



**PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 1, 2021
6:00 PM**

1. MEETING CALLED TO ORDER

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

"Any testimony or public comment submitted to CityClerkEmail@kissimmee.gov prior to the start of the meeting shall be read into the record during the presentation of the agenda item(s)."

"If any board members have conflicts of interest with any agenda item(s), please state for the record and abstain from voting on the item(s).ô

"If any board members have had ex-parte communication with the applicant or general public about an item(s) on the agenda, please make mention and state for the record."

"If any board members have conducted site visits to a parcel of land with any agenda item(s), please make mention and state for the record."

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the August 18, 2021 Planning Advisory Board meeting minutes

4. OLD BUSINESS

5. NEW BUSINESS

5.A PUBLIC HEARING DRC#21-00072 - 117 & 119 S. CLYDE AVENUE: CONDITIONAL USE WITH SITE PLAN WAIVER (PERSONAL SERVICES)

Request for Conditional Use approval for personal services located on approximately 0.31 acres located at 117 and 119 S. Clyde Ave.

6. DISCUSSION

- 7. HEAR CHAIRMAN AND BOARD MEMBERS**
- 8. ADJOURNMENT**

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: 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, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 3.A

PLANNING ADVISORY BOARD MINUTES APPROVAL

Request

Approval of the August 18, 2021 Planning Advisory Board meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. pab.081821

ITEM 5.A

PUBLIC HEARING DRC#21-00072 – 117 & 119 S. CLYDE AVENUE: CONDITIONAL USE WITH SITE PLAN WAIVER (PERSONAL SERVICES)

Request

Request for Conditional Use approval for personal services and offices located on approximately 0.31 acres located at 117 and 119 S. Clyde Ave.

Explanation

This is a request to establish a personal service and office establishment on the property at 117 & 119 S Clyde Ave. The property was converted from a single family home to an office use in 2013 as the Bilyk Professional Office (DRC#13-00225). The site consists of a primary structure (117 S. Clyde) and a converted garage (119 S. Clyde) connected by a covered, exterior breezeway.

The site received a Board of Adjustment (BOA) variance (DRC#13-00239) for a two way driveway width reduction from 20 feet to 12 feet when the parking lot and building was renovated. The current number of parking spaces is 10 (9 standard and 1 ADA space). The combined square footage of both buildings (2,090) requires 7 spaces for non-medical office uses. Personal service establishments for beauty services and barber shops require 2 parking spaces for each operator chair or bed and the site currently provides a sufficient amount of parking spaces to accommodate 1 operator chair or bed in addition to the current office use. The professional service use will be operated out of the secondary, converted garage structure but can be established within the primary structure provided that all uses on site complies with all parking and site standards.

FINDINGS AND REASONS:

1. Compliance with the Neighborhood Open (T4-O) zoning standards and the Downtown CRA design standards.
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.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve with Conditions

The Development Review Committee (DRC) recommended approval on August 3, 2021.

CONDITION:

1. The maximum number of operator chairs or beds for personal services will be limited by the total amount of off-street parking spaces available to accommodate all uses on site.

Attachment(s):

1. 21-00072 Vicinity Map
2. 21-00072 Aerial Map
3. 21-00072 PAB Ad
4. 21-00072 DRC Comments
5. 21-00072 DRC Application