MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, FEBRUARY 2, 2021, 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 Olga Gonzalez, Commissioners Olga Castano, Felix Ortiz, Carlos Alvarez, 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
Members Absent: None.

Mayor Gonzalez called the meeting to order at 6:00 PM.

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 NEW TUPPERWARE BRANDS CEO

Introduction of new Tupperware Brands Corporation Chief Executive Officer Miguel Fernandez.

Belinda Kirkegard introduced Mr. Miguel Fernandez, Chief Executive Officer for Tupperware Brands.

Mr. Fernandez made a brief presentation on Tupperware's 75th Diamond Anniversary and the desire to be involved in the community. Mr. Fernandez communicated his adventure coming to the United States from London after being recruited by Tupperware. Mr. Fernandez assured the Commission they could count on him and Tupperware.

The City Commission welcomed Mr. Fernandez and commented they looked forward to working with him.

3.B CORONAVIRUS RELIEF FUND PROGRAM UPDATE

To provide an update on the Coronavirus Relief Fund Program.

Frances DeJesus, Development Services Department, made a presentation to the Commission on the Coronavirus Relief Fun Program.

The Commission thanked Ms. DeJesus for her presentation.

3.C SWEARING IN CEREMONY FOR NEWLY PROMOTED FIRE LIEUTENANT AND ENGINEER

Staff requests that Royce Schoby and Logan Broberg be sworn in to their newly appointed positions in the Fire Department.

Fire Chief Jim Walls administered the Oath of Office (Exhibit "A") to Lieutenant Royce Schoby and Engineer Logan Broberg. These promotions were due to the retirement of Steve Ritenour who retired this weekend after 35 years of dedicated service.

3.D EMPLOYEE OF THE MONTH FOR FEBRUARY

That the City Commission join the City Manager in recognizing Frances DeJesus, Development Services, as February's Employee of the Month.

City Manager Steigerwald introduced Frances DeJesus as the February Employee of the Month and reviewed her responsibilities with the City of Kissimmee. Frances took on an additional job with her involvement with distribution of almost $2 million in assistance to our citizens. City Manager Steigerwald reminded the audience that the selection of Employee of the Month is selected by a committee of representatives from each department and there is no greater honor then to be selected by your peers.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A PUBLIC HEARING - SECOND & FINAL READING - LAND USE PLAN AMENDMENT, LARGE SCALE: SHINGLE CREEK RESERVE, DRC#20-00075 (INST to MF-MDR) - PROPOSED ORDINANCE NO. 20-19

AN ORDINANCE AMENDING ORDINANCE NO. 3018 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 INST (Institutional) to MF-MDR (Multi-Family Medium Density Residential) on 22.34 acres of land.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 20-19 by title.

Planner Brenda Ryan reviewed the request before the Commission and stated comments from the local property owners (Exhibit "B") are attached to the Agenda as well as distributed on the dais. Staff finds this property to be in compliance with the Comprehensive Plan and recommends approval.

Mayor Gonzalez announced the Public Hearing.

John Adams, RJ Whidden & Associates, stated they agree with City staff recommendations and they are in attendance for any questions.

Commissioner Jim Fisher moved to approve the Ordinance # 3037 (Exhibit "C"). City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Commissioner Castano	AYE
Commissioner Ortiz	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

4.B PUBLIC HEARING - FINAL READING - ZONING MAP AMENDMENT: SHINGLE CREEK RESERVE, DRC#20-00074 (MUPUD to RC-1) - PROPOSED ORDINANCE NO. 20-18

AN ORDINANCE AMENDING ORDINANCE NO. 3034 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 from MUPUD (Mixed Use Planned Unit Development) to RC-1 (Multi-Family Medium Density Residential) on 22.34 acres of land.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 20-18 by title.

Planner Ryan reviewed the request and explained the request is consistent and compatible with the surrounding area. Comments from the neighboring property owners have been received and are available to the Commission. Staff recommends approval.

Mayor Gonzalez announced the Public Hearing.

John Adams, RJ Whiddon & Associates, agreed with staff comments and stated he is available to answer any questions.

Commissioner Jim Fisher moved to adopt Ordinance # 3038 (Exhibit "D"). City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Fisher	AYE
Commissioner Castano	AYE
Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

5. PUBLIC HEARINGS

5.A PUBLIC HEARING - SUBSTANTIAL AMENDMENT TO THE CITY OF KISSIMMEE 2018 AND 2019 CDBG ANNUAL ACTION PLANS

Approval of the City of Kissimmee Substantial Amendment to the 2018 and 2019 CDBG Annual Action Plans.

Frances DeJesus made a brief presentation to the Commission on the CDBG Annual Action Plan and request reallocate additional funding to the Hudson Street Project. Staff recommends approval. .

Mayor Gonzalez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher moved to approve the Public Hearing. City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Castano	AYE
Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

***** CITY COMMISSION MEETING RECESSED AS THE CITY COMMISSION AND RECONVENED AS THE CRA BOARD *****

5.B PUBLIC HEARING - JOINT RESOLUTION BETWEEN THE CITY OF KISSIMMEE AND DOWNTOWN KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY (CRA) TO AMEND THE 2020 DOWNTOWN KISSIMMEE COMMUNITY REDEVELOPMENT PLAN UPDATE TO INCLUDE THE MIXED-USE DOWNTOWN KISSIMMEE (MU-D) LAND USE SUB-AREAS MAP

Requesting the CRA Board approve a Joint Resolution to amend the 2020 Downtown Kissimmee Community Redevelopment Plan Update to include the Mixed-Use Downtown (MU-D) Land Use Sub-Areas Map.

CRA Manager Samia Singleton reviewed the request before the City Commission as the CRA Board. Staff recommends approval.

Mayor Gonzalez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher moved to adopt CRA Resolution # 01-2021 (Exhibit "E"). City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Castano	AYE
Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

***** CITY COMMISSION ADJOURNED AS THE CRA BOARD AND RECONVENED AS THE CITY COMMISSION *****

5.C PUBLIC HEARING - JOINT RESOLUTION BETWEEN THE CITY OF KISSIMMEE AND DOWNTOWN KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY (CRA) TO AMEND THE 2020 DOWNTOWN KISSIMMEE COMMUNITY REDEVELOPMENT PLAN UPDATE TO INCLUDE THE MIXED-USE DOWNTOWN KISSIMMEE (MU-D) LAND USE SUB-AREAS MAP

Requesting the City Commission approve a Joint Resolution to amend the 2020 Downtown Kissimmee Community Redevelopment Plan Update to include the Mixed-Use Downtown (MU-D) Land Use Sub-Areas Map.

CRA Director Samia Singleton explained the request for Commission approval after receiving approval by the City Commission as the CRA Commission. Staff recommends approval.

Mayor Gonzalez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher moved to adopt Resolution # 01-2021. City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Commissioner Castano	AYE
Mayor Gonzalez	AYE

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 moved to approve the Consent Agenda in its entirety. City Commissioner Felix Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Commissioner Castano	AYE
Commissioner Ortiz	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

7.A COMMISSION MINUTES APPROVAL

Request Commission approval of the January 5, 2021 and January 15, 2021 Commission Minutes.

7.B PURCHASE OF A GRADALL HYDRAULIC EXCAVATOR REPLACEMENT

Approval to purchase a replacement Gradall Hydraulic Excavator from Great Southern Equipment Company in the amount of $463,852.

7.C SUBMIT AND ACCEPT A 2021 LAND AND WATER CONSERVATION FUND PROGRAM (LWCF) GRANT FOR LANCASTER RANCH PARK

Approval to submit and accept a 2021 Land and Water Conservation Fund Program (LWCF) grant in the amount of $1,000,000 to support the construction of Lancaster Ranch Park.

7.D RESOLUTION TO SUPPLEMENT THE DEFINITION OF "INITIAL PROJECT" FOR THE SERIES 2016 BONDS

Approval of a Resolution to supplement the definition of "Initial Project" for the Series 2016 Bonds.

Resolution # 02-2021 (Exhibit "F").

7.E BUDGET ADJUSTMENT FOR THE POLICE SPECIAL OPERATIONS DIVISION'S OVERTIME ACCOUNT

Approval to amend the Police Department's Special Operations division's overtime account in the amount of $6,432 to account for the reimbursement of overtime incurred as part of the High Intensity Drug Trafficking Area (HIDTA) Task Force.

7.F AMENDMENT No. 1 TO THE PROFESSIONAL SERVICE AGREEMENT WITH AMHERST CONSULTING COMPANY, LLC FOR AIRPORT SECURITY IMPROVEMENTS CONSTRUCTION PROJECT

Approval of Amendment No. 1 to the Professional Service Agreement dated December 19, 2017, and Task Authorization No. 1 dated June 5, 2018, between the City of Kissimmee and Amherst Consulting Company for the Airport security improvements construction project.

7.G AUTHORIZATION TO TRANSFER FUNDS TO THE UTILITY RELOCATION PROJECT

Approval to transfer funds into the Utility Relocation project (CM1710) from the sale of the Hansel Property.

7.H AWARD ACCESS CONTROL SYSTEM CONSTRUCTION CONTRACT FOR AIRPORT SECURITY AND NOTICE TO PROCEED TO MILLER ELECTRIC COMPANY FOR THE AIRPORT SECURITY IMPROVEMENTS PROJECT

Approval to award an access control system construction contract and authorize staff to issue a Notice to Proceed to Miller Electric Co. for the Airport security improvements project.

7.I 2020/21 EMS COUNTY AWARDS GRANT

Approval of the acceptance of an EMS County Awards grant, the utilization of the funds as outlined below, and the establishment of grant accounts for these purchases.

7.J CHANGE ORDER NO. 1 FOR THE EMORY CANAL TRAIL NORTH PROJECT

Approval of Change Order No. 1 to extend the contract time for the Emory Canal Trail North project by 30 days, to increase the contract amount of $794,518 by $45,931.57 and to amend the budget for a transfer from the Local Option Sales Tax Fund as well as funding that will be provided by Toho Water Authority (TWA).

7.K CHANGE ORDER NO. 1 TO ADJUST THE CONTRACT TIME AND PRICE FOR THE MABBETTE STREET SIDEWALK IMPROVEMENT PROJECT

Approval of Change Order No.1 to extend the contract time by 60 days and increase the contract amount by $71,248.77 for costs associated with actual material usage and additional Americans with Disabilities Act (ADA) improvements for the Mabbette Street sidewalk improvement project.

7.L PORTABLE RADIO PURCHASE FROM MOTOROLA SOLUTIONS INC.

Approval to purchase portable radios for the Police Department from Motorola Solutions Inc. for a total cost of $51,198.12.

7.M DISPOSAL OF CITY ASSETS

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

7.N RATIFICATION OF EXECUTIVE ORDERS 2020-45 AND 2021-01

City Commission ratification of Executive Order 2020-45 issued January 17, 2021 and Executive Order 2021-01 issued January 25, 2021 for the extension of the Local Declaration of Emergency to January 31, 2021.

8. DISCUSSION ITEMS

8.A DISCUSSION ON CITY OF KISSIMMEE RE-OPENING GUIDE FOR INDOOR EVENT RENTALS

City Commission direction regarding re-opening plans with customized, comprehensive measures designed for the health and safety of our employees, customers and guests.

Liz Harris, Parks and Recreation Director, thanked her team for their work on re-opening of outdoor events. Ms. Harris recognized Assistant City Manager Austin Blake for his efforts in keeping everyone supplied with protective gear while continuing to follow CDC guidelines. Director Harris reviewed a PowerPoint Presentation that was provided with the Agenda and requested Commission direction on re-opening guidelines for indoor venues rentals.

Commissioner Alvarez inquired if the Berlinsky House is still open or if there is a plan to reopen it.

City Manager Steigerwald informed the Commission that they are in the process of evaluating options that will be presented to the Commission on March 2, 2021, relating to the Berlinsky Community House.

Mike Steigerwald clarified that staff is looking for consensus from the Commission if comfortable with moving forward with indoors events and rentals. As the CDC rules loosen up, staff is looking for direction from the Commission, so staff can start planning events for the summer.

Commissioner Fisher agrees with organizers paying their fair share and he did not feel our 78,000 residents should be paying the cost for private events. If it is equitable and fair, he is in favor. He understands 50% is requested but there are limits for capacity at the Fair and Rodeo at 35%. Commissioner Fisher advised that we should be cautious.

Director Harris expressed the goal of opening at 50% but we need to understand that our outdoor events are popular, and it is difficult to manage outdoor crowds. We would like to start with the smaller events. The 5K run on February 13th and the March for Meals on March 13th are offering virtual options.

Commission direction to proceed with the Re-Opening Plans.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

CITY MANAGER STEIGERWALD

City Manager Steigerwald reminded the Commission of the Workshop being held Tuesday, February 9, 2021 at 10:00 a.m. to discuss Homelessness and Partnerships for providing services.

9.B CITY ATTORNEY

CITY ATTORNEY SANCHEZ DE FUENTES

Nothing.

9.C CITY COMMISSION

COMMISSIONER_CASTANO

Commissioner Castano expressed she is looking forward to the City holding events again.

COMMISSIONER ORTIZ

Commissioner Ortiz stated he is looking forward to the Workshop on February 9th and requested that Captain Chapman from the Salvation Army be included to make a presentation.

COMMISSIONER ALVAREZ

Nothing.

COMMISSIONER FISHER

Commissioner Fisher stated he is looking forward to getting his second dose of the COVID Vaccine on Friday.

MAYOR GONZALEZ

Mayor Gonzalez thanked all the agencies, both regular and faith-based, that worked together to get 50 homeless individuals in hotels and off the street during this cold weather. Kudos to the City and everyone involved in helping the homeless.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 6:45 PM.

Olga Gonzalez
MAYOR-COMMISSIONER

ATTEST:

Chris Blake for
CITY CLERK

Exhibit “A”
Oath of Office – Fire Lieutenant Royce Schoby and Engineer Logan Broberg
Item 3.C.

City of Kissimmee Fire Department
101 Church St.
Suite 200
Kissimmee, Florida 34741-5054
(407) 518-2222 • FAX (407) 933-8604

February 2, 2021

I, Royce Schoby, having been appointed to the position of Fire Lieutenant, do hereby solemnly swear and affirm that I will support, defend and obey the Constitution of the United States of America; the Constitution of the State of Florida; the Laws and Ordinances of the City of Kissimmee; and the Rules and Regulations of the Kissimmee Fire Department to the best of my ability. So help me God.

Seal

Royce Schoby

Attest (City Clerk)

Witness
(Jim Walls, Fire Chief)

City of Kissimmee Fire Department
101 Church St.
Suite 200
Kissimmee, Florida 34741-5054
(407) 518-2222 • FAX (407) 933-8604

February 2, 2021

I, Logan Broberg, having been appointed to the position of Engineer, do hereby solemnly swear and affirm that I will support, defend and obey the Constitution of the United States of America; the Constitution of the State of Florida; the Laws and Ordinances of the City of Kissimmee; and the Rules and Regulations of the Kissimmee Fire Department to the best of my ability. So help me God.

Seal

Logan Broberg

Attest (City Clerk)

Witness
(Jim Walls, Fire Chief)

Exhibit “B”
Hand-outs – Public Hearing
Kenneth Rosales, Graeme Leach, Robert Patterson, Vivian Patterson
Item 4.A. and Item 4.B.

Hand-out 4.A.
4.B.

Linda Hansell

Kenneth Rosales

From: Kenneth Rosales <kenrosher2003@hotmail.com>
Sent: Sunday, January 31, 2021 8:02 AM
To: CITY CLERK
Subject: No to land change for the 23 acres by Shingle Creek

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Please do not allow any more land to be built on in this section. There are 2 large developments all ready approved and in construction on both sides of this. Traffic is all ready terrible as it is, with out even adding the several thousands of cars that the 2 all ready approved sites are going to bring. For the love of all that is important in all of our lives, before adding to the problem how about approving the immediate construction of a fly over into poinciana Blvd. And the immediate construction of a 4 lane road out into the Turnpike on the back end of Poinciana. 1 hour and 20 minutes is ridiculous to be in traffic to move 3 ½ miles. Every day, Every day. That is precious time being taken away from my family and no money being made.

Thank you for your time, and I hope you not only read what I'm talking about, but travel this road in the morning or evening to see it for your selves.

Kenneth Rosales from: My Samsung Note 10+

Hand-out 4.A.
4.B.

Linda Hansell

Graeme Leach
2495 Cypress Lane

From: DOUG ETHEREDGE
Sent: Monday, February 1, 2021 8:39 AM
To: Linda Hansell; Eugenio Morales
Cc: BRENDA RYAN; DAVID BRIDLE
Subject: FW: My name is Graeme Leach, I live at 2495 Cypress Lane, backing onto...

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I have received the email below. Will you please submit this into record for tomorrow nights' Shingle Creek Land Use (DRC#20-00075) and Zoning Map (DRC#20-00074) Amendment requests.

Thank you,

Douglas Etheredge
Assistant Director, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2146
Doug.Etheredge@kissimmee.gov

P.S. **Please note: My email address has changed to Doug.Etheredge@kissimmee.gov. Please take note of this for future references. Thank you.**

From: DOUG ETHEREDGE
Sent: Monday, February 1, 2021 8:37 AM
To: 'Graeme Leach' <GLeach4@cfl.rr.com>
Cc: DAVID BRIDLE <DAVID.BRIDLE@kissimmee.gov>; BRENDA RYAN <BRENDA.RYAN@kissimmee.gov>
Subject: RE: My name is Graeme Leach, I live at 2495 Cypress Lane, backing onto...

Good morning,
Thank you for your email. I will gladly forward this to our City Clerk so that they may be able to enter this into public record for the Shingle Creek Land Use (DRC#20-00075) and Zoning Map (DRC#20-00074) Amendment requests being heard at tomorrow nights (Feb 2, 2021) City Commission meeting.

Thank you again and have a good day,

Douglas Etheredge
Assistant Director, Development Services

City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2146
Doug.Etheredge@kissimmee.gov

P.S. **Please note: My email address has changed to Doug.Etheredge@kissimmee.gov. Please take note of this for future references. Thank you.**

From: Graeme Leach <GLeach4@cfl.rr.com>
Sent: Saturday, January 30, 2021 8:30 PM
To: DOUG ETHEREDGE <DOUG.ETHEREDGE@kissimmee.gov>
Subject: My name is Graeme Leach, I live at 2495 Cypress Lane, backing onto...

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

My name is Graeme Leach, I live at 2495 Cypress Lane, backing onto the property in question.
In light of the developments since first hearing for the change of land use; it would be suicidal to proceed & change the land use for this property.
A couple of hundred yards up the road we have the Osceola Village Center, being developed with 347 townhomes, apartments, retail & warehouse facilities. Right next door to that we have a Canadian real estate company trying to develop the Oaks with 550 apartments & townhouses.
With the FDOT's new 2019 revised road plans from the 2015 would make all this development unsustainable with current traffic issues.
I urge you to consider & look at the situation with this area of three possible developments with the current traffic situation. Maybe a meeting outside Le Petite academy between 5pm-7pm to see how congested & dangerous this area is if you are not familiar with it. You're ok adding one development, two more would create some very serious issues

Thank you

Sent from my iPhone

Hand-out 4.A
4.B

Linda Hansell

Robert Patterson

From: Robert Patterson <cdmrom@gmail.com>
Sent: Monday, February 1, 2021 1:48 PM
To: CITY CLERK
Cc: Dave Patterson; Vivian Patterson; Arlene Moore; Jay Moore; Patrice Patterson
Subject: Kissimmee Public Hearing 2/2/2021

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Please distribute this letter to the City Commissioners, and also allow it to be read into the official record at the public hearing: 2/2/2021 6:00PM

2/1/2021

TO: City of Kissimmee City Commission.

RE: Public Hearing 2/2/2021 at 6:00 p.m. Items 4.A. (Proposed Ordinance No. 20-19), and 4.B (Proposed Ordinance No. 20-18)

I wish to express opposition to the proposed ordinance to rezone the subject property at 2650 Alice Blvd to "RC-1" (Multiple Family – Medium Density Residential).

The subject property was approved for Institutional use because of a proposed senior assisted living facility which was never built. At the time, the applicant supplied a detailed plot plan that included the building of a separate entrance and exit to John Young Parkway. The facility was to be populated by residents that essentially **did not drive**.

Now the applicant is seeking a zoning change to RC-1, using the density of the approved senior assisted living facility as justification for the increased residential density of RC-1. These density numbers are not interchangeable, and RC-1 would have an entirely different impact on the surrounding neighborhood.

My partners and I own the property located at 2825 Alice Blvd., which is currently leased to the La Petite Academy childcare center. Our property is within the Kissimmee Isles neighborhood, which is adjacent to the subject property.

The Kissimmee Isles neighborhood has approximately 70 single-family homes. It is surrounded on 3 sides by other single-family home neighborhoods, and has enjoyed the peace and quiet of the surroundings for decades.

The subject property is 22.34 acres, and RC-1 zoning would allow for approximately 223 to 446 units. If you multiply that by 1.5 cars per unit, there could be approximately 334 to 670 new car trips entering and leaving the property on a daily basis.

At this time, the only access to and from the property to John Young Parkway is at Harris Boulevard, and then Alice Boulevard. Those who currently enter and exit the neighborhood know that it is often difficult and sometimes dangerous even with the current traffic load. A significant increase in traffic would certainly pose greater safety concerns.

In addition to increased traffic, adding 450 to 850 new residents would result in other consequences, including reduced privacy, more noise and quite possibly an increase in crime. RC-1 is simply not compatible with the Kissimmee Isles neighborhood.

For these reasons, I urge you to deny the application.

Though I am opposed to the higher density allowed with RC-1, I would be agreeable to a less dense residential zoning change more consistent with the surrounding neighborhoods.

Thank you,

Robert Patterson Manager,

Patterson LLC

cdmrom@gmail.com

949-735-3042

Hand-out 4.A.
4.B.

Linda Hansell

Vivian Patterson

From: Vivian Patterson <Viv@ThePattersons.info>
Sent: Monday, February 1, 2021 2:13 PM
To: 'Robert Patterson'; CITY CLERK
Cc: 'Dave Patterson'; 'Arlene Moore'; 'Jay Moore'; 'Patrice Patterson'
Subject: RE: Kissimmee Public Hearing 2/2/2021

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Good letter, Bob.

Viv

From: Robert Patterson <cdmrom@gmail.com>
Sent: Monday, February 1, 2021 10:48 AM
To: CityClerkEmail@kissimmee.org
Cc: Dave Patterson <dave@thepattersons.info>; Vivian Patterson <viv@thepattersons.info>; Arlene Moore <mrsnice@sbcglobal.net>; Jay Moore <jaylinton1939@gmail.com>; Patrice Patterson <patricep3@gmail.com>
Subject: Kissimmee Public Hearing 2/2/2021

Please distribute this letter to the City Commissioners, and also allow it to be read into the official record at the public hearing: 2/2/2021 6:00PM

2/1/2021

TO: City of Kissimmee City Commission.

RE: Public Hearing 2/2/2021 at 6:00 p.m. Items 4.A. (Proposed Ordinance No. 20-19), and 4.B (Proposed Ordinance No. 20-18)

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Now the applicant is seeking a zoning change to RC-1, using the density of the approved senior assisted living facility as justification for the increased residential density of RC-1. These density numbers are not interchangeable, and RC-1 would have an entirely different impact on the surrounding neighborhood.

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At this time, the only access to and from the property to John Young Parkway is at Harris Boulevard, and then Alice Boulevard. Those who currently enter and exit the neighborhood know that it is often difficult and sometimes dangerous even with the current traffic load. A significant increase in traffic would certainly pose greater safety concerns.

In addition to increased traffic, adding 450 to 850 new residents would result in other consequences, including reduced privacy, more noise and quite possibly an increase in crime. RC-1 is simply not compatible with the Kissimmee Isles neighborhood.

For these reasons, I urge you to deny the application.

Though I am opposed to the higher density allowed with RC-1, I would be agreeable to a less dense residential zoning change more consistent with the surrounding neighborhoods.

Thank you,

Robert Patterson Manager,

Patterson LLC

cdmrom@gmail.com

949-735-3042

Exhibit “C”
Ordinance # 3037
Amending Comprehensive Land Use Plan – Shingle Creek Reserve
Item 4.A.

Exhibit “D”
Ordinance # 3038
Zoning Map Amendment – Shingle Creek Reserve
Item 4.B.

Exhibit “E”
Joint Resolution CRA #01-2021
Amending Downtown Kissimmee CRA Plan Update
Item 5.B.

Exhibit “F”
Joint Resolution # 01-2021
Downtown Kissimmee CRA to Amend 2020 Redevelopment Plan
Item 5.C.

Exhibit “G”
Resolution # 02-2021
Resolution to Supplement the Definition of “Initial Project” for Bond Series 2016
Item 7.D.