



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 15, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Lynda Roth, Thomas Kapp, Board Member Javin Lopez, Board Member Raymond Sanchez, Board Member Martin Levert

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Senior Planner, Junellyx Cartagena, Administrative Assistant II, Curtis McGehee, Deputy City Attorney, Courtney Harris, Planner II

Members Absent: Board Member Jon Arguello

Chairperson Robert Bussiere called the meeting to order at 6:01 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE After a Moment of Silence, Chairperson Robert Bussiere led the audience in the Pledge of Allegiance.

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Proposed Ordinance #26-16 - Amending the Zoning Map designation from Multiple Family Medium Density Residential (RC-2) to Residential Planned Unit Development (RPUD): Fortune Rd. Zoning Map Amendment - PUD-26-0003

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 currently, this parcel has one existing agricultural building on it that is proposed to be demolished with the construction of the proposed Residential PUD, and in 2006 the parcel was rezoned from Agricultural (AC) to Mixed-Use Planned Unit Development (MUPUD), later in 2022 the MUPUD was rezoned to Multiple Family Medium Density Residential, RC-1, to bring it back into the City's Land Development Code (LDC) regulations, and in 2025 the parcel was rezoned to Multiple Family Medium Density Residential, RC-2, to ensure more flexibility that can facilitate reduced building coverage, which provides additional space for recreational amenities and stormwater management by allowing a greater height allowance. This Residential Planned Unit Development does not change the density or the number of residential units that would be allowed on this parcel; instead, this RPUD gives more flexibility to the developer in terms of development standards, and the PUD standards proposed that deviate from the LDC are intended to preserve the Bass Slough corridor along the western boundary

and to create different regulations for open space requirements. Those different regulations are to allow sidewalks within open space tracts, change the minimum open space width, allow amenities on waterways, stormwater and dry retention features, as well as alternatives for the required width of trails, and the PUD specifically establishes primary uses as multifamily residential, town homes, condos, assisted and independent living facilities.

Staff recommends Approval for the following reasons:

1. Compliance with Land Development Code Section 14-4-8(B) Residential Planned Unit Development (RPUD) which purpose is to permit land under unified control to be planned and developed for permanent residential occupancy with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning.
2. Compliance with Land Development Code Section 14-3-28, Zoning map amendment to planned unit development, in regard to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.2.1.3, Medium Density Residential Multiple Family Medium Density Residential (MF-MDR): This designation is intended to accommodate multiple family structures with a density of 10–20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
4. Compliance with Comprehensive Plan Policy 3.1.1.5, which aims to provide regulations that promote a variety of housing types.

Board members discussed concerns regarding the proposed Planned Unit Development (PUD), including its impact on the surrounding area.

John Ryan Adams with RJWA, Inc., 8 Broadway, Kissimmee, FL 34741, Agent for the Applicant, spoke on behalf of the Applicant regarding the Board Members' concerns.

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

AYE: Board Member Bussiere, PAB Board Member Kapp, Board Member Lopez, Board Member Sanchez, Board Member Levert

NAY: Board Member Roth

Motion to Approve Passed 5 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION Board members and staff members had a discussion regarding further meetings and introducing new staff members

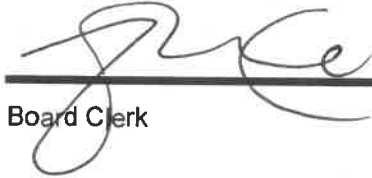
8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT There being no further business to come before the Planning Advisory Board, Chairperson Robert Bussiere adjourned the meeting at 6:23 PM.

7/15/2026


Board Chairperson

ATTEST:


Board Clerk

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.

