

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, September 15, 2021
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, (Vice Chairman)
Robert Spalding
Jackie Espinosa
Fatima Santiago, (Absent)
Diana Marrero-Pinto
Jason Lindsey, (School District)

STAFF

Brenda Ryan, Planning Manager
Ashley Cornelison, Senior Planner
David Bridle, Planner II
Kalanit Oded, Deputy City Attorney

Chairman Bussiere called the meeting to order at 6:00 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Marrero-Pinto made a motion to approve the minutes of September 1, 2021 Planning Advisory Board Meeting. Seconded by Member Spalding.

Chairman Bussiere	Aye	Member Espinosa	Aye
Vice Chairman Wolff	Aye	Member Marrero-Pinto	Aye
Member Spalding	Aye		

Motion carried 5-0.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Comp Plan Updates, Comprehensive Plan Text Amendment, DRC#21-00097

Planner Cornelison stated that this is a request for an amendment to the Comprehensive Plan, specifically the Future Land Use, Transportation, and Capital Improvements Elements.

Planner Cornelison stated that this request is also to add a Property Rights Element to the Comprehensive Plan.

Staff recommends approval for the following reasons:

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.

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

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

Chairman Bussiere	Aye	Member Espinosa	Aye
Vice Chairman Wolff	Aye	Member Marrero-Pinto	Aye
Member Spalding	Aye		

Motion carried 5-0.

B. Iglesia Cristiana El Cabellero De La Cruz Statuary Cross, Authorization of A True Work of Art, DRC#21-00081

Planning Manager Ryan stated that this is a request for approval of a True Work of Art to allow a statuary cross to be installed on a portion of a building façade wall. The subject property is located at 301 & 307 Church St.

Member Marrero-Pinto asked for clarification if this was a Knight or a Cross and what age group is the school.

Planning Manager Ryan stated that this is a statuary of a Knight and not a Cross and that the school is a private school K-12.

Jesus Morales, 301 Church St., Kissimmee, FL 34741 representing the applicant stated for clarification that the statuary is a Knight of the Cross.

Member Espinosa asked if this will be used exclusively as a school.

Planning Manager Ryan stated that this will be a church and a school.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 3 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.

Member Spalding made a motion for approval subject to 3 conditions. Seconded by Member Espinosa.

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.**

**Chairman Bussiere
Vice Chairman Wolff
Member Spalding**

**Aye
Aye
Aye**

**Member Espinosa
Member Marrero-Pinto**

**Aye
Aye**

Motion carried 5-0.

C. Osceola Village Center, PUD Amendment, DRC#21-00059

Planning Manager Ryan stated that this is a request for approval of a PUD (Planned Unit Development) Amendment to add a rehabilitation hospital as a Conditional Use for the Osceola Village Center development. The subject property is located off of John Young Pkwy just north of Shingle Creek.

Planning Manager Ryan also stated that this will not be a traditional hospital that provides emergency or ambulatory care it will be strictly a rehabilitation hospital only.

Staff recommends approval for the following 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).

Staff recommends approval subject to the following 1 condition:

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

Member Spalding asked if this rehabilitation hospital would be open to the public.

Richard Wohlfarth, 1642 Bridgewater Dr. Lake Mary, FL., representing the applicant stated that the hospital is a public facility.

Member Spalding made a motion for approval subject to 1 condition. Seconded by Member Marrero-Pinto.

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

**Chairman Bussiere
Vice Chairman Wolff
Member Spalding**

**Aye
Aye
Aye**

**Member Espinosa
Member Marrero-Pinto**

**Aye
Aye**

Motion carried 5-0.

VI Discussion

Deputy City Attorney Oded discussed with the Board if they would like to set aside a date and time to have a refresher discussion on Quasi Judicial Hearings.

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:16 p.m.



Chairman Bussiere, Chairman
Planning Advisory Board



Brenda Ryan, Planning Manager
Development Services Dept.

In accordance with Florida Statute 286.0105, any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which 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) 518-2309 prior to the meeting.