



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 7, 2026 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Alex Alemi, Board Member Robert Bussiere, Board Member Javin Lopez, Board Member Raymond Sanchez

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Ryan Altizer, Senior Planner, Courtney Harris, Planner II, Kalanit Oded, Deputy City Attorney, Junellyx Cartagena, Administrative Assistant II

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

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

3.A Approval of the November 5, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Alex Alemi made a motion to Approve. Board Member Robert Bussiere seconded the motion.

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

NAY: None

Motion to Approve Passed 4 - 0.

3.B Approval of the November 19, 2025 Planning Advisory Board (PAB) Meeting Minutes.

Board Member Alex Alemi made a motion to Approve. Board Member Javin Lopez seconded the motion.

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

NAY: None

Motion to Approve Passed 4 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - CU-25-0017 — Conditional Use with Site Plan to establish an office at 1720 W Oak St.

Senior Planner Altizer stated this is a request for approval of a conditional use with site Plan on a residential zoned Parcel on approximately 0.213 acres of land with a medium density residential (RB-2) Zoning Destination. Subject property is 1720 W Oak St.

Senior planner Altizer stated the existing house, including the main area, garage and open porch, was built in 1973. This is supported in the medium density residential zoning district (RB-2), the RB-2 district is primarily designed for locations on the fringe of existing residential areas serving as a transition area between residential neighborhoods and higher-intensity development.

Board member Alemi discussed the requirements to approve the conditional use and felt this item meets all the criteria.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.1, Office Residential (OR), which is intended to accommodate both professional offices, and residential uses and is generally located on the outer fringe of an existing residential area. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 1.0 FAR when used for non-residential uses, or up to 9 dwelling units per acre when used as a residential use.
2. Compliance with the intent of the Medium Density Residential (RB-2) zoning district standards as outlined in Section 14-4-4(D) of the Land Development Code (LDC).
3. Compliance with LDC Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a Site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the code.
4. Compliance with LDC Section 14-3-29(G)(1)-(13) 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.

Staff recommends approval subject to the following conditions:

1. The allowed hours of operation for this office are: Monday to Sunday from 9 am to 5 pm.

Board Member Alex Alemi made a motion to Approve w/Conditions. Board Member Javin Lopez seconded the motion.

1. **The allowed hours of operation for this office are: Monday to Sunday from 9 am to 5 pm.**

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

NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

5.B. Public Hearing - LUPA-25-0007 — Amending the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB): 610 Buckley Dr. - Proposed Ordinance #26-01

ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND 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.

Senior Planner Altizer stated this is a recommendation for approval of a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB). Subject property at 610 Buckley Drive.

Senior planner stated Parcels 1 and 2 currently contain single-family homes, while Parcel 3 is vacant, and the requested future land use change to Industrial Business (IN) and rezoning to Airport Industrial (AI) are consistent with the Comprehensive Plan and Land Development Code (LDC) by supporting compatible industrial centers within the City. The properties would expand the industrial center in the City's southwest quadrant near the airport, concentrating traffic, infrastructure, and industrial impacts in appropriate areas, and because they are within the Conservation Overlay District, any development must include a conservation impact report with site plan or preliminary plat submittal.

City resident Diana Elliot from 730 Buckley Drive has sent an email regarding her concerns with LUPA-25-0007.

Darrell Elliot of 730 Buckley Drive stated that he and his wife have lived at this address for over 11 years, noting that it is a one-way dirt road with only a single point of entry and exit, and expressed that adding an industrial area would be catastrophic to the neighborhood due to the surrounding wildlife and nearby conservation areas, the limited capacity of the road to handle such a change, and the currently quiet nature of the community, further emphasizing that he would be deeply concerned to see the property negatively impacted by the introduction of industrial use, which could also result in environmental harm affecting both wildlife and the overall quality of life.

Board Member Alemi Discussed his concerns with the restrictions on this property.

Debbie Elliot 730 Buckley Drive stated that the road is a single lane with no feasible way to widen it, and she expressed uncertainty as to how this issue would be addressed in order to support the residents in that location, while requesting that this concern be taken into careful consideration.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3: Industrial Business (IN): This land use is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The LDC shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use includes the airport and airport environs within the southwest quadrant of the City. Compliance with LDC Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Board Member Alex Alemi made a motion to Approve. Board Member Javin Lopez seconded the motion.

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

Motion to Approve Passed 3 - 1.

5.C. Public Hearing — ZMA-25-0011 — Amending the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI): 610 Buckley Dr. - Proposed Ordinance #26-02

AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Senior Planner Altizer stated this a request for a recommendation of approval of a zoning map amendment to change the zoning map designation from single family residential (RA1) to Airport industrial (AI) to approximately to 5.223 acres of land.

Senior Planner Altizer stated that these parcels are currently vacant or contain single-family residences, and noted that they have been reviewed in accordance with the future land use designation, with much of the relevant information regarding the Conservation Overlay District already presented, and further explained that these properties would contribute to the expansion of the industrial center in the southwest quadrant near the airport.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.1.3.2, General Pattern of Industrial Land Use, in maintaining the major centers for industrial activity with this land use included in the airport and airport environs within the southwest quadrant of the City.
2. Compliance with LDC Section 14-4-4(P), AI, Airport Industrial District: This district is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. This district is intended for use in areas which have been assigned an Airport Industrial (AI) or Industrial Business (IN) land use designation by the comprehensive plan

3. Compliance with LDC Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
4. Compliance with LDC 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis that describes techniques appropriate for protecting any important environmental characteristics of the property. This section of the LDC refers to Section 14-3-33 that provides detailed requirements of the conservation impact report that must be submitted with a subsequent site plan or preliminary plat submittal.

Staff recommends approval subject to the following conditions:

1. This is compliant with numbers of plan and the land development code and staffs is recommending approval

Board Member Alex Alemi made a motion to Approve. Board Member Raymond Sanchez seconded the motion.

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

NAY: None

Motion to Approve Passed 4 - 0.

6. **PUBLIC HEARINGS**
7. **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 6:46 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.