



MEETING AGENDA (REVISED)
SESSION OF THE COMMISSION WORKSHOP (CRA)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 16, 2024 AT 3:00 PM

- 1. MEETING CALLED TO ORDER**
- 2. WORKSHOP BUSINESS**
 - 2.A Community Redevelopment Agency Trends, Updates and New Initiatives
- 3. GENERAL DISCUSSION**
 - 3.A Presentation on Public Works and Engineering's Annual Resurfacing Program
- 4. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Commission Workshop (CRA) with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 2.A

Community Redevelopment Agency Trends, Updates and New Initiatives

Request

Community Redevelopment Agency Trends, Updates and New Initiatives

Explanation

Two separate CRA districts operate within the City of Kissimmee. More specifically, the Downtown Kissimmee Community Redevelopment Area (DKCRA) and Vine Street Community Redevelopment Area (VSCRA) are the two established CRA Districts. The overarching goal within both the DKCRA and VSCRA is to spur redevelopment, enhancement of property, and to increase the tax base. The purpose of this work session is to provide an in-depth overview of activity occurring within both CRAs and provide an opportunity for Board feedback.

The update is organized according to the following outline:

1. CRA Basics
2. Downtown Kissimmee CRA Update (DKCRA)
3. Vine Street CRA Update (VSCRA)
4. DKCRA and VSCRA Shared Programs (Grants and Public Art)
5. CRA Workshop Wrap-Up

Recommendation

CRA Staff recommends the Community Redevelopment Agency Board review the provided update and provide feedback on initiatives.

REQUESTED CITY COMMISSION ACTION:

No Action

Department: Economic Development

Presenter:

Attachment(s):

1. Final- CRA Board Workshop Presentation 07.16.24

Downtown Kissimmee & Vine Street Community Redevelopment Agencies (CRA)

CRA Board Workshop
July 16, 2024



VINE STREET
CRA DISTRICT



Table of Contents

- A. CRA Basics
- B. Downtown Kissimmee CRA Update- DKCRA
- C. Vine Street CRA Update- VSCRA
- D. DKCRA & VSCRA Shared Programs (Grants and Public Art)
- E. CRA Workshop Wrap Up

CRA Basics

- About Kissimmee CRAs
- Agency/Area
- What a CRA Can Do
- Redevelopment Plans
- CRA Board vs City Commission
- Tax Increment Revenue

About Kissimmee's CRAs



1992
• Finding of necessity, creation of CRA, trust.



1993
• Creation of City of Kissimmee CRA.



2010
• City Center redevelopment site.



VINE STREET DISTRICT



2012
• City of Kissimmee CRA plan update.
• Vine Street CRA created.

2015
• Award to Mosaic Development for Hansel Plant and Toho Square redevelopment site.



2018
• Toho Square garage completed.

2020
• City of Kissimmee CRA update; renamed Downtown Kissimmee CRA and extended CRA until 2053.

2021
• Award to Skyview Companies LLC for Beaumont Redevelopment site.

2022
• Landscape master plan adopted.- VSCRA



2023
• Mosaic Apartments at Lake Toho grand opening.
• CRAs merged with Economic Development.
• DKCRA brand strategy.
• VSCRA master plan update.

Community Redevelopment Area/Agency

- As defined by FL law Chapter 163, Part 3, local governments can designate an area as Community Redevelopment Area, or a **CRA**.
- Area is managed by a Community Redevelopment Agency, also a **CRA**.



What can a CRA do?



VINE STREET
CRA DISTRICT

1. Administrative and overhead expenses
2. Redevelopment planning, surveys, & financial analysis
3. Acquisition of real property in the CRA district
4. Clearance/preparation & relocation of occupants
5. Repayment of borrowed funds
6. All expenses related to bonds/other indebtedness
7. Development of affordable housing
8. Community policing innovations
9. Capital Expenditures
10. Promotion and marketing as a means of dissemination
11. Non-profit activities
12. Incentives and grants
13. Code enforcement
14. Land Acquisition
15. Cost sharing/allocation for services
16. Maintenance and Repair (sometimes)

CRA Redevelopment Plans

- CRA is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.
- CRA Masterplan is approved by the City Commission and CRA Board.
- Plans are updated roughly every 10 years.
- **In summary, the adopted redevelopment plan gives us direction.**

CRA Board vs Commission

City Commission

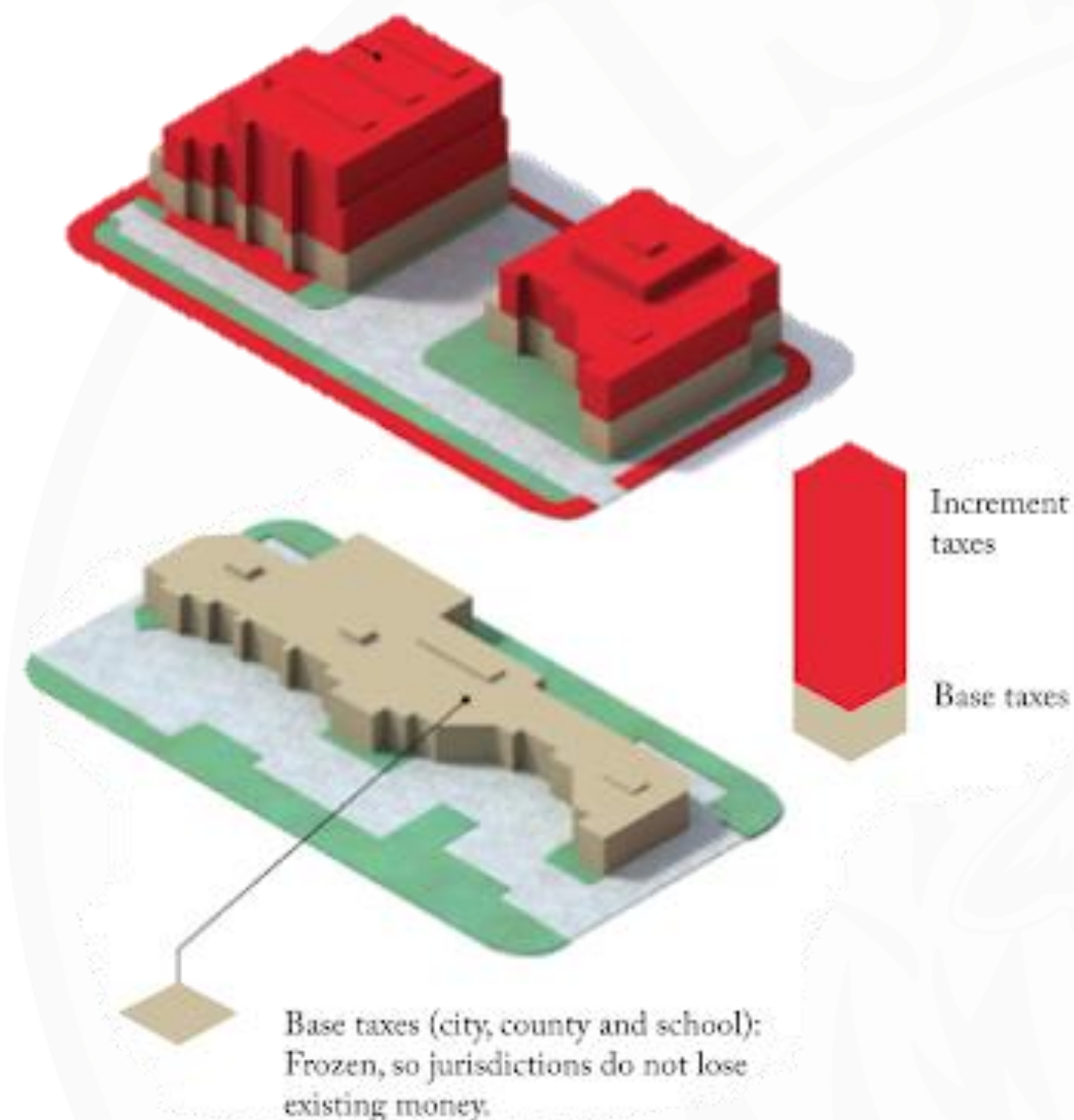
- Elected by voters, 5 members
- Establishes strategic plans, policies, and directives for City/County
- Oversees activities throughout entire municipality.

CRA Board

- Appointed by governing body of municipality.
- 5-7 members; Could be the same as governing body or different.
- Develop and administer redevelopment plan.
- Only oversees activities within CRA boundaries.
- Allocates trust fund expenses.
- Decisions guided by goal to **preserve and enhance tax base.**

Tax Increment Revenue

- Also referred to as Tax **Increment** Financing or more commonly, “TIF”
- When CRA is created all taxable values are “frozen”. All tax collecting agencies will continue to receive “frozen” amount
- Each subsequent year, a portion of the increase in taxable value is distributed to CRA to be used for redevelopment purposes.



Downtown Kissimmee CRA

- At a Glance
- DKCRA Projects and Activities



Downtown Kissimmee CRA- At a Glance

- DKCRA is guided by four (4) key points:
 1. Reinvigorate Downtown Neighborhoods
 2. Unify Themes and Public Realms
 3. Establish and Reinforce Connections
 4. Activate Opportunity Sites
- Assessed property values have increased from \$60,000,000 in 1992 to \$341,070,438 in 2023.
- FY 24/25 TIF due to CRA- \$3,891,113.00



Downtown Kissimmee CRA- On Going Projects & Activities

- Hotel/Civic Center
- Toho Square
- 50 Lakeview Drive
- Downtown Clean Team
- Holiday Decorations
- Connect Kissimmee
- Kissimmee Main Street
- New-Residential Property Improvement Program (RPIP)
- Property Management:
 - Carson Bryan House-804 Bryan Street
 - Welcome Center- 421 Broadway
- Brand Strategy
- Hotel/Vacant Parcels



Legacy Projects- DKCRA

The CRA's invested in the development of 658 residential units downtown!

- The Allen at Beaumont – 358 multi-family units across from HCA Osceola.
- Mosaic at Lake Toho – 300 multi-family units and 10,000 sq ft of retail across from Lakefront Park.



Connect Kissimmee Streetscape Project

- Better pedestrian, bicycle, and transit connectivity,
- Reduce vehicle speed and cut-through traffic,
- Enhance a sense of place, and improve accessibility to area businesses.
- Improvements include:
 - Tabled intersections
 - Crosswalks
 - Improved bike lanes and sidewalks
 - Additional lighting
 - Secondary gateway feature
 - Infrastructure for electronic vehicle charging stations



50 Lakeview Drive

- The DKCRA assisted the City of Kissimmee with the purchase of 50 Lakeview Drive.
- 1.66 acre property surrounded by existing City property.
- This site represents a targeted opportunity site within the DKCRA Masterplan.
- DKCRA contributed \$340,000 to the purchase of this property.



Downtown Kissimmee Clean

- The DKCRA funds the Downtown Clean Team in the amount of \$167,216 annually.
- This dedicated team remains focused on the beautification of the Downtown Kissimmee district.



Residential Property Improvement Program (RPIP)

- **Program Goals**

- Elevate public realm within DKCRA.
- Restore historic features within Downtown Kissimmee neighborhoods.
- Support single family ownership within CRA area.

- **Policy**

- \$5,000 reimbursable grant with 50% match required.
- Single-family or multi family duplexes.
- Improvements must be in street view.
- Funds not intended for general maintenance/upkeep.



Residential Property Improvement Program (RPIP)

- **Eligible Projects**

- Exterior painting
- Landscaping
- Porch/deck restoration or installation.
- Lighting
- Driveway repair/resealing
- New doors, windows, awnings.
- Removal of chain link fences.

- **Application**

- Fully online application.
- Can be found at www.Kissimmee.gov/cra
- Expected launch Summer 2024.



Brand Strategy Project

- **What** is place branding?
 - Expression of *thoughts, feelings, and expectations*.
 - Community wide effort.
 - Communicates the unique experiences of an area.
- **Why** are we creating a brand strategy?
 - Position Downtown Kissimmee as a unique destination within Central Florida.
 - Attract new investment to our Downtown area.
 - Create consistent imaging and tagline to be used throughout area.



Brand Strategy Project- Community Engagement

- **Phase 1-** Research and Community Engagement
 - A brand is most effective with community input and buy-in.
 - 2 public meetings, June 4th and June 5th
 - 5 focus groups sessions.
 - General takeaways so far
 - Historic charm and authentic experience.
 - Lakefront Park and Sunrail stop are widely recognized as top assets.
 - Desire to see more retail options.
 - **New brand should include nod to Kissimmee's agriculture history.**

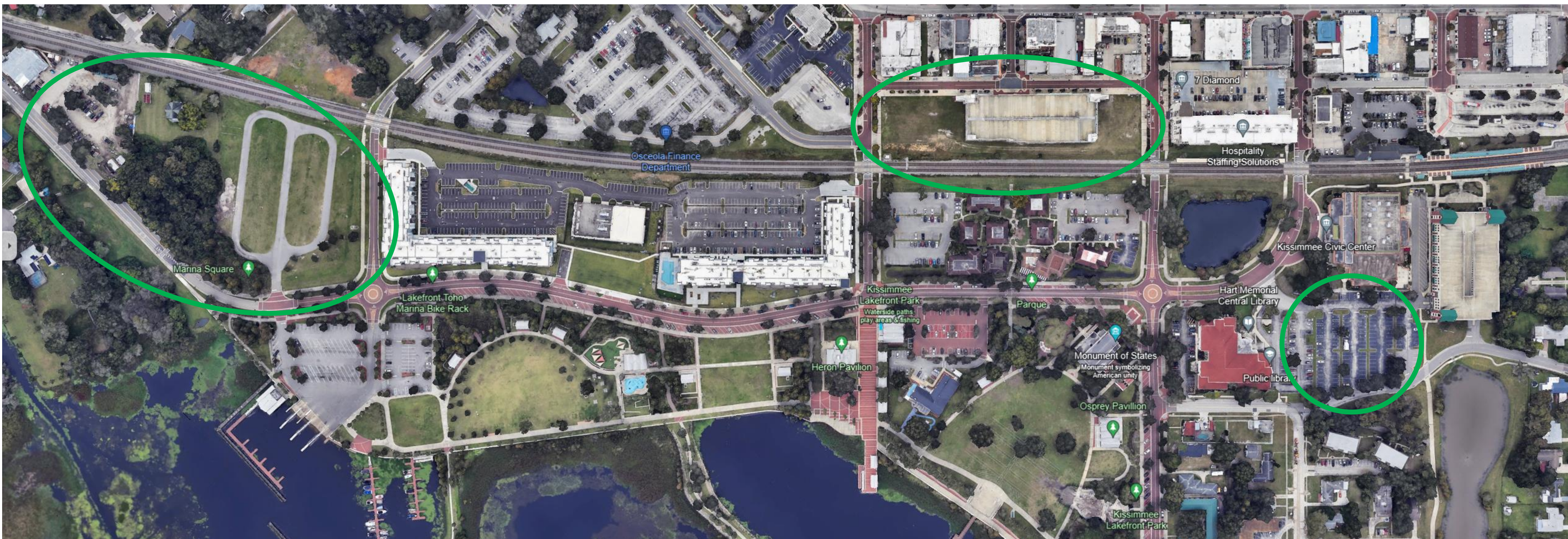
COLLECT
CONNECT COLLABORATE
CREATE COMMUNICATE



Brand Strategy Project- Phases 2 and 3

- **Phase 2-** Develop Brand Strategy
 - Using information to develop a new logo and tagline.
 - Internal review by steering committee followed by CRA board presentation.
 - Expected completion Fall 2024.
- **Phase 3-** Marketing Campaign and Evaluation Plan
 - Implementation plan for branding launch and future applications.
 - Taking the new brand and implementing throughout Downtown Kissimmee CRA.
 - Never ending process.

Downtown Hotel-Site Review



Vine Street CRA

- At a Glance
- DKCRA Projects and Activities



Vine Street CRA- At a Glance

- VSCRA is guided by the following principles:
 - Transform the existing strip-style, highway.
 - Implementing a multi-modal transportation strategy.
 - Enhance corridor aesthetics.
- Assessed property values have increased from \$360,000,000 in 2012 to \$646,631,878.
- FY 24/25 TIF due to DRA- \$2,944,447.00



VINE STREET
CRA DISTRICT

On Going Projects & Activities- Vine Street CRA

- Lighting, landscaping and repaving projects:
 - Vine Street streetlight upgrades
 - FDOT US 192 Resurfacing Project
 - Vine Street Landscape Master Plan and FDOT Landscape Grant
- New Code Enforcement Officer operating exclusively in area.
- Vine Street CRA Master Plan Update
- 2211 West Vine Street/K-Mart site

Exciting Corridor Enhancements

- In 2023, the VSCRA applied for and was subsequently awarded an FDOT landscape Grant in the amount of \$1,775,366.
- In 2023, the VSCRA began working with KUA and FDOT to update 200 outdated streetlights with new LED lighting. The total cost of enhancing the streetlights is \$942,990.
- A key community partner for FDOT US 192 Resurfacing Project.



Vine Street CRA Master Plan Update

- In 2012, the CRA adopted the Master Plan.
- Several recent initiatives contribute to the gradual improvement of the corridor.
- Update will build off the planned improvements and provide an outlook on next steps.

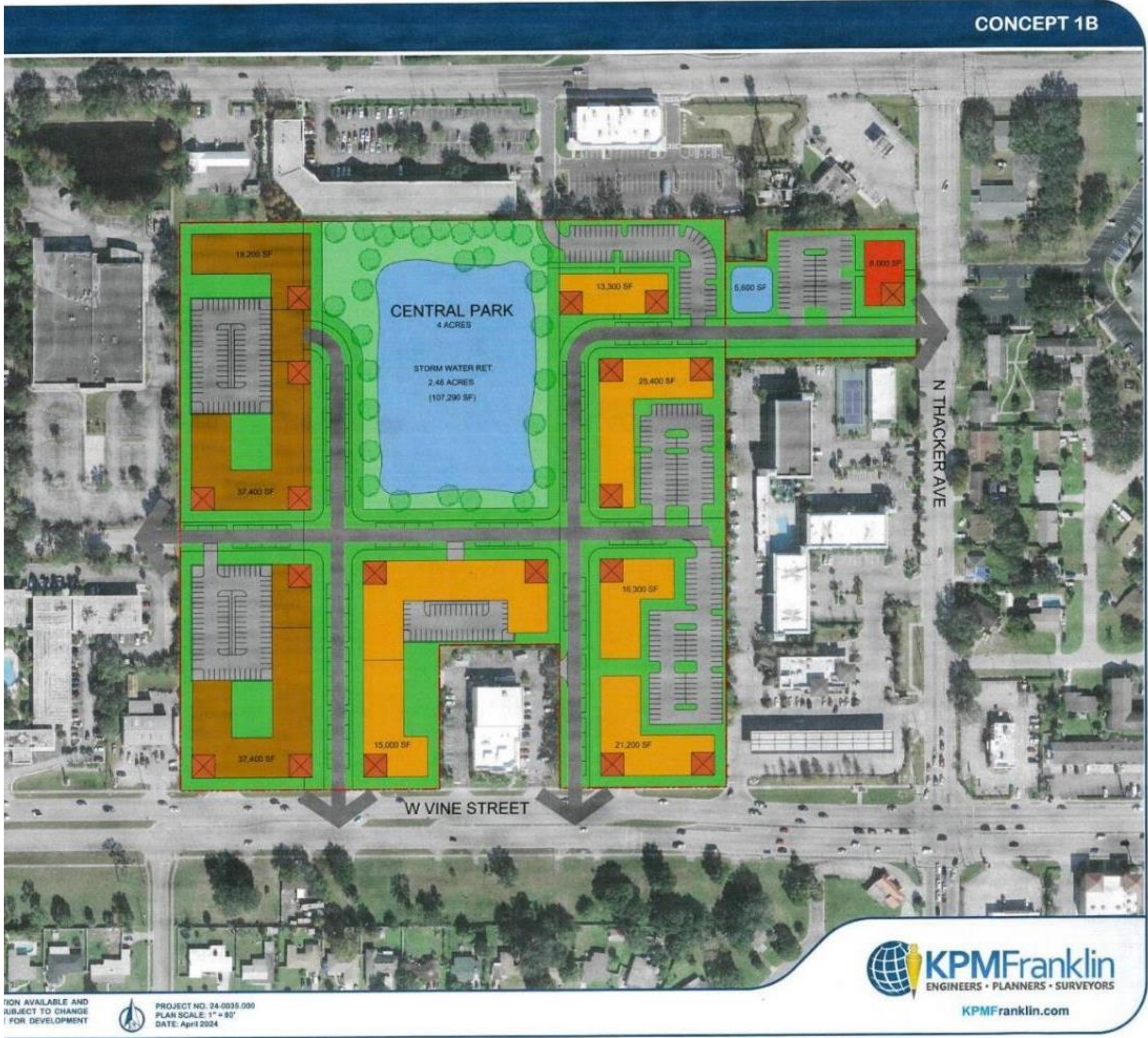


Vine Street CRA Master Plan Update

- CRA priorities including:
- An implementation plan and timeframe in which public and private resources may be used to accomplish a sufficient degree of streetscaping, landscaping, recreation, land acquisition, and other redevelopment projects.
- Recommendations regarding the acquisition of land, such as identifying “catalyst sites”, parcel assembly, and/or property for master stormwater retention.
- A strategy for redeveloping aging motels/hotels and retail centers within the Vine Street CRA district.



2211 W Vine Street- KMart Site



DKCRA & VSCRA Shared Programs



Commercial Project Improvement Program (CPIP)

Pioneer Project Incentive Program (PPIP)

Demolition Assistance Program

Brownfields Initiative

Art is Now!

Commercial Property Improvement Grant (CRA)

- Must be in one of the City's Community Redevelopment Agency's (CRA) boundaries
- 50% match requirement
- Reimbursable
- Funding available on a first approved, first-served basis

Eligible Improvements:

- Remodeling, rehabilitation, installation, and/or additions to commercial property
- Paint
- New canopy or awning
- New doors and windows
- Exterior lighting
- Internal improvements limited to sprinkler systems and grease traps

Ineligible Improvements:

- Electrical work, except as related to exterior lighting
- Roof and chimney repairs
- Normal maintenance or remedying of neglected maintenance

Pioneer Project Incentive Program (CRA)

- Must be in one of the City's Community Redevelopment Agency's (CRA) boundaries
- Partial to full tax increment abatement for a defined period
- Permit fee, impact fee, and mobility fee waiver or reduction
- Public infrastructure investment contributions
- Direct project funding contributions
- Staff will evaluate each project to determine eligibility and level of support

Eligible Project Types:

- Residential projects producing market rate or above units
- Innovative commercial project
- Mixed-use commercial and residential project

Project Eligibility Considerations:

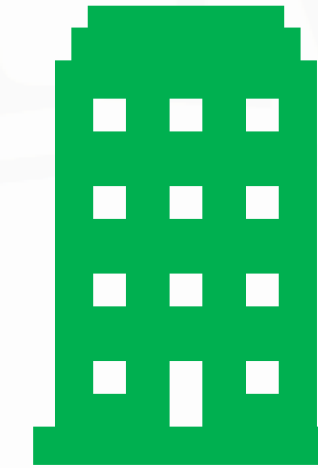
- Public facilities
- Number of jobs created
- Number of residential units
- Maximum capital investment
- Connect with the CRA Redevelopment Plans

Pioneer Project Incentive Program (CRA)

- Must have a financial need for public investment in the project
- Must be consistent with the CRA's Design and Technical Standards and the City of Kissimmee Form Based Code
- Properties must be current on their taxes
- Funding available on a first approved, first-serve basis



Structures up to
5,000 SF
\$150,000



Structures up to 10,000 SF
\$500,000



Structures 10,000 SF +
\$1.5 Million

Demolition Assistance Program

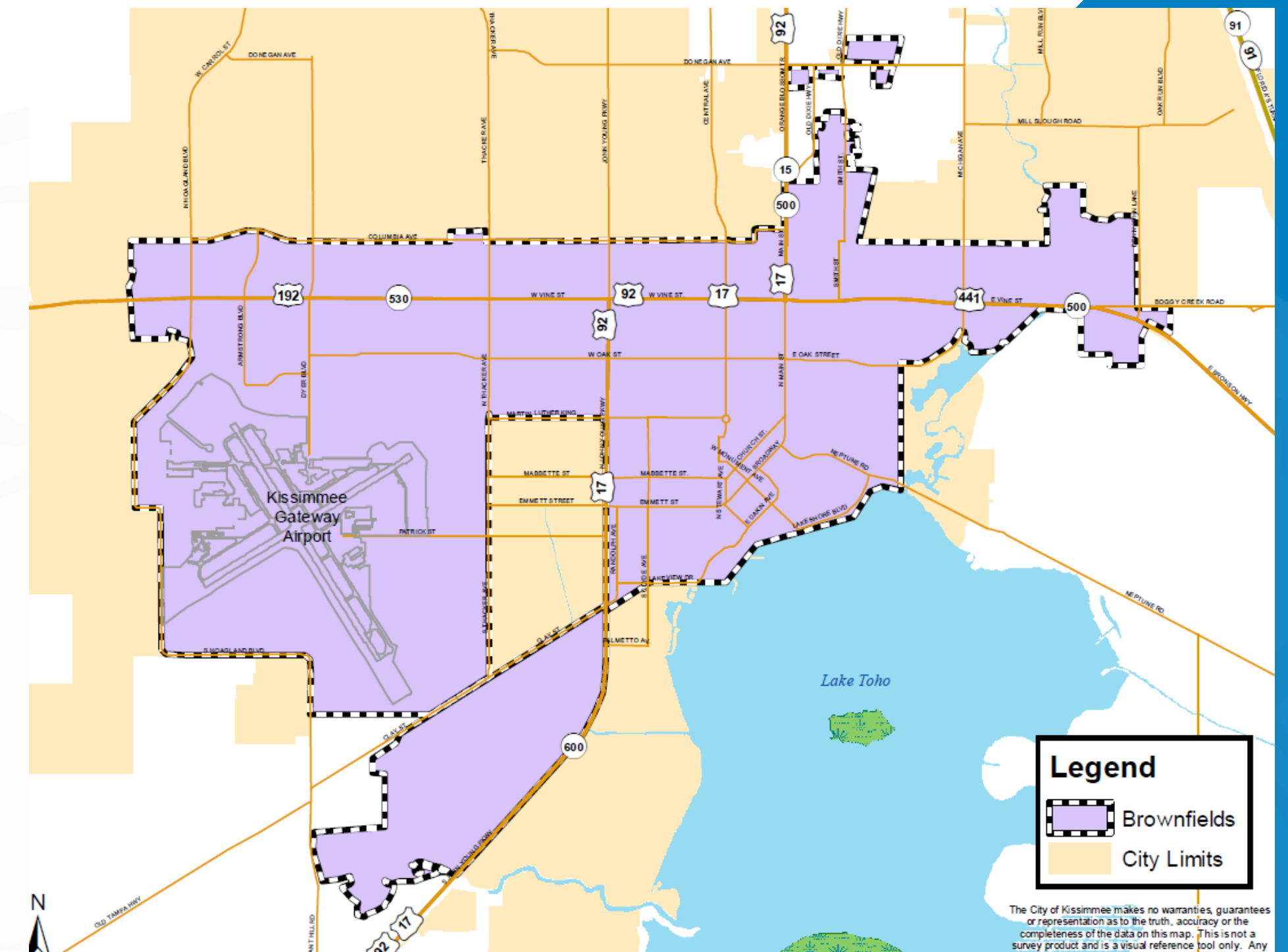


This Photo by Unknown Author is licensed under [CC BY-SA-NC](#)

- Encourages the redevelopment of underdeveloped properties and the development of new facilities within the Downtown CRA/Vine Street CRA districts
 - Structures incompatible with existing or anticipated redevelopment projects
 - Structures that fail to meet safety or aesthetic standards
- Why should you participate?
 - Offset your development costs
 - Make your property more appealing to investors
 - Assist with the revitalization and beautification of the City
 - No match required
 - Simple process

Kissimmee Environmental Redevelopment Area–Brownfields

- Established in 2011, 4513.97 acres
- Created as a tool to promote development and redevelopment within the City and
- To secure resources, such as EPA Brownfield Grants and FDEP Voluntary Cleanup Tax Credits.
- Though the designation, the City is offering a partial or complete waiver of building permitting fees.

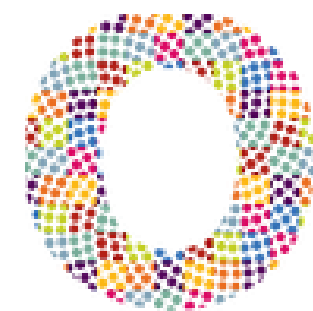


Orange Blossom Trail / SR 441 (OBT) Brownfields Coalition

- The City of Kissimmee in partnership with City of Eustis, City of Apopka, City of Longwood and Eastern Central Florida Regional Planning Council.
- Awarded a \$600,000 EPA Coalition Assessment Grant.
- This award is one of only two Brownfield Cleanup and Assessment grants of this size awarded in the state of Florida.
- Funds are used to identify any contamination or environmental concerns; and create remediation plans for priority sites within the CRA areas and elsewhere in the City.

Art is Now!

- Since 2019, both the Vine Street and Downtown Kissimmee are proud to fully fund Art is Now! by Osceola Arts.
- New murals produced in each CRA helping to create a beautiful and culturally rich districts.
- In FY 24/25 will begin to introduce augmented reality (AR) murals within CRAs.



osceola arts

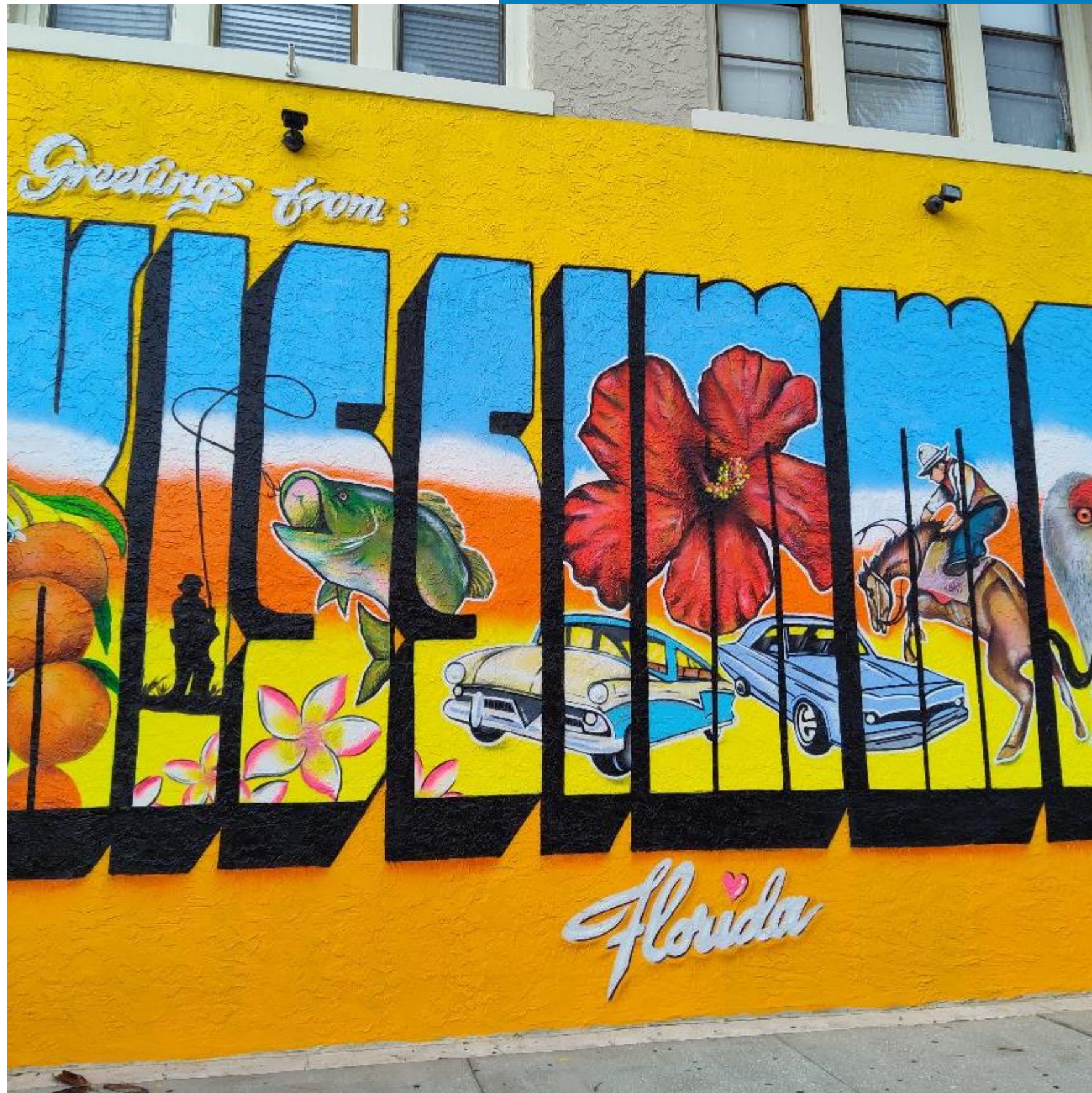


CRA Workshop Wrap Up

- Best Practices
- FRA Annual Conference
- 2023 Annual Report
- Feedback and Takeaways



Best Practices



- Keep the plan and budget front and center.
- Use MOUs to clarify expectations/deadlines.
- Use service agreements between CRA and vendors.
- Carefully monitor CRA contracts.
- Widely disseminate reports and good news.
- Review codes for conflicts with redevelopment plan and vice versa.
- Be realistic on what can be done.
- Keep CRA and City Commission meetings separate.
- Do not cross the streams.

Florida Redevelopment Association- CRA Board Training

- 2024 FRA Annual Conference includes a half-day intensive CRA Board Training.
- **October 22-25, 2024 @ Tampa Marriot Water Street**
- Registration opens August 2024.



2024
ANNUAL CONFERENCE

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

CRA Board Feedback?



Q & A



| @CityofKissimmee

ITEM 3.A**Presentation on Public Works and Engineering's Annual Resurfacing Program****Request**

Presentation to the City Commission on the Public Works and Engineering Department's Annual Resurfacing Program

Explanation

Public Works Director, Ashley Willis will give a presentation to the City Commission on the Annual Resurfacing Program.

Department: Public Works & Engineering

Presenter:

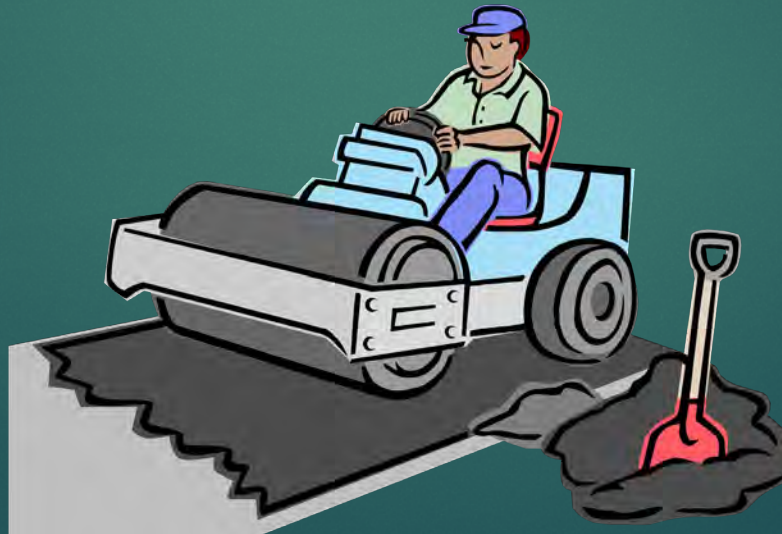
Attachment(s):

1. Street Resurfacing_2024_New



2024 Street Resurfacing Program

Public Works & Engineering



Pavement Inventory and Management Report of City of Kissimmee

Roadway Segments

Prepared for:
Public Works & Engineering
City of Kissimmee
September 2020



6500 All American Blvd Orlando, FL 32810

Roadway Pavement Inventory Mapping & Condition Assessment

Site Information

Road: E BASS ST Lanes: 2 PAVER ID: KI-BASSSTE-0020

From: PALMWAY ST To: BRACK ST Class: Major Collector

Township: 25 Range: 29 Section: 22 PCI_Category: Good

KI-BASSSTE-0020

Summary of Data at Time of Inspection

Section Surface Type: Asphalt Cement

Section Length: 238 ft Width: 24 ft

Section Area: 837 sq yd

Pavement Distresses Sampled Area: 887 sq ft Inspection Date: 9/2/2020 Pavement Condition Index (PCI): 69

Distress Code	Description	Severity	Quantity	Units
3	Block Cracking	Low	882	SqFt
6	Depression	Low	7	SqFt
19	Raveling	Moderate	12	SqFt

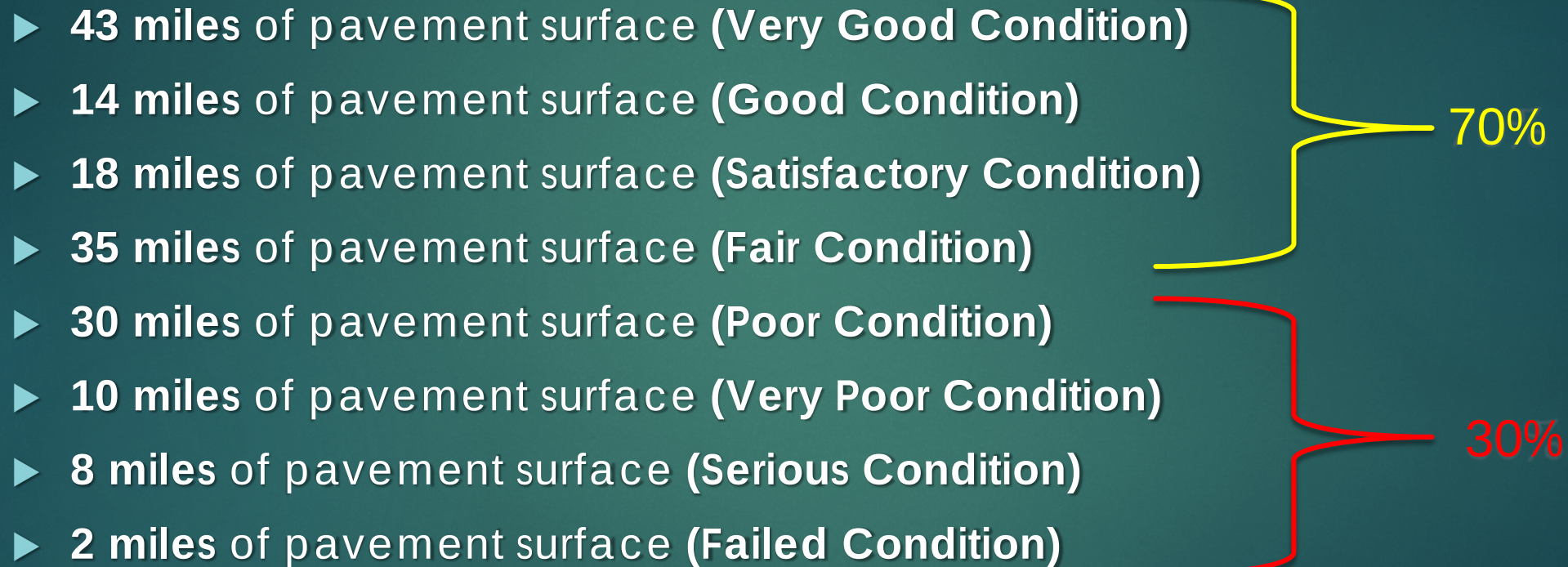
Roadway Imagery Forward Looking Image Rearward Looking Image

Recommended Alternatives for Rehabilitation and Repair

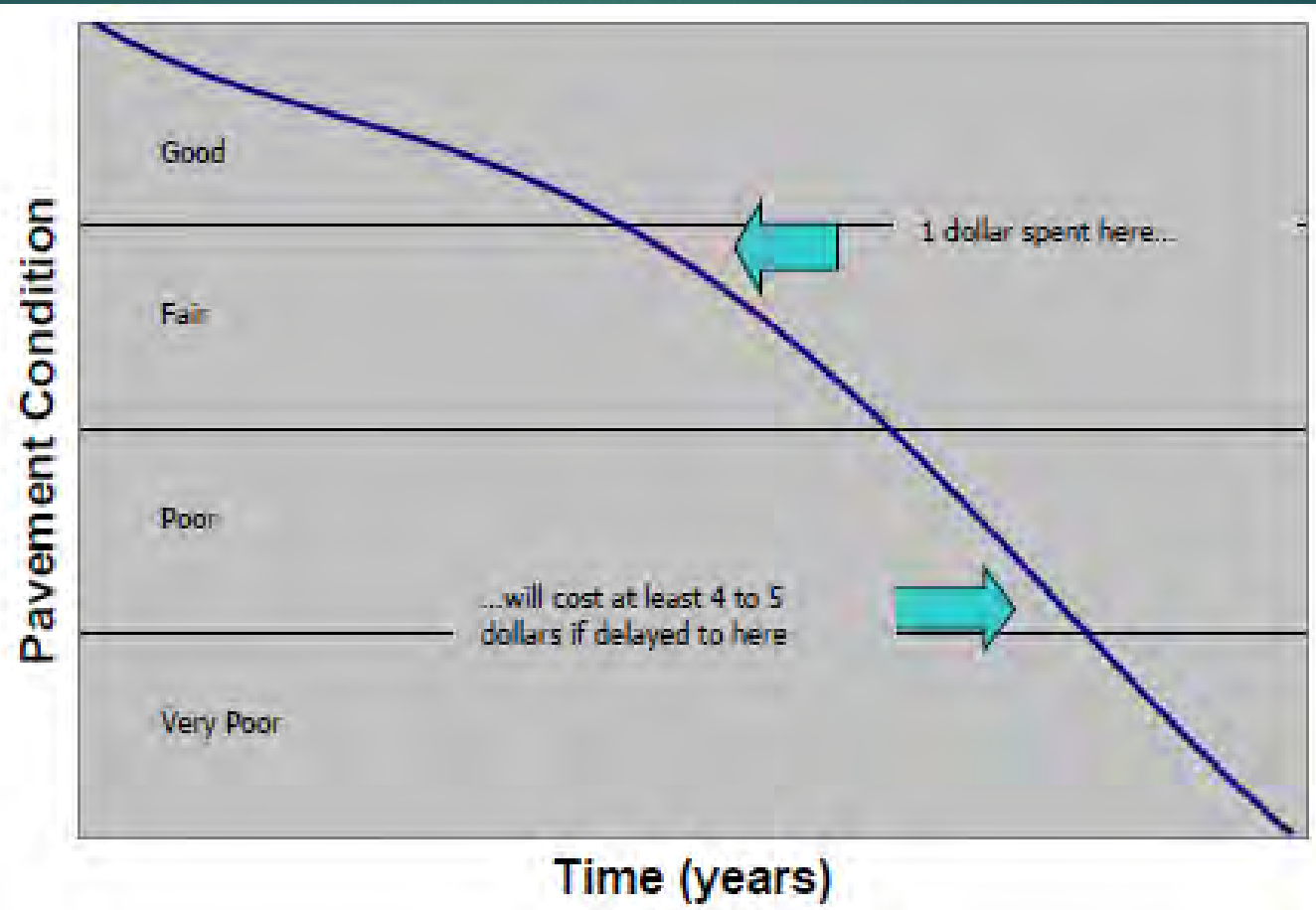
R & R Alternative 1:	1" Mill & Overlay	Unit Cost: \$8.73 / sq yd	Estimated Rehabilitation & Repair Cost: \$4,287
R & R Alternative 2:	2" Mill & Overlay	Unit Cost: \$12.25 / sq yd	Estimated Rehabilitation & Repair Cost: \$7,803

Category	PCI Range
Very Good	95-100
Good	90-94
Satisfactory	80-89
Fair	70-79
Poor	55-69
Very Poor	40-54
Serious	20-39
Failed	0-19

Pavement Condition Report



Timely Maintenance = Less \$ spent



Total Potholes	Total Cost
2439	\$1,823,941



Quadrant I

Potholes – 1,097
Asphalt – 263 Tons
Cost - \$815,565

Quadrant II

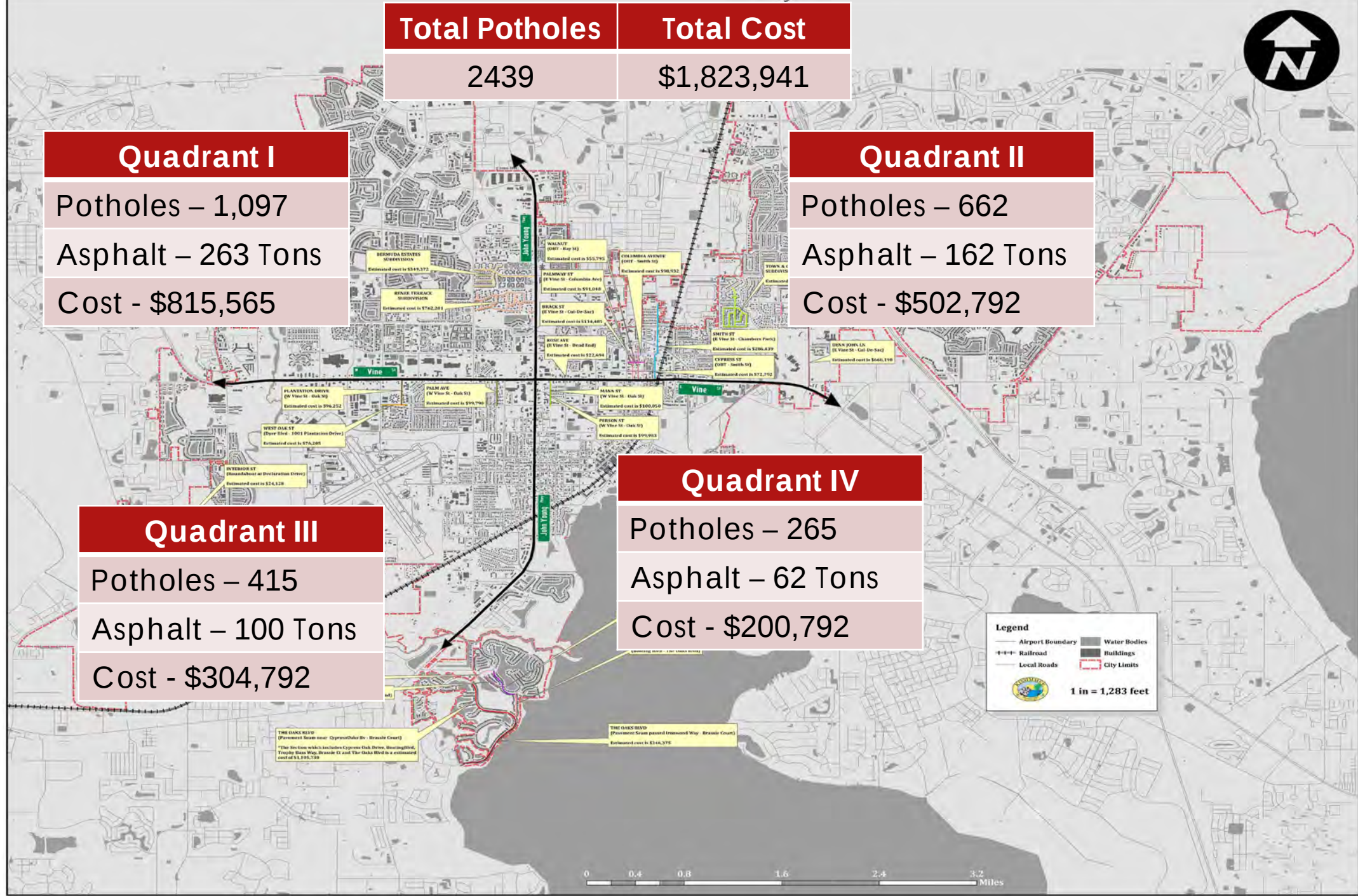
Potholes – 662
Asphalt – 162 Tons
Cost - \$502,792

Quadrant III

Potholes – 415
Asphalt – 100 Tons
Cost - \$304,792

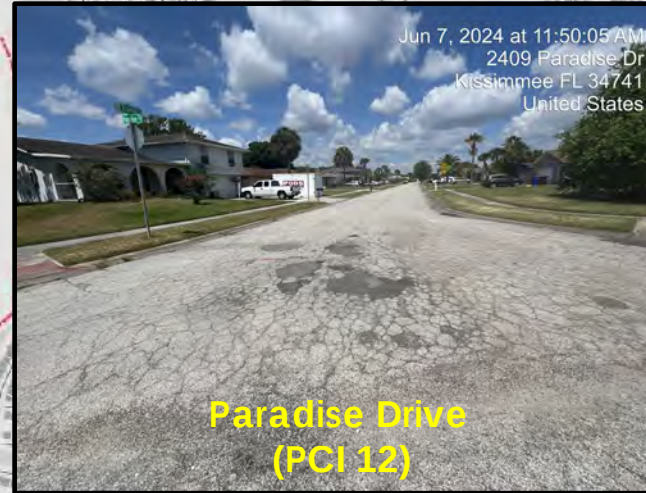
Quadrant IV

Potholes – 265
Asphalt – 62 Tons
Cost - \$200,792



QUADRANT I

Category	PCI Range
Very Good	95-100
Good	90-94
Satisfactory	80-89
Fair	70-79
Poor	55-69
Very Poor	40-54
Serious	20-39
Failed	0-19



BERNUDA ESTATES
SUBDIVISION

RENEE TERRACE
SUBDIVISION

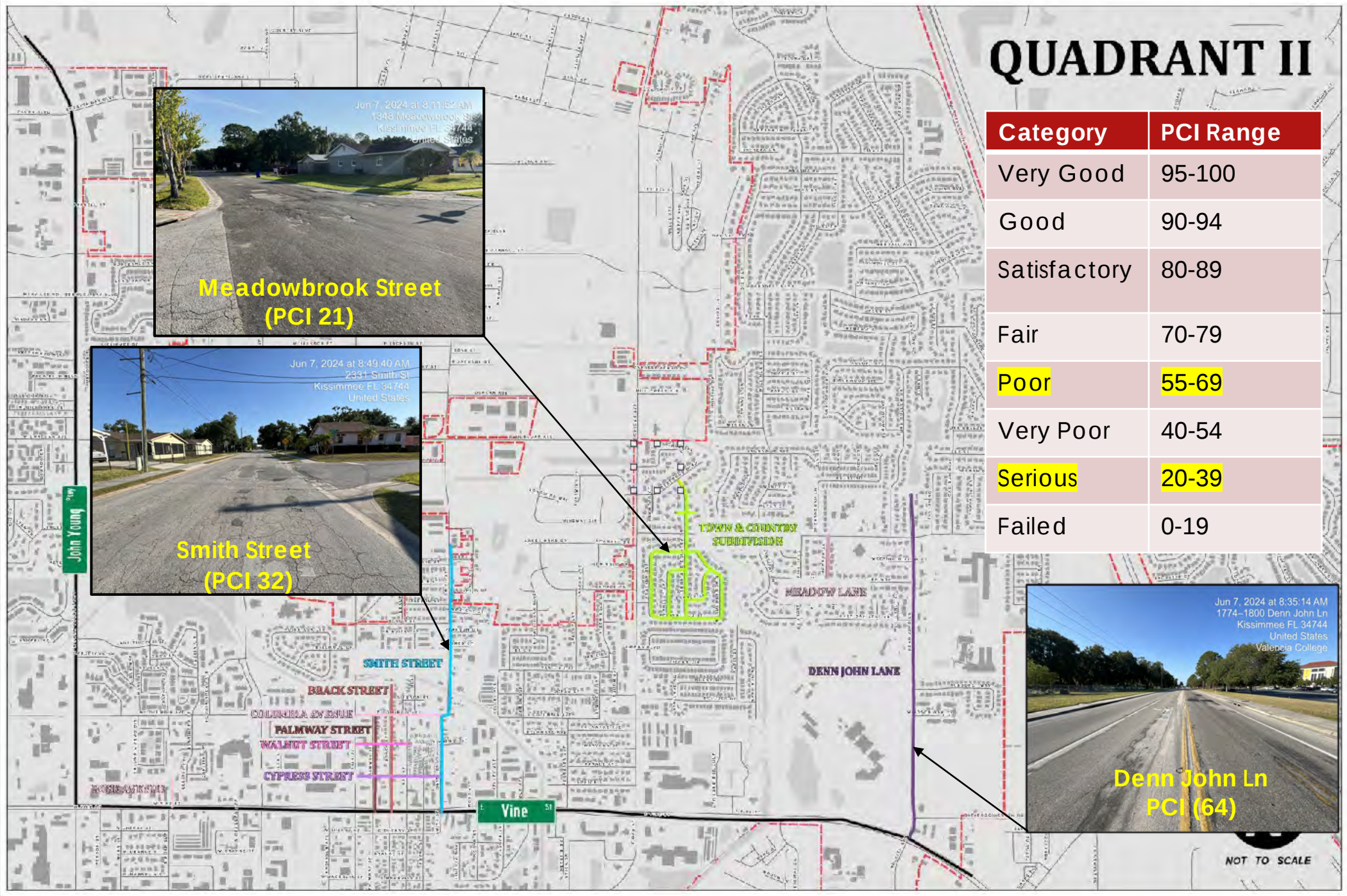


NOT TO SCALE

Vine St

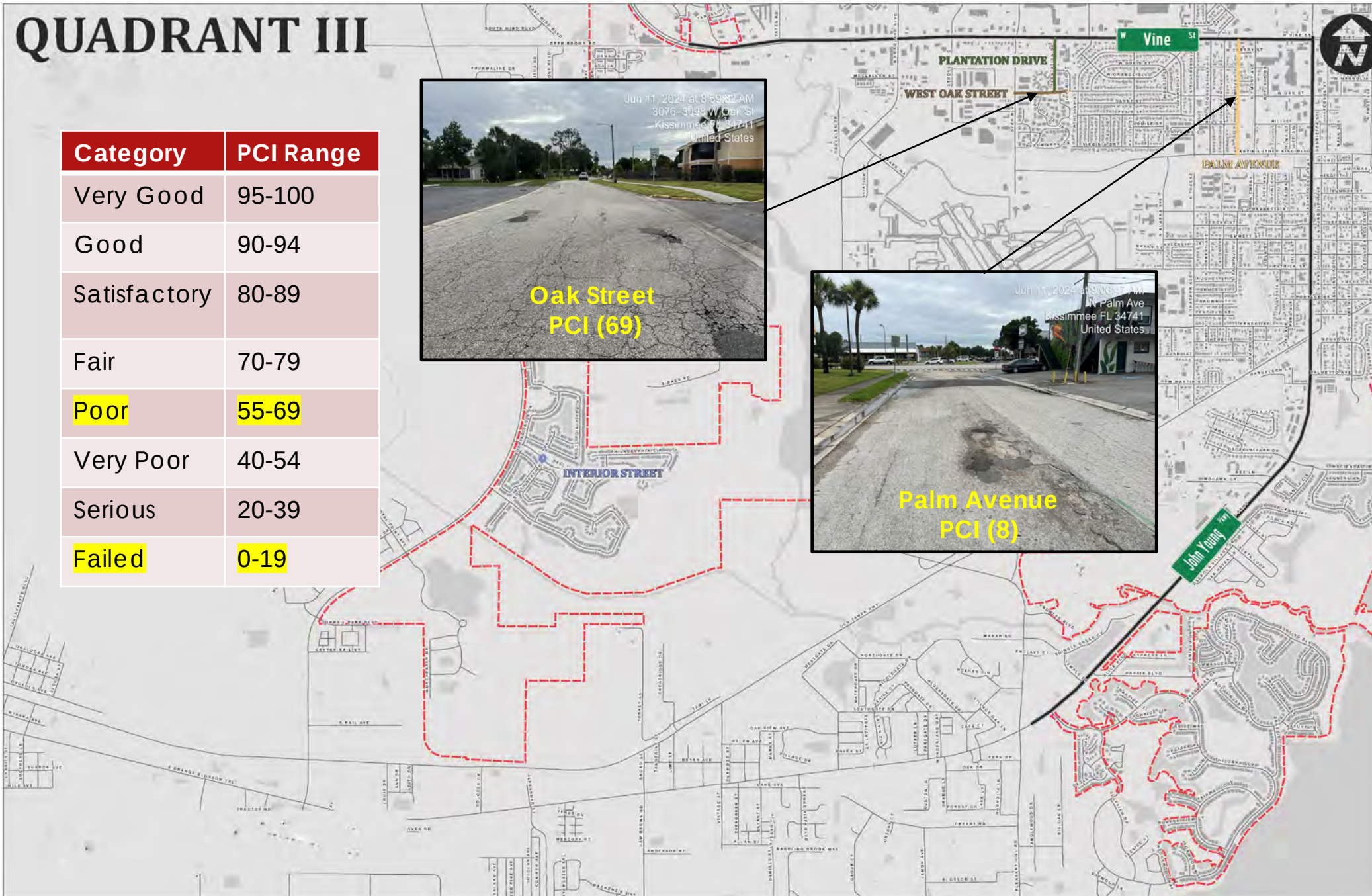
QUADRANT II

Category	PCI Range
Very Good	95-100
Good	90-94
Satisfactory	80-89
Fair	70-79
Poor	55-69
Very Poor	40-54
Serious	20-39
Failed	0-19

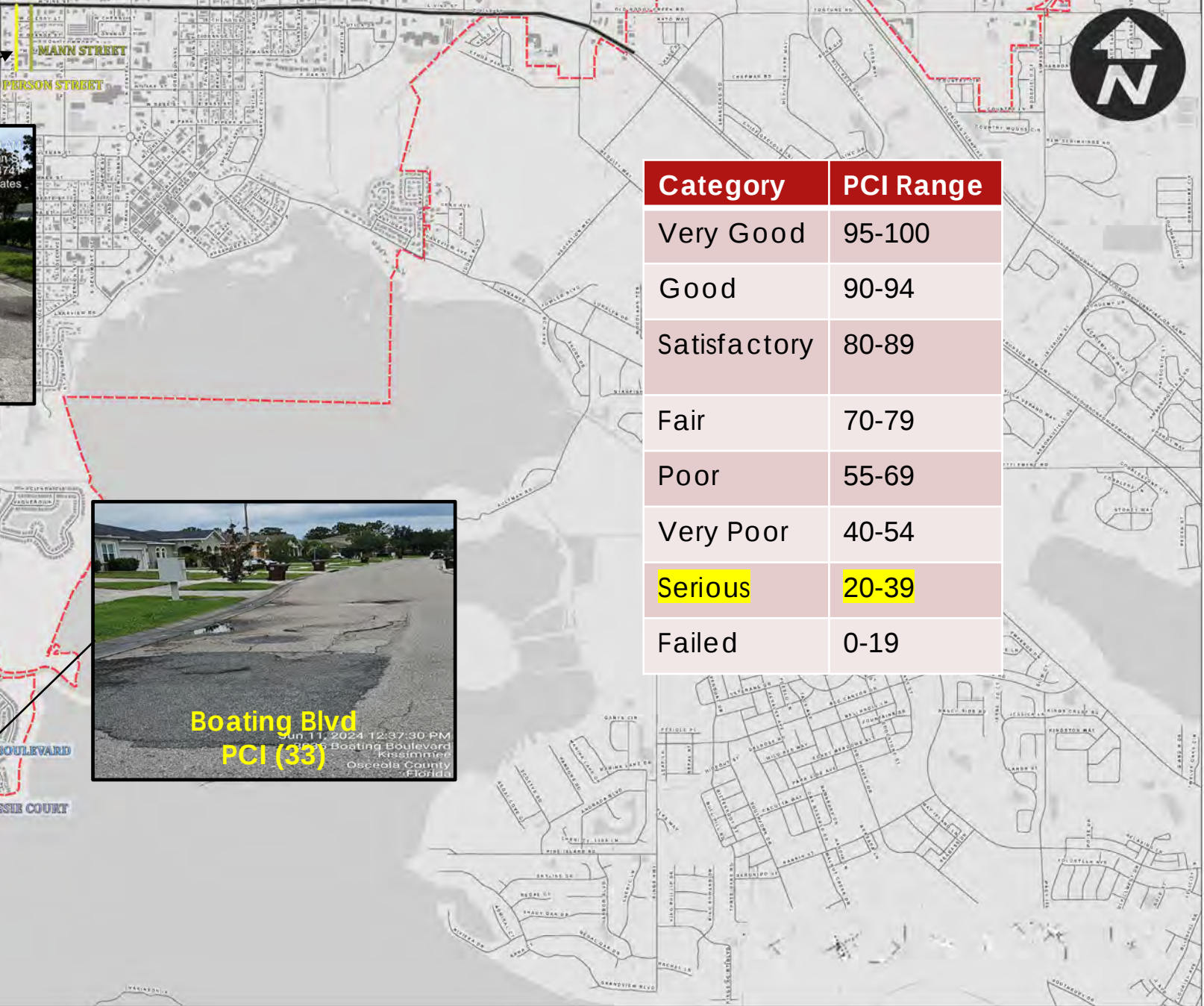


QUADRANT III

Category	PCI Range
Very Good	95-100
Good	90-94
Satisfactory	80-89
Fair	70-79
Poor	55-69
Very Poor	40-54
Serious	20-39
Failed	0-19



QUADRANT IV



Person Street
PCI (33)



Boating Blvd
PCI (33)

Category	PCI Range
Very Good	95-100
Good	90-94
Satisfactory	80-89
Fair	70-79
Poor	55-69
Very Poor	40-54
Serious	20-39
Failed	0-19

Quadrant I		
Roadway Name	From	To
Bermuda Estates Subdivision		
W Donegan ave	N Thacker Ave	N John Young Parkway
Maui Cir	W Donegan Ave	Dead End
Bali Cir	W Donegan Ave	Dead End
Samoa Cir	W Donegan Ave	Dead End
Paradise Cir	W Donegan Ave	Dead End
Cornett PL	Paradise Dr	Dead End
Tahiti PL	Paradise Dr	Dead End
Paradise Dr	N Thacker Ave	W Donegan
Renee Terrace Subdivision		
Haley Ct	N Easy St	Dead End
N Easy St	N Thacker Ave	16 ft. from Irlo Dr
Easy St	176 ft. from Irlo Dr	North Lyndell Dr.
N Lyndell Dr	Sue Dr	N John Young Parkway
Patricia Cir	N John Young Parkway	Dead End
Robert Ct	North Easy St	Dead End
Irlo Ct	North Easy St	Dead End
Kellie Ann Ct	Irlo Dr	Dead End
Irlo Dr	Kellie Ann Ct	Easy Ct
Easy Ct	Irlo Dr	Dead End
West Lyndell Dr	North Lyndell Dr	South Lyndell Dr
Sue Dr	West Lyndell Dr	North Lyndell Dr
Lynn Dr	South Lyndell	Sue Dr
South Lyndell Dr	Lynn Dr	West Lyndell Dr
Lyndell Dr	N John Young Parkway	North Lyndell

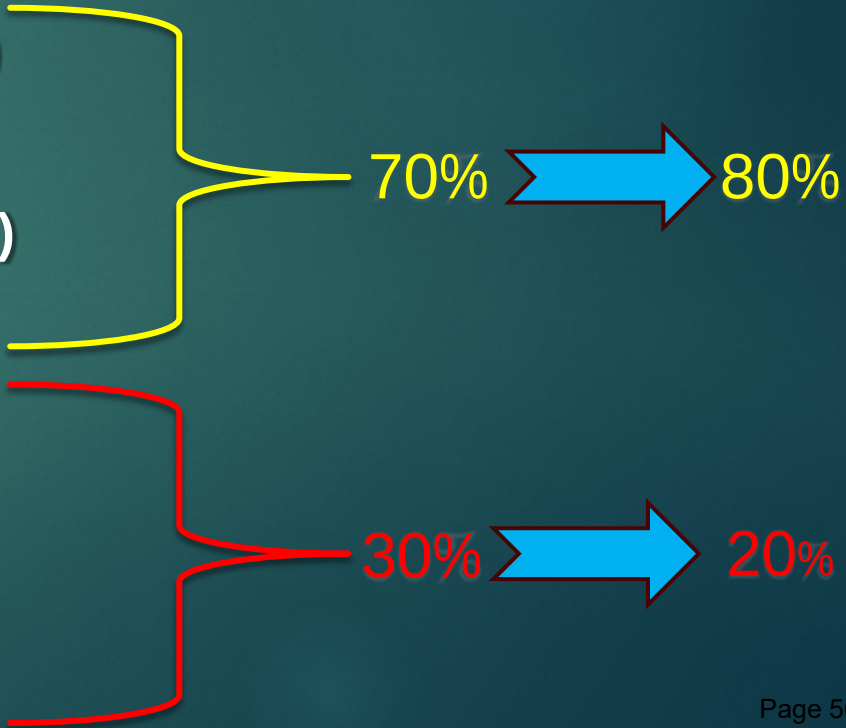
Quadrant II		
Roadway Name	From	To
E Walnut St	N Main St	Bay St
Palmway St	E Vine St	Columbia Ave
Brack St	E Vine St	Cul-de-sac
N Rose Ave	E Vine St	Martin Luther King
E Columbia Ave	N Main St	Smith St
Smith St	E Vine St	Chambers Park
Cypress St	N central Ave	Smith St
Town and Country Subdivision		
Heather Ave	Town & Country Dr	Lake Dr
Springfeild St	Lake Dr	Meadowbrooks St
Meadowbrooks St	Town & Country Dr	Springfeild St
Town & Country Dr	Sweetwood Blvd	Springfeild St
Valley Ave	Town & Country Dr	Springfeild St
Branch Ave	Town & Country Dr	Meadowbrooks St
Sweetbriar Ct	Cul-de-sac	Cul-de-sac
Meadow Ln	Mill Slough Road	Heather Way
Denn John Ln	E Vine St	Cul-de-sac

Quadrant III		
Roadway Name	From	To
Plantation Dr	W Vine St	Oak St
Palm Ave	W Vine St	Oak St
West Oak St	Dyer Blvd	1001 Plantation Dr
Interior St	Roundabout at Declaration Drive	

Quadrant IV		
Roadway Name	From	To
Mann St	W Vine St	Oak St
Person St	W Vine St	Oak St
Boating Blvd	Cypress Oak Blvd	Brassie Ct.
Brassie court	Cypress Oak Blvd	Brassie Ct.
The Oaks Blvd	Pavement Seam Passed Ironwood Way	Brassie Ct.
Trophy Bass Way	Boating Blvd	Dead end
Cypress Oak Drive	The Oaks	Boating Blvd

• Total Miles of Resurfacing is 11 miles

- ▶ 43 miles of pavement surface (Very Good Condition)
- ▶ 14 miles of pavement surface (Good Condition)
- ▶ 18 miles of pavement surface (Satisfactory Condition)
- ▶ 35 miles of pavement surface (Fair Condition)
- ▶ 30 miles of pavement surface (Poor Condition)
- ▶ 10 miles of pavement surface (Very Poor Condition)
- ▶ 8 miles of pavement surface (Serious Condition)
- ▶ 2 miles of pavement surface (Failed Condition)



Next Steps

- Advertising Project - August 2024
- 30-day Advertisement Period
- Commission Approval to Award
- Issue Notice to Proceed





Questions / Comments