



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JANUARY 16, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Olga Gonzalez, Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

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:

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 Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Kissimmee Festival of Lights Award Winners for 2023

Presentation of the 2023 Festival of Lights award winners.

Steve Lackey, Parks & Recreation Director, introduced Kayla Rogers who announced the winners of the Festival of Lights Parade awards. She was assisted in the presentation of awards by Jozef Bladek from Parks & Recreation Events and Venues.

Award winners are as follows:

Best Lights and Effects - High 5 Signs

Best Walking Group - Give Kids the World

Best Overall (Nightmare Before Christmas) - Kissimmee Utility Authority

Best Downtown Window Display - Robert Anthony Florist

Crowd Favorite Window Display - Diane's Tea Room

3.B Proclamation - National Certified Registered Nurse Anesthetists Week

To present a proclamation in honor of "National Certified Registered Nurse Anesthetists Week" to Marion English-Rowe, CRNA from the Florida Association of Resident Registered Nurse Anesthetists.

City Manager Steigerwald read a proclamation in honor of National Certified Registered Nurse Anesthetists Week as the Mayor and Commissioners presented the proclamation to Marion English-Rowe.

Ms. English-Rowe, expressed her appreciation to the Commission on behalf of the 61,000 registered Nurse Anesthetists' in the United States.

3.C Recognition of Lewis Music Store, LLC, for their 50-year business anniversary

Presentation of an award to the Lewis family for their firm's extraordinary achievement in reaching 50-years in business.

Economic Development Director, Tom Tomerlin recognized Lewis Music Store LLC for their 50th Business Anniversary. They opened in October 1973 and still have family members running the business. Present to accept the City recognition are Paul Lewis, Brandie Lewis Green, and Brandie's daughter Stephanie.

Ms. Green explained that her grandparents started the business in 1973 and multiple generations followed and are still running the business. The Lewis family thanked the City for this recognition.

3.D Employee of the Month for January

Request that the City Commission join the City Manager in recognizing Carmen Cantres, Fire Logistics Coordinator, as January's Employee of the Month.

City Manager Steigerwald introduced Carmen Cantres, employee of the month for January as he reviewed the qualities and attributes that led to her nomination and selection as employee of the month. Carmen started in the City Clerk's Division six (6) years ago and most recently was the first Facilities Inspector in Public Works before transferring to her current position as Fire Logistics Coordinator. City Manager Steigerwald reminded everyone that the selection of Employee of the Month is decided by a committee of peers and not by management or the Commission, and there is no greater honor.

Ms. Cantres thanked everyone for this honor.

3.E Service Awards for October, November and December

Request that the City Commission join the City Manager in recognizing employees who have reached milestones in years of service.

City Manager Steigerwald recognized employees who have reached milestones in their years of service with the City.

Employees who were present to receive their service award:

Five (2) Years: Rod Bargaineer, Daisy Gonzalez

Ten (10) Years: Don Carrion, John Hambley, Justin Hetu, Geoff Miller

Fifteen (15) Years: Delkys Terrero

Twenty-five (25) Years: Moe Dellofano

Employees who were unable to attend and will receive their service award at a later date:

Five (2) Years: James Hamilton, Eugenio Morales, Carlos Risper, Mirta Rosa, Milagros Sanchez, Rita Taveras

Ten (10) Years: Bryan Benson, Zachary Cubero, Todd Gray, Cynthia Pugsley, Luis Santiago, Minerva Vazquez

Fifteen (15) Years: Daniel Korob

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Second & Final Reading - Proposed Ordinance #23-19 - Ordinance to annex 556.33 acres of land - AX-22-0003

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND, TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Approval to Annex approximately 556 acres of property located east of Simpson Road and west of East Lake Tohopekaliga.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 3091 by title.

Development Services Senior Planner, Brenda Ryan reviewed the process for the annexation and commented the First Reading before the Commission was held on October 3, 2023 with Commission approval. Staff recommends approval to annex approximately 556 acres of property located east of Simpson Road and west of East Lake Tohopekaliga.

Mayor Gonzalez announced the Public Hearing.

Marc Shuck, 2827 Indigo Bay Drive, Kissimmee, inquired about the direction of the water drainage from the property in question. He is concerned due to there only being a ditch between his home and the property under consideration for annexation.

City Manager Steigerwald stated Item 4.C. would have more information on drainage and that was confirmed by Planner Ryan.

Dr. Brian Agard, 2423 Aurora Court, Kissimmee, stated his backyard is where they will be building and he is concerned with the continuous flooding they have experienced behind their homes and he requests their concerns be noted. They are asking for a larger buffer zone between their property and the Pulte property.

Commissioner Alvarez moved to approve the Public Hearing and adopt Ordinance # 3091. Commissioner Castano seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Commissioner Castano	AYE
Commissioner Eady	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

4.B Public Hearing - Second & Final Reading - Proposed Ordinance #23-20 - An Ordinance amending the Future Land Use Map designation from County Low Density Residential (LDR), City Multiple Family Medium Density (MF-MDR), and City Single Family Low Density (SF-LDR) to City Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS): Hilliard Isle, LUPA-22-0006.

AN ORDINANCE AMENDING ORDINANCE NO. 3050 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 Land Use Plan Amendment changing the Future Land Use Map designation from County Low Density Residential (LDR), City Multiple Family Medium Density (MF-MDR), and City Single Family Low Density (SF-LDR) to City Single Family Low Density (SF-LDR), Commercial General (CG), Multiple Family Medium Density (MF-MDR), and Conservation Area (CONS) on approximately 883.27 acres of land.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 3092 by title.

Planner Ryan reviewed the request to amend the Future Land Use designation from County Low Density to City Multiple Family, Single Family Low Density, Commercial General, Multiple Family Medium Density, and Conservation Area. , The land use designations are compatible with the surrounding area and staff recommends approval.

After the First Reading on October 3, 2023, staff transmitted the land use amendment to the State agencies and their comments are in the agenda packet.

Mayor Gonzalez announced the Public Hearing.

Tina Wybiral, 2555 Stemwood Court, Kissimmee, started by commenting she spoke last year on an issue relating to a previous annexation and she and her neighbors have the same concerns with single family versus multiple family development. She is against any building on Hilliard Isle and commented on the information provided by the City for the approval of 2–3 units per acre in the front, but none on the property closest to or on Hilliard Isle. Ms. Wybiral requested to speak under both Item 4.B. and 4.C. and strongly opposes the use of multiple family dwellings. She and her neighbors were opposed before, and they are not in favor now. Their homes are on two (2) to four (4) acre lots and this request is not compatible with their current family dwellings. She understands change, but this is too much of a compromise, and she encouraged the Commission to deny this request.

Commissioner Eady inquired what Ms. Wybiral's number one concern is relating to this project. Her response included what items that come with multiple family dwellings like rentals, apartment buildings, bed & breakfasts, congestion, traffic, and crime.

The Commission participated in conversations with the speakers as well as staff.

City Manager Steigerwald and Planner Ryan discussed the multiple family lots as part of Phase 1 which is already in the City limits and not part of this annexation. There are 190,000 square feet of commercial property and not dwelling units. City Manager Steigerwald stated Ms. Wybiral concerns reference Hilliard Isle is because the developer choose to name their project Hilliard Isle. Development Services Director Craig Holland reviewed the map with staff and the audience and confirmed that the multiple family units are not near the Hilliard Isle Road. Ms. Wybiral was satisfied with that answer after being shown on the map.

Michelle Lux, 2675 Hilliard Court, Kissimmee, expressed concern as her street still appears to be affected by the multiple family dwellings. City Manager Steigerwald showed the section on the map that was in question and it was displayed as a retention pond for Hilliard Court.

Eric Raasch, Inspire Placemaking Collective, 4767 New Broad Street, Orlando, introduced himself as the applicant and stated they will be making a detailed presentation under Item 4.C.

Commissioner Martinez moved to approve the Public Hearing and adopt Ordinance #

3092. Commissioner Castano seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Martinez	AYE
Commissioner Castano	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

4.C Public Hearing - Final Reading - An Ordinance amending the Zoning Map designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD): Hilliard Isle, PUD-22-0004- Proposed Ordinance #23-24

AN ORDINANCE AMENDING ORDINANCE NO. 3068 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.

Recommendation of approval of a Zoning Map Amendment changing the Zoning designation from County Estate (E-1), County Agricultural & Conservation Development (AC), and City Agricultural & Conservation Development (AC) to Mixed Used Planned Unit Development (MUPUD) on approximately 883 acres of land.

City Attorney Sanchez de Fuentes read Ordinance # 3093 by title.

Planner Ryan introduced this item for a Zoning Map designation from County to City Agricultural and Mixed Use Planned Unit Development. She requested the applicant be given time to review the PowerPoint which describes the lay-out of the project.

Eric Raasch, Inspire Placemaking Collective, 4767 New Broad Street, Orlando, thanked City staff for working with them through this project. Mr. Raasch displayed information being reviewed including location, vision, annexation and future land use map, compatibility, and design. Key points reviewed were all traditional neighborhood design standards which are being used. Primary access points will be roads to the west that will not go through residential areas, a reduction of nearly 2,500 development units compared to what would have been zoned by the county code. The Planning Advisory Board recommended approval as well as the City Commission. A meeting was held with the residents on October 16, 2023, notices were sent out to 370+ property owners and Pulte has addressed the concerns. Mr. Raasch stated the entire project is compatible with land use and the Comprehensive Plan. The project team is present to answer any questions.

Dr. Brian Agard, 2423 Aurora Court, Kissimmee, addressed the Commission with concerns about the maximum heights of the buildings. Mr. Raasch clarified that the two-story was for single-family residential, three (3) and four (4) story will only be adjunct to Simpson Road in the Mix-Use Village area. There is nothing in the plans for heights above two-story to be adjacent to the existing single-family.

Chris Wrenn, 4901 Vineland Road, Suite 46, Orlando, representing Pulte, clarified for Mr. Agard on plans for two-story buildings, he believed Dr. Agard was commenting on

conversations held after the Planning Board Meeting had ended and there would be record of those conversations and there was no presentation concerning height during the meeting, Mr. Wrenn committed to Dr. Agard that they would not be building anything near their homes that was higher than two-stories.

Tina Wybiral, 2555 Stemwood Court, Kissimmee, expressed concern that she nor her neighbors received any notification about the meeting being discussed by Mr. Raasch; they have attended all the meetings over the last 10 years (County or City) and would not have missed it. She requested confirmation that there would be no multiple family dwellings built next to the Hilliard Isle single-family homes. Ms. Wybiral spoke multiple times during this item. Planner Ryan confirmed that the property in questions cannot accommodate multiple family dwellings based on the land-use. There were no changes to the project between the Planning Advisory Board meeting and the information provided to the Commission for this meeting. Ms. Wybiral disputed the information due to a comment that Phase 1 would include townhomes. Ms. Wybiral reiterated her opposition to anything other than single family detached homes.

City Manager Steigerwald asked planning staff for a description of the townhomes and Planner Ryan explained single-family can accommodate town-homes but it is based on the density, town-homes are attached single-family and "fee simple"; they can be individually owned and maintained with their own parcel. Mr. Wrenn stated the project is at the PUD (Planned Unit Development) stage, and he does not have a final count and the plan is to mix townhomes throughout the community; both single-family attached and single-family detached.

Michelle Lux, 2675 Hillard Court, Kissimmee, referenced an email submitted by her husband John and the Commission acknowledged it was received (Exhibit "A"). Ms. Lux reviewed some of the specific concerns about living on Hillard Court and the agricultural property that will now hold family homes on smaller lots. They were told the setback would be 25 feet from the current property line and their request is for it to be half an acre and include a natural barrier or some type of fencing. Pulte has not offered to allow the property owners to purchase the land behind their homes so Pulte does not lose money.

Commissioner Martinez asked for comments from the developer concerning the reference in the email (Exhibit "A") that there are no plans to deal with the already overcrowded schools.

Jo Thacker, 17 S. Orlando Avenue, Kissimmee, informed the Commission that the School District has a 100% impact fees for every home that is developed so they pay the full impact of adding students to the school district; those fees are paid upfront when the permit to build the dwelling is pulled.

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

Commissioner Eady moved to approve the Public Hearing and adopt Ordinance # 3093. Commissioner Martinez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Castano	AYE
Commissioner Eady	AYE

Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

- 4.D Public Hearing - Final Reading - An Ordinance amending the Future Land Use Map designation from Commercial General (CG) & Single Family Low Density Residential (SF-LDR) to Single Family Low Density Residential (SF-LDR): Palmetto Ave, LUPA-23-0005 - Proposed Ordinance #23-22

AN ORDINANCE AMENDING ORDINANCE NO. 3050 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.

Recommendation of approval of a Land Use Amendment changing the Future Land Use Map designation from CG (Commercial General) to Single Family Low Density Residential (SF-LDR) on approximately 1.06 acres of land.

City Attorney Sanchez de Fuentes read Ordinance # 3094 by title.

Assistant Director of Development Services, Douglas Etheredge, reviewed the request to change the Future Land Use Map from commercial general to single family low density on this 1.06 acre property. Access to this property has been difficult under commercial general due the surrounding homes. The applicant is requesting to make the change for this reason, so the property will be compatible with the surrounding properties. The Planning Advisory Board has approved this request, and staff recommends approval after holding the Public Hearing.

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

Commissioner Castano moved to approve the Final Reading and adopt Ordinance # 3094. Commissioner Alvarez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Commissioner Castano	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

- 4.E Public Hearing - Final Reading - An Ordinance amending the Zoning Map designation from Highway Commercial (HC) to Single-Family Residential (RA-2): Palmetto Ave., ZMA-23-0007 - Proposed Ordinance #23-23

AN ORDINANCE AMENDING ORDINANCE NO. 3068 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

Recommendation of approval of a Zoning Map Amendment to change the Zoning Map designation from Highway Commercial (HC) to Single-Family Residential (RA-2) on approximately 1.06 acres of land.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 3095 by title.

Assistant Director Douglas Etheredge, reviewed the request to change the zoning from highway commercial to single-family residential. The Planning Advisory Board approves, and staff recommends approval after holding the Public Hearing.

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

Commissioner Martinez moved to approve the Public Hearing and adopt Ordinance #3095. Commissioner Castano seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Commissioner Castano	AYE
Commissioner Eady	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

5. PUBLIC HEARINGS

None.

6. HEAR AUDIENCE

Forms submitted under Hear the Audience were for Items 4.B, 4.C. and 8.A

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

Commissioner Castano made a motion to approve the Consent Agenda in its entirety. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the December 19, 2023 meeting

Request Commission approval of the December 19, 2023 Commission Minutes.

7.B 2024 Tourism Enhancement Grants for Events

Approval of 2024 Tourism Enhancement Grants for five Parks and Recreation Events in 2024 for a total of \$60,000 to use toward marketing, contract #'s 20240163, 20240164,

20240165, 20240166 and 20240167.

7.C Service Agreement for Onsite Employee Health Clinic

Approval of the Letter of Authorization with Evernorth Direct Health to initiate implementation activities, including negotiation of a Professional Services Agreement (PSA) contract #20240176 for Evernorth Direct Health to operate the City's health clinic. Staff also requests the Commission authorize the City Manager to sign the PSA and any documents required for the implementation of the transition of the health clinic from the current service provider to Evernorth Direct Health.

7.D 2024 Event and Festival Series Calendar

Approval of 2024 Event and Festival Series Calendar

7.E Gorman Pools - Drainage Canal Right Of Way Variance

Approval to waive the right-of-way dedication requirement outlined in LDC §14-3-10(D)(3) concerning the drainage canal adjacent to a proposed commercial development.

7.F Internship Grant From Florida Airports Council (FAC)

Approval to accept an Internship Grant from Florida Airports Council (FAC) for Kissimmee Gateway Airport.

7.G Resolution for Airfield Markings Project

Approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) from Florida Department of Transportation (FDOT) for an Airfield Pavement Markings Project.

7.H Space Use Permit for Lead Air

Approval of a Space/Use Permit (contract #2024-4677) at the airport for Lead Air.

7.I Airfield Pavement Markings Service Agreement

Approval for a service agreement (contract #2024-0178) with Florida Airfield Maintenance, JV of Sanford, for airfield pavement markings, in the amount of \$202,580.72.

7.J Mill Slough Waterway Debris Removal Grant Acceptance

Approval to accept \$266,067.29 in Federal grant funding that has been awarded to assist with the removal of debris caused by Hurricane Ian and to amend the budget to reflect the funding received.

7.K Knightsbridge, Phase 1 – Subdivision Final Acceptance

8. DISCUSSION ITEMS

8.A Review of Options for Downtown Hotel Site RFQ

Request consideration of options regarding the submittal associated with RFQ2023-008 Hotel/Civic Center Development Project.

Economic Development Director, Tom Tomerlin, reviewed the request for developing a hotel at the Kissimmee Civic Center site. A Request for Qualifications (RFQ) was advertised, and one submission was received from IHRMC Hotels; we thank them for their submission. The selection committee recommends that the Commission not proceed with the award based on the criteria outlined in the Agenda. The Commission has two options. Option A is to agree with the selection committee and reject the proposal and terminate the RFQ. Option B would be to proceed with the IHRMC proposal and direct staff to initiate negotiations of a development agreement. Staff would like to discuss all the options with the Commission.

Mayor Gonzalez recognized those who submitted a "Hear the Audience" form.

Ella Wood, Political Director for Unite Here Local 737, 1833 Biscayne Drive, Orlando. Ms. Woods stated Local 737 is a labor union that represents over 19,000 hospitality workers in Central Florida including over 1,100 who live in Kissimmee and more in the surrounding area. Development of a good successful hotel is a tremendous benefit to the community and they would like to work with the City to make that happen. There is a lot to work with in Kissimmee, and they feel the staff made the correct recommendation by rejecting the RFQ, and they encourage the City to keep its stake as the owner of any future project. The taxpayers of Kissimmee deserve to be part of the success of the development of a hotel project downtown, and they will have an equity share if the City retains possession of the property. Public ownership of hotels is becoming more common. Ms. Wood quoted an article (Exhibit "B") from the *Orlando Sentinel* with reference to local taxpayers retaining an interest in the property instead of it being a sole money maker for the hotel chain.

Brayan Escudero, 3225 Smoke Signal Circle, Kissimmee, states he has worked for Disney for over ten years, is a union member, and has lived in Kissimmee most of his life. He loves coming to downtown and feels it would not be in the best interest of the City to give away the Civic Center or the planned hotel. Mr. Escudero would like to see a full-service hotel that would generate more jobs and the hotel and Civic Center to remain City property so future revenue would benefit City residents.

John Cortes, 216 Old Mill Circle, Kissimmee, believes the hotel and Civic Center should be part of the City and he does not feel involving the hotel company in the project would be a problem as long as the City remains the owner.

The Commission and City Manager discussed the plans and cost of operating the Civic Center as well as possibly requesting feedback from the residents on a hotel being built downtown.

City Manager Steigerwald encouraged the involvement of the Commission and public to get tourist development dollars and securing funding from Experience Kissimmee to assist with this project.

Commissioner Eady made a motion to cancel the RFQ and end the bid process. Commissioner Castano seconded the motion.

Motion carried 5 - 0.

Commission consensus to request collaboration from Osceola County, Experience Kissimmee, and to pursue any available funding from tourist development dollars.

8.B Advisory Board Vacancy: Parks and Recreation Board

The Commission is requested to make an appointment to fill a vacancy on the Parks and Recreation Advisory Board.

Commissioner Alvarez made a motion to appoint Manuel "Manny" Gomez to the Parks & Recreation Advisory Board. Commissioner Castano seconded the motion.

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Castano wished everyone a wonderful night. Commissioner Eady wished Mayor Gonzalez a happy birthday. Mayor Gonzalez welcomed everyone to 2024, looking forward to a great year.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 7:30 PM.



Olga Gonzalez

MAYOR-COMMISSIONER

ATTEST:

Linda S. Hansell

CITY CLERK

Exhibit "A"
Item 4.C – PUD-22-0004
Email from John Lux

Hand-out 4.A
4.B
4.C

Tameara Crespo

From: John Lux <jlux2202@gmail.com>
Sent: Tuesday, January 16, 2024 7:26 AM
To: CITY CLERK
Subject: Hilliard Isle (Please read into official record)

RE: Michelle Lux
1/16/2024

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

My name is John Lux and I'm a 25+ year resident of Osceola County and current resident of the Hilliard Isle Community. Our family moved to our current home to enjoy the rural atmosphere that the community offers. Our house sits on an acre of property with just 17 homes on our street. Behind us sits hundreds of acres of calm, rural old Florida.

We know that it's inevitable that the land is going to be developed. Our hope is that the land will be responsibly developed, not allowed to be more of Northern Osceola County's rapid overdevelopment.

The Kissimmee City Council heard a request regarding a 13 acre plot near the corner of Simpson Road and Hilliard Isle Road in 2022. The Council agreed that no more than 3 homes per acre would be allowed to preserve the quiet almost country-like setting. I believe a similar decision regarding homes immediately against existing homes in the Hilliard Isle community is a reasonable request.

We understand the plan is to keep lots 25 feet off the back of our current property line. Twenty five feet is not big so we hope a half acre could be the distance between property lines so our rural country living is respected. We also request that it be mandated to be a natural barrier or berm with trees and/or grass between existing property lines and new development. We strongly request that it not be a brick/plastic wall or fence. Even moreso, we were told there would be no through traffic on Hilliard Isle Road. PLEASE, ensure that remains and any request to access the new development through Hilliard Isle Road is not approved. Preserving the volume of traffic on Hilliard Isle Road and the offshoot streets in our community is vital. Even further, if given the opportunity, I believe current residents with property backing up to the proposed development would entertain an option to purchase portions of land immediately behind their homes to ensure new homes aren't built too close. This option would ensure the developer does not take a loss for leaving large parcels of land empty.

We've attended previous hearings and attended the most recent Pulte open house where they discussed the long term plans. There remains no plan to deal with our already overcrowded schools. We can't fill teaching and support staff positions already. There are no bus drivers to transport kids. Traffic is unbearable during the morning and evening busy hours while weekends are even worse. The developers pointed to the Simpson Road expansion as the solution. But the expansion is to deal with the current traffic volume. The Hilliard Isle development will bring an additional 6,000+ cars to Simpson Road. I would urge you to consider reducing the new residences you allow in the community. Our infrastructure is not equipped to deal with this additional volume.

Those of us that live in the Hilliard Isle Community are not anti development. But we urge you to respect the current homeowners and act responsibly when considering the new development as we are all impacted by the decisions you make regarding this property.

Thank you for your consideration.
John & Michelle Lux and Family

Exhibit "B"
Item 8.A - Review of Hotel RFQ
Orlando Sentinel Article

Orlando Sentinel

Opinion

Exhibit B
Hand-out
8 A
(Ella Wood)

Editorials Letters to the Editor Scott Maxwell Commentary Commentary Central Floridian of the Year

A publicly owned hotel could help taxpayers in Osceola | Commentary



By **SCOTT MAXWELL** | smaxwell@orlandosentinel.com | Orlando Sentinel

PUBLISHED: January 10, 2024 at 9:37 a.m. | UPDATED: January 10, 2024 at 12:49 p.m.

In part one of this week's two-part series on looking out for taxpayers, we saw a case study in what *not* to do. Elected leaders in Orlando and Orange County teamed up to give the Orlando Magic a corporate welfare wind-fall.

The team threatened to leave town if it didn't get a new arena. Yet even after agreeing to spend nearly half a billion tax dollars, city and county officials let the team keep many of the most valuable revenue streams, including the naming rights to a venue the team doesn't own and barely helped finance.

This is the worst possible example of return on investment — where taxpayers invest and someone else pockets the returns.

We see something similar with convention centers. Communities dump billions of tax dollars into convention centers, mainly so that hoteliers can reap the profits.

A handful of cities have realized how flawed this tired economic formula is and have done better by the citizens they represent.

A prime example is in Chicago, where the convention authority *owns* the two big hotels near its convention center. This allows taxpayers to recoup some of their money.

See, the dirty little secret in the convention business is that it's often a money-losing enterprise. Convention centers, including the gargantuan one in Orange, usually run deficits. Sometimes tens of millions of tax dollars lost each year on annual operating costs *on top of* hundreds of millions in construction debt.

So in Chicago, one of the few cities with a center bigger than Orange, leaders decided they would try to do right by taxpayers by keeping ownership of two hotels that benefit most from convention business there.

There, the Chicago convention authority owns the hotels, but two private companies, Hyatt and Marriott, run them. This has allowed the authority to cover its annual debt. In 2019, for example, the center itself lost a whopping \$51 million. But the two hotels brought in \$53 million, helping make taxpayers whole.



Osceola County commissioners are considering making room for a hotel at their big events center at Osceola Heritage Park in Kissimmee. If they follow the lead of places like Chicago, they could make the hotel publicly owned (and privately run) — and score big returns for taxpayers. (Stephen M. Dowell/Orlando Sentinel)

What a radical idea — looking out for taxpayers instead of hoteliers.

All of which brings us to Osceola County.

As the Sentinel's Natalia Jaramillo [reported this week](#), the county is looking for ways to encourage hotel development at the county's biggest entertainment and gathering venue — Osceola Heritage Park and the Silver Spurs arena, which attracts more than [700,000 visitors](#) each year.

The idea makes sense. Right now, the options for nearby lodging are pretty limited with organizers of this week's popular Mecum car show saying, for instance, that they are staying at the Margaritaville resort a half-hour away.

What would make even more sense would be for Osceola to follow the lead of Chicago and other communities that have decided to own the hotels themselves. Instead of simply depleting county coffers to subsidize the tourism industry, they can help refill them.

The good news: Osceola County Manager Don Fisher said this week that public ownership is definitely something the county is considering.

That's incredibly refreshing. In neighboring Orange County, commissioners have spent billions of hotel tax dollars amassing a 7 million square-foot convention center that has lost \$100 million over the last four years, content to let hotel chains suck up the profits that might otherwise help balance the public books.

If Osceola seizes the opportunity, it will be part of a growing trend. According the industry news site, [Hotel-Online.com](#), more than 30 local governments across the country have opted for public ownership of hotels.

The two main arguments against the concept come from hoteliers who don't like the competition and people who argue that government shouldn't involve itself in business that is traditionally the domain of the private sector.

But both of those arguments are fatally flawed for the same reason: Government is *already* meddling in this private sector — to the tune of billions of dollars in subsidies. This is just a way to help taxpayers recover a tiny portion of what they invest.

If you want government out of the hotel business, then stop asking for the subsidies. And if you *do* want the subsidies, don't you dare criticize the governments trying to help taxpayers reclaim a portion of what they spend.

Again, the common theme here is a very basic economic principle: return on investments. And it's way past time for the politicians to look for returns that benefit the people whose money they're spending — instead of just the owners of basketball teams and hotels.

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