



**MEETING AGENDA
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 16, 2024 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.
 - 3.B Approval of the August 7, 2024 Planning Advisory Board (PAB) meeting minutes.
 - 3.C Approval of the September 4, 2024 Planning Advisory Board (PAB) meeting minutes.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.A Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment - 400 Church St. - CU-24-0006
- 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 3.A

Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the July 17, 2024 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 07.17.2024 PAB Minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, JULY 17, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding, Board Member Aaron Sabino

Staff Present: Brenda Ryan, Planning Manager, Cristian Arias, Senior Planner, John Rabon, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney, Kayla Smith, Administrative Assistant II.

Members Absent: Board Member Robert Bussiere, Board Member Sylvette Santos

Diana Marrero-Pinto called the meeting to order at 6:01.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Diana Marrero-Pinto led the audience in the Pledge of Allegiance

3. MINUTES

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A Public Hearing - An Ordinance amending the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST): 1504 Patrick St. - LUPA-24-0002, Proposed Ordinance #24-09

AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Planning Manager Ryan stated the this is a recommendation of a Land Use Amendment changing the Future Land Use Map designation from Single Family Low Density Residential (SF-LDR) to Institutional (INST) on approximately 0.6 acres of land. The subject property is located at 1504 Patrick Street.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager stated that a CU application (CU-23-0002) for the child care facility has been submitted and is on hold pending the approval of this Land Use Amendment and the associated Zoning Map Amendment, ZMA-24-0001.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Board Member Robert Spalding made a motion to Approve. Board Member Alex Alemi seconded the motion.

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve 5 - 0.

- 5.B Public Hearing - An Ordinance amending the Zoning Map designation from Single Family Residential (RA-2) to Community Facilities (CF): 1504 Patrick St. - ZMA-24-0001, Proposed Ordinance #24-10

AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Planning Manager Ryan stated that this is a recommendation of approval of a Zoning Map Amendment changing the Zoning designation from Single Family Residential (RA-2) to Community Facilities (CF) on approximately 0.6 acres of land.

Planning Manager Ryan stated that the property owner intends to utilize the existing building for a child care facility.

Planning Manager Ryan stated that this rezoning is consistent and compatible with the associated Land Use Amendment (LUPA-24-0002) and the surrounding area, as child care facilities conveniently located within residential neighborhoods is encouraged and supported by City staff.

Staff recommends approval for the following reasons:

1. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.
2. Compliance with Land Development Code Section 14-4-8(Q), Community Facilities District (CF), which is intended to accommodate many of the city's public and semi-public community facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional (INST) future land use designation by the comprehensive plan.
3. Compliance with Land Development Code Section 14-4-5, Table 4-2, Schedule of Uses for Non-Residential Standard Districts, in that child care facilities may be permitted in the Community Facilities (CF) Zoning with Conditional Use (CU) approval by the Planning Advisory Board (PAB). A CU application (CU-23-0002) has been submitted and is on hold pending the approval of the Land Use Amendment, LUPA-24-0002, and this Zoning Map Amendment.
4. Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Staff recommends approval subject to the following 1 condition:

1. Subject to the approval of the associated Land Use Amendment (LUPA-24-0002)

Board Member Aaron Sabino made a motion to Approve w/Condition. Board Member Alex Alemi seconded the motion.

1. **Subject to the approval of the associated Land Use Amendment (LUPA-24-0002).**

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin

NAY: None

Motion to Approve w/Condition 5 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Board members discussed plans to do a workshop(s) regarding the Comprehensive Plan.

Board Member Alemi stated to have the Comprehensive Plan publicly accessible on the City of Kissimmee's website.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Vice-Chairman Diane Marrero-Pinto adjourned the meeting at 6:26 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.B

Approval of the August 7, 2024 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the August 7, 2024 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 08.07.2024 PAB Minutes



**MEETING MINUTES
SESSION OF THE PLANNING ADVISORY BOARD
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, AUGUST 7, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding

Staff Present: Craig Holland, Development Services Director, Douglas Etheredge, Assistant Director, Brenda Ryan, Planning Manager, John Rabon, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Deputy City Attorney.

Members Absent: Board Member Robert Bussiere, Board Member Sylvette Santos, Board Member Aaron Sabino

Diana Marrero-Pinto called the meeting to order at 6:00pm.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Diana Marrero-Pinto led the audience in the Pledge of Allegiance

3. MINUTES

3.A Approval of May 15, 2024 Planning Advisory Board (PAB) Meeting Minutes

Board Member Robert Spalding made a motion to Approve. Board Member Alex Alemi seconded the motion.

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin

NAY: None

Motion to Approve Passed 4 - 0

3.B. Approval of July 17, 2024 Planning Advisory Board (PAB) Meeting Minutes

Board Member Alex Alemi made a motion to Approve w/Conditions. Board Member Robert Spalding seconded the motion.

Discussion to change “stated” to “requested” in line item 7 of minutes.

AYE: Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin

NAY: None

Motion to Approve w/Conditions Passed 4 - 0.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Public Hearing - Conditional Use with Site Plan Waiver to establish a child care facility - Let the Children Come - 1504 Patrick St. - CU-23-0002

Planning Manager Ryan stated that this is a request for approval of a Conditional Use with a Site Plan to establish a childcare facility on approximately 0.66 acres of land with a Community Facilities (CF) Zoning designation. The subject property is located at 1504 Patrick St.

Planning Manager Ryan stated that the parking spaces has been reduced from 22 spaces to 20 spaces, but the site still has the capacity to accommodate a maximum of 100 students based on the City's minimum parking requirements (1 parking space for every 5 children).

Staff recommends approval for the following reasons:

1. Compliance with the intent of the Community Facilities District (CF) zoning district standards as outlined in Section 14-4-8(Q) of the Land Development Code. The CF rezoning (ZMA-24-0001) is pending approval at the August 6, 2024, City Commission meeting.
2. Compliance with Section 14-4-5, Table 4-2, as child care facilities 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 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation. The INST Land Use Amendment (LUPA-24-0002) is pending approval at the August 6, 2024, City Commission meeting.

Staff recommends approval subject to the following conditions:

1. Subject to the approval of Land Use Amendment (LUPA-24-0002) and Rezoning (ZMA-24-0001) at the August 6, 2024 City Commission meeting.
2. Child care facility use only. Public and private schools and other educational services are not permitted.
3. Child care facility is limited to a maximum of 100 students.
4. Drop off and pick up in the drive aisles and in front of the building are prohibited.
5. All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.
6. Any transportation services that may be provided by the child care facility shall be

limited to only children currently enrolled at the facility.

7. Transportation services for general hire, rental, leasing, or sales is prohibited.
8. Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2 way traffic.
9. A 6ft. fence, in conjunction with shrubs a minimum 30 in. high, spaced a minimum of 30 in. on center, must be maintained along the east and south property lines as approved with the Buffer Waiver granted at the November 10, 1998 City Commission Meeting (DRC#97-093).

Board Member Robert Spalding made a motion to Approve with Conditions. Board Member Alex Alemi seconded the motion.

1. **Subject to the approval of Land Use Amendment (LUPA-24-0002) and Rezoning (ZMA-24-0001) at the August 6, 2024 City Commission meeting.**
2. **Child care facility use only. Public and private schools and other educational services are not permitted.**
3. **Child care facility is limited to a maximum of 100 students.**
4. **Drop off and pick up in the drive aisles and in front of the building are prohibited.**
5. **All vehicles must park in marked parking spaces to ensure there are no adverse internal circulation and external traffic impacts.**
6. **Any transportation services that may be provided by the child care facility shall be limited to only children currently enrolled at the facility.**
7. **Transportation services for general hire, rental, leasing, or sales is prohibited.**
8. **Transportation service vehicles larger than the provided parking spaces shall be prohibited. All drive aisles must maintain a 24ft. wide clearance for 2 way traffic.**
9. **A 6ft. fence, in conjunction with shrubs a minimum 30 in. high, spaced a minimum of 30 in. on center, must be maintained along the east and south property lines as approved with the Buffer Waiver granted at the November 10, 1998 City Commission Meeting (DRC#97-093).**

AYE: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding

NAY: None

Motion to Approve 4 - 0.

5.B Public Hearing - Conditional Use with Site Plan Waiver to establish retail sales use. - 1220 Dyer Blvd. - CU-24-0009

Senior Planner Rabon stated that this is a request for approval of a Conditional Use with Site Plan for retail sales use of heating, ventilation, air conditioning (HVAC) parts, and equipment with a building size of 8,640 sq. ft. located on 1.84 acres of land. The subject property is located at 1220 Dyer Blvd.

Senior Planner Rabon stated this is an additional use for the site under the Kissimmee Industrial Park PUD.

Senior Planner Rabon also stated the applicant is proposing direct retail sales in addition to wholesale through a catalog.

Staff recommends approval for the following reasons:

1. Compliance with Kissimmee Industrial Center PUD standards.
2. Compliance with LDC Section 1403029(C)(2), conditional use site plan waiver, since existing parking, loading, lighting, and other site characteristics are not affected by the conditional use.
3. Compliance with LDC 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 within compliance of the Land Development Code.
4. Analysis for conditions of approval has been reviewed based on the criteria specified under LDC Section 14-3-29(G).

Staff recommends approval subject to the following conditions:

1. The retail sales use only applies to 1220 Dyer Blvd and ANA Air Solution and Distribution.
2. Any modification or expansion of the retail sales use requires a new conditional use application and approval by the Planning Advisory Board.
3. No outdoor storage or outdoor display of goods and equipment is allowed at 1220 Dyer Blvd.

Board Member Alex Alemi made a motion to Approve with Conditions. Board Member Robert Spalding seconded the motion.

- 1. The retail sales use only applies to 1220 Dyer Blvd and ANA Air Solution and Distribution.**
- 2. Any modification or expansion of the retail sales use requires a new conditional use application and approval by the Planning Advisory Board.**
- 3. No outdoor storage or outdoor display of goods and equipment is allowed at 1220 Dyer Blvd.**

AYE: Board Member Alex Alemi, Board Member Rebeca Marin, Board Member Diana Marrero-Pinto, Board Member Robert Spalding

NAY: None

Motion to Approve w/Conditions 4 - 0.

5.C Public Hearing - Resolution to vacate a portion of the McLaurin right-of-way located south of 504 S. Randolph Avenue- ABDN-23-0001

Planning Manager Ryan stated that this is a recommendation of approval for the resolution to vacate 0.18 acres, more or less, of the right-of-way located south of 504 S. Randolph Ave. that has a Mixed-Use Urban Corridor (T5-U) Zoning designation.

Planning Manager Ryan stated that no objections were received for this right-of-way vacation/abandonment by any utility providers. The dedication of easements within the vacated area will be required for existing utilities and infrastructure.

Staff recommends approval for the following reasons:

1. Removal of the rights-of-way or easements does not have an impact or effect on the roadway network and will result in no net loss of connectivity within the City's Multimodal Transportation District (MMTD).
2. Consistent with applicant justification; future development; emergency responses; city services; and other Land Development Code documents.
3. Compliance with Land Development Code Sections 14-3-47 Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way and easement vacation requests.

Staff recommends approval subject to the following conditions:

1. Easements must remain over the vacated portion of right-of-way and must be provided with a final plat or by a separate legal instrument(s).

Development Services Director Craig Holland stated that he is the applicant for this project and that this was a city-initiated right-of-way abandonment.

Director Holland also stated that the city is working on a budget to provide sidewalks in the city and this abandonment will not affect the sidewalk plan.

Board Members discussed future use for side walks and who will be maintaining the utilities along the easement.

VFW Representative, Pat Fischer, stated that VFW will continue to maintain the property and made another request to have the right-of-way split.

Mr. Fischer also stated he was in support of the city's plans.

Board Member Alex Alemi made a motion to retain 15 foot eastern most right-of-way adjacent to Randolph Ave and construct a sidewalk. Board Member Diana Marrero-Pinto seconded the motion.

AYE: Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin

NAY: Board Member Spalding

Motion to Approve w/Conditions Passed 3 - 1.

5.D Public Hearing - Resolution to vacate a portion of the Mill Slough Road right-of-way located north of 1630 and 1700 Mill Slough Road - ABDN-24-0001

Planning Manager Ryan stated that this is a recommendation of approval of a resolution to vacate 0.67 acres, more or less, of right-of-way located north of 1630 and 1700 Mill Slough Road that has a Single Family Residential (RA-1) and Community Facilities (CF) Zoning designations.

Planning Manager Ryan stated this is a city-initiated vacation/abandonment request. The proposed vacated/abandoned portion of the right-of-way is located behind the perimeter fence of private property at 1630 Mill Slough Road and Mill Creek Elementary School located at 1700 Mill Slough Road.

Planning Manager Ryan also stated that the proposed areas are being privately maintained by both property owners.

Staff recommends approval for the following reasons:

1. Removal of the rights-of-way or easements does not have an impact or effect on the roadway network and will result in no net loss of connectivity within the City's Multimodal Transportation District (MMTD)
2. Consistent with applicant justification; future development; emergency responses. city services; and other Land Development Code documents
3. Compliance with Land Development Code Sections 14-3-47 Vacation and Abandonment of Rights-of-Way and Easements, procedures, requirements, and criteria for right of way and easement vacation requests.

Staff recommends approval subject to the following conditions:

1. Easements must remain over the vacated portion of right-of-way and must be provided with a final plat or by a separate legal instrument(s).

Development Services Director Craig Holland stated that he is the applicant for this project. He stated that the abandonment will not impact the road, sidewalk or right-of-way.

Board Members discussed connecting the pavement to create a sidewalk alongside Mill Slough Rd.

Pat Fischer, address is blocked, made a statement that if sidewalks do go in alongside Mill Slough Rd., then additional safety guards will be needed for the students.

Liz Robles, 2418 Quail Hollow Ct, stated she is there on behalf of her grandfather Gabriel Santiago, who purchased this home in 2002. Liz Robles stated that Mr. Santiago has been trying to take ownership of a portion of the area that will be abandoned by the city.

Alonzo Burkholder, 2479 Oak Mill Dr, asked the board and city staff if the 100 + year old oak trees will be cut down in the vacation area.

Planning Manager Brenda Ryan stated that permits can be pulled to remove trees, as another option to being cut down. She also stated that the responsibility goes to the owner of the easement after abandonment.

Melissa Maredo, 2422 Benjamin Dr, asked that if the land is turned over to the property owners, what is the allowed land use of the vacated land.

Planning Manager Brenda Ryan stated that the property owners can verify the zoning requirements with the city and use the land based on what it is zoned for.

Judge Jeff Miller, 1630 Mills Slough Rd, stated that he only wants to sever his parcel from the existing Right-of-Way.

First Motion: To approve with the recommendations to connect the sidewalk alongside Mill Slough Rd. – Failed

Second Motion: To exclude all the land within the fences of 1360 Mills Slough Rd. – Failed

Third Motion: To exclude all the properties north of the fence line from the vacation.

Board Member Alex Alemi made a motion to exclude all the properties north of the fence line from the vacation. Board Member Rebeca Marin seconded the motion.

AYE: Board Member Marrero-Pinto, Board Member Alemi, Board Member Marin

NAY: Board Member Spalding

Motion to Approve w/Condition Passed 3 - 1.

6. PUBLIC HEARINGS

7. DISCUSSION

Board Member Alex Alemi made a motion to request to the City Commission to build sidewalks on properties for Item 5.C and 5.D.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Vice-Chairman Diane Marrero-Pinto adjourned the meeting at 6:26 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 3.C

Approval of the September 4, 2024 Planning Advisory Board (PAB) meeting minutes.

Request

Approval of the September 4, 2024 Planning Advisory Board (PAB) meeting minutes.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 9.4.2024 PAB Minutes



**MEETING MINUTES
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

Members Present: Board Member Diana Marrero-Pinto, Board Member Robert Spalding, Board Member Robert Bussiere, Board Member Alex Alemi, Board Member Aaron Sabino, Board Member Rebeca Marin

Staff Present: Doug Etheredge, Assistant Director, John Rabon, Senior Planner, Cristian Arias, Senior Planner, Ryan Altizer, Planner II, Kalanit Oded, Assistant City Attorney. Kayla Smith, Administrative Assistant II

Members Absent: Board Member Sylvette Santos

Board Member Robert Bussiere called the meeting to order at 6:00pm

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Robert Bussiere led the audience in the 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

Senior Planner Rabon stated that he will be presenting on behalf of Planning Manager Brenda Ryan.

Senior Planner Rabon stated that this is a request for approval of a Conditional Use with Site Plan to establish a dental educational facility on approximately 1.96 acres of land in a building size of 2,050 sq ft. with a Mixed-Use Urban Corridor (T5-U) transect Zoning designation. The subject property is located at 715 E. Vine St., Suite C.

Staff recommends approval for the following 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.

Staff recommends approval subject to the following 7 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.

Francisca Montero, 715 E Vine St. Suite 3-C, stated she originally applied for her business license under her current unit (Unit 7-G) to hopefully expedite the process to get her expanded duty dental assistant school approved.

Board Member Alex Alemi asked if the applicant was happy with the staffs conditions.

Francisa Montero stated she was not pleased with the conditions the staff members have suggested for this conditional use.

Board members discussed if the board has authority to waive the conditions set by the city planning staff.

Chairman Bussiere asked Planner Rabon to help him understand why Unit 7-G was declined for her to use for her dental school location.

Planner Rabon stated he was not familiar with the specifics of the situation but this does not preclude her from ever applying for another Conditional Use for Unit 7- G.

Board Members and Planning Staff discussed parking requirements for the business and shopping center per the City's policy and zoning codes.

Senior Planner Arias stated that dental office requires a larger amount of parking spaces due the amount of customers coming in and out.

Senior Planner Arias also stated that for the dental school they are allowed 1 space for every 3.5 students, plus 2 spaces for every 3 employees, that is why the condition is set for the dental assistant school to only be allowed 4 students.

Board Members discussed the conditions that the planning staff recommended, the land development code and the restrictions of the land development code on growing businesses in the City of Kissimmee.

Board Member Alex Alemi made a motion to Approve subject to the 7 Conditions. Board Member Diana Marrero-Pinto seconded the motion.

- 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.**

AYE: Board Member Bussiere, Board Member Spalding, Board Member Marrero-Pinto, Board Member Alemi, Board Member Sabino, Board Member Marin
NAY: None

Motion to Approve w/Conditions 6 - 0.

6. PUBLIC HEARINGS

7. DISCUSSION

Board Member Alex Alemi stated that the Planning Advisory Board should make a recommendation to the City Commission to take parking restrictions out of the Land Development Code.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Planning Advisory Board, Chairman Robert Bussiere, adjourned the meeting at 6:48 p.m.

Board Chairman

ATTEST:

Board Secretary

ITEM 5.A

Public Hearing - Conditional Use with Site Plan Waiver to establish an educational service establishment - 400 Church St. - CU-24-0006

Request

Approval of a Conditional Use with Site Plan waiver to establish a driving school at 400 Church St. on approximately 0.34 acres of land with a Mixed-Use (T5-M) Zoning designation.

Explanation

The existing structure was built in 1955 and was used as a church for multiple tenants including Calvary Assembly of God and St. Luke's Missionary Church. In 1980 a permit was submitted for the concrete pavement for a parking area. The parcel's zoning was B-4, Mainstreet Commercial, before the T5-M, Mixed-Use Center, transect zoning came into effect. It currently has a zoning of T5-M, Mixed-Use Center, and a Future Land Use of MU-D, Mixed-Use Downtown.

Currently, there are multiple businesses tied to this parcel, specifically located inside the building. Your Holistic Center LLC (retail/professional service establishment) and Essential Services For You Inc. (professional service establishment) have current, 2025, business licenses to operate inside the building. Other uses that have been established with licenses inside this building in the past year include public agencies/services and other professional service establishments, such as a dental office and a chiropractic office. A business license for MVG Traffic Services LLC was submitted in March 2024. It was placed on a hold pending approval of this conditional use for an educational service establishment within the Mixed-Use zoning district.

This proposed conditional use intends to use the property as an educational service establishment, specifically an online driving school, and include spaces for those who do not have access to a computer. The specific use requires 2 parking spaces at this location. Since the building is considered legal non-conforming and the conditional use does not expand the non-conformity, the Development Review Committee did not see the need for major improvements to the parking area.

The driving school is compatible with the surrounding area, will be conveniently located within the downtown overlay district, and is encouraged and supported by City staff.

FINDINGS AND REASONS:

1. Compliance with the intent of the Mixed-Use Center (T5-M) zoning district standards as outlined in Section 14-5-4(F) of the Land Development Code.
2. Compliance with Section 14-5-6, Table 5-1, as an educational service establishment is a potential allowable use 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 1.2.9.2, Mixed-Use Downtown (MU-D), which is intended to restore the historic center of Kissimmee. The MU-D: Downtown Transit Station Area shall continue to reflect both the commercial core and existing governmental and support business character, while also providing residential uses.

Development and redevelopment projects within this future land use designation may be built with an intensity of up to 7.0 FAR.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on September 9, 2024.

CONDITIONS:

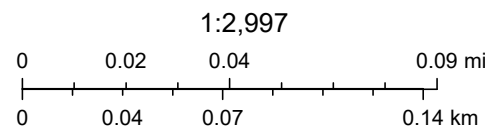
1. Approval of an educational service establishment for a driving school is for 400 Church St., Unit 109 only. This educational service establishment use cannot be transferred or expanded to another suite(s). A separate Conditional Use application and approval by the Planning Advisory Board will be required to transfer or expand any educational service establishment uses.
2. A Business License for the driving 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.
3. Once the Business License is issued, the conditional use is valid on this parcel. If there is ever a lapse of one (1) year with no Business License, the conditional use approval is considered voided.
4. The driving school is limited to a maximum of two (2) students at any given time.
5. There shall be no modifications to Toho infrastructure.

Attachment(s):

1. CU-24-0006 Aerial Map
2. CU-24-0006 Vicinty Map
3. CU-24-0006 Existing Site Layout
4. CU-24-0006 PAB Ad
5. CU-24-0006 DRC Comments
6. CU-24-0006 Support Documents

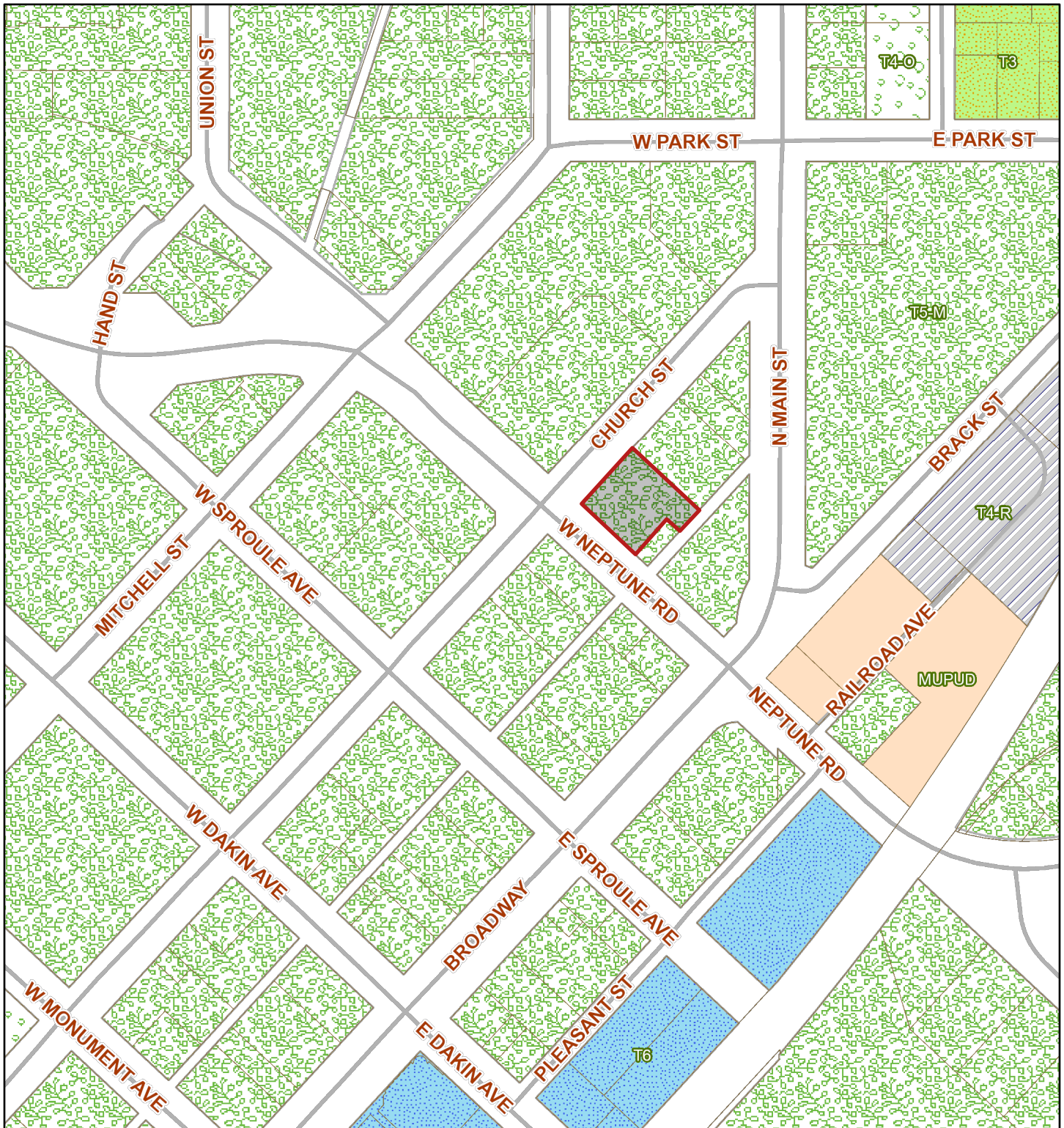


October 4, 2024



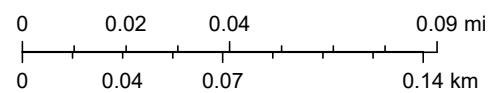
State of Florida, Maxar

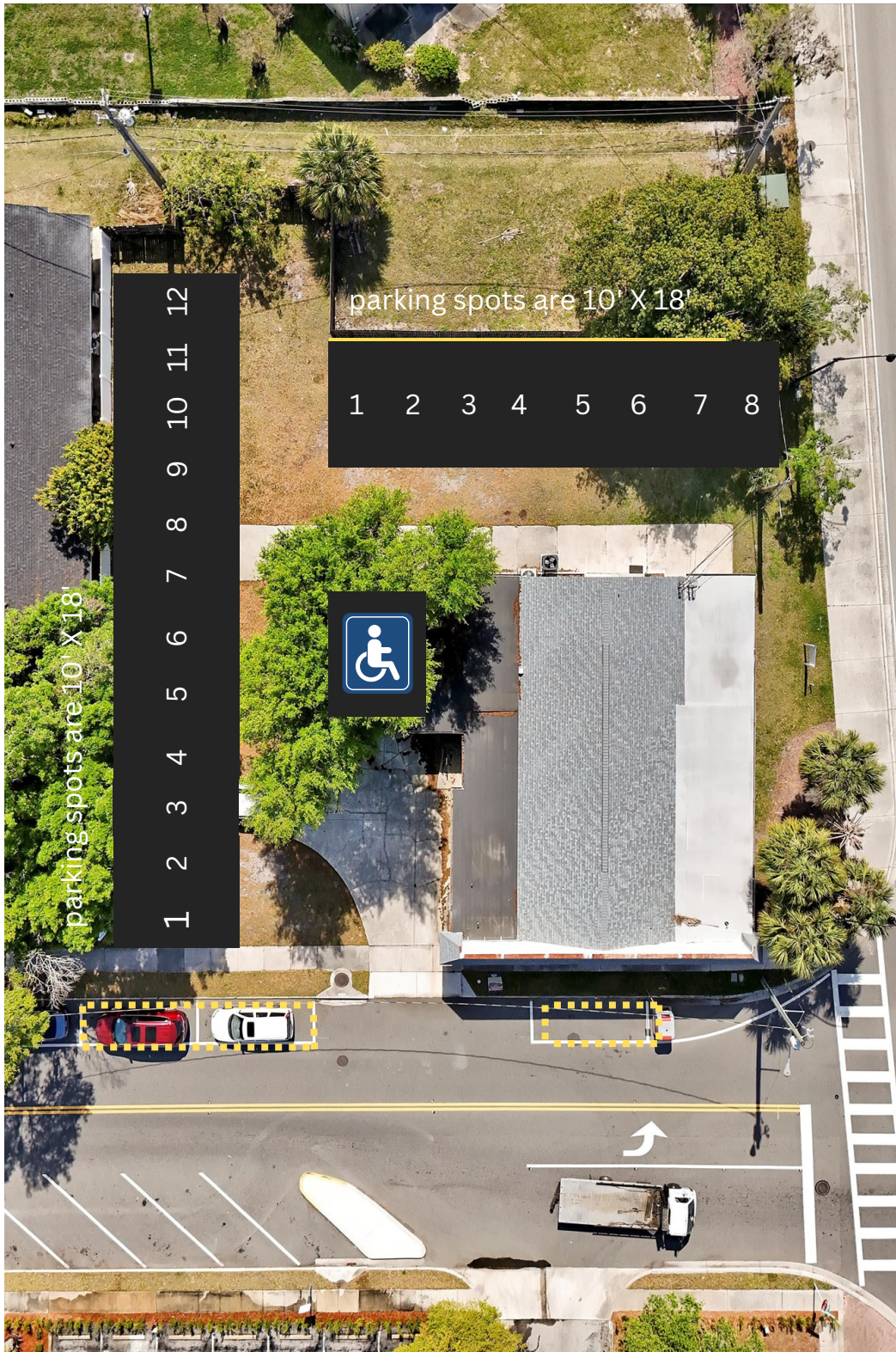
CU-24-0006
 Conditional Use w/Site Plan Waiver
 400 Church St.



October 4, 2024

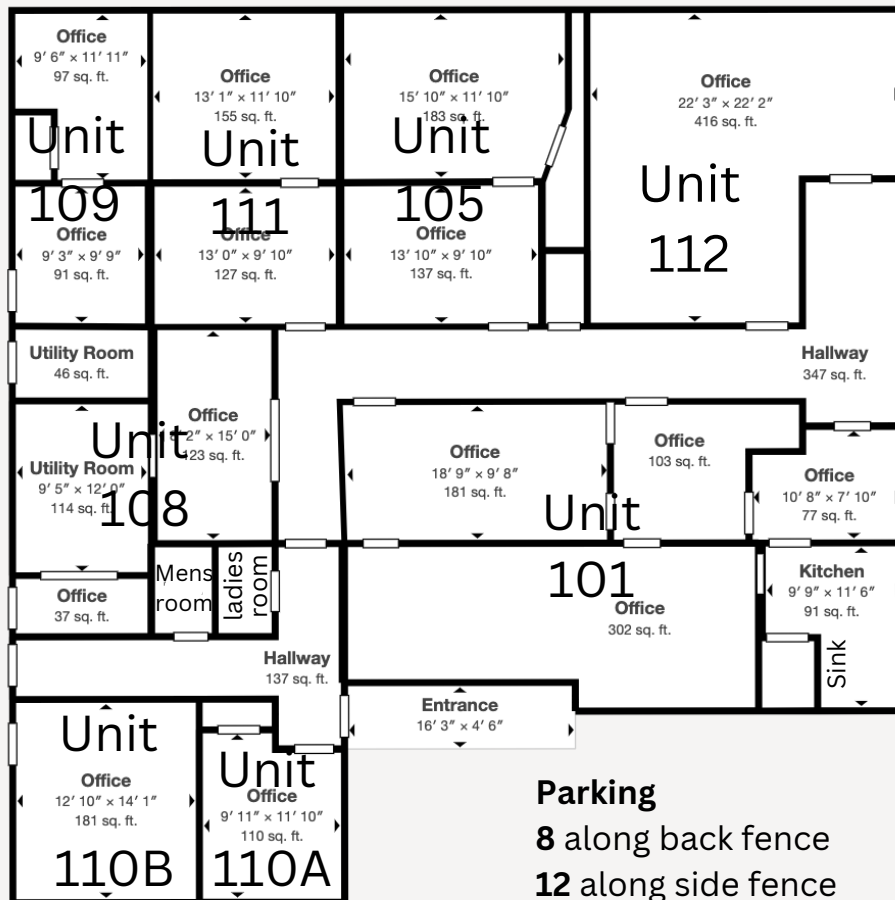
1:2,997





Parking
8 along back fence
12 along side fence
1 handicap
3 street parking

400 Church Street, Kissimmee, Fl 34741 Parking Site Plan



Parking
8 along back fence
12 along side fence
1 handicap
3 street parking



Order ID: 7702067

* Agency Commission not included

GROSS PRICE * : **\$215.68**

PACKAGE NAME: Public Hearling/Bid/Misc_Legal

Order ID: 7702067

* 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): Friday, September 27, 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 office space that provides online driving courses. The Planning Advisory Board will hold a meeting on Wednesday, October 16, 2024 at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 400 Church Street Parcel ID: 22-25-29-2170-0015-0035

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-24-0006
Office Space for Online Driving Courses

**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.
9/27/2024 7702067

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

ADDRESS: 400 Church Street Kissimmee, FL 34741
PERMIT NUMBER: CU-24-0006
REVIEW VERSION NUMBER: V.3

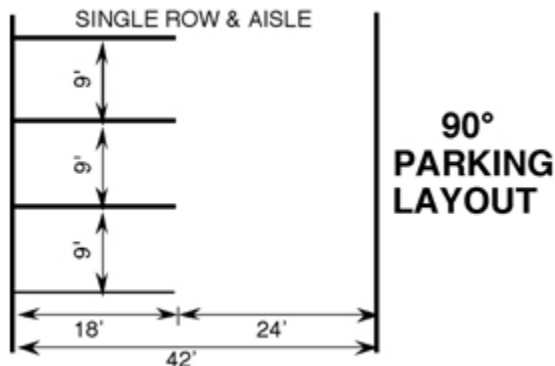
DATE: 8/13/2024

Review Status:
REVISE & RESUBMIT.

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. On the drawing provided, please detail one parking spot with the dimensions of the parking stall (Sec. 14-7-23 (C)(1); please see diagram below – 9 ft width, 18 ft length for parking stall) and detail one ADA stall per LDC requirements.



2. Days are needed for final approval. Will this business be 9-5 Monday through Friday, will there be any night classes? Please note that the hours approved by the Planning Advisory Board will be the hours allowed for the conditional use moving forward.

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.



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

ADDRESS: 400 Church Street Kissimmee, FL 34741
PERMIT NUMBER: CU-24-0006
REVIEW VERSION NUMBER: V.4

DATE: 9/24/2024

Review Status:
APPROVED WITH CONDITIONS.

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. A Business License for the driving 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.
2. The driving school is limited to a maximum of two (2) students at any given time.
3. Approval of an educational service establishment for a driving school is for 400 Church St., Unit 109 only. This educational service establishment use cannot be transferred or expanded to another suite(s). 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.

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.



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

ADDRESS: 400 Church St Kissimmee, FL 34741
PLAN NUMBER: CU-24-0006
REVIEW VERSION NUMBER: V.1

DATE: 7/9/2024

Review Status:
REVISE & RESUBMIT.

PLANNING DIVISION – Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

PLANNING COMMENTS:

1. A detailed narrative of how the space will be utilized as a traffic school. Will people come to this building or is this an entirely online school? Will students have to come in and test in the space? If so, how many projected students would be in the space at a time?
2. Please provide where in the building the 200 ft room where this business will occur.
3. What are the business hours?
4. How many parking spots are available for use at this location?
5. Are there already 5 businesses associated with this building?
6. Will there be any vehicles tied to the business?
7. Please note that this parcel is directly outside of the Parking Exemption Area. All parking requirements must be met on-site.

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.



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

ADDRESS:400 Church St

DATE: 8/1/2024

PLAN (DRC) NUMBER: CU-24-0006

V3

Review Status:
APPROVED.

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

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

Comments/Conditions (if applicable):

No 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.



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

DATE: 07/10/2024

PROJECT: Office space for Online driving Courses

SITE PLAN (DRC) NUMBER: CU-24-0006

REVIEW NUMBER: 1

**Review Status:
APPROVED WITH CONDITIONS**

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov

ADVISORY COMMENTS (No Responses Necessary):

- 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.
- Plans/application request indicate that 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.
- 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.

###

Ryan Altizer

From: Heather Farrow <hfarrow@tohowater.com>
Sent: Friday, September 20, 2024 9:29 AM
To: Ryan Altizer
Subject: RE: CU-24-0006

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Hi and Good Morning Ryan,
I remember this one, and the need for “spaces” to be identified for further review. Based on the attached floor plan, Toho is satisfied with the bathroom location identified as well as the breakroom. Toho will approve with a standard condition, with no modifications to Toho infrastructure. Thanks for helping the client along and hope you have a great Friday!

Thank you,

Heather Farrow

Development Specialist II
Toho Water Authority
951 Martin Luther King Blvd. | Kissimmee, FL 34741
Office: 407.944.5097 | Cell: 407.473.3016
Email: hfarrow@tohowater.com



From: Ryan Altizer <Ryan.Altizer@kissimmee.gov>
Sent: Friday, September 20, 2024 8:59 AM
To: Heather Farrow <hfarrow@tohowater.com>
Subject: CU-24-0006

Heather,

I was sent this document by the applicant for CU-24-0006 (THE ONLINE DRIVERS SCHOOL AT 400 Church Street). We are trying to move them to the next PAB, but knew you had comments. Would this document suffice the comments you made during their last review?

Hope you're having a great start to your day!

Ryan Altizer
Planner II, Development Services

City of Kissimmee

101 Church Street, Suite 110

Kissimmee, FL 34741

407.518.2107

Ryan.Altizer@kissimmee.gov



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WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 400 Church Street, Kissimmee, FL 34741
PERMIT NUMBER: CU-24-0006

DATE: 7/3/2024

This permit has been

APPROVED WITH CONDITIONS.

TOHO WATER AUTHORITY – Heather Farrow- 407.944.5097- hfarrow@tohowater.com

Please see below the comments/conditions:

- Please indicate tie in's for both water and sewer.
- There shall be no modifications to Toho infrastructure.

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.

Provide a response to comments within one hundred eight (180) days, or a request for an extension submitted for consideration. Otherwise, the project will be considered abandoned and a new application will be required to proceed.



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

ADDRESS: 400 Church Street, Kissimmee, FL 34741
PLAN (DRC) NUMBER:

DATE: 7/5/2024

Review Status:
APPROVED WITH CONDITIONS.

TOHO WATER AUTHORITY – Heather Farrow - 407.944.5097 - hfarrow@tohowater.com

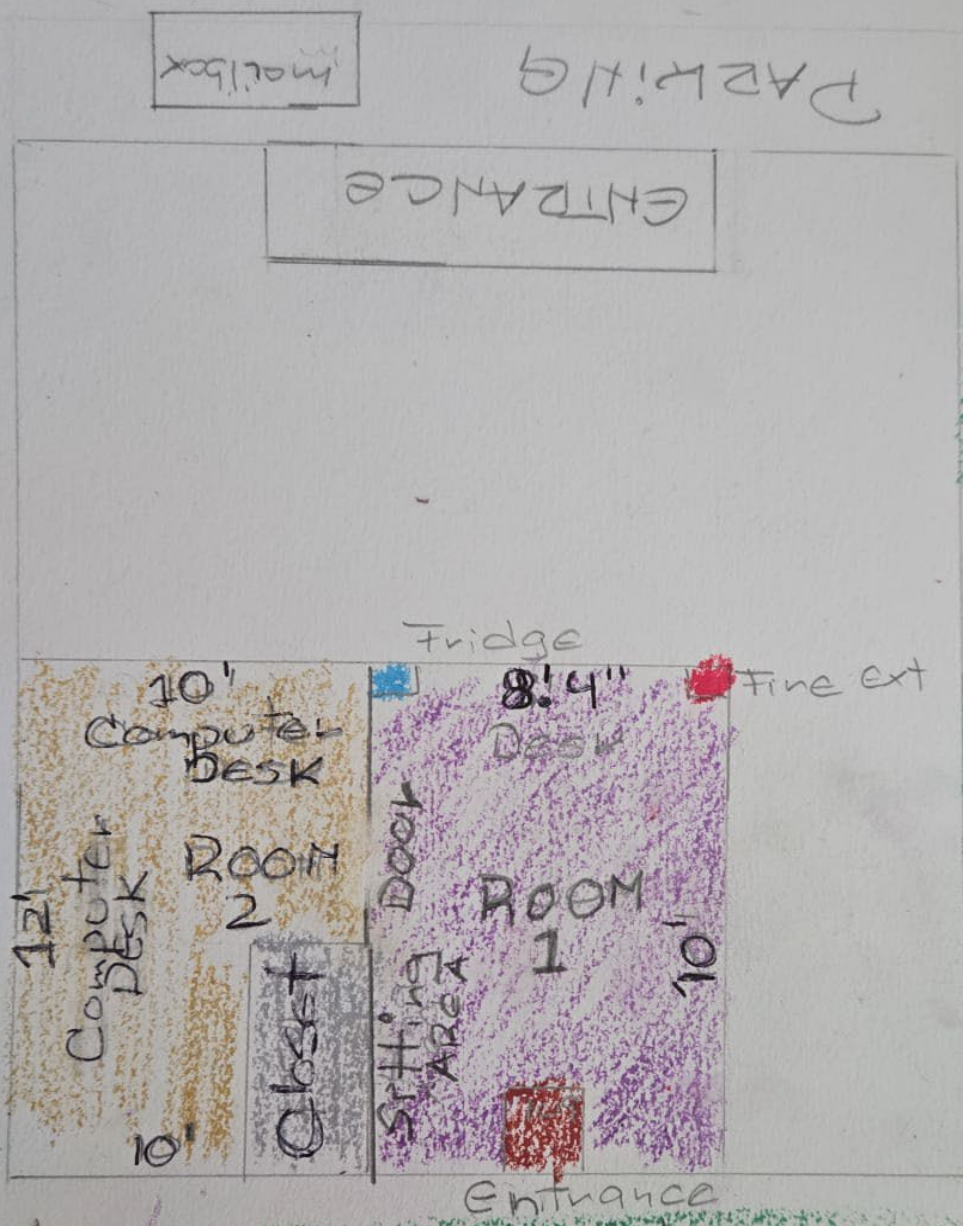
Comments/Conditions (if applicable):

- Please indicate tie in's for both water and sewer.
- There shall be no modifications to Toho infrastructure.
- Toho Water Authority has its own Development Review Portal. Please utilize the link provided to submit your review. <https://tohowaterauthfl-energovweb.tylerhost.net/apps/selfservice#/home>
- This link is also available on the City of St. Cloud and Toho Water Authority websites. The Development Portal includes a tutorial that will take you step by step through the application and submittal process. If you have any questions on how to submit an application, register or any other questions related to the portal, please contact Latoya Hanson at lhanson@tohowater.com or 407-483-3869.

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.



mailbox

PARKING

PARKING

PARKING



Narrative:

1. A detailed narrative of how the space will be utilized as a traffic school. Will people come to this building or is this an entirely online school? Will students have to come in and test in the space? If so, how many projected students would be in the space at a time?

MVG Traffic Services LLC will be offering online traffic classes, we will have an appointment system where those don't have access to a computer, and they can come in to the office. The office will have two computers for testing. We will have a 30 minute span for bookings on site, parking is use for two vehicles that will not interfere to the rest of tenants. We are not giving driving classes nor room class due to the space. Building premises has bathrooms for clients and tenants. See attached drawing of the office.

The Office will have a reception desk with computer, two waiting chairs, two desk with two computers for testing, a small refrigerator, extinguisher and a decorative plant.

We asked the Property Management (Ackley Florida) to facilitate us with the Building site plan that will have the structure setting however Realtor Stephanie Hartman communicate with one of the officials at your office stating she will provide the site plan on Friday since she is out of the country.

Today 07/17/2024 1:35pm only one vehicle is in the parking lot.

2. Please provide where in the building the 200 ft room where this business will occur.

Drawing

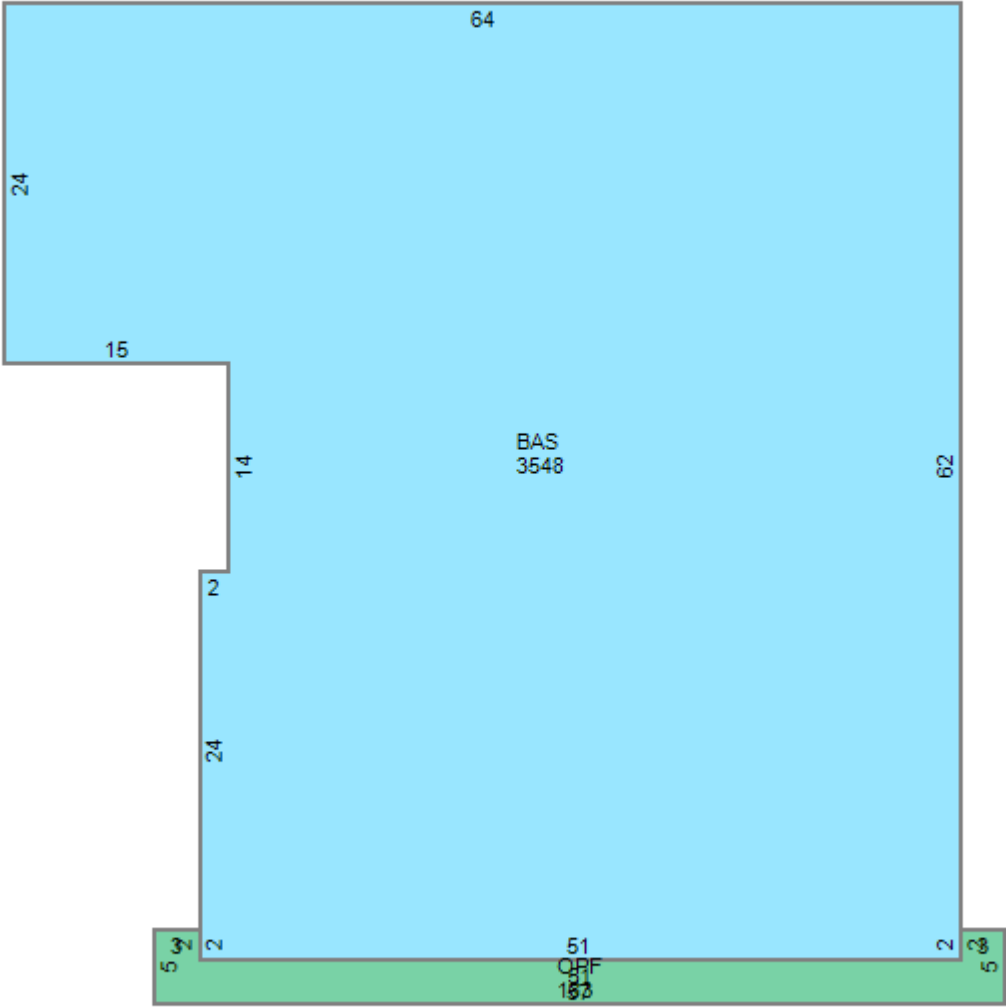
3. What are the business hours? **9:00 am to 5:00 pm**

4. How many parking spots are available for use at this location? **More than 10**

5. Are there already 5 businesses associated with this building? **Yes**

6. Will there be any vehicles tied to the business? **Yes 1 vehicle**

7. Please note that this parcel is directly outside of the Parking Exemption Area. All parking requirements must be met on-site. **We will use the side and front parking spaces**



CLOSE X