



MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, DECEMBER 10, 2019, AT 5:30 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 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 5:31 PM.

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.

City Manager Steigerwald introduced the items by explaining we have been working on this since 2017 and this is an opportunity for staff to update the Commission.

Planner Ashley Cornelison introduced Patricia Tyjeski and stated she will be making the presentation to the Commission.

Patricia Tyjeski, representing SM&E, reviewed the PowerPoint Presentation that was attached to the Agenda.

Ms. Tyjeski also stated the developments that are currently approved as Planned Unit Development (PUD) will not be affected by the change to Form Base Code since they were previously approved by the Commission. A presentation is being made to the Planning Advisory Board on December 18, 2019. They would like to then go to Public Hearings as soon as individual meetings are held with the Commission to review in more detail.

Mayor Alvarez asked if the Commission had any questions.

Commissioner Gonzalez asked if this will have any effect on new developments or will existing have to also make changes.

City Manager Steigerwald stated this would be for new developments or projects that are undergoing redevelopment. He gave the example of the property owners on Vine Street that will not be required to use the new standards unless tear down a building or add on to existing.

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.

City Manager Steigerwald stated this project has been in the works for many years and the property has been owned by the School District and then Osceola County before the City purchased the property two (2) years ago. We leased the property back to the County for three (3) years and they will be preparing to end the lease and move from the property in the next eighteen (18) months.

Development Services Director Craig Holland introduced the new CRA Manager, Samia Singleton, to the Commission.

Director Holland reviewed the PowerPoint Presentation that was attached to the agenda. The idea is to have a Master Developer who will bring in sub-developers to work on specific pieces of the project. SM&E worked on this presentation and the stills of the fly-through video were also attached to the agenda. Staff is ready to go out to RFP with the Commission's consensus.

City Manager Steigerwald stated the next step is to develop a Request for Qualifications (RFQ) which would include uses, intensity, parameters for design, and what we are looking for in a development partner. This will be a multi-year process and a draft of this will be brought back to the Commission after a committee ranks the submissions.

Commissioner Eady questioned if the old African-American neighborhood off MLK would be subject to gentrification during this process.

City Manager Steigerwald does not feel this neighborhood would be considered for this development but that does not mean a developer could not come in and start buying up the property.

Consensus of the Commission is to move forward.

City Manager Steigerwald stated we have received comments and concerns about traffic. There was a study done years ago by the University of Pennsylvania Urban Land Institute, it included the Orlando Region and stated Osceola County and the southern portion of Orange County would have the burden of providing housing; this is now coming into play. If we have employees living Downtown they will live and work here and assist with the traffic situation.

3. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 6:21 PM.



ATTEST:

Linda S. Hansell

CITY CLERK

MAYOR-COMMISSIONER

A blue ink signature, likely of Mayor-Commissioner Alvarez, is written over a horizontal line. The signature is stylized and appears to be "Alvarez".