bussiere, Board Member Lopez, Board Member Sanchez

NAY: Board Member Alemi

Motion to Approve Passed 3 - 1.

5.C. Public Hearing — ZMA-25-0011 — Amending the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI): 610 Buckley Dr. - Proposed Ordinance #26-02

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

Senior Planner Altizer stated this a request for a recommendation of approval of a zoning map amendment to change the zoning map designation from single family residential (RA1) to Airport industrial (AI) to approximately to 5.223 acres of land.

Senior Planner Altizer stated that these parcels are currently vacant or contain single-family residences, and noted that they have been reviewed in accordance with the future land use designation, with much of the relevant information regarding the Conservation Overlay District already presented, and further explained that these properties would contribute to the expansion of the industrial center in the southwest quadrant near the airport.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use included in the airport and airport environs within the southwest quadrant of the City.
2. Compliance with LDC Section 14-4-4(P), AI, Airport Industrial District: This district is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan

- 3. Compliance with LDC Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
- 4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Staff recommends approval subject to the following conditions:

- 1. This is compliant with numbers of plan and the land development code and staffs is recommending approval

Board Member Alex Alemi made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:46 PM.

Board Chairman

ATTEST:

Board Secretary

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

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 3.C

Approval of the January 21, 2026 Planning Advisory Board (PAB) Workshop Minutes.

Request

Approval of the January 21, 2026 Planning Advisory Board (PAB) Workshop Minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 01.21.26 PAB Workshop Minutes



**WORKSHOP MINUTES
SESSION OF THE PLANNING ADVISORY BOARD WORKSHOP
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 21, 2026 AT 6:00 PM**

MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Alex Alemi, Board Member Lynda Roth, Board Member Raymond Sanchez, Board Member Thomas Kapp

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney.

Members Absent: Board Member Javin Lopez, Board Member John Arguello

1. MEETING CALLED TO ORDER

Board Member Robert Bussiere called the meeting to order at 6:00pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

6. PUBLIC HEARINGS

7. DISCUSSION

7A. Board Member Alex Alemi Public Motion Notices

Board Member Alex Alemi Discussed His Motions to allow Conditional Warehouse use in T5-U Zoning, to Eliminate Citywide Parking Minimums, To Merge RC-1 and RC-2 Zoning Districts,

7B. Presentation of Planning and Zoning Department

Planning Manager Brenda Ryan presented brief biographies of the planning staff to introduce them to the advisory board members.

Planning Manager Ryan gave a presentation on the Comprehensive Plan and local Zoning Rules and Regulations.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Board Member Alex Alemi adjourned the meeting at 7:10pm.

Board Chairman

ATTEST:

Board Secretary

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

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 3.D

Approval of the April 1, 2026 Planning Advisory Board (PAB) Meeting minutes.

Request

Approval of the April 1, 2026 Planning Advisory Board (PAB) Meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 04.01.2026 Meeting Minutes



MEETING ACTIONS
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

Members Present: Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Jon Arguello, Board Member Javin Lopez, Board Member Raymond Sanchez

Members Absent: Board Member Lynda Roth, Board Member Thomas Kapp

Staff Present: Craig Holland, Director, Brenda Ryan, Planning Manager, Curtis McGehee, Assistant City Attorney, Ashley Cornelison, Senior Planner, Junellyx Cartagena, Administrative Assistant II, John Hambley, Planning Manager

Chairman Robert Bussiere called the meeting to order at 6:00pm

1. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

2. MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

Board Member Alemi made a motion to recess the meeting from 6:20 p.m. to 6:30 p.m. to observe the Artemis II space shuttle launch. The motion was seconded by Board Member Javin Lopez.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Arguello, Board Member Lopez

NAY: Board Member Sanchez

Motion to approve the recess Passed 4–1.

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

Senior Planner Cornelison stated this is a request of Approval of Amendments to allow Finance,

Insurance, and Real Estate offices on the first floor fronting Broadway and side streets.

Senior Planner Cornelison stated this is a request to amend Figure 5-25, as a portion of the map was left out due to the last update to the Land Development Code and is being requested to be put back in. The bulk of the request is amendments to the Special Requirements Plan and Special Requirements Maps; at present, these do not allow any type of office on the first floor of units fronting Broadway and a couple of the side streets, and that is included in the ordinance language. This proposed ordinance will remove that restriction and will allow not complete office use on the first floor, but finance, real estate, and insurance offices.

Staff Recommends Approval for the following Reasons:

1. Proposed Ordinance 26-10 – strikethrough
2. Proposed Ordinance 26-10 - clean
3. B-1 Zoning District Map
4. Letter from DKC
5. Business Impact Estimate
6. Advertisement

Staff is recommending Approval.

The Board Had a discussion regarding the Office Use establishment on the first floor.

Board Member Alemi made a motion for Approval on Item 5. A. The motion was second by Board member Javin Lopez.

AYE: Board Member Bussiere, Board Member Lopez

NAY: Board Member Alemi, Board Member Arguello, Board Member Sanchez

Motion to Approve Failed 2 - 3.

Meeting recessed at 6:20pm

Meeting reconvened at 6:31pm

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

Board Member Raymond Sanchez made a motion to Approve the continuance of Item 5.B. Board Member Alex Alemi seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Arguello, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Continuance Passed 5 - 0.

5. PUBLIC HEARINGS

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

Board Member Alex Alemi gave notice to make a motion to adopt procedures for board-initiated recommendations.

8. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:32 PM.

Board Chairman

ATTEST:

Board Secretary

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

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A

Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment at 3357 W Vine St., Suite 103 - CU-26-0003

Request

Approval of a Conditional Use with Site Plan Waiver to establish a beauty academy at 3357 W Vine St., Suite 103 within a Mixed Used Urban Corridor (T5-U) Zoning District.

Explanation

Psico-Salud-Belleza Academy would like to expand their business to 3357 W Vine St., Suite 103 for their beauty academy that offer programs that lead to professional licensing in a variety of cosmetic and medical specialties. The new location is within the 3 story Sun Bank Plaza office building that was built in 1986 and will be used for classroom and instructional activities. There are approximately 121 parking spaces surrounding the building with an additional 179 parking spaces on the remainder of the parcel to the southwest providing ample parking to accommodate the academy. The academy will not conduct nail practice or any hands-on nail services. Specifically, no manicure or pedicure practical training is performed, and no nail-related products such as acrylics, solvents, monomers, or similar materials are used at this location. There will be 2 classrooms with no more than 12 students total at any given time. The academy will also include 2 facial practice rooms.

Psico-Salud-Belleza Academy has an existing location at 3497 W Vine St. which is in the adjacent 2 story building to the west which has approximately 37 parking spaces. This location will solely be used for administrative office use and will not have any classroom/instruction or salon service activities occurring.

FINDINGS AND REASONS:

1. Compliance with LDC Section 14-3-29(C)2, site plan waiver criteria for conditional use approval as the existing parking, loading, lighting and other site characteristics have been maintained in great condition and are not impacted by the conditional use, and alterations/construction is limited to interior existing building, and is in compliance with the Land Development Code.
2. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the proposed conditions of approval, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
3. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).
4. Compliance with LDC Section 14-5-4(E), Mixed Use Urban Corridor (T5-U), which is primarily located along Vine Street intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) Master Plan.
5. Compliance with LDC Table 5-1, Permitted Uses, Section 14-5-6, Site Standards, for T5-U zoned property in that educational service establishments may be permitted with Conditional Use approval.
6. Compliance with Future Land Use Policy 1.2.9.3, Mixed Use - Vine Street Overlay District (MU-V) Designation, which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. The maximum development density

and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street CRA Master Plan.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on February 17, 2026.

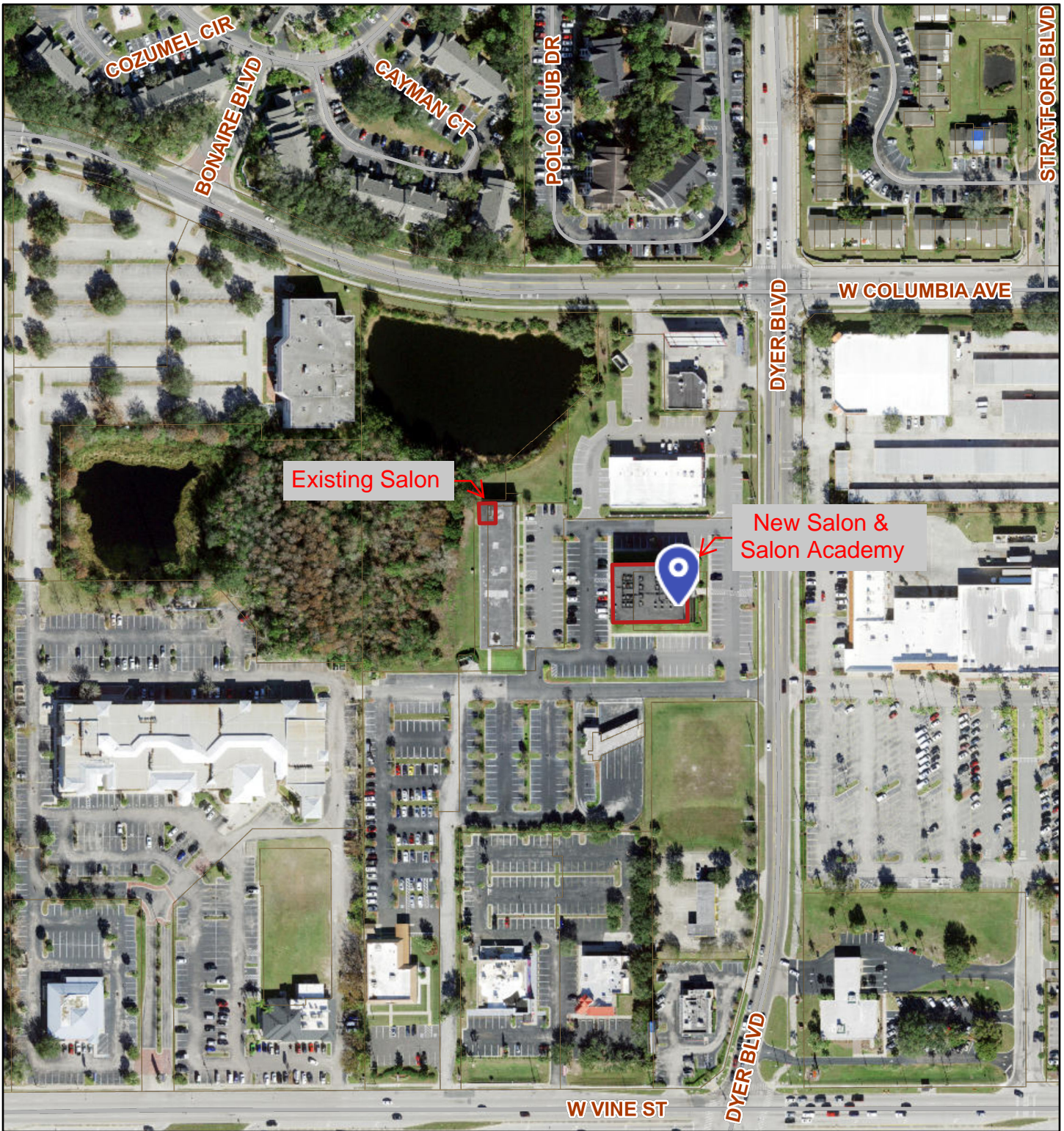
CONDITIONS:

- 1. Approval of a beauty academy and salon at 3357 W Vine St., Suite 103 only. Any expansion or relocation of the beauty academy to another suite(s) requires separate approval by the Planning Advisory Board (PAB).
- 2. Any expansion or relocation of classrooms, practice rooms, or public salon services requires a building permit(s) and may include a separate PAB approval.
- 3. The hours of operation of the academy is Mon-Thurs. from 9am-5pm and Fri.-Sat. from 9am-2pm.
- 4. The maximum number of students at any given time is 12.
- 5. Any manicure or pedicure related services or training that may be added in the future requires the submittal and approval of a building permit.
- 6. Educational Occupancies shall be provided with a fire alarm system in accordance with Section 9.6 per National Fire Protection Association (NFPA) 101 Section 14.3.4.1.1
- 7. Educational occupancy buildings shall be protected throughout by an approved supervised automatic sprinkler system in accordance with Section 9.7 per NFPA 101 Section 14.3.5.1.
- 8. The existing location at 3497 W Vine St. can only be used for administrative offices only. No salon or beauty academy activities are allowed to occur at this location at any time.
- 9. The existing Business License for the existing location at 3497 W Vine St. (BL-000052-2024) must be replaced to reflect administrative office use only at that location.

Attachment(s):

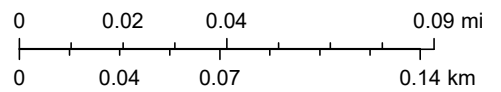
- 1. CU-26-0003 Aerial Map
- 2. CU-26-0003 Vicinity Map
- 3. CU-26-0003 Interior Layout Plan
- 4. CU-26-0003 PAB Ad
- 5. CU-26-0003 Response to Comments
- 6. CU-26-0003 DRC Comments
- 7. CU-26-0003 Supporting Documents

CU-26-0003
Conditional Use
Psico-Salud-Belleza Academy



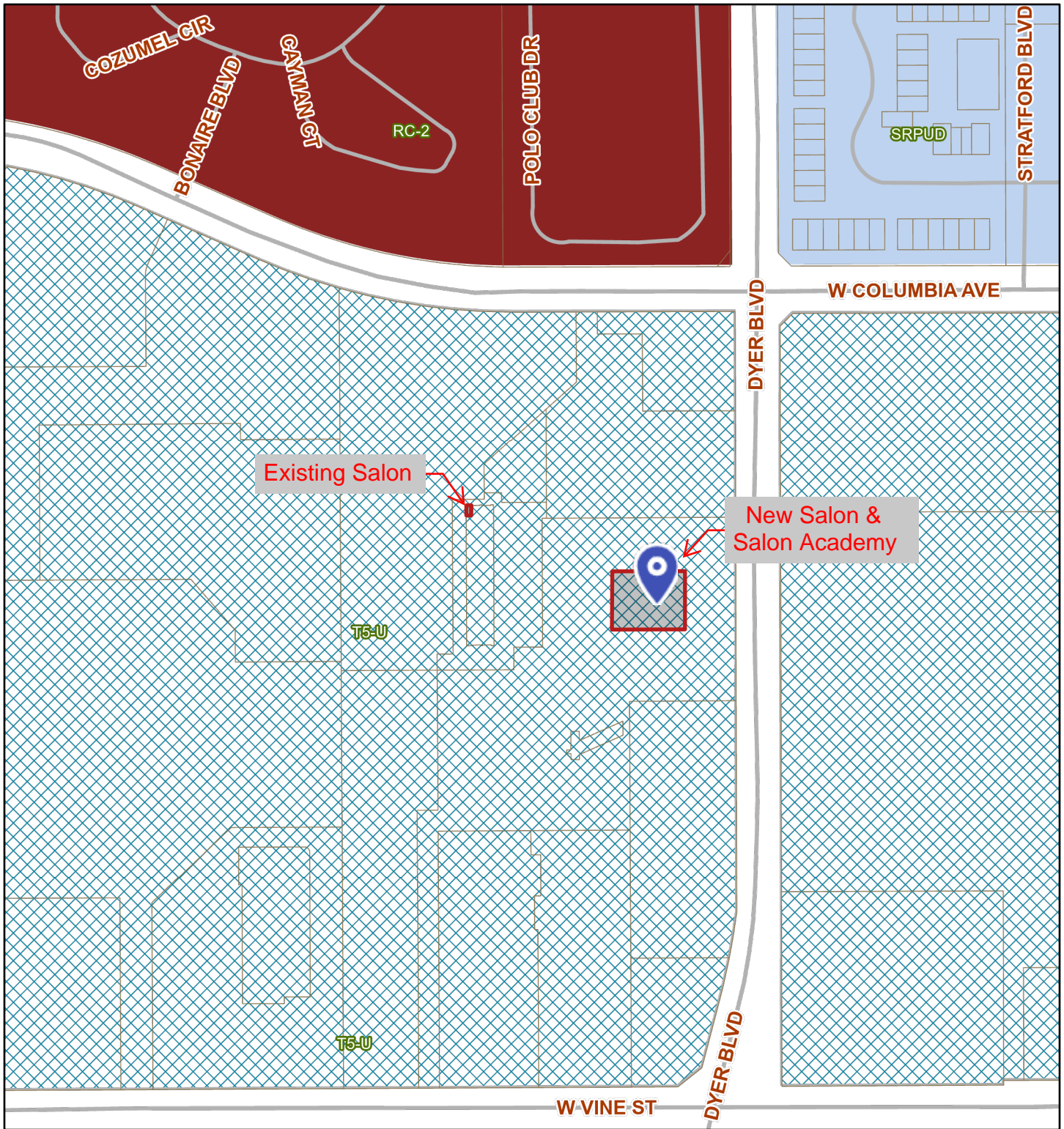
April 14, 2026

1:2,997



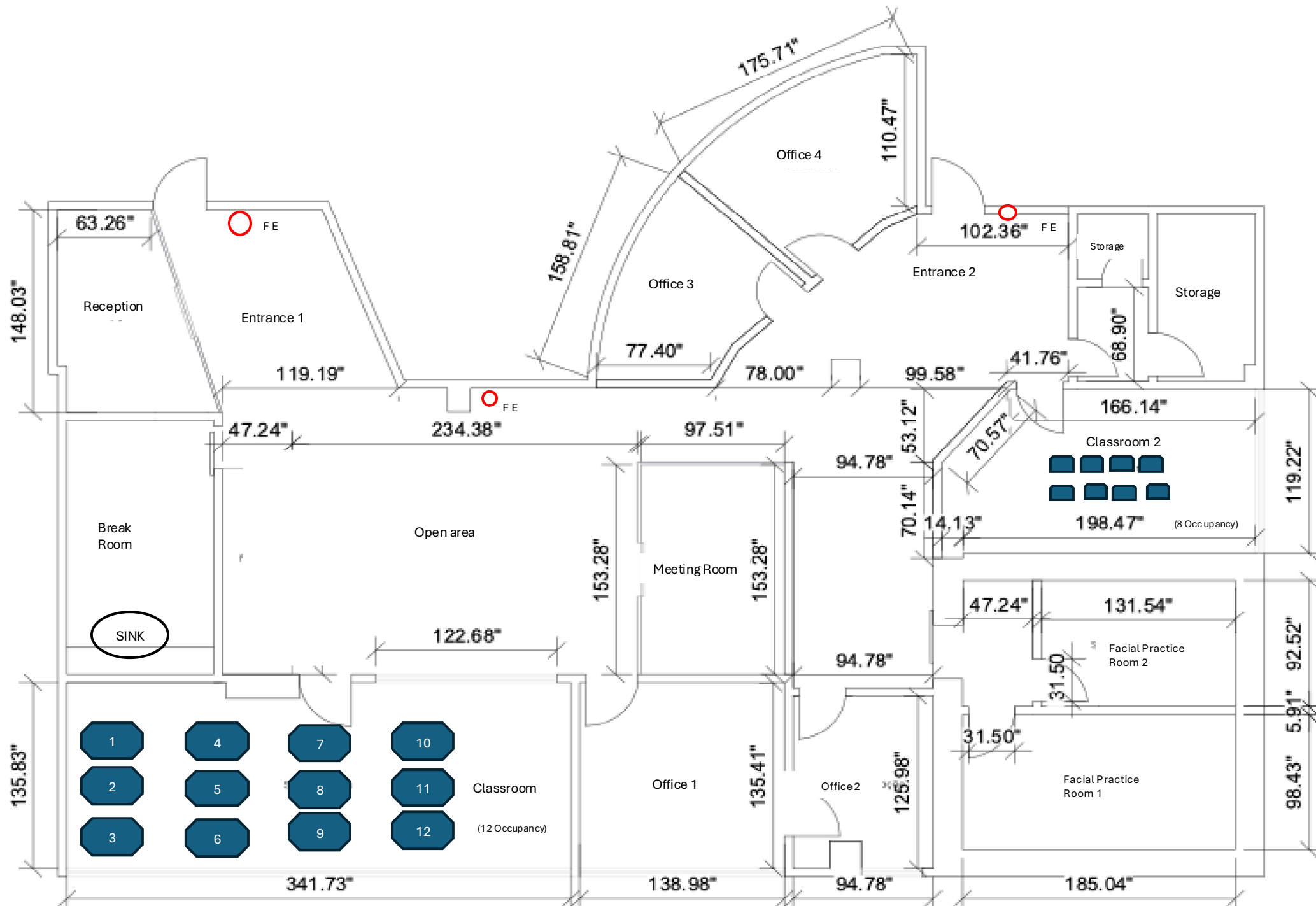
State of Florida, Vantor

CU-26-0003
 Conditional Use
 Psico-Salud-Belleza Academy



Legend

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





**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

City of Kissimmee Planning Services - 140534
101 Church St
Ste 110
Kissimmee, FL 34741

Bill To:

City of Kissimmee Planning Services - 140534
101 Church St
Ste 110
Kissimmee, FL 34741

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of COK AD Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 20 Apr 2026.

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



Rose Williams

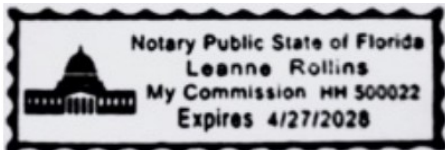
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 20 Apr 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

60303

**CITY OF KISSIMMEE
NOTICE OF PUBLIC HEARING**

The Planning Advisory Board will hold a Public Hearing on Wednesday, May 6, 2026 at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida for an educational service establishment.

The subject property is located 3357 W Vine St., Suite 103 (Parcel ID# 17-25-29-2222-0001-00C0).

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.

Reference# CU-26-0003
Psico-Salud-Belleza Academy

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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)
60303 4/20/2026

60303

PSICOSALUDBELLEZA® ACADEMY

Kissimmee, FL 34741
Phone number: 407-914-5210
info@psicosaludbelleza.com



We appreciate your review and comments regarding the Conditional Use application for the Beauty Academy. Please find below our responses addressing items 1 through 3:

1. Building Location and Expansion Clarification

The existing Beauty Academy is currently located at:

3497 W Vine St., Kissimmee, FL

This is a **two-story building**, where the academy is presently operating.

The proposed expansion will take place at:

3357 W Vine St., Suite 103, Kissimmee, FL

This is a **three-story building**, and the academy will be located on the **ground floor**.

As part of this transition:

- The **current location (3497 W Vine St.) will remain in use only for administrative offices.**
- The **new location (3357 W Vine St., Suite 103) will be used for classrooms and instructional activities.**

This change **does not represent an increase in the number of students**, but rather a **relocation and reorganization of the academic and operational spaces.**

2. Floor Location

The Beauty Academy will be located in the **three-story building at 3357 W Vine St., specifically on the ground floor (Suite 103).**

3. Facial Stations in Practice Rooms

- **Practice Room #1:** 2 facial stations
- **Practice Room #2:** 1 facial station

We trust that the above clarifications address your comments. Please let us know if any additional information or documentation is required.

Thank you for your time and consideration.

ELIO OLIVERO

VP PSICO-SALUD-BELEZA ACADEMY CORP



PSICO-SALUD-BELLEZA ACADEMY

March 24, 2026

Mr. Travis Anderson
Fire Division, City of Kissimmee

Re: CU-26-0003 – Letter Dated February 9, 2026

1. Based on the information provide, the proposed occupancy appears to meet the definition of educational occupancy in accordance with NFPA 101 8th edition 2021 section 6.1.3.1.

Response: Noted, thank you.

2. Educational occupancies shall be provided with a fire alarm system in accordance with Section 9.6. per NFPA 101 sec- 14.3.4.1.1. **Please clarify if the building has an existing fire alarm system. If not, please acknowledge that compliance will be provided in the building review process on the plans.**

Response: The above request has been received, and we will comply with the requirements.

3. Educational occupancy buildings shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7 per NFPA 101 sec- 14.3.5.1. **Please clarify if the building has an existing fire sprinkler system. If not, please acknowledge that compliance will be provided in the building review process on the plans.**

Response: The above request has been received, and we will comply with the requirements.

Thank you,

A handwritten signature in black ink, appearing to read "Elio P. Olivero Blanco", is written over a horizontal line.

Elio P. Olivero Blanco



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

SDOC#: 2025/26-0101

DRC#: CU-26-0003

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

PROJECT NAME: Beauty Academy

Current Zoning: T5-U
Requested Zoning: N/A

PROJECT LOCATION: 3357 West Vine St., Kissimmee, 34741

COMMENTS DUE DATE: 2.11.26

PID: 17-25-29-2222-0001-00C0

This conditional use application for Beauty Academy has no impact on public school capacity.



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

REVIEW DUE DATE: 2/09/2026
PROJECT: Beauty Academy
SITE PLAN (DRC) NUMBER: CU-26-0003
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Erika Allen - 407.518.2168 - Erika.Allen@kissimmee.gov
ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

- Please log in to the Citizen Self Service (CSS) portal at <http://www.kissimmee.gov/energov> to upload any revised plans and/or responses to comments.
- The plans appear to show no site improvements proposed with this application. If any site improvements are later proposed—such as modifications to parking, impervious area, or traffic circulation—a separate review and approval will be required.
- All applicable requirements of the City of Kissimmee Code of Ordinances must be met for any proposed use(s) and associated operations.
- For questions regarding these comments or conditions, please contact the reviewer listed above.



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

ADDRESS: 3357 W Vine St.

DATE: 02/13/2026

PLAN NUMBER: CU-26-0003

PROJECT NAME: Conditional Use – Beauty Academy

REVIEW VERSION NUMBER: V1

**Review Status:
REVISE & RESUBMIT.**

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

1. What building will the beauty academy be located? The site plan highlights 2 buildings What does each building indicate? There is a record of a Business License at 3497 W Vine. Clearly describe what and where the existing beauty academy is and what and where the expansion will take place.
 - a. Narrative describes that the expansion is not an increase of students but there is classroom and office space shown.
2. After identifying which building, what floor will the beauty academy be located? Both buildings are multi story.
3. No nail services but how many facial stations are there in practice rooms #1 and #2?

Advisory Comments

4. Indicate on the plans whether this project will be phased. The project will be delayed if it is decided during or after the construction plan review that the project needs to be phased. Any phasing proposed after construction plan approval requires a revision to the construction plans. The project cannot be phased with the building permit.
5. Signage (if applicable):
 - a) Note that all signage will be reviewed and permitted through a separate building permit.
 - b) Please note that per Code, cabinet signs with internal illumination with translucent background panels are prohibited. When submitting the sign permit, please provide a detail showing how this sign will be illuminated at night. 14-11-3B
6. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees. Contact Toho Water Authority at 407-944-5000 for water/sewer impact fees and the School District for school impact fees.
 - a) The city has adopted new Police and Fire fees. Only building permits submitted and paid for before the effective date of December 25, 2023 will be exempt from the new Police and Fire Impact Fees.
 - b) Parks and Recreation Impact fees, if applicable, will be incrementally increasing on January 1, 2024, and every subsequent year through January 1, 2026.

7. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

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

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

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

ADDRESS: 3357 W VINE ST

DATE 2/9/2026

Permit number: CU-26-0003

**Review Status:
DISAPPROVED**

FIRE DIVISION – Travis Anderson-407-518-2134-travis.anderson@kissimmee.gov

1. Based on the information provide, the proposed occupancy appears to meet the definition of educational occupancy in accordance with NFPA 101 8th edition 2021 section 6.1.3.1.
2. Educational occupancies shall be provided with a fire alarm system in accordance with Section 9.6. per NFPA 101 sec- 14.3.4.1.1. **Please clarify if the building has an existing fire alarm system. If not, please acknowledge that compliance will be provided in the building review process on the plans.**
3. Educational occupancy buildings shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7 per NFPA 101 sec- 14.3.5.1. **Please clarify if the building has an existing fire sprinkler system. If not, please acknowledge that compliance will be provided in the building review process on the plans.**

Advisory notes:

4. **18.3. Water Supplies & Fire Hydrant.18.3.1. An approved water supply capable of supplying the required fire flow, as determined using Table 18.4.5.1.2 of NFPA 1 or an approved equivalent, shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into the city. On-site fire hydrants and fire mains capable of supplying the required fire flow shall be provided when any portion of the facility or building protected is in excess of 500 feet from a water supply on a public street, as measured by an approved exterior route around the facility or building. All measurements for hydrants shall be made in an approved manner around the outside of the building, and along an approved access taken when dealing with retaining walls, fencing, swales, beams or similar obstructions.**
5. **Access boxes shall be required for every building with a required fire sprinkler system or fire alarm system. The access box shall be a type approved by the chief of his designee, and shall contain those necessary keys or other devices necessary to gain access to the building. The owner, lessee, occupier or other person in charge of the building shall have timely notified the chief or his designee of any change in the key or other access devices charged, and ensure that the correct key or other unlocking devices is contained in the access box. Timely notification shall be 24 hours or less.**

6. No master fire (water) main shall be less than eight inches in diameter. The underground fire mains shall start from the point of service (back flow) to 1ft above finish floor. (FS 633.02.(8) and FS 633.02.(18)). A class V contractor's license is required to install an underground fire main. (FS 633.02.4(e)) Underground fire mains shall be submitted for plan review and approval to the Kissimmee Fire Department. The underground fire main shall be inspected and approved by the Fire Department prior the being put into service. (NFPA 24)
7. Hydrants shall be placed at development entrances, other strategic locations and within 100 feet of Fire Department connections (FDC)
8. Additional fire Hydrants maybe required upon calculation of the fire flow. (FFPC NFPA 1 18.5.4.4).
9. Private mains shall be installed according to these standards and in addition, comply with the standards of NFPA 24, Standards for the Installation of Private Fire Service Mains and Their Appurtenances as adopted in the current edition of the Florida Fire Prevention Code, NFPA 1 (as adopted by Section 6-1-1 of the Code).
10. Fire Department connections for fire sprinkler systems, standpipe systems, and combined systems shall meet the same standards as those for fire hydrants and undergrounds which are applicable to the FDCs. For NFPA 13 systems, a hydrant shall be placed within 100 feet of an FDC and the FDC shall be a minimum of 30 feet from the building.
11. All fire hydrants shall have one four and one-half inch steamer and (two) two and one-half-inch ports. Hydrant outlet threads shall have NH standard external threads for the size outlet supplied as specified in NFPA 1963 Standard for Fire Hose Connections (as adopted by Section 6-1-1 of the Code). The center of the steamer shall be 18 inches minimum above grade. The four and one-half inch steamer shall be turned to face the road or access drive. If the hydrant is on a corner, the steamer is to face the main road or accessway.
12. Hydrants shall be placed a minimum of three feet but not greater than five feet from roadways and driveways and a minimum of 12 feet from the Fire Department access road (NFPA 1). They shall not be blocked by hedges, trees, parked vehicles, buildings, fences, utility poles, receptacles, signs, and the like Hydrants shall be placed at least 40 feet from structures. Hydrants within developments shall be placed so that the use of a hydrant and connection to FDCs does not block or prevent the entrance or exit of other emergency vehicles responding to the scene.
13. The Fire Department Connection (FDC) and the Backflow Preventer shall be marked with Fire Department approved signs designed in accordance with Florida Department of Transportation standards and the following:

The signage shall either have a white background and red lettering or red background with white lettering. Lettering shall have a minimum of one and three-fourths inch brush stroke.

 - (A). FDC signage shall have the letters "FDC" and the address of the building it serves.
 - (B). The Backflow Preventer shall have the address of the building it serves.

PSICOSALUDBELLEZA® ACADEMY

Kissimmee, FL 34741
Phone number: 407-914-5210
info@psicosaludbelleza.com



This letter is to formally clarify the scope of activities conducted by **PSICO-SALUD-BELLEZA ACADEMY CORP** at the subject location.

At this facility, the academy **does not conduct nail practice or any hands-on nail services**. Specifically, **no manicure or pedicure practical training is performed**, and **no nail-related products such as acrylics, solvents, monomers, or similar materials are used** at this location.

About the restrooms is located provides **multi-user restroom facilities for both men and women on each floor of the building**.

The restrooms are **shared, with multi-stall facilities**, designed to accommodate **multiple users simultaneously**, and are located within the building's **common areas**. These restroom facilities are **in close proximity to the academy**, at an approximate distance of **40 feet** from the premises, and are **readily accessible to students, staff, and visitors** during normal operating hours.

The restrooms are maintained by the building management and provide adequate capacity to support the occupancy of the academy.

I also wanted to inform you that adding this new suite is not related to an increase in the number of students we would be serving, but rather to providing space for administrative needs.

The academy's operating hours would be from 9 am to 5 pm, Monday through Thursday, and from 9 am to 2 pm on Fridays and Saturdays.

There are 6 employees working in this suite, and the maximum number of students at any given time is 12.

The maximum occupancy we will use is 18 people, including both students and employees.

The suite has one main entrance and exit facing Dyer Boulevard and another main entrance and exit leading to the internal parking lot.

ELIO OLIVERO

VP PSICO-SALUD-BELEZA ACADEMY CORP

GT
 Salvatore G. Giordano, P.L.S.
 P.O. Box 720448
 Orlando, Florida 32872-0448
 (407) 277-5033
LAND SURVEYORS INC.

BOUNDARY SURVEY

TYPE: BOUNDARY	REVISIONS	DATE
DRAWN: SGC	LEGAL PLANS/TWO	08/16/24
DSCR: SGC	SCALE: 1"=50'	
FILES: 94-69		

REC. 17, 18, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LA MIRADA FLAT BOOK 6, PAGE 110.

UNPLATED LAND NOT INCLUDED

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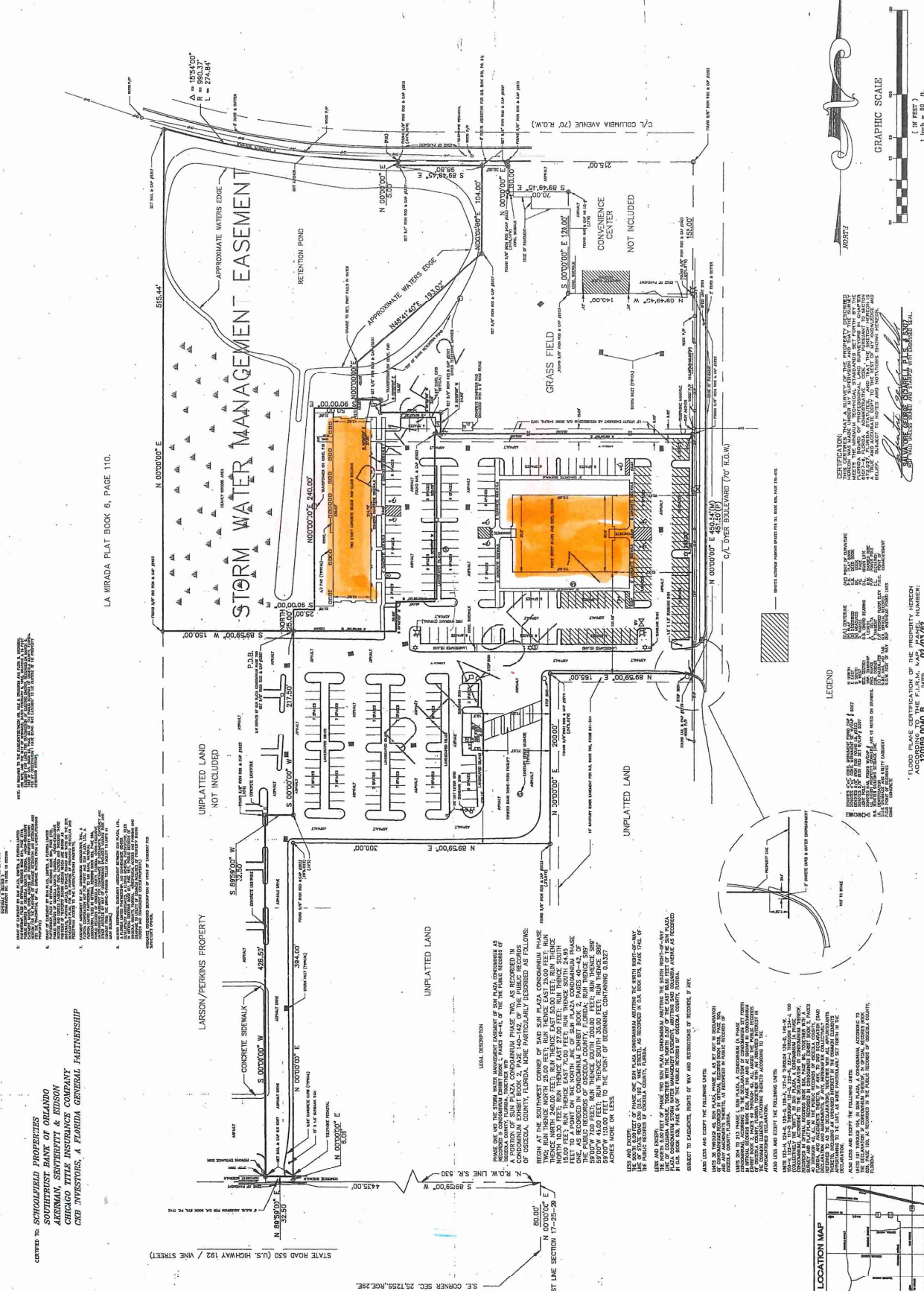
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APPROXIMATE WATERS EDGE

RETENTION POND

CONVENIENCE CENTER

GRASS FIELD

C/O DIVER BOULEVARD (70' E.O.W.)

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ITEM 5.B

Public Hearing — Conditional Use with Site Plan to establish a tire and window tinting shop – 1110 S John Young Pkwy - CU-25-0012.

Request

Requesting approval for a Conditional Use with Site Plan to establish a tire and window tinting shop at 1110 S John Young Pkwy. on a parcel with approximately 1.77 acres of land with a Highway Commercial (HC) Zoning designation.

Explanation

The existing main structure was built in 1979 as a Service Garage, with another service garage building being built in 1983. There has been a consistent history of heavy motor vehicle repair establishments licensed at this parcel such as O'Berry's Bodyshop and Super Service Auto Body. In 1996, a Cellular Tower was approved on the southern, rear area of the parcel. There has been a lengthy history of code enforcement cases tied to this parcel pertaining to outdoor storage, signage violations and business license issues. Currently there is a code enforcement case, CE-26-00927, open for this parcel regarding an expired/disapproved license at this parcel. This conditional use would alleviate the code enforcement case as the business can be approved and receive their business license for the light motor vehicle repair establishment.

The heavy motor vehicle repair that has existed on this property is not an allowable use in the Highway Commercial Zoning District, and thus is considered a non-conforming use. Light motor vehicle repair establishments, such as the window tinting and tire shop, are a conditional use in the Highway Commercial Zoning District. This conditional use will help to bring the parcel into better alignment with the Land Development Code (LDC) regulations. It will also help to ensure that the history of code enforcement violations is monitored and conditioned. Due to the outside storage of the tires associated with this business and the residential zoned district to the west of the parcel, special attention was provided to LDC Section 14-6-12.

FINDINGS AND REASONS:

1. Compliance with the intent of the Highway Commercial (HC) zoning district standards as outlined in Section 14-4-4(K) of the Land Development Code.
2. Compliance with Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a Site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the code.
3. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Section 14-6-12 for outdoor storage.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.2, Commercial General (CG), which is intended to accommodate office uses and general retail sales and services. Development and redevelopment projects within this The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

City of Kissimmee

Approve w/Conditions

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

CONDITIONS:

1. Once approval for the light motor vehicle repair for tires and window tinting (only) is granted, the applicant needs to submit for their business license to alleviate the current code enforcement case CE-26-00927. The proposed business license should contain the same information placed in BL-000419-2025.
2. Access to the telecommunications tower on the property cannot be blocked and must remain accessible at all times, meeting the regulations of LDC Section 14-6-38 and the approved conditions of approval for conditional use 96-14.
3. Per LDC Section 14-6-10.B.7: "Any operable or inoperable vehicle parked, stored, or being repaired at an automobile repair facility must have a valid motor vehicle tag and registration."
4. If the vehicle storage area will have inoperable motor vehicles, it will need to be surrounded by a solid wall or fence at least 6-feet high per LDC Section 14-6-10.B.6: "Inoperable motor vehicles shall not be stored at such facilities for a period in excess of 24 hours unless the vehicle is enclosed within a building or located on a durable, all-weather surface surrounded by a solid wall or fence at least six feet high."
5. The covered tire storage cannot be made of metal. Per LDC Section 14-4-6.D.1: "Building materials. The use of corrugated metal finishes or similar materials on the exterior of a building shall be prohibited, except on lots zoned IB or AI if they are located more than 300 feet from any residential zoning district and not abutting an arterial or collector roadway."
6. Outdoor storage must meet the regulations of LDC Section 14-6-12. Sections A-E regulate the allowed locations, size and screenings of all outdoor storage.
7. The alignment module that was moved out of the property's side setback must remain out of the setback consistent with the location of the approved Site Plan.
8. The existing heavy motor vehicle use is considered a non-conformity, thus it cannot be expanded and must meet the regulations of LDC Sections 14-1-9 and 14-1-12.
9. The outdoor storage of motor vehicles and tires must be maintained as shown on the approved Site Plan and cannot be altered.

Attachment(s):

1. CU-25-0012 Aerial Map
2. CU-25-0012 Vicinity Map
3. CU-25-0012 Site Layout
4. CU-25-0012 Ad
5. CU-25-0012 DRC Comments
6. CU-25-0012 Supporting Documents

CU-25-0012
 1110 S John Young Pkwy. Conditional Use
 Parcel ID: 28-25-29-1577-000G-0011

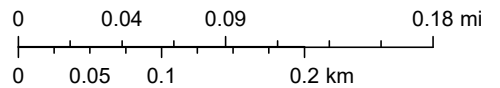


April 9, 2026

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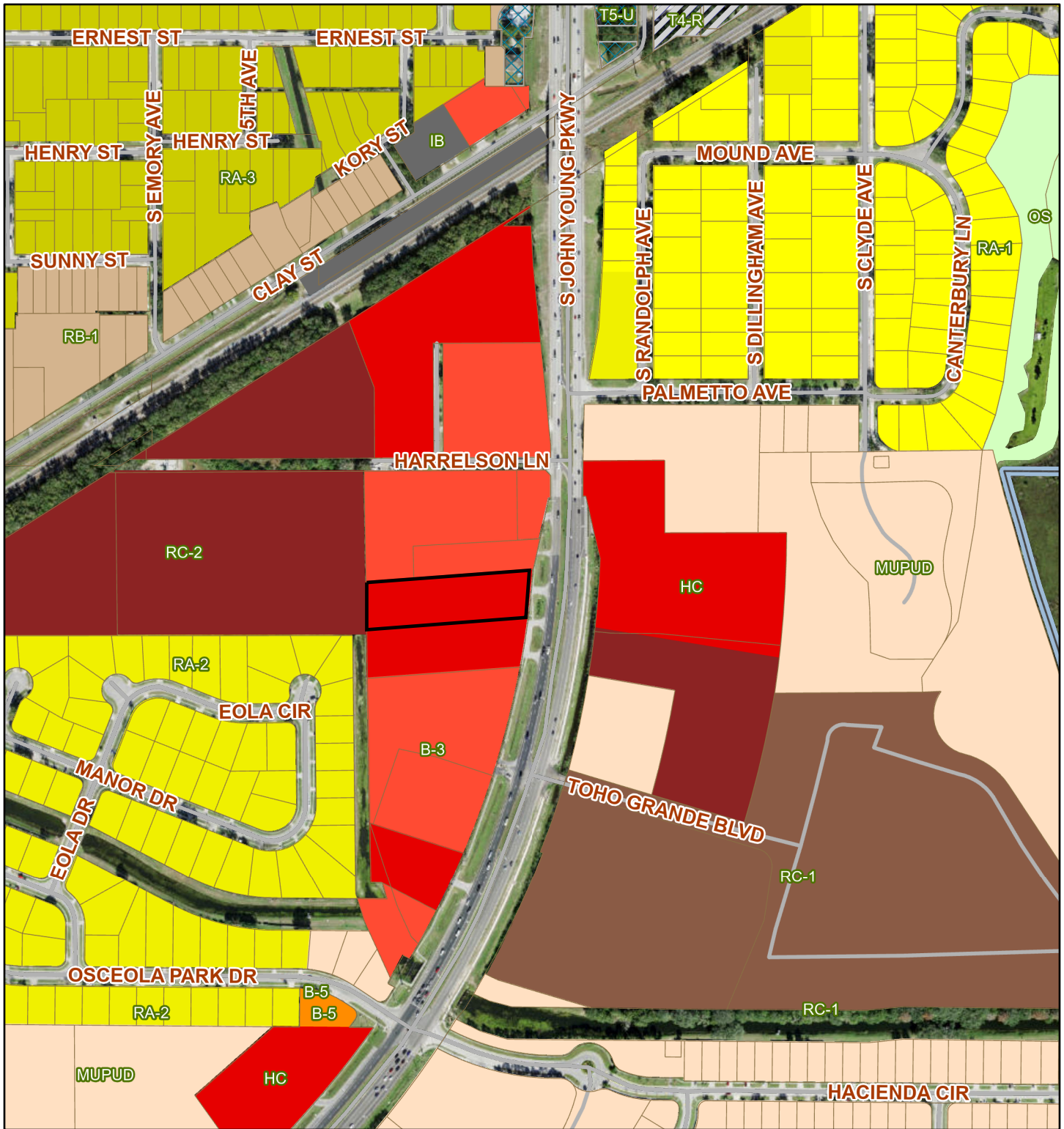
- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY

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



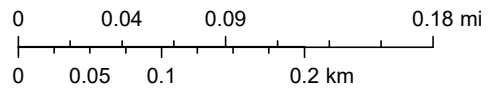
State of Florida, Vantor

CU-25-0012
1110 S John Young Pkwy. Conditional Use
Parcel ID: 28-25-29-1577-000G-0011



April 9, 2026

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Legend

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

State of Florida, Vantor

tires inside

TIRES

TIRES

John Young Pkwy

CUSTOMER
PARKING

TIRES

40

**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD**

This is to inform you that the Planning Advisory Board of the City of Kissimmee will consider a request for a Conditional Use to establish a fire shop at 1110 S John Young Pkwy. The Planning Advisory Board will hold a meeting on Wednesday, May 6, 2026, at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 1110 S John Young Pkwy Kissimmee, FL 34741 Parcel ID: 28-25-29-1577-000G-0011

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

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

Reference # CU-25-0012
1110 S John Young Pkwy

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.
58499 4/13/2026

by the terms and conditions set forth in Company's Business Terms of Service (available at <https://www.tribpub.com/central-terms-of-service/>) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.



Development Services/Building Division
101 Church Street, suite 120
Kissimmee, Fl. 34741
407-518-2149
jchernandez@kissimmee.org

TRANSMITTAL FOR PLAN REVIEW

DATE: 08/13/25

ADDRESS: 1110 S John Young Pkwy.

PROJECT: Conditional Use

PERMIT NUMBER: CU-25-0012

This permit has been - APPROVED WITH CONDITIONS.
Please see below the comments/conditions (if applicable):

BUILDING DIVISION – Juan C Hernandez - 407.518.2149 - Juan.Hernandez2@kissimmee.gov

1. Provide a more detail floor plan layout of each space and of how the spaces are going to be used.

FYI. If the conditional use is allowed a Building Permit will be required for:

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

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

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

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation.



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

ADDRESS: 1110 S John Young Pkwy
PERMIT NUMBER: CU-25-0012
PROJECT NAME: Tire Shop
REVIEW VERSION NUMBER: V.1

DATE: 8/14/2025

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. Please provide a business model of the proposed tire shop. Are there any services provided or is this just retail for tires? What are the hours of operation? Please provide as much information as you can.
2. Please provide setbacks for tire storage. Per Land Development Code (LDC) Section 14-6-12.B: "The storage area shall not be located in any required setback." Per LDC Section 14-6-12.D: "No storage shall be allowed with[in] 25 feet of a residential district."
3. Please provide a Survey of the property, specifically detailing any easements on the property.
4. Please provide a Site Plan that gives a comprehensive understanding of what is happening on this site. Where are the established businesses? Where will the proposed business be going? Please provide as much information as possible. All dimensions need to be on the Site Plan. Parking calculations are based off of square footage for each use.
5. Please provide a Site Plan that gives the dimensions of the storage areas. Per LDC Section 14-6-12.C: "Outdoor storage areas shall not exceed ten percent of the total lot area except in the IB, AI and AO districts, and except for nurseries and greenhouses located in a B-3 or HC district."
6. Please provide screening information for the tire storage area. Per LDC Section 14-6-12.E: "Outdoor storage (other than related to aeronautical uses) shall be completely screened so as not to be visible from any adjacent rights-of-way or lot by decorative opaque fencing, wall, landscaping, or other suitable buffer with a height of at least six feet unless otherwise specified in the district or site plan approval. See section 14-6-5 for fence and wall standards. Gates shall also be opaque."
7. Note that there is a telecommunication tower on this property. Please ensure that your proposed business and storage areas do not block the access to this tower.
8. Per the applicant's responses, more comments may be forthcoming.

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

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

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



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

ADDRESS: 1110 S John Young Pkwy
PERMIT NUMBER: CU-25-0012
PROJECT NAME: Tire Shop
REVIEW VERSION NUMBER: V.2

DATE: 11/13/2025

**Review Status:
REVISE & RESUBMIT.**

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

Comments/Conditions:

1. The alignment module and the open tire storage are within the side setbacks and need to be moved.
2. The open tire storage needs to be screened and cannot be open per Land Development Code (LDC) Section 14-6-12.E: "Outdoor storage (other than related to aeronautical uses) shall be completely screened so as not to be visible from any adjacent rights-of-way or lot by decorative opaque fencing, wall, landscaping, or other suitable buffer with a height of at least six feet unless otherwise specified in the district or site plan approval. See section 14-6-5 for fence and wall standards. Gates shall also be opaque." Please provide the specs on how you will screen the outdoor storage areas.
3. Please provide the Survey for the property. Per Page 01-A1.0, Sheet 3 of the Survey details the information about the access to the telecommunications tower (it may be on another parcel).
4. The gravel will need to be paved over and all cars will need to be parked on a durable, all-weather surface per LDC Section 14-6-10.B.2: "The vehicles/trailers shall be parked on a durable, all-weather surface as defined in section 14-7-23.E."
5. Per the applicant's responses, more comments may be forthcoming.

Advisory Comments:

1. Per LDC Section 14-6-10.B.7: "Any operable or inoperable vehicle parked, stored, or being repaired at an automobile repair facility must have a valid motor vehicle tag and registration."
2. The covered tire storage cannot be made of metal. Per LDC Section 14-4-6.D.1: "Building materials. The use of corrugated metal finishes or similar materials on the exterior of a building shall be prohibited, except on lots zoned IB or AI if they are located more than 300 feet from any residential zoning district and not abutting an arterial or collector roadway."
3. If the vehicle storage area will have inoperable motor vehicles, it will need to be surrounded by a solid wall or fence at least 6-feet high per LDC Section 14-6-10.B.6: "Inoperable motor vehicles shall not be stored at such facilities for a period in excess of 24 hours unless the vehicle is enclosed within a building or located on a durable, all-weather surface surrounded by a solid wall or fence at least six feet high."

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

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

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



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

**ADDRESS: 1110 S John Young Pkwy
PERMIT NUMBER: CU-25-0012
PROJECT NAME: Tire Shop
REVIEW VERSION NUMBER: V.3**

DATE: 1/30/2026

**Review Status:
APPROVED WITH CONDITIONS.**

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

Comments/Conditions:

1. The screenings submitted for the tires/storage can be conditionally approved by the Planning Department. The screenings on these structures must pass building code inspections as well as be maintained at all times so as to not hinder the screening of the material.
2. Access to the telecommunications tower on the property cannot be blocked and must remain accessible at all times.
3. The alignment module and the open tire storage structures can be approved with the corrections made on the resubmitted site plan, taking them out of the setback.
4. Per LDC Section 14-6-10.B.7: “Any operable or inoperable vehicle parked, stored, or being repaired at an automobile repair facility must have a valid motor vehicle tag and registration.”
5. The covered tire storage cannot be made of metal. Per LDC Section 14-4-6.D.1: “Building materials. The use of corrugated metal finishes or similar materials on the exterior of a building shall be prohibited, except on lots zoned IB or AI if they are located more than 300 feet from any residential zoning district and not abutting an arterial or collector roadway.”
6. If the vehicle storage area will have inoperable motor vehicles, it will need to be surrounded by a solid wall or fence at least 6-feet high per LDC Section 14-6-10.B.6. Also, no vehicle shall be parked on any surface that is not a durable, all-weathered surface: “Inoperable motor vehicles shall not be stored at such facilities for a period in excess of 24 hours unless the vehicle is enclosed within a building or located on a durable, all-weather surface surrounded by a solid wall or fence at least six feet high.”

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

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

Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting

documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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

ADDRESS: 1110 S. John Young Okwy
PLAN (DRC) NUMBER:CU-25-0012
V1

DATE: 7/8/2025

Review Status:
REVISE & RESUBMIT.

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov

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

Comments/Conditions (if applicable):

1. Please provide detailed information on your plans as how tires will be stored.
2. How tall will tires be in the buildings. Please indicate on your plans.
3. Is this tire storage only? Please indicate on your plans.



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

ADDRESS: 1110 S. John Young Pkwy
PLAN (DRC) NUMBER:CU-25-0012
V2

DATE: 10/7/2025

Review Status:
APPROVED WITH COMMENTS.

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

Comments/Conditions (if applicable):

1. Sheet A0.0 Code Date Florida Fire Prevention code needs to be corrected. It should be Florida Fire Prevention Code 2021 8th Edition.
2. Sheet A2.0 Please provide dimension including height on both covered wheel rack storage.

New Outside Tire Storage Sites and Piles shall comply with FFPC 2021 8TH Ed NFPA 1 **33.2.1.1**

New individual outside tire storage piles containing more than 500 tires shall be limited in volume to 125,000 ft³ (3540 m³). And

FFPC 2021 8TH Ed NFPA **33.2.1.2** The dimensions of new tire storage piles shall not exceed 10 ft (3 m) in height, 50 ft (15 m) in width, and 250 ft (75 m) in length.

FFPC 2021 8TH Ed NFPA 1 **33.2.1.3** Individual piles shall be separated in accordance with [Table 33.1.3](#).

All tire storage shall comply with FFPC 2021 8TH Ed NFPA 1 Chapter 33

Please indicate all items on your plans.

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



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

DATE: 08/13/2025
PROJECT: Car Clinic
SITE PLAN (DRC) NUMBER: CU-25-0012
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Erika Allen - 407.518.2168 - Erika.Allen@kissimmee.gov

ADVISORY COMMENTS (No Responses Necessary):

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- Per the application for this project, which is a Conditional Use, this Engineering review is based only on the submitted materials. The submittal appeared to be a general concept rather than a scaled site plan, so site layout changes were not reviewed. Any future site changes must be submitted under the appropriate application type—typically Conditional Use with Site Plan—with a complete, scaled site plan meeting City submittal requirements. See LDC §14-3-29 and §14-3-31.
- The maximum lot/tract coverages shall be no greater than what the master stormwater drainage system provides.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.
- If you have any questions regarding the comments/conditions above, please use the contact information provided.

###



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

SDOC#: 2025/26-0010

DRC#: CU-25-0012

Current FLU: CG
Requested FLU: N/A

PROJECT NAME: Car Clinic

PROJECT LOCATION: 1110 South John Young Parkway, Kissimmee

Current Zoning: HC
Requested Zoning: N/A

COMMENTS DUE DATE: 8.13.25

PID: 28-25-29-1577-000G-0011

This conditional use application for a tire shop has no impact on public school capacity.

CAR CLINIC TIRES

ADDRESS: 1110 S. JOHN YOUNG PKWY KISSIMMEE FL.34741

PROJECT DATA.

PROJECT:
CAR CLINIC TIRE SALES & DETAILING

PERMIT NUMBER: CU-25-00-12

PARCEL: 282529151100060011

PROJECT ADDRESS:
1110 S. JOHN YOUNG PKWY
KISSIMMEE FL.34741

OWNER / CLIENT:
ABRAHAM ITANI
1110 S. JOHN YOUNG PKWY
KISSIMMEE FL.34741

ARCHITECT:
SAMUEL OLMEDO, ARCHITECT
P.O. BOX 915113
LONGWOOD, FL 32719
M: 401 . 967 . 3109
E: SOARCHT@YAHOO.COM



NORTH
PROJECT SITE LOCATION
VICINITY MAP SITE LOCATION
NO SCALE



NORTH
EXISTING BUILDING - PROJECT LOCATION
AERIAL VIEW SITE AND BUILDING LOCATION
NO SCALE

CODE DATA

APPLICABLE CODES

FLORIDA BUILDING CODE 8TH EDITION 2023
FLORIDA FIRE PREVENTION CODE - 2023 (8TH EDITION).
OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
NATIONAL ELECTRIC CODE - 2023

FLORIDA BUILDING CODE 2023, 8TH EDITION - EXISTING

SECTION 101 - GENERAL
SECTION 101.2 - SCOPE (SEE SCOPE OF WORK THIS SHEET)
SECTION 101.4.2 - BUILDINGS PREVIOUSLY OCCUPIED.

SECTION 301.3 - ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION.

SECTION - 604 ALTERATION: LEVEL 1

SECTION 904.1.4 - GROUPS A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 AND S-2.

FLORIDA BUILDING CODE 2023 - 8TH EDITION- BUILDING

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 306: FACTORY GROUP F
SECTION 306.1 FACTORY INDUSTRIAL - GROUP F: Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

SECTION 306.2: Moderate-hazard factory industrial, Group F-1.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE
SECTION 406: MOTOR-VEHICLE-RELATED OCCUPANCIES

SECTION 406.8: REPAIR GARAGES - Repair garages shall be constructed in accordance with the Florida Fire Prevention Code and Sections 406.1.1 through 406.1.3.3 and 406.8. This occupancy shall not include motor fuel-dispensing facilities, as regulated in Section 406.1.

SECTION 406.8.1: Ventilation.

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
TABLE 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
OCCUPANCY - F / NS / TYPE VB / 40 FT.

TABLE 504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE
OCCUPANCY - F1 / TYPE VB / 1 STORY

TABLE 506.2 - ALLOWABLE AREA FACTOR
OCCUPANCY - F1 / NS / TYPE VB / 8,500 S.F.

CHAPTER 6 - TYPE OF CONSTRUCTION

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT / TYPE V-B

PRIMARY STRUCTURAL FRAME - 0

BEARING WALLS: EXTERIOR & INTERIOR - 0

NON-BEARING WALLS AND PARTITIONS: EXTERIOR & INTERIOR - 0

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS - 0

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS - 0

TABLE 602: CONSTRUCTION CLASSIFICATION

SECTION 602.5: Type V, Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

CHAPTER 8: INTERIOR FINISHES AND DECORATIVE MATERIALS

SECTION 803: WALL AND CEILING FINISHES

TABLE 803.11 - INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

NON SPRINKLERED			
GROUP	INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS	CORRIDORS ENCLOSURES STAIRWAYS AND RAMP	ROOMS AND SPACES
F	B	C	C

CHAPTER 9: FIRE PROTECTION SYSTEMS

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).

DRAWINGS SYMBOLS

- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- DATUM ELEV.
- DEMOLITION NOTES
- WALL TYPE
- INTERIOR ELEVATION NUMBER
- SHEET NUMBER REFERENCE
- EXTERIOR ELEVATION NUMBER
- SHEET NUMBER REFERENCE
- DETAIL NUMBER
- SHEET NUMBER REFERENCE
- WALL SECTION NUMBER
- SHEET NUMBER REFERENCE
- BUILDING SECTION NUMBER
- SHEET NUMBER REFERENCE
- COLUMN GRID DESIGNATION
- REVISION CLOUD SYMBOL DESIGNATION

WALL TYPES

- EXISTING STUD WALLS
- NEW METAL STUD WALL
- 1 HR. F.R. METAL STUD WALL
- 2 HR. F.R. METAL STUD WALL
- REINF. C.M.U. BLOCK WALL

INDEX TO DRAWINGS:

ARCHITECTURAL

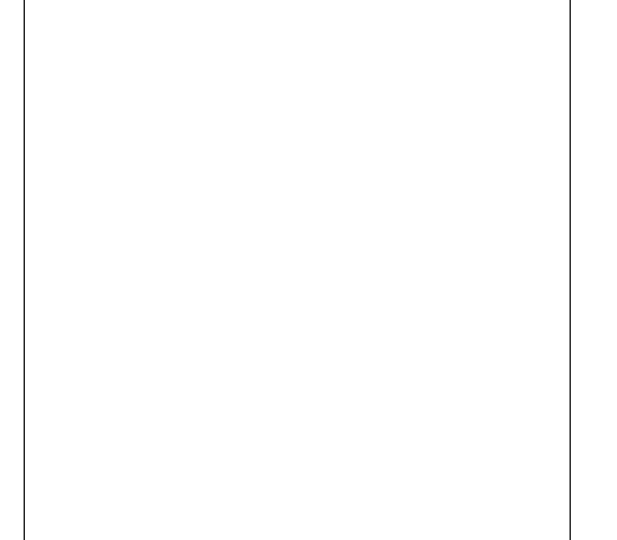
- A0.0 - COVER
- A1.0 - EXISTING SITE PLAN - SURVEY
- A2.0 - ENLARGE FLOOR PLAN
- A3.0 - DETAILS

GROUP INC

ARCHITECTURE, INTERIOR DESIGN, PLANNING
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soarcht@yahoo.com
P.O. BOX 915113 LONGWOOD FL. 32719



SAMUEL OLMEDO, ARCHITECT
FL. REG. ARCOB021



CONSULTANT
REVISIONS:
NO. DATE DESCRIPTION

INSTRUMENTS OF SERVICE OWNERSHIP

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND RELATED INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANTS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

PROJECT

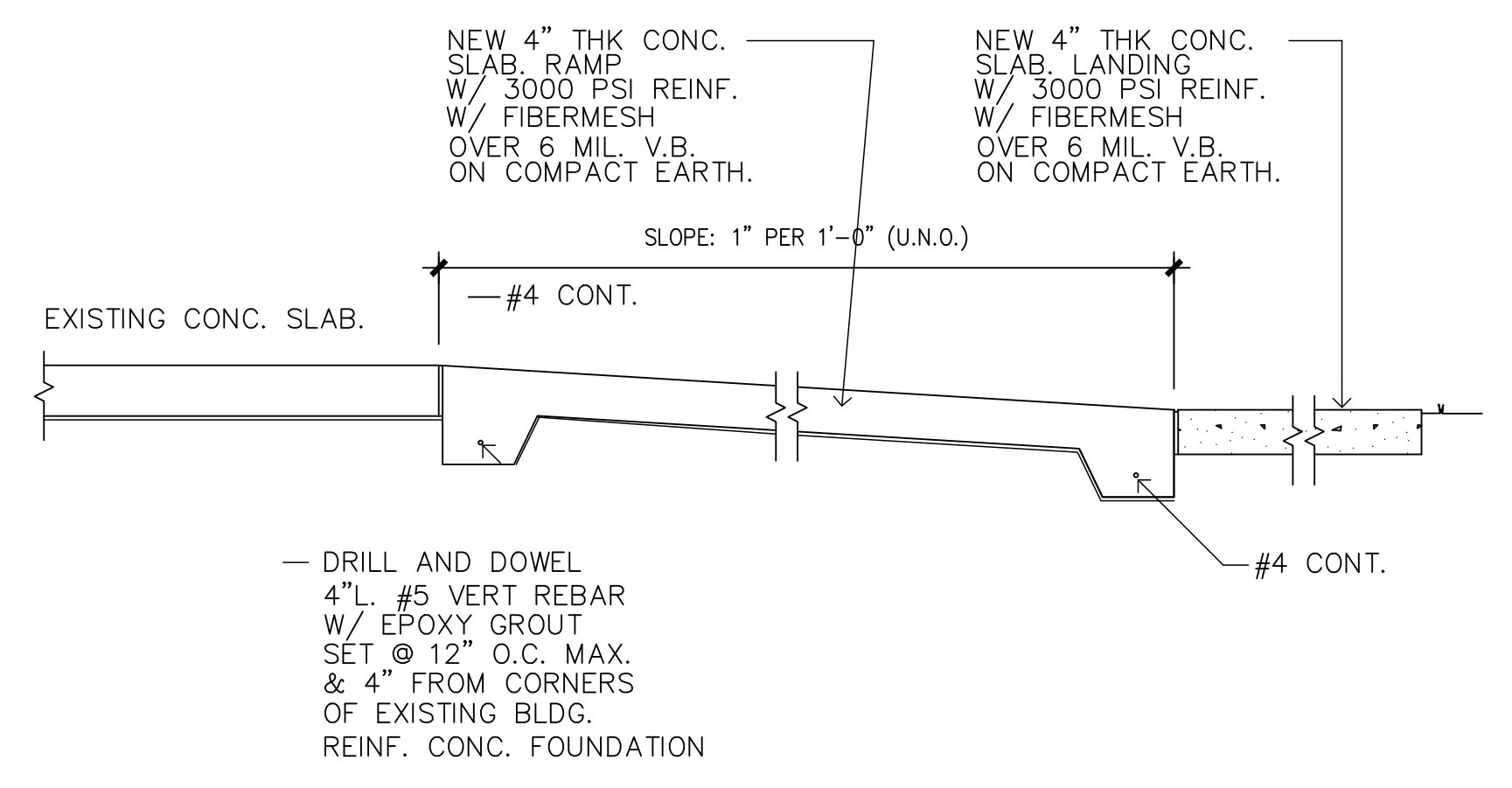
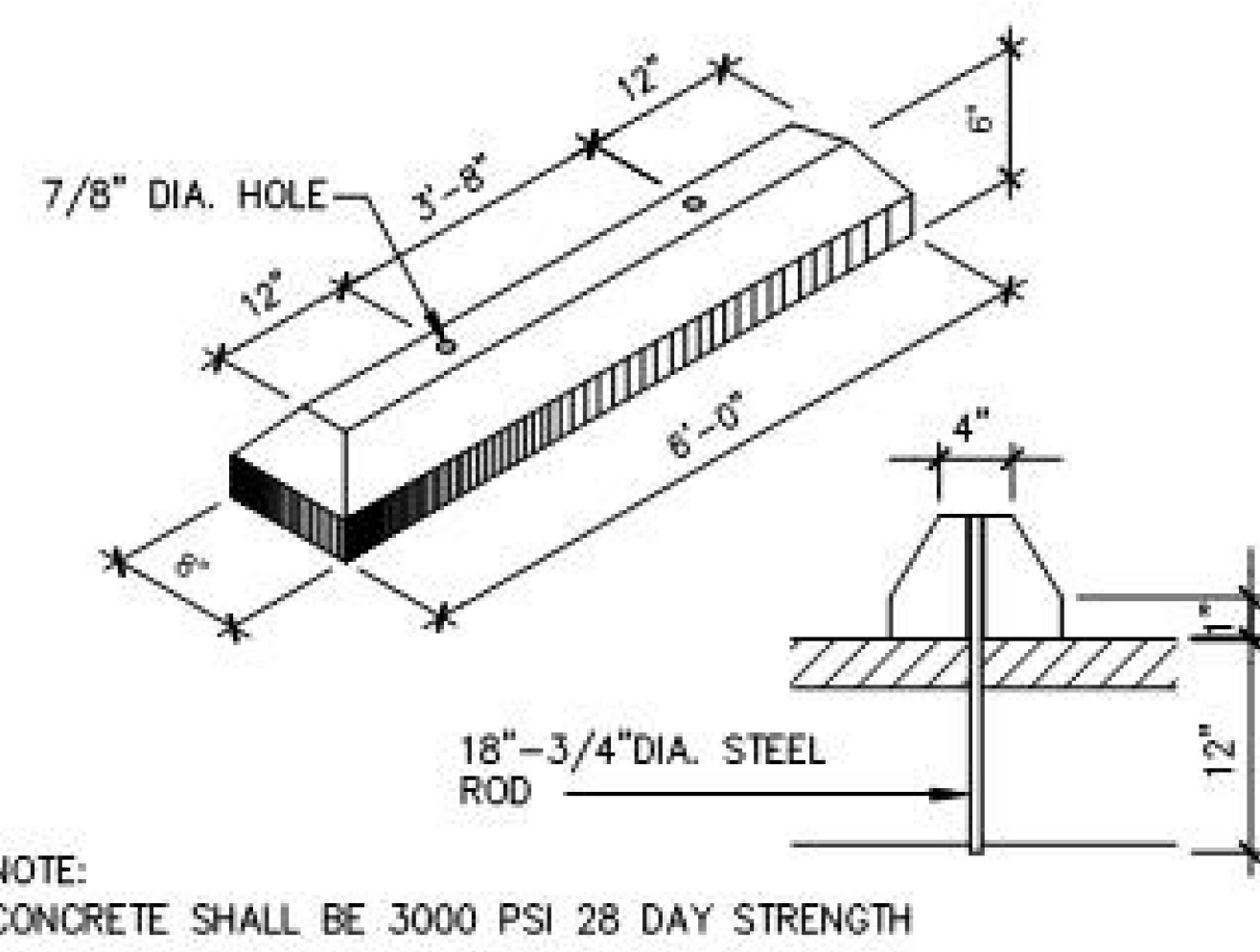
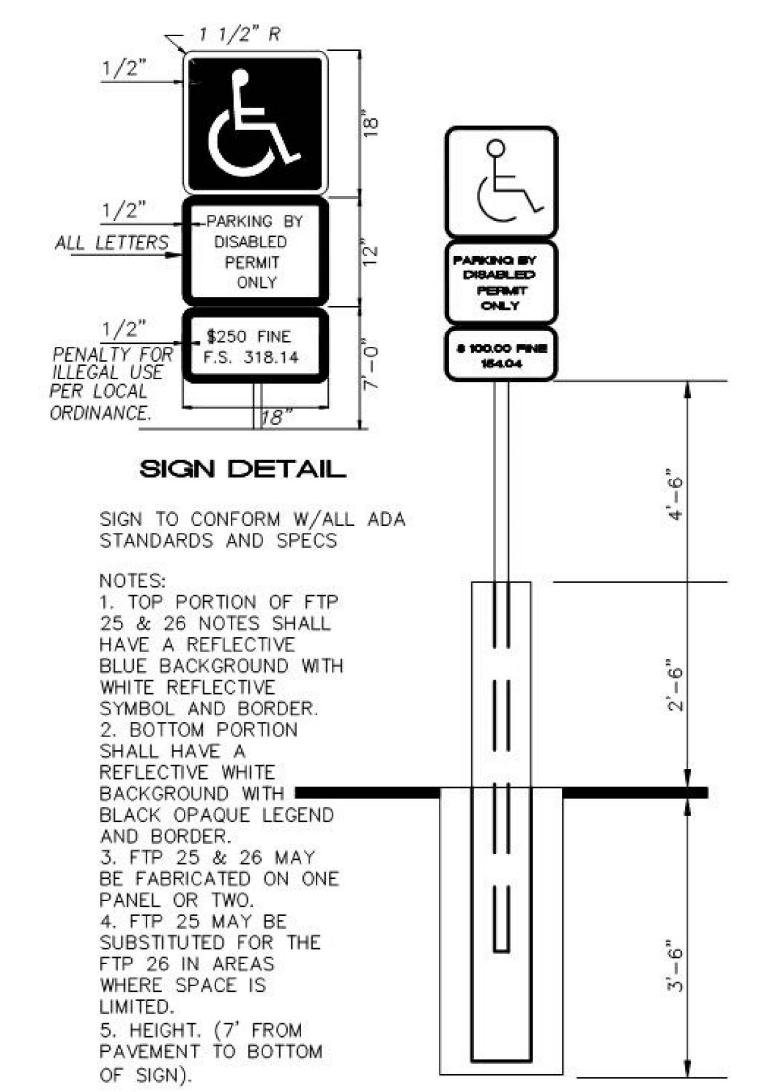
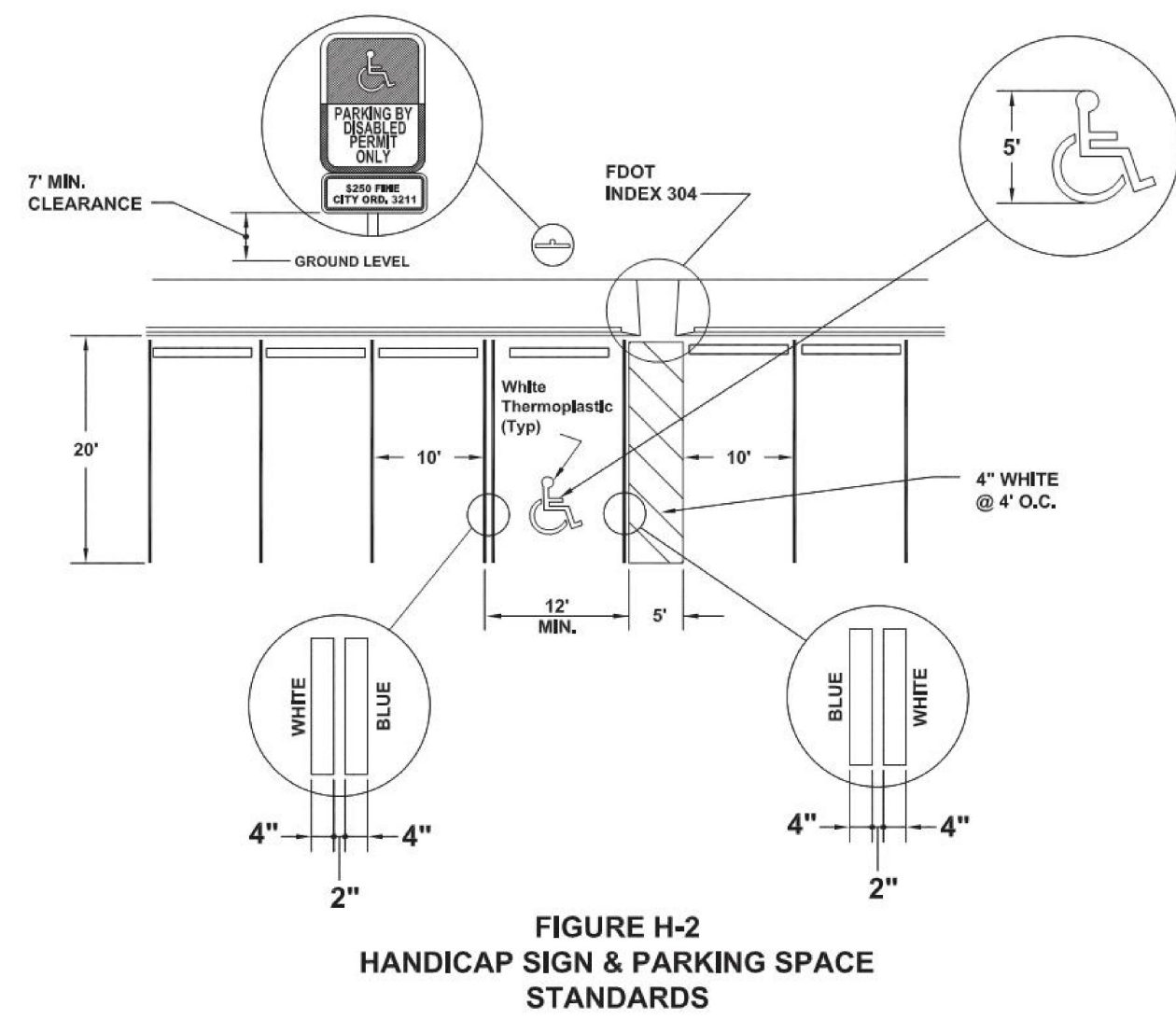
CAR CLINIC
TIRES

1110 SOUTH JOHN YOUNG PARKWAY
KISSIMMEE, FLORIDA

COVER

A0.0

- CONTRACTOR NOTE:
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE SUB-CONTRACTOR (S), AND THE TRADES WORKERS, TO REVIEW ALL PERMIT APPROVED DRAWINGS AND DOCUMENTS IN ORDER TO FAMILIARIZE WITH THIS PROJECT'S SCOPE OF WORK, ALONG WITH THE EXISTING FIELD CONDITIONS PRIOR TO START OF WORK.
 - THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE ONLY THE CITY OF ORLANDO STAMP AND ARCHITECT'S SIGNED AND SEALED PERMITTED CONSTRUCTION DOCUMENTS. NO OTHER COPIES OR PREVIOUS VERSIONS WILL BE ON-SITE. ALSO, ALL PERMIT DOCUMENTS SHALL BE MAINTAINED CLEAN, ORDER AND UPDATED.
 - IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR ESTABLISH A PRE-CONSTRUCTION MEETING WITH THE ARCHITECT OF RECORD FOR THIS PROJECT IN ORDER TO REVIEW THE PERMIT DRAWINGS DOCUMENTS AND EXISTING FIELD CONDITIONS.
 - THE GENERAL CONTRACTOR SHALL VERIFY FIELD CONDITIONS, UTILITIES, WALLS, LOCATION (S), PROJECT COMPONENTS AND EXISTING TENANT SPACE (S) DIMENSIONS FOR PROPER VERIFICATION. IT IS RECOMMENDED GENERAL CONTRACTOR "CHALK OUTLINE" ON FLOORS CONCRETE SLAB, THE SCOPE OF WORK: WALLS, EQUIPMENT, PLUMBING LINES, AND ANY OTHER CONDITIONS AS REQUIRED TO CROSS-REFERENCE WITH THE FLOOR PLAN ALTERATIONS, LIFE-SAFETY PLAN, AND MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PLANS TO CORRECT WORKABLE PROJECT CONDITIONS.
 - ERRORS AND OMISSIONS:
ANY AMBIGUITIES, ERRORS, OMISSIONS, OR DRAWINGS DEFICIENCIES, AMBIGUITIES, SPECIFICATIONS, NOTES, DIMENSIONS, SYMBOLS OR INCORRECT DATA SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR CORRECTION, CLARIFICATION, AND OR REMEDIATION.
 - ALL CORRESPONDENCE - REQUEST FOR INFORMATION (RFI), TRANSMITTALS, SUBSTITUTIONS, CLARIFICATIONS, SCHEDULES, AND MEETINGS SHALL BE MADE ONLY BY THE GENERAL CONTRACTOR TO THE ARCHITECT VIA U.S. MAIL AND ELECTRONIC MAIL, TELEPHONE CALLS, CELL PHONE TEXT MESSAGES WILL NOT BE ACCEPTED FOR THESE PURPOSES. GENERAL TELEPHONE COMMUNICATIONS ARE ACCEPTED.

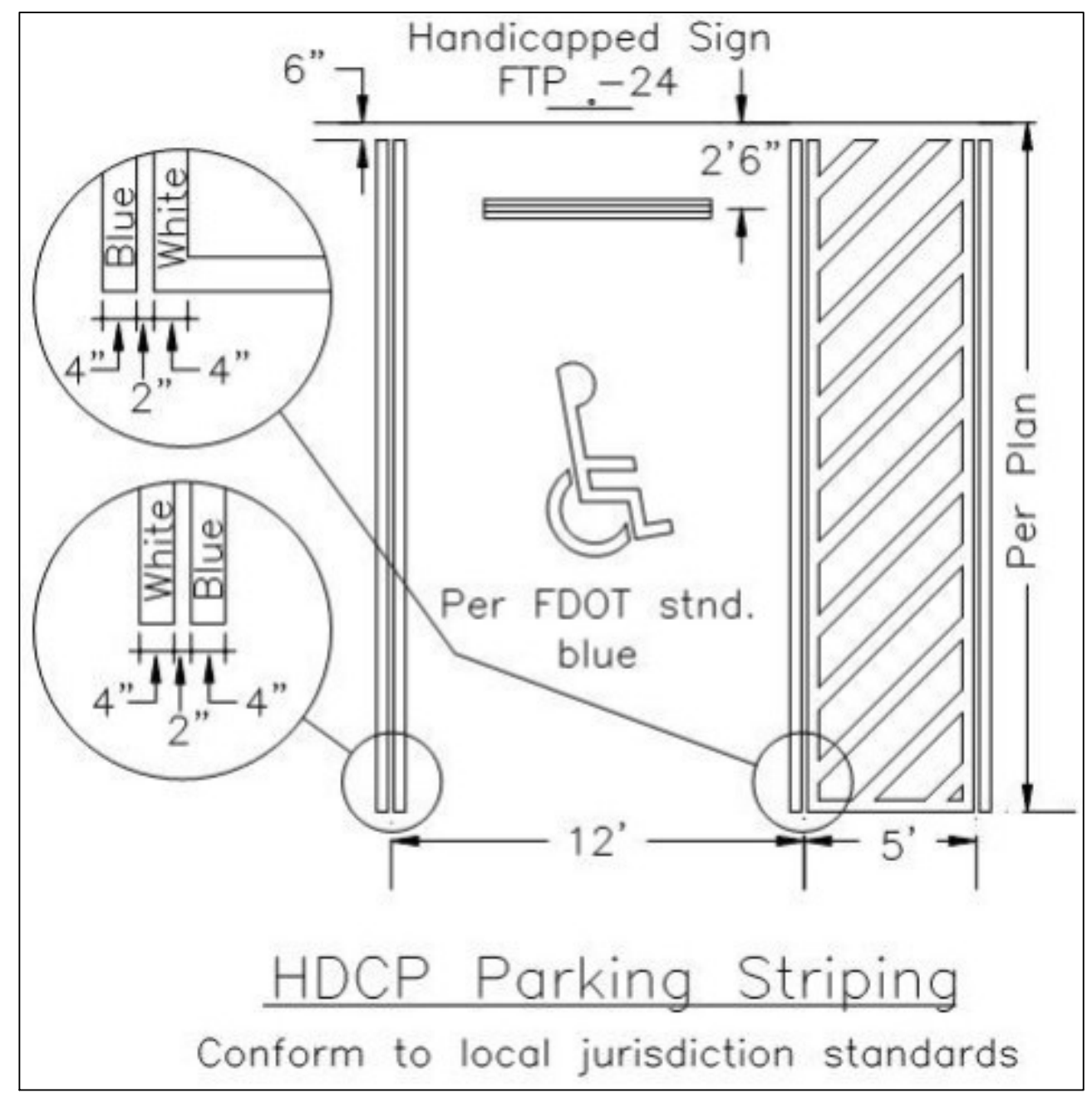


1-HANDICAP PARKING DETAIL N.T.S.

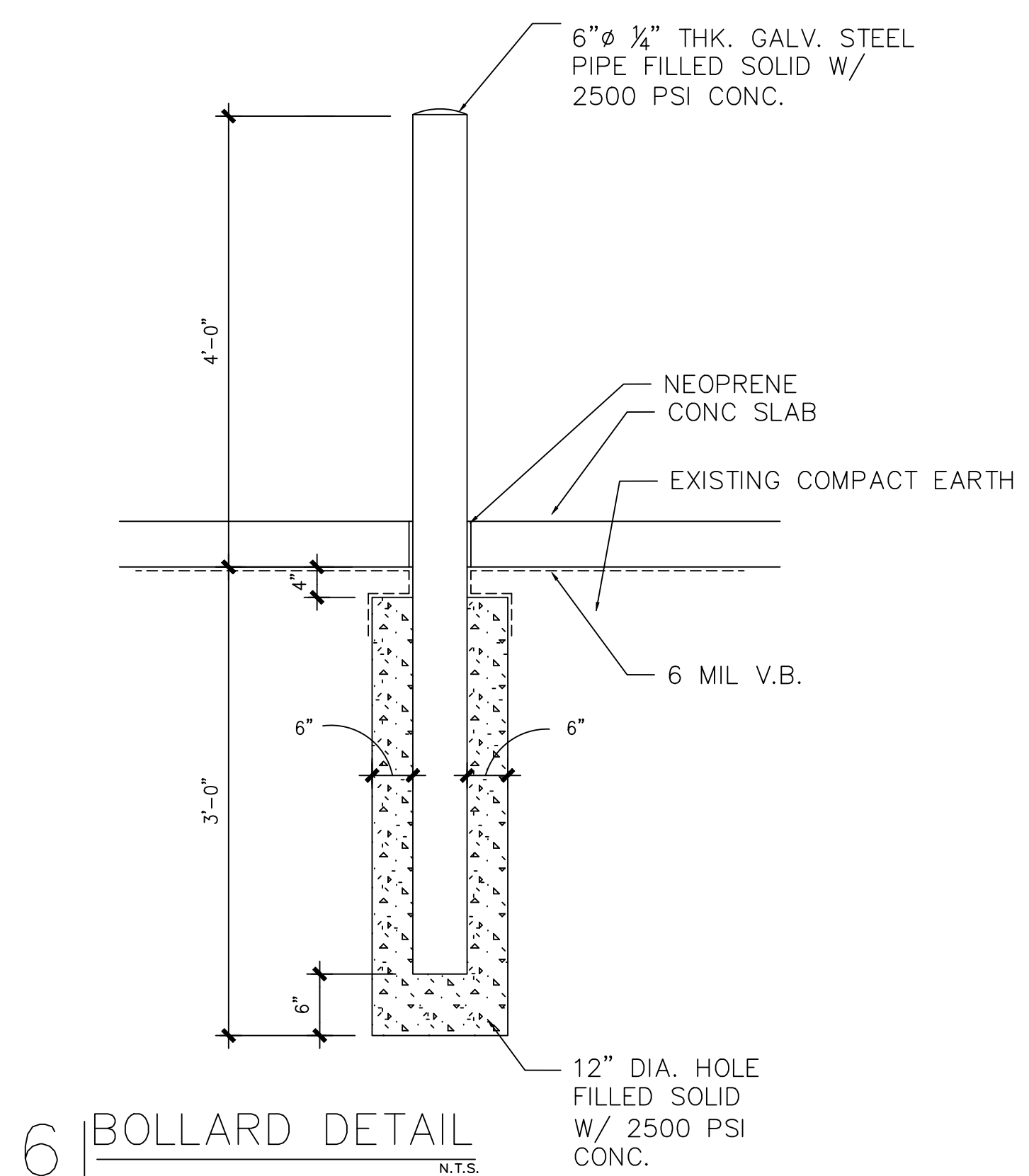
3-SIGN DETAIL N.T.S.

4-WHEEL STOP DETAIL N.T.S.

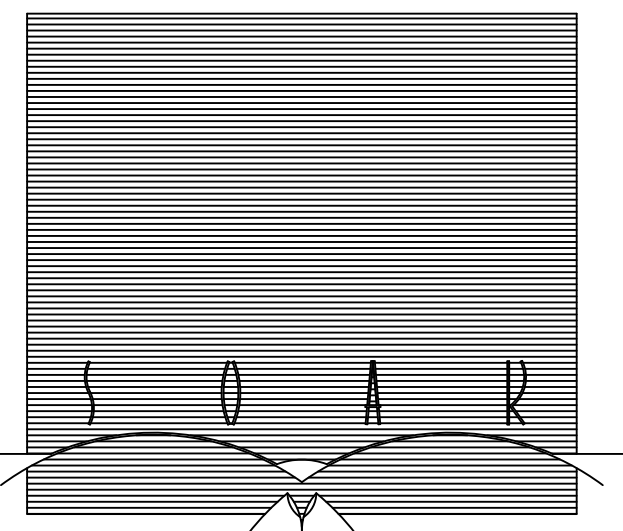
5-SLOPE CONC. RAMP DTL N.T.S.



2-HANDICAP PARKING DETAIL N.T.S.

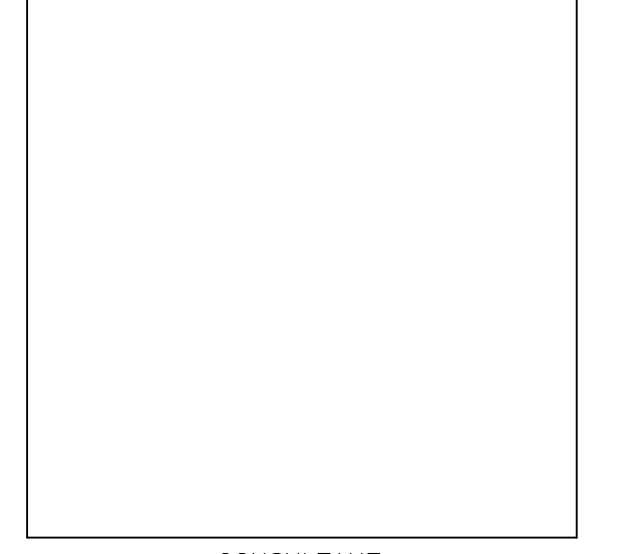


6 | BOLLARD DETAIL N.T.S.



GROUP INC
ARCHITECTURE . INTERIOR DESIGN . PLANNING
407 . 967 . 3109
soarcht@soarinc.com
P.O. BOX 915173 LONGWOOD FL. 32791

Digitally signed by Samuel Olmedo
Date: 2025.10.02 21:01:25 -04'00'
This item has been electronically signed and sealed by Samuel Olmedo, Architect, on the date time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
SAMUEL OLMEDO, ARCHITECT
FL. REG. AR0015027



CONSULTANT

REVISIONS:	NO.	DATE	DESCRIPTION

INSTRUMENTS OF SERVICE OWNERSHIP
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES INSTRUMENTS PREPARED BY THE AND OTHER DOCUMENTS AND RELATED INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANTS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO.

PROJECT

**CAR CLINIC
TIRES**

1110 SOUTH JOHN YOUNG PARKWAY
KISSIMMEE, FLORIDA

SHEET

A.D.A. PARKING
DETAILS

A3.0

tires inside

TIRES

TIRES

John Young Pkwy

CUSTOMER
PARKING

TIRES

40

SOAR GROUP INC.
ARCHITECTURE. INTERIOR DESIGN. PLANNING
NCARB 50,367 FL. REG. AR0015027
P.O. BOX 915173 Longwood, FL 32791
Tel. 407- 967- 3109
Email - soarcht@yahoo.com

October 02, 2025

CITY OF KISSIMMEE
PROJECT DEVELOPMENT COMMENTS

Project: Car Clinic Tires
Permit No: CU - 25 - 00 -12
Project Address: 1110 S. John Young Parkway, Kissimmee, Florida 34741
Project Owner: Abraham Itani
Date: 8-14-25

Review Status: REVISE & RESUBMIT

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

Comments/Conditions:

1. Please provide a business model of the proposed tire shop. Are there any services provided or is this just retail for tires?

Response – The primary business is the sales and installation of tires and wheels.

What are the hours of operation?

Please provide as much information as you can.

Response - The hour of operation is 9 am till 7 pm, Monday through Friday; then, Saturday and Sunday 9am to 5 pm

Also, see provided Site Plan on sheet A1.0 and Enlarged Floor Plans on sheet A2.0 for the locations of buildings and their use.

2. Please provide setbacks for tire storage. Per Land Development Code (LDC) Section 14-6-12.B: "The storage area shall not be located in any required setback." Per LDC Section 14-6-12.D: "No storage shall be allowed with[in] 25 feet of a residential district."

Response – See sheet A1.0 providing Site Data and Existing Site Plan documentation.

3. Please provide a Survey of the property, specifically detailing any easements on the property.

Response – See sheet A1.0 for Survey and Existing Site Plan documentation.

4. Please provide a Site Plan that gives a comprehensive understanding of what is happening on this site.

Response – A1.0 for overall building layout - site plan.

Where are the established businesses?

Response – see sheet A1.0 and A2.0 for referenced building locations and utility names.

Where will the proposed business be going? Please provide as much information as possible. All dimensions need to be on the Site Plan. Parking calculations are based off of square footage for each use.

Response – See sheet A1.0 for Survey and Existing Site Plan documentation.

5. Please provide a Site Plan that gives the dimensions of the storage areas. Per LDC Section 14-6-12.C: "Outdoor storage areas shall not exceed ten percent of the total lot area except in the 1B, AI and AO districts, and except for nurseries and greenhouses located in a B-3 or HC district."

Response – see sheet A1.0 and A2.0 for referenced building locations.

6. Please provide screening information for the tire storage area. Per LDC Section 14-6-12.E: "Outdoor storage (other than related to aeronautical uses) shall be completely screened so as not to be visible from any adjacent rights-of-way or lot by decorative opaque fencing, wall, landscaping, or other suitable buffer with a height of at least six feet unless otherwise specified in the district or site plan approval. See section 14-6-5 for fence and wall standards. Gates shall also be opaque."

Response – see sheet A1.0 and A2.0 for referenced building locations.

7. Note that there is a telecommunication tower on this property. Please ensure that your proposed business and storage areas do not block access to this tower.

Response – A1.0 for location of Telecommunication Tower and road access documentation.

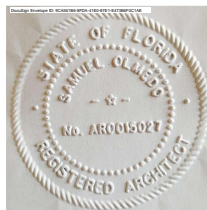
8. Per the applicant's responses, more comments may be forthcoming.

Response – Acknowledged.

If you have any questions or require additional information, please let me know.

Warm Regards,

Samuel Olmedo, Architect.

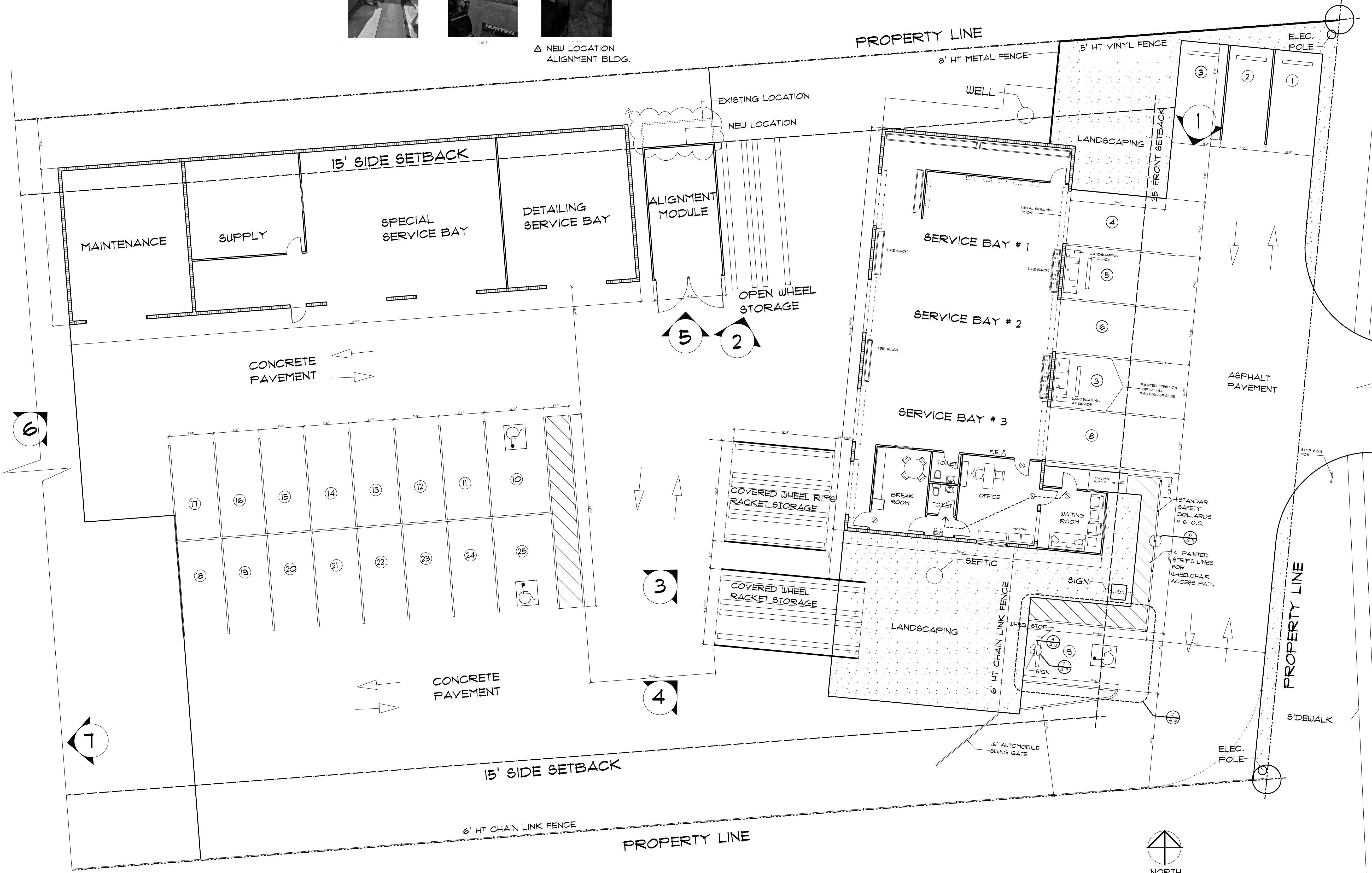


This item has been electronically signed and sealed by Samuel Olmedo, Architect on the date / time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Samuel
Olmedo
Date: 2025.10.03
11:51:19 -04'00'



Δ NEW LOCATION ALIGNMENT BLDG.



LIFE SAFETY EGRESS FIXTURES		
SYMBOL	DESCRIPTION	COMMENTS
EL	EMERGENCY LIGHT	
EL-1	EXIT LIGHT	
EL-2	EMERGENCY LIGHT	
EL-3	EXIT LIGHT	
EL-4	EXIT LIGHT DIRECTIONAL	
EL-5	EXIT LIGHT	
EL-6	FIRE ALARM ENDSURE LIGHT	
EL-7	FIRE ALARM PULL-STATION	

DOOR APPROACH CLEARANCES		
SYMBOL	DESCRIPTION	COMMENTS
CC	CURB CUT	
CC-1	WHEELCHAIR	
CC-2	WHEELCHAIR	
CC-3	WHEELCHAIR	
CC-4	WHEELCHAIR	
CC-5	WHEELCHAIR	
CC-6	WHEELCHAIR	
CC-7	WHEELCHAIR	
CC-8	WHEELCHAIR	
CC-9	WHEELCHAIR	
CC-10	WHEELCHAIR	
CC-11	WHEELCHAIR	
CC-12	WHEELCHAIR	
CC-13	WHEELCHAIR	
CC-14	WHEELCHAIR	
CC-15	WHEELCHAIR	
CC-16	WHEELCHAIR	
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CC-48	WHEELCHAIR	
CC-49	WHEELCHAIR	
CC-50	WHEELCHAIR	

Ⓐ ENLARGED FLOOR PLAN
SCALE: " = 1'-0"



1



2



3



4



5

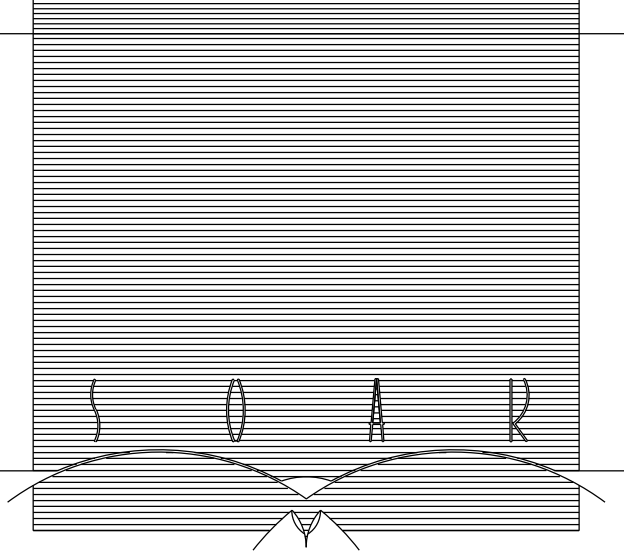


6



7

7 REAR WHEEL STORAGE



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soarch@yahoo.com
P.O. BOX 91913 LONGWOOD FL 32791

CONSULTANT

REVISIONS:
NO. DATE DESCRIPTION
Δ 12/22/2025
NEW LOCATION OF ALIGNMENT BLDG ACCORDING TO THE SETBACK

INSTRUMENTS OF SERVICE OWNERSHIP
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PROJECT

CAR CLINIC
TIRES

110 SOUTH JOHN YOUNG PARKWAY
KISSIMMEE, FLORIDA

ENLARGED FLOOR PLAN

Ⓐ ENLARGED FLOOR PLAN
SCALE: " = 1'-0"

A2.0



2025 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/24

This Certificate Expires on December 31, 2025

Business Name and Location Address

Certificate Number

CAR CLINIC KISSIMMEE, LLC
4441 FLORA VISTA DR
ORLANDO, FL 32837-4793

58-8018438531-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

tires inside

TIRES

TIRES

John Young Pkwy

CUSTOMER
PARKING

TIRES

40

ITEM 7.A

Motion to adopt procedures for Board Initiated Recommendations

Request

Motion to adopt procedures for Board Initiated Recommendations

Explanation

Motion to adopt procedures for Board Initiated Recommendations

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Attachment(s):

1. rules-motion

CITY OF KISSIMMEE, FLORIDA
PLANNING ADVISORY BOARD

MOTION TO ADOPT PROCEDURES FOR BOARD-INITIATED RECOMMENDATIONS

Background

Section 2-213 of the Kissimmee Code of Ordinances provides that “upon adoption of the comprehensive plan, the planning advisory board has the continuing responsibility for monitoring the effectiveness of the plan and making recommendations for change.” Section 2-211(c) further provides that “the planning advisory board shall make its own rules of procedure.”

While the Board regularly reviews applications brought by staff, applicants, and the City Commission, there is no established procedure for the Board to initiate its own recommendations. This motion establishes such a procedure, enabling the Board to fulfill its statutory duty under Section 2-213.

Procedures

The following procedures shall govern board-initiated recommendations:

1. **Public Notice.** Any board member may give public notice of an intended recommendation at any regular meeting of the Planning Advisory Board. Such notice shall briefly describe the subject matter of the proposed recommendation. No second is required for giving notice.
2. **Agenda Placement.** Staff shall place noticed recommendations on the agenda of the next regular meeting for consideration.
3. **Consideration and Vote.** Upon consideration, a board member may move to adopt the recommendation. Standard motion procedures apply: the motion requires a second and passes by majority vote of the quorum present.
4. **Transmittal to City Commission.** If the recommendation is adopted, the Chair or designee shall transmit the recommendation in writing to the City Commission.
5. **Annual Presentation.** At the Chair’s discretion, a member of the Board may present pending recommendations to the City Commission at a regular Commission meeting.

Motion

I move that the Planning Advisory Board adopt the foregoing procedures for board-initiated recommendations, pursuant to its authority under Sections 2-211(c) and 2-213 of the Kissimmee Code of Ordinances.

MOVED BY: Alexander Alemi on April 15, 2026