



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 17, 2025 AT 6:00 PM**

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Alex Alemi (6:01PM), Board Member Rebeca Marin (6:34PM), Board Member Lynda Roth
Staff Present: Craig Holland, Director, Doug Etheredge, Assistant Director, Brenda Ryan, Planning Manager, Kalanit Oded, Assistant City Attorney, Kayla Smith, Planning Technician.
Members Absent: Board Member Diana Marrero-Pinto, Board Member Aaron Sabino, Board Member Yolanda Bernard

Chairman Robert Bussiere called the meeting to order at 6:35 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**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.A Public Hearing - Conditional Use with Site Plan waiver for indoor motorcycle sales at 204 S. John Young Parkway - CU-25-000 PUBLIC HEARINGS

Planning Manager Ryan stated this is an approval of a conditional use with site plan waiver to establish indoor motorcycle sales on approximately 0.06 acres of land with a Mixed Use Urban Corridor (T5-U) Zoning Designation. Subject property is located at 204 S. John Young Parkway.

Planning Manager Ryan stated the existing 2,750 sq. ft. building was originally built in 1974, previously used as a convenience store, grocery store with a small cafe, and computer consultants , and now the Form Based Code allows vehicle sales with interior display inside of buildings only; the applicant will use the site to establish motorcycle sales only and will not permit any motorcycle repairs or maintenance.

Staff recommends approval subject to the following conditions:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) Zoning Designation. as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, Permitted Uses, as sales, rental, and leasing of vehicles is potential conditional use within the T5-U Zoning District.
3. Compliance with Section 14-3-29(F), 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 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
5. Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

Staff recommends approval subject to the following 8 conditions:

1. This conditional use request shall be valid for Dexter Laboratory, LLC only. In the event that Dexter Laboratory, LLC vacates the premises or if the Business License expires or is no longer valid, this conditional use becomes void.
2. A bicycle locker must be installed and maintained onsite in order to maintain the parking reduction of 2 parking spaces. If the bicycle lockers are not maintained, an agreement with an adjacent property owner meeting the City's satellite parking standards will be required to maintain the minimum parking requirement of 14 parking spaces.
3. This Conditional Use approval must comply with all of the requirements in Section 14-5-8C, Automobile Sale, Lease or Service.
4. All motorcycles associated with the business must be stored and displayed inside the building. Outdoor display or storage of motorcycles or any merchandise associated with the business is prohibited.
5. Maintenance or repair of motorcycles is also prohibited.
6. No test driving of motorcycles is permitted onsite or in the adjacent residential areas.
7. Must comply with the City's Noise Ordinance standards in Chapter 22, Article II of the Code of Ordinances.
8. 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.

Rafael Rodriguez, Venecon LLC, 204 S. John Young Pwky, stated he is available to address any questions or concerns from the Board.

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

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5. **Maintenance or repair of motorcycles is also prohibited.**
6. **No test driving of motorcycles is permitted onsite or in the adjacent residential areas.**
7. **Must comply with the City's Noise Ordinance standards in Chapter 22, Article II of the Code of Ordinances.**
8. **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.**

AYE: Board Member Bussiere, Board Member Alemi, Board Member Marin, Board Member Roth
NAY: None

Motion to Approve Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A PAB Attendance

Planning Manager Ryan addressed the Board on attendance and timely email responses, emphasized immediate replies, noted the October 1 meeting was canceled, and said staff will confirm a quorum for October 15.

7.B Rosenberg's Rules of Order Discussion

Board discussed Rosenberg's Rules of Order. A request by Chairman was made to add this topic to the next meeting agenda for further discussion.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 06:57PM.



Board Chairman

ATTEST:



Board Secretary

