



**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, MARCH 3, 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

"As a courtesy to others, please silence all electronic devices during the meeting."

"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 20, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING - DRC#17-00040 - INTERFAITH COMMUNITY CENTER:
CONDITIONAL USE WITH SITE PLAN (*CHURCH*)**

Request for Planning Advisory Board approval of a church on approximately 0.92 acres located at 1513 Central Avenue.

- 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 20, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.012021.minutes

ITEM 5.A

PUBLIC HEARING - DRC#17-00040 - INTERFAITH COMMUNITY CENTER: CONDITIONAL USE WITH SITE PLAN (*Church*)

Request

Request for Planning Advisory Board approval of a church on approximately 0.92 acres located at 1513 Central Avenue.

Explanation

This Conditional Use with Site Plan was originally submitted in April of 2017 and reviewed under the Vine St. Overlay standards. At the time, the property was zoned Residential Professional Business (RPB). The project experienced delays and responses to staff's comments were submitted in January and October of 2020 prior to the September 1, 2020 effective date of the new Land Development Code (LDC) that established the Form Based Code (FBC) and rezoned the property to the Neighborhood Open (T4-O) transect zone. Since the application was submitted and reviewed prior to the adoption of the FBC, the project was reviewed under the Vine Street Overlay standards within the former LDC.

The 4,775 square foot church will consist of a sanctuary, fellowship hall, and offices. The site also contains an existing 1,320 square foot single family residential that will be used as the pastor's private residence. Primary access will be from Central Ave. and the church will also have secondary access off of Mikler Street that connects to W. Cypress St.

FINDINGS AND REASONS:

- 1) Compliance with the intent of the Vine Street Overlay standards as outlined in Section 14-2-54 and with Section 14-2-29(A), the Residential Professional Business (RPB) zoning standards of the former Land Development Code (LDC).
- 2) Compliance with Section 14-2-29(C)(2) as churches are listed as a potential conditional use allowance.
- 3) Compliance with Section 14-2-206(H)(1)-(5) 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 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, subject to conditions, on November 24, 2020.

CONDITIONS:

1. Schools shall not be permitted as part of this Conditional Use approval. Child care facilities may be established as an ancillary use.
2. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Neighborhood Open (T4-O) Transect Zoning uses and Form Based Code (FBC) standards of the Land Development Code (LDC).
3. The existing residential structure shall only be used as a single family residence. If the single family residential use ceases, the new use(s) will require a Change of Use Permit from the Building Department and may be subject to additional reviews and approvals in order to ensure that there is adequate building and site improvements to support the new use(s).
4. The existing access to the existing residential structure on Central Ave. shall be removed to meet the distance separation requirements from the new, proposed access point.
5. Hours and days of operation of the church shall be provided with the construction plan submittal.
6. No temporary standing or seating space shall be permitted unless additional parking is sufficiently reviewed and provided.
7. A final plat to combine the underlying lots shall be submitted, reviewed, approved and recorded prior to the issuance of a Certificate of Occupancy (CO).
8. A six (6) foot high masonry wall shall be provided along the north property line in addition to the landscape buffers and requirements of the Vine St. Overlay and former Land Development Code (LDC) standards.
9. In lieu of providing the enhanced Vine St. Overlay pedestrian passage/sidewalk on Central Ave., a 14 foot Streetscape Zone shall be provided consistent with the Form Based Code (FBC). The design of the Streetscape Zone shall be coordinated with City staff.
10. All signage must be reviewed and permitted through a separate building permit. Signage must be in compliance with the current Land Development Code (LDC).
11. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any use(s) and its processes.

Attachment(s):

1. 17-00040 Aerial Map
2. 17-00040 Vicinity Map
3. 17-00040 Conditional Use Site Plan
4. 17-00040 PAB Ad
5. 17-00040 DRC Application
6. 17-00040 DRC Comments