



**COMMISSION AGENDA
SESSION OF THE CITY COMMISSION TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, OCTOBER 15, 2019
6:00 PM**

1. MEETING CALLED TO ORDER

“As a courtesy to others, please silence all electronic devices during the meeting.”

“Citizens desiring to speak under Hear Audience shall submit a request form for the City Clerk prior to the meeting. Forms are available at the door or from the City Clerk.”

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A. PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

The request is for the City Commission to present a Proclamation in honor of "Domestic Violence Awareness Month."

3.B. PROCLAMATION - CENTRAL FLORIDA MOBILITY WEEK

The request is for the City Commission to present a Proclamation in honor of "Central Florida Mobility Week."

3.C. PRESENTATION OF RETIREMENT WATCH TO DEPUTY FIRE CHIEF ERIC CRUZ

Eric Cruz be presented with his retirement watch to honor his 30 years of service to the City of Kissimmee.

3.D. ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: PROJECT MACH1

Kissimmee's Economic Development Division will introduce Project Mach1 to the City Commission.

3.E. ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: VIP FAMILY PRACTICE

Kissimmee's Economic Development Division will introduce an expanding medical QTI company - VIP Family Practice.

3.F. OSCEOLA COUNTY 2020 CENSUS PRESENTATION

Osceola County 2020 Census presentation.

3.G. EMPLOYEE OF THE MONTH FOR OCTOBER

That the City Commission join the City Manager in recognizing Paula Waksmonski, Police Department, as October's Employee of the Month.

3.H. SERVICE AWARDS FOR JULY, AUGUST AND SEPTEMBER

Request that the City Commission join the City Manager in recognizing employees who have reached milestones in years of service.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A. PUBLIC HEARING - SECOND & FINAL READING - ANNEXATION - LANCASTER RANCH PARK: DRC#19-058 - PROPOSED ORDINANCE NO. 19-15

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Approval to annex 52.21 acres of property located to the west of the City's Lancaster Ranch Park site, south of Pleasant Hill Elementary School, north of Shingle Creek and west of Pleasant Hill Road.

4.B. PUBLIC HEARING - SECOND & FINAL READING: LAND USE PLAN AMENDMENT (LARGE SCALE) - LANCASTER RANCH PARK: DRC#19-059 (LDR - COUNTY TO REC - CITY) - PROPOSED ORDINANCE NO. 19-16

AN ORDINANCE AMENDING ORDINANCE NO. 2771 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

Approval of a large-scale land use map amendment to change the land use designation from LDR (Low Density Residential) - County to REC (Recreation) - City for 53.21 acres.

4.C. PUBLIC HEARING - FINAL READING - ZONING MAP AMENDMENT - LANCASTER RANCH PARK: DRC#19-060 (AC - COUNTY TO OS - CITY) - PROPOSED ORDINANCE NO. 19-17

AN ORDINANCE AMENDING ORDINANCE NO. 2038 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

Approval of a zoning map amendment to change the zoning designation from AC (Agriculture) - County to OS (Open Space) - City for 53.21 acres.

5. PUBLIC HEARINGS

5.A. PUBLIC HEARING - PUD AMENDMENT (UPDATE USE & DESIGN STANDARDS) - SAN SEBASTIAN VALLEY: DRC #19-00090

Approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the San Sebastian Valley development.

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 HANDLING OF ROUTINE MISCELLANEOUS BUSINESS OF THE CITY COMMISSION. THE CITY COMMISSION IN ONE MOTION MAY ADOPT THE ENTIRE AGENDA. THE MOTION FOR ADOPTION IS NON-DEBATABLE AND MUST RECEIVE UNANIMOUS APPROVAL. BY REQUEST OF ANY INDIVIDUAL MEMBER, ANY ITEM MAY BE REMOVED FROM THE CONSENT AGENDA AND PLACED UPON THE REGULAR AGENDA FOR DEBATE.

7.A. COMMISSION MINUTES APPROVAL

Request Commission approval of the Commission Minutes for the meeting held on September 17, 2019 and the Commission Evaluation of the City Manager held on October 1, 2019.

7.B. AWARD OF FEDERAL HOME FUNDS FOR THE REHABILITATION OF OAK LEAF LANDINGS APARTMENTS

Approval to award HOME funding in an amount not to exceed \$139,188 to subsidize the rehabilitation of the Oak Leaf Landings Apartments and execute the necessary HOME agreements.

7.C. AUTHORIZATION TO PURCHASE THE ANNUAL CITY VEHICLE REQUIREMENTS FROM THE STATE CONTRACT, SHERIFF'S CONTRACT, OR CITY'S BID

Authorization to purchase the FY 2019-20 City vehicle requirements from the State contract, Sheriff's contract, or the City bid, whichever is most cost-effective, considering the requirements of the departments.

7.D. KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT FOR PROJECT MACH1

Staff requests approval of the Kissimmee Economic Development contract with Project Mach1.

7.E. KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT WITH VIP FAMILY PRACTICE

Staff requests approval of the Kissimmee Economic Development contract with VIP Family Practice.

7.F. AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH AVCON, INC. FOR THE AIRPORT WILDLIFE MANAGEMENT PLAN

Staff requests approval of Amendment #8 to the professional service agreement between the City of Kissimmee and AVCON, Inc. dated December 19, 2017, for the Airport Wildlife Hazard Management Plan.

7.G. ACCEPTANCE OF GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS

Request City Commission approval of the acceptance of Fiscal Year 2019 Bulletproof Vest Partnership Grant from the United States Department of Justice Office of Justice Programs.

7.H. KUA CONTRACTS FOR LINE EXTENSIONS FOR THE DEVELOPMENT OF THE HANSEL PLANT SITE BY MOSAIC PARTNERS IV, LLC

Staff requests approval of three Kissimmee Utility Authority (KUA) contracts for line extensions for KUA infrastructure changes as required to commence development of the Mosaic project at the Hansel Plant site.

7.I. DISPOSAL OF CITY ASSETS

Request Commission approval to dispose of the asset items detailed in the attached report.

8. DISCUSSION ITEMS

None.

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 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 STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 3.A.

PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

Request

The request is for the City Commission to present a Proclamation in honor of "Domestic Violence Awareness Month."

Explanation

N/A

Attachment(s):

1. Proclamation-Domestic Violence Awareness Month.2019

ITEM 3.B.

PROCLAMATION - CENTRAL FLORIDA MOBILITY WEEK

Request

The request is for the City Commission to present a Proclamation in honor of "Central Florida Mobility Week."

Explanation

N/A

Attachment(s):

1. Proclamation-Central Florida Mobility Week.2019

ITEM 3.C.

PRESENTATION OF RETIREMENT WATCH TO DEPUTY FIRE CHIEF ERIC CRUZ

Request

Eric Cruz be presented with his retirement watch to honor his 30 years of service to the City of Kissimmee.

Explanation

Deputy Fire Chief Eric Cruz has retired after 30 years of dedicated service to the Fire Department. Eric started as a Firefighter Trainee and worked his way up through the ranks to the position of Deputy Fire Chief of Operations.

It all started in 1988. Eric was working for Bright House Networks installing cable. One of those installations was for a house where two (2) firefighters lived. They recognized that Eric's character and personality would be an excellent fit for the fire service. They told him about a minority grant program with the City of Kissimmee and suggested he apply. Eric entered into a scholarship/employment agreement with the City of Kissimmee and he was hired in July 1989.

During his time with the department Eric proved himself to be an excellent employee, a sound leader, and a good person. He has the respect of his peers and has earned the reputation of someone you go to when you need advice or assistance. Eric is known as a family man with a strong faith in the Lord. He participated in many committees and was a long-time member of the department's Honor Guard. After Lt. Randy Madison retired, Eric assumed the role of Honor Guard Commander, representing the City at a variety of events.

Eric has always created a spirit of cooperation and support with his crews. The motto of the fire department is Courage, Compassion, Community. Eric always encouraged his crews to exemplify that motto in everything they did. One example of this happened in August 2010. At about 9:00 pm a gentleman showed up at Station 13 needing assistance because he had been evicted. Instead of turning him away, the crew listened to him, showed empathy for his situation, and gave him phone numbers to agencies that might be able to help. Then, after finding out that he had 2 young and hungry daughters and a wife that was 8-months pregnant waiting for him at the Osceola Square Mall, they went on to gather some food for the family and some money to help them. After Chief Cruz was notified of the situation, he provided additional information and had his entire crew meet at the Osceola Square Mall to meet with the family. By the end of the night he and his crew had found the family an affordable hotel room for the night, so they would be out of the expected storm, inspected the hotel room for suitability, paid their hotel bill, gave them food to eat, provided toys for the children, and quietly left them some money for further assistance. They even found a church willing to take this family in and assist them during their emergency.

In 2018 Eric was promoted to the position of Deputy Fire Chief of Operations. His first project as the Deputy Chief was to work on the development of a decontamination policy as a part of KFD's cancer initiative. Although there is recent legislation to assist firefighters who get cancer presumed to be

caused by an on-the-job exposure, KFD is focusing on cancer prevention. This decontamination policy will be Chief Cruz's legacy with the department and it will go a long way in protecting our firefighters from this horrible disease.

Chief Cruz is one of the most respected members KFD has ever had. Many in the department were at his wedding to his beautiful wife, Sylvia, and we watched their son, Eric, grow from an adorable baby to the outstanding young man he has become. Eric and Sylvia are, and always will be, a part of the KFD family and they will be missed.

We wish Eric all the best in his retirement.

Attachment(s):

None

ITEM 3.D.

ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: PROJECT MACH1

Request

Kissimmee's Economic Development Division will introduce Project Mach1 to the City Commission.

Explanation

Project Mach1 is a new QTI company ready to develop property within our Kissimmee Gateway Airport's Business Airpark. City's Economic Development Division will introduce company owner and explain project.

Attachment(s):

None

ITEM 3.E.

ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: VIP FAMILY PRACTICE

Request

Kissimmee's Economic Development Division will introduce an expanding medical QTI company - VIP Family Practice.

Explanation

VIP Family Practice, is an expanding medical company located within the Kissimmee Medical Arts District. Kissimmee's Economic Development Division will introduce company owner and explain the company expansion.

Attachment(s):

None

ITEM 3.F.

OSCEOLA COUNTY 2020 CENSUS PRESENTATION

Request

Osceola County 2020 Census presentation.

Explanation

Osceola County Assistant Human Services Director Danicka Ransom will provide an overview of the upcoming 2020 Census and the activities planned for our county.

Attachment(s):

1. 2020 Census presentation

ITEM 3.G.
EMPLOYEE OF THE MONTH FOR OCTOBER

Request

That the City Commission join the City Manager in recognizing **Paula Waksmonski**, Police Department, as October's Employee of the Month.

Explanation

The City is pleased to announce October's Employee of the Month, Paula Waksmonski, Clerk Technician for the Police Department. Paula has been with the City over 5 years. Paula is known as a dependable, efficient and focused employee. Paula is continually learning and willingly helps others. Her knowledge of the Police department functions has enabled her to enhance some of the methods of operation which have been incorporated into various training processes. For example, Paula was instrumental in developing the Records Unit Training Program and the Administrative Assistant Laserfiche Training Program.

Paula's cross-training in all areas of the Records Unit provides consistency and efficiency as she assists co-workers or substitutes for the Supervisor. And, although Paula's internal customers have varying shifts, Paula often stays late or comes in early to assist where needed and her extra efforts are appreciated by all. An asset to the Records Unit, Paula has integrity and loyalty that are above reproach. She is dedicated to the mission and goals of the Department and for this we recognize her this month.

Attachment(s):

None

ITEM 3.H.**SERVICE AWARDS FOR JULY, AUGUST AND SEPTEMBER****Request**

Request that the City Commission join the City Manager in recognizing employees who have reached milestones in years of service.

Explanation

<u>Five</u>	Stephen Gonnella	Fire
	Robert Kloznick	Police
	Heather Litteral	Finance
	David Losey	Fire
	Al Marrero Gonzalez	Public Works & Engineering
	Jason Stewart	Fire
	Mario Vega	Public Works & Engineering
<u>Ten</u>	Lisette Mercado	Police
	Jonathan Padilla	Police
	Ian Thomas	Information Technology
<u>Fifteen</u>	Juan C. Hernandez	Development Services
	Jane Hodgson	Police
	Judy Serrano	Police
<u>Twenty</u>	Eva Alayon	Police
	Wilson Munoz Jr.	Police
	John Rudd	Parks & Recreation
<u>Twenty-five</u>	Frank Bachmann	Fire
	Joan Robinson	Fire

Attachment(s):

None

ITEM 4.A.

PUBLIC HEARING - SECOND & FINAL READING - ANNEXATION - LANCASTER RANCH PARK: DRC#19-058 - PROPOSED ORDINANCE NO. 19-15

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Request

Approval to annex 52.21 acres of property located to the west of the City's Lancaster Ranch Park site, south of Pleasant Hill Elementary School, north of Shingle Creek and west of Pleasant Hill Road.

Explanation

The City wishes to annex 53.21 acres of land that is located adjacent to the existing Lancaster Ranch property. The City intends to improve both properties into a regional park with a combination of passive and active recreational amenities and conservation lands. The companion Land Use Plan Amendment-Large Scale (DRC#19-059) and Zoning Map Amendment (DRC#19-060) applications are running concurrent with this annexation request.

FINDINGS AND REASONS:

1. Compliance with Chapter 171 of the Florida Statutes as it meets all the criteria for voluntary annexation as the subject property is contiguous to the City Limits along its eastern boundary. Municipal services, including water, sewer, drainage, police and fire protection are already provided to surrounding properties. The subject property is reasonably compact and will not result in the creation of enclaves if annexed.
2. Compliance with Section 14-2-12 annexation regulations outlined in the Land Development Code.

Recommendation

Development Review Committee (DRC):

Recommended approval subject to DRC comments on May 7, 2019.

Planning Advisory Board (PAB):

Recommended approval by a vote of 7-0 on June 5, 2019.

CONDITIONS:

1. Subject to City Commission review and approval and associated Land Use Plan and Zoning Map Amendment requests.
2. All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

City of Kissimmee

Attachment(s):

1. 19-058 - Lancaster Ranch Annex Proposed Ord 19-15
2. 19-058 - Vicinity Map
3. 19-058 - Aerial Map
4. 19-058 - Site Data Tables
5. 19-058 - 07-16-2019 Commission Action Summary
6. 19-058 - Lancaster Ranch Park.101519. CC ad
7. 19-058 - 06-05-19 PAB Actions
8. 19-058 - DRC Comments 05.07.2019
9. 19-058 - DRC Application 04.19.2019

ITEM 4.B.

PUBLIC HEARING - SECOND & FINAL READING: LAND USE PLAN AMENDMENT (LARGE SCALE) - LANCASTER RANCH PARK: DRC#19-059 (LDR - County to REC - City) - PROPOSED ORDINANCE NO. 19-16

AN ORDINANCE AMENDING ORDINANCE NO. 2771 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

Request

Approval of a large scale land use map amendment to change the land use designation from LDR (Low Density Residential) - County to REC (Recreation) - City for 53.21 acres.

Explanation

As part of the companion annexation and zoning map amendment requests, the City wishes to incorporate the subject property into the existing City Lancaster Ranch property to host a large regional park. To accommodate this, the City is requesting a land use change from LDR (Low Density Residential) - County to REC (Recreation) - City. Since this property is over 10 acres, the City transmitted this request to the Florida Department of Economic Opportunity (DEO) and received no objections on August 30, 2019.

FINDING AND REASON:

1. Compliance with Comprehensive Plan Future Land Use Element Objective 1.2.8 and Policy 1.2.8.1 as the Recreational land use will preserve major open space and recreation areas and help protect environmentally sensitive lands and essential systems, such as Shingle Creek.

Recommendation

Development Review Committee (DRC):

Recommended approval subject to DRC comments on May 7, 2019.

Planning Advisory Board (PAB):

Recommended approval by a vote of 7-0 on June 5, 2019.

City Commission (CC):

Approved the first reading and transmitted to the State by a vote of 5-0 on July 16, 2019.

Florida Department of Economic Opportunity (EOC):

Had no comments on the proposed amendment and recommended approval on August 30, 2019.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. 19-059 - Lancaster Ranch Park LUPA Proposed Ord 19-16
2. 19-059 - Vicinity Map
3. 19-059 - Aerial Map
4. 19-059 - Site Data Tables
5. 19-059 - DEO 19-02ESR, FDOT & FDEP Transmittal Responses
6. 19-059 - DEO TRANSMITTAL - LANCASTER RANCH PARK -- 07.30.19
7. 19-059 -07-16-2019 Commission Action Summary
8. 19-058 - Lancaster Ranch Park.101519.LUPA CC ad
9. 19-059 - 06-05-19 PAB Actions
10. 19-059 - DRC Comments 05.07.2019
11. 19-059 - DRC Application 04.19.2019

ITEM 4.C.

PUBLIC HEARING - FINAL READING - ZONING MAP AMENDMENT - LANCASTER RANCH PARK: DRC#19-060 (AC - COUNTY TO OS - CITY) - PROPOSED ORDINANCE No. 19-17

AN ORDINANCE AMENDING ORDINANCE NO. 2038 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

Request

Approval of a zoning map amendment to change the zoning designation from AC (Agriculture) - County to OS (Open Space) - City for 53.21 acres.

Explanation

As part of the associated annexation and land use request, the City wishes to establish a OS (Open Space) zoning district designation. The intent is to incorporate the subject property into the existing City Lancaster Ranch Park site in order to create one large regional park.

FINDINGS & REASONS:

1. Compliance with the intent of the OS (Open Space) zoning district as outlined in Section 14-2-42 of the Land Development Code as this district is to help protect environmentally sensitive natural systems, preserve major open spaces, and provide for recreational needs of the city.
2. Compliance with Comprehensive Future Land Use Element Objective 1.2.8 and Policy 1.2.8.1 as the Open Space zoning district is intended for the Recreational land use designation to help preserve major open space and provide for recreational areas, while also protecting environmentally sensitive lands and essential systems such as Shingle Creek.

Recommendation

Development Review Committee (DRC):

Recommended approval subject to DRC comments on May 7, 2019.

Planning Advisory Board (PAB):

Recommended approval by a vote of 7-0 on June 5, 2019.

CONDITION:

1. Subject to City Commission approval of associate annexation (DRC#19-058) and land use map amendment (DRC#19-059) requests.

REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Attachment(s):

1. 19-060 Lancaster Ranch Park Proposed Ord 19-17
2. 19-060 - Vicinity Map

3. 19-060 - Aerial Map
4. 19-060- Site Data Tables
5. 19-060 - Lancaster Ranch Park.101519.ZMA CC Ad
6. 19-060 - PAB060519.minutes
7. 19-060 - DRC Comments 05.07.2019
8. 19-060 - DRC Application 04.19.2019

ITEM 5.A.

PUBLIC HEARING - PUD AMENDMENT (Update Use & Design Standards) - SAN SEBASTIAN VALLEY: DRC #19-00090

Request

Approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the San Sebastian Valley development.

Explanation

This property is located on the East side of Bass Road, south of Vine Street. In 2004 the property was annexed and was assigned an SRPUD (Short Term Rental Planned Unit Development) zoning designation for a townhome development. After approvals were obtained, the developer built and completed the internal road, utilities, retention pond, and other supporting infrastructure. But before the owner was able to construct the buildings and finish the project, the housing market crashed. The owner has since sold the property to another developer who wishes to construct a condominium style product. With the the unit type change comes changes to the architectural design. As a result, the applicant requests approval to update the use and building design standards for the development.

When the original development was approved by the Commission, the code did not require certain design standards that exist under the current regulations. Since most of the infrastructure was built and approved by the City prior to the recession, any existing improvements are considered grandfathered non-conforming improvements by the code. Any new construction will conform to current building code and design standards.

Recommendation

Development Review Committee (DRC) recommended approval subject to DRC comments on June 11, 2019.

Planning Advisory Board (PAB) recommended approval by a vote of 7-0 on September 18, 2019.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. 19-090 - Vicinity Map
2. 19-090 - Aerial Map
3. 19-090 - Proposed & Past Plans
4. 19-090 - San Sebastian Valley.101519 CC Ad
5. 19-090 - pab091819.minutes
6. 19-090 - DRC Comment Response for 6-11-19 Meeting
7. 19-090 - DRC Application 05.24.2019

ITEM 7.A.**COMMISSION MINUTES APPROVAL****Request**

Request Commission approval of the Commission Minutes for the meeting held on September 17, 2019 and the Commission Evaluation of the City Manager held on October 1, 2019.

Explanation

Minutes of the Commission meeting held on September 17, 2019 and the Special Session held on October 1, 2019 are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. Commission Minutes - September 17 2019
2. Commission Special Session / City Manager Evaluation - October 1 2019

ITEM 7.B.

AWARD OF FEDERAL HOME FUNDS FOR THE REHABILITATION OF OAK LEAF LANDINGS APARTMENTS

Request

Approval to award HOME funding in an amount not to exceed \$139,188 to subsidize the rehabilitation of the Oak Leaf Landings Apartments and execute the necessary HOME agreements.

Explanation

On April 27, 2019, the City of Kissimmee advertised the availability of HOME funds. The Osceola Council on Aging, Inc. (OCA) submitted an application to receive funding for the rehabilitation of Oak Leaf Landings Apartments, a 50 unit multifamily complex located at 2350 N. Central Avenue, Kissimmee, FL 34741. The property is owned by Kissimmee Oaks Housing I, Inc. and OCA is acting as the developer for the project. The project scope of work includes: replacing the flooring in common areas with luxury vinyl tile, replacing the windows in all of the units, and paving/resurfacing the parking lot.

HOME participating jurisdictions are required to set aside at least 15% of their allocation to fund Community Housing Development Organization (CHDO) projects. At this time, OCA is the only CHDO in Osceola County. After reviewing the application, staff is recommending funding in the amount of \$92,254 which is the amount set aside for Community Housing Development Organizations (CHDOs) from FY 2017-2018 and FY 2018-2019. Additional CHDO funds from FY 2019-2020 will be available for the project once the Department of Housing and Urban Development (HUD) provides the Osceola HOME Consortium, of which the City is a member, with the funding agreement for FY 2019-2020. At that time, the City plans to increase the amount allocated for the project and amend the HOME agreement to include an additional \$46,934 from FY 2019-2020 for a total amount of \$139,188.

All of the units will meet the HOME occupancy requirements. At least 10 units must be set aside for households earning up to 50% of the area median income and 45 of the total number of households must have incomes that do not exceed 60% of the area median income. The project shall remain affordable for 5 years regardless of transfer of ownership.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
1252-25-2510-515-5008282		Decrease	\$45,326	\$36,561
1253-25-2510-515-5008282		Decrease	\$350,071	\$55,693
1254-25-2510-515-5008282		Decrease	\$286,076	\$46,934

--	--	--	--	--

Financial Summary:

At this time, the project will be funded out of two fiscal year HOME allocations: FY 2017-2018 and FY2018-2019. Additional funds will be added to the final allocation once HUD executes the funding agreement for FY 2019-2020.

Recommendation

Staff recommends the Commission award HOME funding in an amount not to exceed \$139,188 to subsidize the rehabilitation of the Oak Leaf Landings Apartments and execute the necessary HOME agreements.

REQUESTED CITY COMMISSION ACTION:

Approve
Execute

Attachment(s):

1. Home Program Agreement - Council on Aging DBA Oak Leaf Landings Apartments
2. Osceola HOME Consortium Project Agreement - Oak Leaf Landings Apartments
3. PY 2019 CDBG HOME Application Advertisement
4. Application_combined
5. Advertisement public comment public hearing 19-20 - revised date

ITEM 7.C.

AUTHORIZATION TO PURCHASE THE ANNUAL CITY VEHICLE REQUIREMENTS FROM THE STATE CONTRACT, SHERIFF'S CONTRACT, OR CITY'S BID

Request

Authorization to purchase the FY 2019-20 City vehicle requirements from the State contract, Sheriff's contract, or the City bid, whichever is most cost-effective, considering the requirements of the departments.

Explanation

The City has 24 vehicles in the budget this year with a budgeted cost of \$993,400. Included in this total are 15 vehicles for the Police Department at a cost of \$648,000.

Standard procedure is to identify the pricing for those vehicles planned for purchase using the State and Sheriff's Association purchasing contracts, and then solicit bids from local dealers to match or beat the State or Sheriff's contract pricing.

Recommendation

Staff recommends approval to purchase the City vehicle requirements from the State contract, Sheriff's contract, or City bid, whichever is the most cost effective, considering the needs of each department.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

None

ITEM 7.D.

KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT FOR PROJECT MACH1

Request

Staff requests approval of the Kissimmee Economic Development contract with Project Mach1.

Explanation

Project Mach1 is an aviation company interested in developing a site within the Kissimmee Gateway Airport's Business Airpark. The company plans to build a 30,000 SF hangar. The facility construction and equipment is a \$1.7 million aeronautical investment for the community. The company expects to hire 10 individuals with a company average wage that exceeds \$40,811 which meets the Qualified Target Industry (QTI) criteria and makes it eligible for economic development incentives.

Eligible incentives include: 5-day fast track building permit process, Aerospace Equipment Grant (max value \$25,000); building life safety or Americans with Disabilities Act (ADA) retrofit rebate (max value \$25,000); building permit fee reimbursement (est. value \$5,591); Chamber of Commerce membership (\$425 value); development review fee reimbursement (est. value \$7,488); Local Hire Grant (max value \$25,000); City of Kissimmee mobility fee waiver (approx. \$20,264*); KUA commercial line extension fee waiver (over \$10,000* value); and TV commercial creation (est. value \$1,500*). The economic development incentives package totals \$120,268. All Kissimmee incentives are performance based and require companies to make the investments within the contract, including hiring the employees indicated, before the City will issue the incentive refunds/reimbursements. Funds are available in the Economic Development division's budget to cover these incentives.

*In-kind incentives; all others will be cash incentives.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
0001-10-1060-512-5003434	N/A		\$880,866	\$88,504

Financial Summary:

Adequate monies are available in the Economic Development incentive funds to cover the cash incentives outlined above.

Recommendation

City of Kissimmee

Staff recommends approval of the Kissimmee Economic Development contract with Project Mach1.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. Project Mach 1 ED Contract 9-2019.COA (2)

ITEM 7.E.

KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT WITH VIP FAMILY PRACTICE

Request

Staff requests approval of the Kissimmee Economic Development contract with VIP Family Practice.

Explanation

VIP Family Practice is an expanding medical company located within the Kissimmee Medical Arts District at 401 W. Oak Street. The company expansion meets QTI criteria, making it eligible for economic development incentives. All City of Kissimmee incentives are performance based and require companies to make the investments within the contract, including hiring the employees indicated, before the City will issue the incentive refunds/reimbursements.

Eligible incentives include: 5-day fast track building permit process, Hire Local Grant (max value \$25,000), Medical Equipment Grant (\$7,500 value), and TV commercial creation (est. value \$1,500*). This economic development incentives package totals \$34,000. Economic development incentive funds are available within the Economic Development division's other contracted services budget.

The company expansion includes the hiring of at least 6 more medical personnel, with a company average wage of \$59,375 (145% higher than 2019 Osceola County average wage).

*In-kind incentive; all others will be cash incentives.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
0001-10-1060-512-5003434	N/A		\$880,866	\$32,500

Financial Summary:

Adequate monies are available in the Economic Development incentive funds to cover the cash incentives outlined above.

Recommendation

Staff recommends approval of the Kissimmee Economic Development contract with VIP Family Practice.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. VIP Family Economic Development Contract for BCC - Oct 2019 (2)

ITEM 7.F.**AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH AVCON, INC. FOR THE AIRPORT WILDLIFE MANAGEMENT PLAN****Request**

Staff requests approval of Amendment #8 to the professional service agreement between the City of Kissimmee and AVCON, Inc. dated December 19, 2017, for the Airport Wildlife Hazard Management Plan.

Explanation

Due to the experience of Avcon Inc. in the aviation and planning field, the Kissimmee Gateway Airport has selected Avcon, Inc. to conduct a Wildlife Hazard Management Plan (WHMP) pursuant to Federal Aviation Administration (FAA) regulations and advisory circulars. Avcon is one of the airport's continuing services contractors.

The Wildlife Hazard Mitigation Plan will address the implementation steps required to reduce the threat of wildlife impacts on the airfield and surrounding areas in an effort to promote safe aircraft operations.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
4418-70-7010-542-5006393	AP1902	Decrease	\$52,910	\$50,410

Financial Summary:

Portions of this project are funded by the Federal Aviation Administration (90%), the Florida Department of Transportation (2%), and the Kissimmee Gateway Airport (2%). The total project amount is \$50,410 with each agency funding the following amounts:

FAA-AIP (Grant #: 3-12-0038-036-2019) \$45,369.00

FDOT-PTGA (Grant #: 446255-1-94-01) \$4,032.80

Kissimmee Gateway Airport \$1,008.20

Recommendation

Staff recommends Commission approval of Amendment 8 to the professional service agreement between the City of Kissimmee and AVCON dated December 19, 2017, for the Wildlife Hazard Management Plan.

City of Kissimmee

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. Avcon Amendment #8

ITEM 7.G.**ACCEPTANCE OF GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS****Request**

Request City Commission approval of the acceptance of Fiscal Year 2019 Bulletproof Vest Partnership Grant from the United States Department of Justice Office of Justice Programs.

Explanation

The Police Department applied for funding from the FY 2019 Bulletproof Vest Partnership Grant. On September 24, 2019, the City was notified that the Office of Justice Programs approved the application for funding under the FY 2019 Bulletproof Vest Partnership Grant. The City was awarded \$6,718.21 which will be allocated for the partial funding of bulletproof vests as outlined in the grant application. The balance of the monies needed for the remainder of the bulletproof vests will continue to come from the General Fund.

The Department requests the Commission accept the FY 2019 Bulletproof Vest Partnership Grant from the United States Department of Justice Office of Justice Programs.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
0001-30-3030-521-5005257	N/A		\$22,754	

Financial Summary:

The above referenced budget will be used to the extent that the grant will not cover the cost of bulletproof vest replacements.

Recommendation

Staff recommends that the City Commission accept the funding and authorize the City Manager to execute the required documents to accept the award.

REQUESTED CITY COMMISSION ACTION:

Accept

Attachment(s):

1. FY19 Approved by BVP

ITEM 7.H.

KUA CONTRACTS FOR LINE EXTENSIONS FOR THE DEVELOPMENT OF THE HANSEL PLANT SITE BY MOSAIC PARTNERS IV, LLC

Request

Staff requests approval of three Kissimmee Utility Authority (KUA) contracts for line extensions for KUA infrastructure changes as required to commence development of the Mosaic project at the Hansel Plant site.

Explanation

As part of the Mosaic development at the Hansel Plant site, several KUA infrastructure changes need to be completed to make the site pad ready per the Master Development Agreement between the City and the developer. These utilities were existing on the site prior to the decision to secure a developer and develop the site.

These changes are:

- KUA will convert overhead facilities (fiber optic) from above ground to underground
- KUA will relocate a transformer currently located near the corner of Beaumont Avenue and Lakeview Drive.
- KUA will raise junction boxes located in front of the apartment building that will be located near Ruby Avenue and Lakeview Drive to accommodate the new grade for the development.

The cost will be \$114,157.98, \$11,963.49 and \$75,474.40, respectively, for a total of \$201,595.87.

This work will be completed prior to the start of construction in January 2020.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
1107-10-1050-559-5008282		Decrease	\$639,528.00	\$201,595.87

Financial Summary:

The total for all three agreements of \$201,595.87 will be funded from the pioneer development project incentives in the Downtown CRA's budget.

Recommendation

Staff recommends the City Commission authorize the Mayor to sign the three KUA contracts for line extensions.

REQUESTED CITY COMMISSION ACTION:

Approve

Attachment(s):

1. EO0022483 - Line Extension Contract
2. EO0022484 - Line Extension Contract
3. EO0022767 - Line Extension Contract

ITEM 7.I.

DISPOSAL OF CITY ASSETS

Request

Request Commission approval to dispose of the asset items detailed in the attached report.

Explanation

The City 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, or cannibalized and have not been previously approved for disposition by the City Commission. These items will be placed up for auction via Manheim live auction or Manheim online auction. All Information Technology assets will be auctioned through A-1 Assets.

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

Attachment(s):

1. Auction COK10'19