



MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JUNE 7, 2023 AT 6:00 PM

1. **MEETING CALLED TO ORDER Members Present:** Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Melissa Thacker, Board Member Sylvette Santos
Staff Present: Deputy City Attorney Kalanit Oded, Senior Planner Cristian Arias, Planning Manager Brenda Ryan, Planning Technician Yolanda Hazley
Members Absent: Board Member Diana Marrero-Pinto, Board Member Fatima Santiago

Chairman Bussiere called the meeting to order at 06:01 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 17, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Spalding made a motion to Approve. Board Member Thacker seconded the motion.

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve Passed 4 - 0.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.A Public Hearing - Ordinance to annex 0.79 acres of land - AX-23-0001 - Proposed Ordinance #23-08

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

Senior Planner Arias stated that this is a request for an Annexation to annex 0.79 acres of land. The subject property is located at the SE corner of Simpson Rd. and Hilliard Isle.

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 northern 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 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. A concurrent Future Land Use Amendment (LUPA-23-0002) will be utilized to establish the Future Land Use designation on this property.

Jeremy Anderson, 4016 Edgewater Dr. Orlando, FL representing the applicant was available for any questions.

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

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve Passed 4 - 0.

5.B Public Hearing – An Ordinance amending the Future Land Use Map designation from County Vacated Right-of-Way (ROW) to City Commercial General (CG): Hilliard Isle ROW Vacation, LUPA-23-0002 - Proposed Ordinance #23-09

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.

Senior Planner Arias stated that this is a request for a Land Use Plan Amendment to the Future Land Use Map designation from Vacated Right-of-Way (County) to CG- (Commercial General) - City on approximately 0.79 acres of land.

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.
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.

Staff recommends approval subject to the following 1 condition:

1. Subject to the approval of the Hilliard Isle ROW Annexation (AX-23-0001).

Board Member Spalding made a motion to Approve subject to 1 condition. Board Member Thacker seconded the motion.

1. Subject to the approval of the Hilliard Isle ROW Annexation (AX-23-0001).

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

- 5.C Public Hearing - An Ordinance amending the Zoning Map designation from County Vacated Right-of-Way to City Neighborhood Commercial (B-2): Hilliard Isle ROW, ZMA-23-0003 - Proposed Ordinance #23-10

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.

Senior Planner Arias stated that this is a request for approval of a Zoning Map Amendment to change the zoning from Vacated Right-of-Way (County) to B-2 (Neighborhood Commercial) City on approximately 0.79 acres of land.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Neighborhood Commercial (B-2) zoning district as outlined in Section 14-4-4(l) of the Land Development Code.
2. Compliance with the allowable uses as outlined in Section 14-4-5, Table 4-2, is consistent and compatible with the surrounding area.
3. 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.
4. Compliance with Comprehensive Plan Future Land Use Policy 1.2.3.2, Commercial General, in that this designation is compatible with the Neighborhood Commercial (B-2) Zoning designation.

Staff recommends approval subject to the following 1 condition:

1. Subject to the approval of the associated Hilliard Isle ROW Annexation (AX-23-0001) and Land Use Plan Amendment (LUPA-23-0002).

Board Member Thacker made a motion to Approve with 1 Condition. Board Member Spalding seconded the motion.

- 1. Subject to the approval of the associated Hilliard Isle ROW Annexation (AX-23-0001) and Land Use Plan Amendment (LUPA-23-0002).**

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

8. HEAR CHAIRMAN AND BOARD MEMBERS

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

AYE: Board Member Bussiere, Board Member Santos
NAY: None

Motion to Adjourn Passed 4 - 0.

6/7/2023

There being no further business to come before the Planning Advisory Board, Chairman Bussiere adjourned the meeting at 06:21 PM.

A handwritten signature in blue ink, appearing to read "Robert P. Bussiere", written over a solid black horizontal line.

Board Chairman

ATTEST:

A handwritten signature in blue ink, written over a solid black horizontal line. The signature is partially obscured by the "ATTEST:" text to its left.

Board Secretary