



**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

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

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.

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.

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.