

CITY OF KISSIMMEE

PLANNING ADVISORY BOARD (PAB) WORKSHOP NOVEMBER 4, 2024



**Brenda Ryan, AICP,
Current Planning Manager/PAB Board Clerk
Development Services
Brenda.Ryan@kissimmee.gov
407-518-2104**



PAB Agenda Items

**CONDITIONAL
USE**

ZONING

**FUTURE LAND
USE**

ANNEXATIONS



Voluntary Annexations (F.S. 171.044)

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0171/Sections/0171.044.html

The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

Land DevelopmentCode (LDC) Section 14-3-25

Future Land Use

F.S. 163.3184 – Expedited & State Reviews (“Large”)

F.S. 163.3187 (Small Scale Amendments <50)

Land Development Code (LDC) Section 14-3-26

- **Land Use Amendments (LUPA) – Map**
- **Land Use Amendments (LUPA) – Text**



Comprehensive Planning

Comprehensive Plan Amendments



Expedited

(163.3184(3), F.S.)

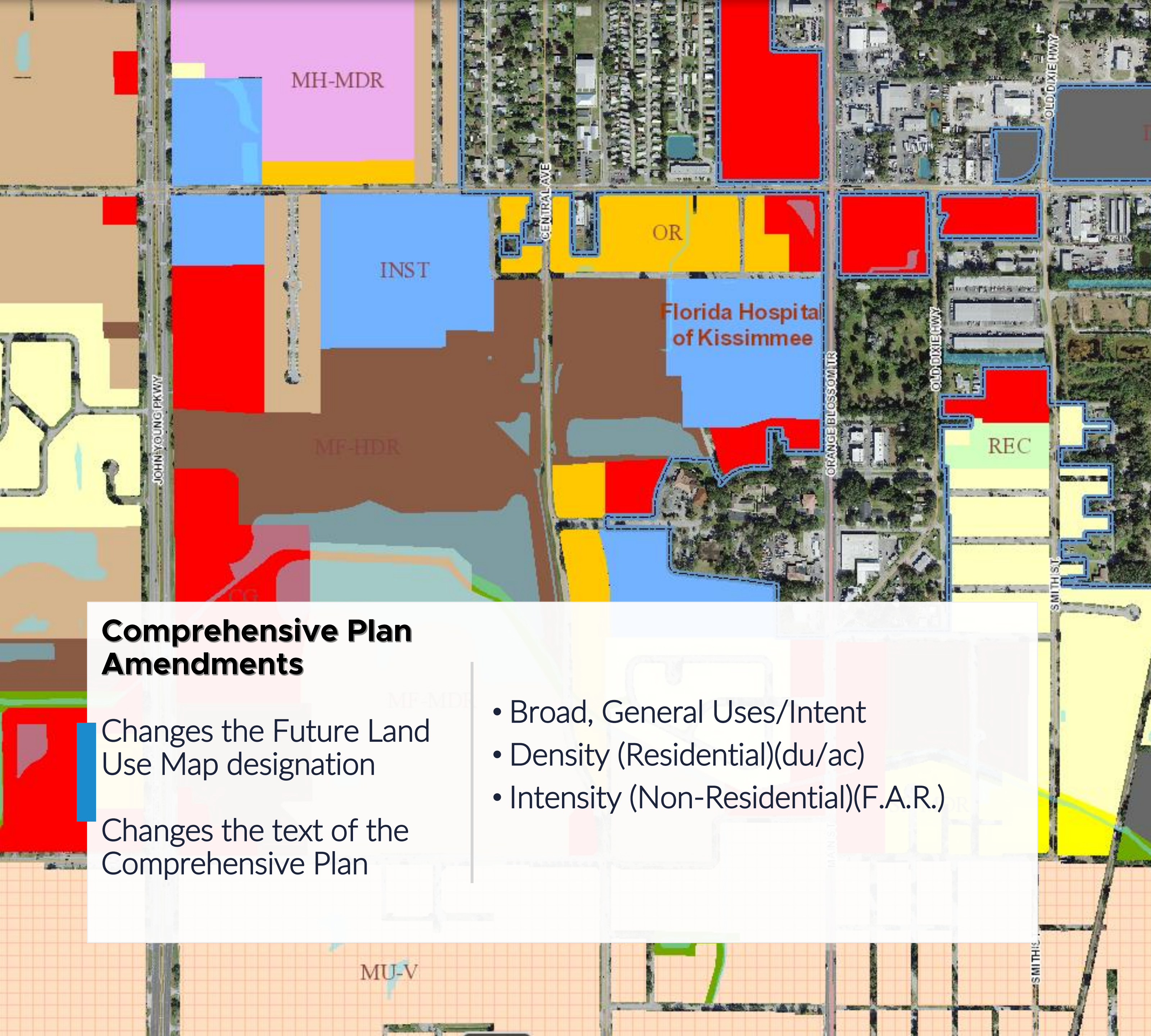
- All comprehensive plan amendments, except:
 - Small scale amendments (163.3187, F.S.)
 - Amendments meeting the State coordinated review criteria

State

(163.3184(4), F.S.)

- Comprehensive Plan Amendments involving:
 - Areas of Critical State Concern
 - Rural Land Stewardship
 - Sector plans or an amendment to an adopted sector plan
 - Comprehensive plans based on evaluation and appraisal reports (EAR)
 - Newly incorporated municipalities

FLORIDA  **COMMERCE**



Comprehensive Plan Amendments

Changes the Future Land Use Map designation

Changes the text of the Comprehensive Plan

- Broad, General Uses/Intent
- Density (Residential)(du/ac)
- Intensity (Non-Residential)(F.A.R.)

POLICY 1.2.3.2: COMMERCIAL GENERAL (CG).

The Commercial General (CG) areas are designated on the Future Land Use Map for purposes of accommodating office uses and general retail sales and services. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.5 FAR. The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements. This future land use designation shall be implemented through the City's Land Development Code.

This area is not intended to accommodate manufacturing, processing, or assembly of goods, sales and service of heavy commercial vehicle and equipment, or related services or maintenance activities; warehousing; uses requiring extensive outside storage; or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards.

- SF-LDR (Single Family Low Density Residential)
- SF-MDR (Single Family Medium Density Residential)
- MH-MDR (Mobile Home Medium Density Residential)
- MF-MDR (Multiple Family Medium Density Residential)
- MF-HDR (Multiple Family High Density Residential)
- OR (Office Residential)
- CG (Commercial General)
- Industrial Business (IN)
- Airport Expansion (AE)
- INST (Institutional)
- UT (Utilities)
- Conservation (CONS)
- Recreation (REC)
- MU-D (Downtown)
- MU-V (Vine Street)

Comprehensive Planning

- The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

F.S. 163.3177(1)

- The state land planning agency - ~~Florida Department of Economic Opportunity~~ Department of Commerce *F.S. 163.3164(44)*

- Local planning agency – Planning Advisory Board (PAB)

- The governing body of each local government, individually or in combination as provided in s. 163.3171, shall designate and by ordinance establish a “local planning agency,” unless the agency is otherwise established by law. *F.S. 163.3174*

Comprehensive Planning

- The governing body may designate itself as the local planning agency pursuant to this subsection with the addition of a nonvoting school board representative. 163.3174(1)
- The local planning agency shall prepare the comprehensive plan or plan amendment after hearings to be held after public notice and shall make recommendations to the governing body regarding the adoption or amendment of the plan. The agency may be a local planning commission, the planning department of the local government, or other instrumentality, including a countywide planning entity established by special act or a council of local government officials. 163.3174(1)
- The format of the principles and guidelines in a comprehensive plan can be done at the discretion of the local government. 163.3177(1)(c), F.S.



Comprehensive Planning

- It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. 163.3177(1) F.S.
- A local government may include, as part of its adopted plan, documents adopted by reference but not incorporated verbatim into the plan. 163.3177(1)b
 - (e.g. *Policy 1.2.9.2 Future Land Use Element references the Downtown CRA Plan*)



Comprehensive Planning

- All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.
163.3177(1)f
- Support data or summaries may be used to aid in the determination of compliance and consistency.
163.3177(1)f(1)
- Data must be taken from professionally accepted sources.
163.3177(1)f(2)



Comprehensive Planning Resources

- Florida Papers – Comprehensive Plan Amendments
 - <https://flcom.my.salesforce-sites.com/papers>
- Community Planning Table of Contents
 - <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents>
 - Processing a Comprehensive Plan Amendments
 - Challenges to Amendments
 - Statutory Changes that Affect Community Planning



Comprehensive Planning

Comprehensive Plan Amendments

- **Compatibility**
- **Adequate Public Services & Facilities**
- **Mitigation of Adverse Impacts**
- **Supports Goals, Objectives, & Policies**

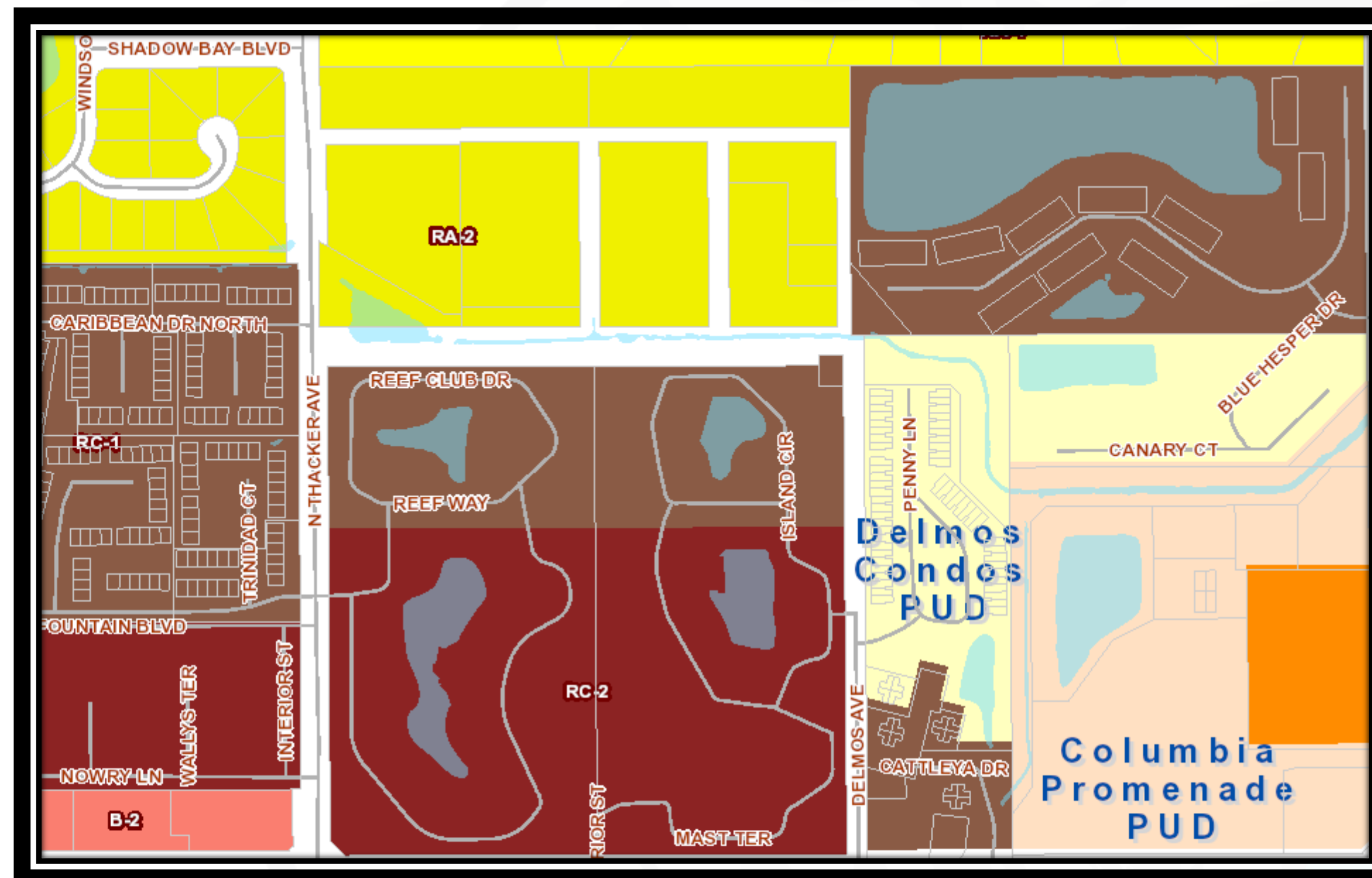


Zoning/Rezoning

Florida Statutes 166.041

Land Development Code (LDC) Section 14-3-27 & 14-3-28

- Planned Unit Development (PUD) Rezoning
- Planned Unit Development (PUD) Amendments
- Rezoning (Zoning Map Amendment)(ZMA)



Zoning

- Implements the Goals, Objectives, & Policies of the Comprehensive Plan
- Establish regulations, procedures and standards for review and approval of proposed development in the city.
- Adopt a development review process



Table 4 - 3: Site Standards – Residential Districts

	AC	RE	RA-1	RA-2	RA-3	RA-4	RB-1	RB-2	RC-1	RC-2	MH
Lot size (Min):	5 ac	20,000	12,000	9,000	7,000	6,000	6,000	6,000	—	—	6,000
Lot area (sq. ft.)	—	—	—	—	—	—	4,000/unit	4,000/unit	4,000/unit	4,000/unit	—
DP/TP	—	—	—	—	—	—	—	—	—	—	—
Other uses	5 ac	20,000	20,000	20,000	20,000	20,000	10,000 ⁽¹⁾	10,000 ⁽¹⁾	10,000 ⁽¹⁾	10,000 ⁽¹⁾	6,000
SF/MH	50	100	80	70	60	50 ⁽¹⁾	50	50	50	50	50
Lot width (ft.) ⁽²⁾	—	—	—	—	—	—	70	70	50	50	—
DP/TP	—	—	—	—	—	—	—	—	—	—	—
TH	—	—	—	—	—	—	20	20	20	20	—
MF	—	—	—	—	—	—	70	75	70	70	—
Other uses	200	100	80	75	75	70	75	70	70	70	50
Lot depth (ft.)	200	150	120	110	100	100	100	100	100	100	120
Impervious surface Area (max.)	50%	50%	50%	50%	50%	50%	50%	50%	75%	75%	50%
Gross floor area, non-residential uses (max.) (sq. ft.) ⁽³⁾	NA	NA	5,000	5,000	5,000	15,000	15,000	15,000	NA	NA	NA
Setbacks (ft.): minimum											
Front	Min	35	35	25	20	20	10	10	10	10	25
Max							20	20	20	20	
Side (min.)	Resid.	25	15	8	7	5	5	5	10	10	5
Non-resid.											
Street side (min.)	Resid.	NA	25	20	18	15	15	15	10	10	15
Non-resid.											
Rear (min.)		25	25	20	18	15	15	15	10	10	15
Alley (min.)		35	35	25	25	25	20	20	20	20	25
4 ft., or 18 ft. if parking is expected to be provided in the driveway											
Building separation ⁽¹⁾ (ft.)	—	—	—	—	—	—	—	—	15	15	—
Recreation & open space ⁽¹⁾	—	—	—	—	—	—	—	—	—	—	—
Open Space (%)	25	25	25	25	25	25	25	25	25	25	25
Active recreation	MF: 3% min. and 6% max. of buildable area or 150 sq. ft. per unit, whichever is greater										
Passive recreation	15% of buildable area										



Land Development Code/
Form-Based Code



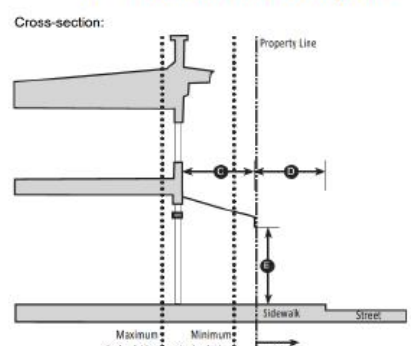
CITY OF KISSIMMEE LAND DEVELOPMENT CODE
CHAPTER 14-5 - FORM-BASED CODE

1. Shopfront

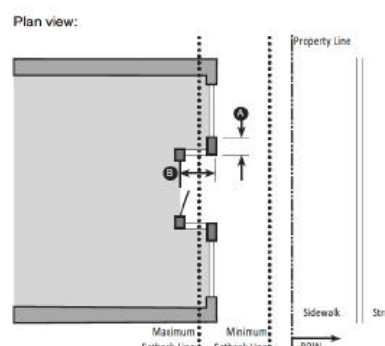
Shopfronts are required along Broadway and nearby streets (see Figure 5-2) and optional along other streets as shown in Table 5-2.

a. General Standards for Shopfronts

Cross-section:



Plan view:



The graphic on the left depicts the location of the measurements on a building cross-section while the figure on the right shows them in plan view. The letters represent the standards listed in the table below.

(i) Description

The front facade of the building is located between the minimum and maximum setback lines, inclusive, and shall include a canopy or awning element along most of the frontage. Appurtenances may not encroach into the public right-of-way, except along Broadway where frontage elements may encroach into the public right-of-way barring any additional restrictions by the public entity that has control over the public right-of-way.

(ii) Size

Distance between glass panels	2' max. (horizontal)	1
Door Recess	5' max.	2

(iii) Canopy or Awning

Depth	6' min.	3
Width, Cumulative	70% min. of proposed facade width within setback	4
Setback from Curb	2' min.	5
Height, Clear	8' min.	6

(iv) Miscellaneous

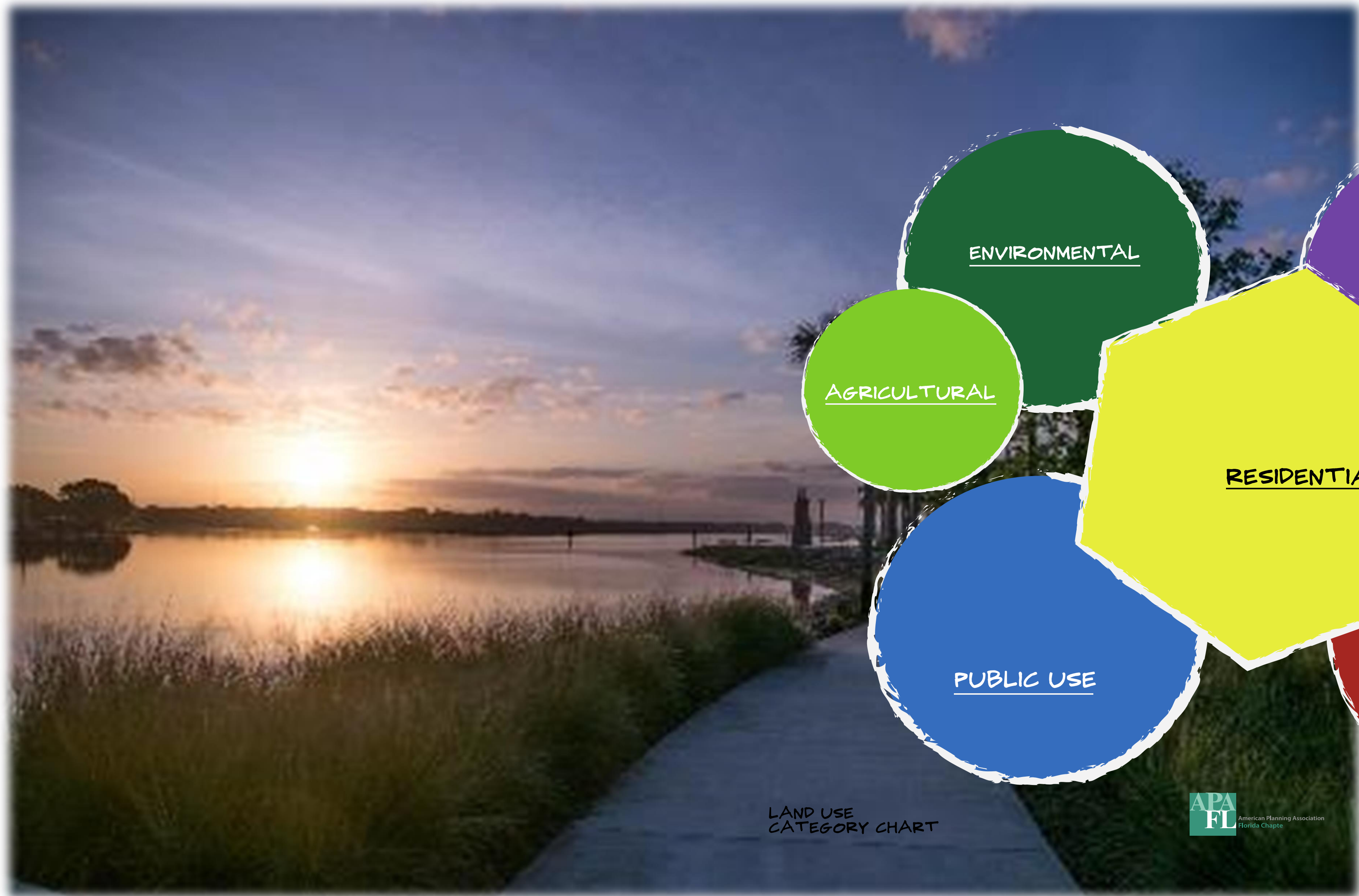
Doors may be recessed if the facade is at the minimum setback line. Open ended awnings are encouraged. Domed, bubble, and hoop style awnings are prohibited.

Figure 5 - 35: Shopfronts



A shopfront with a recessed doorway

A shopfront with a chamfered corner entry



LAND USE
CATEGORY CHART



Conditional Use

Land Development Code (LDC) Section 14-3-29

Table 5-1 LDC Section 14-5-6 Transect Zones

Table 4-1 LDC Section 14-4-5 Residential Zoning Districts

Table 4-2 LDC Section 14-4-5 Non-Residential Zoning Districts

A use that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location, and/or relation to the surrounding area, would not adversely impact the public health, safety, and the general welfare.

Table 4-2: Schedule of Uses for Non-Residential Standard Districts

USES	See Section	RPB ⁽¹²⁾	B-2	B-3	B-5	HC	BP	IB	AO	AI	CF
AGRICULTURAL USES											
Agricultural uses											
AIRPORT USES											
Airport-dependent uses									P	C	
Airport-related uses									P	C	
COMMERCIAL/RETAIL USES											
Drive through facilities with an allowed use	14-6-40	C	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	P/C ⁽²⁾	C
Nurseries and greenhouses								P ⁽³⁾		C	
Restaurants	14-6-9		P	P	P	P	P	C	C	C	
Retail sales establishments			P	P		P	P ⁽⁴⁾	C			
Retail: Pawn shop	5-7					C ⁽⁵⁾					

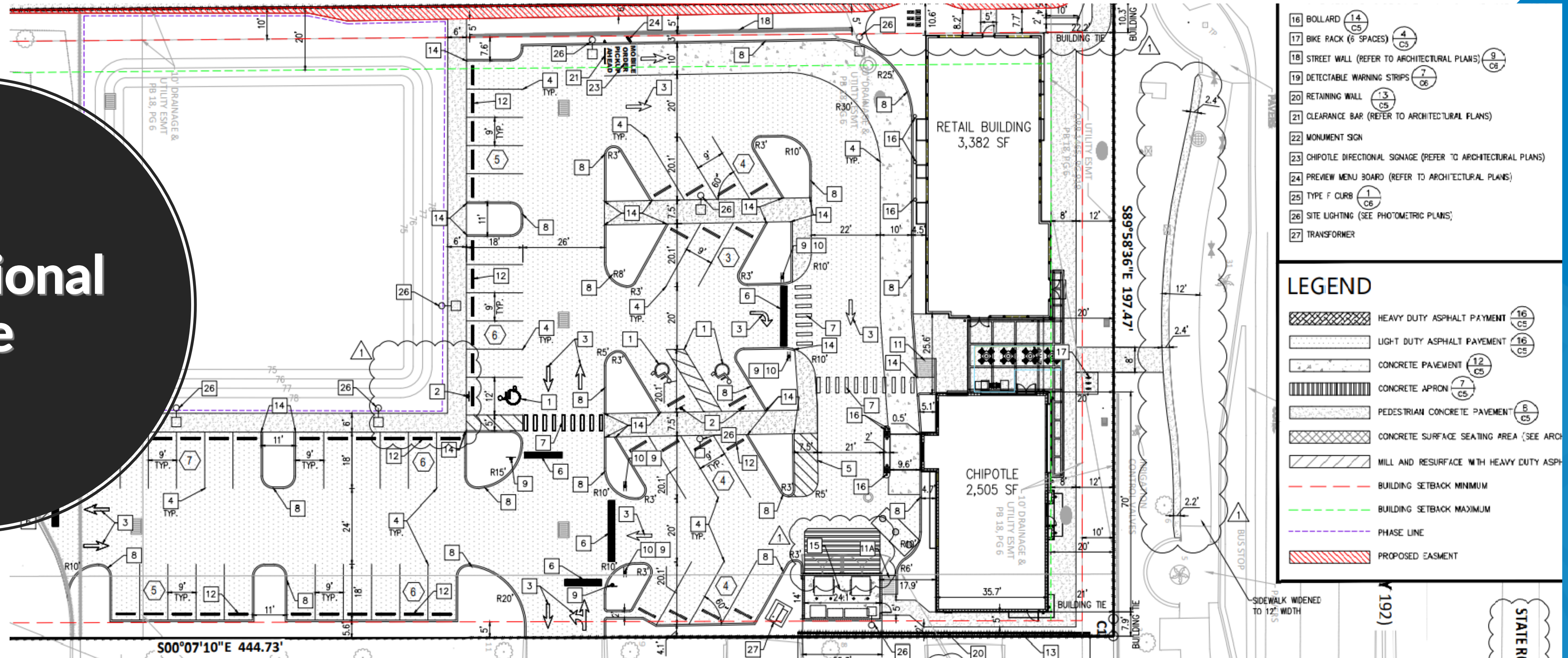
Conditional Use

Land Development Code (LDC) Section 14-3-29

- Conditional Use
 - Conditional Use w/Site Plan
- Conditional Use w/Site Specific Redevelopment Plan



Conditional Use



- Uses limited by site-specific standards and conditions
- Future Land Use & Zoning designations are compatible with one another to consider Conditional Use approval

Comprehensive Planning

Including Florida, how many states have growth management programs that require or “strongly encourage” the adoption of a comprehensive plan?

- a.) 4
- b.) 23
- c.) 13
- d.) 46



An aerial, isometric view of a city grid. The city is divided into several distinct color-coded zones: a large red zone in the lower-left, a blue zone in the center-left, a green zone in the upper-center, a pink zone in the center-right, and a yellow/orange zone in the lower-right. Buildings are represented as 3D blocks within these zones. A dark blue semi-transparent overlay covers the bottom-left portion of the image, containing text.

c.) 13

Florida, Georgia, Hawaii, Maine, Maryland, New Jersey, Oregon, Rhode Island, Vermont, Connecticut, New Hampshire, Delaware, and Washington all have widely recognized state growth management programs that either require or strongly encourage the adoption of local comprehensive plans.

Brownfield Advisory Committee

- There is hereby established a Brownfield Advisory Committee pursuant to F.S. § 376.80(4) for the purpose to address development of the designated brownfield areas within the city, improving and receiving public comment on rehabilitation and redevelopment of brownfield areas.
- The Planning Advisory Board is hereby appointed as the Brownfield Advisory Committee with all the powers and duties provided in F.S. §§ 376.77 through 376.86. Article III Boards and Commission, Division 10, Sec. 2-362 City of Kissimmee Code of Ordinances, Sept. 27, 2011.



Staff Recommendations Other Considerations

- Expertise & Experience
- City Policies & Processes
- Strategic Plan Priorities

<https://www.kissimmee.gov/My-Government/City-Commission/Strategic-Plan>

- Governing Body Priorities
- Pre-Emptions, Pre-Emptions!



- Elected officials – City council, County commission.
- Government Departments (Public Works, Utilities, Transportation, Wastewater, Stormwater, Parks and Rec, etc.)
- State and Federal agencies

GOVERNMENT

COMMUNITY
RESIDENTS

- Individuals
- Business owners
- Neighborhood Associations
- Non-profit organizations (environmental, social service, healthcare, etc.)
- Churches
- Schools

PLANNERS

- Developers
- Large property owners
- Builders
- Developers attorneys
- Private planning or development consultants

DEVELOPMENT
RELATED
BUSINESSES

■ **density** (See also *intensity*) The number of dwelling units permitted per net acre of land. (Coral Gables, Fla.)

A Planners Dictionary

The number of dwelling units per acre. (Durham, N.C.)

cem·e·tery \ˈse-mə-ter-ē\ Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

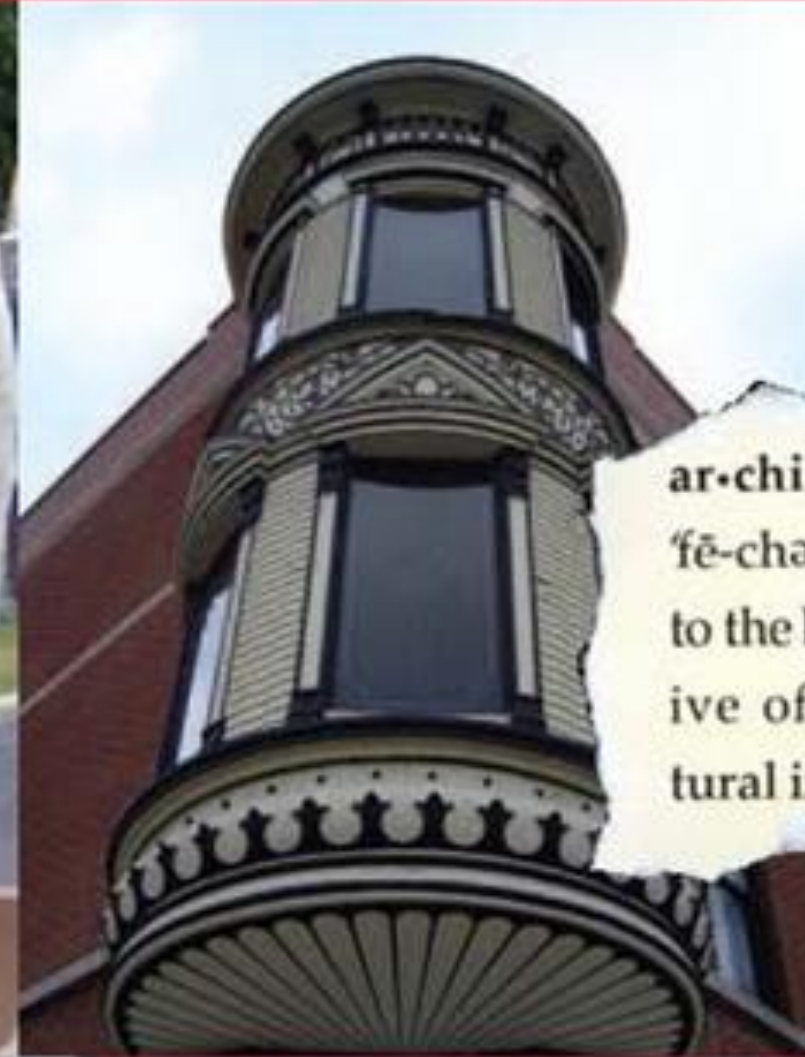


The number of dwelling units per gross area devoted to residential development. (Baton Rouge, La.)

fire hy·drant \ˈfir ˈhī-drənt\ Provides water for fire-fighting purposes without restriction as to use for that purpose.



ar·chi·tec·tur·al fea·ture \är-kəˌtek-chər-rəl ˈfē-chər\ Part, portion, or projection adding to the beauty or elegance of a building, exclusive of signs, not necessary for the structural integrity or habitability of the building.



skate·park \ˈskāt ˈpärk\ A public facility that is designed for use by persons riding skateboards, in-line skates, or roller skates.





What is a Planning Commission?

<https://www.planetizen.com/definition/planning-commissions>

Planning Officials

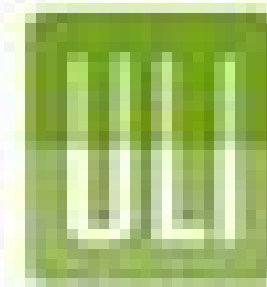
<https://www.planning.org/officials/>

Planning Resources



American Planning Association

<https://www.planning.org/>



Urban Land Institute

<https://uli.org/>

CNU CONGRESS FOR THE
NEW URBANISM

<https://www.cnu.org/>

ICMA

<https://icma.org/>

PLANETIZEN

<https://www.planetizen.com/>

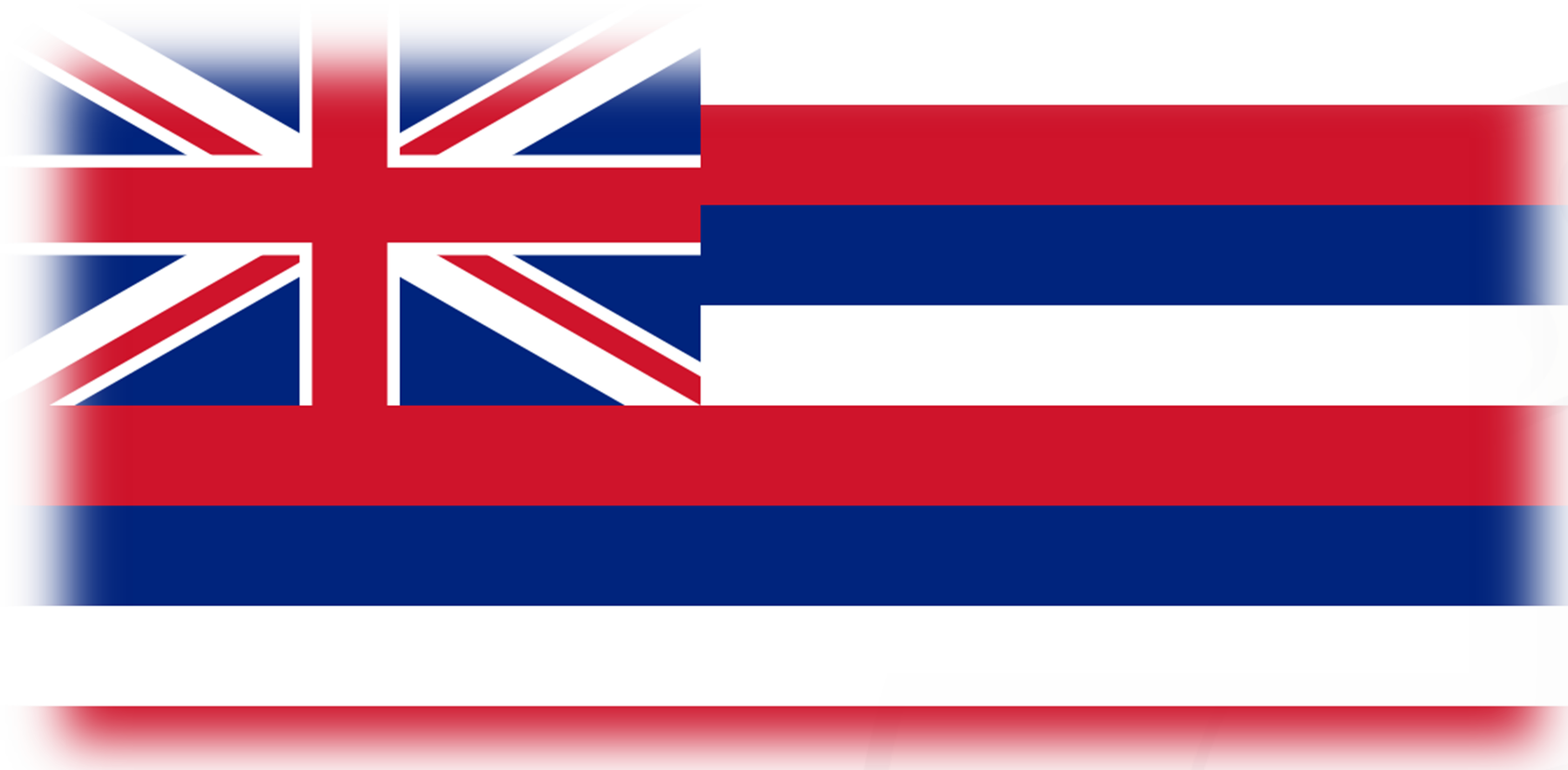




Which of these states was the 1st to mandate comprehensive planning?

- a.) Hawaii
- b.) New York
- c.) Illinois
- d.) California

a.) Hawaii



In 1961, Hawaii became the first American state to pass a growth-management law. Act 187 divided the state into three types of land uses: urban, agriculture, and conservation. It restricted development in the agriculture and conservation land uses. In 1963, a rural land use was added to keep undeveloped lands from being urbanized.

Cristian Arias, Senior Planner
(407)518-2373
Cristian.Arias@kissimmee.gov

Ryan Altizer, Planner II
(407)518-2107
Ryan.Altizer@kissimmee.gov

John Rabon, Senior Planner
(407)518-2256
John.Rabon@kissimmee.gov



April Fisher, AICP, Planner I
(407)518-2250
April.Fisher@kissimmee.gov

Yolanda Hazley
Planning Technician
(407)518-2146
Yolanda.Hazley@kissimmee.gov

Thanks! **Kayla Smith, Administrative**
Asst. II/Recording Secretary
(407)518-2240
Kayla.Smith@kissimmee.gov

Current Planning
Development Services
planning@kissimmee.gov
407-518-2140



| @CityofKissimmee