



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 07, 2025 AT 6:00 PM**

1. **Members Present:** Board Member Robert Bussiere, Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Aaron Sabino (6:20pm), Board Member Rebeca Marin

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Senior Planner, Kalanit Oded, Deputy City Attorney, Ramon Senorans, Airfield Manager, Shaun Germolus, Airport Director, Kayla Smith, Administrative Assistant II

Members Absent: Board Member Yolanda Bernard

Chairman Robert Bussiere called the meeting to order at 6:10pm.

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

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

3. **MINUTES**

- 3.A Approval of the March 19, 2025 Planning Advisory Board (PAB) Workshop minutes.
Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Rebeca Marin seconded the motion.

AYE: Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin

NAY: None

Motion to Approve Passed 3- 0 -1 (Abstain)

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.A Public Hearing - Kissimmee Gateway Airport Commerce Park Mixed Use Planned Unit Development (MUPUD) Amendment - PUD-25-0001

Planning Manager Ryan stated this is a recommendation of approval of a Mixed Use Planned Unit Development (MUPUD) Amendment to add and clarify uses on approximately 22 acres of land. The subject property is located at 2117 Mabbette St.

Planning Manager Ryan stated this amendment is this amendment is needed to support the Kissimmee Gateway Airport Master Plan Update by adding and clarifying uses of the Dyer Thacker Commerce Park PUD, consisting of approximately 22 acres across 7 parcels, the Gateway Airport Commerce Park MUPUD will consolidate the previous list of uses, the uses include hotels/motels, dormitories, colleges, and universities. The policies, schedules, and phasing of the improvements in the plan are all dependent on funding that can be modified to facilitate the environmental, social, and aviation interests of the

professional office, while the Industrial Business Zoning 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.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use, 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. This vision is predicated on implementing the City's adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes walking, biking, shorter auto trips, and the provision of various forms of transit.
2. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-4-4(N), the Industrial Business (IB) Zoning District which is intended for properties suitable for industrial development. Where industrial development is in proximity to residential or commercial zones, it is desirable to limit the manner and extent of industrial operations. This Zoning District is also intended to permit various commercial uses which are compatible with typical industrial uses and in suitable areas which have been assigned an Industrial Business (IN) Future Land Use designation.

Planning Staff and the Board discussed the rationale behind the city's need to change the zoning and how the change aligns with and impacts the Comprehensive Plan.

Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Rebeca Marin seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Sabino, Board Member Marin

NAY: Board Member Alemi

Motion to Approve Passed 4 - 1

6. **PUBLIC HEARINGS**
7. **DISCUSSION**
8. **HEAR CHAIRMAN AND BOARD MEMBERS**
9. **ADJOURNMENT**

Board Member Alex Alemi made a motion to Adjourn. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

community.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.2, Airport Expansion (AE), which is intended to accommodate activities predominantly connected with typical industrial uses, low-intensity commercial uses, and supporting non-industrial uses and activities related to the Kissimmee Gateway Airport. 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 continue to be applied to all lands comprising the Kissimmee Gateway Airport and to the nearby areas appropriate for industrial uses.
2. Compliance with Comprehensive Plan Transportation Element Policy 2.4.1.2, Consistency of Improvements with Other Plans, in that the city shall continue to support airport improvement proposals that are consistent with the City's Comprehensive Plan and the Kissimmee Gateway Airport Master Plan.
3. Compliance with Land Development Code Section 14-3-27(G)(2), Zoning Map and Land Development Code Amendments, in regards to the requested changes and deviations from a previously approved PUD conceptual plan that requires City Commission approval.
4. Compliance with Land Development Code Section 14-4-8(D), Mixed-Use Planned Unit Development District (MUPUD), which is intended to permit land under unified control to be planned and developed with a compatible mix of residential and commercial purposes or commercial-light industrial uses with a greater amount of design flexibility by removing some of the restrictions of conventional zoning. The mix of uses within the Kissimmee Gateway Airport Commerce Park is compatible with the intent of the Airport Expansion (AE) Future Land Use designation.

Planning staff and the Board discussed the fact that the land is city-owned, the traffic flow around the airport, and the potential for future hotels within the city.

Board Member Alex Alemi made a motion to Approve. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve Passed 5 - 0.

5.B Public Hearing - ZMA-25-0001 Armstrong Rezoning: Zoning Map Amendment (T5-U TO City IB) - Proposed Ordinance NO. 25-03

Senior Planner Altizer stated is a recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB) on approximately 2.69 acres of land at Parcel ID: 19-25-29-00U0-0014-0000.

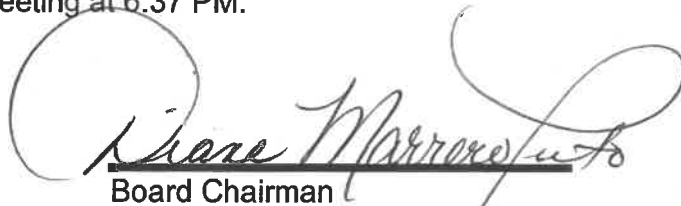
Senior Planner Altizer stated one of the goals of the Mixed-Use Vine Future Land Use is to provide diverse housing options, retail and light industrial/flex office space and

05/07/2025

NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:37 PM.


Board Chairman

ATTEST:


Board Secretary

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

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