



**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, MAY 19, 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 March 17, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

**5.A PUBLIC HEARING - DRC#21-00026 OSCEOLA ARTS "ARTISNOW"
PUBLIC MURALS: AUTHORIZATION OF A TRUE WORK OF ART**

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 92 Pleasant Street within a Mixed Use Planned Unit Development (MUPUD) zoning district.

**5.B PUBLIC HEARING - DRC#21-00027 OSCEOLA ARTS "ARTISNOW" PUBLIC
MURALS: AUTHORIZATION OF A TRUE WORK OF ART**

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 131 Broadway within the Mixed Use Center (T5-M) transect zoning district.

**5.C PUBLIC HEARING - DRC#21-00028 OSCEOLA ARTS "ARTISNOW"
PUBLIC MURALS: AUTHORIZATION OF A TRUE WORK OF ART**

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 1111 Dyer Blvd. within the Mixed Use Urban Corridor (T5-U) transect zoning district.

**5.D PUBLIC HEARING – DRC#21-00009 – ANF GYROS: CONDITIONAL USE WITH
SITE PLAN (DRIVE-THROUGH)**

Request for Planning Advisory Board approval of a drive-through on approximately 1.18 acres located at 512 W Vine Street.

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 March 17, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.031721.minutes

ITEM 5.A

PUBLIC HEARING - DRC#21-00026 OSCEOLA ARTS "ARTISNOW" PUBLIC MURALS: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 92 Pleasant Street within a Mixed Use Planned Unit Development (MUPUD) zoning district.

Explanation

According to the attached sketch and location map, the mural will be painted on the wall facing E. Monument Ave. Osceola Arts is sponsoring the proposed mural and has obtained building owner permission that will be installed by selected local artists. Osceola Arts provides new ways of looking at the arts as a powerful force to inspire community dialogue, community development, and celebrate local culture.

The location and dimensions of the mural is listed below.

92 Pleasant Street (Toho Parking Garage) = Proposed bird themed mural is approximately 55ft wide by 20ft high and will be located on the building wall adjacent to E. Monument Ave.

FINDINGS AND REASONS:

1) Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and not a sign as defined by Section 14-11 and that the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on April 20, 2021.

CONDITIONS:

1. The mural and subject building wall shall be conducted in accordance with the attachments.
2. No signage or direct association of the establishments shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.
4. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Attachment(s):

City of Kissimmee

1. 21-00026 Vicinity Map
2. 21-00026 Aerial Map
3. 21-00026 Murals
4. 21-00026 DRC Comments
5. 21-00026 DRC Application

ITEM 5.B

PUBLIC HEARING - DRC#21-00027 OSCEOLA ARTS "ARTISNOW" PUBLIC MURALS: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 131 Broadway within the Mixed Use Center (T5-M) transect zoning district.

Explanation

According to the attached sketch and location map, the mural will be painted on the wall facing W. Monument Ave. Osceola Arts is sponsoring the proposed mural and has obtained building owner permission that will be installed by selected local artists. Osceola Arts provides new ways of looking at the arts as a powerful force to inspire community dialogue, community development, and celebrate local culture.

The location and dimensions of the mural is listed below.

131 Broadway Street (Buchito) = Proposed Kissimmee themed mural is approximately 20ft wide by 12ft high and will be located on the building wall adjacent to W. Monument Ave.

FINDINGS AND REASONS:

1) Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and not a sign as defined by Section 14-11 and that the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on April 20, 2021.

CONDITIONS:

1. The mural and subject building wall shall be conducted in accordance with the attachments.
2. No signage or direct association of establishments shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.
4. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Attachment(s):

City of Kissimmee

1. 21-00027 Vicinity Map
2. 21-00027 Aerial Map
3. 21-00027 Murals
4. 21-00027 DRC Comments
5. 21-00027 DRC Application

ITEM 5.C

PUBLIC HEARING - DRC#21-00028 OSCEOLA ARTS "ARTISNOW" PUBLIC MURALS: AUTHORIZATION OF A TRUE WORK OF ART

Request

Approval for authorization of a true work of art to allow a mural to be painted on a portion of a building facade wall located at 1111 Dyer Blvd. within the Mixed Use Urban Corridor (T5-U) transect zoning district.

Explanation

According to the attached sketch and location map, the mural will be painted on the wall facing Dyer Blvd. Osceola Arts is sponsoring the proposed mural and has obtained building owner permission that will be installed by selected local artists. Osceola Arts provides new ways of looking at the arts as a powerful force to inspire community dialogue, community development, and celebrate local culture.

The location and dimensions of the mural is listed below.

1111 Dyer Blvd. (Skate Reflections) = Proposed animal themed mural is approximately 40ft wide by 15ft high and will be located on the building wall adjacent to Dyer Blvd.

FINDINGS AND REASONS:

1) Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and not a sign as defined by Section 14-11 and that the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on April 20, 2021.

CONDITIONS:

1. The mural and subject building wall shall be conducted in accordance with the attachments.
2. No signage or direct association of the establishments shall be permitted within the mural.
3. Existing or proposed signage shall not be incorporated into the mural.
4. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Attachment(s):

City of Kissimmee

1. 21-00028 Vicinity Map
2. 21-00028 Aerial Map
3. 21-00028 Mural
4. 21-00028 DRC Comments
5. 21-00028 DRC Application

ITEM 5.D

PUBLIC HEARING – DRC#21-00009 – ANF GYROS: CONDITIONAL USE WITH SITE PLAN (Drive-Through)

Request

Request for Planning Advisory Board approval of a drive-through on approximately 1.18 acres located at 512 W Vine Street.

Explanation

This Conditional Use with Site Plan was submitted in February of 2021 and reviewed under the Form Based Code T5-U standards Transect Zone standards. This property will house a 2,726sf restaurant with a drive-through component and outdoor seating approximately 400sf. This property will also have a 950sf of retail uses.

Fire Department approval was granted for a reduction to the width of the one-way drive aisle to less than the minimum 20 foot requirement.

The parcel previously consisted of a one-story hotel and received approval in 2002 (DRC#02-00104) for an office conversion. The building has since been demolished.

FINDINGS AND REASONS:

- 1) Compliance with the intent of the Form Based Code standards as outlined in Section 14-5-54.
- 2) Compliance with Section 14-6-10 and 14-5-8.B as drive through facilities with an allowed use are listed as a potential conditional use allowance.
- 3) 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.
- 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 March 2, 2021.

CONDITIONS:

1. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Mixed-Use Urban Corridor (T5-U) Transect Zoning uses and Form Based Code (FBC) standards of the Land Development Code (LDC).
2. A 2.5 foot high street wall shall be provided along Cherry Street to block the view of vehicles and the parking space area from the right-of-way.
3. A 20 foot Streetscape Zone shall be provided, consistent with the Form Based Code (FBC), along Vine Street. A 14 foot Streetscape Zone shall be provided, consistent with the Form Based Code (FBC), along Cherry Street. The design of the Streetscape Zones shall be coordinated with City Staff.
4. The one-way drive aisle adjacent to the angled parking for compact vehicles may be reduced below the required minimum width of 20ft., subject to Fire Department approval.
5. The speaker of the drive-through must not be audible beyond the property line.
6. All signage must be reviewed and permitted through a separate building permit. Signage must be in compliance with the current Land Development Code (LDC).76. 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. 21-00009 Aerial Map
2. 21-00009 Vicinity Map
3. 21-00009 Conditional Use Site Plan
4. 21-00009 PAB Ad
5. 21-00009 DRC Comments
6. 21-00009 DRC Application