



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 17, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding, Board Member Aaron Sabino

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, John Rabon, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney, Kayla Smith, Administrative Assistant II.

Members Absent: Board Member Robert Bussiere, Board Member Sylvette Santos

Diana Marrero-Pinto called the meeting to order at 6:01.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Diana Marrero-Pinto led the audience in the Pledge of Allegiance

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Public Hearing - An Ordinance amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST): 1504 Patrick St. - LUPA-24-0002, Proposed Ordinance #24-09

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.

Planning Manager Ryan stated the this is a recommendation of a Land Use Amendment changing the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST) on approximately 0.6 acres of land. The subject property is located at 1504 Patrick Street.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager stated that a CU application (CU-23-0002) for the child care facility has been submitted and is on hold pending the approval of this Land Use Amendment and the associated Zoning Map Amendment, ZMA-24-0001.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
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.
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.

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

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve 5 - 0.

5.B Public Hearing - An Ordinance amending the Zoning Map designation from Single Family Residential (RA-2) to Community Facilities (CF): 1504 Patrick St. - ZMA-24-0001, Proposed Ordinance #24-10

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.

Planning Manager Ryan stated that this is a recommendation of approval of a Zoning Map Amendment changing the Zoning designation from Single Family Residential (RA-2) to Community Facilities (CF) on approximately 0.6 acres of land.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager Ryan stated that this rezoning is consistent and compatible with the associated Land Use Amendment (LUPA-24-0002) and the surrounding area, as child care facilities conveniently located within residential neighborhoods is encouraged and supported by City staff.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-4-8(Q), Community Facilities District (CF), which is intended to accommodate many of the city's public and semi-public community facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional (INST) future land use designation by the comprehensive plan.
3. Compliance with Land Development Code Section 14-4-5, Table 4-2, Schedule of Uses for Non-Residential Standard Districts, in that child care facilities may be permitted in the Community Facilities (CF) Zoning with Conditional Use (CU) approval by the Planning Advisory Board (PAB). A CU application (CU-23-0002) has been submitted and is on hold pending the approval of the Land Use Amendment, LUPA-24-0002, and this Zoning Map Amendment.
4. 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.

Staff recommends approval subject to the following 1 condition:

1. Subject to the approval of the associated Land Use Amendment (LUPA-24-0002)

Board Member Aaron Sabino made a motion to Approve w/Condition. Board Member Alex Alemi seconded the motion.

- 1. Subject to the approval of the associated Land Use Amendment (LUPA-24-0002).**

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve w/Condition 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Board members discussed plans to do a workshop(s) regarding the Comprehensive Plan.

Board Member Alemi stated to have the Comprehensive Plan publicly accessible on the City of Kissimmee's website.

7/17/2024

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Vice-Chairman Diane Marrero-Pinto adjourned the meeting at 6:26 p.m.

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

Board Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Kayla Smith", written over a solid black horizontal line.

Board Secretary