



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 7, 2022 AT 6:00 PM**

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

Staff Members Present: Brenda Ryan, Planning Manager 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 June 15, 2022 Planning Advisory Board Meeting Minutes.

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

Chairman Bussiere	AYE	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

MOTION CARRIED 5-0

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

Due to technical difficulties minutes are not transcribed in its entirety.

5.A Public Hearing - Ordinance amending the Zoning designation to establish RC-1 (Multiple Family Medium Density Residential); ZMA-22-0004 - Proposed Ordinance 22-16

AN ORDINANCE AMENDING ORDINANCE NO. 3034 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Planning Manager Ryan stated that this is a request for a Zoning Map Amendment to change the Zoning designation from: MUPUD (Mixed Use Planned Unit Development)-City to: RC-1 (Multiple Family Medium Density Residential)-City on 30.98 acres of land. The subject property is located east of S. John Young Pkwy., north of Hacienda Cir., & west of Lake Tohopekaliga.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Multiple Family Medium Density Residential (RC-1) Zoning District as outlined in Section 14-4-4(E) of the Land Development

Code.

2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-1, 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 14-4-6 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 multiple family structures with a density of 10-20 units per acre. Lesser densities may be allowed 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 Planning Advisory Board and City Commission approval.

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

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

Chairman Bussiere
Member Spalding
Member Santiago

AYE
AYE
AYE

Member Marrero-Pinto
Member Thacker

AYE
ABSTAINED

MOTION CARRIED 4-0-1

5.B Public Hearing - Conditional Use with Site Plan to establish a child care facility at 1425 and 1429 Smith St. - CU-22-0007

Planning Manager Ryan stated that this is a request for approval of a Conditional Use w/Site Plan to establish a childcare facility located on approximately 0.86 acres with a T5-U (Mixed-Use Urban Corridor) Zoning designation. The subject property is located at 1425 and 1429 Smith St.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) transect zoning standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a child care facility is a use listed as potential conditional use allowances in the Mixed Use Urban Corridor (T5-U) transect zoning district.
3. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
4. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9., Mixed Use - Vine Street Overlay District (MU-V), intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. The maximum project level density is 40 dwelling units

per acre (du/ac) and up to 6.0 Floor Area Ratio (FAR) and shall be implemented through the adopted Vine Street Community Redevelopment Agency (CRA) Master Plan.

Staff recommends approval subject to the following 5 conditions:

1. Approval for a childcare facility only. Public and private schools and other educational services are not permitted.
2. Drop off and pick up in the drive aisles and in front of the building are prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.
3. Any transportation services that may be provided by the childcare facility shall be limited to only children currently enrolled at the facility. Transportation services for general hire, rental, leasing, or sales is prohibited.
4. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2-way traffic.
5. A final plat must be approved and recorded prior to the issuance of the Certificate of Occupancy (CO).

ACTION: Member Spalding made a motion to approve subject to 5 conditions. Seconded by Member Santiago.

1. **Approval for a childcare facility only. Public and private schools and other educational services are not permitted.**
2. **Drop off and pick up in the drive aisles and in front of the building are prohibited. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.**
3. **Any transportation services that may be provided by the childcare facility shall be limited to only children currently enrolled at the facility. Transportation services for general hire, rental, leasing, or sales is prohibited.**
4. **Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2-way traffic.**
5. **A final plat must be approved and recorded prior to the issuance of the Certificate of Occupancy (CO).**

**Chairman Bussiere
Member Spalding
Member Santiago**

**AYE
AYE
AYE**

**Member Marrero-Pinto
Member Thacker**

**AYE
AYE**

MOTION CARRIED 5-0

5.C Appoint/Reappoint Planning Advisory Board Chair and Vice Chair

Planning Manager Ryan stated that this is a request to Appoint/Reappoint a Planning Advisory Board Chair and Vice Chair.

Planning Manager Ryan stated that the Planning Advisory Board (PAB) Chair and Vice

Chair must be appointed by voting PAB members. The term of the Chair and Vice-Chair shall be one (1) year with eligibility for reelection. PAB members are required to serve on the board for one (1) year before they are eligible to be elected Chair.

The PAB members listed below are eligible to be elected as Chair: Robert Bussiere (Current Chair) Jeff Wolff (Current Vice Chair) Jackie Espinosa Robert Spalding Fatima Santiago Diana Marrero-Pinto

The PAB members listed below are eligible to be elected as Vice Chair: Robert Bussiere (Current Chair) Jeff Wolff (Current Vice Chair) Jackie Espinosa Robert Spalding Fatima Santiago Diana Marrero-Pinto Melissa Thacker
Member Spalding Nominated Robert Bussiere for Chairman

ACTION: Member Spalding made a motion to approve. Seconded by Member Thacker.

Chairman Bussiere	ABSTAINED	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

MOTION CARRIED 4-0-1

Member Spalding nominated Diana Marrero-Pinto for Vice Chairman

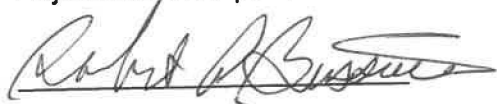
ACTION: Member Spalding made a motion to approve. Seconded by Member Santiago.

Chairman Bussiere	AYE	Member Marrero-Pinto	AYE
Member Spalding	AYE	Member Thacker	AYE
Member Santiago	AYE		

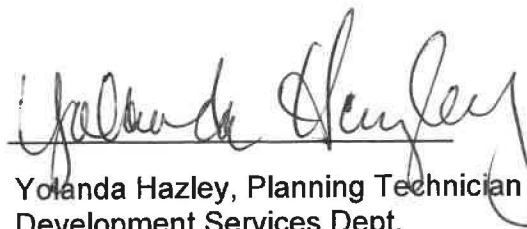
MOTION CARRIED 5-0

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

Adjourned-6:56 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.

Support Petition

We support Lil' Explorers Preschool Kissimmee, Inc. in opposing the construction of My First Academy at 1429 Smith St. Kissimmee, FL 34744. We believe that the construction of another center across from Lil' Explorers will affect traffic. Smith St.

With my signature I show my support with the opposition of the opening of a care center in front of our center.

Full Name	Signature	Contact info.
Erika Rosano	Erika	407-744-5232
Melanie Maldonado	Melanie M.	863-873-4558
Michael Rodriguez	Michael	407-285-0387
Alexis Pinto	Alexis Pinto	689-837-5929
Angelica Berna	Angelica Berna	321-746-4084
Jane's Flores	Jane's Flores	407-636-9384
DANIKA NUNEZ	DANIKA NUNEZ	689-233-0377
Laurie Johnson	Laurie Johnson	407-800-7279
Rosa Hernandez	Rosa Hernandez	629-867-4228
Guillermo Rivera	Guillermo Rivera	629-772-1628
Mary McGrina	Mary McGrina	407-276-6874
Timothy Alvarez	Timothy Alvarez	407-558-1070
Stanley Miracle	Stanley Miracle	929-435-2359
Shadac Coppin	Shadac Coppin	516-405-1106
Maya - Michaela	Maya - Michaela	475-800-3535
Hana Dawson	Hana Dawson	475-284-4358
Nitza Bermudez	Nitza Bermudez	407-437-9546
Fernando Ayala	Fernando Ayala	407-437-9546
José Ayala	José Ayala	939-239-4356
Tailene Rivera	Tailene Rivera	939-239-4305
Dierre Lane	Dierre Lane	931-303-9327
Vanessa Espinoza	Vanessa Espinoza	407-613-0053
Roberto Boerens	Roberto Boerens	407-860-8216
Winda Vazquez	Winda Vazquez	689-837-5917
Jennie Hill	Jennie Hill	
Debra Julien (Assam)	Debra Julien	407-314-8674
Emery Julien	Emery Julien	407-283-9857
Jacelynn Rachels	Jacelynn Rachels	407-505-8907
Blair Camacho	Blair Camacho	407-255-3188
Rebecca Daniels	Rebecca Daniels	407-607-9320
Karen Pascual	Karen Pascual	407-485-0387
Haribol Ochoa	Haribol Ochoa	407-791-4561

Sh

Sharmer Soldan	Sharmer Soldan	407 791-4561
Gabriela M. Zapata	G. Zapata	787-981-1119
Buddy J. Gonzalez	Buddy Gonzalez	787-590-9178
Denise Suarez	Denise Suarez	787-989-1607
Luis Cinto	Luis Cinto	787-980-6429
Tamika Hill	Tamika Hill	321-443- 6228 2637
Leandra Vazquez	L. Vazquez	407-508-5937
Angel Vazquez	A. Vazquez	407-508-5937
Albanidia Leonson	Albanidia Leonson	407-244-6855
Sahmmy Santos	Sahmmy Santos	407-417-8904
Joann Grant	Joann Grant	407-715-8451
Arnold Grant	Arnold Grant	407-993-8461
Rosa Lina	Rosa Lina	689-348-1933
Michael Porto	Michael Porto	(689) 348-1933
Shayana Lee Perez	Shayana Lee Perez	(689) 253-5992
Shadea Ortiz	Shadea Ortiz	407-433-8416
Maria Dawson	Maria Dawson	475-254-1358
Sila Guinanes	Sila Guinanes	407 669 6466
Jazmen Kingston	Jazmen Kingston	(646) 410-8354
ERICA MURCHISON	ERICA MURCHISON	(774) 955-9855
Vanessa Russo	Vanessa Russo	407-744-4370
Jade Allen	Jade Allen	407-837-3218
Angela Key	Angela Key	407-912-8604
Phanie + Murphy	Phanie + Murphy	407-321-9148
Danielle Richardson	Danielle Richardson	689 210 9483
Maryann Rasmora	Maryann Rasmora	407 942 6109
Christina von Braun	Christina von Braun	407-744-1126
Keisy Morales	Keisy Morales	407 953 6469
Nelson Gonzalez	Nelson Gonzalez	857 427 5936
Josmarie Rivera	Josmarie Rivera	407 861 8856
Bryan Martinez	Bryan Martinez	321 943 9617
Maria Rivera	Maria Rivera	312 814 7038
Taileen Rivera	Taileen Rivera	312 931 7617
Demi Rivera	Demi Rivera	321-443-8794
Rafael Garcia	Rafael Garcia	371-443-6350
William Sanchez	William Sanchez	407 202-2476
Alfredo Barreto	Alfredo Barreto	407-229-2578
Socelyn Velazquez	Socelyn Velazquez	
Kyrish Acero	Kyrish Acero	407 744 4295
Wilfredo Delgado	Wilfredo Delgado	931-644-4632
Jeannette Negroni	Jeannette Negroni	407 933-7245
DERRICE	DERRICE	786 508 7428
Elymar Longart	Elymar Longart	
Debra Daniels	Debra Daniels	407-607-9408
Washington Powers	Washington Powers	407-838-5209

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Thacker, Melissa Morgan		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning Advisory Board	
MAILING ADDRESS 704 Canterbury Lane		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Kissimmee	COUNTY Osceola	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED September 7, 2022		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS:	
		☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)