

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, November 18, 2020
6:00 P.M.**

MEMBERS

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

STAFF

Douglas Etheredge, Assistant Director
Kalanit Oded, Deputy City Attorney
Brenda Ryan, Planning Manager
Samia Singleton, CRA Manager
Ashley Cornelison, Senior Planner
David Bridle, Planner I
Erika Allen, Planner I
Yolanda Hazley, Planning Technician

Chairman Bussiere called the meeting to order at 6:01 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Vice Chairman Wolff made a motion to approve the minutes of the September 16, 2020. Planning Advisory Board meeting. Seconded by Member Spalding.

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Weston 4 Hundred, Brownfield Site Rehabilitation Agreement, request approval of a Brownfield Site Rehabilitation Agreement.

CRA Manager Singleton stated that this is a request for approval of a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection (DEP) for the remediation of number 22-25-29-00U0-0120-0000. The subject property is located at 400 Lawrence Silas Blvd.

Michael Goldstein, Goldstein Environmental Law Firm, 2100 Ponce De Leon Blvd. Coral Gables, FL representing the applicant stated that in order to meet the advisory committee requirement, Weston requests the Kissimmee Planning Advisory Board serve as the advisory committee, in its Brownfield Advisory Board Capacity.

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

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

B. Four Winds Annexation, Annexation, DRC#20-088, request approval of an Annexation

Planning Manager Ryan stated that this is a request for an Annexation to annex approximately 36 acres of property on Four Winds Blvd west of W. Irlo Bronson Memorial Hwy and North of Oren Brown Rd.

Planning Manager Ryan read into record public comments.

Planning Manager Ryan read into record that Leann Del Rio 1701 Four Winds Blvd. Kissimmee, FL stated that this project will create flooding, and catastrophic consequences to our homes.

Planning Manager Ryan read into record Osceola County comments that stated Osceola County Staff has reviewed the requests related to the Four Winds project and would like to share its concerns with City Staff relating to these items.

Osceola County stated that there are issues that do not appear to have been addressed by the applicant such as: Annexation, maintenance access necessary to Four Winds Blvd and environmental constraints to neighboring properties.

Member Kapp asked if this is an Annexation and what does this request have to do with the design of the property.

Planning Manager Ryan stated that this is a request for an Annexation and this annexation does meet the requirement for a voluntary annexation based on it being antiguous with another property in the City.

Member Espinosa asked for clarification of Osceola County's concern with this request.

Planning Manager Ryan stated that part of the concern regarding the Annexation is the right-of-way and some improvements that will be addressed at the site plan level.

Cheryl Battey, 1500 East Wind Blvd., Kissimmee, FL 34746 stated that she is against this project.

Chairman Bussiere asked if the school board had any comments regarding this project.

School Board stated that until there is a more detailed unit count the school board doesn't have any additional comments at this time.

Vice Chairman Wolff asked if there are properties adjacent to this request that are located in the City and is this the reason for the request of the annexation.

Planning Manager Ryan stated that this would be the reason that Staff can support and recommend the annexation because the requirement is to be antiguous to the property that is currently in 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 southeastern boundary of the parcel. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-3-35 annexation regulations outlined in the Land Development Code.

Member Spalding made a motion for approval. Seconded by Vice Chairman Wolff.

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

C. Mixed Use Vine Expansion, Land Use Plan Amendment (Large Scale), DRC#20-0110, request approval of a Land Use Plan Amendment (Large Scale), (From: CG & TC -County TC To: MU-V-City)

Planner Cornelison stated that this is a request for approval of a Land Use Plan Amendment (Large Scale) to expand upon the Mixed-Use Vine Land Use designation.

Planner Cornelison stated that this request is just to maintain consistency with what currently exist of other surrounding properties.

Member Kapp asked for clarification of what this request is.

Planning Manager Ryan stated that this request is a Land use that will go From: CG (Commercial General & TC (Tourist Commercial)-County) To: MU-V (Mixed-Use Vine) City.

Cheryl Battey, 1500 East Wind Blvd., Kissimmee, FL 34746 stated that she read an article that stated this request is not the best use for this property.

Adriannis Suarez, 1012 West Emmett St. Suite A., Kissimmee, FL stated that they are in support of Staff's recommendation and are available for any questions.

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

Chairman Bussiere	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Aye

Motion carried 6-0.

D. Four Winds, Zoning Map Amendment, DRC#20-90, request approval of a Zoning Map Amendment

Planning Manager Ryan stated that this is a request for a Zoning Map Amendment to change the zoning designation From: AC (Agricultural Conservation)-County To: T5-U (Mixed-Use Urban Corridor) on 36 acres of land.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the T-5U transect zoning district as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Table 5-1 of Section 14-5-6(A) as townhomes and multiple family housing developments are consistent and

compatible along this segment of W. Irlo Bronson Memorial Highway and the surrounding area.

3. Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed Use (MU-V), that is intended to accommodate a mixture of residential and non-residential developments within urban scale neighborhoods and centers.

Staff recommends approval subject to the following 2 conditions:

1. Subject to City Commission review and approval of associated annexation (DRC#20-00088) and future land use plan amendment (DRC#20-00110).
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.

Planning Manager read into record public comments received by Andrew & Elizabeth Crockett that stated they are opposed to this request.

Member Spalding made a motion for approval subject to 2 conditions. Seconded by Vice Chairman Wolff.

1. Subject to City Commission review and approval of associated annexation (DRC#20-00088) and future land use plan amendment (DRC#20-00110).
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	Aye	Member Kapp	Aye
Vice Chairman Wolff	Aye	Member Spalding	Aye
Member Buxton	Aye	Member Espinosa	Nay

Motion carried 5-1.

VI Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS

No Discussion

VIII ADJOURN

The Board adjourned the meeting at 7:05 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.