



MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD (REVISED)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 4, 2023 AT 6:00 PM

- 1. MEETING CALLED TO ORDER Members Present:** Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
Staff Present: Kalanit Oded, Deputy City Attorney, Planning Manager Brenda Ryan, Redda Chowdhury, Planner
Members Absent: None

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 September 6, 2023 Planning Advisory Board (PAB) Meeting Minutes.
Board Member Diana Marrero-Pinto made a motion to Approve. Board Member Robert Spalding seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi
NAY: None

Motion to Approve passed 7 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A** Public Hearing - Conditional Use with Site Specific Redevelopment Plan to develop townhomes - 1040 June St - CU-23-0005

Planning Manager Brenda Ryan states this is a request for approval of a conditional use with site specific redevelopment plan to develop townhomes. This will be located on the Southside of June St and South of Martin Luther King Jr Blvd, about a block east from John Young Pkwy. The initial application was for apartments. Proposing to introduce a different variety of housing opportunities for this area.

Staff recommends approval for the following reasons:

1. Compliance with the intent of Section 14-5-1, Purpose of the Downtown and Vine Street Form-Based Code (FBC), to promote transient oriented design, encourage infill development, encourage and promote redevelopment on underdeveloped sites, foster a relationship between new development and existing and proposed transit stop locations and their proximity to SunRail, and implement the Downtown

and Vine Street Community Redevelopment Areas (CRA) master development plans.

2. Compliance with Section 14-5-4C, Transect Zones Established, which is intended to exemplify a mix of residential types in a pedestrian-oriented urban form, is primarily within the City's historic and older residential neighborhoods and is within a short walk of a commercial area. Townhomes are permitted subject to Conditional Use approval by the Planning Advisory Board (PAB).
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), which is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The property is located in the Medical Campus sub-area which is centered around hospital and medical uses with supportive residential housing for area employees. The Medical Campus sub-area is projected with a mix of uses that includes 5-25 residential, 75-95 percent non-residential, a maximum project density and intensity of 40 dwelling units per acre (du/ac) and 6.0 Floor Area Ratio (F.A.R.).

Staff recommends approval subject to the following 5 conditions:

1. Provide responses to all DRC staff comments when construction plans are submitted.
2. A 14ft. streetscape zone must be provided on June St. The streetscape zone is measured from the back of curb on June St. and must include an 8ft. furnishing zone and a 6ft. sidewalk.
3. Driveways must be brick/paver blocks or decorative stamped concrete. Asphalt or concrete driveways shall be prohibited.
4. All architectural and design standard comments must be addressed with the construction plan submittal.
5. Design alterations may be required with the building permit application for the Study area located in Unit B in order to comply with the Florida Building Code.

Applicant Vivian Pasqua and Yovanny Acosta, 1491 Diamond Loop Drive, Kissimmee, FL 34744 stated they agree with the Staff's recommendation and provided a presentation to the Board.

Willie Mae Prettygar, 416 N Dillingham Ave, Kissimmee, FL 34741, stated concerns regarding the location of the parking lot and fixed concrete.

Panning Manager Brenda Ryan stated parking will be in the driveway because they are going to be townhomes. 2 of the units will have a 2-car garage, so there will not be a parking lot. Regarding the fixed concrete, at this time they are not required to provide any type of a perimeter wall. Reference A, which is the subject property behind that property are townhomes. It is the same type property existing on King St. It will be voluntary for each individual property owner to put in fencing.

Willie Mae Prettygar stated concerns about the townhomes being rentals or property owners.

Planning Manager Brenda Ryan stated it will be up to the property owner whether not it could be rentals or not. The guidelines of the city are that they're fee simple, they cannot be short term rentals, but they can be rentals.

Board Member Robert Bussiere stated so, it can not be an Air BnB?

Planning Manager Brenda Ryan stated it can't. It has to be a minimum of a month lease.

Board Member Melissa Thacker made a motion to approve. Board Member Robert Spalding seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi

NAY: None

Motion to Approve with Conditions Passed 7 - 0.

6. PUBLIC HEARINGS

- 7. DISCUSSION** Motion was made to vacate the approval of the September 6, 2023 Meeting Minutes.

Chairman Robert Bussiere made a motion to Approve. Board Member Alex Alemi seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi

NAY: None

Motion to Approve Passed 7 - 0.

8. HEAR CHAIRMAN AND BOARD MEMBERS

- 9. ADJOURNMENT** There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 06:14 PM.

Board Member Melissa Thacker made a motion to Adjourn. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Chairman Robert Bussiere, Board Member Robert Spalding, Board Member Fatima Santiago, Board Member Diana Marrero-Pinto, Board Member Melissa Thacker, Board Member Sylvette Santos, Board Member Alex Alemi

NAY: None

Motion to Adjourn Passed 7 - 0.

10/4/2023


Board Chairman

ATTEST:


Board Secretary