



**COMMISSION WORKSHOP 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, DECEMBER 10, 2019
5:30 PM**

1. MEETING CALLED TO ORDER

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

2. WORKSHOP DISCUSSION

2.A. FORM BASED CODE UPDATE

Staff would like to update the City Commission on the proposed Form Based Code standards and next steps.

2.B. UPDATE ON CONCEPTUAL PLANS FOR THE BEAUMONT SITE REDEVELOPMENT

Staff will provide an overview of the proposed conceptual plans for the Beaumont site future redevelopment and requests Commission feedback on the plans and procurement of a Master Developer to lead the redevelopment effort of the site.

3. 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 2.A.

FORM BASED CODE UPDATE

Request

Staff would like to update the City Commission on the proposed Form Based Code standards and next steps.

Explanation

The City began the process to develop a Form-Based Code in late 2017 and has worked with the City's consultant, S&ME, to provide a new Land Development Code chapter that will replace the current Vine Street Overlay and Downtown Community Redevelopment Area (CRA) standards. In general terms, a Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A Form-Based Code is a regulation, not a mere guideline, adopted into city code and offers a powerful alternative to conventional zoning regulation.

Form-Based Codes address the relationship between building facades and public spaces, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-Based Codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

Staff is hopeful that the Form-Based Code will be adopted by February 2020 with staff training following adoption. Attached is a copy of the latest draft showing changes from the previous version of the code.

A draft of the PowerPoint Presentation from the Consultant is attached.

Attachment(s):

1. Kissimmee Form Based Code Ch 5_FBC_v25
2. CC FBC Workshop_v4-DRAFT PowerPoint

ITEM 2.B.

UPDATE ON CONCEPTUAL PLANS FOR THE BEAUMONT SITE REDEVELOPMENT

Request

Staff will provide an overview of the proposed conceptual plans for the Beaumont site future redevelopment and requests Commission feedback on the plans and procurement of a Master Developer to lead the redevelopment effort of the site.

Explanation

The City purchased the Beaumont site, located at the southwest corner of MLK Jr. Blvd and Central Ave., from Osceola County approximately two years ago. The City has leased back the existing office space to the County. The lease has approximately 18 months left till expiration.

City staff has initiated a Phase 1 Environmental Survey, a Geotechnical Survey and an Asbestos Survey on the property as part of the City's due diligence for future development.

Staff has also procured the services of SM&E Inc. to lay out a conceptual site plan and a graphical representation of what the Beaumont Site could look like when it is redeveloped. This site plan and graphic representation will be used to solicit a master developer that will work with the City to redevelop the entire 25 acre site.

The graphical representation includes a virtual 3D fly thru of the property as conceived. This will be shown at the workshop.

It is staff's hope that much of the preliminary work can be done prior to the end of the County's lease, so redevelopment can start as quickly as possible once the property has been vacated and the existing building can be demolished.

Attachment(s):

1. 2019-5-7_Concept_Final
2. 20190621_Beaumont Renderings