



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY
BOARD CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 21, 2025, AT 6:00PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Diana Marrero-Pinto, Board Member Alex Alemi, Board Member Aaron Sabino, Board Member Rebeca Marin

Staff Present: Brenda Ryan, Planning Manager, Ryan Altizer, Senior Planner, Ashley Cornelison, Long Range, Senior Planner, Kalanit Oded, Deputy City Attorney, Kayla Smith, Administrative Assistant II

Members Absent: Board Member Robert Bussiere, Board Member Yolanda Bernard, Board Member Robert Spalding

Vice-Chair Diana Marrero-Pinto called the meeting to order at 6:05 p.m.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Vice Chair Diana Marrero-Pinto led the audience in the Pledge of Allegiance.

3. MINUTES

- 3.A Approval of May 7, 2025, Planning Advisory Board (PAB) Meeting Minutes
Board Member Alex Alemi made a motion to Approve. Board Member Rebeca Marin seconded the motion.

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

NAY: None

Motion to Approve Passed 4 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Public Hearing - Proposed Ordinance #25-05 - Amending the Comprehensive Plan

AN ORDINANCE AMENDING AND REINSTATING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; AMENDING LANGUAGE THROUGHOUT THE COMPREHENSIVE PLAN TO BE

CONSISTENT WITH STATUTORY CHANGES AND CURRENT CITY REGULATION FOR COMPLIANCE WITH FLORIDA STATUTES; DIRECTING THE CITY MANAGER TO REPLACE THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Long Range Senior Planner Ashley Cornelison presented to the board the 2025 Evaluation and Appraisal Report, that is a requirement that the state has every seven years and the city must review its comprehensive plan against any statutory requirements that have happened in that seven-year period.

Planner Cornelison stated this year's EAR based amendment will only have statutory changes to make sure they are in compliance with the Land Development Code and that change typically happen in a 3-step process, starting with the master plan, then the comprehensive plan, and finally the land development code.

Board Member Alex Alemi made a motion to amend proposed Ordinance #25-05 and adopt the revised language for Policy 2.1.1.4 of the Transportation Element.

Board Member Alex Alemi then made a motion to approve the revised Policy 2.1.1.4. Board Member Rebeca Marin seconded the motion.

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

NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Board Member Alex Alemi made a motion to Adjourn. Board Member Aaron Sabino seconded the motion.

AYE: Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin NAY: None

Motion to Adjourn Passed 4 - 0.

There being no further business to come before the Planning Advisory

5/21/2025

Board, Vice-Chair Diana Marrero-Pinto adjourned the meeting at 6:56 p.m.


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.

