



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 1, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS AND SPECIAL PRESENTATIONS**
- 4. PUBLIC HEARINGS - FIRST AND SECOND READINGS**

3.A Proclamation- Parks and Recreation Month

- 4.A Public Hearing - Second & Final Reading: Proposed Ordinance #25-06 -
Establishment of Civilian Police Oversight Board

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS AND COMMISSIONS, ESTABLISHING A CIVILIAN POLICE OVERSIGHT BOARD; AMENDING SECTION 2-3-3, CITY ATTORNEY AS LEGAL ADVISOR; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

- 4.B Public Hearing - First Reading: Proposed Ordinance #25-07 - Amending Noise measurements, levels, and enforcement.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 1, GENERAL PROVISIONS, SECTION 22, GENERAL PENALTY; AMENDING CHAPTER 22, ENVIRONMENT, ARTICLE II, NOISE, SECTIONS 22-21 DEFINITIONS; SECTION 22-22 APPLICATION; SECTION 22-23 METHOD OF NOISE MEASUREMENTS; SECTION 22-24, MAXIMUM NOISE LEVELS; SECTION 22-25, SPECIFIC PROHIBITED NOISES; SECTION 22-26, ENFORCEMENT; SECTION 22-27, USE OF MECHANICAL LOUDSPEAKERS OR AMPLIFIERS OUT OF DOORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

- 4.C Public Hearing - First Reading: Proposed Ordinance #25-09 - Amending alcohol hours of sale for the Downtown CRA.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 4, ALCOHOLIC BEVERAGES, SECTION 4-1, DEFINITIONS, SECTION 4-3, HOURS OF SALE; SECTION 4-5 REGULATION OF RESTAURANTS; CREATING SECTION 4-9 AFTER MIDNIGHT ALCOHOL SALES PERMITS FOR THE DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

- 4.D Public Hearing - First Reading: Proposed Ordinance #25-10 - Amending the Lien Policy, and Appeal Process.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, CHAPTER 2, ADMINISTRATION, ARTICLE VI, FINANCE, AMENDING DIVISION 4, LIEN POLICY; PROVIDING FOR THE ENFORCEMENT AND COLLECTION OF LIENS AND ASSOCIATED FEES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

5. PUBLIC HEARINGS

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

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.

7.A Approval of City Commission Minutes from the June 17, 2025 meeting

7.B Approval of a resolution authorizing the issuance of Fire Service Assessment Revenue Notes in the principal amount not to exceed \$10,000,000 to supplementally or alternatively fund acquisition and/or construction of capital improvements and equipment associated with the City's Fire Department

7.C Purchase of Stump Grinder

7.D Furniture purchase for the upcoming renovation of the Development Services Department

7.E Disposal of City Assets

7.F FEMA Grant – Police Generator Project

7.G Interlocal Agreement for School Resource Officers between the Osceola County School Board, Kissimmee Police Department, Osceola County Sheriff's Office and St. Cloud Police Department

7.H SR-24-0017 - Bronson Homestead Final Plat

7.I Approval of a Contract Extension with Miller Electric Company

7.J Operation Business Boost 2.0

8. DISCUSSION ITEMS

8.A 2025 Policy Agenda Review - Planning and Zoning Division Operations

8.B Consideration of Downtown Kissimmee Hotel Development Proposals

8.C Florida League of Cities Voting Delegate 2025

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the City Commission 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 3.A

Proclamation- Parks and Recreation Month

Request

To present a proclamation to the Parks and Recreation Advisory Board members in recognition of Parks and Recreation Month.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):

1. Proclamation- Parks and Recreation Month 2025

ITEM 4.A

Public Hearing - Second & Final Reading: Proposed Ordinance #25-06 - Establishment of Civilian Police Oversight Board

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS AND COMMISSIONS, ESTABLISHING A CIVILIAN POLICE OVERSIGHT BOARD; AMENDING SECTION 2-3-3, CITY ATTORNEY AS LEGAL ADVISOR; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Request

Approve the Second and Final Reading of the Proposed Ordinance #25-06 establishing a Civilian Police Oversight Board.

Explanation

Pursuant to Section 166.0486 of the Florida Statutes, the Chief of the Kissimmee Police Department (KPD) may establish a civilian oversight board to review KPD policies and procedures. The Chief of KPD has decided to establish a civilian oversight board to further the public purposes of strengthening relationships and fostering trust between KPD and the community by providing transparency to KPD operations and an additional forum for the community to interact with KPD. The purpose of this Ordinance is to document the decision to establish a civilian oversight board in a manner consistent with other City boards and commissions in the City of Kissimmee Code.

Recommendation

Approve the Second and Final Reading of the Proposed Ordinance #25-06 establishing a Civilian Police Oversight Board.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. (S) Proposed Ordinance #25-06 _ Citizens' Police Oversight Board
2. Business Impact Estimate for civilian oversight board ordinance
3. Proposed Ordinance #25-06 - Affidavit of Publication

ITEM 4.B

Public Hearing - First Reading: Proposed Ordinance #25-07 - Amending Noise measurements, levels, and enforcement.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 1, GENERAL PROVISIONS, SECTION 22, GENERAL PENALTY; AMENDING CHAPTER 22, ENVIRONMENT, ARTICLE II, NOISE, SECTIONS 22-21 DEFINITIONS; SECTION 22-22 APPLICATION; SECTION 22-23 METHOD OF NOISE MEASUREMENTS; SECTION 22-24, MAXIMUM NOISE LEVELS; SECTION 22-25, SPECIFIC PROHIBITED NOISES; SECTION 22-26, ENFORCEMENT; SECTION 22-27, USE OF MECHANICAL LOUDSPEAKERS OR AMPLIFIERS OUT OF DOORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Request

Approve the First Reading of the Proposed Ordinance Amending #25-07

Explanation

Noise Ordinance #3070 was adopted on February 21, 2023. The City receives complaints regularly regarding persistent noise violations, which necessitate police and code enforcement response. Through these efforts, it is evident that the noise ordinance needs to be simplified and that fines need to be increased to achieve voluntary compliance.

Recommendation

Approve the First Reading of the Proposed Ordinance #25-07

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. Noise Ordinance Update Final
2. Osceola Gazette Publication Proof - ORD NOISE
3. Proposed Noise Ordinance Graphics
4. Noise Ordinance Business Impact Estimate

ITEM 4.C

Public Hearing - First Reading: Proposed Ordinance #25-09 - Amending alcohol hours of sale for the Downtown CRA.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 4, ALCOHOLIC BEVERAGES, SECTION 4-1, DEFINITIONS, SECTION 4-3, HOURS OF SALE; SECTION 4-5 REGULATION OF RESTAURANTS; CREATING SECTION 4-9 AFTER MIDNIGHT ALCOHOL SALES PERMITS FOR THE DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Request

Approve the First Reading of the Proposed Ordinance #25- 09 - Amending alcohol hours of sale for the Downtown CRA.

Explanation

Pursuant to Section 562.14, Florida Statutes, the sale, service, and consumption of alcoholic beverages are prohibited between the hours of midnight and 7:00 a.m. at any establishment licensed under the Division of Alcoholic Beverages and Tobacco, unless otherwise permitted by municipal ordinance.

The City of Kissimmee Commission has exercised this authority by enacting City Code Section 4-3, which extends the hours during which alcoholic beverages may be served and consumed at licensed establishments, from midnight to 2:00 a.m.

However, the Commission has observed a correlation between increased noise violations by alcohol-selling establishments within the Downtown CRA and the heightened demand for City resources to manage crowd control, enforce code compliance, and respond to criminal or violent incidents, particularly between midnight and 3:00 a.m.

In response, the Commission has determined that additional regulations are necessary for alcohol-serving establishments within the Downtown CRA. These measures aim to preserve public safety and ensure a more balanced allocation of City resources, while still allowing alcohol sales between the hours of 12:00 a.m. and 2:00 a.m. for those businesses that have received a permit and are in compliance with City Codes and regulations.

Recommendation

Approve the First Reading of the Proposed Ordinance #25- - Amending alcohol hours of sale for the Downtown CRA.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter:

Attachment(s):

City of Kissimmee

1. Alcohol Ordinance Update FINAL. Clean
2. Osceola Gazette Publication Proof -ORD ALCOHOL SALES
3. Alcohol Ordinance. Business Impact Estimate

ITEM 4.D

Public Hearing - First Reading: Proposed Ordinance #25-10 - Amending the Lien Policy, and Appeal Process.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, CHAPTER 2, ADMINISTRATION, ARTICLE VI, FINANCE, AMENDING DIVISION 4, LIEN POLICY; PROVIDING FOR THE ENFORCEMENT AND COLLECTION OF LIENS AND ASSOCIATED FEES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Request

Approve the First Reading of the Proposed Ordinance #25-10 - Amending the Lien Policy, and Appeal Process.

Explanation

A need to amend the review of liens and the appeal process in the Lien Policy was identified. This arose from an unforeseen circumstance created by the policy's wording; currently, a property owner must file an appeal within thirty days of receiving notice that a lien has been recorded. However, there are occasions where a property owner is not yet in compliance, fines continue to accrue, and the lien is filed while they are still in violation. In this instance, the property owner would not be able to file a timely appeal due to their continued non-compliant status. The proposed ordinance change would allow a property owner to file an appeal 30 days after the City determines that the property owner is in compliance. Additionally, the City Manager will modify the Lien Reduction Policy to further clarify the lien reduction criteria, including a formula for calculating the reduction as illustrated in the matrix below. All fine reduction requests will be calculated to include City costs plus the percentages outlined in the penalty reduction matrix. Such City costs may include the following: inspector expenses, office staff expenses, management expenses, attorney expenses, Special Magistrate expenses, Lien Reduction processing fees, and other miscellaneous expenses incurred.

Length of Time the Violation Remained Non-Compliant:

Percentage Reduction:

Up to 1 year	Reduction to no less than two percent (2%) of the Lien amount
More than 1 year, up to 2 years	Reduction to no less than four percent (4%) of the Lien amount
More than 2 years, up to 5 years	Reduction to no less than eight percent (8%) of the Lien amount
More than 5 years, up to 10 years	Reduction to no less than twenty percent (20%) of the Lien amount
More than 10 years, up to 15 years	Reduction to no less than thirty percent (30%) of the Lien amount
More than 15 years	Reduction to no less than forty percent (40%) of the Lien amount

Recommendation

Approve the First Reading of the Proposed Ordinance #25-10- Establishing the enforcement and collection of Liens.

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. Proposed Ordinance #24-01 Amending the Lien Policy Code for Appeals
2. Osceola Gazette Publication Proof - ORD LIEN POLICY

ITEM 7.A**Approval of City Commission Minutes from the June 17, 2025 meeting****Request**

Request Commission approval of the June 17, 2025, Commission Minutes.

Explanation

Minutes of the Commission meeting held on June 17, 2025, are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Department: City Commission

Presenter:

Attachment(s):

1. (S) CCM MIN JUN 17 2025

ITEM 7.B

Approval of a resolution authorizing the issuance of Fire Service Assessment Revenue Notes in the principal amount not to exceed \$10,000,000 to supplementally or alternatively fund acquisition and/or construction of capital improvements and equipment associated with the City's Fire Department

Request

Request adoption of a resolution which provides for assurance the City may use and pledge revenues from Fire Service Assessments to secure and pay for acquisition and/or construction of capital improvements and equipment associated with the construction of fire stations and the acquisition of equipment (including fire engines or trucks).

Explanation

This is the result of consideration and adoption of Resolution No. 34-2024 in December 2024, a subsequent successful request for proposals to seek learned and experienced multi-disciplined advice in stand-up and annual implementation of a Fire Service Assessment, the recent fire staffing study workshop on April 1, 2025, direction accordingly from the City Commission on April 15, and the resulting extraordinary notice and of public hearing associated with the establishment and use of revenue from a Fire Service Assessment.

A single fire engine can exceed one million dollars in cost and take two years to be equipped and delivered once ordered. Purchasers of City obligations, extension of financing through lease to purchase obligations, or other financing under the Note Resolution, will obviously be more comfortable and eager to engage in such financing once such pledged revenue, and all proceedings connected therewith, have been validated as directed in the Note Resolution. Such action will, among other things, allow the City to seek more competitive financing for such capital.

Recommendation

Adopt the proposed Note Resolution.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Finance

Presenter:

Attachment(s):

1. (S) Kissimmee Fire Assessment Note Resolution

ITEM 7.C

Purchase of Stump Grinder

Request

Approval to purchase a SC802 stump grinder from Vermeer Southeast in the amount of \$85,422.20.

Explanation

Public Works has budgeted to replace its 2006 stump grinder this year. This stump grinder is essential to the completion of any tree removal project in right of ways and with tree debris cleanup after storms.

Vermeer Southeast is the awarded dealer for the SC802 stump grinder under pricing per FL Sheriff's Contract FSA23-EQU21.0: Equipment Item #397.

The Fleet Maintenance division has reviewed the purchase in order to ensure compatibility and conformance to City standards. Procurement has also reviewed specifications to allow for competitive/comparative pricing.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10445306-506494	ST2515	Decrease	\$90,000.00	\$85,422.20

Financial Summary:

Sufficient funds are available in the Sales Tax Fund in project ST2515.

Recommendation

Approval to purchase a SC802 stump grinder from Vermeer Southeast in the amount of \$85,422.00.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. Stump Grinder Quote - Vermeer

ITEM 7.D

Furniture purchase for the upcoming renovation of the Development Services Department

Request

Approval to purchase furniture and furnishings from Commercial Design Services for the upcoming renovation of the Development Services Department in the amount of \$198,055.

Explanation

As the newly renovated Development Services Department, located on the first floor of City Hall is continuing, details pertaining to furnishing offices, conference rooms and lobby are being completed. This includes the purchase of furniture and furnishings from Commercial Design Services (CDS). CDS is part of the Florida State contract for furniture, alleviating the need to go through a separate procurement process. The cost of the furniture and furnishing to complete the Department's renovations is \$198,055. These funds were previously approved by the City Commission in FY2025 in the Building Fund budget.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10140106-506292		Decrease	\$572,969	\$198,055

Financial Summary:

These funds were previously approved by City Commission in FY2025 in the Building Fund budget. This is a continuation of the Development Services Center addition which houses the Building Division and was funded completely from Building Division funds.

Recommendation

Approve purchase.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. CDS Furniture Proposal

ITEM 7.E

Disposal of City Assets

Request

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

Explanation

The Charter states that the City Manager “shall not dispose of property belonging to the City, except on authority of the City Commission.” Therefore, staff is requesting approval to dispose of the items included on the attached list.

The items included on the attached list are slated to be auctioned or junked and have not previously been approved for disposition by the City Commission. These items will be placed up for auction via George Gideon Auctioneers, Inc. online auction. All items from the City's Information Technology Department will go to auction via A-1 Assets.

Recommendation

Staff recommends Commission approval to remove these items from the City's equipment inventory listing and to send those items to the auction for disposition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Finance

Presenter: Tavia Ritchie

Attachment(s):

1. July 2025 Asset Disposal

ITEM 7.F

FEMA Grant – Police Generator Project

Request

Approval to accept \$848,786.25 in federal grant funding awarded through the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) for the procurement and installation of emergency standby generators at the City of Kissimmee Police Department and 911 Communications Center.

Explanation

The City of Kissimmee has been awarded funding under FEMA's Hazard Mitigation Grant Program (HMGP), Sub-Recipient Agreement No. 4673-166-R, for the installation of permanent emergency generators at the Police Department and 911 Communications Center located at 8 North Stewart Avenue. The award is \$848,786.25 in federal funds.

The scope of work includes the installation of two diesel-powered generators: a 750-kW unit to support the Police Department and a 175-kW unit to support the 911 Communications Center. The project also includes construction of concrete pads, installation of diesel fuel tanks, and electrical connections utilizing existing transfer switches.

These improvements will enhance the City's emergency response capabilities by ensuring continued operations during power outages and supporting disaster response and recovery efforts.

Execution of the grant agreement is pending, and no work will commence until the agreement is fully executed. Upon Commission approval, staff will proceed with contract execution and related budget amendments.

Sufficient funds are available to cover the required local match.

Recommendation

Approval to accept \$848,786.25 in FEMA Hazard Mitigation Grant Program (HMGP) funding for the Police Department Generator Project and to amend the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. FEMA Sub-Recipient Agreement No. 4673-166-R
2. Project Scope of Work - Backup Power for KPD and 911 Communications Center

ITEM 7.G

Interlocal Agreement for School Resource Officers between the Osceola County School Board, Kissimmee Police Department, Osceola County Sheriff's Office and St. Cloud Police Department

Request

Approve and execute the Interlocal Agreement for School Resource Officer (SRO) services between the Osceola County School Board, the Kissimmee Police Department, the St. Cloud Police Department and the Osceola Sheriff's Department (Contract # 20240087). The attached contract requires the Mayor's signature.

Explanation

Kissimmee Police Department, the Osceola County Sheriff's Office, and St. Cloud Police Department have negotiated the attached Interlocal Agreement for School Resource Officer (SRO) services with the Osceola County School Board. The contract covers the roles and responsibilities of the SROs, their respective agencies, and the school board. The roles and responsibilities are generally unchanged from previous contract years. The contract also covers salary compensation from the school board, representing a 7% increase this year and a 7% increase in each subsequent year in the three-year contract. The contract has been reviewed and approved by KPD staff and the Police Legal Advisor. Once signatures are obtained from the three law enforcement entities, the contract will be presented to the school board.

The Commission approved a previous version of the Agreement on June 3, 2025. Afterward, the School District modified the Agreement to update the Osceola County Sheriffs Office off-duty detail rate from \$79.84 to \$81.13 per hour. Because of this change, the contract has been revised to reflect this new rate for all three agencies. This revision is found on page 8, Section C, 1 and 2.

Recommendation

Approval of the three-year School Resource Officer Interlocal Agreement.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter: Charles Broadway

Attachment(s):

1. (S) Final Draft SRO 2025-2028 6.12.25 (003)

ITEM 7.H**SR-24-0017 - Bronson Homestead Final Plat****Request**

Approval of the final plat known as Bronson Homestead.

Explanation

The owner of the property, Irlo O. Bronson, Jr. Amended and Restated Trust, is requesting final plat (DRC# SR-24-0017) approval without a guarantee. The 15.866± acre parcel, located north of West Vine Street and south of Columbia Avenue, is being subdivided into two lots for development purposes.

Recommendation

Approval of the final plat known as Bronson Homestead.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. SR-24-0017 -Bronson Homestead Final Plat
2. SR-24-0017 Bronson Homestead - Final Plat VM

ITEM 7.I

Approval of a Contract Extension with Miller Electric Company

Request

Request to approve a contract (#20240399) extension with Miller Electric for installation and maintenance of security equipment.

Explanation

This is a piggyback to a current contract with Osceola County and Miller Electric. This allows the City to utilize Miller Electric in their capacity to install and maintain security equipment throughout the City. This piggyback was initially approved in July of 2024. Osceola County extended their contract for another year. This request is to do the same with Miller Electric, expiring in April 2026.

Recommendation

Recommend to extend the current contract and approve.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter:

Attachment(s):

1. (S) Miller Electric Contract Extension
2. Osceola County Contract
3. Commission Action 07-02-2024

ITEM 7.J

Operation Business Boost 2.0

Request

Update on Operation Business Boost 2.0

Explanation

Staff will update the Commission on Operation Business Boost 2.0. The initial program was approved on October 5, 2021 and funded by the American Rescue Plan (ARP) Funds. On December 17, 2024, the Commission approved \$1,000,000 to further this initiative. On April 15, 2025, the City Commission approved the framework for a renewed Business Boost 2.0 program, which will include the following program areas under the Department of Treasury Coronavirus State and Local Fiscal Recovery Funds (SLFRF) category in response to the far-reaching public health and negative economic impacts of the pandemic:

- Small Business Relief Grants - Funding allocation \$500,000
- "Upskill Kissimmee", in partnership with CareerSource Central Florida - Funding allocation \$325,000
- Business Development and Technical Assistance, in partnership with the Kissimmee UCF Business Incubator - Funding allocation \$50,000
- Downtown Kissimmee Marketing - Funding allocation \$125,000

Background:

Osceola County faced an unemployment rate of 31% as a result of the pandemic. As a result, Kissimmee businesses have been slower to recover and have faced financial hardships that are affecting the health and sustainability of their businesses to this day. Business Boost 2.0 aims to retain the existing partners to assist with stabilizing businesses and targeted industries still affected today.

The U.S. Department of the Treasury's ("Treasury") Final Rule on the American Rescue Plan Act of 2021 ("ARP") Coronavirus State and Local Fiscal Recovery Funds ("CSLFRF") provides guidance for municipal governments intending to use CSLFRF to respond to the COVID-19 public health emergency and mitigate the negative economic impacts of the pandemic. Municipalities may use CSLFRF to support small businesses and affected industries, such as tourism. The Final Rule clarifies that the ARP provides for CSLFRF to be used to "respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality."

Municipalities may consider a number of factors to determine whether a small business has been impacted by the pandemic, including, but not limited to, decreased revenue or gross receipts; financial insecurity; increased costs; capacity to weather financial hardship; and challenges covering payroll, rent or mortgage, and other operating costs. Assistance to small businesses that have experienced such negative economic impacts may include loans or grants to mitigate financial hardship, such as by supporting payroll and benefits and costs to retain employees, and mortgage, rent, utility, and other operating costs, as well as technical assistance, counseling, or other services to support business planning. Other allowable funding supports include targeted workforce development.

Revised Business Boost 2.0 Program specifics are attached.

City of Kissimmee

Recommendation

Approval of Business Boost 2.0 areas and partners

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. Business Boost 2.0 Revised Program Overview

ITEM 8.A

2025 Policy Agenda Review - Planning and Zoning Division Operations

Request

Commission direction on enhancing Planning and Zoning Division operations and activities.

Explanation

As part of the City Commission's 2025 Policy Agenda, Permitting and Licensing Processes, streamlining was identified as a high-priority initiative. This effort will involve evaluating the City's Planning and Zoning Division, making recommendations, and proposing steps for implementing improvements and updates.

Please note: This Agenda Priority also includes the Building and Fire Prevention Division. The Building and Fire Prevention Division portion of the priority was discussed at the City Commission meeting on June 17, 2025.

To begin this process, Planning Manager Brenda Ryan will present an overview of the Planning and Zoning Division, which operates under the Development Services Department. Her presentation will outline the Division's responsibilities and how it functions in accordance with the Florida State Statute, the City's Land Development Code and City policy.

Following the presentation, Development Services Director Craig Holland will lead a discussion with the Commission to gather feedback, identify concerns, and understand the direction the Commission would like to take moving forward.

This discussion is intended to ensure mutual understanding between the Commission and the staff regarding Planning and Zoning's current operations and to clarify the desired path ahead. Once direction is received, staff will be able to determine next steps for enhancing the Division's performance to align with Commission priorities.

Recommendation

City Commission's direction on next steps regarding Planning and Zoning operations and activities.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: Development Services

Presenter:

Attachment(s):

None

ITEM 8.B

Consideration of Downtown Kissimmee Hotel Development Proposals

Request

Selection of the desired unsolicited proposals for the development of hotels and associated improvements at the Civic Center and Toho Square sites.

Explanation

The following unsolicited proposals for development of a hotel and associated uses were presented on the May 6th meeting for the City Commission consideration:

Civic Center Site Proposals:

1. Azure Hotel International Inc.
2. IHRMC Hotels and Resorts Management

Toho Square Site Proposals:

1. Kissimmee Place Development Group
2. Skyview Companies

The City Commission requested developers to revise their respective proposals. Staff requests Commission consideration of the four revised proposals, selection of the desired proposal for each site, and authorization to initiate negotiations and further define the elements and terms of the selected proposals. The revised proposals are attached to Item 8C of this agenda for review. Each presenter will be allowed five (5) minutes to present their revised concepts to the City Commission.

Following Commission selection of the desired proposals, staff will proceed with detailed discussions and negotiations with the selected development teams. Final Master Development Agreements, if reached, will be considered at a later date for Commission approval.

Recommendation

Authorization for staff to proceed with negotiations with the selected hotel proposal(s) for each respective site and develop potential Master Development Agreements for future Commission consideration.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. Azure - Revised 200 Rooms Hotel and Convention Center
2. Azure - Revised 250 Rooms Hotel and Convention Center
3. IHRMC - Response to request for revised proposal
4. KPDG - Revised Hotel proposal for Toho Square site
5. Skyview - Revised Hotel and Condos proposal for Toho Square site

ITEM 8.C

Florida League of Cities Voting Delegate 2025

Request

To designate a voting delegate for the Florida League of Cities Annual Conference being held August 14-16, 2025 at the Signia by Hilton Orlando Bonnet Creek in Orlando.

Explanation

The Florida League of Cities Annual Conference includes an Annual Business Meeting where critical decisions, including the election of League Leadership and adoption of resolutions, will be made. Therefore, it is essential to designate one Commissioner as the voting delegate for the City of Kissimmee.

Recommendation

Designate one official to cast our municipality's vote during the Annual Business Meeting on August 16, 2025.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. 2025 Voting Delegate Memo