



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, MAY 15, 2024 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 Melissa Thacker, Board Member Alex Alemi
Staff Present: Kalanit Oded, Deputy City Attorney, Brenda Ryan, Planning Manager, Ryan Altizer, Planner II
Members Absent: Board Member Diana Marrero-Pinto, Board Member Sylvette Santos

Robert Bussiere called the meeting to order at 6:00 p.m.

- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE** After a Moment of Silence, Robert Bussiere led the audience in the Pledge of Allegiance.

3. MINUTES

Board Members had a discussion regarding the meeting minutes.

- 3.A Approval of the March 20, 2024 Planning Advisory Board (PAB) Meeting Minutes.**

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

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Thacker, Board Member Alemi
NAY: None

Motion to Adopt 5 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Public Hearing - Proposed Ordinance #24-05 - Amending the Future Land Use Map designation from Mixed Use Vine (MU-V) to Industrial Business (IN): Grissom Lane and Kissimmee Executive Park Land Use Amendment - LUPA-24-0001**

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 a Land Use Plan Amendment to

amend the Future Land use Map designation From: MU-V (Mixed Use Vine) To: IN (Industrial Business) on approximately 27 acres of land. The subject property is located at 3613 Grissom Ln.

Planning Manager Ryan stated of the fourteen (14) properties, six (6) remain vacant. Development Services has received inquiries and requests to develop additional warehousing on the vacant parcels.

Planning Manager Ryan stated with this area established to facilitate warehousing, it is reasonable for the City to change the Future Land Use designations from Mixed Use Vine to Industrial to reflect this pattern of uses.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3., Industrial Business (IN), that is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business 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 Melissa Thacker made a motion to Approve. Board Member Robert Spalding seconded the motion.

AYE: Board Member Bussiere, Board Member Spalding, Board Member Santiago, Board Member Thacker

NAY: Board Member Alemi

Motion to Approve 4-1

6. PUBLIC HEARINGS

7. DISCUSSION

7.A Planning Advisory Board (PAB) Workshop
Scheduled for September/October

7.B Planning Advisory Board (PAB) Re-Appointments
There was a discussion regarding the re-appointments of Vice Chairperson Diana Marrero-Pinto and Board member Fatima Santiago.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman

5/15/2024

Bussiere adjourned the meeting at 6:43 p.m.


Board Chairman

ATTEST:


Board Secretary