



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 17, 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 May 6, 2026 Planning Advisory Board (PAB) meeting minutes.
 - 3.B Approval of the May 20, 2026 Planning Advisory Board (PAB) meeting minutes.
- 4. OLD BUSINESS**
 - 4.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
- 5. NEW BUSINESS**
- 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 May 6, 2026 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the May 6, 2026 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. PAB 05.06.26 Meeting Minutes



**MEETING MINUTES
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

Members Present: Board Member Robert Bussierre, Board Member Alex Alemi, Board Member Thomas Kapp, Board Member Lynda Roth, Board Member Javin Lopez,

Members Absent: Board Member Jon Arguello, Board Member Raymond Sanchez

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizier, Senior Planner, Courtney Harris, Planner II, Junellyx Cartagena, Administrative Assistant II

Chairman Robert Bussiere called the meeting to order at 6:02 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 December 3, 2025 Planning Advisory Board (PAB) Meeting minutes.
Board Member Alex Alemi made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, PAB Board Member Kapp, Board Member Lopez
NAY: None

Motion to Approve Passed 5 - 0.

- 3.B Approval of the January 7, 2026 Planning Advisory Board (PAB) Meeting minutes.
Board Member Alex Alemi made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, PAB Board Member Kapp, Board Member Lopez
NAY: None

Motion to Approve Passed 5 - 0.

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

Board Member Alex Alemi made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, PAB Board Member Kapp, Board Member Lopez
NAY: None

Motion to Approve Passed 5 - 0.

3.D Approval of the April 1, 2026 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 Roth, PAB Board Member Kapp, Board Member Lopez
NAY: None

Motion to Approve Passed 5 - 0.

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

Planning Manager Brenda Ryan Stated the Existing Business Psico-Salud-Belleza Academy proposes to expand its operations to 3357 W. Vine St., Suite 103 within the Sun Bank Plaza office building for classroom and instructional activities related to beauty academy programs leading to professional licensing. The facility will include two classrooms with a maximum of 12 students at any given time and two facial practice rooms; no nail practice, nail services, or nail-related products will be used at the location. The site provides ample parking to accommodate the academy's operations. The academy's existing location at 3497 W. Vine St. will remain in use solely for administrative office functions and will not host classroom, instructional, or salon service activities.

Board Member Alex Alemi and Board Member Javin Lopez Had questions for the Applicants regarding the Business

Staff recommends Approval for the following 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.

Staff recommends approval subject to the following 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.

Board Member Thomas Kapp made a motion to Approve. Board Member Alex Alemi seconded the motion.

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

NAY: None

Motion to Approve Passed 5 - 0.5.B Public Hearing — Conditional Use with Site Plan to establish a tire and window tinting shop – 1110 S John Young Pkwy - CU-25-0012.

Senior Plan Ryan Altizer stated 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.

Senior Planner Ryan Altizer Stated The existing main structure was built in 1979 as a Service Garage, with a second service garage building constructed in 1983, and the parcel has a consistent history of motor vehicle repair establishments. There is currently an open code enforcement case, CE-26-00927, regarding an expired/disapproved license, and approval of the conditional use would allow the business to obtain the necessary business license for a light motor vehicle repair establishment. Heavy motor vehicle repair is a non-conforming use within the Highway Commercial Zoning District, while light motor vehicle repair establishments are permitted through a conditional use. Due to the outdoor storage of tires and the adjacent residential zoning district to the west, special attention was provided to LDC Section 14-6-12.

Board Member Alex Alemi Had Questions for Staff regarding Item 5.B.

Staff recommends Approval for the following 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.

Staff recommends approval subject to the following 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.

Board Member Alex Alemi made a motion to Approve w/Conditions. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, PAB Board Member Kapp, Board Member Lopez
 NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Motion to adopt procedures for Board Initiated Recommendations

Board Member Alex Alemi proposed that the Board and staff consider adopting procedures for Board-Initiated Recommendations.

Board Member Robert Bussiere made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Lopez
NAY: PAB Board Member Kapp

Motion to Approve 4 - 1.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT There being no further business to come before the Planning Advisory Board, Chairperson Bussiere adjourned the meeting at 6:59 p.m.

Board Chairperson

ATTEST:

Board Clerk

ITEM 3.B

Approval of the May 20, 2026 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the May 20, 2026 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. PAB Meeting Minutes 05.20.26



**MEETING MINUTES
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

Members Present: Board Member Alex Alemi, Board Member Lynda Roth, Board Member Jon Arguello, Board Member Javin Lopez

Members Absent: Board Member Thomas Kapp, Board Member Raymond Sanchez, Board Member Robert Bussiere

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Senior Planner, Courtney Harris, Planner II, Junellyx Cartagena, Administrative Assistant II

Vice Chairman Alex Alemi called the meeting to order at 6:25pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. MINUTES

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

Board Member Jon Arguello made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello, Board Member Lopez
NAY: None

Motion to Approve Passed 4 - 0.

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 - CU26-0008

Planning Manager Brenda Ryan stated 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. This CU includes multiple uses that will provide flexibility to the property owner when a future tenant has been secured. Because parking requirements will vary depending on the use, parking calculations must be provided with every Business License and Building Permit submitted, and adequate parking must be provided before approval. 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.

Staff recommends Approval for the following 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.

Staff is recommending Approval Subject to the following 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.

Board Member Alex Alemi asked questions of the applicant and staff regarding the business and the permit request before the Board.

Jeff Wolf, 117 B Broadway, Kissimmee, FL 34741, representing the applicant, addressed the questions and concerns presented by The board Members.

After further discussion, the applicant requested that Item 5.A be continued to a future meeting.

Board Member Alex Alemi made a motion to continue the item to the June 3, 2026, PAB meeting. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello
NAY: Board Member Lopez

Motion to 3 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION

All Board Members engaged in a discussion regarding the matters presented and discussed during the meeting.

8. HEAR CHAIRMAN AND BOARD MEMBERS

5/20/2026

9. **ADJOURNMENT** There being no further business to come before the Planning Advisory Board, Vice Chairman Alex Alemi adjourned the meeting at 7:13 P.M.

Board Chairperson

ATTEST:

Board Clerk

ITEM 4.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

This item was continued from the May 20, 2026 Planning Advisory Board (PAB) meeting to the June 3, 2026 PAB meeting by a vote of 3-1. However, a quorum was not maintained and, at 6:30pm, the June 3, 2026 meeting was cancelled.

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.

At the May 20, 2026 meeting, the Planning Advisory Board (PAB) recommended a continuance to the June 3, 2026 meeting by a vote of 3-1.

A quorum was not maintained for the June 3, 2026 PAB meeting, and, at 6:30pm, the meeting was cancelled.

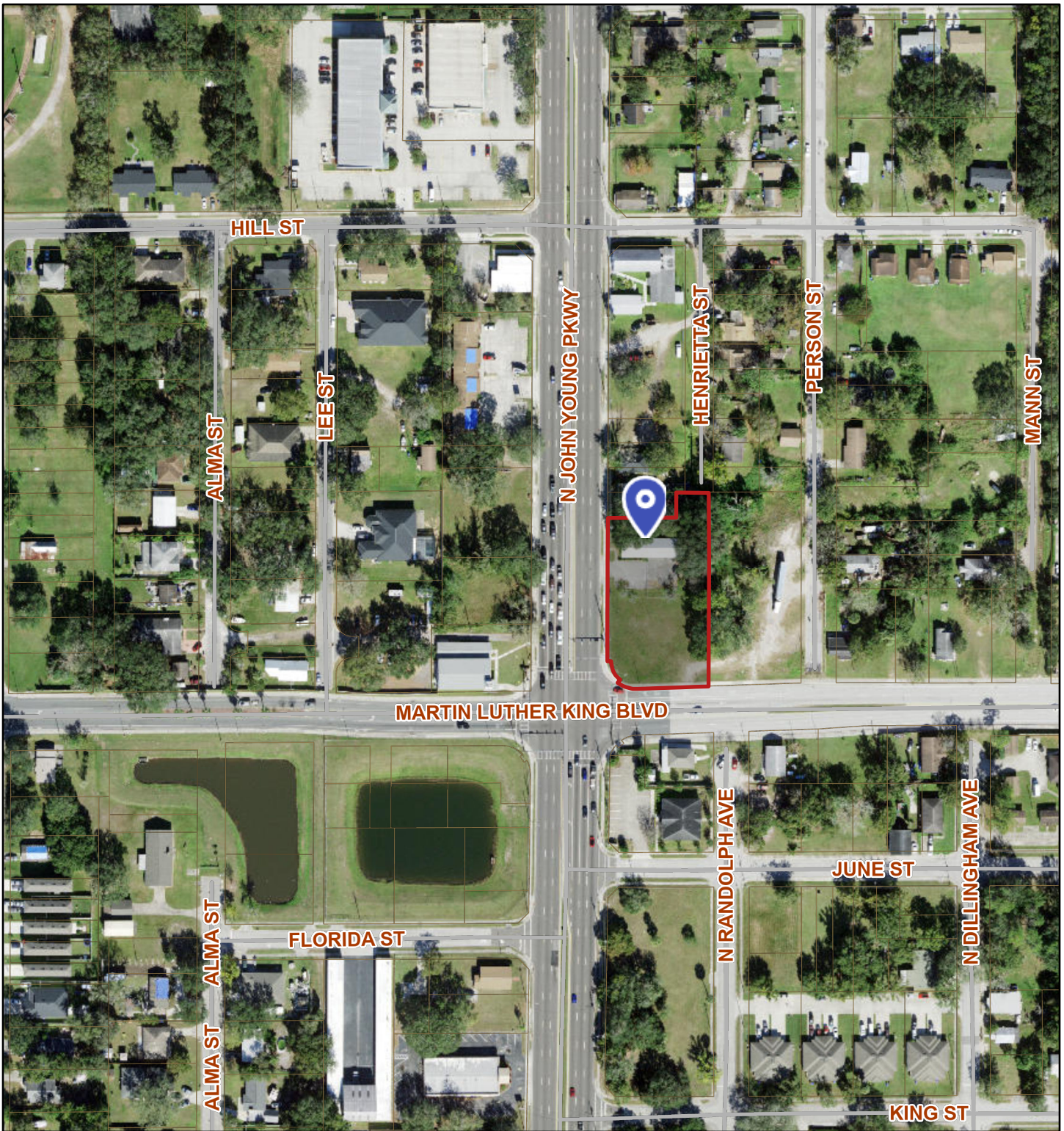
CONDITIONS:

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.

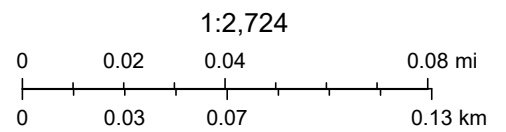
Attachment(s):

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 June 3, 2026 PAB Cancellation
7. CU-26-0008 May 20, 2026 PAB Actions
8. CU-26-0008 DRC Actions
9. CU-26-0008 DRC Comments
10. CU-26-0008 Supporting Documents

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



May 4, 2026



State of Florida, Vantor

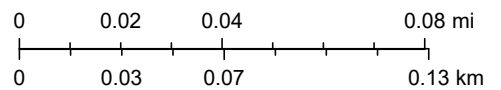
CU-26-0008
 Conditional Use
 617 N John Young Building



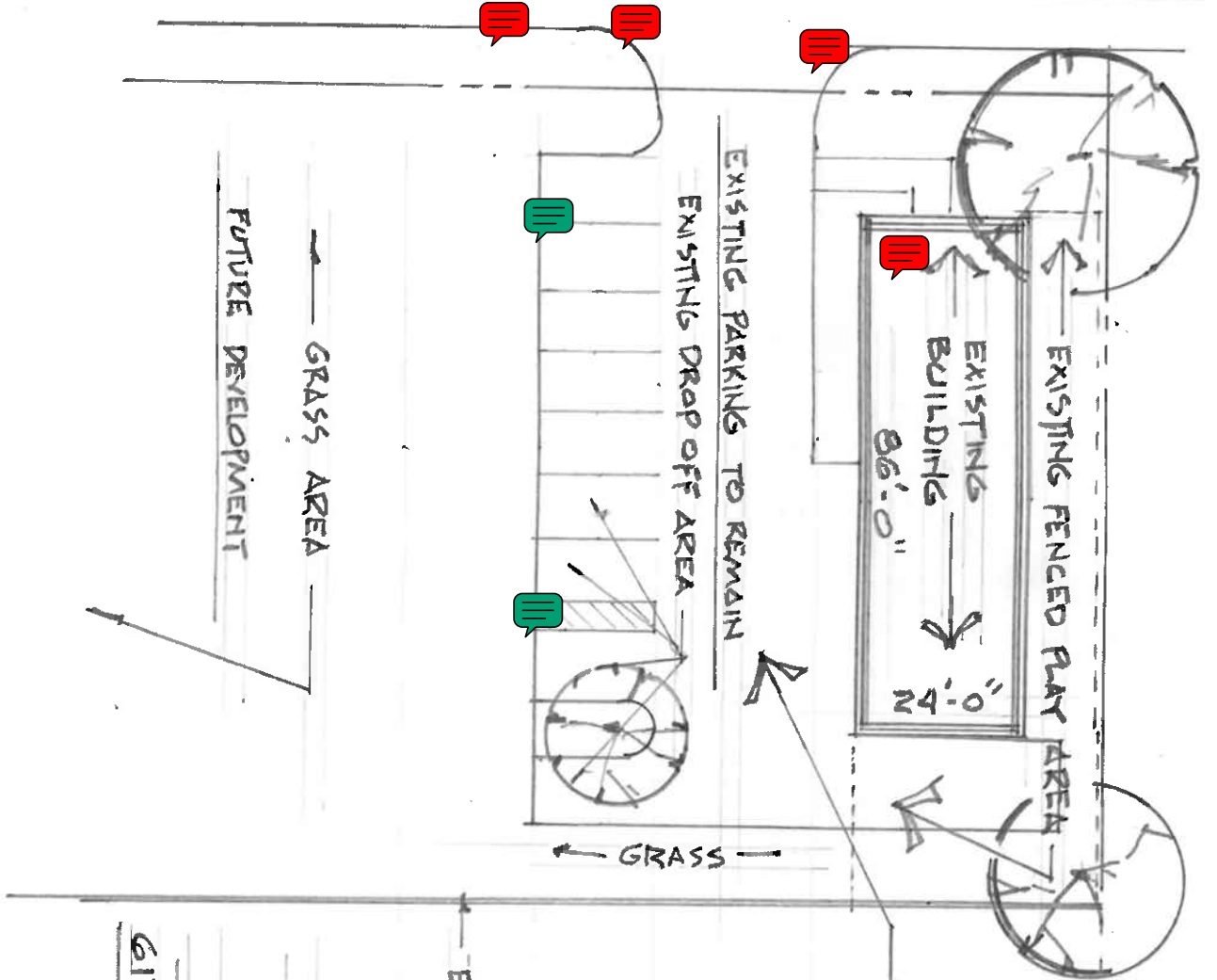
May 4, 2026

1:2,724

- Address Points
- Parcels
- Road Centerlines
- City Limits
- CITY
- Zoning District
- B-5 (Office Commercial)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-2 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)



617 N. JOHN YOUNG PARKWAY



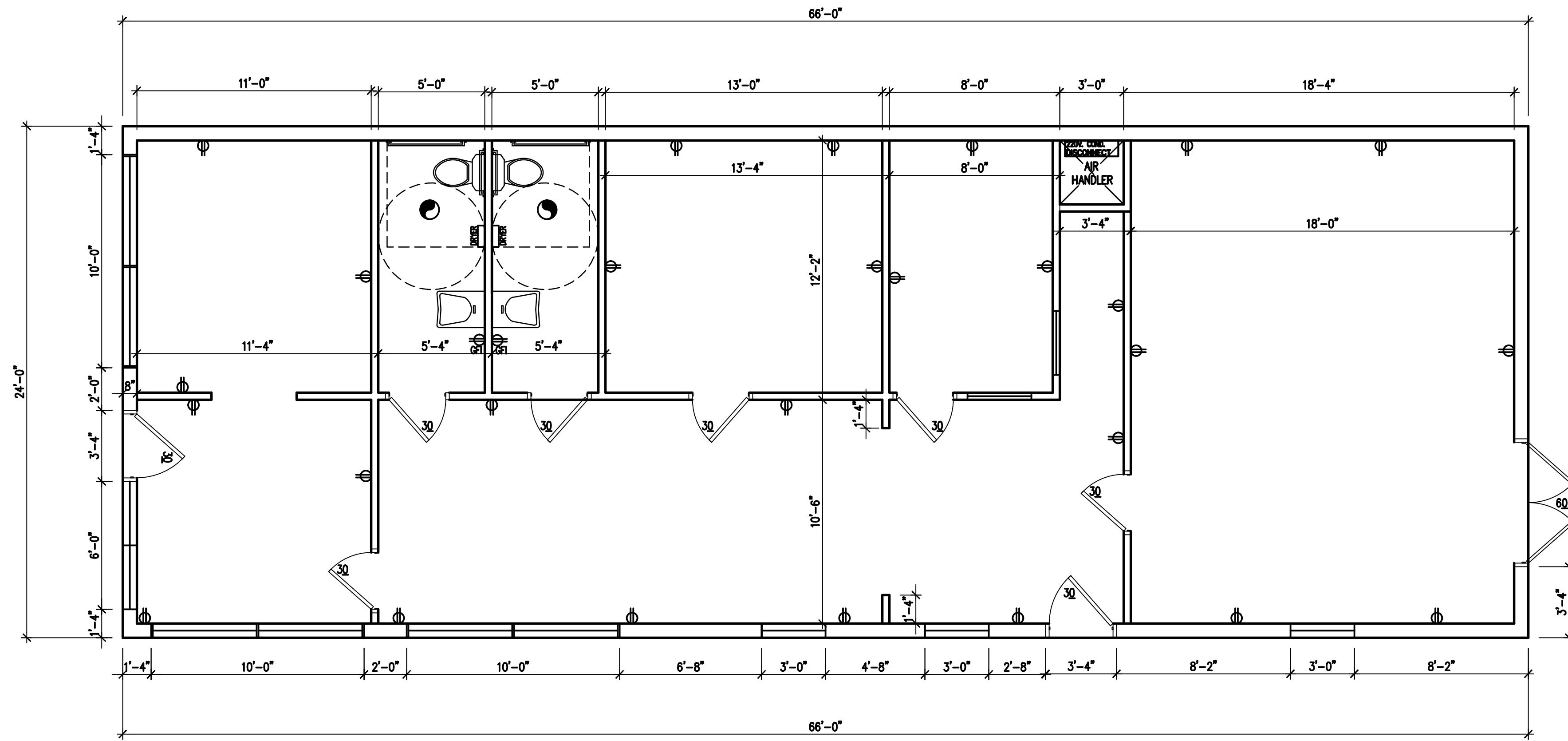
NOTE:
 NO ALTERATIONS TO THE EXISTING
 BUILDING AND PAVED AREA

VACANT LOT

EXISTING BLOCK WALL

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, LLC
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.

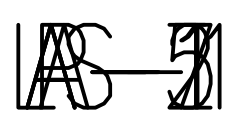
CHECKED

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

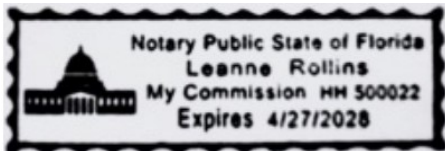
Signature of Affiant

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

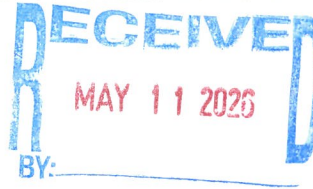


Michelle L. Rivera
Managing Attorney
mrivera@kisslawyer.com

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,

Brenda Ryan

From: Junellyx Cartagena
Sent: Wednesday, June 3, 2026 6:35 PM
Subject: Cancelled Meeting (PAB)

Good Evening,

I am writing to inform you that the Planning Advisory Board meeting scheduled for June 3rd, 2026 has been canceled due to lack of Quorum.

Thank you for your time, and have a great day!

Best Regards ,

*Junellyx Cartagena
Administrative Assistant II
City of Kissimmee
101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2140 Ext.2256
Junellyx.Cartagena@kissimmee.gov*



Land Development Code (LDC)

https://library.municode.com/fl/kissimmee/codes/code_of_ordinances

GIS Interactive Map (Look up Zoning & Future Land Use)

<https://kissgis.maps.arcgis.com/apps/webappviewer/index.html?id=48121b60b5004d52b5f1648ef366d938>

Comprehensive Plan

https://www.dropbox.com/sh/kekwmcngc2bv8n3/AAASe1r9S_78xmwyxKTSzY_a?dl=0



PUBLIC NOTICE

**Due to a lack of a quorum,
The Planning Advisory Board
Meeting for
June 3rd, 2026
is Cancelled**

Please contact Development Services for further
information at (407)518-2140



MEETING ACTIONS
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** **Members Present:** Board Member Alex Alemi, Board Member Lynda Roth, Board Member Jon Arguello, Board Member Javin Lopez

Members Absent: Board Member Thomas Kapp, Board Member Raymond Sanchez, Board Member Robert Bussiere

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizier, Senior Planner, Courtney Harris, Planner II, Junellyx Cartagena, Administrative Assistant II

Vice Chairman Alex Alemi called the meeting to order at 6:25pm.

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

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

3. **MINUTES**

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

Board Member Jon Arguello made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello, Board Member Lopez
 NAY: None

Motion to Approve Passed 4 - 0.

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

Board Member Alex Alemi made a motion to continue the item to the June 3, 2026, PAB meeting. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello
 NAY: Board Member Lopez

Motion to 3 - 1.

6. **PUBLIC HEARINGS**

7. **DISCUSSION**

All Board Members engaged in a discussion regarding the matters presented and discussed during the meeting.

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 7:13.



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.	

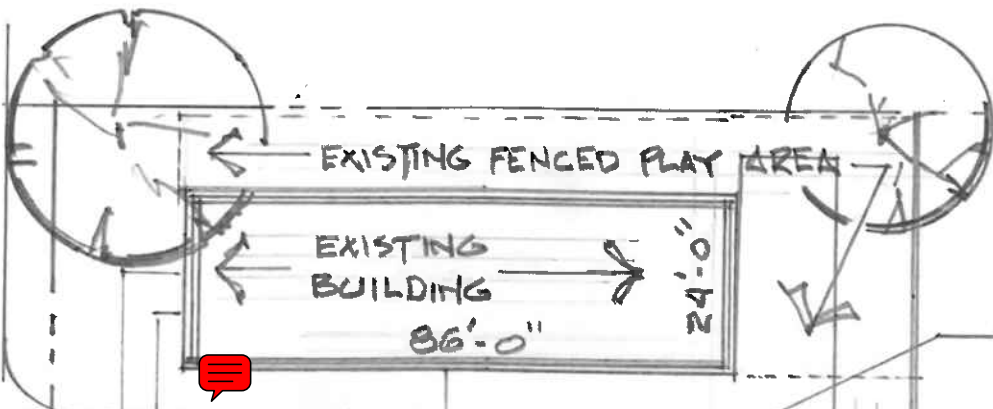
Reviewer : Department	Annotation Type	Review Comments	Applicant Response Comments
Travis Anderson : Fire	Note	3. Please indicate the distance form the closest fire hydrant to the closest Point on the building in accordance with NFPA 1 sec- 18.4.3(1).	
Travis Anderson : Fire	Note	4. ADVISORY NOTE: All 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.

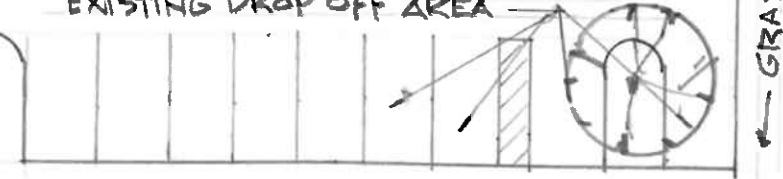
617 N. JOHN YOUNG PARKWAY



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

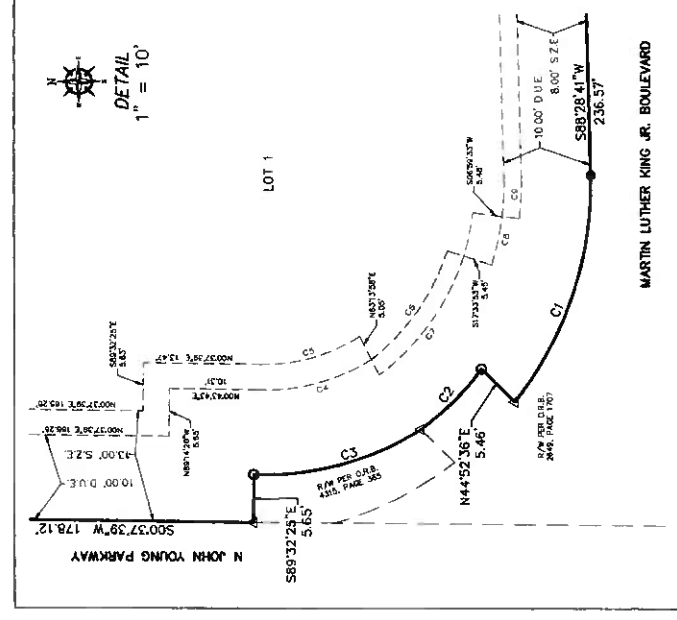
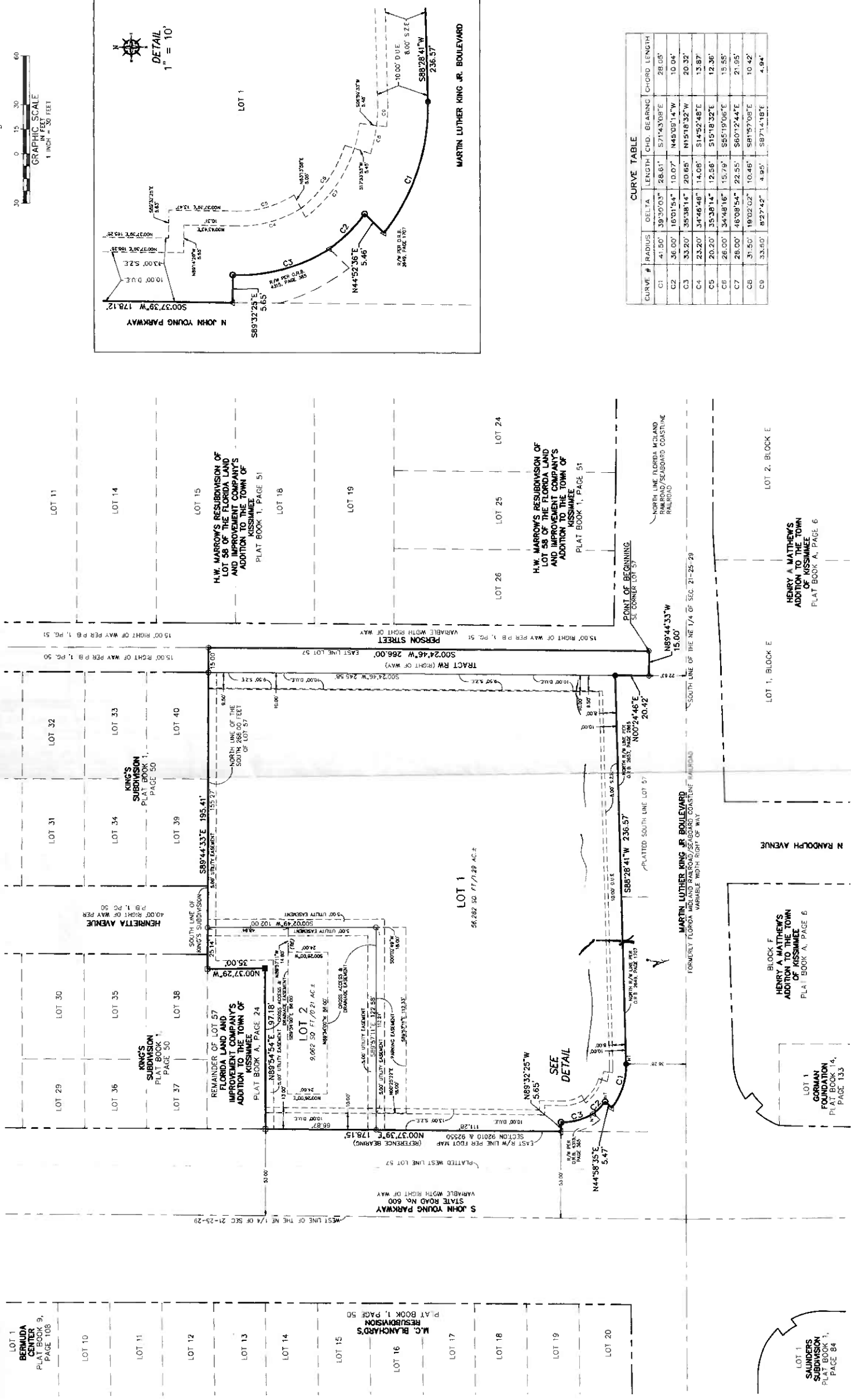
FUTURE DEVELOPMENT

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