



MEETING ACTIONS
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, FEBRUARY 5, 2025 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, Board Member Aaron Sabino

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

Members Absent: Board Member Rebeca Marin, Board Member Yolanda Bernard

Chairman 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, Chairman Robert Bussiere led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of the October 16, 2024 Planning Advisory Board (PAB) Meeting minutes.

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

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

NAY: None

Motion to Approve 5 - 0.

3.B Approval of the November 6, 2024 Planning Advisory Board (PAB) Workshop minutes.
Board Member Robert Spalding made a motion to Approve. Board Member Alex Alemi seconded the motion.

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

NAY: None

Motion to Approve 5 - 0

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Specific Redevelopment Plan for a specialized charter school – UCP Charter School - CU-24-0012

Senior Planner Arias stated this is a recommendation for approval of a Conditional Use with Site Specific Redevelopment Plan for a new specialized charter school on approximately 8.72 acres of land with a Mixed-Use Center (T5-M) Zoning designation. The subject property is located at 200 W. Vine Street.

Senior Planner Arias stated he wanted to put on record that UCP Charter School will provide high quality education and therapy for all students with and without disabilities as a state-of-the-art educational and pediatric therapy facility serving approximately 326 students.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Mixed-Use Center (T5-M)(Form Based Code) as outlined in Section 14-5 of the Land Development Code.
2. 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.
3. Compliance with the Mixed-Use Center (T5-M) zoning district where schools is an allowable use with Conditional Use approval.
4. 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.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.2, Mixed Use - Downtown (MU-D), which is intended to mirror the sub-areas outlined in the Strategic Investment Map in the Downtown Kissimmee Community Redevelopment Area Plan Update (September, 2012) . The Downtown area is an activity hub anchored by government centers, retail and business districts, and quiet residential streets with restored structures. The City shall apply mixed-use future land use categories to the Downtown in sub-areas to achieve a greater specificity of redevelopment character commensurate with the adopted Downtown Kissimmee Community Redevelopment Area Plan Update. The development is located in the Medical Campus sub-area which is centered on hospital and medical uses but can include residential uses to provide housing for area employees. This sub-area has a maximum project density and intensity of up to 40 du/ac and 6.0 Floor Area Ratio (FAR).

Staff recommends approval subject to the following conditions:

1. This Conditional Use approval is subject to City Commission review approval of a Developer's Agreement prior to Site Development (Construction) Plan approval for deviations to Form Based Code standards for projects of significance to the City under Land Development Code Section 14-5-14(A).
2. Vehicular access to Union Street is prohibited and shall be removed from the proposed development.
3. Street wall with landscaping shall be required at parking location areas visible from Oak Street, subject to Land Development Code Section 14-5-11(F).
4. A Final Plat is required prior to issuance of the Certificate of Occupancy (CO)

- and/or completion of this project.
5. Chain link fences are prohibited and is subject to Land Development Code Section 14-5-11(F)(5). Chain link fences shall be replaced with wrought iron fence material.
 6. The proposed retention pond shall be integrated into the site design and featured as a site amenity subject to Land Development Code Section 14-5-12(B)(5)
 7. No transportation vans or bus services is permitted. If transportation vans or bus services are provided in the future, a Site Plan revision must be provided that addresses parking and circulation route(s).
 8. Stacking of vehicles on Oak St. is prohibited. Should there be any stacking of vehicles on Oak Street due to drop off and pick up traffic issues, the school will be notified, and intermediate changes may be required to address congestion. A revised parking and circulation plan must be finalized and approved by the City.
 9. A solid 6-foot solid block wall must be provided along the eastern portion adjacent to the residential single-family properties. A minimum of 1 tree at least 2 1/2" caliper shall be provided every 15 lineal feet. Tree types shall alternate between large and medium canopy trees. Species shall be evergreen to form a continuous screen year round.
 10. Any modifications and/or reconfigurations to the building, parking lot, or other site improvements that may have negative adverse impacts to the surrounding, adjacent areas, internal circulation, or design/development standards shall require a Site Plan revision to be reviewed and approved by the Planning Advisory Board (PAB).

UCP of Central Florida Applicant, Ken Jacob, 4780 Data Court, stated that UCP has been operating in Central Florida for over 70 years and currently operating the Plaza Del Sol in Kissimmee. The campus has a 70% population of kids with a disability and an inclusion policy that allow non-disabled kids to enroll in the school.

KPM Franklin Engineer, John Kelly, 222 Church Street, stated that KPM Franklin is good with all the conditions set by the Planning Staff.

Discussion ensued regarding UCP project.

Board Member Robert Spalding made a motion to Approve w/Conditions. Board Member Diana Marrero-Pinto seconded the motion.

1. **This Conditional Use approval is subject to City Commission review approval of a Developer's Agreement prior to Site Development (Construction) Plan approval for deviations to Form Based Code standards for projects of significance to the City under Land Development Code Section 14-5-14(A).**
2. **Vehicular access to Union Street is prohibited and shall be removed from the proposed development.**
3. **Street wall with landscaping shall be required at parking location areas visible from Oak Street, subject to Land Development Code Section 14-5-11(F).**
4. **A Final Plat is required prior to issuance of the Certificate of Occupancy (CO) and/or completion of this project.**
5. **Chain link fences are prohibited and is subject to Land Development Code Section 14-5-11(F)(5). Chain link fences shall be replaced with wrought iron fence material.**

6. The proposed retention pond shall be integrated into the site design and featured as a site amenity subject to Land Development Code Section 14-5-12(B)(5)
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10. Any modifications and/or reconfigurations to the building, parking lot, or other site improvements that may have negative adverse impacts to the surrounding, adjacent areas, internal circulation, or design/development standards shall require a Site Plan revision to be reviewed and approved by the Planning Advisory Board (PAB).

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

NAY: None

Motion to Approve w/Conditions Passed 5 - 0.

- 5.B Public Hearing - Proposed Ordinance #25-02 - Amending the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB): Grissom Lane - ZMA-23-0005

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 to change the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB) on approximately 3.69 acres of land.

Planning Manager Ryan stated this a city initiated land use amendment that was presented as part of a Future Land Use Amendment on May 15, 2024. This ZMA will provide consistency with the Land Use Amendment that was approved back in May by PAB and subsequently approved at City Commission on June 18, 2024. The IN Future Land Use designation was established under LUPA-24-0001 which was recommended for approval by the Planning Advisory Board at the May 15, 2024 meeting. The City Commission provided final approval of this amendment at the June 18, 2024 meeting.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.4.3, Industrial (IN), which 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 Future Land Use designation.
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(N), the Industrial Business (IB) Zoning District which is intended for properties suitable for industrial development. Where industrial development is in proximity to residential or commercial zones, it is desirable to limit the manner and extent of industrial operations. This Zoning District is also intended to permit various commercial uses which are compatible with typical industrial uses and in suitable areas which have been assigned an Industrial Business (IN) Future Land Use designation. The IB Future Land Use designation, established with the approval of LUPA-24-0001, is compatible with this proposed IB Zoning amendment.

Planning Staff and Board discussed current zoning and future land use within the city limits.

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

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

NAY: None

Motion to Approve Passed 5 – 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Planning Staff and Board discussed confirming a Spring date for the second session of the Planning Advisory Board workshops.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

Board Member Robert Spalding made a motion to Adjourn. Board Member Diana

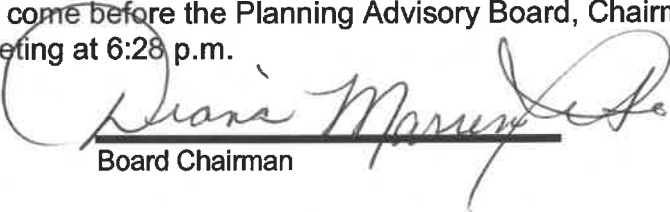
Marrero-Pinto seconded the motion.

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

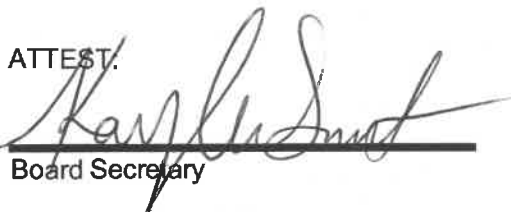
NAY: None

Motion to Adjourn Passed 5 - 0.

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere adjourned the meeting at 6:28 p.m.


Board Chairman

ATTEST:


Board Secretary

In accordance with Florida Statute 286.0105, any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.