



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, December 3, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Thomas Kapp, Board Member Lynda Roth, Board Member Jon Arguello, Board Member Javin Lopez

Staff Present: Craig Holland, Director, Doug Etheredge, Assistant Director, John Hambley, Planning Manager, Brenda Ryan, Planning Manager, Ashley Cornelison, Senior Planner, Cristian Arias, Senior Planner, Ryan Altizer, Senior Planner, Kalanit Oded, Deputy City Attorney, Kayla Smith, Planning Technician, Junellyx Cartagena, Administrative Assistant II

Members Absent: Board Member Raymond Sanchez

Chairman Robert Bussiere called the meeting to order at 6:00 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 - Proposed Ordinance # 25-21 - Amendments to Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code An Ordinance Amending The Code Of The City Of Kissimmee, Florida Code Of Ordinances Titles: Reorganizing And Updating Chapter 14-11 Signs; Updating Signage Definitions In Chapter 14-2; Repealing All Ordinances In Conflict Herewith And Providing An Effective Date

Senior Planner Ashley Cornelison stated this is a request to amend Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code due to amend these chapters was largely triggered by a Supreme Court determination (Reed v. Town of Gilbert) that signage cannot be treated differently based on content, also that it is necessary to update the signage standards following the 2020 update to the Land Development Code, which established the Form-Based Code Area and replaced the development guidelines in the Vine Overlay and Downtown Community Redevelopment Area Overlay (DCRAO) Design Manual.

Senior Planner Ashley Cornelison stated that after consulting with many professionals including City Commission and Planning Advisory Board, it was obvious that there was a need to create more transparency and considering this feedback, the proposed signage regulations have been streamlined to be clearer by adding imagery for a wide range of people, including developers, business owners and the general public.

Board Member Alex Alemi stated that the sign code may be more complicated than it needs to be as a whole and brought up scenarios to present to the staff to help improve code before for the citizens.

Board Member Jon Arguello agreed with Board Member Alex Alemi regarding creating scenarios to present to the staff to help improve code before for the citizens.

Board continued to discuss the sign code and the restrictions on the yard sign.

Board Member Alex Alemi made a motion to remove the 1st two paragraphs of the Sign Code on page 14.11.24. Board Member Jon Arguello seconded the motion.

AYE: None

NAY: Board Member Alemi, Board Member Bussiere, Board Member Roth, Board Member Kapp, Board Member Arguello, Board Member Lopez

Motion to Approve w/Conditions Failed 0 - 6.

Board Member Alex Alemi made a motion to only remove the 4-12 month restriction of the yard signs in the Sign Code page 14.11.24. Board Member Lynda Roth seconded the motion.

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

NAY: None

Motion to Approve w/Conditions Passed 6 - 0.

Board Member Alex Alemi made a motion to approve the sign code with the amended 4-12-month strike. Board Member Jon Arguello seconded the motion.

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

NAY: None

Motion to Approve w/Conditions Passed 6 - 0

6. PUBLIC HEARINGS

7. DISCUSSION

Board discussed combining RC-1 and RC-2 zoning districts.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

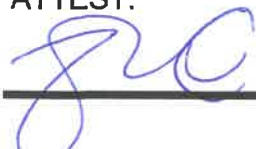
- 10.** There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 7:17 PM.

12/03/2025



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.