



**MEETING MINUTES  
SESSION OF THE PLANNING ADVISORY BOARD  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
WEDNESDAY, JUNE 15, 2022 AT 6:00 PM**

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

**Staff Members Present:** Douglas Etheredge, Assistant Director, 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 Approval of the May 4, 2022 Planning Advisory Board Meeting Minutes

**ACTION: Member Spalding made a motion to approve the minutes of the May 4, 2022, Planning Advisory Board meeting. Seconded by Member Thacker.**

|                            |            |                       |            |
|----------------------------|------------|-----------------------|------------|
| <b>Chairman Bussiere</b>   | <b>AYE</b> | <b>Member Thacker</b> | <b>AYE</b> |
| <b>Vice Chairman Wolff</b> | <b>AYE</b> |                       |            |
| <b>Member Spalding</b>     | <b>AYE</b> |                       |            |

**MOTION CARRIED 4-0**

**4. OLD BUSINESS**

4.A **Public Hearing - Fountainhead PUD Amendment: PUD-22-0003**

Assistant Director Etheredge stated that this is a request for a PUD (Planned Unit Development) Amendment to amend the development standards and uses in the Fountainhead PUD on approximately 128.1 acres of land.

Assistant Director stated that the request expired so the applicant is submitting a application to the PUD to reestablish it and update it to today's standards.

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

3. circulation, access and other conditions as outlined in Section 14-4-8(D)(4). Compliance with Policy 1.2.1.3, Multi Family Medium Density Residential (MF-MDR) Future Land Use Designation, intended to ensure sufficient land area for developments of medium density and an adequate supply of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MDR.
4. Compliance with Policy 1.2.1.4, Multi Family High Density Residential (MF-HDR) Future Land Use Designation, to provide multiple family residential development at higher densities that shall be adequately supported by public services and facilities, and maintain compatibility with the surrounding area. Lesser densities may be allowed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding land uses.

Staff recommends approval subject to the following 1 condition:

1. All other conditions, regulations, standards, etc., not mentioned by this amendment shall be governed by the Land Development Code.

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

1. All other conditions, regulations, standards, etc., not mentioned by this amendment shall be governed by the Land Development Code.

**4.B Public Hearing - Ordinance to Annex 15.50 acres of land: Give Kids The World, AX-22-0002 - Proposed Ordinance # 22-14**

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND, TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Planner Arias stated that this is a request for approval of an Annexation to annex 15.50 acres of land. The subject property is located east of Bass Road, South of West Vine Street and west of Hoagland Boulevard.

Planner Arias stated the applicant is proposing to utilize the property as low-impact overflow parking for there yearly Christmas Event.

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 property is contiguous, or adjacent, to the City Limits along the easterly and southern boundaries of the parcel. Public services, including water, sewer, drainage, and emergency services are already provided to these adjacent City parcels. The subject property is reasonably compact and will not result in the creation of an enclave if annexed.
2. Compliance with Comprehensive Plan Future Land Use Policy 1.1.10.5, Osceola County and City of Kissimmee Land Use Conversions, in that the the existing Osceola County Low Density Residential (LDR) Future Land Use Map

designation is equivalent to the City's Single Family Low Density Residential (SFLDR) Future Land Use designation and will be given this designation with the approval of this annexation.

3. Compliance with Section 14-3-25 annexation regulations outlined in the Land Development Code that refers to Chapter 171, Florida Statutes, and the general annexation procedures in the City's Comprehensive Plan utilizing either the City's land use conversion table in Future Land Use Policy 1.1.10.5, an Annexation Agreement, or a Future Land Use Map amendment. The land use conversion will be utilized to establish the Future Land Use designation on this property.

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

|                            |            |                             |            |
|----------------------------|------------|-----------------------------|------------|
| <b>Chairman Bussiere</b>   | <b>AYE</b> | <b>Member Espinosa</b>      | <b>AYE</b> |
| <b>Vice Chairman Wolff</b> | <b>AYE</b> | <b>Member Marrero-Pinto</b> | <b>AYE</b> |
| <b>Member Spalding</b>     | <b>AYE</b> |                             |            |

**MOTION CARRIED 4-0**

## **5. NEW BUSINESS**

- 5.A Appoint/Reappoint Planning Advisory Board Chair and Vice Chair

**ACTION: Member Spalding made a motion to table this item. Seconded by Member Thacker.**

|                            |            |                       |            |
|----------------------------|------------|-----------------------|------------|
| <b>Chairman Bussiere</b>   | <b>AYE</b> | <b>Member Thacker</b> | <b>AYE</b> |
| <b>Vice Chairman Wolff</b> | <b>AYE</b> |                       |            |
| <b>Member Spalding</b>     | <b>AYE</b> |                       |            |

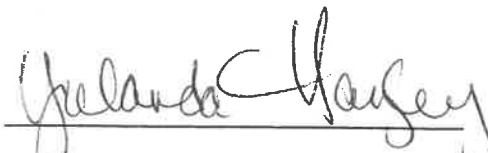
**MOTION CARRIED 4-0**

6. PUBLIC HEARINGS
7. DISCUSSION
8. HEAR CHAIRMAN AND BOARD MEMBERS
9. ADJOURNMENT

Adjourned-6:08 p.m.



Robert Bussiere, Chairman  
Planning Advisory Board



Yolanda Hazley, Planning Technician  
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.