



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 20, 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 March 18, 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 child care, office, retail, restaurant, business and personal services at 617 N. John Young Parkway - CU-26-0008
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

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

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 March 18, 2026 Planning Advisory Board (PAB) Meeting minutes.

Request

Approval of the March 18, 2026 Planning Advisory Board (PAB) Meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 03.18.26 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, MARCH 18, 2026 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Lynda Roth, PAB Board Member Thomas Kapp, Board Member Javin Lopez, Board Member Raymond Sanchez

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Senior Planner, Courtney Harris, Planner II, Kalanit Oded, Interim City Attorney, Junellyx Cartagena, Administrative Assistant II

Members Absent: Board Member Robert Bussiere, Board Member Jon Arguello

Vice Chair Alex Alemi called the meeting to order at 6:01 p.m.

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

After a Moment of Silence, Board Member Thomas Kapp led the audience in the Pledge of Allegiance.

- 3. MINUTES**
4. OLD BUSINESS
5. NEW BUSINESS

5.A. Public Hearing - Conditional Use with Site Plan to expand the outdoor storage area of a motor vehicle repair use, add off-site parking, and modify Conditional Use conditions for Caliber Collision at 1855 South John Young Parkway - CU-25-0027

Planning Manager Brenda Ryan stated this is an Approval of a Conditional Use with Site Plan to expand the outdoor storage area of a legal non-conforming heavy motor vehicle repair facility for Caliber Collision located at 1855 South John Young Parkway, add off-site parking at 1901 South John Young Parkway, and modify the Conditional Use (CU) conditions of approval of DRC#17-022 within a Highway Commercial (HC) Zoning District.

Planning Manager Brenda Ryan stated that Caliber Collision received their Conditional Use Approval in 2017, which included an increase in outdoor storage on the north side, as well as a set of 19 conditions. There are some areas where vehicles were being stored outside of the existing storage area, which prompted the expansion of the outdoor storage area. The existing Highway Commercial zoning does not allow for any new heavy motor vehicle repair; however, there is a new option within the Land Development Code to return to the Planning Advisory Board to modify the conditions of approval and request consideration for the extension of the outdoor storage area.

Staff is recommending approval subject to conditions with a change to Condition #14.

Finding and Reasons:

1. Compliance with LDC Section 14-3-29(B)(2)a in that Caliber Collision is a lawfully established use

which existed immediately prior to the present classification in the applicable zoning district (legal non-conforming use). Caliber Collision's heavy motor vehicle facility is a legal non-conforming use from the previous Highway Commercial (HC) zoning standards in the previously adopted Land Development Code (LDC). Heavy motor vehicle repair is no longer allowed in the current HC Zoning District standards in Table 4-2, Schedule of Uses for Non-Residential Standard Districts, Section 14-4-5 of the LDC.

2. Compliance with LDC Section 14-3-29(B)(3) in that Conditional Uses established in accordance with subsections [14-3-29(B)](1) and [14-3-29(B)](2) must receive additional conditional use approval when the square footage of any outdoor area devoted to the conditional use is increased above the original approval. Caliber Collision's CU (DRC#17-022) was established under subsection 14-3-29(B)](2)a and the increase to their outdoor storage may be considered with this CU request.
3. 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.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).
5. Compliance with Future Land Use Policy 1.2.3.2, Commercial General (CG), in that the CG Future 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. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR. Caliber Collision is located off of South John Young Parkway which is a highly accessible major thoroughfare.
6. Compliance with LDC Section 14-4-4(K), Highway Commercial District (HC), in that the HC Zoning district is intended for use in suitable areas which have been assigned a Commercial General (CG) Future Land Use Map designation by the Comprehensive Plan. Caliber Collision's HC Zoning designation is compatible with the property's CG Future Land Use designation.

Staff recommends approval subject to the following conditions:

1. Approval of the expansion of the outdoor storage area of Caliber Collision at 1855 South John Young Parkway and associated off-site parking at 1901 South John Young Parkway only.
2. The outdoor storage areas must comply with all of the outdoor storage standards in Section 14-6-12 of the Land Development Code.
3. This conditional use request shall be valid for Caliber Collision only. In the event that Caliber Collision vacates the premises or if a City of Kissimmee Business Tax Receipt (BTR) is no longer valid, this conditional use becomes void
4. Outdoor display or storage of merchandise, tow trucks, inoperable vehicles or other related items shall be prohibited.
5. Loading/unloading within any required fire lane, access drive, pedestrian access and/or handicapped space/access aisle shall be prohibited.
6. Parking of all vehicles shall be located on paved surfaces within marked parking spaces, and shall not be conducted within any driveway, access points, handicapped access aisle, loading zone, or fire lanes (including vehicles stored in the screened outdoor vehicle storage area). There shall be no parking of vehicles on John Henry Jones Boulevard.
7. All repairs shall be conducted solely within the enclosed building at 1855 South John Young Parkway. Any other business activities not listed in the conditions shall not be permitted outside of the building.

8. The parking of vehicles for repair shall be stored in the vehicle storage area in accordance with the site plan approved with CU-25-0027.
9. A maximum of 14 bays that correspond to 7 garage doors shall be utilized for repair or work of vehicles. All other space located within the enclosed building shall be limited to accessory office, retail, and storage of equipment and/or vehicles.
10. A valid vehicle license and registration shall be provided for all on-site vehicles.
11. The sales or leasing of vehicles shall be prohibited.
12. The outdoor parking of vehicles for repair shall be stored in the vehicle storage area in accordance with the site plan. During non-business hours, fence gates shall be closed.
13. The gates for the northwest access to the outdoor storage area shall be sliding as to not interfere with the parking spaces, loading zones, access aisles, and dumpster. The gates to the southeast access of the outdoor storage area shall swing open in opposite directions. The gate adjacent to the building will swing outward as to not interfere with the doorways, and the opposite gate shall swing inward, as not to interfere with the required parking.
14. **Outdoor vehicle storage area shall be entirely screened from view by a minimum 6 foot solid wooden fence on the south side outdoor storage area and 6 foot high black vinyl coated chain link fence with black fabric black solid mesh screening fabric on the north side outdoor storage area. No other storage shall be conducted outdoors. If the fences are ever removed, it must be replaced with a solid fence and/or wall made of wood, PVC, masonry, brick, or another material approved by Staff at the time of permit submittal.**
15. A maximum of 14 bays within the building shall be utilized for repair or work of vehicles. All other space located within the enclosed building shall be limited to accessory office, retail, and storage of equipment and/or vehicles not being worked on. Repair, storage, and uses shall be in accordance with attached floor plan.
16. Monument signage, a maximum of 7-feet in height and in accordance with Section 14-2-157, Table 2 of the Land Development Code shall be allowed.
17. Any missing or dead landscaping must be replaced, per the approved Conditional Use with Site Plan.
18. Any other conditions of approval set in DRC#04-00131 and DRC#07-00008 shall be adhered to at all times.
19. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this conditional use request with possible revocation.
20. Employees, independent contractors, representatives and authorized agents of the business shall be permitted to park in off-site parking spaces on adjacent property pursuant to the off-site parking area exhibit.

Board Member Thomas Kapp made a motion to Approve w/Conditions with Amended Condition #14. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Kapp, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

5.B. Public Hearing - Proposed Ordinance #26-06 - Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0002

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE

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

Senior Planner Ryan Altizer stated this is a request Recommendation of 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 (IN) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000.

Senior Planner Ryan Altizer stated this parcel is vacant, and the Future Land Use Map Amendment is associated with the portion of the parcel east of Shingle Creek along Hoagland Blvd, directly tied to ZMA-25-0004 and associated with LUPA-25-0009 and ZMA-25-0012. In 2019, South Florida Water Management District (SFWMD) and Environmental Science Associates (ESA) conducted a site inspection of the Shingle Creek Mitigation Bank and found hydrological stress on the outparcels along Hoagland Blvd, resulting in acreage adjustments within the mitigation bank. The applicant is proposing to extend the industrial corridor along Hoagland while adding Conservation Future Land Use and Agricultural Conservation zoning to surrounding areas. This Future Land Use Map Amendment to Industrial Business (IN) land use will provide consistency with the proposed Industrial Business (IB) zoning designation while ensuring development complies with the Conservation Overlay District requirements.

The board and the applicant discussed all questions that the board had regarding this Future Land Use.

Finding and Reasons:

1. Compliance with Comprehensive Plan 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 Land Development Code 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 Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.1.3.2 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.
4. Compliance with Land Development Code 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 of the property and techniques appropriate for protecting any important environmental characteristics of the property.

Board Member Javin Lopez made a motion to Approve. Board Member Raymond Sanchez

seconded the motion.

AYE: Board Member Kapp, Board Member Lopez, Board Member Sanchez
 NAY: Board Member Alemi, Board Member Roth

Motion to Approve Passed 3 - 2.

5.C. Public Hearing - Proposed Ordinance #26-07 - Amending the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB): Hoagland Rd. Zoning Map Amendment - ZMA-25-0004

AN ORDINANCE AMENDING ORDINANCE NO. 3129 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 Ryan Altizer states this is a Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000.

Senior Planner Ryan Altizer stated this parcel is vacant, and this Zoning Map Amendment is associated with the portion of the parcel east of Shingle Creek along Hoagland Blvd, directly tied to LUPA-25-0002 and also associated with LUPA-25-0009 and ZMA-25-0012. In 2019, South Florida Water Management District (SFWMD) and Environmental Science Associates (ESA) conducted a site inspection of the Shingle Creek Mitigation Bank and found hydrological stress on the outparcels along Hoagland Blvd, resulting in adjustments to the mitigation bank acreage. The applicant is proposing to extend the industrial corridor along Hoagland while adding 157.31 acres of Conservation Future Land Use and 79.51 acres of Agricultural Conservation zoning. The property sits within the Conservation Overlay District, which requires conservation impact reports to ensure proposed developments do not adversely affect the surrounding environment or Shingle Creek.

Finding and Reasons:

1. Compliance with Land Development Code Section 14-4-4(N), IB, Industrial Business District. This district is intended for properties suitable for industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. 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. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section. It is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.1.3.2 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.

4. Compliance with Land Development Code 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 of the property and techniques appropriate for protecting any important environmental characteristics of the property.

Board Member Javin Lopez made a motion to Approve. Board Member Thomas Kapp seconded the motion.

AYE: Board Member Alemi, Board Member Kapp, Board Member Lopez, Board Member Sanchez
NAY: Board Member Roth

Motion to Approve 4 - 1.

5.D. Public Hearing - Proposed Ordinance #26-08 - Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Senior Planner Ryan Altizer stated this a Recommendation of 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 Conservation (CONS) on approximately 157.31 acres of land on Parcel IDs: 30-25-29-00U0-0080-0000, 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

Senior Planner Ryan Altizer Stated these parcels are vacant, and this Future Land Use Map Amendment is associated with the portion of Parcel ID: 30-25-29-00U0-0080-0000 west of Shingle Creek and Parcel IDs: 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000, directly tied to ZMA-25-0012 and also associated with LUPA-25-0002 and ZMA-25-0004. In 1998/1999, Parcel ID: 36-25-28-00U0-0010-0000 was rezoned to the Cumbrian Lakes Resort Planned Unit Development (PUD), and in 1999 Parcel ID: 25-25-28-00U0-0110-0000 was rezoned to the Liberty Village Short-term Rental PUD (SRPUD) from Agricultural zoning through Ordinance 99-22. The change in the Future Land Use Map Amendments to change 157.31 acres of land from Single-Family Low Density Residential to Conservation is consistent with the Policies and Objectives seen in Goal 5 of the Comprehensive Plan and would help prevent new development on these parcels to preserve the wetlands and natural resources of the area within the Conservation Overlay District.

Finding and Reasons:

1. Compliance with Comprehensive Plan Policy 1.2.8.2: Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or

watershed protection areas.

2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Objective 5.1.2: Water Quality and its subsequent Policies: The water quality regulations established by the South Florida Water Management District (SFWMD) shall be enforced by the City, in order to protect the quality of current and projected future water sources and surface water run-off.
4. Compliance with Comprehensive Plan Objective 5.1.3: Water Quantity and its subsequent Policies: The City shall continue to maintain its adopted level of service standard in order to conserve the availability of current and future water sources.
5. Compliance with Comprehensive Plan Objective 5.1.4: Maintenance of Flood Plains and its subsequent Policies: The City shall continue to preserve floodways and prohibit their reduction in the available storage to the floodplain in order to protect and maintain their flood-carrying and flood storage capacity.
6. Compliance with Comprehensive Plan Objective 5.1.5: Protect and Preserve Wetlands and its subsequent Policies: The City's wetlands shall continue to be protected and preserved from physical and hydrologic alterations.
7. Compliance with Land Development Code 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 of the property and techniques appropriate for protecting any important environmental characteristics of the property

Board Member Javin Lopez made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Kapp, Board Member Lopez, Board Member Sanchez
 NAY: None

Motion to Approve Passed 5 - 0.

5.E. Public Hearing - Proposed Ordinance #26-09 - Amending the Zoning Map designation from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC): Hoagland Rd. Zoning Map Amendment - ZMA-25-0012

AN ORDINANCE AMENDING ORDINANCE NO. 3129 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 Ryan Altizer stated this is a Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Short-Term Rental Planned Unit Development (SRPUD) and Mixed-Use Planned Unit Development (MUPUD) to Agricultural Conservation (AC) on approximately 79.51 acres of land on Parcel IDs: 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

Senior Planner Ryan Altizer Stated that an amendment to the PUD could be submitted to allow for additional development. He also noted that removing the parcels from the PUD designation and placing them into Agricultural Conservation is key to ensuring their preservation.

Finding and Reasons:

1. Compliance with Land Development Code Section 14-4-4(A) AC, Agricultural and Conservation District. This district is primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Objective 5.1.2: Water Quality and its subsequent Policies: The water quality regulations established by the South Florida Water Management District (SFWMD) shall be enforced by the City, in order to protect the quality of current and projected future water sources and surface water run-off.
4. Compliance with Comprehensive Plan Objective 5.1.3: Water Quantity and its subsequent Policies: The City shall continue to maintain its adopted level of service standard in order to conserve the availability of current and future water sources.
5. Compliance with Comprehensive Plan Objective 5.1.4: Maintenance of Flood Plains and its subsequent Policies: The City shall continue to preserve floodways and prohibit their reduction in the available storage to the floodplain in order to protect and maintain their flood-carrying and flood storage capacity.
6. Compliance with Comprehensive Plan Objective 5.1.5: Protect and Preserve Wetlands and its subsequent Policies: The City's wetlands shall continue to be protected and preserved from physical and hydrologic alterations.
7. Compliance with Land Development Code 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 of the property and techniques appropriate for protecting any important environmental characteristics of the property

Board Member Thomas Kapp made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Kapp, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Passed 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Board Members had a discussion regarding virtual participation in Public meetings, also to give notice on making motions.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Vice Chairman Alex Alemi adjourned the meeting at 7:14 PM.

ATTEST:

Board Chair

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 child care, office, retail, restaurant, business and personal services at 617 N. John Young Parkway - CU-26-0008

Request

Approval of a Conditional Use with Site Plan Waiver to establish child care, office, retail, restaurant, business and personal services at 617 N. John Young Parkway on 0.82 acres with a Neighborhood Open (T4-O) Zoning designation.

Explanation

The existing 2,064 sq. ft. building was built in 1985 and was originally used as Parks Furniture (DRC#85-039) and later used as The Hutch N' Such store for many years. The parking space area will need to be restored to meet current standards through a separate restriping and repaving plan. This CU includes multiple uses that will provide flexibility to the property owner when a future tenant has been secured. Because the parking requirements will vary depending on the use, parking calculations must be provided with every Business License and Building Permit submitted. If there is not sufficient parking available for each use(s), the Business License and Building Permit will not be approved until adequate parking is provided. Parking reductions and mixed use incentives provided within the LDC may be appropriately applied and credited to satisfy minimum parking requirements. There is space to add additional parking, expand the existing building, or add additional building(s) on the southern portion of the site which will require an amendment to this Conditional Use.

FINDINGS AND REASONS:

1. Compliance with LDC Section 14-3-29(C)2, site plan waiver criteria for conditional use approval, as the loading, lighting and other site characteristics are not impacted and the existing parking can be restored with a restriping and repaving plan.
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(D), Neighborhood Open (T4-O), which can consist of older neighborhoods where some residential uses have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and lower intensity residential areas behind those corridors.
5. Compliance with LDC Table 5-1, Permitted Uses, Section 14-5-6, Site Standards, for T4-O zoned property in that child care, office, retail, restaurant, business service and personal services may be permitted with Conditional Use approval.
6. Compliance with Future Land Use Policy 1.2.9.2, Mixed Use -Downtown (MU-D) Designation, which recognizes the Downtown area as an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update. This property is located within the Medical Campus sub-area of the MU-D designation, which is centered on the hospital and medical uses area, and shall include residential uses to provide housing for area employees. The mix of uses in this sub-area shall be 5-25 percent residential, 75-95 percent non-residential, with a maximum project density and intensity of up to 40 du/ac and up to 6.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions on April 21, 2026.

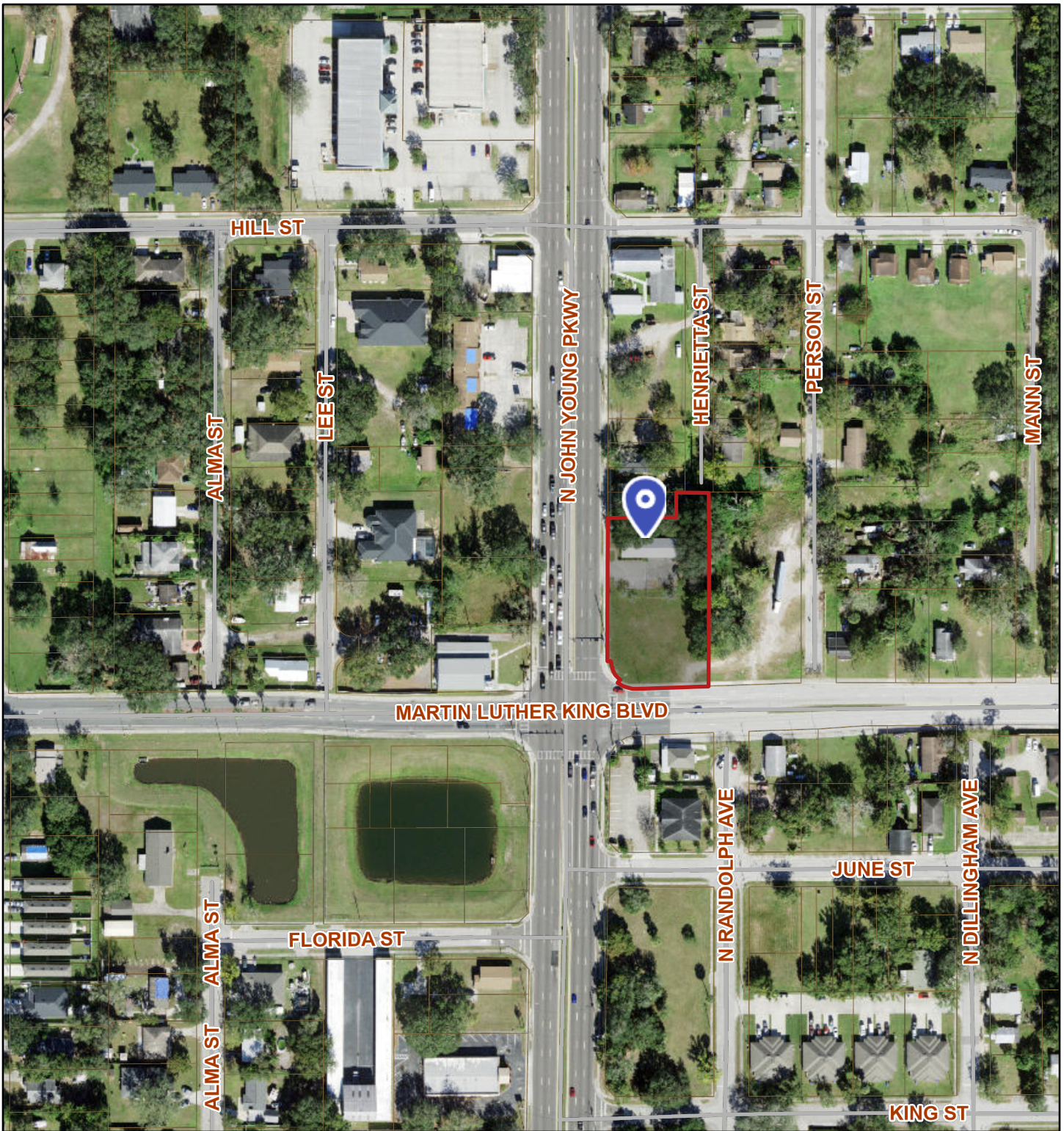
CONDITIONS:

1. Approval of child care, office, retail, restaurant, business service, and personal service uses.
2. The establishment of uses on this site will be limited by the total number of parking spaces provided to accommodate the uses approved with this Conditional Use. Minimum required parking for each use must meet the parking standards of Table 7-2 in LDC Section 14-7-22 and all state and federal ADA requirements. Parking reductions and mixed use incentives provided within the LDC may be appropriately applied and credited.
3. Parking calculations must be provided with every Business License and Building Permit submitted. If there is not sufficient parking available for each use(s), the Business License and Building Permit will not be approved until adequate parking is provided.
4. Child care is subject to the conditions and standards of LDC Section 14-6-37, Child Care Facilities.
5. Any future development or expansions on this property will require an amendment to this Conditional Use approval and meet Form Based Code standards.
6. Restriping and Repaving plan must be submitted and approved prior to the approval of any Business Licenses or Building Permit.
7. A landscape buffer must be provided and maintained on the north property boundary that consists of a 6ft. solid fence, hedge, and understory trees.

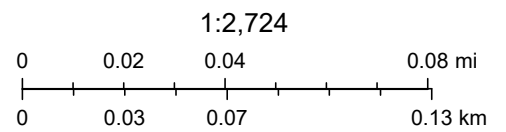
Attachment(s):

1. CU-26-0008 Aerial Map
2. CU-26-0008 Vicinity Map
3. CU-26-0008 Site & Building Plan
4. CU-26-0008 PAB Ad
5. CU-26-0008 Public Comment
6. CU-26-0008 DRC Actions
7. CU-26-0008 DRC Comments
8. CU-26-0008 Supporting Documents

CU-26-0008
Conditional Use
617 N John Young Building



May 4, 2026



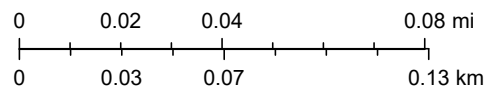
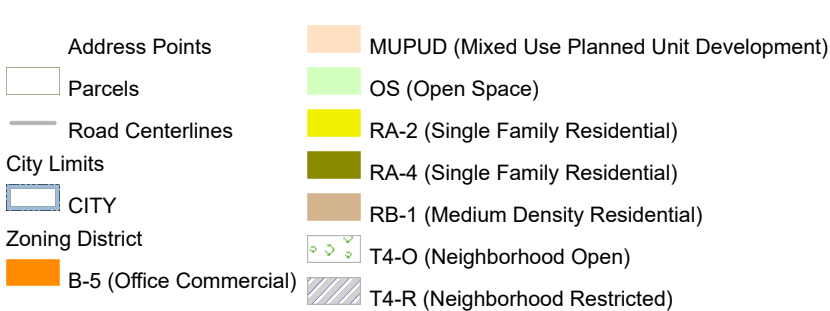
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CU-26-0008
 Conditional Use
 617 N John Young Building

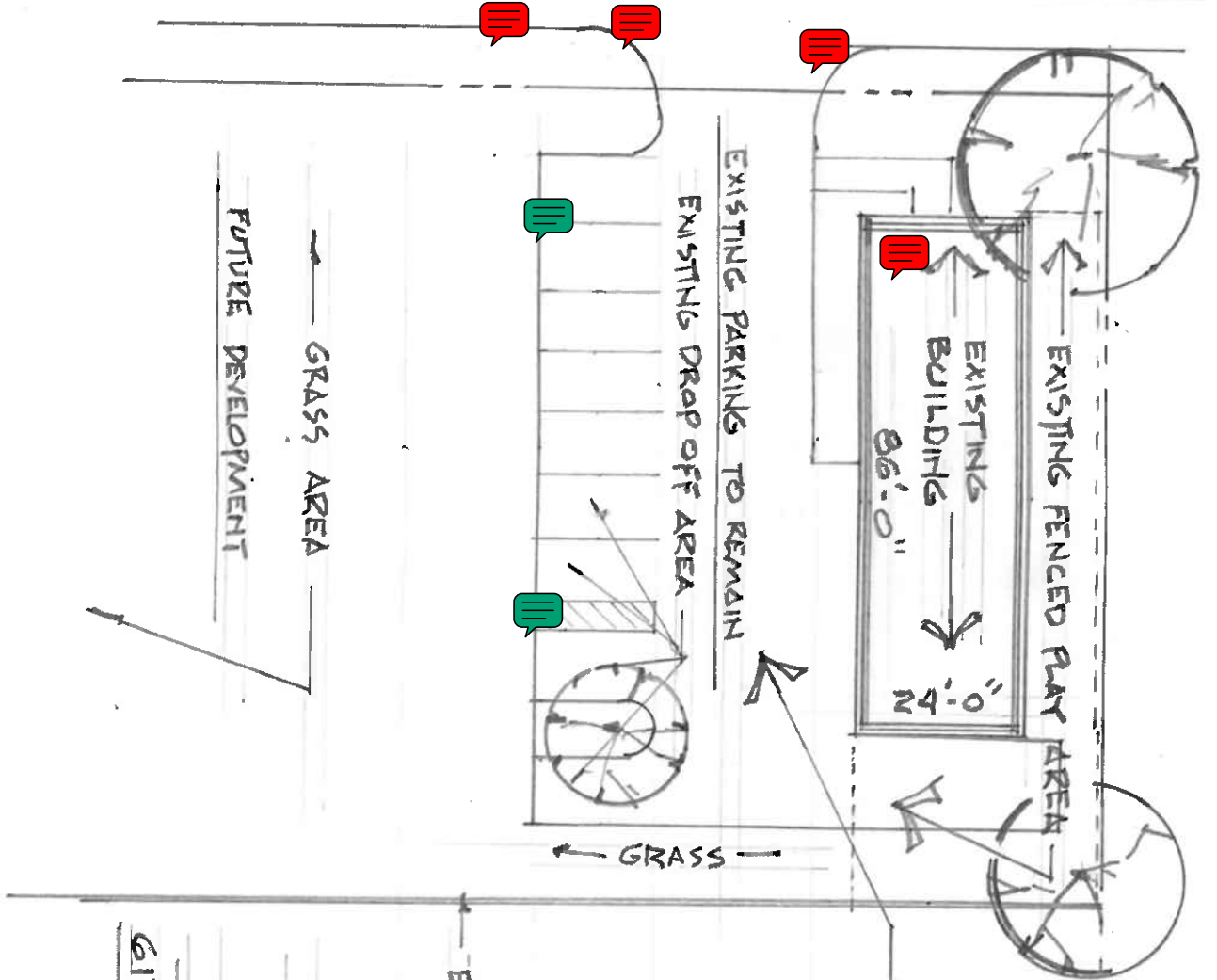


May 4, 2026

1:2,724



617 N. JOHN YOUNG PARKWAY



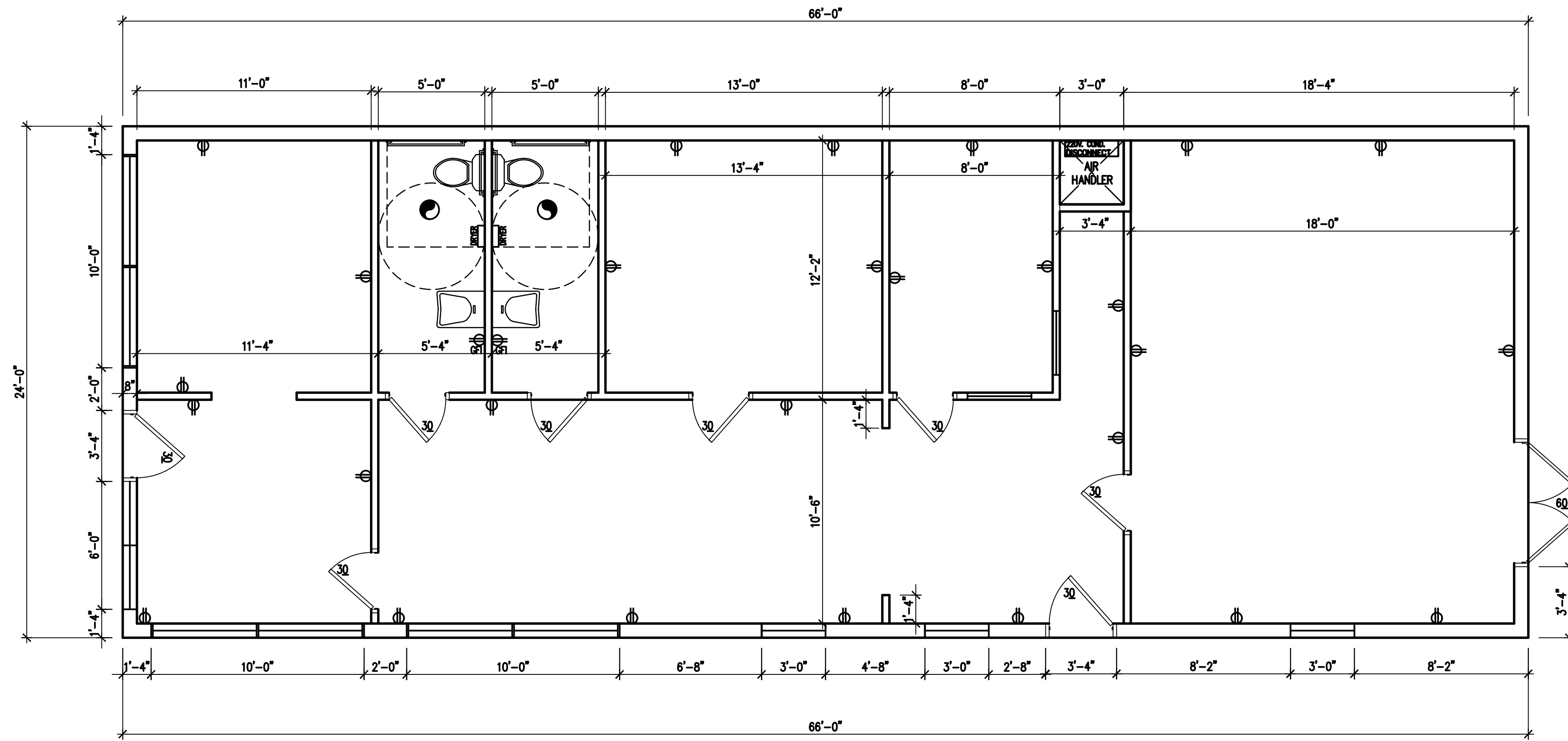
NOTE:
 NO ALTERATIONS TO THE EXISTING BUILDING AND PAVED AREA

EXISTING BLOCK WALL

VACANT LOT

SITE PLAN
 FOR
CONDITIONAL USE
617 N. JOHN YOUNG PARKWAY.

MLK. BLVD



THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, 8th. EDITION AND NFPA 70 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (VULT) AND 108 MPH (VASD)

2. RISK CATEGORY 2

3. CONSTRUCTION TYPE: II (NON-COMBUSTIBLE)

4. WIND EXPOSURE= CATEGORY B

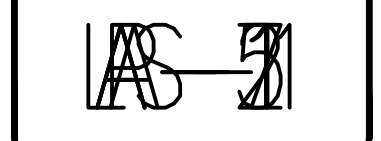
REVISIONS	BY

Ray E. Parsons Architect, PLLC
Architects / Planners

117B Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 808-0001 - E-mail: ray@parsonsgroup.net
Reg. AB0011824

REMODEL
617 NORTH JOHN YOUNG PARKWAY, KISSIMMEE
OSCEOLA COUNTY, FLORIDA 34741

DRAWN M.M.
CHECKED
DATE 02/16/2026
SCALE AS SHOWN
JOB NO. N/A
SHEET



**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 Reference# CU-26-0008 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 2 May 2026.

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



Rose Williams

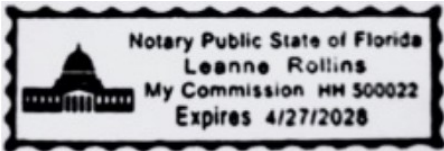
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 2 May 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

67283

**CITY OF KISSIMMEE
NOTICE OF PUBLIC HEARING**

The Planning Advisory Board will hold a Public Hearing on Wednesday, May 20, 2026 at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida to consider a Conditional Use for child care, office, retail, restaurant, business and personal services.

The subject property is located at 617 N. John Young Parkway (Parcel ID# 21-25-29-1420-0001-0570).

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-26-0008
617 N. John Young Pkwy.

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)
67283 5/02/2026

67283

Murray Overstreet
In Memoriam

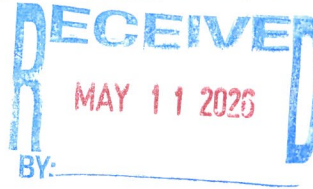


Michelle L. Rivera
Managing Attorney
mrivera@kisslawyer.com

Eric S. Dolhon
Attorney
edolhon@kisslawyer.com

May 6, 2026

City of Kissimmee
Development Services
City Hall
101 Church Street, Suite 200
Kissimmee, FL 34741



**Re: JYP Partners, LLC
Person Street Replat - A portion of Lot 57, Florida Land and Improvement
Company's Addition to the Town of Kissimmee Plat Book A, Page 24, Section
21, Township 25 South, Range 29 East**

Dear Sirs:

Overstreet Law, P.A. has the pleasure of representing JYP Partners, LLC (“JYP”) with regard to its application for a site plan approval for a replat of a portion of Lot 57, Florida Land and Improvement Company’s Addition to the Town of Kissimmee Plat Book A, Page 24, Section 21, Township 25 South, Range 29 East. I submit this letter in strong support of, and to advocate for, approval of the pending site development plan and associated conditional use within the T4-0 zoning designation.

Approval of this application is not discretionary in any meaningful sense when viewed against the existing land use pattern and the evolution of this corridor—particularly following the development and expansion of Martin Luther King Boulevard. That roadway has fundamentally shaped the character of the surrounding area into a commercial corridor, a reality that is plainly reflected in the use of the two other developed corners of this same intersection. The parcel across John Young Parkway from the Property houses a church and the parcel across Martin Luther King Boulevard from the Property houses a medical office.

In this context, denial of the requested conditional use would create an inconsistent and illogical land use outcome, effectively isolating the Property from the established development pattern that the City has already recognized and facilitated. The requested conditional use is entirely compatible with the surrounding properties, the future development of the area and is consistent with the intensity, traffic patterns, and commercial character that now define this intersection.

In concurrence with the site plan/conditional use approval, JYP is seeking the approval of the installation of a curb cut at Person Street and Martin Luther King Boulevard. Person Street was previously accessible from Martin Luther King (“MLK”) Boulevard until the City of Kissimmee installed barriers between the end of Person Street and MLK Boulevard. The installation of these barriers has resulted in frequent vehicular traffic traversing over JYP’s parcel to exit onto MLK

100 Church Street, Kissimmee, FL 34741
Phone (407) 847-5151 | www.kisslawyer.com

Boulevard via a break in the sidewalk farther down; this frequent and unauthorized use is causing damage to JYP's land. The paving of Person Street adjacent to JYP's parcel appears to have been completed without obtaining an easement or dedication from a parcel owner. The property line of JYP's parcel bearing Parcel ID #21-25-29-1760-0001-0240 extends to the centerline of Person St. JYP's title search upon purchasing the property did not locate any evidence of authorization being granted to the City of Kissimmee to pave upon its property.

Moreover, the submitted site development plan demonstrates a thoughtful and compliant design that accounts for access management, traffic flow, and compatibility with adjacent uses. The plan does not introduce a new or incompatible use; rather, it brings the Property into alignment with the corridor's existing and intended function.

The City's Comprehensive Plan and land development objectives support logical, consistent, and efficient land use. Approval of this application directly advances those objectives by:


- Aligning the Property with the established commercial character of the intersection;
- Recognizing the transformative impact of Martin Luther King Jr. Boulevard on surrounding land uses; and
- Avoiding the creation of an isolated, underutilized parcel inconsistent with its surroundings.

For these reasons, approval of the site development plan and the requested conditional use is not only appropriate, but necessary to maintain consistency, fairness, and sound planning within this corridor.

We respectfully request prompt approval of the application.

Should you require any additional information, please do not hesitate to contact me.

Kind regards,



Michelle L. Rivera, Esq,



MEETING MINUTES
SESSION OF THE DEVELOPMENT REVIEW COMMITTEE
CITY OF KISSIMMEE
DEVELOPMENT SERVICES CONFERENCE ROOM
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, APRIL 21, 2026 AT 8:30 AM

- 1. MEETING CALLED TO ORDER
- 2. OLD BUSINESS
- 2.A CU-25-0032, 15-25-29-2020-00B2-0160, Speedy Plaza, Conditional Use Time: 8:30 a.m.

Revise & Resubmit

- 3. NEW BUSINESS
- 3.A CU-26-0008, 21-25-29-1420-0001-0570, 617 N John Young Building, Conditional use Approximate Time: 8:50 a.m.

Proceed to the Planning Advisory Board on May 20, 2026.

- 3.B SP-26-0005, 24-25-28-0000-0270-0000, Bass Road Apartments, Site Plan Approximate Time: 9:10 a.m.

Proceed to the construction, and schedule a meeting with the Planning Department prior to submitting construction plans.

- 3.C SP-26-0010, 32-25-29-0000-0050-0000, Steigerwalt Fieldhouse, Site Plan Approximate Time: 9:30 a.m.

PLACED ON HOLD

- 3.D SP-26-0011, 22-25-29-1591-0001-0030, Azure Hotel and Kissimmee Convention Center, Site Specific Redevelopment Approximate Time: 9:50 a.m.

Revise and resubmit, and meet with the Planning Department prior to resubmission.

- 4. ADJOURNMENT- 10:34 A.M

City of Kissimmee
Development Services Department

Development Services Center
 101 Church Street
 Kissimmee, Florida 34741






Review Comment/Condition Report

Application No. CU-26-0008

Reviewer Contact Information

Reviewer Name	Reviewer Email	Reviewer Phone No.
Brenda Ryan	brenda.ryan@kissimmee.gov	407-518-2104
Junellyx Cartagena	junellyx.cartagena@kissimmee.gov	407-518-2256
Elisabeth Richter-Belote	elisabeth.richter@kissimmee.gov	407-518-2129
Travis Anderson	travis.anderson@kissimmee.gov	407-518-2134
Erika Allen	erika.allen@kissimmee.gov	407-518-2168

COMMENTS LEGEND	
	NOTE
	TEXT
	CALLOUT

Disapproval Comments

Corrections in the following table need to be provided before a permit/plan can be issued.

Notice – FBC 105.3.1.3(4):

In accordance with the Florida Building Code (FBC) 105.3.1.3(4), before a third request for additional information can be issued, the applicant must be given the opportunity to meet with the local government to try to resolve any remaining issues.

If you would like to schedule a meeting to review and discuss the outstanding comments, please contact the reviewer using the contact information listed above.

Reviewer : Department	Annotation Type	Review Comments	Applicant Response Comments
Elisabeth Richter-Belote : Building	Note	Parking facilities must comply with all applicable state and federal ADA requirements for accessible parking and accessibility. Ref. LDC §14-7-28(C)(15). Revise the parking structure/site plans to identify required ADA parking spaces, accessible routes, and accessibility features demonstrating ADA compliance.	
Travis Anderson : Fire	Note	1. Please indicate the width of the access road on the plans access road shall be in accordance with NFPA 1 sec-18.2.3.5.1.1.	
Travis Anderson : Fire	Note	2. Please indicate length of the dead- end access road on the plans. Dead - end fire apparatus access roads shall comply with NFPA 1 sec- 18.2.3.5.4.	

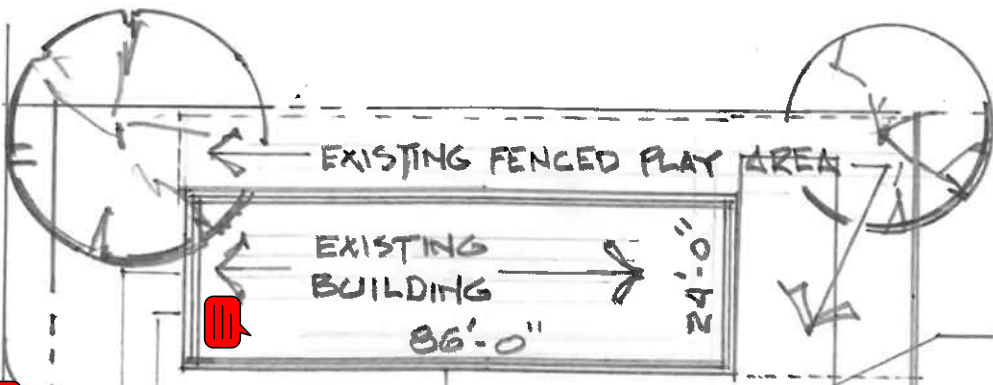
Reviewer : Department	Annotation Type	Review Comments	Applicant Response Comments
Travis Anderson : Fire	Note	3. Please indicate the distance form the closest fire hydrant to the closest Point on the building in accordance with NFPA 1 sec- 18.4.3(1).	
Travis Anderson : Fire	Note	4. ADVISORY NOTE: All new day care occupancies shall be protected throughout by an approved supervised automatic sprinkler system in accordance with section 9.7. Please indicate that compliance will be followed on the plans.	
Brenda Ryan : Planning	Note	Must provide a revised site plan prior to scheduling Planning Advisory Board Meeting that shows the existing fence within the parking lot or indicate that the fence will be removed. The location of the fence affects the number of available parking spaces.	
Brenda Ryan : Planning	Note	9 parking spaces are shown on the site plan but these spaces are not striped and marked on site. A restriping and repaving plan must be submitted and approved prior to the approval of any Business Licenses.	

Conditions of Approval (General Comments)

Reviewer : Department	Review Comments
Junellyx Cartagena : Planning	911-in compliance
Junellyx Cartagena : Planning	Osceola school district-This conditional use application has no impact on public school capacity.
Brenda Ryan : Planning	With 9 parking spaces identified on site, a maximum of 45 children will be allowed to meet the City's child care parking requirement of 1 parking space for every 5 children. Table 7-2, Section 14-7-22E.
Brenda Ryan : Planning	A landscape buffer must be provided and maintained on the north property boundary that consists of a 6ft. solid fence, hedge, and understory trees.
Brenda Ryan : Planning	The establishment of uses on this site will be limited by the total number of parking spaces available to accommodate all of the uses requested with this Conditional Use. Parking calculations must be provided with every Business License and Building Permit submitted. If there is not sufficient parking available for each use(s), the Business License and Building Permit will not approved until adequate parking is provided.
Brenda Ryan : Planning	Any future development or expansions on this property will require an amendment to this Conditional Use approval and meet Form Based Code standards.
Brenda Ryan : Planning	Child care is subject to the conditions and standards of Section 14-6-37, Child Care Facilities.
Erika Allen : Public Works & Engineering	<ul style="list-style-type: none"> • 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.

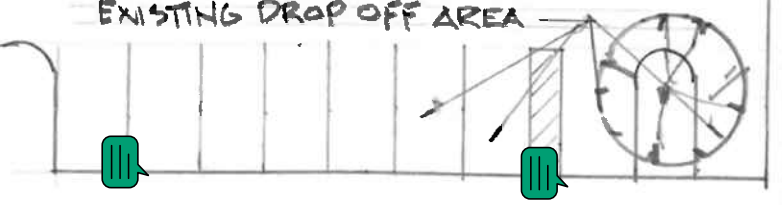
For permit applications submitted on or after November 1, 2025, the full amount of the original permit fee must be paid before plan review can begin for any fourth and each subsequent resubmittal. Please note that the application will not be routed to plan review until the required fee payment has been received.

617 N. JOHN YOUNG PARKWAY



NOTE:
NO ALTERATIONS TO THE EXISTING BUILDING AND PAVED AREA

EXISTING PARKING TO REMAIN
EXISTING DROP OFF AREA



VACANT LOT

EXISTING BLOCK WALL

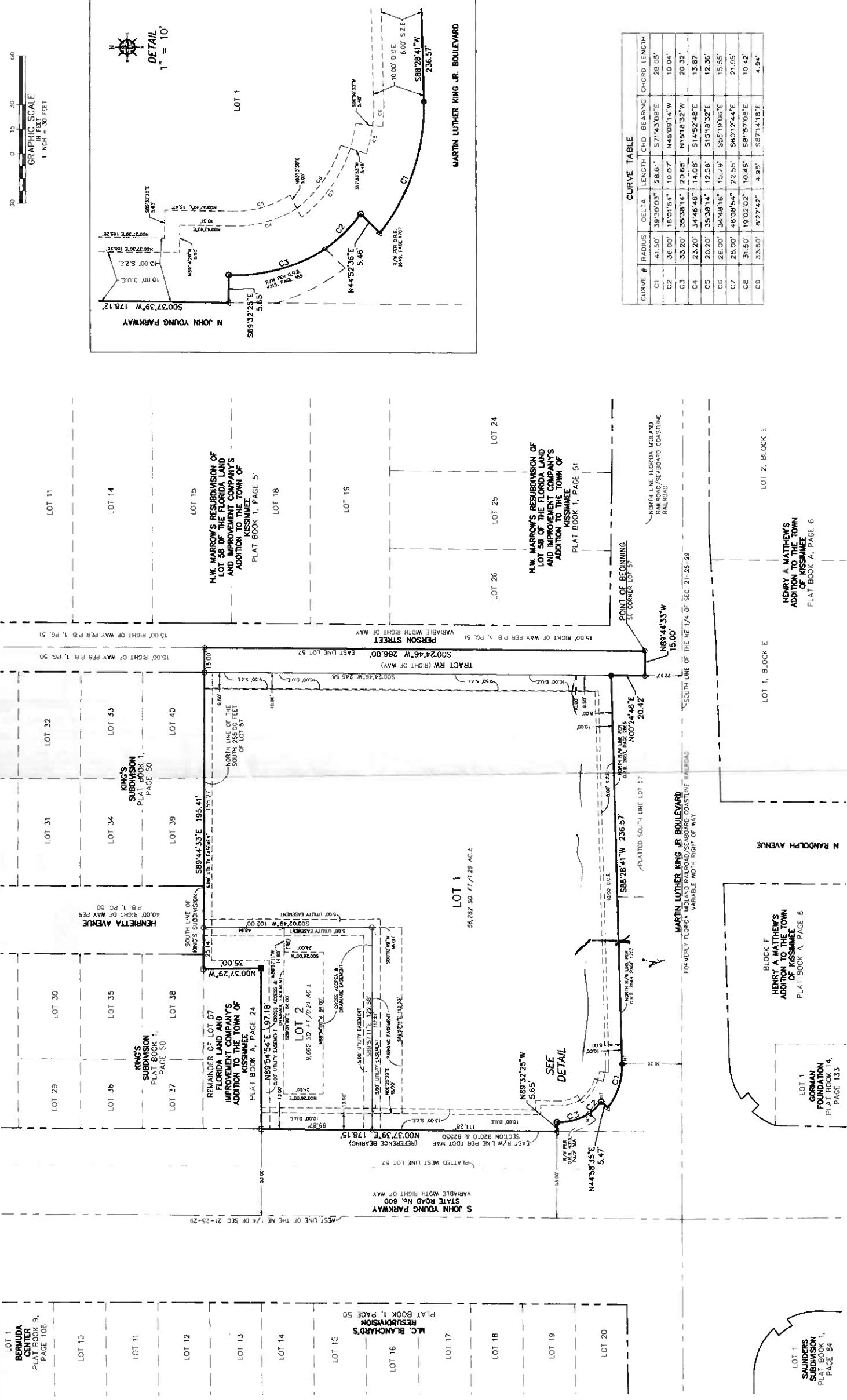
GRASS AREA
FUTURE DEVELOPMENT

SITE PLAN
FOR
CONDITIONAL USE
617 N. JOHN YOUNG P.K.W.Y.

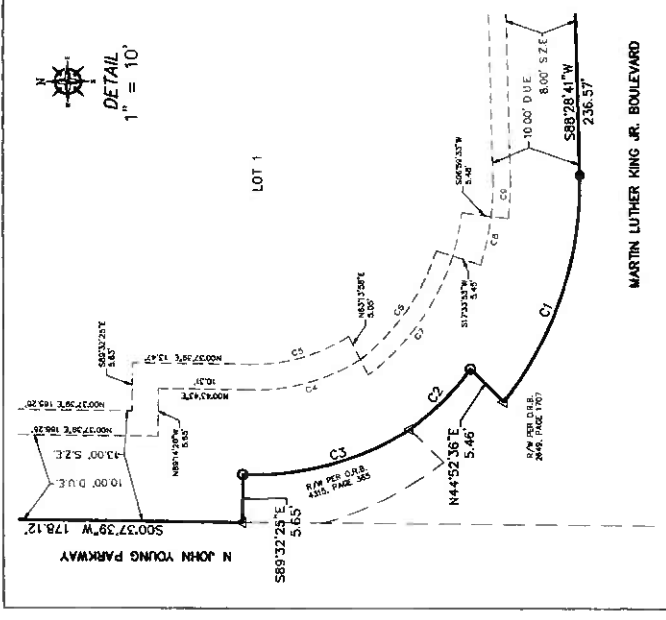
M.L.K. BLVD

PERSON STREET REPLAT

A REPLAT OF A PORTION OF LOT 57
 FLORIDA LAND AND IMPROVEMENT COMPANY'S
 ADDITION TO THE TOWN OF KISSIMMEE
 PLAT BOOK A, PAGE 24
 SECTION 21, TOWNSHIP 25 SOUTH, RANGE 29 EAST
 CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA



CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	41.50'	38°30'03"	28.81'	S71°43'08"E	28.05'
C2	36.00'	16°01'54"	10.07'	N45°09'14"W	10.04'
C3	33.20'	35°38'16"	20.85'	N15°18'32"W	20.32'
C4	23.20'	34°46'48"	14.08'	S14°52'48"E	13.87'
C5	20.20'	35°38'14"	12.56'	S15°18'32"E	12.36'
C6	26.00'	34°48'16"	15.79'	S55°19'06"E	15.55'
C7	28.00'	48°08'54"	22.55'	S60°12'44"E	21.95'
C8	31.50'	19°02'02"	10.46'	S81°57'08"E	10.42'
C9	33.00'	8°27'42"	4.95'	S87°14'18"E	4.94'



JOHNSTON'S SURVEYING, LLC
 900 Cross Prater Parkway
 Kissimmee, Florida 34744
 Tel (407) 847-2179 Fax (407) 847-6140
 LE #565



DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

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

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

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

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

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

Project Name: 617 N. John Young DRC# _____

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

Agent Signature: *Kristin Spivey* Date: 3/5/26

Agent Name (Print): Kristin Spivey

Property Owner Signature: *Kristin Spivey* Date: 3/5/26

Property Owner Name (Print): Kristin Spivey