MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, JUNE 18, 2019, AT 6:00 PM AT THE CITY OF KISSIMMEE, CITY HALL COMMISSION CHAMBERS LOCATED AT 101 CHURCH STREET, KISSIMMEE, FLORIDA

1. MEETING CALLED TO ORDER

Members Present: Mayor Jose Alvarez, Commissioners Olga Gonzalez, Felix Ortiz, Angela Eady, Jim Fisher
Staff Present: City Manager Mike Steigerwald, City Attorney Don Smallwood, Deputy City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, City Clerk Linda Hansell, Records Specialist Eugenio Morales
Members Absent: None

Mayor Alvarez called the meeting to order at 6:00 p.m.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Fisher led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A. INTRODUCTION OF ECONOMIC DEVELOPMENT COMPANY SANDPIPER TURBINE LLC.

The Economic Development Office will introduce Sandpiper Turbine LLC, an expanding aviation company, at Kissimmee Gateway Airport.

Economic Development Director Belinda Kirkegard introduced William Whalen, owner of Sandpiper Turbine LLC, a maintenance repair and overhaul company (MRO) that specializes in Turbine Aircrafts and located at 3955 Merlin Drive. Kirkegard provided a brief history of the company, its growth, and facts about their recent $2 million investment, as well as highlighting that $77,000 is the average wage of their employees. She then thanked owners Bill and Melissa Whalen and expressed appreciation for their continued investment into the community.

Mr. Whalen expressed gratitude for the warm welcome, adding how much they love Kissimmee, and they are excited to open their business here. Mr. Whalen feels that Kissimmee Airport is the perfect location is a great resource for the City, and the Whalen family is glad to have invested in it.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A. PUBLIC HEARING - FIRST READING - LAND USE PLAN AMENDMENT - LARGE SCALE, DRC#19-053 OSCEOLA VILLAGE CENTER (CG & CONS to SF-LDR, SF-MDR & CG) - PROPOSED ORDINANCE NO. 19-13

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 from CG (Commercial General) and CONS (Conservation) to SF-LDR (Single Family Low Density Residential), SF-MDR (Single Family Medium Density Residential), MF-HDR (Multiple Family High Density Residential) and CG (Commercial General) for approximately 163 acres of vacant property.

Doug Etheredge, Assistant Development Services Director, reviewed the item and displayed a PowerPoint Presentation (Exhibit "A") as he explained the request for a First Reading. He stated this is a large-scale land use request that will be transmitted to the State Department of Economic Opportunity for their review. Once the review is complete, it will come back to the City Commission for the Final Reading. This request is to reduce Commercial General Land use from approximately 93-acres to about 15-acres and move the conservation area to accommodate additional single-family uses. Zoning for this property will be presented at the Second and Final Reading. Staff recommends approval subject to one condition.

Condition:
1) Subject to Florida Department of Economic Opportunity review and approval.

Mayor Alvarez announced the Public Hearing.

Thomas Kapp, 21 N. Clyde, Kissimmee, stated he is also on the Planning Board and MetroPlan Board and he feels he has some insight into what is going on with this property. Mr. Kapp stated he feels this is being built on one of the heaviest traffic areas in Osceola County and from what he understands the City can't stop the subdivision because of concurrency. His concern is it is going to have a tremendous impact on traffic that is already backing up in downtown. Mr. Kapp explained that he must take alternate routes to avoid the traffic in downtown so that he can get home. Although, he expressed his concerns, he doesn't know what can be done to resolve the issue.

Jo Thacker, 515 Bryan Street, Kissimmee, stated she is here representing the applicant. Attorney Thacker reviewed a portion of the PowerPoint Presentation given by Mr. Etheredge and pointed out that the mixed-use was compatible with both the properties to the North and South, which are zoned as Planned Unit Development. There are also apartments planned behind the commercial properties and 127 new single-family homes. Ms. Thacker also noted the proposed trail will wrap around the property to the south and east which will tie the amenities of the proposed development into the trail. In the overall scheme of things, this project could bring into the City $642,000 in Ad Valorem Taxes and $11,000,000 in Impact Fees for schools, roads, fire, and recreation. Ms. Thacker stated she was available for any questions.

Mayor Alvarez announced the Public Hearing with no additional responses from the audience.

Commissioner Jim Fisher moved to approve the First Reading of Proposed Ordinance # 19-13. Commissioner Olga Gonzalez seconded the motion.

Motion carried 5 - 0.

Deputy City Attorney Sanchez de Fuentes read Proposed Ordinance #19-13 by title.

Form “Comprehensive Plan Citizen Courtesy Information List” submitted (Exhibit “B”).

5. PUBLIC HEARINGS

5.A. PUBLIC HEARING - PUD AMENDMENT - COMMERCIAL VENTURES REPLAT LOT 2, DRC#19-044

Approval of a Planned Unit Development (PUD) Amendment to update the design standards for the Play It Again Sports PUD (aka Commercial Ventures).

Doug Etheredge, Assistant Development Services Director, presented the mixed-use PUD and explained the applicant is requesting an amendment to the site which will allow for a formal driveway connection to Orange Boulevard. In this location it would require the relocation of the dumpster next to the building. Staff has reviewed this request and finds it to be in compliance with the Land Development Code and recommends approval.

Mayor Alvarez announced the Public Hearing.

Commissioner Angela Eady made a motion to approve the Public Hearing. Commissioner Jim Fisher seconded the motion for discussion.

Commissioner Fisher asked if there was a letter received from Trinity Lutheran Church, and if so, what was the request.

City Manager Steigerwald stated the letter was received and attached to the agenda for Commission consideration. Trinity Lutheran requested consideration in requiring the installation of PVC fence along the western portion of the property to shield them from the dumpster area. As part of the review process, staff has asked the property owner, in lieu of a standard dumpster, to utilize one of the newer above ground containers like the ones in downtown. This will alleviate the unsightly dumpsters as well as preventing it from blowing everywhere.

Mayor Alvarez also requested that the City Manager speak with the applicant about a speedbump in the driveway.

Wayne Hardy, 2800 Vine Street, Kissimmee, commented he is the property owner of the east side of the split parcel and that the west is the church. He has agreed to use the newer dumpsters and they have revised plans that include a speedbump.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz
NAY: None

Motion carried 5 - 0.

6. HEAR AUDIENCE

None.

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.

Commissioner Jim Fisher made a motion to approve the Consent Agenda in its entirety. Commissioner Angela Eady seconded the motion.

Motion carried 5 - 0.

7.A. COMMISSION MINUTES APPROVAL

Request Commission approval of the May 21, 2019 Commission Minutes.

7.B. REQUEST TO APPROVE AN AMENDED ACCESS EASEMENT AND AMENDED TEMPORARY CONSTRUCTION EASEMENT WITH THE SCHOOL BOARD OF OSCEOLA COUNTY

Approval of an Amended Access Easement and Amended Temporary Construction Easement with Osceola County School Board about the Kissimmee Public Safety Training Facility.

7.C. 1311 FORREST - FINAL PLAT, DRC# 18-00130

This request is for Commission approval of the Final Plat known as 1311 Forrest.

7.D. INTERLOCAL AGREEMENT BETWEEN CITY OF KISSIMMEE AND TOHO WATER AUTHORITY (TWA) RELATING TO WATER AND SEWER UTILITY INSTALLATION FOR EMORY AVENUE CANAL NORTH TRAIL PROJECT

Approval of the Interlocal Agreement with Toho Water Authority (TWA) for the Emory Avenue Canal Trail Project.

7.E. INTERLOCAL AGREEMENT BETWEEN SCHOOL DISTRICT OF OSCEOLA COUNTY AND THE CITY OF KISSIMMEE REGARDING SCHOOL RESOURCE OFFICERS

The Police Department is requesting the Commission approve an Interlocal Agreement relating to School Resource Officers at each public school.

7.F. OSCEOLA PARKWAY COMMERCIAL CENTER – FINAL PLAT, DRC# 19-00015

This request is for Commission approval of the final plat known as Osceola Parkway Commercial Center.

7.G. DISPOSAL OF CITY ASSETS

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

7.H. RECLASSIFICATION OF THE CURRENT PROJECT MANAGER POSITION TO SENIOR PROJECT MANAGER AND THE ADDITION OF A PROJECT MANAGER POSITION

Commission approval to reclassify the current Project Manager to a Senior Project Manager and add a new Project Manager position.

7.I. KISSIMMEE FIRE STATION #14 PHASE II - ROOF PLACEMENT AND EXTERIOR BUILDING RENOVATION PROJECT

City Commission approval for Fire Station 14 - Phase II to increase the original contract price of $310,241 by $599,821 for costs associated with the exterior wall renovation to the wall system of Fire Station 14.

7.J. PURCHASE OF A NEW PREFABRICATED TRAINING TOWER STRUCTURE FOR THE KISSIMMEE PUBLIC SAFETY TRAINING CENTER

City Commission approval for the purchase of a Wesco Model WH-4 (Fire Chief) with 50' training tower from Fire Facilities, Inc for the future Kissimmee Public Safety Training Center in the amount of $539,503.

7.K. APPROVAL OF PURCHASE AGREEMENT FOR OAK STREET INTERSECTION IMPROVEMENT RIGHT OF WAY

Approval of purchase agreement for 1021 West Oak Street.

8. DISCUSSION ITEMS

8.A. CITY OF KISSIMMEE SERVICES AGREEMENT WITH KISSIMMEE MAIN STREET PROGRAM

Approval of new services agreement between the City of Kissimmee and the Kissimmee Main Street Program and authorizing the Mayor to sign the agreement.

Craig Holland, Development Services and CRA Director, reviewed the funding of salaries for the Kissimmee Main Street Program. The City has two agreements, one for staffing and one for funding for events. Staff is proposing we consolidate them into one agreement. This would allow the City to still pay for two (2) positions and work with Main Street since they have outgrown their ability to handle large events. The City Events and Venues staff would be able to take over events and this would allow Main Street staff to work with new businesses. All hiring would be approved by the Main Street Board and the $20,000 remaining funds could be used for administrative expenses, website enhancement, and recruiting of businesses. Staff and the Main Street Board recommend approval.

Commissioner Fisher asked for confirmation that the budget did not change.

Director Holland confirmed the salaries and benefits for two positions total approximately $145,000 and then they receive an additional $20,000. They have no cost for rental or leases since the City provides their space at the Key's Service/Welcome Center. Main Street is responsible for paying for upkeep and utilities.

Mayor Alvarez mentioned that the Commission previously discussed this in a workshop and suggested that they could be moved to City Hall and the building leased out. He asked for input from the City Manager.

City Manager Steigerwald stated there was space at City Hall for two (2) staff members.

Commissioner Eady questioned if that would save the City any money.

Mayor Alvarez stated the City used that building as an incubator for small businesses until Main Street took it over. This building could be rented out again if Main Street moved to City Hall.

Commissioner Ortiz expressed concern and stated he felt they should stay in their current location instead of being hidden inside City Hall. He understands the necessity to have the facility pay for itself but there are other places in the City where that is made up.

Commissioner Gonzalez agreed with Commissioner Ortiz.

Commissioner Eady commented that the Commission should consider that it is two (2) employees and $18,000 in revenue lost. She followed up by asking what exactly is needed in that building that can't be provided in City Hall.

John Field, 2790 Swoop Circle Kissimmee, Kissimmee Main Street Executive Board Member explained that although they have two (2) employees funded by the City, they have a five (5) person staff at that location with one being funded by a grant from Osceola County for promotions and advertising. There are also two (2) interns funded by the State and they provide welcome information to visitors. The goal of Kissimmee Main Street is to be the loud speaker to attract people to come to Downtown Kissimmee and enjoy themselves. The Board has known about the change in the contract since October of 2018 and has been working to make improvements and continue moving forward. The Main Street Board does not feel their location should be changed.

Mayor Alvarez stated that with having the knowledge there are five (5) employees in the building, it would not be practical to move them to City Hall.

Commissioner Fisher expressed he feels the mural on the building looks great and he would like to see the Key's Station remain in its current state. Since we no longer have a welcome wagon to go out, we need keep welcoming people in. He feels the Commission should give Main Street another year and maybe by then the vacant dry cleaners next door could be utilized.

Jim Fisher made a motion to approve the Kissimmee Main Street Contract. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz
NAY: None

Motion Passed 5 - 0.

8.B. FLORIDA LEAGUE OF CITIES VOTING DELEGATE 2019

The request is for the City Commission to decide on a voting delegate for the Florida League of Cities 93rd Annual Conference being held August 15-17, 2019 in Orlando, Florida.

City Manager Steigerwald explained the need to select voting delegates for the Florida League of Cities Conference being held August 15-17, 2019; he suggested a delegate and alternate.

Commissioner Jim Fisher made a motion to select Mayor Alvarez as the Voting Delegate. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

Commissioner Eady made a motion to select Vice-Mayor Jim Fisher as the Alternate. Commissioner Felix Ortiz seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion carried 5 - 0.

8.C. APPROVAL OF KEY COMPONENTS FROM THE CITY'S PROPOSED STRATEGIC PLAN AND DEPARTMENT STRATEGIES & INITIATIVES FOR FISCAL YEAR 2019-20

Request approval of key components from the City of Kissimmee's "2034 Strategic Vision" and department Strategies & Initiatives for the 2019-20 fiscal year.

City Manager Steigerwald reviewed the results of the Commission Retreat in January and stated normally the Commission adopts the priorities and then separately we would have another agenda item that brings forth the departmental goals created as a result of the Commission Priorities. Staff's desires to combine these so that moving forward it can be used as a guide for the Annual Budget.

Commissioner Jim Fisher made a motion to accept the 2034 Strategic Vision and 2019-2020 Department Strategies. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz
NAY: None

Motion Passed 5 - 0.

8.D. ANNUAL ADVISORY BOARD APPOINTMENTS AND VACANCIES

Request Commission make appointments to fill the vacancy on the Historic Preservation Board due to the passing of member Mary Pat Lilly and the vacancy on the Parks and Recreation Advisory Board due to members who have missed three or more consecutive meetings. The two reappointments for the Planning Advisory Board have been added.

Commissioner Olga Gonzalez made a motion to appoint Guillermo "Bill" Hansen to the Parks and Recreation Advisory Board. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

Commissioner Felix Ortiz made a motion to appoint Christopher May to the Parks and Recreation Advisory Board. Commissioner Jim Fisher seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion carried 5 - 0.

Commissioner Felix Ortiz made a motion to appoint Christine Kapp to the Parks and Recreation Advisory Board. Commissioner Olga Gonzalez seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

Commissioner Angela Eady made a motion to extend the Board of Adjustment vacancy for 30-days. Commissioner Jim Fisher seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion carried 5 - 0.

Mayor Jose Alvarez made a motion to appoint Maria Lebron to the Historic Preservation Board. Commissioner Jim Fisher seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

Mayor Jose Alvarez made a motion to reappoint Debra Buxton to the Planning Advisory Board. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

Commissioner Olga Gonzalez made a motion to reappoint Robert Spalding to the Planning Advisory Board. Commissioner Angela Eady seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion Passed 5 - 0.

9. HEAR CITY OFFICIALS

9.A. CITY MANAGER

CITY MANAGER STEIGERWALD

Nothing.

9.B. CITY ATTORNEY

CITY ATTORNEY SMALLWOOD AND DEPUTY ATTORNEY SANCHEZ DE FUENTES

Nothing.

9.C. CITY COMMISSION

COMMISSIONER GONZALEZ

Nothing.

COMMISSIONER ORTIZ

Nothing.

COMMISSIONER EADY

Commissioner Eady expressed she feels we are losing one of the greatest Public Works Directors [Kerrith Fiddler] the City has ever had, but she understands you must do what you must do. Congratulations on your new position and we wish you the best.

City Manager Steigerwald stated there will be a reception for Director Fiddler on Friday, June 21st at 2:00 p.m. in the Commission Chambers.

Commissioner Eady commented the Kissimmee Fire Department responded to a family member who collapsed in a store and received excellent care. She continued by also stating we also had a police officer who stopped in the road to change a flat tire and it made social media. She is very proud of our employees.

MAYOR ALVAREZ

Mayor Alvarez provided a report on his trip to Austin, Texas for the American Public Power Association (APPA) Conference. It was a great conference in a vibrant town. The industry they have been able to attract is similar to what Kissimmee is doing with the NeoCity. They have the same type of young working professionals moving in and a lively downtown every single night. The only thing he did not like was the craziness with the scooters; they were left everywhere. The issue with scooters has been addressed with the Florida Legislature. It was one of the items during his board meeting with the Florida League of Cities, so he is asking the rest of the Commission to keep an eye out.

City Manager Steigerwald stated staff looked at this last year and recommends we do nothing until the Commission discusses it and creates an ordinance governing the scooters.

Mayor Alvarez continued with his update from the APPA Conference and stated that we should be very proud because Kissimmee Utility Authority is ahead of most of the cities. There were municipal power companies throughout the United States in attendance and he did not seen one City with a Solar Power project like the City of Kissimmee.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 6:52 p.m..

MAYOR-COMMISSIONER

ATTEST:

Linda S Hansell
CITY CLERK

Exhibit “A”
PowerPoint Presentation
Osceola Village Center / W/C Group Presentation
Item # 4.A.

OSCEOLA VILLAGE CENTER

City Commission June 18th, 2019
Land Use Plan Amendment- Large Scale
DRC#19-053

GROUP
LAND DEVELOPMENT &
ENGINEERING SERVICES

Wohlfarth Consulting Group
Land Development & Engineering Services
246 North Westmonte Drive | Altamonte Springs, FL 32714

LOCATION MAP

The Osceola Village Center Project is located in the City of Kissimmee, Osceola County, Florida.

The property is Vacant and Total Ac 161.8.

Per the Osceola County Property Appraiser (LCPA), the project is comprised of three (3) parcels located in Section 33 Township 25, Range 29.

These parcels are:

33-25-29-00U0-0011-0000,
33-25-29-00U0-0012-0000, and
32-25-29-00U0-0040-0000.

The site is more specifically located east of S. John Young Parkway, west of Lake Toho, south of Estancia Circle and north of Shingle Creek Reserve at the Oaks.

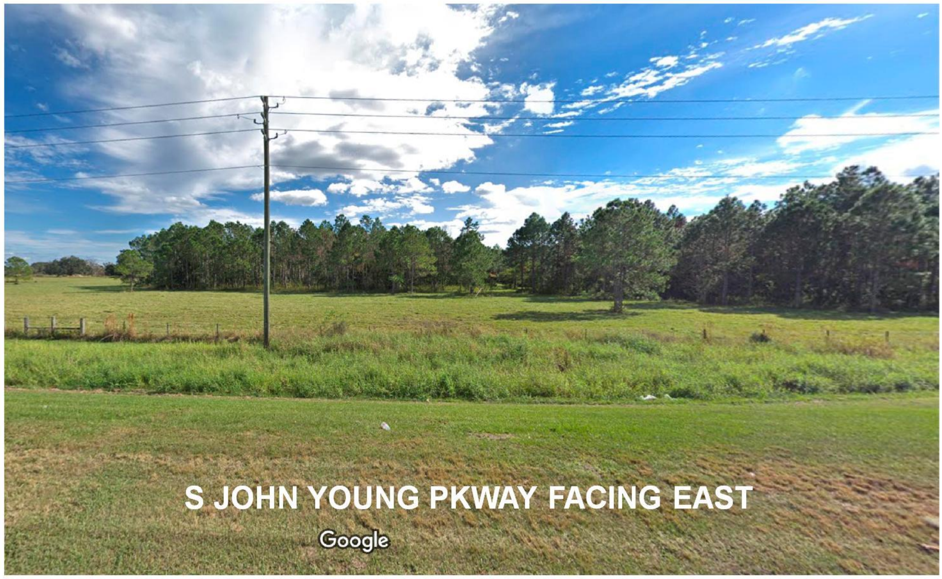

AERIAL VIEW
TOTAL AREA
161.8 ACRES
CLAY ST
S JOHN YOUNG PKWAY
OSCEOLA VILLAGE CENTER
S Thacker Ave
Pleasant Hill Rd

SITE VIEWS

S JOHN YOUNG PKWAY FACING NORTH

S JOHN YOUNG PKWAY FACING EAST

S JOHN YOUNG PKWAY FACING SOUTH



S JOHN YOUNG PKWAY FACING EAST

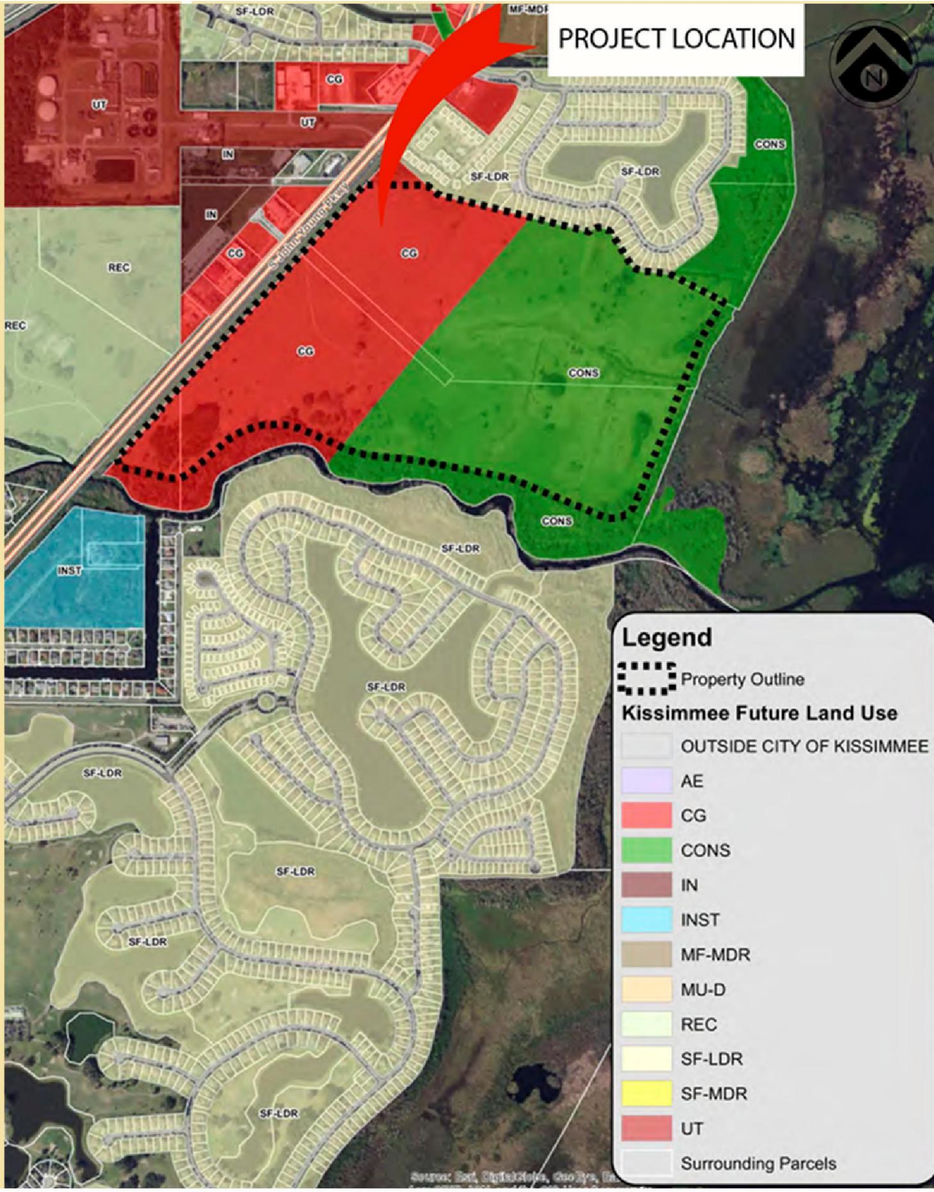
PROPERTY INFORMATION

Existing Future Land Use

Land Use currently is Commercial General and Conservation.

Commercial General allows for the following per code:

- An intensity of up to 2.5 FAR
- Intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements.



PROPOSED LAND USE

Single Family Low Density Residential
- 34.83 Ac
- 6 DU/AC MAX

Single Family Medium Density Residential
- 29.62 Ac
- 9 DU/AC MAX

Multifamily High Density Residential
- 15.67 Ac
- 22 DU/AC MAX

Commercial General
- 14.90 Ac

Conservation
- 66.78 AC

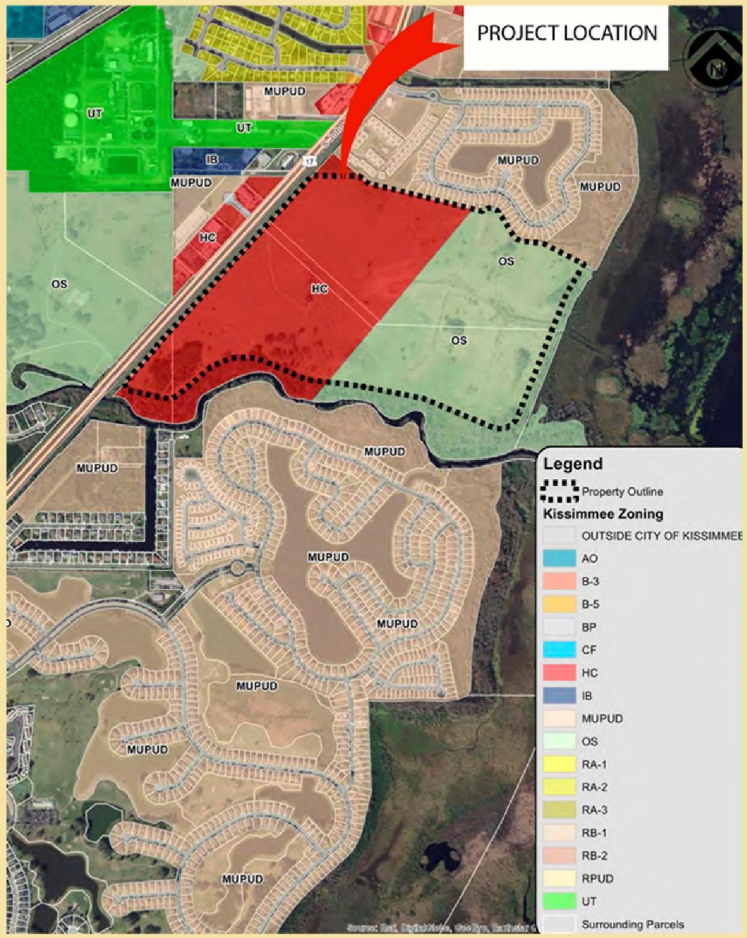
PROPOSED LAND USE

ZONING

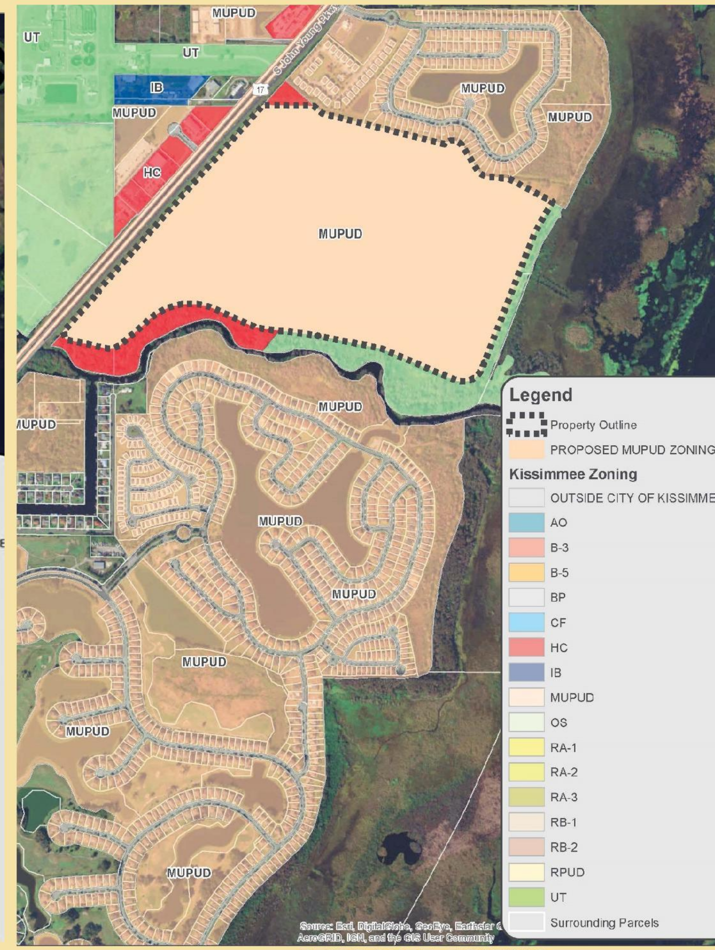
Current zoning for the site is as follows:

Highway Commercial
Open Space

Proposed Zoning is Mixed Use Planned Unit Development. Property located to the North of site is Zoned MUPUD and South of Site is Zoned MUPUD.



CURRENT ZONING



PROPOSED ZONING

PROPOSED LAND USE DENSITY

		AP-1	TH-1	Com-1	SF-1	Lake	Wetlands	Total
1	Gross Acres	15.67	29.62	14.9	34.83	20.32	66.78	161.8
2	Wetlands							
3	Net Buildable Area							95.02
4	Existing Land Use	CG	CG	CG	CG	CONS	CONS	
5	Proposed Land Use	MF-HD	SF-MDR	COMM.	SF-LDR	CONS	CONS	
6	Existing Zoning	HC	HC	HC	HC	OS	OS	
7	Proposed Zoning	PUD-MU	PUD-MU	PUD-MU	PUD-MU	PUD-MU	PUD-MU	
8	Allowable Density	22	9	N/A	6			
9	Allowable Units	345	267		209			820
10	Actual Units	313	204		127			644
11	Actual Density	19.97	6.89	0.00	3.65			3.98

ALLOWABLE DEVELOPMENT

Current Land Use and Zoning:

Commercial General: 93 AC with FAR of 2.5

Maximum SF = Approx. 8,000,000 SF
Trips Per Day = Approx. 200,000 Trips Per Day

Proposed Land Use and Zoning:

Commercial		Approx. 98,000 SF
Residential		
	Single Family (192 U)	Approx. 576, 000 SF
	Townhouses (204 U)	Approx. 510, 000 SF
	Apartments (313 U)	Approx. 469, 500 SF
		Total = 1,653,500 SF

FAR Proposed = .41 or 16.4% of Maximum

Trips Per Day Generated = Approx. 5,068
Approx. **2.5%** of Existing Maximum

Current Land Use and Zoning has a FAR of 2.5 which permits the development of 8 Million Square Feet of anything producing a maximum trips per day of 200,000.

Proposed Land Use and Zoning would reduce the **FAR to .41 and generate approx. 5,068 Trips.**

Proposed Land Use and Zoning will greatly reduce possibly number of trips generated per day, provide much needed new housing mix (Apartments, Townhomes, and Single Family), and support new commercial near Downtown.

FINANCIAL BENEFIT

Ad Valorem Taxes								
Project Development				**County**	**School**	**City**	**WMD**	**Total**
				7.1858	**6.411**	**4.6253**	**0.2936**	**18.5157**
Single Family	127	$ 250,000.00	$ 31,750,000.00	$ 228,149.15	$ 203,549.25	$ 146,853.28	$ 9,321.80	$ 587,873.48
Townhouses	204	$ 199,000.00	$ 40,596,000.00	$ 291,714.74	$ 260,260.96	$ 187,768.68	$ 11,918.99	$ 751,663.36
Apartments	313	$ 150,000.00	$ 46,950,000.00	$ 337,373.31	$ 300,996.45	$ 217,157.84	$ 13,784.52	$ 869,312.12
Commercial	98,000	$ 200.00	$ 19,600,000.00	$ 140,841.68	$ 125,655.60	$ 90,655.88	$ 5,754.56	$ 362,907.72
Total Ad Valorem Base			$ 138,896,000.00	$ 998,078.88	$ 890,462.26	$ 642,435.67	$ 40,779.87	$ 2,571,756.67

FINANCIAL BENEFIT

Impact Fees					
Schools	SF	$	11,823.00	$	1,501,521.00
	TH	$	7,591.00	$	1,548,564.00
	Apartments	$	11,362.00	$	3,556,306.00
Mobility	SF	$	6,504.00	$	826,008.00
	TH	$	3,970.00	$	809,880.00
	Apartments	$	4,543.00	$	1,421,959.00
	Commercial	$	9,716.00	$	952,168.00
Fire	SF	$	391.00	$	49,657.00
	TH/MF	$	484.00	$	151,696.00
	Commercial	$	543.00	$	53,214.00
Parks	SF	$	1,200.00	$	152,400.00
	MF/Apartments	$	985.29	$	308,599.77
		Total		**$**	**11,331,972.77**

FINANCIAL SUMMARY

- Adds **$ 138,896,000.00** to the Tax Base
- Adds over $2,500,000 in taxes with **over $642,000.00** per year to the City of Kissimmee
- Impact Fees over **$11,000,000.00** for Schools, Roads, Fire and Recreation.
- Water and Sewer fees in excess of **$3,500,000.00**

REQUEST

Approval of DRC# 19-053 large scale land use map amendment from Commercial General and Conservation to the following:

- Single Family Low Density Residential
- Single Family Medium Density Residential
- Multifamily High Density Residential
- Commercial General
- Conservation

THANK YOU

WC GROUP
LAND DEVELOPMENT &
ENGINEERING SERVICES

Wohlfarth Consulting Group
Land Development & Engineering Services
246 North Westmonte Drive | Altamonte Springs, FL 32714

Exhibit “B”
Comprehensive Plan Citizen Courtesy Information List
Item # 4.A.

Comprehensive Plan Citizen Courtesy Information List

Local Government: CITY OF KISSIMMEE

Hearing Date: June 18, 2019

Type Hearing: City Commission – First Reading

DCA Amendment Number: ________ (DCA Official Use)

Please Print Clearly

By providing your name and address you will receive information concerning the date of publication of the Notice of Intent by the Department of Economic Development.

Citizen Name	Address, City, State, Zip Code	• Check Appropriate Response(s)		Identify Amendment which is of Interest
		Written Comment	Spoken Comment	

FLORIDA LEAGUE OF CITIES, INC.

301 South Bronough Street • Suite 300 • P.O. Box 1757 • Tallahassee, FL 32302-1757 • (850) 222-9684 • Fax (850) 222-3806 • www.floridaleagueofcities.com

RECEIVED BY
MAY 22 2019
CITY MANAGERS OFFICE

TO: Key Official

FROM: Michael Sittig, Executive Director

DATE: May 13, 2019

SUBJECT: 93rd Annual FLC Conference
VOTING DELEGATE INFORMATION
August 15-17, 2019 – World Center Marriott, Orlando

The Florida League of Cities' Annual Conference will be held at the World Center Marriot, Orlando, Florida on August 15-17. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2018.

Conference registration materials will be sent to each municipality in the month of June. Materials will also be posted on-line. Call us if you need additional copies.

If you have any questions on voting delegates, please call Eryn Russell at the League (850) 701-3616. **Voting delegate forms must be received by the League no later than August 9, 2019.**

Attachments: Form Designating Voting Delegate

93rd Annual Conference
Florida League of Cities, Inc.
August 15-17, 2019
Orlando, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. ***Municipalities do not need to adopt a resolution to designate a voting delegate.***

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

Designation of Voting Delegate

Name of Voting Delegate: JOSE ALVAREZ

Title: MAYOR

Municipality of: CITY OF KISSIMMEE

AUTHORIZED BY:

[signature]
Name

CITY MANAGER
Title

Return this form to:

Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax to Eryn Russell at (850) 222-3806 or email *erussell@flcities.com*

Important Dates

<u>May 2019</u>
Notice to Local and Regional League Presidents and Municipal Associations regarding the Legislative Committee and Resolutions Committee

<u>June 2019</u>
Appointment of Legislative Committee and Resolutions Committee Members

<u>July 10th</u>
Deadline for Submitting Resolutions to the League office

<u>August 15th</u>
Legislative Policy Committee Meetings
Voting Delegates Registration

<u>August 16th</u>
Legislative Committee and Resolutions Committee Meetings

<u>August 17th</u>
Immediately Following Breakfast – Pick Up Voting Delegate Credentials
Followed by Annual Business Session

APPOINTMENTS BY SEAT

DATE: June 18, 2019

Commissioner	Board	Residency Requirement	Appointment/ Extension Expires	Request Reappointment
Seat # 5 Alvarez	**Historic Preservation Board** Mary Pat Lilly	Resident	06/18/2019	Member Deceased / Need Replacement **Applicants**: Maria Lebron
Seat # 1 Gonzalez	**Parks & Recreation Board** Guillermo (Bill) Hansen	Non-Resident re installed	06/18/2019	Missed four (4) meetings and considered resigned
Seat # 2 Ortiz	**Parks & Recreation Board** Bobbie Gant	Resident	06/18/2019	Missed three (3) meetings and considered resigned *** Staff make contact per Commission – was contacted.* *(Missed January, February, April, June)* **Applicants**: Christine Kapp Christopher May
Seat # 3 Eady	**Board of Adjustment** Antonio Cruz	Resident *Contractor*	06/18/2019	**NO** **Applicants:** NA

Seat # 5 Alvarez	**Planning Advisory Board** Debra Buxton	Resident	07/02/2019	**YES**
Seat # 1 Gonzalez	**Planning Advisory Board** Robert Spalding	Resident	07/02/2019	**YES**
Seat # 2 Ortiz	**Parks and Recreation Board** Bianca Rodriguez (Resident)	Resident	08/06/2019	Missed three (3) meetings and considered resigned *(Missed February, April, and June)* **Applicants:** Christine Kapp Christopher May