



**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, NOVEMBER 18, 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

"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 September 16, 2020 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A WESTON 4 HUNDRED, 400 LAWRENCE SILAS BOULEVARD, KISSIMMEE, FL 34744, BROWNFIELD SITE REHABILITATION AGREEMENT ADVISORY COMMITTEE

Approve Planning Advisory Board fulfillment of advisory committee requirement for Brownfields Rehabilitation Agreement for Weston 4 Hundred, 400 Lawrence Silas Boulevard, Kissimmee, FL 34744

5.B PUBLIC HEARING - DRC#20-00088 FOUR WINDS ANNEXATION - PROPOSED ORDINANCE NO. 20-20

Recommendation of approval to annex approximately 36 acres of property on Four Winds Boulevard west of W. Irlo Bronson Memorial Highway and north of Oren Brown Road.

5.C PUBLIC HEARING - DRC#20-00110 MIXED USE VINE EXPANSION: LAND USE PLAN AMENDMENT - LARGE SCALE (CG & COUNTY TC TO MU-V) - PROPOSED ORDINANCE NO. 20-22

Requesting Planning Advisory Board approval of a request to expand the Mixed-Use Vine (MU-V) land use.

5.D PUBLIC HEARING - DRC#20-00090 FOUR WINDS: ZONING MAP AMENDMENT (COUNTY AC TO T5-U) - PROPOSED ORDINANCE NO. 20-21

Recommendation of approval of a zoning map amendment from County AC (Agricultural and Conservation Development) to T-5U (Mixed Use Urban Corridor) on 36 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 September 16, 2020 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.091620.minutes

ITEM 5.A

WESTON 4 HUNDRED, 400 LAWRENCE SILAS BOULEVARD, KISSIMMEE, FL 34744, BROWNFIELD SITE REHABILITATION AGREEMENT ADVISORY COMMITTEE

Request

Approve Planning Advisory Board fulfillment of advisory committee requirement for Brownfields Rehabilitation Agreement for Weston 4 Hundred, 400 Lawrence Silas Boulevard, Kissimmee, FL 34744

Explanation

Weston 4 Hundred, LLC (Weston), intends to enter into a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (DEP) for the remediation of parcel number 22-25-29-00U0-0120-0000, located on Lawrence Silas Blvd. Weston intends to redevelop the property with a new multifamily residential development named Weston 4 Hundred.

Per the Brownfields Redevelopment Act, F.S. 376.80, in order to enter into a BSRA, the site must be located in a brownfield area; and persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee.

On September 27, 2011, Kissimmee City Commission established a regional brownfield area named Kissimmee Environmental Redevelopment Area (KERA), pursuant to Resolution Number 42-2011; and subsequently established the Brownfield Advisory Committee pursuant to Ordinance 2810. The Planning Advisory Board also serves as the Brownfield Advisory Committee.

The property is located within the KERA. In order to meet the advisory committee requirement, Weston requests the Kissimmee Planning Advisory Board serve as the advisory committee, in its Brownfield Advisory Board capacity.

The City attorney authorizes this request.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Approve Planning Advisory Board fulfillment of advisory committee requirement for Brownfields Rehabilitation Agreement for Weston 4 Hundred, 400 Lawrence Silas Boulevard, Kissimmee, FL 34744

Attachment(s):

1. Site Map - Weston 4 Hundred, LLC (prepared by Kleinfelder) (00038801xC4D3E)
2. Weston - cam 04 Day Light - 38 - HI

City of Kissimmee

3. Weston - cam 04 - 37 - HI
4. BSRA for Weston 4 Hundred_City of Kissimmee Letter

ITEM 5.B

PUBLIC HEARING - DRC#20-00088 FOUR WINDS ANNEXATION - PROPOSED ORDINANCE NO. 20-20

Request

Recommendation of approval to annex approximately 36 acres of property on Four Winds Boulevard west of W. Irlo Bronson Memorial Highway and north of Oren Brown Road.

Explanation

This annexation includes a 36 acre parcel of land located on Four Winds Blvd off of W. Irlo Bronson Memorial Highway (W. US 192). The Future Land Use Amendment to Mixed Use Vine (DRC#20-00110) and rezoning to the Mixed Use Urban Corridor Transect Zone (DRC#20-00090) applications are running concurrent with this annexation request.

FINDINGS AND REASONS:

1. Compliance with Chapter 171 of the Florida Statutes as it meets all the criteria for voluntary annexation as the subject property is contiguous to the City Limits along the southeastern boundary of the parcel. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-3-35 annexation regulations outlined in the Land Development Code.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on September 22, 2020.

Attachment(s):

1. 20-00088 Aerial Map
2. 20-00088 Vicinity Map
3. 20-00088 Site Data Tables
4. 20-00088 Proposed Ord. 20-20
5. 20-00088 Four Winds PAB Ad
6. 20-00088 DRC Comments
7. 20-00088 DRC Application

ITEM 5.C

PUBLIC HEARING - DRC#20-00110 MIXED USE VINE EXPANSION: LAND USE PLAN AMENDMENT - LARGE SCALE (CG & COUNTY TC to MU-V) - PROPOSED ORDINANCE NO. 20-22

Request

Requesting Planning Advisory Board approval of a request to expand the Mixed-Use Vine (MU-V) land use.

Explanation

This is a staff-initiated request to expand the Mixed Use Vine (MU-V) land use designation on the western side of the City, per the map included with this report. The MU-V land use designation was originally intended to be located on those properties within the Vine Overlay, whose western boundary ended near Hoagland Boulevard. However, the Vine Overlay was replaced when the Form-Based Code (Ordinance No. 3034, passed 08/04/20) was adopted. This Form-Based Code area follows the spirit of the Vine Overlay by allowing and encouraging a mixture of uses while providing flexibility and standards for higher quality development.

As the MU-V was intended for the Vine Overlay, and that district has been replaced by the Form-Based Code, staff is requesting an expansion of the MU-V district to be consistent with the current Form-Based Code area.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on October 27, 2020.

Attachment(s):

1. 20-00110- Mixed Use Vine Expansion LUPA_Map
2. 20-00110- Mixed Use Vine Expansion LUPA_Proposed Ordinance 20-22
3. 20-00110- Mixed Use Vine Expansion LUPA_Ad
4. 20-00110- Mixed Use Vine Expansion LUPA_DRC Comments
5. 20-00110- Mixed Use Vine Expansion LUPA_DRC Application

ITEM 5.D

PUBLIC HEARING - DRC#20-00090 FOUR WINDS: ZONING MAP AMENDMENT (COUNTY AC to T5-U) - PROPOSED ORDINANCE NO. 20-21

Request

Recommendation of approval of a zoning map amendment from County AC (Agricultural and Conservation Development) to T-5U (Mixed Use Urban Corridor) on 36 acres of land.

Explanation

Approval of a zoning map amendment from County AC (Agricultural and Conservation Development) to T-5U (Mixed Use Urban Corridor) on 36 acres of land. The proposed T-5U transect zoning designation can accommodate a variety of residential and non-residential uses adjacent to Vine St. (W. Irlo Bronson Memorial Hwy. or W. US 192) that promotes transit oriented design and encourages infill development with a mixture of uses. The proposed zoning map amendment is consistent and compatible with adjacent T-5U transect designation of properties to southeast and with the proposed Mixed Use Vine Future Land Use designation (DRC#20-00110).

FINDINGS AND REASONS:

1. Compliance with the intent of the T-5U transect zoning district as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Table 5-1 of Section 14-5-6(A) as townhomes and multiple family housing developments are consistent and compatible along this segment of W. Irlo Bronson Memorial Highway and the surrounding area.
3. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed Use (MU-V), that is intended to accommodate a mixture of residential and non-residential developments within urban scale neighborhoods and centers.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 22, 2020.

CONDITIONS:

1. Subject to City Commission review and approval of associated annexation (DRC#20-00088) and future land use plan amendment (DRC#20-00110).
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):

1. 20-00090 Vicinity Map
2. 20-00090 Aerial Map

City of Kissimmee

3. 20-00090 Site Data Tables
4. 20-00090 Proposed Ord. 20-21
5. 20-00090 Four Winds Rezoning PAB Ad
6. 20-00090 DRC Comments
7. 20-00090 DRC Application