



**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 staff's 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.

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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.

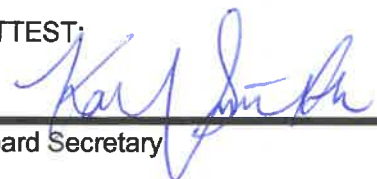
8. HEAR CHAIRMAN AND BOARD MEMBERS

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