



**PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD
VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)*
PUBLIC ACCESS AND PARTICIPATION INSTRUCTIONS AVAILABLE AT
WWW.KISSIMMEERESPONDS.COM/PUBLICMEETINGS**

**TO SEND PUBLIC COMMENT PRIOR TO THE MEETING SEND TO
CITYCLERKEMAIL@KISSIMMEE.ORG
OR CALL 407-518-2308 FOR ASSISTANCE
WEDNESDAY, SEPTEMBER 16, 2020
6:00 PM**

** Per the Office of the Governor, Executive Order #20-69 allows governments to hold meetings telephonically. Should the Governor's order be amended or expire, the Kissimmee Commission meeting will be held in the City of Kissimmee, Commission Chambers, 101 N. Church Street, Kissimmee, Florida 34741*

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

Citizens participating in the meeting via the Zoom webinar platform must use the "Raise Hand" feature to be recognized to address the Planning Advisory Board. Any testimony or public comment submitted to CityClerkEmail@kissimmee.org prior to the start of the meeting shall be read into the record during the presentation of the agenda item(s). "

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the August 5, 2020 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A PUBLIC HEARING - DRC#20-00075 SHINGLE CREEK RESERVE: LAND USE PLAN AMENDMENT - LARGE SCALE (INST TO MF-MDR) - PROPOSED ORDINANCE NO. 20-19

Recommendation of approval of a large scale land use map amendment from INST (Institutional) to MF-MDR (Multi-Family Medium Density Residential) on 22.34 acres of land.

5.B PUBLIC HEARING - DRC#20-00074 SHINGLE CREEK RESERVE: ZONING MAP AMENDMENT (MUPUD TO RC-1) - PROPOSED ORDINANCE NO. 20-18

Recommendation of approval of a zoning map amendment from MUPUD (Mixed Use Planned Unit Development) to RC-1 (Multi-Family Medium Density Residential) on 22.34 acres of land.

5.C PUBLIC HEARING - DRC#20-00001 SUNBELT PHASE 1: PUD AMENDMENT (UPDATE DESIGN & DEVELOPMENT STANDARDS)

Recommendation of approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the Sunbelt Phase 1 Mixed Use PUD (MUPUD) on approximately 3.53 acres of land.

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD 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 407-518-2308 OR VIA EMAIL AT CITYCLERKEMAIL@KISSIMMEE.ORG, PRIOR TO THE MEETING (FS 286.26).

ITEM 3.A

PLANNING ADVISORY BOARD MINUTES APPROVAL

Request

Approval of the August 5, 2020 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.080520.minutes

ITEM 5.A

PUBLIC HEARING - DRC#20-00075 SHINGLE CREEK RESERVE: LAND USE PLAN AMENDMENT - LARGE SCALE (INST to MF-MDR) - PROPOSED ORDINANCE NO. 20-19

Request

Recommendation of approval of a large scale land use map amendment from INST (Institutional) to MF-MDR (Multi-Family Medium Density Residential) on 22.34 acres of land.

Explanation

Approval of a large scale land use map amendment from INST (Institutional) to MF-MDR (Multi-Family Medium Density Residential) for approximately 22.34 acres of land. The Institutional Future Land Use designation was intended to previously support an age restricted adult congregate living facility with ancillary uses, such as administrative and health facilities (DRC#12-0045). This land use amendment will accommodate multi-family residential development that is consistent with the adjacent Multi-Family High Density (MF-HDR) Future Land Use designation established north of the property for similar multi-family development,

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures.
2. Compliance with Comprehensive Plan Transportation Element Policies 2.1.1.7 (F) and 2.2.1.3 as the City of Kissimmee is considered a Transportation Concurrency Exception Area (TCEA). Roads outside of this area, such as S. John Young Parkway, are subject to Florida Department of Transportation (FDOT) and Osceola County review and approval prior to any access authorization.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

Development Review Committee (DRC) recommended approval on August 11, 2020.

CONDITION:

1. Subject to Department of Economic Opportunity (DEO) review and approval.

Attachment(s):

1. 20-00075 Vicinity Map
2. 20-00075 Aerial Map
3. 20-00075 Site Data Tables
4. 20-00075 Proposed Ord. 20-19
5. 20-00075 Shingle Creek Reserve - LUPA PAB Ad
6. 20-00075 DRC Comments
7. 20-00075 DRC Application

ITEM 5.B

PUBLIC HEARING - DRC#20-00074 SHINGLE CREEK RESERVE: ZONING MAP AMENDMENT (MUPUD to RC-1) - PROPOSED ORDINANCE NO. 20-18

Request

Recommendation of approval of a zoning map amendment from MUPUD (Mixed Use Planned Unit Development) to RC-1 (Multi-Family Medium Density Residential) on 22.34 acres of land.

Explanation

Approval of a zoning map amendment from MUPUD (Mixed Use Planned Unit Development) to RC-1 (Multi-Family Medium Density Residential) on 22.34 acres of land. The Shingle Creek Adult Congregate Living Facility (ACLF) MUPUD (DRC#12-0045) included a maximum of 450 age-restricted units and ancillary administrative and health facilities within a maximum of 5 stories. The proposed RC-1 zoning can accommodate multi-family uses with a maximum of 4 stories and a maximum density of 20 dwelling units per acre or 447 units. The property is adjacent to Shingle Creek and Thacker Lagoon to the north and east and single family detached homes to the south. Within the vicinity of this property, multi-family uses have been approved within the Osceola Village Center MUPUD (DRC#19-0054) north of Shingle Creek. The proposed zoning map amendment is consistent and compatible with adjacent uses, the previously approved density of the ACLKF, and the density of the proposed Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation (DRC#20-0075).

FINDINGS AND REASONS:

1. Compliance with the intent of the RC-1 zoning district as outlined in Section 14-2-24(A) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-2-24(B) as multiple family housing developments are consistent and compatible along this segment of N. John Young Parkway and the surrounding area.
3. Compliance with the site design regulations such as lot size, lot area, setbacks, building separation, height, frontage, lot coverage, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-2-24(D), 14-2-24(E), and 14-2-32(F).
4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate multiple family structures.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

Development Review Committee (DRC) recommended approval on August 11, 2020.

CONDITIONS:

1. Subject to City Commission review and approval of associated future land use plan amendment (DRC#20-00075).
2. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Attachment(s):

City of Kissimmee

1. 20-00074 Vicinity Map
2. 20-00074 Aerial Map
3. 20-00074 Site Data Tables
4. 20-00074 Proposed Ord. 20-18
5. 20-00074 Shingle Creek Reserve - ZMA PAB Ad
6. 20-00074 DRC Comments
7. 20-00074 DRC Application

ITEM 5.C

PUBLIC HEARING - DRC#20-00001 SUNBELT PHASE 1: PUD AMENDMENT (Update Design & Development Standards)

Request

Recommendation of approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the Sunbelt Phase 1 Mixed Use PUD (MUPUD) on approximately 3.53 acres of land.

Explanation

The Sunbelt PUD was established as a MUPUD amendment in 1998 (DRC#97-142) in order to separate and establish its own uses and development standards from the original Quail Hollow PUD Rezoning (DRC#88-097). The Sunbelt MUPUD was amended in 2004 (DRC#04-037) for Ph. 1 with a revised Preliminary Plan and development standards to replace the previously expired plans. It consists of 14 single family lots and a neighborhood park. This amendment is requesting to change the use and design standards of the 2004 Sunbelt Ph. 1 PUD amendment with new building elevations, increase the maximum lot coverage from 40% to 50% consistent with the Single Family (RA-2) Zoning District standard, update the internal subdivision landscaping Preliminary Plan, and incorporate Traditional Neighborhood Design (TND) design standards that will amend the front setback range of 25-40ft. to a range between 5-20 ft. All other design and development standards and conditions from the 2004 Sunbelt Ph. 1 Amendment (DRC#04-037) will remain as previously approved.

A City Commission Variance was approved (DRC#04-104) at the October 5, 2004 City Commission meeting that waived the requirement to construct the portion of Bill Beck Blvd. adjacent to Phase 1. A subsequent City Commission Variance (DRC#05-151) was also granted to waive the construction requirements of Bill Beck Blvd. for Ph. 2 of Sunbelt at the November 15, 2005 City Commission meeting. Bill Beck Blvd. must be constructed prior to the City Commission subdivision acceptance or issuance of Certificates of Occupancy (CO's) for Ph. 3.

After the 2004 Sunbelt Ph. 1 approvals were obtained, the developer built and completed the internal road, utilities, retention pond, and other supporting infrastructure. However, an economic recession prevented the lots from being developed. In addition, Ph. 1 was completed prior to the adoption of the City's TND standards. Because most of the infrastructure improvements were completed under the Code requirements at that time, any past improvements are considered legal non-conformities. The 2004 Sunbelt Ph. 1 plans referred to the RA-2 Zoning District for permitted uses; therefore, the request to increase the maximum lot coverage to 50% is consistent with the current maximum of 50% for RA-2 parcels in the new LDC Table 4-3 in Section 14-4-6B. The building elevations, updated internal landscaping, and TND standards are compatible with the adjacent, existing surrounding community.

FINDINGS AND REASONS:

1. Compliance with the intent of the MUPUD zoning district requirements as outlined in Section 14-2-52(A) of the Land Development Code.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.2, Single-Family Low Density Residential (SF-LDR) that is intended to accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre.

Recommendation

City of Kissimmee

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

Development Review Committee (DRC) recommended approval on April 7, 2020.

CONDITIONS:

1. With the exception to the proposed changes in this PUD Amendment, all uses, design standards, setbacks, buffers, landscaping, open space, phasing, and conditions as outlined in the Sunbelt Ph. 1 MUPUD Amendment (DRC#04-037) and Ph. 1 Construction Plans shall be adhered to.
2. A PUD Amendment, Preliminary Plan Amendment, Preliminary Plat, Final Plat and/or a PUD Site Plan shall be required for Phase 2 and any other future phases.
3. All common areas and facilities such as utilities, drainage, retention ponds, and the maintenance free masonry wall, which will be required adjacent to Mill Slough Road and Bill Beck Boulevard within a 10-foot wall easement, will be owned and maintained by the homeowner's association. In addition, All amenities will be owned and maintained by the homeowner's association and will be constructed and completed prior to acceptance of improvements.
4. All sewer, potable water, and reuse lines will be dedicated to and maintained by Toho Water Authority.
5. Proposed buildings elevations shall be constructed to conform with the submitted building elevation plans included with this PUD Amendment.
6. All proposed screen enclosures (with screen roofs), patios, ancillary buildings, etc. shall not be located within any open space, common areas, or easement unless it is determined as permitted as part of this approval.
7. All mechanical equipment located outdoors, such as heating, ventilation, air conditioning, and refrigeration systems, shall be visually screened from adjacent rights- of-way.
8. A garage shall not be converted to living space unless the garage (parking space) has been relocated to an acceptable location approved by the Development Services Planning Division.
9. Existing trees on the property and those within close proximity from adjacent properties shall be preserved in accordance with the Land Development Code and shall be barricaded & inspected prior to any future land clearing of the site. Differing slopes to adjacent properties and/or a grade/fill greater than 6-inches within the dripline of any trees to be preserved shall be prohibited.
10. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re- evaluation of this request with possible revocation.

Attachment(s):

1. 20-00001 Vicinity Map
2. 20-00001 Aerial Map
3. 20-00001 Site Data Tables
4. 20-00001 Existing & Proposed Elevations
5. 20-00001 Existing & Proposed Landscaping & Preliminary Plan
6. 20-00001 DRC Comments
7. 20-00001 DRC Application