



**PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 15, 2021
6:00 PM**

1. MEETING CALLED TO ORDER

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

“Citizens desiring to speak under Hear Audience shall submit a request form for the City Clerk prior to the meeting. Forms are available at the door or from the City Clerk.”

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the September 1, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A PUBLIC HEARING DRC#21-00097 2021 COMP PLAN UPDATES; COMPREHENSIVE PLAN TEXT AMENDMENT

Amendments to the Comprehensive Plan, specifically the Future Land Use, Transportation, and Capital Improvements Elements. This request is also to add a Property Rights Element to the Comprehensive Plan.

5.B PUBLIC HEARING DRC#21-00081 IGLESIA CRISTIANA EL CABELLERO DE LA CRUZ STATUARY CROSS: AUTHORIZATION OF A TRUE WORK OF ART

Approval for authorization of a true work of art to allow a statuary cross to be installed on a portion of a building facade wall located at 301 & 307 Church Street within a Mixed Use Center (T5-M) transect zoning district.

**5.C PUBLIC HEARING DRC#21-00059 OSCEOLA VILLAGE CENTER: PUD
AMENDMENT (REHABILITATION HOSPITAL USE)**

Recommendation of approval of a Planned Unit Development (PUD) Amendment to add a rehabilitation hospital as a Conditional Use for the Osceola Village Center development.

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: 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, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 3.A**PLANNING ADVISORY BOARD MINUTES APPROVAL****Request**

Approval of the September 1, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.090121.minutes

ITEM 5.A

PUBLIC HEARING DRC#21-00097 2021 COMP PLAN UPDATES; COMPREHENSIVE PLAN TEXT AMENDMENT

Request

Amendments to the Comprehensive Plan, specifically the Future Land Use, Transportation, and Capital Improvements Elements. This request is also to add a Property Rights Element to the Comprehensive Plan.

Explanation

This is a request to add a Property Rights Element, as required by Florida Statute, into the Comprehensive Plan and make amendments to the Future Land Use, Transportation, and Capital Improvements Elements. A listing of these amendments is below:

Future Land Use Element

- Policy 1.2.4.2: Adding low intensity commercial uses to the Airport Expansion (AE) land use designation. As the City moves into a 'redevelopment mode' and emphasizes mixed-use development, it is advantageous to broaden the uses listed in the AE designation.
- Policy 1.2.10.2 & the table in Goal 1.2: Shown to reflect the removal of the Frank Brown Ranch Mixed Use Land Use per DRC#21-051. NOTE: This language is being removed under DRC#21-051.
- Minor language updates throughout the document (i.e., updating names, reworking language so it is easier to understand).

Transportation Element

- Policy 2.1.2.4: Deleting this section from the Transportation Element will remove annual and quinquennial monitoring of the Multimodal Transportation District (MMTD). These performance indicators are measured annually by staff (outside of the requirement in the Comprehensive Plan) and this Policy was duplicative of current process.
- Policy 2.2.1.2: This policy was erroneously removed with the 2018 Comprehensive Plan update. Approval of this item will add the language back into the Element.
- Minor language updates throughout the document (i.e., updating names, reworking language so it is easier to understand).

Capital Improvements Element

- Table 8-2, Table 8-3, Table 8-4, Table 8-5: All tables listed were updated to reflect current budgets/projects within the City. These tables capture information from the City's and Toho Water Authority's budget, the MetroPlan Transportation Improvement Program and Prioritized Project List, and the Florida Department of Transportation's Five-Year Work Program. A clean copy of these tables was provided to make it easier to read.
- Minor language updates throughout the document (i.e., updating names, reworking language so it is easier to understand).

Property Rights Element

- This is a new Element of the Comprehensive Plan that was required by a recently adopted Statute. It emphasizes property rights as they relate to policy-making in the City.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

The Development Review Committee (DRC) recommended approval on September 7, 2021.

Attachment(s):

1. 01_FLUE_Nov18_SUBMITTAL_GOPS
2. 02_TE_Nov18_SUBMITTAL_GOPS
3. 08_CIE_Nov18_SUBMITTAL_GOPS
4. 11_PROPRIGHTS_SUBMITTAL
5. 21-097 - Ordinance_DRAFT
6. 21-097 - PAB CC Ad_09.03.2021
7. 21-097 - DRC Application_SIGNED

ITEM 5.B

PUBLIC HEARING DRC#21-00081 IGLESIA CRISTIANA EL CABELLERO DE LA CRUZ STATUARY CROSS: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a statuary cross to be installed on a portion of a building facade wall located at 301 & 307 Church Street within a Mixed Use Center (T5-M) transect zoning district.

Explanation

According to the attached sketch and location map, the statuary will be installed on the wall facing Church St. on the 301 Church building. The parcel consists of a church and private school that attained Conditional Use approval from the Planning Advisory Board at the July 1, 2020 meeting. The location and dimensions of the statuary is listed below.

301 Church Street = Proposed knight statuary is approximately 77 inches (6.4 ft.) wide by 91 inches (7.6ft.) high and will be located on the front building wall of the 301 Church St. building.

FINDINGS AND REASONS:

1) Compliance with Section 14-11-16 of the Land Development Code as the statuary is a true work of art and is not intended to be used as a sign as defined by Section 14-2 and that the proposed statuary is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on August 17, 2021.

CONDITIONS:

1. The statuary and subject building wall shall be conducted in accordance with the attachments.
2. Signage or additional content shall not be incorporated into the statuary.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Attachment(s):

1. 21-00081 Vicinity Map
2. 21-00081 Aerial Map
3. 21-00081 Statuary
4. 21-00081 DRC Comments
5. 21-00081 DRC Application

City of Kissimmee

ITEM 5.C

PUBLIC HEARING DRC#21-00059 OSCEOLA VILLAGE CENTER: PUD AMENDMENT (Rehabilitation Hospital Use)

Request

Recommendation of approval of a Planned Unit Development (PUD) Amendment to add a rehabilitation hospital as a Conditional Use for the Osceola Village Center development.

Explanation

This amendment is to add a rehabilitation hospital as a Conditional Use (CU) within the Osceola Village Center Mixed Use Planned Unit Development (PMUD) project. The Osceola Village Center PMUD (DRC#19-00054) was approved at the September 17, 2019 City Commission meeting as a mixed use development on approximately 161.8 acres consisting of 127 single family homes, 204 townhomes, 316 apartment units, and 14.9 acres of commercial consisting of a variety of uses consistent with Highway Commercial (HC) Zoning uses.

As described within the attached Memo, the 39,999 square foot rehabilitation hospital will consist of 36 beds/private rooms with the ability to add an additional 17 for a maximum capacity of 53 beds on a 4 acre outparcel fronting on S. John Young Parkway. Acute rehabilitation services will serve patients recovering from stroke, brain, spinal cord, and other neurological conditions, speech impediments, amputation, pulmonary disease, orthopedic injuries, COVID-19, and other medically complex conditions. The facility will also include physical therapy gyms, aqua therapy, an outdoor mobility courtyard, life skills training center, in-house dialysis and pharmacy, and outpatient physical therapy. This PUD amendment does not include emergency room (ER) services but provides 24-hour nursing care to patients. This PUD amendment also does not include any other institutional uses such as assisted living or long-term care community residential home.

The site design and layout will be reviewed and approved by the Planning Advisory Board with the subsequent Conditional Use with Site Plan submittal (DRC#21-00061) as well as further staff review of the construction plans.

FINDINGS AND REASONS:

1. Compliance with the intent of the MUPUD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed rehabilitation hospital as a Conditional Use is consistent with subordinate non-residential uses in that hospitals are only permitted in the Hospital Facilities Zoning District and is allowed as a Conditional Use within a limited number of non-residential Zoning Districts (General Commercial , Office Commercial , Highway Commercial , & Community Facilities).
3. Compliance with Policy 1.2.3.2, Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.
4. Compliance with the site design regulations such as density, lot area, setbacks, building separation, height, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-4-8(D)(4).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval subject to DRC comments on August 3, 2021.

CONDITIONS:

1. All previous conditions of approval included with the original Osceola Village Center PMUD (DRC#19-00054) shall still apply and remain in effect.

Attachment(s):

1. 21-00059 Vicinity Map
2. 21-00059 Aerial Map
3. 21-00059 PUD Memo
4. 21-00059 PUD Amendment Narrative
5. 21-00059 DRC Comments
6. 21-00059 DRC Application