

**Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, March 4, 2020
6:00 P.M.**

MEMBERS

Robert Bussiere, Chairman
Jeff Wolff, Vice Chairman
Debra Buxton
Linda McCoy
Tom Kapp
Robert Spalding
Jackie Espinosa
Nakeisha Lyon, (School District), (Absent)

STAFF

Douglas Etheredge, Assistant Director
Kalanit Oded, Deputy City Attorney
Brenda Ryan, Planning Manager
David Bridle, Planner I
Erika Allen, Planner I
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 Spalding made a motion to approve the minutes of the February 19, 2020. Planning Advisory Board meeting. Seconded by Vice Chairman Wolff.

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

Motion carried 7-0.

III OLD BUSINESS

IV NEW BUSINESS

A. 3305 Commerce Blvd, Conditional Use with Site Plan, DRC#19-177, request approval of a Conditional Use with Site Plan.

Planning Manager Ryan stated that this is a request for approval of a Conditional Use with Site Plan of various industrial, office and commercial uses for an approximate 0.75 acre lot.

Planning Manager Ryan stated that the property consists of a 2,700 sq. ft. building used for medical testing instruments. There are currently a total of 5 standard parking spaces and 1 ADA parking space.

Planning Manager Ryan stated that proposed uses will require some additional site improvements and Staff has included with the list of conditions is that any of those site improvements will be required to submit a Site Plan with the Development Review Committee.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the IB (Industrial Business) zoning district as outlined in Section 14-2-36(A) of the Land Development Code.
2. Compliance with Section 14-2-36(C)(2), (C)(3), (C)(4), (C)(6), (C)(7), (C)(8), C(10)a., C(10)b.,C(10)c., (C)(14), & (C)(22) as the above uses are not specifically listed as permitted uses but could be established as a potential conditional use allowance with applicable site improvements.
3. Vocational, technical and trade schools, indoor sports related establishments, and public and semi-public uses that include a public or private school or any other educational facility cannot be supported as conditional uses because of the property's location in the Airport Noise Overlay.
4. Outdoor activities cannot be supported as a conditional use because the property is more than 100 feet from the nearest residentially zoned district to the east, the Heron Lake Apartments, which has a Residential Planned Unit Development (RPUD) zoning designation. Outdoor activities within the IB Zoning District can occur as a conditional use only if the property is within 100 feet of a residential district boundary.

Staff recommends approval subject to the following 10 conditions:

1. A Site Plan(s) shall be submitted and approved by the Development Review Committee (DRC) and shall include all required site improvements prior to the issuance of any Business Tax Receipt (BTR) approvals.
2. A minor Site Plan may be submitted and approved for any use that requires less than 6 parking spaces and any additions less than 1,500 square feet.
3. Any outdoor storage areas shall be depicted on any future site plans and shall comply with all outdoor storage requirements within the Land Development Code.
4. Personal services, professional services, and security guard quarter uses shall be limited to occupying less than 50% of the gross square feet of the building.
5. No outdoor gun range activities shall only occur onsite.
6. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with all provisions of the Aviation chapter of the Code of Ordinances including sound level reduction, auxiliary uses, lighting, height limitations, and nonconforming uses within the Airport Noise Overlay.

7. No structure or obstruction will be permitted within the city or county that would cause a minimum obstruction clearance altitude, a minimum descent altitude, minimum vectoring altitude or a decision height to be raised.
8. No operations from any type shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.
9. No operations from any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
10. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Member Buxton asked for clarification regarding the funeral home services with this request.

Planning Manager Ryan stated that funeral home is categorized under personal service establishment use.

Planning Manager Ryan also stated that the building can't be used as a funeral home by itself there will have to be some other use and it would have to be ancillary.

Alicia Kelly, Schoolfield Properties, 101 Park Place Blvd. Suite# 3, Kissimmee, FL representing the applicant stated that she was available for any questions.

Member McCoy made a motion for approval subject to 10 conditions. Seconded by Member Spalding.

1. **A Site Plan(s) shall be submitted and approved by the Development Review Committee (DRC) and shall include all required site improvements prior to the issuance of any Business Tax Receipt (BTR) approvals.**
2. **A minor Site Plan may be submitted and approved for any use that requires less than 6 parking spaces and any additions less than 1,500 square feet.**
3. **Any outdoor storage areas shall be depicted on any future site plans and shall comply with all outdoor storage requirements within the Land Development Code.**
4. **Personal services, professional services, and security guard quarter uses shall be limited to occupying less than 50% of the gross square feet of the building.**
5. **No outdoor gun range activities shall only occur onsite.**
6. **Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with all provisions of the Aviation chapter of the Code of Ordinances including sound level reduction, auxiliary uses, lighting, height limitations, and nonconforming uses within the Airport Noise Overlay.**
7. **No structure or obstruction will be permitted within the city or county that would cause a minimum obstruction clearance altitude, a minimum descent altitude, minimum vectoring altitude or a decision height to be raised.**

8. No operations from any type shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.
9. No operations from any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
10. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

Chairman Bussiere
Vice Chairman Wolff
Member Buxton
Member McCoy

Aye
Aye
Aye
Aye

Member Kapp
Member Spalding
Member Espinosa

Aye
Aye
Aye

Motion carried 7-0.

VI Discussion

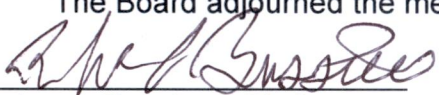
No Discussion

VII HEARING CHAIRMAN AND BOARD MEMBERS

No Discussion

VIII ADJOURN

The Board adjourned the meeting at 6:32 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.