

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, January 20, 2021
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, Vice Chairman
Debra Buxton
Tom Kapp
Robert Spalding
Jackie Espinosa
Fatima Santiago
Jaime Carnevale, (School District), (Absent)

STAFF

Brenda Ryan, Planning Manager
David Bridle, Planner I
Kalanit Oded, Deputy City Attorney
Yolanda Hazley, Planning Technician

Due to technical difficulties the minutes could not be transcribed in its entirety.

Chairman Bussiere called the meeting to order at 6:05 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Board Members made a motion to approve the minutes of January 6, 2021 Planning Advisory Board Meeting.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Trebol Motor, LLC., Conditional Use, DRC#20-079, request approval of a Conditional Use w/Site Plan

Planning Manager Ryan stated that this is a request for a Conditional Use w/Site plan to establish motor vehicle sales facility on 0.06 acres. The subject property is located at 2319 Clay St.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 9 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 In the event that Trebol Motors, LLC vacates the premises or if a BTR is no longer valid, this conditional use becomes void.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.

Board Members made a motion for approval subject to 9 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.

Chairman Bussiere	Aye	Member Spalding	Aye
Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Buxton	Aye	Member Santiago	Aye
Member Kapp	Aye		

Motion carried 7-0.

B. Osceola Gateway LLC., Conditional Use, DRC#20-080, request approval of a Conditional Use

Planner Bridle stated that this is a request for a Conditional Use for motor vehicle leasing and display within a shopping center on a 2.5 acre parcel. The subject property is located at 3174 Bill Beck Blvd.

Staff recommends approval for the following 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.
5. 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.

Staff recommends approval subject to the following 9 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.

Board Members made a motion for approval subject to 9 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.

Chairman Bussiere	Aye	Member Spalding	Aye
Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Buxton	Aye	Member Santiago	Aye
Member Kapp	Aye		

Motion carried 7-0.

VI Discussion

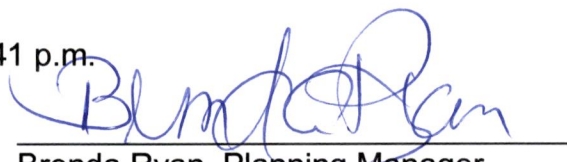
VII HEARING CHAIRMAN AND BOARD MEMBERS

No Discussion

VIII ADJOURN

The Board adjourned the meeting at 6:41 p.m.


Chairman Bussiere, Chairman
Planning Advisory Board


Brenda Ryan, Planning Manager
Development Services Dept.

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.