

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, June 17, 2020
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, Vice Chairman, (Absent)
Debra Buxton,
Linda McCoy, (Absent)
Tom Kapp
Robert Spalding, (Absent)
Jackie Espinosa
Nakeisha Lyon, (School District), (Absent)

STAFF

Douglas Etheredge, Assistant Director
Kalanit Oded, Deputy City Attorney
Brenda Ryan, Planning Manager
Samia Singleton, CRA Manager
David Bridle, Planner I

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

II Moment of silence and Pledge of Allegiance.

III Minutes

Jackie Espinosa arrived at 6:25

Member Espinosa made a motion to approve the minutes of the June 3, 2020. Planning Advisory Board meeting. Seconded by Member Kapp.

Chairman Bussiere	Aye	Member Kapp	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 4-0.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Stafford Place, Land Use Plan Amendment (Small Scale), DRC#20-045, request approval of a Land Use Plan Amendment (Small Scale).

Planning Manager Ryan stated that this is a request for approval of a Land Use Plan Amendment (Small Scale) from MH-MDR (Mobile Home Medium Density Residential) to MF-MDR (Multi-Family Density Residential) on 8.18 acres of land.

Planning Manager stated that adjacent to Bermuda Mobile Home Park there are existing, multi-family units to the north (Legacy Parc & Bermuda Palms), to the south of the property are (Belleza Apartments) so the change to multi-family is consistent and compatible with the surrounding multi-family in the area.

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) that is intended to accommodate multiple family structures.

Staff recommends approval subject to the following 1 condition:

1. Subject to Planning Advisory Board and City Commission review and approval.

Member Kapp asked if they were getting rid of the mobile home park.

Planning Manager Ryan stated that the applicant is looking to develop a multi-family development.

Kathy Hattaway, Poulous and Bennett representing the applicant stated that they are in agreement with Staff's recommendation.

Member Kapp made a motion for approval subject to 1 condition. Seconded by Member Buxton.

1. **Subject to Planning Advisory Board and City Commission review and approval.**

**Chairman Bussiere
Member Buxton**

**Aye
Aye**

**Member Kapp
Member Espinosa**

**Aye
Aye**

Motion carried 4-0.

B. Stafford Place, Zoning Map Amendment, DRC#20-046, request approval of a Zoning Map Amendment.

Planning Manager Ryan stated that this is a request for a Zoning Map Amendment from MHP (Mobile Home Park) to RC-1 (Multiple Family Medium Density Residential) on 8.18 acres of land.

Planning Manager Ryan stated that this applicant intends to redevelop the mobile home park into a multi-family development.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the RC-1 zoning district as outlined in Section 14-2-24(A) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-2-24(B) as multiple family housing developments are consistent and compatible along this segment of N. John Young Parkway and the surrounding area.
3. Compliance with the site design regulations such as lot size, lot area, setbacks, building separation, height, frontage, lot coverage, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-2-24(D), 14-2-24(E), and 14-2-32(F).

Staff recommends approval subject to the following 2 conditions:

1. Subject to City Commission review and approval of associated land use plan amendment (DRC#20-00045).
2. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Kathy Hattaway, Poulous and Bennett representing the applicant stated that they are in agreement with Staff's recommendation and was available for any questions.

Member Buxton made a motion for approval subject to 2 conditions. Seconded by Member Espinosa.

1. **Subject to City Commission review and approval of associated land use plan amendment (DRC#20-00045).**
2. **All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.**

**Chairman Bussiere
Member Buxton**

**Aye
Aye**

**Member Kapp
Member Espinosa**

**Aye
Aye**

Motion carried 4-0.

C. Amendment to resolution 33-2012, request approval of Amendment to Resolution.

CRA Manager Singleton stated that this request is for approval of an Amendment to Resolution 33-012 to update the Redevelopment Plan for the City of Kissimmee Downtown

Community Redevelopment Agency and review the plan for consistency with the adopted City of Kissimmee Comprehensive Plan.

Patricia Tyjeski, SM&E consultant presented the CRA Master Redevelopment Plan.

Chairman Bussiere asked if the public would have a copy of the plan once approved.

Ms. Tyjeski stated that CRA Manager Singleton would have copies of the plans.

Member Espinosa asked about citizen access.

CRA Manager Singleton stated that once the plans are adopted by the City there will be access on the City's website.

Member Kapp asked about the timeframes for certain development.

Ms. Tyjeski stated that within the pdf there are examples of cost and timeframes for certain parts of development.

Member asked about ownership of the parks.

Ms. Tyjeski stated that the parks are privately owned.

Chairman Bussiere asked Assistant City Attorney Kalanit if there would be a conflict of interest as he works in an office located in the area of this request.

Assistant City Attorney Kalanit stated that Chairman Bussiere could vote for this item.

Christie Kapp, 21 N. Clyde Ave., Kissimmee, FL 34741 asked who would buy the land for pocket parks.

CRA Manager Singleton stated that the plan is not meant to get into any acquisitions of properties or how the City would go about purchasing the property.

Member Kapp made a motion for approval. Seconded by Member Espinosa.

Chairman Bussiere
Member Buxton

Aye
Aye

Member Kapp
Member Espinosa

Aye
Aye

Motion carried 4-0.

VI Discussion

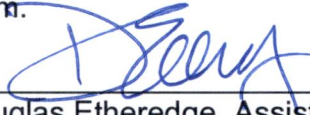
No Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS
No Discussion

VIII ADJOURN

The Board adjourned the meeting at 7:14 p.m.


Chairman Bussiere, Chairman
Planning Advisory Board


Douglas Etheredge, Assistant Director
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.