



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 17, 2023 AT 6:00 PM

- 1. MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Santos
Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager

Chairman Bussiere called the meeting to order at 06:03 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 May 3, 2023 Planning Advisory Board (PAB) minutes.

Board Member Spalding made a motion to Approve . Board Member Santiago seconded the motion.

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

Motion to Approve Passed 5 - 0.

- 3.B** Approval of the March 15, 2023 Planning Advisory Board (PAB) minutes.

Board Member Marrero-Pinto made a motion to Approve . Board Member Spalding seconded the motion.

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

Motion to Approve Passed 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A** Public Hearing – An Ordinance amending the Future Land Use Map designation from City Multi Family Medium Density Residential (MF-MDR) to City Commercial General (CG): Storeright Boggy Creek, LUPA-23-0001 - Proposed Ordinance #23-06

AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE

PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE;
PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL
ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Planning Manager Ryan stated that this is a request for approval of a Land Use Plan Amendment changing the Future Land Use Map designation from (MF-MDR) Multi-Family Medium Density Residential-City to (CG) Commercial General-City on approximately 6.73 acres of land.

Planning Manager Ryan stated that with this change to Commercial General that has a maximum (FAR) Floor Area Ratio of 2.0; a trip generation analysis was provided to support that with the current entitlements on the property that the vehicular trips with this change will decrease.

Staff recommends approval for the following reasons:

1. Compliance with Policy 1.2.3.2, Commercial General (CG): Future Land Use Designation, that is intended to accommodate office uses, general retail sales, and service uses that are highly accessible and adjacent to major thoroughfares and transit facilities and possess necessary location, site, and market requirements. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Jennifer Cockcroft, Attorney representing the applicant and was available for any questions.

Vice Chairman Marrero-Pinto asked if this request is next to an earlier request for development.

Planning Manager Ryan stated that it is in the same neighborhood to the south.

Luis Aviles, 2685 Borinquen Dr., Kissimmee, FL asked for clarification on how they will access the property for this request.

Ms. Cockcroft stated that this request is solely for the Land Use Amendment and the Site Plan will address access to the property during that time.

Juan Baez, 2505 Ascot Ct., Kissimmee, FL asked what kind of wall and material they would use for this property.

Ms. Cockcroft stated the request is for Land Use and the Site Plan will address concerns regarding the wall during the Site Plan.

Jeanette Acevedo, 2685 Borinquen Dr., Kissimmee, FL expressed concerns about trash and debris.

Planning Manager Ryan stated that if there are issues related to trash and debris at that

time the residents can contact Code Enforcement.

Board Member Spalding made a motion to Approve. Board Member Thacker seconded the motion.

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

Motion to Approve Passed 5 - 0.

5.B Public Hearing - An Ordinance amending the Zoning Map designation from City Residential Planned Unit Development (RPUD) to City General Commercial (B-3): Storeright Boggy Creek, ZMA-23-0001 - Proposed Ordinance #23-07

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.

Planning Manager Ryan stated that this is a request for approval of a Zoning Map Amendment to change the Zoning designation from (RPUD) Residential Planned Unit Development to (GC) General Commercial-City on approximately 6.73 acres of land.

Planning Manager Ryan stated that the applicant's primary use is for a self-storage on the property.

Planning Manager Ryan stated that the property was annexed and rezoned as townhomes. However, The applicant intends to establish a self-storage facility.

Planning Manager Ryan stated that a trip generation analysis has been provided and that the self-storage facility would have less trips of 167 than the townhomes of 421 daily trips.

Jennifer Cockcroft, Attorney representing the applicant stated that she was available for any questions.

Board Member Thacker made a motion to Approve w/Conditions . Board Member Spalding seconded the motion.

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

Motion to Approve w/Conditions Passed 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Planning Advisory Board Appointments & Reappointments

Planning Manager Ryan discussed appointments & reappointments as well as there being

another possible workshop.

8. HEAR CHAIRMAN AND BOARD MEMBERS

- 9. ADJOURNMENT** Board Member Spalding made a motion to Adjourn. Board Member Marrero-Pinto seconded the motion.

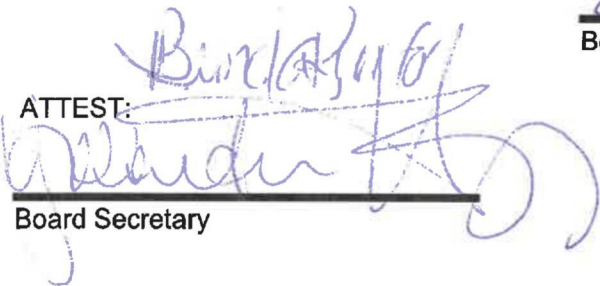
AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Marrero-Pinto, Board Member Thacker, Board Member Santos

NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:35 PM.

ATTEST:


Board Secretary


Board Chairman