



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, APRIL 6, 2022 AT 6:00 PM**

Board Members Present: Chairman Robert Bussiere, **(Absent)**, Vice Chairman Jeffrey Wolff, Member Diana Marrero-Pinto, Member Robert Spalding, Member Jackie Espinosa, Fatima Santiago, Jason Lindsey, School Board **(Absent)**.

Staff Members Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, Kalanit Oded, Deputy City Attorney, Yolanda Hazley, Planning Technician

1. **MEETING CALLED TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **MINUTES**

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

ACTION: Member Spalding made a motion to approve the minutes of the March 16, 2022, Planning Advisory Board meeting. Seconded by Member Espinosa.

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

4. **OLD BUSINESS**
5. **NEW BUSINESS**

5.A **PUBLIC HEARING: AX-22-0001 – TANGELO CIRCLE: ANNEXATION- PROPOSED ORDINANCE NO. 22-008**

Planner Ryan stated that this is a request for approval of an Annexation to annex approximately 1.19 acres of property. The subject property is located east of Old Vineland, and north of W. Vine St.

Planner Ryan stated the only criteria that Staff considers for an Annexation is whether a property is antiguous or adjacent to a property already within the City limits.

Staff recommends approval for the following 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 north, east, and southern boundaries of the parcel. Adequate public facilities, including water, sewer, drainage, and emergency protection are already provided to surrounding properties. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-2-12 annexation regulations outlined in the Land Development Code.

Wendy Liu, representing the applicant stated that the reason for the request is that the surrounding area is located in the City of Kissimmee.

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

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

**5.B PUBLIC HEARING: LUPA-22-0001 - CONSTELLATION (FORMERLY RAMONA):
LAND USE PLAN AMENDMENT: LARGE SCALE - CITY MF-MDR, MF-HDR, CONS, &
CG TO CITY CONS AND IB - PROPOSED ORDINANCE 22-009**

Planner Ryan stated that this is a request for approval of a Land Use Plan Amendment (Large Scale) to change the Future Land Use Map designation from City-MF-MDR (Multi-Family Medium Density Residential), MF-HDR (Multi-Family High Density Residential), and CONS (Conservation) and (IB) Industrial Business on 114.25 acres of land.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3, Industrial Business (IN) Future Land Use Designation, that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.2.8.2, Conservation (CONS) Future Land Use Designation, that is intended for those lands, because of their environmental quality or sensitivity, for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource

conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties.

3. Compliance with Transportation Element Policy, 2.2.2.3: Density Support, in that transportation infrastructure and services shall support residential, non-residential, and mixed use land uses.
4. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Staff recommends approval subject to the following 1 condition:

1. Subject to City Commission approval and transmittal to the Department of Economic Opportunity (DEO).

Kathy Hattaway, representing the applicant stated that she was available for any questions.

Member Espinosa asked for clarification if the use was going to Industrial.

Planning Manager Ryan stated yes.

Patricia Hordubay, 1487 Tamra Ct., Kissimmee, FL, asked what roads will have access onto Bill Beck and how close will the ponds come to their property.

Planning Manager Ryan stated that Osceola County has a website of all the design, construction, and a project timeline.

Planning Manager Ryan stated that there may or may not be any types of connection on the western segment of Bill Beck Blvd.

Planning Manager Ryan stated that there would be some type of ponds. The pond located at the school will go through reconfiguration and 2 additional ponds added.

ACTION: Member Spalding made a motion for approval subject to 1 condition. Seconded by Member Espinosa

1. Subject to City Commission approval and transmittal to the Department of Economic Opportunity (DEO).

Vice Chairman Wolff	AYE	Member Santiago	AYE
Member Spalding	AYE	Member Marrero-Pinto	AYE
Member Espinosa	AYE		

MOTION CARRIED 5-0

5.C

**PUBLIC HEARING: PUD-22-0001 – CONSTELLATION (FORMERLY RAMONA):
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT: (INDUSTRIAL USES)**

Planner Ryan stated that this is a request for approval of a (PUD) Planned Unit Development to establish industrial warehouse uses on approximately 114.25 acres of

land. The subject property is located at west of Florida's Turnpike, east of Bill Beck Blvd.; along the north and south sides of E. Osceola Pkwy.

Staff recommends approval for the following reasons:

1. Compliance with Land Development Code Section 14-3-28(G), Zoning Map Amendment to Planned Unit Development, in regards to the submittal and review procedures and criteria to support PUD conceptual plan amendments.
2. 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).
3. Compliance with Policy 1.2.4.3, Industrial Business (IN) Future Land Use Designation, intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses.

Staff recommends approval subject to the following 1 condition:

1. Subject to City Commission approval of the Constellation Land Use Amendment (LUPA-22- 0001).

Kathy Hattaway, representing the applicant stated that she was appreciative of Staff and was available for any questions.

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

1. **Subject to City Commission approval of the Constellation Land Use Amendment (LUPA-22- 0001).**

Vice Chairman Wolff
Member Spalding
Member Espinosa

AYE	Member Santiago	AYE
AYE	Member Marrero-Pinto	AYE
AYE		

MOTION CARRIED 5-0

6. DISCUSSION

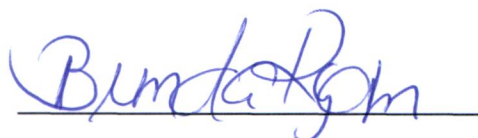
7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

Meeting adjourned at 6:34 p.m.



Robert Bussiere, Chairman



Brenda Ryan, Planning Manager