

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, March 3, 2021
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman, (Absent)
Jeff Wolff, Vice Chairman, (Absent)
Debra Buxton, (Absent)
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

Member Espinosa called the meeting to order at 6:00 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Kapp made a motion to approve the minutes of January 20, 2021 Planning Advisory Board Meeting. Seconded by Member Spalding.

Member Espinosa	Aye	Member Spalding	Aye
Member Kapp	Aye	Member Santiago	Aye

Motion carried 4-0.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Interfaith Community Center, Conditional Use w/Site Plan, DRC#17-040, 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 of a church on approximately 0.92 acres. The subject property is located at 1513 Central Ave.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 11 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.

Member Spalding made a motion for approval subject to 11 conditions. Seconded by Member Kapp

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VI Discussion

Board Members discussed upcoming term limits for the Board.

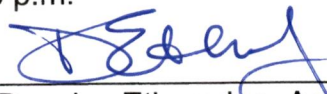
VII HEARING CHAIRMAN AND BOARD MEMBERS

No Discussion

VIII ADJOURN

The Board adjourned the meeting at 6:16 p.m.


Chairman Bussiere, Chairman
Planning Advisory Board


Douglas Etheredge, Assistant Director
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.