



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 20, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Alex Alemi, Board Member Lynda Roth, Board Member Jon Arguello, Board Member Javin Lopez

Members Absent: Board Member Thomas Kapp, Board Member Raymond Sanchez, Board Member Robert Bussiere

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

Vice Chairman Alex Alemi called the meeting to order at 6:25pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. MINUTES

3.A Approval of the March 18, 2026 Planning Advisory Board (PAB) Meeting minutes.

Board Member Jon Arguello made a motion to Approve. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello, Board Member Lopez
NAY: None

Motion to Approve Passed 4 - 0.

4. OLD BUSINESS 5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Plan Waiver to establish child care, office, retail, restaurant, business and personal services at 617 N. John Young Parkway - CU26-0008

Planning Manager Brenda Ryan stated The existing 2,064 sq. ft. building was built in 1985 and was originally used as Parks Furniture (DRC#85-039), and later used as The Hutch N' Such store for many years. This CU includes multiple uses that will provide flexibility to the property owner when a future tenant has been secured. Because parking requirements will vary depending on the use, parking calculations must be provided with every Business License and Building Permit submitted, and adequate parking must be provided before approval. There is space to add additional parking, expand the existing building, or add additional building(s) on the southern portion of the site, which will require an amendment to this Conditional Use.

Staff recommends Approval for the following reasons:

1. Compliance with LDC Section 14-3-29(C)2, site plan waiver criteria for conditional use approval, as the loading, lighting and other site characteristics are not impacted and the existing parking can be restored with a restriping and repaving plan.
2. Compliance with LDC Section 14-3-29(F), general review criteria, for conditional use approval as the proposed conditions of approval, layout, compatibility, and public facility impacts of the project are within compliance of the Land Development Code.
3. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).
4. Compliance with LDC Section 14-5-4(D), Neighborhood Open (T4-O), which can consist of older neighborhoods where some residential uses have and will continue to transition to commercial. This designation also applies to areas between commercial corridors and lower intensity residential areas behind those corridors.
5. Compliance with LDC Table 5-1, Permitted Uses, Section 14-5-6, Site Standards, for T4-O zoned property in that child care, office, retail, restaurant, business service and personal services may be permitted with Conditional Use approval.
6. Compliance with Future Land Use Policy 1.2.9.2, Mixed Use -Downtown (MU-D) Designation, which recognizes the Downtown area as an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update. This property is located within the Medical Campus sub-area of the MU-D designation, which is centered on the hospital and medical uses area, and shall include residential uses to provide housing for area employees. The mix of uses in this sub-area shall be 5-25 percent residential, 75-95 percent non-residential, with a maximum project density and intensity of up to 40 du/ac and up to 6.0 FAR.

Staff is recommending Approval Subject to the following Conditions:

1. Approval of child care, office, retail, restaurant, business service, and personal service uses.
2. The establishment of uses on this site will be limited by the total number of parking spaces provided to accommodate the uses approved with this Conditional Use. Minimum required parking for each use must meet the parking standards of Table 7-2 in LDC Section 14-7-22 and all state and federal ADA requirements. Parking reductions and mixed-use incentives provided within the LDC may be appropriately applied and credited.
3. Parking calculations must be provided with every Business License and Building Permit submitted. If there is not sufficient parking available for each use(s), the Business License and Building Permit will not be approved until adequate parking is provided.
4. Child care is subject to the conditions and standards of LDC Section 14-6-37, Child Care Facilities.
5. Any future development or expansions on this property will require an amendment to this Conditional Use approval and meet Form Based Code standards.
6. Restriping and Repaving plan must be submitted and approved prior to the approval of any Business Licenses or Building Permit.
7. A landscape buffer must be provided and maintained on the north property boundary that consists of a 6ft. solid fence, hedge, and understory trees.

Board Member Alex Alemi asked questions of the applicant and staff regarding the business and the permit request before the Board.

Jeff Wolf, 117 B Broadway, Kissimmee, FL 34741, representing the applicant, addressed the questions and concerns presented by The board Members.

After further discussion, the applicant requested that Item 5.A be continued to a future meeting.

Board Member Alex Alemi made a motion to continue the item to the June 3, 2026, PAB meeting. Board Member Lynda Roth seconded the motion.

AYE: Board Member Alemi, Board Member Roth, Board Member Arguello
NAY: Board Member Lopez

Motion to 3 - 1.

6. PUBLIC HEARINGS 7. DISCUSSION

All Board Members engaged in a discussion regarding the matters presented and discussed during the meeting.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT There being no further business to come before the Planning Advisory Board, Vice Chairman Alex Alemi adjourned the meeting at 7:13 P.M.



Board Chairperson

ATTEST:



Board Clerk