

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

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, (Vice Chairman, (Absent)
Robert Spalding
Jackie Espinosa
Fatima Santiago
Diana Marrero-Pinto, (Absent)
Jason Lindsey, (School District), (Absent)

STAFF

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

Chairman Bussiere called the meeting to order at 6:00 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Espinosa made a motion to approve the minutes of September 15, 2021 Planning Advisory Board Meeting. Seconded by Member Spalding.

Chairman Bussiere	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Santiago	Aye

Motion carried 4-0.

III OLD BUSINESS

IV NEW BUSINESS

**A. Domestic Violence Awareness Mural, Authorization of True Work of Art,
DRC#21-00094**

Planning Manager Ryan stated that this is a request for an Authorization of a True Work of Art of a Butterfly Mural to be installed on the back portion of the building facade. The subject property is located at 403 Broadway.

Staff recommends approval for the following reasons:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and is not intended to be used as a sign as defined by Section 14-2. The additional logos and others have no direct association with the business that occupies the building where the mural will be established and the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Staff recommends approval subject to the following 3 conditions:

1. The mural and subject building wall shall be established and installed in accordance with the attachments.
2. No additional signage or content shall be incorporated into the mural.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Christina Montalvo, 108 Church St. Kissimmee, FL 34741 representing the applicant stated that this mural will represent and honor her sister as well as other domestic violence survivors.

Member Spalding made a motion for approval subject to 3 conditions. Seconded by Member Santiago.

1. The mural and subject building wall shall be established and installed in accordance with the attachments.
2. No additional signage or content shall be incorporated into the mural.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

**Chairman Bussiere
Member Spalding**

**Aye
Aye**

**Member Espinosa
Member Santiago**

**Aye
Aye**

Motion carried 4-0.

B. Heart of Gold Pediatric Prescribed Extended Care, Conditional Use with Site Plan, DRC#21-00091

Planning Manager Ryan stated that this is a request for approval of a Conditional Use with Site Plan for a child care facility. The subject property is located at 1499 N. John Young Pkwy.

Planning Manager stated this request is a pediatric prescribed extended care facility with skilled nursing and medical staff for children with medical needs that require developmental, physical and occupational therapy.

Staff recommends approval for the following reasons:

1. Compliance with the Mixed Use Urban Corridor (T5-U) zoning 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.

Staff recommends approval subject to the following 5 conditions:

1. Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted. Transportation service vehicles must remain parked behind the building.
2. Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.
3. All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.
4. No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.
5. This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.

Member Spalding expressed concerns regarding traffic and the exits for this request.

Planning Manager Ryan stated that there are two exits with a total of 393 parking spaces; the transportation vehicles will remain on the back of the building, and the drop off/pick-up can not happen within the drive aisle.

Michael & Rose Hernandez, 1499 John Young Pkwy. Kissimmee, FL 34741 representing the applicant stated that this request is for kids with special needs.

Member Spalding asked for clarification if this facility for this request be open to the public.

Mrs. Hernandez stated that the facility was open to all medically & special needs kids from ages 0-21.

Member Espinosa stated that the community was in need of the services that the applicant will be providing.

Member Spalding made a motion for approval subject to 5 conditions. Seconded by Member Santiago.

1. **Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted. Transportation service vehicles must remain parked behind the building.**
2. **Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.**
3. **All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.**
4. **No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.**
5. **This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.**

**Chairman Bussiere
Member Spalding**

**Aye
Aye**

**Member Espinosa
Member Santiago**

**Aye
Aye**

Motion carried 4-0.

C. Osceola Village Center, Conditional Use with Site Plan, DRC#21-00058

Planner Bridle stated that this is a request for approval of a Conditional Use with Site Plan for a convenience store with a gas station on approximately 2.24 acres located within the Osceola Village Center Development.

Planning Manager Ryan also stated that this will not be a traditional hospital that provides emergency or ambulatory care it will be strictly a rehabilitation hospital only.

Staff recommends approval for the following reasons:

1. **Compliance with the intent of the MUPD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.**

2. Compliance with Section 14-3-29(F)(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.
3. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed Gasoline Service Station is listed as a Conditional Use within the approved MUPUD.
4. Compliance with Policy 1.2.3., Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.
5. Compliance with the site design regulations such as density, lot area, setbacks, building separation, height, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-4-8(D)(4).

Staff recommends approval subject to the following 5 conditions:

1. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Approved MUPUD (Mixed Use Planned Unit Development) uses and standards of the Land Development Code (LDC).
2. The proposed bay doors for the car wash must be screened and not visible from any adjacent R/O/W.
3. The car wash must not violate any of the local noise ordinances set forth in the LDC in Section 14-6-50.
4. Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use.
5. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.

Richard Wohlfarth, Wohlfarth Consulting Group, 246 Westmonte Dr. Altamonte Springs, FL, representing the applicant stated that this request will be a nice addition and was available for any questions.

Member Espinosa made a motion for approval subject to 5 conditions. Seconded by Member Spalding.

1. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Approved MUPUD (Mixed Use Planned Unit Development) uses and standards of the Land Development Code (LDC).
2. The proposed bay doors for the car wash must be screened and not visible from any adjacent R/O/W.

3. The car wash must not violate any of the local noise ordinances set forth in the LDC in Section 14-6-50.
4. Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use.
5. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.

Chairman Bussiere
Vice Chairman Wolff
Member Spalding

Aye
Aye
Aye

Member Espinosa
Member Marrero-Pinto

Aye
Aye

Motion carried 5-0.

VI Discussion

Samia Singleton, CRA Manager stated that this discussion was to notify the Planning Advisory Board that serves as the Brownfield's Advisory Board will be participating in the EPA'S Coalition Assessment Grant that the City was recently awarded.

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:27 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.