

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, November 3, 2021
6:00 P.M.**

MEMBERS

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

STAFF

Brenda Ryan, Planning Manager
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

IIII OLD BUSINESS

IV NEW BUSINESS

A. Osceola Village Center Everest Rehabilitation Hospital, Conditional Use with Site Plan, DRC#21-00061

Planning Manager Ryan stated that this is a request for a Conditional Use with Site Plan for a rehabilitation hospital on approximately 4 acres. The subject property is located within the Osceola Village Center Development.

Planning Manager Ryan stated that this will be a 39,999 square foot rehabilitation hospital with a maximum capacity of 53 beds with a variety of acute rehabilitation services for a variety of complex medical conditions, but will not include any emergency services.

Richard Wohlfarth, 246 N. Westmonte Dr., Altamonte Springs, FL representing the applicant stated that this project will be one that the City of Kissimmee will be proud of and was available for any questions.

Vice Chairman Wolff asked for clarification if this was for zoning.

Planning Manager Ryan stated that this request was to add the use to the zoning for a PUD as it was not listed before.

Member Santiago asked how long the Conditional Use will be effective.

Planning Manager Ryan stated that it runs with the parcel and if the property was acquired by someone else they would have to adhere to the same conditions.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the MUPD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.
2. Compliance with Section 14-3-29(F)(1-5) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
3. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed rehabilitation hospital is listed as a Conditional Use within the approved MUPUD.
4. Compliance with Policy 1.2.3., 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.
5. 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 3 conditions:

1. Emergency Room (ER) services shall not be permitted with this Conditional Use approval.
2. No other institutional uses, such as assisted living or long-term care community residential homes, are permitted.
3. The southeast property boundary must be shifted to accommodate a full 24ft. wide drive aisle that is entirely on the rehabilitation hospital parcel with the construction plan submittal.

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

1. **Emergency Room (ER) services shall not be permitted with this Conditional Use approval.**
2. **No other institutional uses, such as assisted living or long-term care community residential homes, are permitted.**
3. **The southeast property boundary must be shifted to accommodate a full 24ft. wide drive aisle that is entirely on the rehabilitation hospital parcel with the construction plan submittal.**

Chairman Bussiere
Vice Chairman Wolff
Member Spalding

Aye
Aye
Aye

Member Santiago
Member Marrero-Pinto

Aye
Aye

Motion carried 5-0.

VI Discussion

Vice Chairman Wolff asked about projects related to streets and Assistant City Attorney Oded advised that he speak with Public Works & Engineering

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:26 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.