

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, December 15, 2021
6:00 P.M.**

MEMBERS

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

STAFF

Brenda Ryan, Planning Manager
Kalanit Oded, Deputy City Attorney

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

II Moment of silence and Pledge of Allegiance.

III Minutes

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

Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Marrero-Pinto	Aye

Motion carried 4-0.

Member Spalding made a motion to approve the minutes of November 3, 2021 Planning Advisory Board Meeting. Seconded by Member Espinosa.

Vice Chairman Wolff	Aye	Member Espinosa	Aye
Member Spalding	Aye	Member Marrero-Pinto	Aye

Motion carried 4-0.

III OLD BUSINESS

IV NEW BUSINESS

A. Zaza Smoke Shop 2.0, Authorization of a True Work of Art, DRC#21-00126

Planning Manager Ryan stated that this is a request for Authorization of a True Work of art to allow murals to be installed on a portion of a building façade wall. The subject property is located at 4308 W. Vine St.

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 murals shall be established and maintained in accordance with the attachments. No additional content is permitted to be added into the murals.
2. No signage or direct association of the establishments shall be permitted within the murals.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's Right-of-Way.

Member Spalding asked for clarification as to what item was the man on the mural holding in his hand.

Planner Ryan stated that the image was removed.

Member Spalding asked if the applicant was aware that they were not able to place anything in the windows that would reference that it is a smoke shop.

Planner Ryan stated that under the Sign Standards there are provisions in the Code and the applicant will be required to adhere to the Sign Standards of the Code.

Vice Chairman Wolff asked if this request is associated with Osceola Arts.

Planning Manager Ryan stated that it was not.

Member Marrero-Pinto asked for clarification if the hand on the mural will be completed.

Basila Ramos 1123 E. Vine St., representing the applicant stated he will not be completing it and will possibly change it in the future.

Member Espinosa asked if the mural was already up and asked if the mural could be synonymous with what is already there.

Mr. Ramos stated that if the Board will allow him he would replace it with something else.

The Board had a discussion.

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

**Vice Chairman Wolff
Member Spalding**

**Nay
Aye**

**Member Espinosa
Member Marrero-Pinto**

**Nay
Aye**

Motion carried 2-2.

VI Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 7:30 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.