



**PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JANUARY 20, 2021
6:00 PM**

**PUBLIC ACCESS AND PARTICIPATION AVAILABLE IN-PERSON* OR VIA
COMMUNICATIONS MEDIA TECHNOLOGY (CMT) INSTRUCTIONS AT
WWW.KISSIMMEERESPONDS.COM/PUBLICMEETINGS**

IN-PERSON ACCESS LIMITED TO SOCIALLY DISTANCED OCCUPANCY LOAD

**TO SEND PUBLIC COMMENT PRIOR TO THE MEETING SEND TO
CITYCLERKEMAIL@KISSIMMEE.ORG
OR CALL 407-518-2308 FOR ASSISTANCE**

1. MEETING CALLED TO ORDER

"Citizens participating in the meeting via the Zoom webinar platform must use the "Raise Hand" feature to be recognized to address the Planning Advisory Board. Any testimony or public comment submitted to CityClerkEmail@kissimmee.org prior to the start of the meeting shall be read into the record during the presentation of the agenda item(s)."

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the January 6, 2021 Planning Advisory Board meeting minutes

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING DRC#20-00079 - TREBOL MOTOR, LLC: CONDITIONAL
USE WITH SITE PLAN WAIVER (MOTOR VEHICLE SALES)**

Request for Conditional Use approval for motor vehicle sales located on approximately 0.06 acre located at 2319 Clay St.

5.B PUBLIC HEARING DRC#20-00080 - OSCEOLA GATEWAY, LLC: CONDITIONAL USE WITH SITE PLAN WAIVER (MOTOR VEHICLE LEASING & DISPLAY)

Request for Conditional Use approval for motor vehicle leasing and display within a shopping center located on a 2.5 acre parcel located at 3174 Bill Beck Blvd.

6. DISCUSSION

7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD 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 407-518-2308 OR VIA EMAIL AT CITYCLERKEMAIL@KISSIMMEE.ORG, PRIOR TO THE MEETING (FS 286.26).

ITEM 3.A

PLANNING ADVISORY BOARD MINUTES APPROVAL

Request

Approval of the January 6, 2021 Planning Advisory Board meeting minutes

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.010621.minutes

ITEM 5.A

PUBLIC HEARING DRC#20-00079 - TREBOL MOTOR, LLC: CONDITIONAL USE WITH SITE PLAN WAIVER (MOTOR VEHICLE SALES)

Request

Request for Conditional Use approval for motor vehicle sales located on approximately 0.06 acre located at 2319 Clay St.

Explanation

This is a request to establish motor vehicle sales facility on the property at 2319 Clay Street. This auto business was previously operating out of the adjacent building directly to the east at 2209 Clay Street and had obtained a Conditional Use (CU) in 2017 (DRC#17-00055). The business vacated the premises at 2209 Clyde Street and are now operating the same business at the new location at 2319 Clay Street.

As previously approved with the 2017 CU approval, auto sales will be conducted solely online and brought to the location on a temporary basis for delivery and pick up. All storage of vehicles must take place inside the building. Minor repairs and detailing may also be provided inside of the building.

FINDINGS AND REASONS:

1. Compliance with the intent of the IB (Industrial Business) zoning district as outlined in Section 14-4-44(N) of the Land Development Code.
2. Compliance with Section 14-3-29(F), 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.
3. Compliance with Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
4. Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 8, 2020.

CONDITIONS:

1. Trebol Motors LLC must obtain a City of Kissimmee Business Tax Receipt (BTR).

City of Kissimmee

2. City of Kissimmee Fire Department for BTR Inspection will be required.
3. This conditional use request shall be valid for Trebol Motors, LLC only. In the event that Trebol Motors, LLC vacates the premises or if a BTR is no longer valid, this conditional use becomes void.
4. All vehicles associated with the dealership business stored at this location must be stored inside the confines of the building. Outdoor display or storage of vehicles/inoperable vehicles, merchandise, tow trucks, or other related items shall be prohibited.
5. Light repair and detailing for the vehicles will only be permitted inside the confines of the building. No maintenance or repair of vehicles shall be permitted outdoors. No major vehicle repairs will be permitted.
6. No test driving of vehicles shall be permitted in adjacent residential areas.
7. Parking of all vehicles shall be located on paved surfaces within marked parking spaces and shall not be conducted within any driveway, access points, handicapped access aisle, loading zone, or fire lanes.
8. A valid vehicle license and registration shall be provided for all on-site vehicles.
9. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this conditional use request with possible revocation.

Attachment(s):

1. 20-00079 Vicinity Map
2. 20-00079 Aerial Map
3. 20-00079 Interior Building Layout
4. 20-00079 PAB Ad
5. 20-00079 DRC Comments
6. 20-00079 DRC Application

ITEM 5.B

PUBLIC HEARING DRC#20-00080 - OSCEOLA GATEWAY, LLC: CONDITIONAL USE WITH SITE PLAN WAIVER (MOTOR VEHICLE LEASING & DISPLAY)

Request

Request for Conditional Use approval for motor vehicle leasing and display within a shopping center located on a 2.5 acre parcel located at 3174 Bill Beck Blvd.

Explanation

This is a request to establish motor vehicle leasing and display on the property at 3174 Bill Beck Blvd., Suite B, within the Gateway Shopping Center. The applicant currently operates a shipping/mailling and business services company from the suite. The vehicles displayed in the parking lot adjacent to the business will consists of U-Haul pick up trucks, cargo vans, box trucks.

A CU was previously approved for vehicle leasing (DRC#12-00224) for a business located in the building fronting Osceola Parkway (1511 E. Osceola Parkway). The number of vehicles was limited and the display area in the parking lot was restricted. Consistent with the previous approval, vehicular display and leasing for this CU will be limited to the area depicted in the Site Layout Plan and no other vehicular activity (i.e., repairs, sales), equipment or materials shall be permitted.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed Use Planned Unit Development (MUPUD) zoning district as outlined in Section 14-4-8(D) of the Land Development Code.
2. Compliance with the Gateway Commons MUPUD as it lists permitted and conditional uses outlined in the Highway Commercial (HC) Zoning District, of which automobile leasing establishments is listed as a potential conditional use allowance.
3. Compliance with Section 14-3-29(F), 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 Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.
4. Compliance with Comprehensive Plan Transportation Circulation Element Policies 2.1.2.4, 2.2.1.1, 2.2.1.4, and 2.2.1.5 as traffic levels do not exceed the quality of service standards.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval on November 10, 2020.

CONDITIONS:

1. Via al Exito Kissimmee must obtain a City of Kissimmee Business Tax Receipt (BTR) for vehicle leasing.
2. A maximum of three (3) vehicles that are no larger than the existing standard parking spaces shall be displayed and stored onsite at any given time in the designated spaces depicted on the Site Layout Plan. Vehicles larger than the existing standard parking spaces shall not be permitted.
3. Trailers and other equipment rentals, display, storage, shall not be permitted.
4. No loading or unloading of vehicles, equipment, merchandise, furniture, or other materials is permitted onsite.
5. Vehicle repair and inoperable vehicles are prohibited.
6. No parking is permitted on or along Bill Beck Boulevard.
7. This conditional use shall apply solely to 3174 Bill Beck Blvd., Suite B, and shall not be granted or extended to other units or areas within the property and/or development.
8. All signage must adhere to the sign standards in the Gateway Commons PUD Sign Standards.
9. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in Code enforcement action and possible revocation of this conditional use.

Attachment(s):

1. 20-00080 Vicinity Map
2. 20-00080 Aerial Map
3. 20-00080 Vehicles & Site Layout Plan
4. 20-00080 PAB Ad
5. 20-00080 DRC Comments
6. 20-00080 DRC Application