



**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, FEBRUARY 16, 2022
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 December 15, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING: CU-21-0005 - CHIPOTLE RESTAURANT AND RETAIL:
CONDITIONAL USE WITH SITE PLAN (DRIVE THROUGH FACILITY)**

Request for Planning Advisory Board Conditional Use approval of a drive through facility on approximately 2.06 acres of land with a Mixed-Use Urban Corridor (T5-U) zoning designation.

**5.B PUBLIC HEARING: AX-21-0001 HILLIARD PARK: ANNEXATION - PROPOSED
ORDINANCE NO. 22-002**

Approval to annex approximately 13.52 acres of property located east of Simpson Road, north of Hilliard Isle Road, south of Pebble Pointe Way, and west of Cahokia Court.

**5.C PUBLIC HEARING: LUPA-21-0001 HILLIARD PARK: LAND USE AMENDMENT -
SMALL SCALE - (COUNTY LDR TO CITY MF-MDR) - PROPOSED ORDINANCE NO.
22-003**

Recommendation of approval of a land use map amendment to change the Future Land Use Map designation from County Low Density Residential (LDR) to City Multi Family Medium Density Residential (MF-MDR) on 13.52 acres of land.

5.D PUBLIC HEARING: ZMA-21-0002 HILLIARD PARK: ZONING MAP AMENDMENT (COUNTY E-1 TO CITY RB-1) - PROPOSED ORDINANCE NO. 22-004

Recommendation of approval of a zoning map amendment to change the Zoning designation from County Estate Development (E-1) to City Medium Density Residential (RB-1) on 13.52 acres of land.

5.E PUBLIC HEARING: ZMA-21-0001 MILL SLOUGH ROAD: ZONING MAP AMENDMENT (MUPUD TO CITY RC-1) - PROPOSED ORDINANCE NO. 22-001

Recommendation of approval of a zoning map amendment to change the Zoning designation from Planned Mixed Use Development (PMUD) to Multiple Family Medium Density Residential (RC-1) on 30.92 acres of land.

5.F PUBLIC HEARING: DRC#21-00092 TAPESTRY PARCEL 2, PHASES 2 & 3: PUD AMENDMENT (MULTI FAMILY APARTMENTS)

Recommendation of approval of a Planned Unit Development (PUD) Amendment to reallocate and increase multi-family uses and phasing in Tapestry Parcel 2, Phases 2 and 3, on approximately 50.84 acres of land.

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.

Planning Advisory Board Agenda – February 16, 2022