



**WORKSHOP MINUTES
SESSION OF THE PLANNING ADVISORY BOARD WORKSHOP
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 21, 2026 AT 6:00 PM**

MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Alex Alemi, Board Member Lynda Roth, Board Member Raymond Sanchez, Board Member Thomas Kapp

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney.

Members Absent: Board Member Javin Lopez, Board Member John Arguello

1. MEETING CALLED TO ORDER

Board Member Robert Bussiere called the meeting to order at 6:00pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

6. PUBLIC HEARINGS

7. DISCUSSION

7A. Board Member Alex Alemi Public motion Notices

Board Member Alex Alemi Discussed His Motions to allow Conditional Warehouse use in T5-U Zoning, to Eliminate Citywide Parking Minimums, To Merge RC-1 and RC-2 Zoning Districts,

7B. Presentation of Planning and Zoning Department

Planning Manager Brenda Ryan presented brief biographies of the planning staff to introduce them to the advisory board members.

Planning Manager Ryan gave a presentation on the Comprehensive Plan and local Zoning Rules and Regulations.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

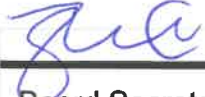
There being no further business to come before the Board Member Alex Alemi adjourned the meeting at 7:10pm.

01/21/2026



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.