



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 3, 2023 AT 6:00 PM**

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Spalding, Board Member Robert Bussiere, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, School Board Member Tamara Pelc
Staff Present: Brenda Ryan, Planning Manager, Patricia Prevost, Planner I, Kalanit Oded, Deputy City Attorney, Yolanda Hazley, Planning Technician

Chairman Bussiere called the meeting to order at 06:00 PM.

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Chairman Bussiere led the audience in the Pledge of Allegiance.
3. **MINUTES**

- 3.A Approval of the June 1, 2022 Planning Advisory Board (PAB) Workshop minutes.
Board Member Spalding made a motion to Approve . Board Member Marrero-Pinto seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker, School Board Member Pelc
NAY: None

Motion to Approve Passed 5 - 0.

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

- 5.A Public Hearing - Ordinance amending the Zoning Map from City Agricultural Conservation (AC) to City Multiple Family Medium Density Residential (RC-1): Knightsbridge, ZMA-23-0002 - Proposed Ordinance #23-02

AN ORDINANCE AMENDING ORDINANCE NO. 3068 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.

Planner Prevost stated that this is an approval for a Zoning Map from AC (Agricultural Conservation-City to (RC-1) Multiple Family Medium Density Residential-City.

Planner Prevost stated the subject property went through a Land Use Plan Amendment to amend the Future Land Use from Mixed Use - Frank Brown Ranch (established under Ordinance No. 2404) to Multiple Family Medium Density Residential with the adoption of Ordinance No. 3049 (DRC#21-00005).

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 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 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-4-4.E, Multifamily Medium Density Residential (RC-1) Zoning District, that is compatible with the Multiple Family Medium Density Residential (MF-MDR) Land Use designation.

Staff recommends approval subject to the following 2 conditions:

1. Subject to Planning Advisory Board (PAB) and City Commission approval.
2. These properties are within the Short-Term Rental Overlay, but this approval does not include short-term rentals as a permitted use. The applicant must submit a separate Conditional Use application after the RC-1 zoning is established if they intend on establishing short-term rentals as a permitted use.

Member Thacker asked has the City received a Site Plan for this request.

Planning Manager Ryan stated that there has not been a Site Plan submitted for this request.

Sam Sebaali representing the applicant stated that they are in agreement with Staff recommendations.

Chairman Bussiere asked what FEMA flood zone is for this property.

Mr. Sebaali stated that it is the 100-year flood zone on the east side of the property.

Planning Manager Ryan informed the Board that there would be a K-8 school planned on the southwest corner of this request.

Chairman Bussiere asked is there an anticipated timeline for the K-8 school to open.

School Board stated that the anticipated date is August of 2024.

Board Member Thacker made a motion for approval with 2 conditions. Board Member Spalding seconded the motion.

- 1. Subject to Planning Advisory Board (PAB) and City Commission approval.**
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AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker, School Board Member Pelc

NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

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

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:11 PM.


Board Chairman

ATTEST:


Board Secretary