



**MEETING MINUTES  
SESSION OF THE PLANNING ADVISORY BOARD  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
WEDNESDAY, MAY 4, 2022 AT 6:00 PM**

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

**Staff Members Present:** Brenda Ryan, Planning Manager, Ashley Cornelison, Senior Planner, 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 April 6, 2022, Planning Advisory Board meeting. Seconded by Member Espinosa.

|                   |     |                 |     |
|-------------------|-----|-----------------|-----|
| Chairman Bussiere | AYE | Member Espinosa | AYE |
| Member Spalding   | AYE | Member Santiago | AYE |

**MOTION CARRIED 4-0**

4. **OLD BUSINESS**
5. **NEW BUSINESS**
- 5.A **PUBLIC HEARING: ZMA-22-0002 – FORM-BASED CODE: Ordinance amending the zoning designation of several properties- PROPOSED ORDINANCE NO. 22-013**

Planner Cornelison stated that this is a request to amend the zoning of several properties within the Form-Based Code area.

Planner Cornelison stated that Map1: The zoning would change from OS (Open Space) to T5-M (Mixed Use Center) for approximately 13.62 acres.

Map 2: The zoning would change from T4-O (Neighborhood Open) to T-5 M (Mixed Use Center).

Map 3: The zoning would change from MUPUD (Mixed-Use Planned Unit Development) to T5-M (Mixed Use Center) for approximately 4.8325 acres.

Map 4: The zoning would change from MUPUD (Mixed-Use Planned Unit Development) to T5-U (Mixed-Use Urban Corridor) for approximately 18.993 acres.

Planner Cornelison also stated that Staff has been reaching out to owners of properties with the Form-Based Code are currently zoned PUD to see if they would be interested in rezoning their properties to a transect zone.

Staff recommends approval.

Mary Wagner, 302 E. Drury Ave. Kissimmee, FL expressed concerns about the wildlife in the back of her home.

Alex Alemi, 424 Lakeshore Blvd., Kissimmee, FL stated that he supports the new zoning based district.

Don Maddox, 423 E. Drury Ave. Kissimmee, FL asked why the City was changing the zoning to T5-M.

Member Espinosa asked what the plans are moving forward with changing the zoning for future use.

Planner Cornelison that there are no current plans in place, as this request was due to mapping errors.

**ACTION: Member Spalding made a motion for approval. Seconded by Member Santiago.**

**Chairman Bussiere**  
**Member Spalding**

**AYE** **Member Espinosa**  
**AYE** **Member Santiago**

**AYE**  
**AYE**

**MOTION CARRIED 4-0**

**5.B Public Hearing - Ordinance amending the future land use designation to establish MU-V (Mixed Used Vine); LUPA-22-0004 - Proposed Ordinance 22-12**

Planner Cornelison stated that this is a request to amend the Future Land Use Map and extend the MU-V (Mixed Use Vine) land use designation on the western side of the City, per the map included with this report.

Staff recommends approval.

Cristobal Ramis, 2911 Windmill Dr. Kissimmee, FL asked what is a Mixed-Use.

Planner Cornelison stated that Mixed-Use means that it will allow for different types of uses to go in a zoning district.

Angel Vale, 4365 Paradise Cove Ct., Kissimmee, FL asked how this request effects his property.



Planner Cornelison stated that by Florida Statue the requirement is to send notices to all property owners within 300 feet of an impacted area.

**ACTION: Member Santiago made a motion for approval. Seconded by Member Spalding.**

|                            |            |                        |            |
|----------------------------|------------|------------------------|------------|
| <b>Vice Chairman Wolff</b> | <b>AYE</b> | <b>Member Espinosa</b> | <b>AYE</b> |
| <b>Member Spalding</b>     | <b>AYE</b> | <b>Member Santiago</b> | <b>AYE</b> |

**MOTION CARRIED 4-0**

**5.C Public Hearing: Authorization of a True Work of Art at 321 E. Dakin Ave., Orange Blossom Masonic Lodge Mural; CU-22-0002**

**ACTION:** Member Spalding made a motion for approval. Seconded by Member Espinosa  
Planner Arias stated that this is a request for approval of an Authorization of a True Work of Art

to allow a mural to be painted on a portion of the building wall facing Sun Ave. The subject property is located at 321 E. Dakin Ave.

Staff recommends approval for the following reasons:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2.
2. The proposed mural 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 mural and subject building walls shall be painted in accordance with the attachments.
2. No signage or direct association of the establishment shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.

Marilyn Cortes Lovato, representing the applicant stated that this mural is of an Orange Blossom that will be created by a local artist

Manuel Lozado, representing the applicant agrees with having the mural placed onto the building.

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

1. The mural and subject building walls shall be painted in accordance with the attachments.
2. No signage or direct association of the establishment shall be permitted within the mural.

3. Existing or proposed signage shall not be incorporated into the mural.

|                   |     |                 |     |
|-------------------|-----|-----------------|-----|
| Chairman Bussiere | AYE | Member Espinosa | AYE |
| Member Spalding   | AYE | Member Santiago | AYE |

**MOTION CARRIED 4-0**

- 5.D **Public Hearing: Authorization of a True Work of Art at 2706 N. John Young Parkway, Toho Water Authority Mural; CU-22-0003**

Planning Manager Ryan stated that this is an Authorization of a True Work of Art to allow a mural to be installed on the façade of a water tank wall. The subject property is located at 2706 N. John Young Pkwy.

Staff recommends approval for the following reasons:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The proposed mural 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 mural and subject tank wall shall be conducted in accordance with the attachments.
2. No signage shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.

Member Spalding asked would the mural be large enough to see it from the road.

Planning Manager Ryan stated that the mural would be visible from the roadway.

Mary Cox, Communications Leader representing the applicant stated that Toho Water Authority is excited for the opportunity to team up with the Osceola School District for this request.

**ACTION: Member Spalding made a motion for approval subject to 3 conditions. Seconded by Member Santiago.**

1. The mural and subject tank wall shall be conducted in accordance with the attachments.
2. No signage shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.

|                   |     |                 |     |
|-------------------|-----|-----------------|-----|
| Chairman Bussiere | AYE | Member Espinosa | AYE |
| Member Spalding   | AYE | Member Santiago | AYE |

**MOTION CARRIED 4-0**

- 5.E **Public Hearing - Ordinance amending the future land use designation to establish MF-MDR (Multi Family Medium Density Residential); LUPA-22-0002 -**



**Proposed Ordinance 22-10**

Planning Manager Ryan stated that this is a request for a LUPA (Land Use Planned Amendment) to change the Future Land Use map designation from County (LDR) Low Density Residential to City (MF-MDR) Multi-Family Medium Density Residential on 1.19 acres of land. The subject property is located east of Old Vineland Rd, north of W. Irlo Bronson Memorial Highway and west of Yates Rd.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi Family Medium Density Residential (MF-MDR) Future Land Use Designation, which is intended to accommodate multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed-uses.
2. 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 approval of the associated Annexation (AX-22-0002) and City Commission approval to transmit this amendment to the Department of Economic Opportunity (DEO) for interagency review.

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

1. **Subject to approval of the associated Annexation (AX-22-0002) and City Commission approval to transmit this amendment to the Department of Economic Opportunity (DEO) for interagency review.**

Chairman Bussiere  
Member Spalding

AYE Member Espinosa  
AYE Member Santiago

AYE  
AYE

**MOTION CARRIED 4-0**

5.F **Public Hearing - Ordinance amending the zoning designation to establish T4-0 (Neighborhood Open); ZMA-22-0001 - Proposed Ordinance 22-11**

Planning Manager Ryan stated that this is a request for a Zoning Map Amendment to change the zoning designation from County (RM-3) Medium Density Residential to City (T4-0) Neighborhood Open on 1.19 acres of land. The subject property is located east of Old Vineland Road, north of W. Irlo Bronson Memorial Highway, and west of Yates Rd.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Neighborhood Open (T4-0) zoning district as outlined in Section 14-5-4(D) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-5-6, Table 5-1, as

- triplexes, townhomes, and multi family are consistent and compatible with the surrounding area with conditional use approval.
3. Compliance with the dimensional regulations for standard zoning districts as outlined in Section 14-e-6 of the Land Development Code.
  4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.3, Multi-Family Medium Density Residential (MF-MDR), that is intended to accommodate townhomes, multi family structures, and lesser densities than 10 dwelling units per acre to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses, including mixed uses.
  5. Compliance with Land Development Code Section 14-3-27, Zoning map and Land Development Code (LDC) 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 the approval of the associated Annexation (AX-22-0002) and Land Use Amendment (LUPA-22-0002).

**ACTION: Member Spalding made a motion for approval. Seconded by Member Espinosa**

1. **Subject to the approval of the associated Annexation (AX-22-0002) and Land Use Amendment (LUPA-22-0002).**

**Chairman Bussiere**  
**Member Spalding**

**AYE Member Espinosa**  
**AYE Member Santiago**

**AYE**  
**AYE**

**MOTION CARRIED 4-0**

#### **5.G Public Hearing - Advent Health PUD Amendment: PUD-22-0002**

Planning Manager Ryan stated that this is a request for PUD (Planned Unit Development) Amendment updating the sign standards for the Advent Health PUD.

Planning Manager Ryan stated that this is in order to allow for an additional building identification sign on the tower addition and clarify the location of wall and identification signs.

Staff recommends approval for the following reasons:

1. Compliance with the MUPUD zoning district standards as outlined in Section 14-4-8 of the Land Development Code.
2. Compliance with the Sign Chapter standards as outlined in Section 14-11-7(I) of the Land Development Code as PUD developments can create their own master sign design standards.
3. Compliance with Sign Chapter standards as outlined in Section 14-11-7(I) of the Land Development Code as the proposed standards are keeping with the overall architecture and character of the building development; the proposed signage for the project is designed to meet the directional needs of the project for communication, identification, wayfinding, regulatory and informational purposes in keeping with the overall architectural theme of the development; the sign standards are legible, conspicuous and easily readable; the visibility and impact



of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs does not adversely impact adjoining properties; and the proposed signage is consistent and not in conflict with the intent and requirements of this chapter.

Staff recommends approval subject to the following 1 condition:

1. This amendment does not affect any other design or use standards. Those standards not identified in the sign package shall be governed by the Land Development Code.

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

1. This amendment does not affect any other design or use standards. Those standards not identified in the sign package shall be governed by the Land Development Code.

|                   |     |                 |     |
|-------------------|-----|-----------------|-----|
| Chairman Bussiere | AYE | Member Espinosa | AYE |
| Member Spalding   | AYE | Member Santiago | AYE |

**MOTION CARRIED 4-0**

**5.H Public Hearing - Fountainhead PUD Amendment: PUD-22-0003**

**ACTION: Member Espinosa made a motion for approval to allow applicant to continue this request to the May 18, 2022 P.A.B. Meeting. Seconded by Member Spalding**

|                   |     |                 |     |
|-------------------|-----|-----------------|-----|
| Chairman Bussiere | AYE | Member Espinosa | AYE |
| Member Spalding   | AYE | Member Santiago | AYE |

**MOTION CARRIED 4-0**

**6. DISCUSSION**

**7. HEAR CHAIRMAN AND BOARD MEMBERS**

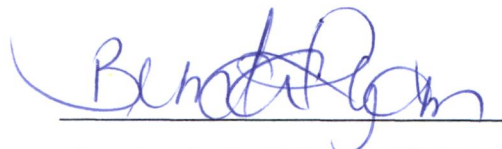
- 7.A Planning Advisory Board Workshop  
There will be a Workshop on 06/1/2022

**8. ADJOURNMENT**

Meeting adjourned at 6:57 p.m.



Robert Bussiere, Chairman  
Planning Advisory Board



Brenda Ryan, Planning Manager  
Development Services Dept.

5/04/2022

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.