



**MEETING ACTIONS
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, APRIL 1, 2026 AT 6:00 PM**

Members Present: Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Jon Arguello, Board Member Javin Lopez, Board Member Raymond Sanchez

Members Absent: Board Member Lynda Roth, Board Member Thomas Kapp

Staff Present: Craig Holland, Director, Brenda Ryan, Planning Manager, Curtis McGehee, Assistant City Attorney, Ashley Cornelison, Senior Planner, Junellyx Cartagena, Administrative Assistant II, John Hambley, Planning Manager

Chairman Robert Bussiere called the meeting to order at 6:00pm

1. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

2. MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

Board Member Alemi made a motion to recess the meeting from 6:20 p.m. to 6:30 p.m. to observe the Artemis II space shuttle launch. The motion was seconded by Board Member Javin Lopez.

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

NAY: Board Member Sanchez

Motion to approve the recess Passed 4-1.

5. A Public Hearing - Proposed Ordinance # 26-10 - Land Development Code Text Amendment (Section 14-5-3: Special Requirements Plan and Section 14-5-6: Site Standards)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING SECTION 14-5-3 AND 14-5-6, TABLE 5-1 TO INCLUDE PROVISIONS FOR FINANCE, INSURANCE, AND REAL ESTATE OFFICES; ADDING A MAP SECTION TO 14-5-6, FIGURE 5-25; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Senior Planner Cornelison stated this is a request of Approval of Amendments to allow Finance,

Insurance, and Real Estate offices on the first floor fronting Broadway and side streets.

Senior Planner Cornelison stated this is a request to amend Figure 5-25, as a portion of the map was left out due to the last update to the Land Development Code and is being requested to be put back in. The bulk of the request is amendments to the Special Requirements Plan and Special Requirements Maps; at present, these do not allow any type of office on the first floor of units fronting Broadway and a couple of the side streets, and that is included in the ordinance language. This proposed ordinance will remove that restriction and will allow not complete office use on the first floor, but finance, real estate, and insurance offices.

Staff Recommends Approval for the following Reasons:

1. Proposed Ordinance 26-10 – strikethrough
2. Proposed Ordinance 26-10 - clean
3. B-1 Zoning District Map
4. Letter from DKC
5. Business Impact Estimate
6. Advertisement

Staff is recommending Approval.

The Board Had a discussion regarding the Office Use establishment on the first floor.

Board Member Alemi made a motion for Approval on Item 5. A. The motion was second by Board member Javin Lopez.

AYE: Board Member Bussiere, Board Member Lopez

NAY: Board Member Alemi, Board Member Arguello, Board Member Sanchez

Motion to Approve Failed 2 - 3.

Meeting recessed at 6:20pm

Meeting reconvened at 6:31pm

5.B. Public Hearing - Proposed Ordinance # 26-11 - Land Development Code Text Amendment (Section 14-3-16: Level of Review Required and 14-3-29: Conditional Uses)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-29 AND 14-3-16, TABLE 3-1 TO ADD THE CITY COMMISSION AS THE FINAL REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD STANDARDS FOR SITE PLAN WAIVERS AND PROVISIONS FOR TIME FRAMES ON CONDITIONAL USE APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Board Member Raymond Sanchez made a motion to Approve the continuance of Item 5.B. Board Member Alex Alemi seconded the motion.

AYE: Board Member Alemi, Board Member Bussiere, Board Member Arguello, Board Member Lopez, Board Member Sanchez

NAY: None

Motion to Approve Continuance Passed 5 - 0.

- 5. **PUBLIC HEARINGS**
- 6. **DISCUSSION**
- 7. **HEAR CHAIRMAN AND BOARD MEMBERS**

Board Member Alex Alemi gave notice to make a motion to adopt procedures for board-initiated recommendations.

8. **ADJOURNMENT**

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:32 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.