



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 4, 2024 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment - Angel's Touch Dental Institute - 715 E. Vine St., Suite C - CU-22-0020
- 6. PUBLIC HEARINGS**
- 7. DISCUSSION**
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

In accordance with Florida Statutes 286.105: 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 to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 5.A

Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment - Angel's Touch Dental Institute - 715 E. Vine St., Suite C - CU-22-0020

Request

Approval of a Conditional Use with Site Plan waiver to establish a dental educational facility at 715 E. Vine St. on approximately 1.96 acres of land with a Mixed Use Urban Corridor (T5-U) transect Zoning designation.

Explanation

The applicant seeks to establish a dental school within the existing dental office located in Suite C at 715 E. Vine St. The 2,050 sq. ft. space will offer a dental assistant program. The dental office and school is part of the Rainbow Plaza (DRC#87-0079), which was approved in December of 1987 with a 20,292 sq. ft. building. The Plaza currently has 101 parking spaces that meet the City's minimum retail parking standards (1 parking space for every 200 sq. ft) for the existing uses. Due to the limited number of parking spaces on-site for the existing uses, the hours of operation of the dental school cannot occur during the same operating hours as the existing dental practice. In addition, the maximum number is limited to 4 students at any given time.

Staff is supporting a Site Plan waiver as no additional site improvements are needed to facilitate this proposed educational service establishment use and the property and building have been maintained in good condition with no recent or active Code Enforcement violations. It is strongly recommended that the applicant checks with the Building Department for interior alterations and/or occupancy requirements.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed Use Urban Corridor (T5-U) zoning district standards as outlined in Section 14-5-4(E) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, Permitted Uses, as educational service establishments are potential allowable uses with conditional use approval by the Planning Advisory Board.
3. Compliance with Section 14-3-29(C)(2) for a site plan waiver as construction is limited to the interior of an existing building; the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use, and no special buffers are required in compliance with the Land Development Code.
4. Compliance with Section 14-3-29(G)(1)-(13) 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.
5. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.9.3, Vine Street Mixed-Use (MU-V), which is intended to transform the existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages and other community focal points. The MU-V Future Land Use designation shall occur within the designated Vine Street District, and shall be composed of an overall mix of 50 percent residential uses and 50 percent non-residential uses. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

City of Kissimmee

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on December 6, 2022.

CONDITIONS:

1. Approval of an educational service establishment for a dental school in Suite C of 715 E. Vine St. only. This educational service establishment use cannot be transferred or expanded to another suite(s) at 715 E. Vine St. A separate Conditional Use (CU) application and approval by the Planning Advisory Board (PAB) will be required to transfer or expand any educational service establishment uses.
2. The dental school must be accessory, or secondary, to the existing dental office. If the dental office ceases to exist, this dental school Conditional Use approval will be revoked and all dental school activities must cease onsite.
3. Approval of this educational service establishment use does not include any public or private school uses.
4. The dental school is limited to a maximum of four (4) students at any given time.
5. The hours of operation of the dental school cannot occur at the same as the dental office hours of operation.
6. Any interior alterations required to add the classroom or other spaces for the purposes of instruction will require a state-certified contractor to apply for permits and submit plans.
7. A Business License for the dental school must be issued within one (1) year of this Conditional Use approval. If a Business License is not issued within a year, this Conditional Use approval will be revoked.

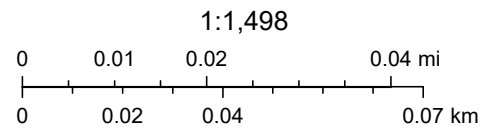
Attachment(s):

1. CU-22-0020 Aerial Map
2. CU-22-0020 Vicinity Map
3. CU-22-0020 Floor Plan
4. CU-22-00020 PAB Ad
5. CU-22-0020 DRC Comments
6. CU-22-0020 DRC Supporting Documents

CU-22-0020
 Conditional Use w/Site Plan Waiver
 Angel's Touch Dental Institute



August 30, 2024



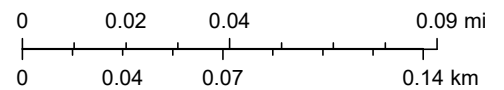
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CU-22-0020
Conditional Use w/Site Plan Waiver
Angel's Touch Dental Institute



August 30, 2024

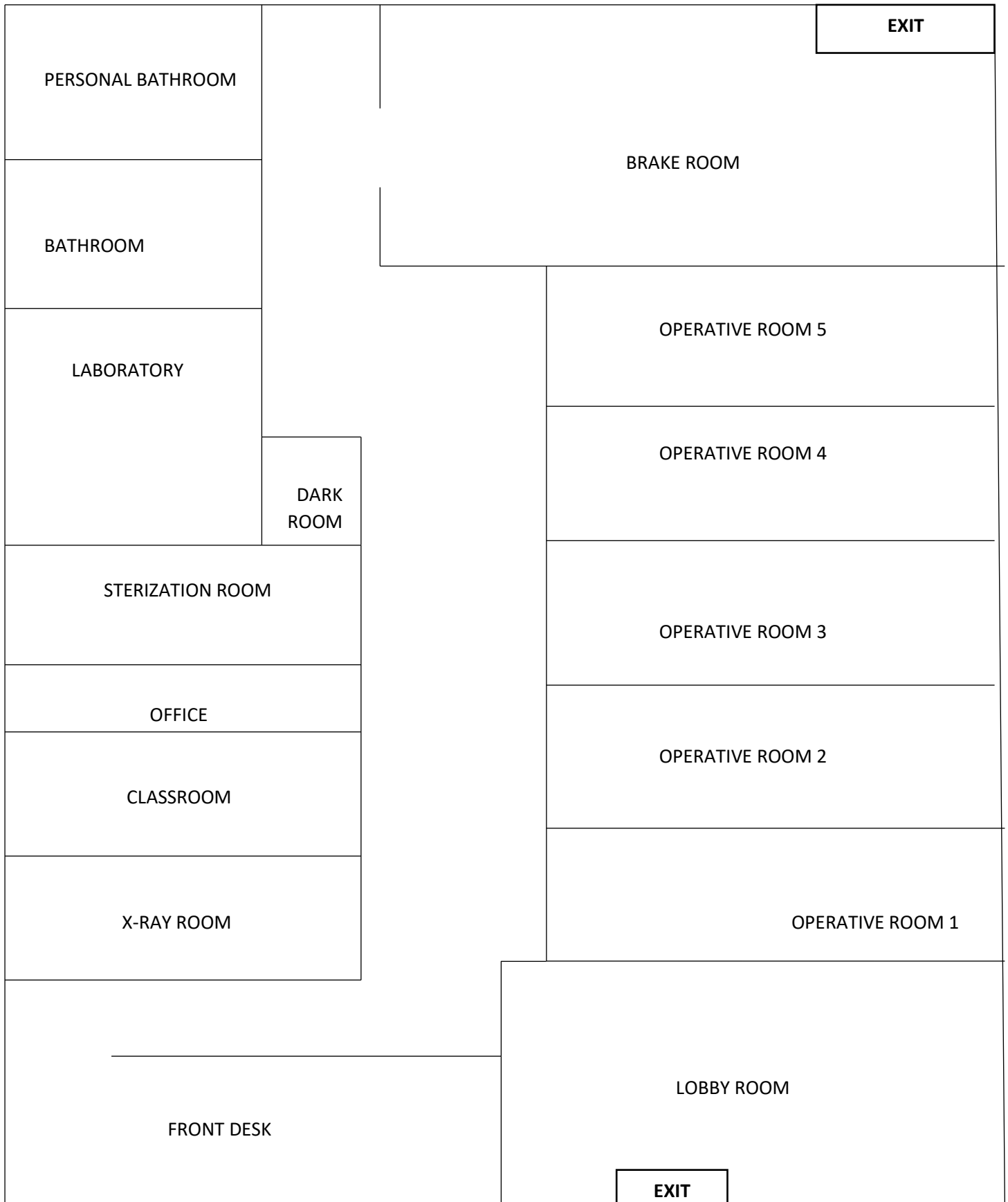
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ANGELS TOUCH DENTAL OFFICE, PA

ANGEL'S TOUCH DENTAL OFFICE



Order ID: 7684659

* Agency Commission not included

GROSS PRICE * : \$215.68

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com_Legals

AdSize(s): 1 Column

Run Date(s): Wednesday, August 21, 2024

Zone: Full Run

Color Spec. B/W

Preview

**NOTICE OF PUBLIC HEARING PLANNING
ADVISORY BOARD**

This is to inform you that the Planning Advisory Board of the City of Kissimmee will consider a request for a Conditional Use to establish an educational service establishment. The Planning Advisory Board will hold a meeting on Wednesday, September 4, 2024 at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 715 E. Vine St. Suite C Parcel ID: 15-25-29-2050-0013-0010

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # CU-22-0020
Angels Touch Dental Institute

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

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 (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission 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 record includes the testimony and evidence upon which the appeal is made.
8/21/2024 7684659



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGVO & BLUEBEAM

ADDRESS: 715 E. Vine Street
PLAN NUMBER: CU-22-0020 Angels Touch Dental Institute - 2nd Review

DATE: 12/27/2022

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING - Brenda Ryan - 407.518.2104 - Brenda.Ryan@kissimmee.gov

General

1. **Not addressed:** Include the proposed hours of operation prior to staff confirming a Planning Advisory Board (PAB) meeting date. Due to the limited number of parking spaces on-site for each of the tenant spaces, the educational services use hours of operation cannot occur during the same operating hours as the existing dental practice.
2. The approved parking ratio with the construction plans was 1 parking space for every 200 sq. ft. (101 required and provided parking spaces) for the 20,292 sq. ft. building. With 9 tenant spaces, each tenant is provided a maximum of 11 parking spaces each.
 - a. The 2,050 sq. ft. dental office use requires 11 parking spaces (medical office requires 1 parking space for every 200 sq. ft.
 - b. Vocational schools require 1 space per 3.5 students plus 2 spaces per 3 employees. With the existing medical office, the proposed educational service use cannot use any additional parking spaces.
 - c. The maximum number of students is 4 students based on the existing amount of parking spaces.
3. Confirm the address with suite number prior to staff confirming a Planning Advisory Board (PAB) meeting date. The Site Plan did not identify the location of the suite within the building. Due to the limited number of parking spaces on-site, the educational services use will be limited to the address and suite only and will not be transferrable to another address or suite on this site.
4. Note that the Site Plan provided does not include the correct total square feet of the building. Rainbow Plaza (DRC#87-0079) was approved with a 20,292 sq. ft. building, not a 17,600 sq. ft. building.
5. Additional conditions of approval may be forthcoming with confirmation of a Planning Advisory Board (PAB) meeting date.

Advisory Comments

5. Subject to Planning Advisory Board approval.
6. Signage:
 - a) Note that all signage will be reviewed and permitted through a separate building permit.
7. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 of the Development Services Building Division for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.

8. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval, and permitting and/or submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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**ADDRESS: 715 W Vine St, Suite C
PLAN (DRC) NUMBER: CU-22-0020**

DATE: 12/20/2022

**Review Status:
APPROVE WITH CONDITIONS.**

BUILDING DIVISION – Elisabeth Richter-Belote - 407.518.2129 - Elisabeth.Richter@kissimmee.gov

1. Any interior alterations required to add the classroom or other spaces for the purposes of instruction will require a state-certified contractor to apply for permits and submit plans.
2. Any additional signage will require a permit.
3. Additional mobility fees may be due based on the additional use of the space. Please contact Juan F Hernandez at (407)518-2233 or juan.hernandez1@kissimmee.gov.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT**

SDOC#: 2022/23-0114

DRC#: CU-22-0020

Current RPB

Requested FLU:

PROJECT NAME: Angel's Touch Dental Institute

Current Zoning: RPB

Requested Zoning: N/A

PROJECT LOCATION: 715 East Vine St., Kissimmee, 34744

COMMENTS DUE DATE: 11.30.22

PID#: 15-25-29-2050-0013-0010

This application has no impact on public school capacity.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: 715 East Vine St., Kissimmee, 34744
PLAN (DRC) NUMBER: CU-22-0020**

DATE: 11/30/2022

**Review Status:
APPROVED.**

**OSCEOLA COUNTY SCHOOL DISTRICT - Tamara Pelc - 407.518.2964 ext. 65411 -
Tamara.Pelc@osceolaschools.net**

Comments/Conditions (if applicable): This application has no impact on public school capacity.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



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**ADDRESS: 715 E.Vine St
PLAN (DRC) NUMBER: CU-22-0020**

DATE: 11/28/2022

**Review Status:
APPROVED.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov

Comments/Conditions (if applicable):

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

DATE: 11/28/2022

PROJECT: 715 E VINE ST Unit: C - ANGELS TOUCH DENTAL INSTITUTE

SITE PLAN (DRC) NUMBER: CU-22-0020

REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov
ADVISORY COMMENTS/CONDITIONS OF APPROVAL (No Responses Necessary):

SITE SPECIFIC:

- Plans/application request indicate this is for the use for the proposed business and no exterior/site improvements are being proposed. Should there be any exterior/site improvements (i.e. adding or removing parking spaces, adding impervious, or changes to traffic circulation) a separate review and approval will be required.

GENERAL:

- Please login to the Citizen Self Service portal at <http://www.kissimmee.gov/energov> to upload any revisions to plans and/or response to comments.
- Note that any site improvements will require a separate review and approval.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.
- If you have any questions regarding the comments/conditions above, please use the contact information provided above.

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DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

- ❖ Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- ❖ Building permits and review fees
- ❖ Right-of-Way Utilization permits
- ❖ South Florida Water Management District (SFWMD) permits
- ❖ Utility permits and/or fees
- ❖ Federal Aviation Administration (FAA) authorizations
- ❖ Business Tax Receipts (BTRs)
- ❖ State Permits and/or Licenses
- ❖ Development Service Agreements (Toho Water Authority)
- ❖ Florida Department of Environmental Protection (FDEP) Permits
- ❖ NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.

Project Name: ANGELS TOUCH DENTAL INSTITUTE DRC#

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature: Francisca Montero S.D. Date: 10-20-2022

Agent Name (Print): FRANCISCA MONTERO

Property Owner Signature: Neify Cury El Khouri Date: 10-20-2022

Property Owner Name (Print): NEIFY CURY EL KHOURI