MEETING AGENDA
SESSION OF THE CITY COMMISSION (1ST BUDGET HEARING)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, SEPTEMBER 9, 2026 AT 6:00 PM

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation - Florida Redevelopment Week

3.B Proclamation - Brazilian Day

3.C Employee of the Month for September

3.D Annual Red Light Camera Report Presentation and Discussion

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - First Reading - Proposed Ordinance # 26-20 - Land Development Code Text Amendment (Section 14-11: Signs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; REORGANIZING AND UPDATING CHAPTER 14-11 SIGNS; UPDATING 14-11-9.B TABLE 11-3; UPDATING 14-11-11.A TABLE 11-5; ADDING MINOR CLARIFICATION LANGUAGE THROUGHOUT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

4.B Public Hearing - First Reading - Proposed Ordinance # 26-21 - Land Development Code Text Amendment (Section 14-3-16: Level of Review Required and 14-3-29: Conditional Uses)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-1; AMENDING 14-3-16, TABLE 3-1 TO DESIGNATE THE CITY COMMISSION AS A REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD PROVISIONS FOR SITE PLAN WAIVERS, DESIGNATING THE CITY COMMISSION AS THE APPROVAL BOARD FOR CONDITIONAL USES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

5. PUBLIC HEARINGS

5.A Public Hearing - Proposed Renaming of Ruby Plaza in Honor of Guillermo "Bill" Hansen

5.B Public Hearing - Adoption by Resolution of the Tentative Millage Levy and Tentative Budget for Fiscal Year 2026-2027

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

7.A City Commission minutes from August 18, 2026 Meetings and August 25, 2026 Budget Workshop

7.B Acceptance of Urban and Community Forestry Inflation Reduction Act Grant

7.C Accept 2026 Urban and Community Forestry Hurricane Ian Recovery Grant

7.D Playground and Safety Surface at Rainbow Park

7.E High Intensity Drug Trafficking Grant funding from the Seminole County Sheriff's Office

7.F Police Department Purchase of 3-D Mapping Camera

7.G Authorization to Accept 2026–2027 Victims of Crime Act (VOCA) Grant Funding

7.H Authorization to accept funding from the Florida Department of Law Enforcement Cyber Task Force Grant

7.I FY 2026 Edward Byrne Memorial Justice Assistance Grant Program

7.J Edward Byrne Memorial Justice Assistance Grant Program FY2025

7.K Resolution to Adopt the Multi-Jurisdictional Program for Public Information as part of the National Flood Insurance Program

7.L Authorization to Negotiate Construction Engineering and Inspection Services for Connect Kissimmee Complete Streets Phase 1

7.M Woodside Drainage & Utilities Phase 2 Change Order No. 3

7.N Purchase of Thermoplastic Burner System

7.O First Extension of the Stormwater Monitoring Data Host Agreement

7.P Budget Transfer for Heavy Truck Mobile Lifts

7.Q Disposal of City Assets

7.R General Pension Board Ministerial Appointment

7.S Toho Water Authority Board Reappointment

7.T Police Pension Board Reappointment

7.U Acceptance of HUD Section 108 Loan Guarantee for the Haven on Vine

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

8.A (VSCRA) Vine Street Community Redevelopment Agency 2026 Redevelopment Plan Amendment

8.B (DKCRA) Azure Hotel International, Inc. Pioneer Project Incentive Program Agreement

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes §286.105, any person wishing to appeal any decision made by the City Commission (1st Budget Hearing) 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 Statutes §286.26, any person needing assistance to participate in any of these proceedings should contact the Office of the City Clerk in writing at least 48 hours prior to the meeting at cityclerkemail@kissimmee.gov or by telephone at (407) 518-2308.

ITEM 3.A
Proclamation - Florida Redevelopment Week

Request

Proclamation presentation to the Economic Development Staff and Community Redevelopment Agencies in recognition of Florida Redevelopment Week, September 14–18, 2026.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - Florida Redevelopment Week

ITEM 3.B
Proclamation - Brazilian Day

Request

Brazilian Day Proclamation presentation to Luca Martins in recognition of the Brazilian Independence Day — September 7, 2026.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - Brazilian Day Proclamation

ITEM 3.C
Employee of the Month for September

Request

For City Commission to join the City Manager in recognizing Minerva Vazquez of the City Manager Department as the Employee of the Month for September.

Explanation

The City is proud to announce that Minerva Vazquez, Executive Assistant in the City Manager's Department, has been selected as the Employee of the Month for September 2026.

Minerva has made a lasting impact through her professionalism, dedication, and commitment to excellence. She has been with the City for 12½ years, and throughout her tenure, she has consistently demonstrated what it means to be a true standout employee.

Minerva elevates the role of executive administrative support to a level that sets a standard for those around her. Her ability to manage complex executive calendars, coordinate high-level meetings and events, and ensure seamless transitions behind the scenes is truly remarkable.

Her positive attitude and genuine warmth set the tone for the entire City. While her role is demanding, Minerva carries her responsibilities with a level of professionalism and grace that makes everything look effortless. She is dependable, proactive, thorough, and deeply committed to serving not only City leadership but the entire organization and our community.

The City of Kissimmee sincerely thanks Minerva Vazquez for her many years of dedicated service and for the positive impact she continues to make each day. We are proud to recognize her outstanding contributions and congratulate her on being selected as our September 2026 Employee of the Month!

Department: Human Resources & Risk Management
Presenter: Mike Steigerwald

Attachment(s):
None

ITEM 3.D
Annual Red Light Camera Report Presentation and Discussion

Request

To allow the Police Department to present the Annual Red Light Camera report to the Commission as required by Florida law.

Explanation

Pursuant to Florida State Statute 316.0083, a municipality that operates one or more traffic infraction detectors within the jurisdiction must present the programs annual report to the governing body or Commission. The attached report covers the Police Department’s red light camera data from July 1, 2025 through June 30, 2026. The statute requires that the presentation must not be part of the consent agenda and that the presentation must provide the opportunity for discussion and allow for public comment.

Department: Police
Presenter: Michael Tilton

Attachment(s):
1. Annual Red-Light Camera Report Presentation
2. Red Light Camera Program FY 2026
3. Red Light Camera Survey for Fiscal Year 2025-2026

ITEM 4.A
Public Hearing - First Reading - Proposed Ordinance # 26-20 - Land Development Code Text Amendment (Section 14-11: Signs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; REORGANIZING AND UPDATING CHAPTER 14-11 SIGNS; UPDATING 14-11-9.B TABLE 11-3; UPDATING 14-11-11.A TABLE 11-5; ADDING MINOR CLARIFICATION LANGUAGE THROUGHOUT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Request

Requesting approval of amendments to the sign regulations within the Land Development Code.

Explanation

This is a request to make minor amendments to the Sign Code, Chapter 14-11 of the Land Development Code. The changes are as follows:

- Amending the 60-day time period to 15-days for abandoned, destroyed, substantially damaged, or altered to an extent exceeding 50% of the value of the sign to be brought up to Code. If additional time is needed, that will be determined on a case-by-case basis by the Code Enforcement officer.
- Amending the non-residential building sign standards to allow one per street frontage and one for ground floor units with courtyard/internal entrances. This is to allow more opportunities for wall signage.
- Amending the section for yard signs within non-residential districts to accommodate the political season.
- Minor clarification language was added throughout.

Recommendation

Staff recommends approval.

The Planning Advisory Board (PAB) recommended approval by a vote of 5-0 on August 19, 2026.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Development Services
Presenter: Ashley Cornelison

Attachment(s):
1. Proposed Ordinance 26-20
2. Business Impact Estimate
3. Advertisement
4. PAB Action Summary 08.19.2026

ITEM 4.B
Public Hearing - First Reading - Proposed Ordinance # 26-21 - Land Development Code Text Amendment (Section 14-3-16: Level of Review Required and 14-3-29: Conditional Uses)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; AMENDING 14-3-1; AMENDING 14-3-16, TABLE 3-1 TO DESIGNATE THE CITY COMMISSION AS A REVIEWING AUTHORITY FOR CONDITIONAL USES; AMENDING SECTION 14-3-29 TO ADD PROVISIONS FOR SITE PLAN WAIVERS, DESIGNATING THE CITY COMMISSION AS THE APPROVAL BOARD FOR CONDITIONAL USES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Request

Amendments to change the approval process for Conditional Uses.

Explanation

This is a request to amend the Conditional Use regulations in the Land Development Code, specifically sections 14-3-29: Conditional Uses and 14-3-16: Level of Review Required. The proposed changes were a directive from the City Commission, who felt these edits would benefit the process and would better achieve the goals of the City. The proposed amendments are as follows:

- Remove 14-3-1.C, as the Planning Advisory Board (PAB) will no longer take final action on conditional use approvals. The PAB will still make a recommendation to the City Commission.
- Amend 14-3-16, Table 3-1 to add the City Commission as a review authority for conditional use approvals.
- Amending 14-3-29 to add the City Commission as a review authority for conditional use approvals, and minor language updated throughout this section to make the standards clearer.

It should be noted that this modification to the standards will result in an added three (or more) weeks to the timeline for conditional uses due to advertising requirements and the City Commission schedule.

Recommendation

Staff recommends approval.

The Planning Advisory Board made a motion to approve this item on August 19, 2026. The motion failed by a vote of 1-4.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Development Services
Presenter: Ashley Cornelison

Attachment(s):
1. Proposed Ordinance 26-21
2. Business Impact Estimate

3. Advertisement
4. PAB Action Summary 08.19.2026

ITEM 5.A
Public Hearing - Proposed Renaming of Ruby Plaza in Honor of Guillermo "Bill" Hansen

Request

Requesting approval to rename Ruby Plaza at Kissimmee Lakefront Park as Bill Hansen Plaza in honor of his contributions to the City of Kissimmee.

Explanation

On March 17, 2026, the City received a request from State Representative Jose Alvarez to rename Ruby Plaza at Kissimmee Lakefront Park in honor of longtime community leader Guillermo "Bill" Hansen.

In accordance with City of Kissimmee Policy 1201, Memorial Naming of Public Facilities, all requests to name or rename public facilities require a public hearing, and the person being honored must have made a significant contribution to the City's well-being and betterment. As required by policy, the following biography is provided for the record.

Bill Hansen has made significant contributions to the City of Kissimmee through leadership in tourism, community engagement, education, and cultural inclusion. Hansen began his career in tourism, traveling internationally to promote Central Florida and founding Magic Tours Travel Agency, which helped establish Osceola County as a premier tourist destination. Drawing on his tourism experience, Hansen served for 12 years on the Osceola County Tourist Development Council, helping to guide tourism initiatives and economic development efforts.

Recognizing the growing Hispanic population in the Kissimmee area and the need to strengthen cross-cultural communication, Hansen founded Central Florida's first fully bilingual newspaper, El Osceola Star, in 1990. The publication helped both Hispanic and non-Hispanic residents stay informed and connected. He also helped establish the Hispanic Business Council within the Osceola Chamber of Commerce to support Hispanic entrepreneurs and business growth.

In 1997, Hansen founded Viva Osceola, the county's first Hispanic festival, and was instrumental in creating the Three Kings Day Celebration and Business Under the Stars, all of which were held at Kissimmee Lakefront Park and celebrated the community's cultural diversity. His commitment to public service and education includes years of service on the Valencia College Board of Trustees and an appointment to the City of Kissimmee Parks and Recreation Advisory Board.

Staff have reviewed this request and have no concerns. The estimated cost of the name change is approximately $3,500, which includes:

- Fabrication and installation of an interpretive sign consistent with existing Lakefront Park signage.
- Minor landscaping improvements around the sign location.
- Removal of the existing "PLAZA" lettering at Ruby Plaza Café.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00150203-504646	N/A	Decrease		$3,500

Financial Summary:

The estimated cost associated with the name change is approximately $3,500.

Recommendation

Approve the proposed renaming of Ruby Plaza at Kissimmee Lakefront Park to Bill Hansen Plaza, recognizing his longstanding contributions to tourism, education, economic development, cultural inclusion, and community service in the City of Kissimmee and Osceola County.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation
Presenter:

Attachment(s):

1. KLP_interpretive_Bill-Hanses_APR2026
2. Lakefront Park - 2600262
3. Ruby Plaza Renaming - Ad Affidavit

ITEM 5.B
Public Hearing - Adoption by Resolution of the Tentative Millage Levy and Tentative Budget for Fiscal Year 2026-2027

Request

Adoption by Resolution of the Tentative Millage Levy of 4.6253 mills and Tentative Budget of $321,922,102 for Fiscal Year 2026-2027.

Explanation

Public notice of this hearing was given via the Notice of Proposed Property Taxes mailed by the Property Appraiser. The entire procedure, including the following order of discussion, is specified within State Statutes and should be followed explicitly.

RESOLUTION OF THE PROPOSED OPERATING MILLAGE

1. State that the Proposed Operating Millage is 4.6253 which is 2.46% more than the Rolled Back Rate of 4.5144

2. Call for public comments or questions.

3. Have the City Clerk read the Resolution title.

4. City Clerk takes a Roll Call vote.

RESOLUTION ADOPTING THE TENTATIVE BUDGET

1. The Resolution will adopt a Tentative Budget of $321,922,102 and authorize 930 full and part-time positions. A schedule of positions authorized for each department and summaries of each Fund are attached to the Resolution.

2. Call for public comments or questions.

3. Have the City Clerk read the Resolution title.

4. City Clerk takes a Roll Call vote.

BACKGROUND:

As indicated above, the proposed millage rate is 4.6253 mills, which is the same millage rate that was levied for the current budget year. The tentative budget for all funds remained the same as what was presented in August during the last workshop, except for Vine Street Community Redevelopment Fund, which has an increase of $426,907 to their Aids to Private Organizations account.

Recommendation

Staff requests that the Public Hearing be conducted as outlined above. In addition, staff recommends the Commission adopt the two Resolutions. The Second and Final Hearing will be held on September 22, 2026.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Finance
Presenter: Mike Steigerwald

Attachment(s):

1. (S) RESO OP MILL TENTATIVE.27
2. (S) RESO OP BUDGET TENTATIVE.27
3. FY27 Budget Reports

ITEM 7.A
City Commission minutes from August 18, 2026 Meetings and August 25, 2026 Budget Workshop

Request

Approval of the August 18, 2026, regular and special meeting minutes and August 25, 2026, budget workshop minutes.

Explanation

Minutes of the commission meetings held on August 18, 2026 and August 25, 2026 are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Commission
Presenter:

Attachment(s):
1. (S) CCM AUG 18 2026 (Special Meeting)
2. (S) CCM MIN AUG 18 2026
3. (S) CCM AUG 25 2026 (Budget Workshop)

ITEM 7.B
Acceptance of Urban and Community Forestry Inflation Reduction Act Grant

Request

Request approval to accept the Urban and Community Forestry - Inflation Reduction Act Grant (Grant # UCFIRA) in the amount of $50,000 and to authorize the City Manager to sign any documents related to the grant.

Explanation

The Florida Department of Agriculture and Consumer Services, Florida Forest Service (FFS), has awarded the City $50,000 through the Inflation Reduction Act to promote better urban forest management and the retention and expansion of community tree canopies throughout the State of Florida. The Commission approved the City's application for the grant on December 12, 2025.

The City will use the funds for a native tree planting initiative within public rights-of-way and public lands to expand canopy coverage, mitigate extreme heat, and improve equitable access to the many environmental, social, and economic benefits that urban trees provide. This project directly supports the objectives of the Florida Forest Service Urban and Community Forestry Inflation Reduction Act Grant program by increasing public tree canopy, improving urban forest management, and promoting climate resilience within the community.

The City was granted $50,000 with no City match and will plant 250+ native and Florida-friendly trees in five species within public rights-of-way and other publicly accessible spaces.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
15000331-331700 15050203-504646	UCFIRA UCFIRA	Increase Increase	$50,000 $50,000	

<u>Financial Summary:</u>

Amend the budget accordingly.

Recommendation

Approval to accept the Urban and Community Forestry - Inflation Reduction Act Grant in the amount of $50,000 and authorize the City Manager to sign any documents related to the grant.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Parks & Recreation
Presenter:

Attachment(s):
1. (S) Urban Community Forestry Grant Agreement 34126
2. Kissimmee Award Letter

ITEM 7.C
Accept 2026 Urban and Community Forestry Hurricane Ian Recovery Grant

Request

Request approval to accept the 2026 Urban and Community Forestry Hurricane Ian Recovery Grant for $37,500 and authorize the City Manager to sign related documents (# UCFHRG26).

Explanation

The City of Kissimmee has been awarded the 2026 Urban and Community Forestry Hurricane Ian Recovery Grant through the Florida Department of Agriculture and Consumer Services, Florida Forest Service (FFS). The grant totals $37,500, with a City Match of $12,500, and will support the City's community tree canopy restoration efforts, enabling the planting of more than 100 new trees. The Parks and Recreation Department will restore and expand tree canopies at five high-use public locations (Denn John Park, Fortune Road Athletic Complex, Oak Street Park, City Hall, and Lancaster Ranch Park) to address storm-related canopy loss, reduce urban heat impacts, and improve comfort and safety in our parks. The Commission approved the application for this grant on February 17, 2026.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00150203-505252		Decrease		$12,500
00150203-504646	UCFHRG26	Increase		$12,500
15000331-331700	UCFHRG26	Increase		$37,500
15050203-504646	UCFHRG26	Increase		$37,500

Financial Summary:

Matching funds will be transferred from Park Operations Operating account to the grant project as well as amend the budget for the Grant funds for a total project UCFHRG26 fund of $50,000.

Recommendation

Approval to accept the 2026 Urban and Community Forestry Hurricane Ian Recovery Grant for $37,500.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation
Presenter:

Attachment(s):

1. (S) UCF Hurricane Ian Recovery Grant Agreement 34277
2. Award Letter Hurricane Ian Gra

ITEM 7.D
Playground and Safety Surface at Rainbow Park

Request

Requesting approval to purchase and install a playground for 5-12-year olds, a playground for 2-5-year olds, and pour-in-place rubber surfacing from PlayPower Inc. for Rainbow Park, utilizing Sourcewell contract #101625-PLP and authorizing City Contract # 20260286 for $249,895.87.

Explanation

The Parks and Recreation Department is requesting Commission approval to purchase and install a new 5-12 and 2-5 playground, along with pour-in-place surfacing. This is a replacement for the 17-year-old playground and pour-in-place rubber surfacing at Rainbow Park. The purchase is through Sourcewell Contract #101625-PLP, which has been verified by the City's Procurement and Legal Departments.

The Rainbow Park playground has significantly diminished in play value over the past several years. Due to the playground's age, replacement parts are unavailable, leading to sections being removed for safety reasons. Currently, the slide, rope climbers, and play panels have been removed to ensure youth safety, which has greatly reduced the play value. The playground and picnic pavilion have historically been well utilized as a neighborhood park. The proposed new play structure, with its unique features, will make Rainbow Park a destination playground, along with a rentable pavilion and picnic area.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10450106-506393	ST2615	Decrease	$250,000	$249,895.87

Financial Summary:

Funds are currently available in project ST2615.

Recommendation

Approval to purchase and install a 5–12-year-old playground, 2- 5-year-old playground, and pour-in-place rubber surfacing from PlayPower Inc. for Rainbow Park for $249,895.87.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation
Presenter:

Attachment(s):

1. (S) Agreement with Playworx
2. Sourcewell Powerplay Contract

ITEM 7.E
High Intensity Drug Trafficking Grant funding from the Seminole County Sheriff's Office

Request

Accept and authorize the Chief of Police to execute the High Intensity Drug Trafficking (HIDTA) Agreements (Grant HIDTADEA26) with the Seminole County Sheriff's Office in the amount of $60,310.00.

Explanation

The Kissimmee Police Department (KPD) is a participating agency with the High Intensity Drug Trafficking (HIDTA) Task Force. The program allocates subrecipient's reimbursements up to $60,310.00 over a two-year period for overtime, vehicle lease and fuel expenses.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
15000331-331200	HIDTADEA26	Increase	$60,310	
15030601-501414	HIDTADEA26	Increase	$38,230	
15030603-504444	HIDTADEA26	Increase	$14,880	
15030203-505259	HIDTADEA26	Increase	$7,200	

Financial Summary:

This grant is a reimbursement grant for overtime, vehicle lease and fuel expenses with reports filed quarterly.

Recommendation

Approval to accept the HIDTA grant funding, authorize the Chief of Police to execute the HIDTA grant with the Seminole County Sheriff's Office for $60,310.00 in payments over the grant period, and adjust the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police
Presenter:

Attachment(s):
1. HIDTA 2026 Subrecipient Agreement - Kissimmee Police Department

ITEM 7.F
Police Department Purchase of 3-D Mapping Camera

Request

Requesting approval to transfer funds to cover the $77,890.18 purchase of a FARO 3-D mapping camera, the software and warranties associated with the camera, and training expenses associated with the purchase, and to purchase such items pursuant to the attached quote. Included in this bid is a $10,618 dedicated notebook (Contract #20240188).

Explanation

The Police Department utilizes a 3-D mapping camera system to document significant crime scenes and traffic homicide investigations. The camera creates scaled, detailed 3-dimensional drawings for use as evidence at trial. The camera can document all physical items on scene, including blood spatter and other minute evidence. The Police Department currently uses a FARO camera system that is ten years old and has reached the end of its operational life. The camera is no longer eligible for extended warranty service and is not compatible with current software updates.

The Police Department has researched and obtained quotes from several vendors and recommends replacing our current FARO system with the current model. The new FARO system is the most economical among competitive systems. We will receive a $14,100 discount for the return of our current camera (Assets 18-000234 & 24490), and the new system is compatible with our drone system. In addition, FARO Technologies has a sole-source recommendation letter that is included in the attachments.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00130301 501212 00130606 506494		Decrease Increase	$77,891 $77,891	

Financial Summary:

The Police Department can fund these purchases using existing Regular Salaries and Wages funds within the current fiscal year budget.

Recommendation

Approve the $77,890.18 purchase from FARO Technologies of the FARO camera system, the associated software and warranties, a notebook associated with the camera, and training expenses associated with the purchase, and amend the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police
Presenter:

Attachment(s):
1. (S) FARO Addendum, Quote and Sole Source Letter

ITEM 7.G
Authorization to Accept 2026–2027 Victims of Crime Act (VOCA) Grant Funding

Request

Acceptance of the Victim of Crimes Act (VOCA) Grant from the State of Florida, Office of the Attorney General, Bureau of Advocacy and Grants Management, in the amount of $56,001 (Grant #VOCA27) and authorization for the Chief of Police to execute the grant agreement.

Explanation

The Office of the Attorney General has announced the anticipated availability of Victims of Crime Act (VOCA) grant funds from the U.S. Department of Justice. The purpose of VOCA grant funds is to provide support services to crime victims. Services are defined as efforts that address the emotional and physical needs of crime victims, help victims stabilize their lives after victimization, assist victims in understanding and participating in the criminal justice system, and provide victims with a measure of safety and security. The Police Department has received this grant for several years.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
11400334 334200	VOCA27	Increase	$56,001	
11430401 501212	VOCA27	Increase	$36,005	
11430401 502121	VOCA27	Increase	$2,754	
11430401 502222	VOCA27	Increase	$5,797	
11430401 502323	VOCA27	Increase	$9,897	
11430401 502424	VOCA27	Increase	$1,548	

Financial Summary:

The above accounts will be amended accordingly upon acceptance of these grant funds.

Recommendation

Acceptance of the 2026-2027 VOCA grant (Grant #VOCA27) and authorization for the Chief of Police to execute the grant agreement and to amend the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police
Presenter:

Attachment(s):

1. VOCA FY26-27 Award Letter
2. VOCA_Contract_2026

ITEM 7.H
Authorization to accept funding from the Florida Department of Law Enforcement Cyber Task Force Grant

Request

Authorize the Chief of Police to execute the FDLE Orlando Cyber/ESST Financial Assistance Agreement (Grant #CYBER26) with the Florida Department of Law Enforcement (FDLE).

Explanation

The Kissimmee Police Department is a participating agency with the Cyber Task Force and Electronic Surveillance Support Team. FDLE has received grant funding for this purpose and has allocated up to $12,500 to reimburse the City of Kissimmee for overtime and travel/training expenses to assist with these efforts. These funds will be under direct agreement with FDLE for the period 7/1/2026 through 6/30/2027.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
15100334 334200 15130403 505559		Increase Increase	$12,500 $12,500	

Financial Summary:

The above accounts will be adjusted to reflect acceptance of the grant funds.

Recommendation

Approval to accept funding from FDLE in the amount of $12,500.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police
Presenter:

Attachment(s):
1. ESST Application_
2. SFA - Agreement - ESST

ITEM 7.I
FY 2026 Edward Byrne Memorial Justice Assistance Grant Program

Request

Approval to apply for the FY 2026 Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program — Local Solicitation from the United States Department of Justice Office. (Grant # JAG28)

Explanation

The Police Department requests approval to apply for the FY 2026 (BJA) Edward Byrne Memorial Justice Assistance Grant Program. On August 25, 2026, the City was notified that the Office of Justice Programs is open to applications for funding under the FY 2026 BJA Edward Byrne Memorial Justice Assistance Grant program. The City is eligible for $63,886.00, which will be allocated for the partial funding of salaries for two Police Officers and one Police Sergeant as outlined in the grant application. The balance of the monies needed for the salaries and benefits of the Officers and Sergeant will continue to come from the General Fund.

Recommendation

Approval to apply for the FY 2026 BJA Edward Byrne Memorial Justice Assistance Grant (JAG) Program (Grant # JAG28)

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Police
Presenter:

Attachment(s):
1. FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula

ITEM 7.J
Edward Byrne Memorial Justice Assistance Grant Program FY2025

Request

Request to accept the Edward Byrne Memorial Justice Assistance Grant Funding on behalf of the Kissimmee Police Department and authorize the City Manager to execute any documents required to accept the award (Grant #JAG26).

Explanation

The Police Department applied for funding through the Department of Justice's FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG). On July 31, 2026, the city was notified that the Office of Justice Programs approved the application for funding under the FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program: Local Solicitation. The city was awarded $31,825.00, which will be allocated to partially fund the salaries of two police officers and one police sergeant, as outlined in the grant application. The remaining funds needed for the officers' and the sergeant's salaries and benefits will continue to come from the General Fund.

Recommendation

Approval to accept the Edward Byrne Memorial Justice Assistance Grant funding and authorize the City Manager to execute the required documents to accept the award and amend the budget as necessary.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Police
Presenter:

Attachment(s):
1. DOJ Award Package-DOJ Stakeholder Award Notification for Grant #JAG27

ITEM 7.K
Resolution to Adopt the Multi-Jurisdictional Program for Public Information as part of the National Flood Insurance Program

Request

Approval of a resolution adopting the Multi-Jurisdictional Program for Public Information (PPI) related to the City's Community Rating System (CRS) participation under FEMA's National Flood Insurance Program.

Explanation

The City of Kissimmee and Osceola County have developed a Multi-Jurisdictional Program for Public Information (PPI) to assess community needs for flood-related information and coordinate outreach efforts to effectively communicate flood risk, preparedness, and flood insurance information to the public.

The PPI was developed through a stakeholder committee consisting of local government and non-local government representatives. The program establishes coordinated outreach activities and will be monitored and evaluated through stakeholder meetings to ensure continued implementation of the identified annual outreach projects.

Formal adoption of the PPI by the City Commission will allow the City to receive additional Community Rating System (CRS) credit under Activity 330, Outreach Projects, and Activity 370, Flood Insurance Promotion. These activities support the City's ongoing efforts to strengthen community awareness of flood risks and available flood insurance resources.

The City of Kissimmee was previously rated as a CRS Class 7 community and is now achieving a CRS Class 5 rating. This improvement reflects the City's continued commitment to effective floodplain management and provides eligible residents within the Special Flood Hazard Area (SFHA) with increased flood insurance premium discounts of up to 25%. Adoption of the PPI will further support the City's efforts to maintain and improve its CRS classification.

Recommendation

Approval of the resolution adopting the Multi-Jurisdictional Program for Public Information (PPI) related to the City's Community Rating System (CRS) participation under FEMA's National Flood Insurance Program.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Adopt

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. (S) COK Resolution for Program for Public Information
2. Multi-Jurisdictional Program for Public Information for Osceola County and City of Kissimmee

ITEM 7.L

Authorization to Negotiate Construction Engineering and Inspection Services for Connect Kissimmee Complete Streets Phase 1

Request

Requesting approval to authorize staff to negotiate a Professional Construction Engineering and Inspection (CEI) Services Agreement with CDM Smith Inc. under RFQ2026-013 for the Connect Kissimmee Complete Streets Phase 1 Project.

Explanation

The Public Works & Engineering Department requested that the Purchasing Division solicit qualifications from qualified firms for Construction Engineering and Inspection (CEI) services for the Connect Kissimmee Complete Streets Phase 1 Project.

RFQ2026-013 was advertised on May 30, 2026, in the Orlando Sentinel, on DemandStar, and on VendorLink. Eight firms submitted qualifications by the July 1, 2026, deadline. After evaluating the submittals, the selection committee shortlisted the three highest-ranked firms: GFT Infrastructure Inc., CDM Smith Inc., and DRMP.

After presentations and final evaluations, CDM Smith Inc. ranked first with a score of 99.75, followed by DRMP with 95.50 and GFT Infrastructure Inc. with 90.50.

Approval of this item will authorize staff to begin negotiations with CDM Smith Inc. If an agreement cannot be reached, negotiations will proceed with the second-ranked firm, DRMP. Once negotiations are complete, the final agreement will be presented to the City Commission for approval.

Recommendation

Approval to authorize staff to negotiate a Professional Construction Engineering and Inspection (CEI) Services Agreement with CDM Smith Inc. under RFQ2026-013 for the Connect Kissimmee Complete Streets Phase 1 Project.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):

1. Authorization to Place Bid on Agenda Connect Kissimmee
2. Notice of Intent - RFQ2026013 Connect Kissimmee Complete Street Phase 1

ITEM 7.M
Woodside Drainage & Utilities Phase 2 Change Order No. 3

Request

Approval of Change Order No. 3 to the existing construction contract with Jr. Davis Construction Company, Inc. (Contract #20260178), in the amount of $116,244.00, for additional drainage and stabilization improvements associated with the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project.

Explanation

The City is currently constructing the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project with Jr. Davis Construction Company, Inc. During construction, an unforeseen drainage condition was identified where stormwater runoff from an adjacent property was entering the project area, resulting in erosion and washout conditions and affecting the planned drainage improvements.

Change Order No. 3 provides for the additional work necessary to address these conditions and protect the project improvements. The additional work includes stabilization of the affected area, drainage improvements, grading, excavation, dewatering, and associated restoration activities.

The City's Construction Engineering and Inspection (CEI) consultant reviewed the proposed scope of work, supporting documentation, and associated costs and determined that the additional work is necessary and the proposed cost is reasonable. Approval of Change Order No. 3 will allow the contractor to complete the required improvements and maintain progress on the project.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
40945206-506393	SW2613	Decrease	$1,059,842.06	$116,244.00

Financial Summary:

Adequate funding for the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project is available within the account listed above.

Recommendation

Approval of Change Order No. 3 to the existing construction contract with Jr. Davis Construction Company, Inc. in the amount of $116,244.00, for additional drainage and stabilization improvements associated with the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. (S) Final CO#3 City of Kissimmee

ITEM 7.N
Purchase of Thermoplastic Burner System

Request

Requesting approval to purchase a TranTex TT1500DH Dual Pre-Melter Thermoplastic Burner System from TransCor Supply Company, Inc., in the amount of $82,400.00, for thermoplastic pavement marking operations on City-maintained roadways.

Explanation

Public Works has budgeted to replace its 2018 thermoplastic pre-melter burner system, which is used to install thermoplastic pavement markings on City-maintained roadways.

TransCor Supply Company, Inc. is the sole-source dealer in Florida for the TranTex TT1500DH Dual Pre-Melter Thermoplastic Burner System. The Fleet Maintenance Division reviewed the proposed equipment to confirm compatibility with the City's existing truck and compliance with City standards. Procurement has also been notified of the sole-source purchase and the associated pricing.

Replacing the existing system will allow Public Works to continue performing thermoplastic pavement-marking operations and to maintain roadway markings throughout the City.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10445406-506494	ST2308	Decrease	$82,400.00	$82,400.00

Financial Summary:

Sufficient funding for the purchase of the thermoplastic burner system is available within the Sales Tax Fund under Project ST2308.

Recommendation

Approval to purchase a TranTex TT1500DH Dual Pre-Melter Thermoplastic Burner System from TransCor Supply Company, Inc. in the amount of $82,400.00.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):

City of Kissimmee

1. Quote

ITEM 7.O
First Extension of the Stormwater Monitoring Data Host Agreement

Request

Requesting approval of the first one-year extension of the Stormwater Monitoring Data Host Agreement with Woolpert, Inc. (Contract #20240115), which extends the agreement through September 26, 2027, and authorize the City Manager to execute this agreement and any necessary related documents.

Explanation

On September 26, 2023, the City Commission awarded the Stormwater Monitoring Data Host Agreement to Woolpert, Inc. The agreement provides for the management and hosting of continuous data collected from seventeen (17) stormwater monitoring stations across six (6) watershed basins.

The stations collect and transmit data every 15 minutes to support the City's Nutrient Reduction Plan (NRP) and Basin Management Action Plan (BMAP) requirements. The initial three-year term expires on September 26, 2026.

This request will exercise the first optional one-year extension of the agreement, extending the contract term through September 26, 2027. All other terms and conditions of the agreement will remain unchanged.

Recommendation

Approval of the first one-year extension of the Stormwater Monitoring Data Host Agreement with Woolpert, Inc., extending the agreement through September 26, 2027.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. (S) FIRST EXTENSION - Between City and Woolpert

ITEM 7.P
Budget Transfer for Heavy Truck Mobile Lifts

Request

Approval of a budget transfer in the amount of $45,000 from the Medium Duty Stationary Lift Project (CS2611) to the Heavy Truck Mobile Lift Project (CS2609) to fund the purchase of eight (8) Heavy Truck Mobile Lifts in the amount of $130,897.

Explanation

The Fleet Division is requesting a budget transfer to support the purchase of eight (8) Heavy Truck Mobile Lifts. Funding will be transferred from the previously approved Medium Duty Stationary Lift Project, which is no longer required.

The existing four-post vehicle lifts have become increasingly problematic due to the condition of the shop floor. The surrounding concrete has developed cracks, and the anchor bolts have repeatedly loosened as vehicles enter and exit the lifts. These conditions have increased maintenance requirements and created potential safety concerns.

Replacing two existing four-post lifts with a wireless mobile Koni lift system will provide greater flexibility by accommodating multiple vehicle sizes and allowing technicians to configure the lifting columns based on the vehicle and repair being performed. Removal of the fixed lifts will also increase available shop space, improve vehicle staging and access to repair bays, and reduce congestion within the maintenance area.

The Medium Duty Stationary Lift Project will be removed from the capital plan in favor of the mobile lift system. Transferring the existing $45,000 allocation will redirect available Fleet capital funding to the Heavy Truck Mobile Lift Project without requiring additional Fleet capital funding.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
56045706-506494	CS2609	Increase	$90,000.00	$130,897.00
56045706-506494	CS2611	Decrease	$45,000.00	$45,000.00

Financial Summary:

A total of $45,000 will be transferred from the Medium Duty Stationary Lift Project (CS2611) to the Heavy Truck Mobile Lift Project (CS2609), increasing the available project funding to $135,000. The purchase of eight (8) Heavy Truck Mobile Lifts totals $130,897.

Recommendation

Approval of a budget transfer in the amount of $45,000 from the Medium Duty Stationary Lift Project (CS2611) to the Heavy Truck Mobile Lift Project (CS2609) to fund the purchase of eight (8) Heavy Truck Mobile Lifts in the amount of $130,897.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. Stertil-Koni Contract
2. Quote City of Kissimmee

ITEM 7.Q
Disposal of City Assets

Request

Approval to dispose of the asset items detailed in the attached report.

Explanation

The Charter states that the City Manager “shall not dispose of property belonging to the City, except on authority of the City Commission.” Therefore, staff is requesting approval to dispose of the items included on the attached list.

The items included on the attached list are slated to be auctioned, junked, sold or scrapped and have not previously been approved for disposition by the City Commission. These items will be placed up for auction via George Gideon Auctioneers, Inc. online auction unless otherwise desired by other local governments for purchase at fair market value.

Recommendation

Staff recommends Commission approval to remove these items from the City’s equipment inventory listing and to send those items to the auction for disposition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Finance
Presenter:

Attachment(s):
1. September 2026 Asset Disposals

ITEM 7.R
General Pension Board Ministerial Appointment

Request

Request Commission ministerial approval of the appointment of Janin Butler as the seventh member of the General Pension Board of Trustees. Janin Butler's current term is set to expire on September 30, 2026.

Explanation

As is written in the City Code, the General Pension Board has a seventh member (Trustee) who shall be chosen by a majority of the previous six (6) Trustees and shall be a legal resident of the City or own a business located in the City. The seventh person shall not be a member of the plan, a retiree, or an employee or an officer of the City or Toho Water Authority. The seventh Trustee shall be ratified by the City Commission and have the same rights of each of the other six (6) Trustees who have been appointed or elected. This position will serve a two-year term unless vacated sooner.

If approved, Ms. Butler's new term will expire September 30, 2028.

Recommendation

Staff and the General Pension Board recommend approval.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: City Manager
Presenter:

Attachment(s):
None

ITEM 7.S
Toho Water Authority Board Reappointment

Request

City Commission approval to reappoint Supervisor Henry Thacker to the Toho Water Authority Board.

Explanation

Toho Water Authority Board of Supervisors member Henry Thacker's term is due to expire September 30, 2026. A letter provided by Todd Swingle, CEO/Executive Director of Toho Water Authority is attached. The letter requests the reappointment of Supervisor Henry Thacker for a third and final term (October 1, 2026, to September 30, 2029).

Recommendation

Approval to reappoint Supervisor Henry Thacker.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Approve

Department: City Manager
Presenter:

Attachment(s):
1. Reappointment request - Henry Thacker - City of Kissimmee

ITEM 7.T
Police Pension Board Reappointment

Request

Approval to reappoint Kristen Camero to the Police Pension Board

Explanation

Police Pension Board Member Kristen Camero's term is set to expire on September 30, 2026, and is seeking reappointment. If reappointed, Ms. Camero will serve a new two (2) year term. Pursuant to city code the police pension board is made up of five board members with two members appointed by the city commission. Ms. Camaro's is a city resident and fills one of the two positions appointed by the city commission.

Recommendation

The Commission is requested to reappoint Kristen Camero to the Police Pension Board.

<u>REQUESTED CITY COMMISSION ACTION:</u>

Department: City Manager
Presenter:

Attachment(s):
None

ITEM 7.U
Acceptance of HUD Section 108 Loan Guarantee for the Haven on Vine

Request

Request acceptance of the U.S. Department of Housing and Urban Development's (HUD) offer of a Section 108 Loan Guarantee in the amount of $4,000,000; authorization for the Mayor to execute the Community Development Block Grant (CDBG) Federal Award Agreement (Grant #CDBGGEN25); and authorization for the City Manager, or designee, to execute any related documents.

Explanation

On January 20, 2026, the City Commission approved the intent to submit a Section 108 Loan Application to the U.S. Department of Housing and Urban Development (HUD) to support the rehabilitation of the Haven on Vine Apartments. The original application, approved by the City Commission through the Substantial Amendment process, requested $3,000,000 in Section 108 loan funds. On June 16, 2026, the City Commission approved an amendment increasing the requested amount to $4,000,000.

The Section 108 Loan Guarantee Program is the loan guarantee component of the Community Development Block Grant (CDBG) program. Through the program, HUD provides communities access to financing for eligible community development activities such as the major renovations needed to rehabilitate the Haven on Vine.

HUD has subsequently approved the City's application and issued an Offer of Commitment and Federal Award Agreement for Section 108 Loan Guarantee assistance. The approved assistance provides for HUD's guarantee of notes or other obligations issued by the City in an aggregate principal amount not to exceed $4,000,000, plus applicable interest, to finance eligible activities identified in the City's approved Section 108 Loan Application for the Haven on Vine rehabilitation project.

Acceptance of HUD's commitment is an important milestone in the financing process; however, acceptance does not constitute receipt or expenditure of the $4,000,000. Following acceptance, the City must complete HUD's applicable Section 108 closing requirements, execute the required financing and security documents, satisfy conditions precedent to funding, and complete the process necessary for issuance of the HUD-guaranteed obligations.

Section 108 proceeds will be restricted to eligible activities authorized under the approved application and will remain subject to applicable HUD and CDBG requirements. The City will be responsible for repayment of the guaranteed obligations in accordance with the final financing documents and repayment schedule.

Following execution of the Federal Award Agreement by the Mayor, the City Manager, or designee, will be authorized to execute related documents and take the administrative actions necessary to complete the Section 108 financing and closing process. No Section 108 proceeds will be available for expenditure until the applicable HUD closing and funding requirements have been satisfied.

Recommendation

Approve acceptance of the $4,000,000 HUD Section 108 Loan Guarantee, authorize the Mayor to execute the Federal Award Agreement, and authorize the City Manager, or designee, to execute related documents and take such administrative actions as may be necessary to effectuate the award and complete the Section 108 financing and closing process, subject to legal review and approval.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Development Services
Presenter:

Attachment(s):
1. (S) FederalAwardAgreement_KissimmeeFL_B-25
2. OfferCommitLetter_KissimmeeFL_B-25

ITEM 8.A
(VSCRA) Vine Street Community Redevelopment Agency 2026 Redevelopment Plan Amendment

Request

Approval to forward the proposed 2026 Vine Street Community Redevelopment Plan Amendment to the City of Kissimmee Planning Advisory Board, acting as the designated Local Planning Agency (LPA), for review and recommendations regarding its consistency with the City's Comprehensive Plan pursuant to Section 163.360(4), Florida Statutes.

Explanation

In 2012, the City of Kissimmee City Commission established the Vine Street Community Redevelopment Agency (VSCRA) and adopted its initial Master Redevelopment Plan to transform the US 192/Vine Street corridor from a low-density, commercial strip into a series of pedestrian-friendly, mixed-use urban villages. Since adoption, several public and private investments have advanced this vision—including Form-Based Code implementation, corridor landscaping and lighting enhancements, and FDOT multi-modal safety projects.

To address evolving market conditions, eliminate remaining blighted conditions, and establish a clear 10-year action plan, the VSCRA contracted GAI Consultants, Inc. (Contract #20240342 / RFP2024-002) to prepare a comprehensive Redevelopment Plan Update.

Following extensive public engagement, stakeholder workshops, and technical analysis, GAI Consultants completed the 2026 Vine Street Community Redevelopment Plan. Key components and priorities of the updated plan include:
Catalyst Site Assembly & Redevelopment Concepts: Identification of 3 to 5 primary catalyst sites suitable for land assembly, public-private partnerships (P3), master stormwater retention, and visual renderings for high-density mixed-use development.

1. Corridor Revitalization & Motel/Retail Strategy: Actionable strategies to incentivize the acquisition, adaptive reuse, or complete redevelopment of aging, underutilized hotels/motels and commercial plazas.
2. Multi-Modal Infrastructure & Connectivity: Detailed capital improvement programs focusing on streetscaping, transit integration, traffic-calming, and pedestrian/bicycle network enhancements.
3. Implementation Framework & Economic Development: A phased 10-year financing and execution schedule leveraging Tax Increment Financing (TIF), grant programs, and private capital resources.

Following the CRA Board's presentation, the next step in the adoption process is to present the proposed 2026 Vine Street Community Redevelopment Plan Update to the Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA). During this review, the PAB will formally evaluate the update to confirm it is fully consistent with the Goals, Objectives, and Policies of the City of Kissimmee Comprehensive Plan before issuing its recommendation back to the Board.

The consultant will present the key details and objectives of the plan.

Recommendation

Approval to forward the proposed 2026 Vine Street Community Redevelopment Plan Amendment to the City of Kissimmee Planning Advisory Board, acting as the designated Local Planning Agency (LPA), for review and recommendations regarding its consistency with the City's Comprehensive Plan pursuant to Section 163.360(4), Florida Statutes.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development
Presenter: Samia Singleton

Attachment(s):
1. 2026 Vine Street CRA Plan_August 2026
2. Vine St CRA Plan Update_Final Plan Presentation_August 2026

ITEM 8.B
(DKCRA) Azure Hotel International, Inc. Pioneer Project Incentive Program Agreement

Request

Requesting approval of the Pioneer Project Incentive Program Agreement (PPIP) with Azure Hotel International, Inc. (Contract #20260298) for the Hotel and Convention Center Project.

Explanation

One of the Downtown Kissimmee Community Redevelopment Agency (CRA) goals is to use developer incentives to encourage private-sector investment in downtown Kissimmee, thereby increasing property values and economic opportunity.

The City Commission approved the Downtown Kissimmee CRA Pioneer Project Incentive Program (PPIP) as a vehicle to support development projects that will positively impact the residential and business community and the economic vitality of the CRA. Qualifying projects are evaluated by staff on a case-by-case basis based on capital investment, job creation, and alignment with the CRA Master Redevelopment Plan.

Azure Hotel International, Inc. submitted a PPIP application for the comprehensive development of a transformative luxury hotel and convention center at 201 E. Dakin Avenue. The project encompasses an estimated development investment of $147,094,193, comprising a privately-owned 10-story, 309-room luxury hotel spanning approximately 220,000 square feet ($100,914,893 cost) and a 45,000-square-foot convention center featuring an 18,400-square-foot main hall ($46,179,300 cost).

The project meets the PPIP Policy's definition of an innovative commercial project that will:

- Advance the CRA's vision for a vibrant, historic lakeside "destination downtown" with mixed commercial, tourism, employment, and community uses.
- Introduce a flagship luxury hospitality asset under the Preferred Hotels & Resorts affiliation to an underserved downtown market.
- Bring substantial convention business and tourism, and an estimated $18,000,000 contribution to the local economy.
- Create an estimated 200 permanent jobs and approximately 400 construction jobs.

The applicant requested a PPIP funding amount of $1,500,000. Per the PPIP policy, approved incentives are limited strictly to ten percent (10%) of eligible tangible project hard costs, up to a program maximum of $1,500,000. Staff reviewed the project application and finalized an Eligible Tangible Costs Worksheet for the hotel component, which excludes soft costs such as architectural, engineering, legal, or permitting fees.

The total eligible hard construction costs solely for the hotel—spanning site work, foundation, structure & parking garage, exteriors, interiors, and premium infrastructure—total $81,392,106. Ten percent of these eligible physical improvement costs equals $8,139,210.60. However, per the program policy, the recommended grant award is capped at the maximum allowed amount of $1,500,000.

Therefore, staff recommends approving the award of a PPIP grant to Azure Hotel International, Inc. in the amount of $1,500,000.

The attached agreement memorializes the grant award, terms, and the parties' mutual commitments. The grant will be awarded on a reimbursement basis once the project is completed, has received a Certificate of Occupancy, and the developer provides verified invoices and proof of payment.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10622208-508282		Decrease	1,500,000	1,500,000

Financial Summary:

The Downtown Kissimmee CRA has funds available to support this grant. In accordance with the PPIP policy disbursement schedule for awards greater than $500,001, funding will be distributed in five (5) equal annual payments of $300,000 over a five-year period following project completion and compliance verification.

Recommendation

Approve the Pioneer Project Incentive Program Agreement (PPIP) with Azure Hotel International, Inc., for the Hotel and Convention Center Project.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development
Presenter:

Attachment(s):
1. (S) Final Draft DKCRA PPIP Agreement