



MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, OCTOBER 20, 2020, AT 6:00 P.M. VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT) FOR PUBLIC ACCESS AND PARTICIPATION

1. MEETING CALLED TO ORDER

ROLL CALL: Commissioner Olga Gonzalez (Present), Commissioner Felix Ortiz (Present), Commissioner Angela Eady (Present), Commissioner Jim Fisher (Present), Mayor Jose Alvarez (Present)

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Fisher led the Commission in the 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."

City Manager Steigerwald read a proclamation in honor of Domestic Violence Awareness Month as the Mayor displayed the proclamation that will be provided to Help Now.

Tammy Douglas was present virtually and thanked the Commission for the presentation and expressed her gratitude to the City for their support of survivors in Kissimmee.

3.B PROCLAMATION - WORLD POLIO DAY 2020

The request is for the City Commission to present a Proclamation in honor of "World Polio Day 2020."

City Manager Steigerwald read a proclamation in honor of World Polio Day 2020. The proclamation will be presented to Rotary Club of Kissimmee West.

Pastor Pete Zieg attended virtually and thanked the City for supporting the Rotary Club's efforts to eliminate Polio throughout the world

3.C PROCLAMATION - FLORIDA CITY GOVERNMENT WEEK

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

City Manager Steigerwald read the Florida City Government Week proclamation.

Melissa Zayas-Moreno participated virtually and accepted the proclamation on behalf of Florida City Government Week and commemorating the theme, "My City, I'm part of it. I'm proud of it."

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

Recommendation of 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.

Planner Brenda Ryan, Development Services, reviewed the request for approval of a future land use amendment for the Shingle Creek Reserve property located off John Young Parkway. Staff recommends approval after holding the Public Hearing.

Mayor Alvarez announced the Public Hearing with virtual responses from the audience.

John Adams, RJ Whidden and Associates Inc., 316 Church Street, Kissimmee, stated he is available to answer any questions.

Robert Patterson, 2825 Alice Blvd. Kissimmee, reviewed his previously submitted comments (Exhibit "A") in opposition to the project specifically related to traffic.

Mr. Adams addressed Mr. Patterson's comments and advised the project is currently approved for 450 Adult Living Units, but only 314 units can fit. This will be transmitted to the State of Florida prior to it coming back for second reading.

Written comments were received from the following individuals who did not speak during the meeting but are in opposition:

Graeme Leach, 2495 Cypress Lane, Kissimmee (Exhibit "B").

ReneLisi Rodriguez Cordero, 2555 Cypress Lane, Kissimmee (Exhibit "C").

Rebecca Agee, 1402 Flamingo Drive, Kissimmee (Exhibit "D").

Commissioner Gonzalez requested a better understanding of traffic access for residents.

Mr. Adams stated the developer previously proposed direct access onto John Young Parkway by bridging the existing ditch/canal running along the east side of John Young. That permit is being pursued with FDOT.

Commission discussion continued concerning traffic and street access. City Manager Steigerwald assured the Commission this is the first step in the process. This hearing is to determine Land Use unless the Commission has a valid objection this will be transmitted to the State of Florida for review. Traffic lights are not part of this phase and will be addressed once the request is returned to the City.

Mr. Adams expressed that he understands the concerns, but he respectfully requests the Commission proceed with the transmittal to the State along with comments from FDOT.

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

Commissioner Angela Eady moved to approve the First Reading of Proposed Ordinance # 20-19. Commissioner Jim Fisher seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Commissioner Eady	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

5. PUBLIC HEARINGS

None.

6. HEAR AUDIENCE

Mark Wilson, 714 Canterbury Lane, Kissimmee, representing Canterbury Lane Neighborhood, provided the Commission a picture and comments on an agreement. Mr. Wilson is requesting the City follow the same spray schedule as they use for the Lakefront.

Jeremy Lanier, 5 W. Darlington, Kissimmee, spoke in support of Kissimmee Main Street and a continued relationship with the City of Kissimmee. Mr. Lanier thanked the Commission for their continued support.

Lance Spencer, 535 Brack Street, Kissimmee, spoke representing Kissimmee Christian Church and echoed Mr. Lanier's comments and support of Kissimmee Main Street.

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 minus Item # 7.F. Commissioner Angela Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Fisher	AYE
Mayor Alvarez	AYE

Motion carried 5 – 0.

Mayor Alvarez expressed concern with AVCON being chosen as the only company to work on airport projects.

City Manager Steigerwald clarified AVCON started the process and completed 95%, and it made sense to allow them to complete the project.

Commissioner Angela Eady moved to approve Consent Item # 7.F. Commissioner Jim Fisher seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE

Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

7.A COMMISSION MINUTES APPROVAL

Request Commission approval of the September 22, 2020 and October 6, 2020 Commission Minutes.

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

Authorization to purchase the FY 2020-21 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.C ACCEPTANCE OF 2020 GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS

Approval of the acceptance of Fiscal Year 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) from the United States Department of Justice Office of Justice Programs.

7.D RATIFICATION OF COLLECTIVE BARGAINING REOPENER WITH THE FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE (FOP) REPRESENTING THE POLICE OFFICERS, CORPORALS AND DETECTIVES

Approval of the ratification of the Florida State Lodge Fraternal Order of Police (FOP) collective bargaining reopener for the Police Officers, Corporals and Detectives.

Resolution # 23-2020 (Exhibit " E ").

7.E MEMORANDUM OF UNDERSTANDING WITH THE OSCEOLA COUNTY SCHOOL BOARD IN REFERENCE TO THE FUTURE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT TO THE LANCASTER RANCH PARK PROJECT

Approval of the Memorandum of Understanding with the Osceola County School Board in

reference of the future temporary construction and access easement to the Lancaster Ranch Park Project.

7.F AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH AVCON, INC. FOR RE-PACKAGE DESIGN, BIDDING, AND CONSTRUCTION ENGINEERING SERVICES FOR A NEW ELECTRICAL VAULT AND SUPPORT INFRASTRUCTURE

Approval of Amendment # 9 to the professional service agreement with AVCON, Inc. dated December 19, 2017, for the re-package design, bidding, and construction engineering services for the construction of a new electrical vault and support infrastructure.

7.G GOMEZ CONSTRUCTION COMPANY SERVICE AGREEMENT TO CONSTRUCT NEW ELECTRICAL VAULT & SUPPORT INFRASTRUCTURE AT KISSIMMEE GATEWAY AIRPORT

Approval of an agreement with Gomez Construction Company of Miami FL in the amount of \$2,972,000 to construct a new electrical vault and support infrastructure.

7.H OSCEOLA COUNTY AND THE CITY OF KISSIMMEE ANALYSIS OF IMPEDIMENTS (2020-2025)

Adopt the Osceola County and City of Kissimmee Analysis of Impediments (2020-2025).

7.I CONTRACT FOR SALE AND PURCHASE - 836 CANTERBURY LANE

Approve the sale of the property located at 836 Canterbury Lane, Kissimmee 34741 and authorize the City Manager to sign the Residential Contract for Sale and Purchase between the City of Kissimmee and Xavier Ortiz Jaime and any needed addendum.

7.J FIRST AMENDMENT TO CONCESSION SERVICES AGREEMENT BETWEEN THE CITY OF KISSIMMEE AND GULFSTREAM CATERING INC.

Approval of the First Amendment to the Concession Service Agreement between the City of Kissimmee and Gulfstream Catering.

7.K FIRST AMENDMENT TO THE 2016/17 FLORIDA COMMUNITIES TRUST (FCT) PARKS AND OPEN SPACE FLORIDA FOREVER GRANT AGREEMENT FOR THE PURCHASE OF THE LACKEY PROPERTY AND EXPANSION OF LANCASTER RANCH PARK

Approval to accept the First Amendment to the 2016/17 Florida Communities Trust (FCT) Parks and Open Space Florida Forever Program Grant Agreement to correct a clerical error and accept an additional \$400,000 increasing the grant award to \$3,232,241.81.

7.L DISPOSAL OF CITY ASSETS

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

7.M RATIFICATION OF EXECUTIVE ORDERS 2020-30 AND 2020-31

City Commission ratification of Executive Order 2020-30 issued October 5, 2020 and Executive Order 2020-31 issued October 12, 2020 for the extension of the Local Declaration of Emergency to October 18, 2020.

7.N KISSIMMEE GATEWAY AIRPORT RATES & CHARGES POLICY

Staff requests City Commission approval of the Kissimmee Gateway Airport (KISM) Rates & Charges Policy dated October 2020, to be implemented January 2021.

7.O KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT WITH FLORIDA COACH, INC.

Approval of the Kissimmee Economic Development contract with Florida Coach, Inc.

7.P BRACK STREET LANDS - FINAL PLAT (DRC#20-00034)

City Commission approval of the final plat known as Brack Street Lands.

8. DISCUSSION ITEMS

8.A PRESENTATION OF FINANCIAL STATEMENTS FOR THE KISSIMMEE CHARTER SCHOOL FOR THE YEAR ENDED JUNE 30, 2020

This request is for Commission acceptance of the Financial Statements for the Kissimmee Charter School for the fiscal year ended June 30, 2020.

Finance Director Amy Ady reviewed the request and presented auditor Bob Walker of King and Walker Audit Firm to give the Financial Statements for the Kissimmee Charter School for the fiscal

year ended June 30, 2020.

Due to technical issues, auditor Bob Walker was not able to speak.

Director Ady gave the Commission an overview of the financial report of fiscal year 2020 for Kissimmee Charter School, assuring there is a clean opinion. There were no management letter comments for the second/third year in a row.

Commissioner Angela Eady moved to approve the Charter School Financial Statement. Commissioner Olga Gonzalez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

8.B KISSIMMEE MAIN STREET ANNUAL UPDATE FOR FISCAL YEAR 2020 AND APPROVAL OF THE SERVICES AGREEMENT FOR FISCAL YEAR 2020-2021

Kissimmee Main Street annual update for Fiscal Year 2020 and approval of a new services agreement for FY 2020-2021, authorizing the Mayor to sign the agreement.

Samia Singleton, with CRA introduced Diana Marrero-Pinto with Kissimmee Main Street. Staff recommends approval to the Annual Contract for fiscal year 2020-2021.

Diana Marrero-Pinto, Executive Director of Kissimmee Main Street reviewed a PowerPoint Presentation attached to the agenda with the Commission.

The Commission collectively congratulated them on their success over the years and expressed their continued support.

Commissioner Jim Fisher moved to approve the Kissimmee Main Street Services Agreement. Commissioner Angela Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Eady	AYE
Commissioner Fisher	AYE

Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Mayor Alvarez	AYE

Motion carried 5 – 0.

8.C PRESENTATION OF IN-HOUSE COMMERCIAL COLLECTION ANALYSIS FOR COMMERCIAL DUMPSTER SERVICES

Approval of the in-house commercial collection analysis for commercial dumpster services.

City Manager Steigerwald advised this was a request to follow up on a study previously discussed in November 2019. Consultants were asked back then to decide whether it made sense to bring commercial services in-house.

Jody Kirkendall, Manager of Sanitation, expressed the City has been a longtime advocate of providing residents and businesses quality services and believes implementing commercial dumpster services will allow the City to continue to do so. He introduced consultant Chas Jordan to give a presentation.

Chas Jordan, Senior Consultant with Kessler Consultants, made a PowerPoint Presentation (Exhibit " F ").

City Manager Steigerwald advised once they can provide the services in-house with the City's commercial garbage, they will be able to expand past the Downtown area but are limited at the moment due to the contract with Waste Management.

Staff recommends approval, and will come back sometime in 2021 to get approval of the borrowing for purchasing containers and other necessities.

Commissioner Jim Fisher moved to approve moving forward with Commercial In House Sanitation Collection. Commissioner Olga Gonzalez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Commissioner Eady	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

8.D ANNUAL ADVISORY BOARD APPOINTMENTS

Commission appointment to fill a vacancy on the Board of Adjustments.

Commission acknowledged there was still time to appoint someone from the last extension requested. No one to appoint at the moment.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

CITY MANAGER STEIGERWALD

City Manager Steigerwald wanted to clarify the response to Hear the Audience on the Canterbury issue, and it was not the intention of the City to take over the maintenance of the canal/Lake. Although the agreement states the City will spray the property on the same schedule as the Lakefront, it is noted that there is no longer any use for the property, and the project fell through. City Attorney Sanchez de Fuentes reached out to Mr. Wilson this afternoon to advise they will be conveying the property back to Canterbury Association and committing to continuing to get the State to better assist with the property's maintenance.

9.B CITY ATTORNEY

CITY ATTORNEY SANCHEZ DE FUENTES

Nothing.

9.C CITY COMMISSION

COMMISSIONER GONZALEZ

Nothing.

COMMISSIONER ORTIZ

Commissioner Ortiz commented this was a great meeting, very informative.

COMMISSIONER EADY

Commissioner Eady encouraged everyone to continue to be safe

COMMISSIONER FISHER

Nothing.

MAYOR ALVAREZ

Nothing

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 7 55 PM



ATTEST

Olga Gonzalez
MAYOR-COMMISSIONER

Linda Stansell
CITY CLERK

Exhibit "A"
Public Hearing Comments – Robert Patterson
Item 4.A.

LINDA HANSELL

From: Robert Patterson <cdmrom@gmail.com>
Sent: Tuesday, October 20, 2020 2:36 PM
To: CITY CLERK
Subject: ITEM 4.A PUBLIC HEARING - City Commission - October 20, 2020

Exhibit "A"

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 include the following to be read into the official record at tonight's public hearing:

10/20/2020

TO: City of Kissimmee City Commission.

RE: ITEM 4.A. PUBLIC HEARING - LAND USE PLAN AMENDMENT, LARGE SCALE: SHINGLE CREEK RESERVE, DRC#20-00075 (INST TO MF-MDR) - PROPOSED ORDINANCE NO. 20-19

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

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.

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 "B"
Public Hearing Comments – Graeme Leach
Item 4.A.

Item 4.A.

LINDA HANSELL

From: Graeme Leach <GLEach4@cfl.rr.com>
Sent: Sunday, October 11, 2020 8:43 PM
To: CITY CLERK
Subject: Re: Public hearing

Exhibit "B"

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 insure my objection to this Change of Land use is heard by the City Commissioners on October 20'th.

Many thanks.
Graeme Leach.

Sent from my iPhone

On Sep 14, 2020, at 9:28 PM, Graeme Leach <GLEach4@cfl.rr.com> wrote:

2650, Alice Blvd Parcel 32-25-29-1907-0001-0010 and 32-25-291907-0001-0012

My name is Graeme Leach. I have lived at [2495 Cypress Lane](#) for the last Thirty- one years. My property backs onto the property in question that is attempting to change the land use. Through my time at this property I have been very familiar with attempts to develop this land. I strongly oppose another attempt to develop this property for these reasons.

1. Traffic congestion in this area on John Young Pkwy/Pleasant Hill intersection & difficulties with Entry/Exit out of Harris Blvd.
2. The kind of development being proposed could lower house prices in the Kissimmee Isles neighborhood.
3. Effects of construction on Flood levels in this neighborhood.

#1 TRAFFIC CONGESTION: it is well known that this area, SouthJohn Young Pkwy/Pleasant Hill Road intersection is one of the most busiest & dangerous intersections in Central Florida. Until we have a concrete plan from the DOT that is within their approved budget, putting another development in the heart of this congestion would be suicidal. So far two plans have been proposed by the DOT: one five years? ago that was scrapped due to a lack of funding; & another was proposed a year ago that lacked real clarity in how the majority of the heavy peak time traffic is going to flow to alleviate the current congestion. Another concern moving forward is: due to Corvid 19 how much monies will be available in the budget for this road project?

#2 HOUSE PRICES: the current plan calls for Medium density residential/Multiple Family which could mean apartment style buildings or multiple story homes that could affect the current house prices in the neighborhood. The type of build needs to be clarified & in line with the current housing in Riverview subdivision & The Oaks.

#3 EFFECTS OF CONSTRUCTION ON FLOOD LEVELS IN THE NEIGHBORHOOD: during hurricanes Charley, Jean & Francis, this land was under water & the water level was in line with my backyard pool!!! For twenty five years my property was deemed in a flood zone & I had to carry flood insurance. Seven years ago I was taken out of the flood zone, my property continues to be a flood risk! Building houses & developing this property is going to create flooding risks during hurricane season.

Environmentally, over the course of thirty plus years I have seen an abundance of wildlife: otters, hawks, eagles, bobcats: to see them driven out by land clearing in this vicinity is becoming a worrying trend!

Please consider some of these valuable points before making a senseless decision .

To clog up a road system already in need of help, beyond what is currently being proposed by the FDOT would be nothing short of suicide.

In conclusion, while understanding the current housing shortage that exists in this county, it would be better to develop new housing developments away from already congested areas!

Many thanks.

Graeme Leach



PLEASE CONFIRM THIS HAS BEEN RECIEVED!

Sent from my iPhone

Sent from my iPhone

Exhibit "C"
Public Hearing Comments – ReneLisi Rodriguez Cordero
Item 4.A.

Item 4.A.

LINDA HANSELL

From: ReneLisi RodriguezCordero <relinesi@yahoo.com>
Sent: Sunday, October 18, 2020 9:05 PM
To: CITY CLERK; LINDA HANSELL
Subject: For Public Hearing on Rezoning of 2650 Alice Blvd. property

Exhibit "C"

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

2555 Cypress Lane

Kissimmee FL34746

October 18, 2020

CITY OF KISSIMMEE

PLANNING ADVISORY BOARD

Dear Members of City of Kissimmee Planning Advisory Board,

We are writing to the board to present our concerns regarding the consideration of amending the zoning designation of the property at 2650 Alice Blvd. [Parcel ID 32-25-29-1907-0001-0010 and 32-25-29-1907-0001-0012] being considered in October 20, 2020.

The rezoning into a MF-MDR (Multiple Family – Medium Density Residential) – City will result in a negative impact in the value of our property. Anything from multiple story homes to apartment style buildings could affect current value of properties both in Riverview and The Oaks.

The rezoning would also bring more traffic congestion to an already congested area. More flow into our area means a lowering of our quality of life and security due to the increase of population and the problems that brings with it.

We urge you to consider the fact that our properties and the property discussed have flooding problems that could

get worse due to more construction. A canal that runs along Cypress Lane helps prevent flooding, because it drives water away into Tohopekaliga Lake; but even while having that canal, we have experienced flooding during hurricanes. In addition, the vegetation offers the area a much needed buffer from the noise pollution caused by traffic on Highway 17-92 while it provides a living habitat for wildlife.

You could be agents of change in the midst of the problems that overpopulation and overbuilding have been bringing to the City of Kissimmee for two or more decades. A balance between what is possible and what is wise and beneficial for the people of Kissimmee would have to be kept in mind to keep this city a safe and pleasant place to live in.

Cordially,

René Rodríguez

María L. Cordero

Exhibit "D"
Public Hearing Comments – Rebecca Agee
Item 4.A.

Item 4.A.

LINDA HANSELL

From: Rebecca Agee <rebecca.agee@yahoo.com>
Sent: Monday, October 19, 2020 3:57 PM
To: CITY CLERK
Subject: Amendment to Ordinance 2771 for 2650 Alice Blvd.

Exhibit "D"

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

To Whom It May Concern,

I've been a home owner at 1402 Flamingo Dr. since December 2016. I love this area and my neighbors here in the Kissimmee Isles, but the traffic in the area is horrible and that is why I am highly concerned about the proposal for change in land use plan for the property located at 2771 for 2650 Alice Blvd.

Every morning I leave for work about 30 minutes earlier than I actually need to just so I can successfully make a left turn out of the neighborhood before traffic becomes too bad and this is impossible. When commuting home, it takes an average of 3 times as long than my drive to work and all of that extra time occurs as I sit in the slow stop and go traffic in the last 1.5 miles to my house. Currently planning a simple trip to the grocery store can be challenging depending on time of day because of the dense traffic on John Young Parkway/ Orange Blossom Trail and other near by roads. There is already so much extra traffic in the area brought in by the La Petite Academy at the entrance to the community. This area is not set up to handle any additional traffic. I worry this will mean I will need to leave even earlier for work and plan on a 4 to 5 times longer drive home. Spontaneous trips to the grocery store will become entirely impossible. I do not support this proposal and ask for it to be voted down.

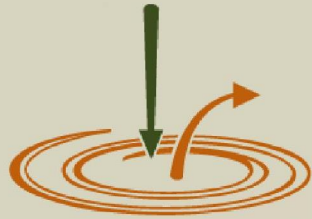
I am happy to answer any further questions regarding my concerns and experiences living in the area. The Kissimmee Isles needs to be preserved as is and not brought down with further worse traffic and over crowding.

Thank you for your time.

Rebecca Agee
Home Owner at 1402 Flamingo Dr., Kissimmee, FL 34746
(909)499-4323
rebecca.agee@yahoo.com

Exhibit "E"
Resolution 23-2020
Ratification of Collective Bargaining Reopener – Police Officers, Corporals and Detectives
Item 7.D.

Exhibit "F"
PowerPoint Presentation – Commercial Collection Analysis
Kessler Consulting
Item 8.C.



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innovative waste solutions

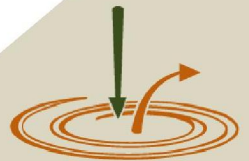
CITY OF KISSIMMEE COMMERCIAL COLLECTION ANALYSIS

Chas Jordan, Senior Consultant
Kessler Consulting, Inc
October 20, 2020

**CITY OF
KISSIMMEE**
1883

Agenda

1. Background
2. Current Services Overview
3. Requirements for In-House Commercial Collection
4. Financial Analysis of In-House Collection
5. Conclusions and Recommendations

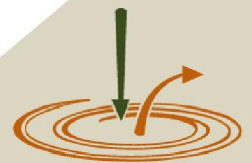


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innovative waste solutions

Background

In October 2019:

- ✓ KCI presented a Rate Study for consideration by the Kissimmee City Council
- ✓ This Rate Study included a pro-forma to determine if bringing commercial solid waste collection in-house would be financially beneficial to the City
- ✓ The City Council requested a more in-depth analysis of the requirements for conversion of Commercial Collection to in-house service be done.



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Current Services Overview



- ✓ Residential:
 - ✓ Automated Carted Garbage, Recycling, and Yard Waste
 - ✓ Bulk Waste Pickup
- ✓ Commercial:
 - ✓ Automated Carted Garbage and Recycling
 - ✓ Containerized Garbage and Recycling (through Franchise – WMI)
 - ✓ Roll Off Services (through Franchise – WMI)
 - ✓ NORD Downtown Collection



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In-House Commercial MSW Collection

Cubic Yard Capacity per Week	12,094
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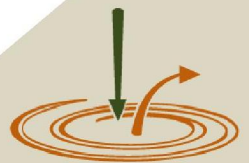
Pickups per Week	1,736
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Average Cubic Yard Capacity per Pickup	7.0
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Days of Collection Per Week	6
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Avg Route Size (pickups/route)	57
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Routes Per Day	5.1
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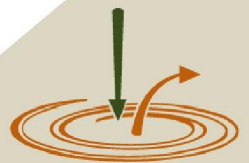


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City In-House Needs

1. Purchase Six Front End Loader Trucks plus One spare for operation of Commercial Collection
2. Reallocate or Hire Six Drivers to manage up to Six potential routes for Collection
3. Purchase of an estimated 990 new Containers (Dumpsters) to provide service at existing locations.

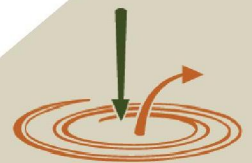
*These options will need to be evaluated by the City of Kissimmee at time of transition.



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innovative waste solutions

1st Year Operating Expenses

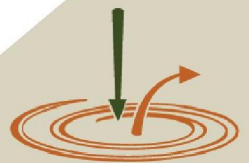
Personnel Services	\$817,900
Operations	\$266,400
Repair and Maintenance	\$279,800
Fuel	\$104,900
Disposal	\$1,077,400
Transfer/Debt Service	\$487,600
Total Operating Expenses in 1st Year:	\$3,034,000



kessler consulting inc.
innovative waste solutions

1st Year Capital Costs

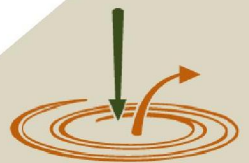
Vehicles	\$2,100,000
New Dumpsters	\$706,200
Total	\$2,806,200



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Impacts on Solid Waste Rates

1. No rate increases beyond an annual estimated 2% CPI adjustment (except NORD) will be required each year.
2. NORD rates would be approximately 0.7 – 1 % higher to assist in continuing to make this program financially self sufficient.

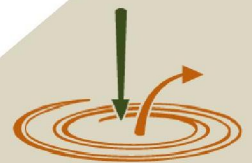


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Impacts on Financials

	FY20	FY21	FY22	FY23	FY24
Beginning Fund Balance	\$1,435,100	\$635,600	\$997,400	\$1,187,800	\$815,700
TOTAL REVENUE	\$5,883,400	\$6,260,400	\$9,312,500	\$10,138,800	\$10,555,500
TOTAL OPERATING EXPENDITURES	\$4,938,200	\$5,119,400	\$5,299,500	\$9,177,900	\$9,578,100
TOTAL CAPITAL OUTLAY	\$1,744,700	\$779,200	\$3,822,600	\$1,333,000	\$837,900
Surplus/(Shortfall)	(\$799,500)	\$361,800	\$190,400	(\$372,100)	\$139,500
Ending Fund Balance	\$635,600	\$997,400	\$1,187,800	\$815,700	\$955,200

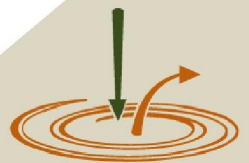
*Projections continued through FY29 in the Report



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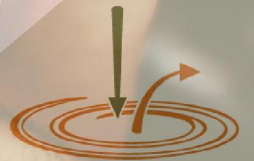
Conclusions and Recommendations

1. In-House Collection provides a financially positive service
2. In-House Commercial Recycling Collection should be considered as a future goal
3. Expansion of the NORD container and collection system – Potentially with “Impact Fees”.
4. Borrowing of \$2,800,000 to help offset initial capital costs of service.
5. Purchasing of major capital should be done in year prior to transition.



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Thank You! Questions?



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4.A. Public Hearing – Shingle Creek - Comments / Speakers

Emails

- | | | |
|----|----------------------------|------------------|
| 1) | Graeme Leach | October 11, 2020 |
| 2) | ReneLisi Rodriguez Cordero | October 18, 2020 |
| 3) | Rebecca Agee | October 19, 2020 |
| 4) | Robert Patterson | October 20, 2020 |

6. Hear the Audience/Request to Speak

Emails

- | | | |
|----|--------------|------------------|
| A) | Karen Wilson | October 19, 2020 |
| B) | Mark Wilson | October 20, 2020 |

*Full Contract Language referred in Mr. Wilson's request.
Provided by CA.

LINDA HANSELL

Request to Speak
10/20/2020 G.A.
Exhibit "E"

From: adaokaren@aol.com
Sent: Monday, October 19, 2020 11:47 AM
To: LINDA HANSELL
Subject: Re: City Commission Meeting Information

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 Morning Linda,

The Board of Directors of the Canterbury Lane Association is formally requesting to be heard at the City Commissioners Meeting Tuesday October 20th at 6:00 PM. Please add us to the agenda and we will be addressing the issue of the canals and cove area that we have advised all the City Conditioners of, in writing, with hand delivered packages of information.

If I need to do anything else to be heard tomorrow evening, please advise ASAP so we can be properly prepared.

Thank you and do you issue a Zoom link for us to follow??

Sincerely yours,
Karen Wilson
Secretary- Canterbury Lane Association

-----Original Message-----

From: LINDA HANSELL <LHANSELL@kissimmee.org>
To: 'Mark Wilson' <mrwilson6275@aol.com>
Cc: ADAOKAREN@AOL.COM <ADAOKAREN@AOL.COM>; j5gewerth@gmail.com <j5gewerth@gmail.com>
Sent: Tue, Oct 13, 2020 11:39 am
Subject: RE: City Commission Meeting Information

Mr. Wilson;

The instructions for participation are attached. On the agenda the City has a section called "Hear the Audience" where you have three (3) minutes to address the Commission. Please be on-line (using instructions) and use the "Raise Your Hand" feature to be recognized. If you have any questions or need additional assistance, please let us know. And thank you for your interest in the City of Kissimmee.

Linda S. Hansell, CMC
City Clerk
City of Kissimmee

101 Church Street
Kissimmee, Florida 34741
407.518.2313 desk
407.518.2260 fax
lhansell@kissimmee.org



From: Mark Wilson [mailto:mrwilson6275@aol.com]
Sent: Tuesday, October 13, 2020 8:26 AM
To: LINDA HANSELL <LHANSELL@kissimmee.org>
Cc: ADAOKAREN@AOL.COM; j5gewerth@gmail.com
Subject: Re: City Commisison Meeting Information

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 morning Linda, thanks for the quick reply. My neighbors and I have a couple questions for the commissioners that we would like to make in person or video during the meeting. There would be 2 neighbors and myself who would like to ask questions separately. Can you give us instructions how we can do that at your next meeting.

Thanks

Mark

In a message dated 10/12/2020 11:04:10 AM Eastern Standard Time, LHANSELL@kissimmee.org writes:

Mr. Wilson:

The Governor approved the continuation of virtual meetings through October 30, 2020 but you can participate in the meeting virtually if you would like to speak. Is it a public hearing you want to speak on or a general comment or question for the Commission?

Linda S. Hansell, CMC

City Clerk
City of Kissimmee

101 Church Street
Kissimmee, Florida 34741
407.518.2313 desk
407.518.2260 fax
lhansell@kissimmee.org



From: Mark Wilson [mailto:mrwilson6275@aol.com]
Sent: Monday, October 12, 2020 10:41 AM

To: CITY CLERK <CityClerkEmail@kissimmee.org>

Subject: City Commisson Meeting Information

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 morning, are the meetings in person now? If yes can a Kissimmee resident speak to the commissioners in person at the meeting? Is the next meeting Tuesday October 20, 2020?

Mark Wilson

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

Request to Speak Co.

10/20/2020

LINDA HANSELL

From: Mark Wilson <mrwilson6275@aol.com>
Sent: Tuesday, October 20, 2020 12:12 PM
To: LINDA HANSELL
Subject: one page of the contract between Canterbury Neighborhood Association & the City of Kissimmee
Attachments: Canterbury Boat Basin October 20.jpg

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

Linda, the picture I sent separately and this page of the contract is what I would like the Mayor & Commissioners have before I address the meeting through your Zoom hook up.

Thanks for your help.

Mark

City shall resume the maintenance on the Association's behalf. The City's obligation to maintain the boat basis* is all contingent on state and/or local funding allocations for lakefront maintenance during the budget process. The parties agree that the City shall have no duty to maintain the boat

LINDA HANSELL

From: Mark Wilson <mrwilson6275@aol.com>
Sent: Tuesday, October 20, 2020 11:56 AM
To: LINDA HANSELL
Subject: Canterbury cove boat basin 10/20/20

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



Sent from my iPhone

**AGREEMENT BETWEEN CITY OF KISSIMMEE and
CANTERBURY LANE NEIGHBORHOOD ASSOCIATION, INC.**

THIS AGREEMENT is made this 1st ^{6th} day of November, 2018 by and between the CITY OF KISSIMMEE, a municipal corporation of the State of Florida, 101 Church Street, Kissimmee, Florida 34741, hereinafter "CITY" and CANTERBURY LANE NEIGHBORHOOD ASSOCIATION, INC., a Florida non-profit corporation, whose registered address is 714 Canterbury Lane, Kissimmee, Florida 34741, hereinafter referred to as the CANTERBURY and each represents as follows:

WHEREAS, Shingle Creek Regional Trail (SCRT) is the result of 25 years of planning and purchasing property along the Shingle Creek Corridor for the conservation of wildlife habitats, creation of green space and passive recreation through the construction of a bike and walking trail along the length of Shingle Creek from the Orange / Osceola County line to Kissimmee Lakefront Park, and points in between; and

WHEREAS, in furtherance of the SCRT project CITY has applied for and received State of Florida grant funding for the design and construction of the bike trail extensions and associated amenities and features that would connect the various phases of SCRT throughout the City; and

WHEREAS, the CITY has contracted with engineers for the design of Toho Bend South Phase 1A (FDEP Project No.: T15019) beginning at South Clyde Avenue, going North along Clyde, and East down Lakeview Drive terminating at the lakefront and connecting to the Shingle Creek Regional Trail Overlook, as conceptually depicted in Exhibit A; and

WHEREAS, the CITY believed to have vested legal ownership of the land over which the SCRT Overlook would be constructed by virtue of a Quit Claim Deed dated January 3, 2011, and recorded Book 4082, Page 3 of the Official Public Records of Osceola County, Florida; and

WHEREAS, for a period of more than seven years the CITY has openly and continuously been in possession, maintained and improved the parcel of land deeded to the City, more particularly described in Exhibit "B" herein and hereinafter referred to as "Property," as part of the Kissimmee Lakefront Park;

WHEREAS, as a grant requirement from the State of Florida for SCRT Toho Bend and SCRT Overlook the City was required to order a Title Search Report of the properties where the trail and overlook would be constructed, this Title Search Report revealed that CANTERBURY is the legal owner of the Property, such Chain of Title documentation is attached hereto as Exhibit C; and

WHEREAS, the Parties have determined it is in the best interest of CANTERBURY and the CITY to enter into this Agreement with regard to the future of the property, and the transfer of the property to the CITY.

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and value considerations, the receipt and sufficiency of which is hereby acknowledged, each party hereby promises to the other as follows:

1. **RECITALS.** The foregoing recitals are true and correct and specifically incorporated herein.
2. **QUIT CLAIM DEED.** CANTERBURY agrees to Quit Claim Deed any interest, right or claim it has in the properties, to the CITY, using the forms attached hereto as Exhibit "D".
3. **RESPONSIBILITIES OF CITY.**
 - A. CITY agrees that the property conveyed to the CITY will solely be used for municipal public purposes as part of SCRT and that any structures built on the property will be accessory/ complimentary structures to the trail. The CITY shall not build any structures for residential purposes on the property.
 - B. Should the CITY deem the property is no longer usable for the intended municipal purposes, the CITY agrees that the property shall revert to CANTERBURY and shall convey the real property to CANTERBURY LANE NEIGHBORHOOD ASSOCIATION, INC.
 - C. CITY agrees to build a post and rail fence between the property and the adjacent Canterbury Terrace Lot 19, and to place signage indicating no public access.
 - D. CITY agrees to spray the boat basin (canal / cove) as part of the City's annual maintenance of the lakeshore, which will assist in improving overall general lake conditions. The City's confirmed it will be able to take this action under the City's current aquatic plant management permit; however, should the State require a separate permit for the boat basin, the City shall not be required to apply for the permit, and the City's duty to spray shall cease. If this occurs, the Association may opt to apply for the permit. If a permit is issued to the Association, the City shall resume the maintenance on the Association's behalf. The City's obligation to maintain the boat basis is also contingent on state and/or local funding allocations for lakefront maintenance during the budget process. The parties agree that the City shall have no duty to maintain the boat basin island which is the Association's private property.
 - E. CITY agrees Toho Bend South Phase 1A (FDEP Project No.: T15019) shall begin at South Clyde Avenue, run North along Clyde, and East down Lakeview Drive terminating at the lakefront, and that no homes will be taken through eminent domain for the construction of SCRT along this phase.
4. **APPLICABLE LAWS.** This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Florida.
5. **JURY TRIAL WAIVER/VENUE/WAIVER OF ATTORNEY FEES.** Consultant agrees to waive the right to a jury trial in any action, proceeding, or counterclaim. Venue shall be Osceola County, Florida. Each party waives the right to attorney fees in any action to enforce this Agreement.

6. **WAIVER.** No failure of the City to insist upon strict performance in any one or more terms of this Agreement, nor any failure of the City to exercise any right or remedy under this Agreement shall constitute a waiver of any such term, right or remedy the City may have, or future rights to enforce compliance.
7. **NOTICES.** All notices and demands shall be sent U.S. Certified Mail, return receipt to:
- | | |
|--------------------------|------------------------|
| As to Canterbury: | As to City: |
| Karen Wilson | City of Kissimmee |
| 714 Canterbury Lane | City Attorney's Office |
| Kissimmee, Florida 34741 | 101 Church Street |
| | Kissimmee, FL 34741 |
8. **ENTIRETY OF AGREEMENT.** This Agreement, including any attachments and exhibits referred to herein shall constitute the entire Agreement of the parties. Any prior understanding or representations of any kind preceding the date of this Agreement shall not be binding on either party except as incorporated herein.
9. **MODIFICATIONS.** Any modifications or additional obligations assumed by either party in connection with this Agreement shall be binding only if evidenced in writing and signed by each party or an authorized representative of each party.
10. **BINDING.** This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns as permitted by this contract.
11. **SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.
12. **ATTACHMENTS.** The Attachments listed hereto are incorporated by reference and will be binding on the parties. In the event of any inconsistency between the Attachments, the provision of this Contract will govern and control.

Signature page to follow.

IN WITNESS WHEREOF, the parties hereto have executed this License Agreement as of the day and year first written above written.

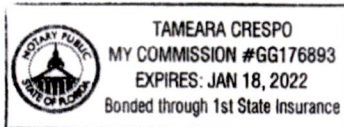
CANTERBURY LANE
NEIGHBORHOOD ASSOCIATION

Joanita Gewerth
Signature

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

I HEREBY CERTIFY that, on this 1st day of November, 2018, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joanita Gewerth President of Canterbury Lane Neighborhood Association, Inc. ☐ who is personally known to me or ☒ who has produced FL Drivers License and acknowledged before me that they executed the forgoing instrument as such officer in the name and on behalf of the corporation.

[NOTARY SEAL]



Tameara Crespo
Notary Public in and for the County
and State aforementioned

CITY OF KISSIMMEE:

[Signature]
Mayor-Commissioner

ATTEST:

Linda S. Hansell
Linda Hansell, City Clerk

Approved as to form and legal sufficiency:

[Signature]
City Attorney

EXHIBIT A

SHINGLE CREEK TRAIL- TOHO BEND SOUTH PHASE 1A

&

SHINGLE CREEK TRAIL OVERLOOK
CONCEPTUAL DEPICTIONS

EXHIBIT B

LEGAL DESCRIPTION and SKETCH

PARCEL 1

(PER Q.C.D. O.R.B. 4082 PAGE 0003)

LANDS LAKEWARD OF LOT 18, BLOCK A, CANTERBURY TERRACE

A parcel of land being a portion of Section 28, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Lot 18, Block A, CANTERBURY TERRACE, according to the plat thereof, as recorded in Plat Book 1, page 305 of the Public Records of Osceola County, Florida; thence run N89°36'03"E along the North line of said Lot 18, Block A and along the South Right of Way line of Penfield Street, a distance of 210.00 feet to the Northeast corner of said Lot 18, Block A and the Point of Beginning of the herein described lands; thence continue N89°36'03"E along said South Right of Way line of Penfield Street, a distance of 189.13 feet to a point on the Southerly extension of the Ease line of LILLIE A JOHNSON'S SUBDIVISION, as recorded in Plat Book 1, Page 77 of the Public Records of Osceola County, Florida; thence run S40°09'23"E along said East line, a distance of 6.58 feet to a point on the South line of lands as described in Official Records Book 156, page 543 of the Public Records of Osceola County, Florida; thence run N89°50'29"E along said South line, a distance of 72.71 feet to a point on the 55.0 foot contour line (National Geodetic Vertical Datum on 1929) of lake Tohopekaliga (Ordinary High Water Line);

thence along said 55.0 foot contour line the following seventeen (17) courses and distances:

thence run S16°43'19"W, a distance of 40.88 feet;
thence run S09°34'46"W, a distance of 42.59 feet;
thence run S24°30'56"W, a distance of 53.24 feet;
thence run S16°34'28"W, a distance of 15.18 feet;
thence run S62°44'25"W, a distance of 19.18 feet;
thence run N77°18'18"W, a distance of 17.52 feet;
thence run N86°35'10"W, a distance of 26.89 feet;
thence run N76°08'03"W, a distance of 38.07 feet;
thence run N72°55'53"W, a distance of 23.89 feet;
thence run N12°12'46"E, a distance of 20.31 feet;
thence run N11°42'02"E, a distance of 18.90 feet;
thence run N21°08'01"W, a distance of 24.61 feet;
thence run N81°49'22"W, a distance of 26.15 feet;
thence run S79°37'45"W, a distance of 16.97 feet;
thence run S42°14'07"W, a distance of 15.69 feet;
thence run S15°52'26"W, a distance of 39.00 feet;
thence run S15°45'00"W, a distance of 15.18 feet;

thence departing said 55.0 foot contour line, run N76°16'29"W, a distance of 98.51 feet to a point on the East line of aforesaid Lot 18, Block A; thence run N29°35'53"E along said East line of Lot 18, Block A, a distance of 130.22 feet to the POINT OF BEGINNING.

PARCEL 2

Beginning at the Northeast corner of Lot 18, Block A, Canterbury Terrace, according to the plat thereof, as recorded in Plat Book 1, Page 305, of the Public Records of Osceola County, Florida; thence run N00°23'57''W, a distance of 20.00 Feet; thence run N89°36'03''E, a distance of 147.09 Feet; thence run S00°23'57''E, a distance of 20.00 feet to a point on the South right of way line, a distance of 147.09 feet to the POINT OF BEGINNING.

Containing 0.87 acres, more or less.

EXHIBIT C

TITLE SEARCH REPORTS

THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED TO:
CITY ATTORNEY
CITY OF KISSIMMEE
101 CHURCH ST.
KISSIMMEE, FLORIDA 34741

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed this 15th day of November, 2018, by CANTERBURY LANE NEIGHBORHOOD ASSOCIATION, INC., a Florida non-profit corporation, whose registered address is 714 Canterbury Lane, Kissimmee, Florida 34741, hereinafter referred to as the GRANTOR, and CITY OF KISSIMMEE, a municipal corporation of the State of Florida, 101 Church Street Kissimmee, Florida, 34741, hereinafter referred to as the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, to GRANTEE in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following-described lot, piece or parcel of land, situated, lying and being in the County of Osceola, State of Florida, as described in Exhibit A, to-wit:

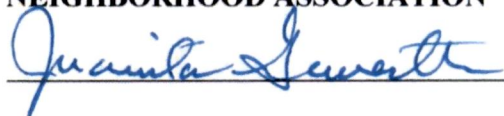
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The described lands shall be used for public municipal purposes, by the CITY of KISSIMMEE. In the event the GRANTEE shall use said lands for a purpose that is not a public municipal purpose, the GRANTOR shall have the right to invoke a reverter of the property to GRANTOR.

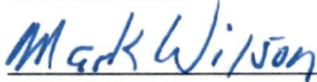
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use and benefit of the GRANTEES forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed the day and year first above written.

CANTERBURY LANE
NEIGHBORHOOD ASSOCIATION



WITNESSES:



PRINT NAME



SIGNATURE

[Signature]

SIGNATURE

STEVE L. LACKEY

PRINT NAME

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

I HEREBY CERTIFY that, on this 8 day of November, 2019, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Janita Grewent, President of Canterbury Lane Neighborhood Association, Inc. ☐ who is personally known to me or ☒ who has produced FL Drivers License and acknowledged before me that they executed the forgoing instrument as such officer in the name and on behalf of the corporation.

[NOTARY SEAL]



Tameara Crespo / Tameara Crespo
Notary Public in and for the County
and State aforementioned

QUIT CLAIM DEED EXHIBIT

PARCEL 1

LANDS LAKEWARD OF LOT 18, BLOCK A, CANTERBURY TERRACE

A parcel of land being a portion of Section 28, Township 25 South, Range 29 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Lot 18, Block A, CANTERBURY TERRACE, according to the plat thereof, as recorded in Plat Book 1, page 305 of the Public Records of Osceola County, Florida; thence run N89°36'03''E along the North line of said Lot 18, Block A and along the South Right of Way line of Penfield Street, a distance of 210.00 feet to the Northeast corner of said Lot 18, Block A and the Point of Beginning of the herein described lands; thence continue N89°36'03''E along said South Right of Way line of Penfield Street, a distance of 189.13 feet to a point on the Southerly extension of the Ease line of LILLIE A JOHNSON'S SUBDIVISION, as recorded in Plat Book 1, Page 77 of the Public Records of Osceola County, Florida; thence run S40°09'23''E along said East line, a distance of 6.58 feet to a point on the South line of lands as described in Official Records Book 156, page 543 of the Public Records of Osceola County, Florida; thence run N89°50'29''E along said South line, a distance of 72.71 feet to a point on the 55.0 foot contour line (National Geodetic Vertical Datum on 1929) of lake Tohopekaliga (Ordinary High Water Line); thence along said 55.0 foot contour line the following seventeen (17) courses and distances; thence run S16°43'19''W, a distance of 40.88 feet; thence run S09°34'46''W, a distance of 42.59 feet; thence run S24°30'56''W, a distance of 53.24 feet; thence run S16°34'28''W, a distance of 15.18 feet; thence run S62°44'25''W, a distance of 19.18 feet; thence run N77°18'18''W, a distance of 17.52 feet; thence run N86°35'10''W, a distance of 26.89 feet; thence run N76°08'03''W, a distance of 38.07 feet; thence run N72°55'53''W, a distance of 23.89 feet; thence run N12°12'46''E, a distance of 20.31 feet; thence run N11°42'02''E, a distance of 18.90 feet; thence run N21°08'01''W, a distance of 24.61 feet; thence run N81°49'22''W, a distance of 26.15 feet; thence run S79°37'45''W, a distance of 16.97 feet; thence run S42°14'07''W, a distance of 15.69 feet; thence run S15°52'26''W, a distance of 39.00 feet; thence run S15°45'00''W, a distance of 15.18 feet; thence departing said 55.0 foot contour line, run N76°16'29''W, a distance of 98.51 feet to a point on the East line of aforesaid Lot 18, Block A; thence run N29°35'53''E along said East line of Lot 18, Block A, a distance of 130.22 feet to the Point of Beginning.

PARCEL 2

Beginning at the Northeast corner of Lot 18, Block A, Canterbury Terrace, according to the plat thereof, as recorded in Plat Book 1, Page 305, of the Public Records of Osceola County, Florida; thence run N00°23'57''W, a distance of 20.00 Feet; thence run N89°36'03''E, a distance of 147.09 Feet; thence run S00°23'57''E, a distance of 20.00 feet to a point on the South right of way line, a distance of 147.09 feet to the POINT OF BEGINNING.

Containing 0.87 acres, more or less.