



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 19, 2023 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Robert Bussiere, Board Member Robert Spalding, Board Member Diana Marrero-Pinto, Board Member Alex Alemi

Staff Present: Deputy City Attorney Kalanit Oded, Planning Manager Brenda Ryan, Senior Planner Cristian Arias, Planning Technician Yolanda Hazley

Members Absent: Board Member Fatima Santiago, Board Member Melissa Thacker, Board Member Sylvette Santos

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 7, 2023 Planning Advisory Board (PAB) Meeting Minutes.

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

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Spalding, Board Member Alemi

NAY: None

Motion to Approve Passed 4 - 0.

3.B Approval of the June 21, 2023 Planning Advisory Board (PAB) Meeting Minutes.

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

AYE: Board Member Bussiere, Board Member Marrero-Pinto, Board Member Spalding, Board Member Alemi

NAY: None

Motion to Approve Passed 4 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Proposed Ordinance #23-15 - Amending the Future Land Use Map designation from Industrial Business (IB) to Single Family Low Density Residential (SF-LDR) : Carter Case - LUPA-23-0003

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 Future Land Use designation From: (IB) Industrial Business To: (SF-LDR) Single Family Low Density Residential on approximately 3.4 acres of land.

Planning Manager Ryan stated that the parcels were annexed with 264 other properties as part of a Small Enclave Enclaves Interlocal Agreement (ILA) between the City of Kissimmee and Osceola County.

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 subject property is contiguous to the City Limits along the north, east, and southern boundaries of the parcel. Adequate public facilities, including water, sewer, drainage, and emergency protection are already provided to surrounding properties. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-2-12 annexation regulations outlined in the Land Development Code.
3. 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. Compliance with Land Development Code Section 14-4-4(A), Agriculture and Conservation District (AC) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation that can be considered a holding zone which will permit appropriate rural development until such time new urban development is appropriate.

Member Alemi wanted clarification on the email correspondence between the applicant and City Staff if both items for this request were addressed.

Planning Manager Ryan stated that both items were addressed.

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

AYE: Board Member Bussiere, Board Member Alemi, Board Member Marrero-Pinto, Board Member Spalding

NAY: None

Motion to Approve Passed 4 - 0.

- 5.B Public Hearing - Proposed Ordinance #23-16 - Amending the Zoning Map designation from Airport Industrial (AI) to Agriculture and Conservation (AC) : Carter Case - ZMA-23-0004

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 Designation to change the Zoning From: (AI) Airport Industrial To: (AC) Agriculture

Conservation on approximately 3.4 acres of land.

Planner Ryan stated that the proposed Agriculture and Conservation (AC) Zoning designation is more appropriate and compatible and can be considered a holding zone with a Single Family Low Density Residential (SF-LDR) Future Land Use designation which will permit appropriate rural development until such time new urban development is appropriate.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.1.2, Single Family Low Density Residential (SF-LDR), that is intended to protect the quality and character of existing and stable single family detached low density residential neighborhoods. Areas delineated on the Future Land Use Map for single family low density residential uses shall accommodate single family detached dwelling units with a maximum density of up to six (6) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, density and/or intensity of developed and/or undeveloped land surrounding development, level of accessibility, housing supply and demand, adequacy of public facilities, and other factors which may be identified in the land development regulations.
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(A), Agriculture and Conservation District (AC) Zoning District, that is compatible with the Single Family Low Density Residential (SF-LDR) Future Land Use designation that can be considered a holding zone which will permit appropriate rural development until such time new urban development is appropriate

Staff recommends approval subject to the following 1 condition:

1. Subject to the approval of the associated Carter Case Land Use Amendment (LUPA-23-0003).

**Board Member Spalding made a motion for approval subject to 1 condition.
Seconded by Vice Chairman Marrero-Pinto.**

1. **Subject to the approval of the associated Carter Case Land Use Amendment (LUPA-23-0003).**

AYE: Board Member Bussiere, Board Member Alemi, Board Member Marrero-Pinto,
Board Member Spalding

NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

5.C Public Hearing - Conditional Use with Site Specific Redevelopment Plan request to develop an 8 unit multi-family project - June Street Apartments - CU-23-0004

Planner Arias stated that this is a request for approval of a Conditional Use w/Site Specific Redevelopment Plan for an 8 unit multi-family development within a (T4-R) Neighborhood Restricted zoning designation. The subject property is located on June Street.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Neighborhood Restricted (T4-R) transect zoning standards as outlined in Section 14-5-4(C) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as a multiple family residential is a use listed as potential conditional use allowance in the Neighborhood Restricted (T4-R) 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 1.2.9.2, Mixed Use - Downtown (MU-D), Low Density Residential sub-area, which is primarily residential in character, and is generally intended to remain so. The mix of uses in this sub-area shall be 85-95 percent residential and 5-15 percent non-residential, with a maximum project density of up to 20 du/acre.

Staff recommends approval subject to the following 5 conditions:

1. Final plat SR-23-0008 to replat multiple parcels into one parcel for the proposed multi-family residential project, shall be completed and recorded prior to the issuance of a CO.
2. A 14-foot wide streetscape zone shall be established on June Street, Clyde Avenue and Dillingham Avenue and shall consist of an 8-foot wide furnishing zone and a 6-foot wide sidewalk.
3. All design and development standards shall adhere to Form Base Code Land Development Code Section 14-5.
4. Parking standards shall be subject to Land Development Code Section 14-7-22(A) Table.
5. A minimum five-foot landscape strip shall be provided between vehicular use areas and side and rear property lines, unless there is a surface parking lot on the adjacent site and the two lots are combined into a single, shared parking lot (joint use and cross-access easements will be required).

Steve Ivins, representing the applicant, stated that this facility is for individuals that come from rehab to receive continued counseling services for 7-10 months.

Member Spalding asked for clarification is this considered a rehabilitation center.

Mr. Ivins stated that this is a facility to allow the individuals who have graduated from rehab an opportunity to become stable with other services that are provided by the facility.

Vice Chairman Marrero-Pinto how many people will be in each unit.

Mr. Ivins stated that there will only be one individual per unit.

Chairman Bussiere asked for clarification of the criteria.

Mr. Ivins stated that these individuals would come from programs that are related to Park Place.

Board Member Spalding made a motion for approval subject to 5 conditions seconded by Board Member Marrero-Pinto.

- 1. Final plat SR-23-0008 to replat multiple parcels into one parcel for the proposed multi-family residential project, shall be completed and recorded prior to the issuance of a CO.**
- 2. A 14-foot wide streetscape zone shall be established on June Street, Clyde Avenue and Dillingham Avenue and shall consist of an 8-foot wide furnishing zone and a 6-foot wide sidewalk.**
- 3. All design and development standards shall adhere to Form Base Code Land Development Code Section 14-5.**
- 4. Parking standards shall be subject to Land Development Code Section 14-7-22(A) Table.**
- 5. A minimum five-foot landscape strip shall be provided between vehicular use areas and side and rear property lines, unless there is a surface parking lot on the adjacent site and the two lots are combined into a single, shared parking lot (joint use and cross-access easements will be required).**

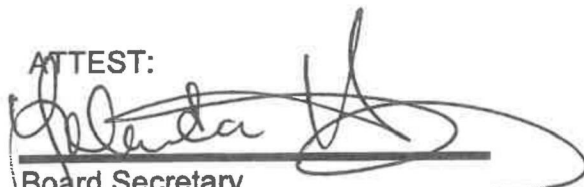
AYE: Board Member Bussiere, Board Member Alemi, Board Member Marrero-Pinto, Board Member Spalding
NAY: None

Motion to Approve w/Conditions Passed 4 - 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 06:24 PM.


Board Chairman

ATTEST:

Board Secretary