



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, AUGUST 19, 2025 AT 6:00 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS AND SPECIAL PRESENTATIONS**
 - 3.A Proclamation - Fentanyl Awareness and Education Day
 - 3.B Proclamation - 70th Anniversary of UCP of Central Florida
 - 3.C Employee of the Month for August

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

- 4.A Public Hearing - Second and Final Reading - Proposed Ordinance #25-12 - Amending the Method of Board Appointments

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS AND COMMISSIONS, DIVISION I, SECTION 2-145, "METHOD OF APPOINTMENT TO BOARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE

- 4.B Public Hearing - Final Reading - Proposed Ordinance #25-14 - Ordinance amending the Future Land Use Map designation from Recreation (REC) to Institutional (INST): Mill Slough Fire Station, LUPA-25-0004

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.

- 4.C Public Hearing - First Reading - Proposed Ordinance #25-08 - Deletion of the Building Fee Ordinance

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CHAPTER 9 BUILDINGS AND BUILDING REGULATIONS, AMENDING DIVISION 5 BUILDING PERMITS SECTION 9-115 COMMERCIAL PERMIT FEES; SECTION 9-116 MULTIFAMILY PERMIT FEES; SECTION 9-117 MISCELLANEOUS PERMIT FEES; SECTION 9-118 SINGLE FAMILY RESIDENCE PERMIT; SECTION 9-119 INSPECTIONS; SECTION 9-120 VALUATION OF CONSTRUCTION; SECTION 9-121 FAILURE TO OBTAIN A PERMIT; SECTION 9-122 PLAN REVISIONS; SECTION 9-124 PERMIT EXTENSIONS; SECTION 9-125

ANNUAL INCREASE; SECTION 9-126 TECHNOLOGY; SECTIONS 9-127 THROUGH 9-140 RESERVED; DIVISION 6 MECHANICAL PERMITS SECTION 9-141 SCHEDULE OF PERMIT FEES; SECTION 9-142 FAILURE TO OBTAIN A PERMIT; SECTION 9-143 PLAN REVISIONS; SECTION 9-144 DUPLICATE PERMITS; SECTION 9-145 PERMIT EXTENSIONS; SECTION 9-146 ANNUAL INCREASE; SECTION 9-147 TECHNOLOGY; SECTIONS 9-148 THROUGH 9-165 RESERVED; DIVISION 7 PLUMBING PERMITS; SECTION 9-166 SCHEDULE OF PERMIT FEES; SECTION 9-167 INSPECTIONS; SECTION 9-168 FAILURE TO OBTAIN A PERMIT; SECTION 9-169 PLAN REVISIONS; SECTION 9-171 PERMIT EXTENSIONS; SECTION 9-172 ANNUAL INCREASE; SECTION 9-173 TECHNOLOGY; SECTIONS 9-174 THROUGH 9-185 RESERVED; DIVISION 8 ELECTRICAL PERMITS SECTION 9-186 SCHEDULE OF PERMIT FEES; SECTION 9-187 INSPECTIONS; SECTION 9-188 FAILURE TO OBTAIN A PERMIT; SECTION 8-189 PLAN REVISIONS; SECTION 9-191 PERMIT EXTENSIONS; SECTION 9-192 ANNUAL INCREASE; SECTION 9-143 TECHNOLOGY; SECTIONS 9-194 THROUGH 9-222 RESERVED; DIVISION 9 FIRE PERMITS SECTION 9-223 SCHEDULE OF PERMIT FEES; SECTION 9-224 INSPECTION FEES; SECTION 9-225 FAILURE TO OBTAIN A PERMIT; SECTION 9-226 PLAN REVISIONS; SECTION 9-227 DUPLICATE PERMITS; SECTION 9-228 PERMIT EXTENSIONS; SECTION 9-229 ANNUAL INCREASE; SECTION 9-230 TECHNOLOGY; SECTIONS 9-231 THROUGH 9-241 RESERVED; DIVISION 10 REFUNDS SECTION 9-242 FEE REFUNDS; SECTION 9-243 APPLICABILITY; AND SECTION 9-244 NON-REFUNDABLE CONDITIONS AND FEES BY UPDATING THE FEES TO ADEQUATELY ADDRESS THE COST OF PROCESSING ITEMS, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

4.D Public Hearing - First Reading - Proposed Ordinance #25-15 - Utilizing Public-Private Partnerships (P3)

AN ORDINANCE OF THE CITY OF KISSIMMEE, FLORIDA, PROVIDING FOR A POLICY FOR UTILIZING PUBLIC-PRIVATE PARTNERSHIPS (P3) BY AMENDING THE CODE OF ORDINANCES, CITY OF KISSIMMEE, FLORIDA, ARTICLE VI, FINANCE and TAXATION, CREATING A CHAPTER GOVERNING PUBLIC-PRIVATE PARTNERSHIPS (P3); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

4.E Public Hearing - First Reading - Proposed Ordinance #25-16 - Amending the Affordable Housing Advisory Committee (AHAC) Membership and Term Requirements

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, CHAPTER 18 COMMUNITY RELATIONS, ARTICLE II, HOUSING, DIVISION 3, AFFORDABLE HOUSING ADVISORY COMMITTEE; AMENDING SECTION 18-66 TO MODIFY COMMITTEE MEMBERSHIP; AMENDING SECTION 18-67 TO INCLUDE TERM AND TERM LIMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE

5. PUBLIC HEARINGS

- 5.A Public Hearing - Resolution determining the P3 Proposal received from Azure Hotel International, Inc to be in the public's best interest and approval of the Master Development Agreement

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 August 5, 2025 meeting
- 7.B Approval of an Advisory Board Appointment Policy
- 7.C Resolution to Accept Grant Funding Amendment from Florida Department of Transportation for Parcel 8 Construction
- 7.D 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Lakefront Park
- 7.E 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Quail Hollow Park
- 7.F Grant Agreement for the Police Department Generator Project
- 7.G Field and project services to support the city-wide Pavement Management Milling and Resurfacing projects
- 7.H Utility Relocation for the Bermuda Estates Project
- 7.I Shingle Creek Regional Trail, South 2B, Yates Connector, Post-Design Services
- 7.J Amendment to the Woodside Drainage Interlocal Agreement
- 7.K Change Orders to Increase Funding Amount and Extend Completion Deadline for the Rehabilitation of 501 Ginwright Court
- 7.L City Hall building security enhancements
- 7.M Disposal of City Assets
- 7.N Edward Byrne Memorial Justice Assistance Grant Countywide (JAGC) Letter of Support for FY 2024

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

- 8.A (DKCRA) Recommendation to approve a Resolution to update the Downtown Kissimmee Community Redevelopment Agency Master Redevelopment Plan

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

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 - Fentanyl Awareness and Education Day

Request

Presentation of the Fentanyl Awareness and Education Day proclamation to the City's community partner, Park Place Behavioral Health Care along with recognition of New Season Treatment Center and the Transition House, Inc..

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):

1. Proclamation- Fentanyl Awareness and Education Day

ITEM 3.B**Proclamation - 70th Anniversary of UCP of Central Florida****Request**

Presentation of proclamation to Dr. Ilene E. Wilkins, CEO/Superintendent of UCP of Central Florida/UCP Charter Schools in recognition of the organization's 70th Anniversary.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):

1. Proclamation- 70th Anniversary of UCP of Central Florida

ITEM 3.C

Employee of the Month for August

Request

Staff requests that the City Commission join the City Manager in recognizing Christopher Alessandri of the Fire Prevention Division of the Development Services Department as the Employee of the Month for August.

Explanation

The City is pleased to announce that Christopher Alessandri, a dedicated Fire Prevention Supervisor with Development Services, has been named Employee of the Month for August. Christopher began his career with the City of Kissimmee twenty-five years ago and has been a loyal, dedicated member of the team ever since. Throughout his career, he has consistently gone above and beyond—often even on weekends—to support both the City and his department. He takes great pride in his work and is truly committed to ensuring the safety of the community. He regularly goes the extra mile to make sure that all buildings, and more importantly, the people inside them are safe and meet fire code standards.

The department is fortunate to have someone of Christopher's caliber. His work ethic, professionalism, and integrity serve as a model for others. His dedication, positivity, and leadership have had a significant impact, not only on his own performance but also on the entire department, setting a high standard of excellence for all.

The City is proud to recognize Christopher for his outstanding service and unwavering commitment to the community.

Department: Human Resources & Risk Management

Presenter: Mike Steigerwald

Attachment(s):

None

ITEM 4.A

Public Hearing - Second and Final Reading - Proposed Ordinance #25-12 - Amending the Method of Board Appointments

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS AND COMMISSIONS, DIVISION I, SECTION 2-145, "METHOD OF APPOINTMENT TO BOARDS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE

Request

Approval of the Second and Final Reading of Proposed Ordinance #25-12

Explanation

This item seeks City Commission approval to amend the ordinance governing the appointment of advisory board members in order to establish a more streamlined and collaborative process. The proposed amendment would change the current rotational method where individual commissioners are assigned vacancies and instead implement an at-large system.

Under the new process, all advisory board vacancies would be jointly nominated and appointed by the City Commission after applications have been vetted and pre-approved by the Office of the City Clerk. This change is intended to improve efficiency, increase transparency, and ensure a broader and more inclusive pool of candidates. Following implementation of the ordinance, the City will also establish an accompanying policy to provide further guidance and structure to the new process.

Recommendation

Approval of the Second and Final Reading of Proposed Ordinance #25-12

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. (S) - Proposed Ordinance # 25-12 - Amending City Code Advisory Board Appointments (Final)
2. Publishing Affidavit

ITEM 4.B

Public Hearing - Final Reading - Proposed Ordinance #25-14 - Ordinance amending the Future Land Use Map designation from Recreation (REC) to Institutional (INST): Mill Slough Fire Station, LUPA-25-0004

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 STATUE 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.

Request

Recommendation of approval of a Land Use Amendment changing the Future Land Use Map designation from Recreation (REC) to Institutional (INST) on approximately 2.50 acres of land.

Explanation

The subject site, approximately 2.50 acres of land, has been developed and serves as a public park for the Mill Run community. The City of Kissimmee is planning to develop a fire station utilizing half of this property, while the remaining half will be redeveloped and continue as a public park use. The proposed Land Use Designation is required to develop the proposed fire station.

The existing Land Use Designation for this property is Recreation (REC). Based on the City of Kissimmee Comprehensive Plan, Policy 1.2.8.1: Recreation Land Uses Designation (REC) states that lands designated for Recreation (REC) shall be consistent with the Recreation and Open Space Element as well as the Conservation Element, as applicable. Projects within this future land use designation may be built to a maximum intensity of 0.2 FAR. This Land Use Designation prohibits any type of development other than a public park and/or conservation areas.

The proposed Land Use designation Institutional (INST), Policy 1.2.6.1 states that this land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive healthcare units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.

Therefore, this land use designation will be necessary to develop the proposed fire station.

FINDINGS AND REASONS:

1. Compliance with Comprehensive Plan Future Land Use Policy 1.2.6.1, Institutional (INST), which is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of

City of Kissimmee

up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation. Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation. The proposed Future Land Use designation is adequate to allow the development of the proposed fire station.

2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan Text and Map Amendments, in regard to the submittal and review procedures and criteria to support an amendment.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

No PAB recommendation due to lack of quorum on the following dates: July 2, 2025 & July 16, 2025

The Development Review Committee (DRC) recommended approval on June 3, 2025.

REQUESTED CITY COMMISSION ACTION:

Approve w/Conditions

Department: Development Services

Presenter: Cristian Arias

Attachment(s):

1. LUPA-25-0004 - Vicinity Map
2. LUPA-25-0004-Aerial Map
3. LUPA-25-0004 - Site Data Tables
4. (S)LUPA-25-0004 - Ordinance 25-14
5. LUPA-25-0004 - News Paper Ad
6. LUPA-25-0004 - Public Notice Ad
7. LUPA-25-0004 - Business Impact Estimate
8. LUPA-25-0004 - DRC Comments
9. LUPA-25-0004 - Project Site Plan

ITEM 4.C

Public Hearing - First Reading - Proposed Ordinance #25-08 - Deletion of the Building Fee Ordinance

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CHAPTER 9 BUILDINGS AND BUILDING REGULATIONS, AMENDING DIVISION 5 BUILDING PERMITS SECTION 9-115 COMMERCIAL PERMIT FEES; SECTION 9-116 MULTIFAMILY PERMIT FEES; SECTION 9-117 MISCELLANEOUS PERMIT FEES; SECTION 9-118 SINGLE FAMILY RESIDENCE PERMIT; SECTION 9-119 INSPECTIONS; SECTION 9-120 VALUATION OF CONSTRUCTION; SECTION 9-121 FAILURE TO OBTAIN A PERMIT; SECTION 9-122 PLAN REVISIONS; SECTION 9-124 PERMIT EXTENSIONS; SECTION 9-125 ANNUAL INCREASE; SECTION 9-126 TECHNOLOGY; SECTIONS 9-127 THROUGH 9-140 RESERVED; DIVISION 6 MECHANICAL PERMITS SECTION 9-141 SCHEDULE OF PERMIT FEES; SECTION 9-142 FAILURE TO OBTAIN A PERMIT; SECTION 9-143 PLAN REVISIONS; SECTION 9-144 DUPLICATE PERMITS; SECTION 9-145 PERMIT EXTENSIONS; SECTION 9-146 ANNUAL INCREASE; SECTION 9-147 TECHNOLOGY; SECTIONS 9-148 THROUGH 9-165 RESERVED; DIVISION 7 PLUMBING PERMITS; SECTION 9-166 SCHEDULE OF PERMIT FEES; SECTION 9-167 INSPECTIONS; SECTION 9-168 FAILURE TO OBTAIN A PERMIT; SECTION 9-169 PLAN REVISIONS; SECTION 9-171 PERMIT EXTENSIONS; SECTION 9-172 ANNUAL INCREASE; SECTION 9-173 TECHNOLOGY; SECTIONS 9-174 THROUGH 9-185 RESERVED; DIVISION 8 ELECTRICAL PERMITS SECTION 9-186 SCHEDULE OF PERMIT FEES; SECTION 9-187 INSPECTIONS; SECTION 9-188 FAILURE TO OBTAIN A PERMIT; SECTION 8-189 PLAN REVISIONS; SECTION 9-191 PERMIT EXTENSIONS; SECTION 9-192 ANNUAL INCREASE; SECTION 9-143 TECHNOLOGY; SECTIONS 9-194 THROUGH 9-222 RESERVED; DIVISION 9 FIRE PERMITS SECTION 9-223 SCHEDULE OF PERMIT FEES; SECTION 9-224 INSPECTION FEES; SECTION 9-225 FAILURE TO OBTAIN A PERMIT; SECTION 9-226 PLAN REVISIONS; SECTION 9-227 DUPLICATE PERMITS; SECTION 9-228 PERMIT EXTENSIONS; SECTION 9-229 ANNUAL INCREASE; SECTION 9-230 TECHNOLOGY; SECTIONS 9-231 THROUGH 9-241 RESERVED; DIVISION 10 REFUNDS SECTION 9-242 FEE REFUNDS; SECTION 9-243 APPLICABILITY; AND SECTION 9-244 NON-REFUNDABLE CONDITIONS AND FEES BY UPDATING THE FEES TO ADEQUATELY ADDRESS THE COST OF PROCESSING ITEMS, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Request

Requesting approval to delete the Building Permit Fee Ordinance.

Explanation

At the request of the City Attorney's Office, the current ordinance that outlines all building permit and related fees is being revised. Specifically, the ordinance will no longer contain these fees. Instead, the fee structure will be moved to a separate resolution.

To accomplish this, the proposed ordinance will formally remove all existing building permit and associated fees from the Code of Ordinances. A new resolution—containing the updated fee schedule—will be introduced to the City Commission at the same meeting as the Second and Final Reading of this proposed ordinance. This ensures a seamless transition, with the resolution ready to take effect immediately after the ordinance is amended.

Recommendation

City of Kissimmee

City Commission approve the First Reading

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Craig Holland

Attachment(s):

1. Proposed Ord #25-08 Deleting Building Fees
2. Text Amendment (Building Fees) - CC First Reading Ad 08.19.25
3. Advertisement Affidavit

ITEM 4.D

Public Hearing - First Reading - Proposed Ordinance #25-15 - Utilizing Public-Private Partnerships (P3)

AN ORDINANCE OF THE CITY OF KISSIMMEE, FLORIDA, PROVIDING FOR A POLICY FOR UTILIZING PUBLIC-PRIVATE PARTNERSHIPS (P3) BY AMENDING THE CODE OF ORDINANCES, CITY OF KISSIMMEE, FLORIDA, ARTICLE VI, FINANCE and TAXATION, CREATING A CHAPTER GOVERNING PUBLIC-PRIVATE PARTNERSHIPS (P3); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Request

Approval of the First Reading of the Proposed Ordinance #25-15 providing for a policy utilizing Public-Private Partnerships (P3).

Explanation

In 2013, the Florida Legislature enacted Section 255.065, Florida Statutes, known as the Public-Private Partnership (P3) Statute, which provides supplemental authority and procedures for the use of P3s in delivering public projects. The statute recognizes a public need for the timely and cost-effective delivery of public-purpose projects, needs that may not be fully met through traditional procurement and delivery methods.

P3s have demonstrated success in accelerating project timelines, reducing costs, and delivering other public benefits. To support this approach, the City seeks to encourage private investment, broaden funding opportunities, and maximize flexibility in the development and delivery of public projects.

As a "responsible public entity" under the P3 Statute, the City is authorized to establish and manage "qualifying projects" in accordance with the procedures set forth in the statute. In order to ensure consistency and efficiency in the use of P3s, the City Commission finds it necessary to adopt uniform procedures to guide both City staff and private sector participants through the P3 process.

Recommendation

Approval of the First Reading of the Proposed Ordinance #25-15 providing for a policy utilizing Public-Private Partnerships (P3).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter: Olga Sanchez de Fuentes

Attachment(s):

1. Proposed Ordinance #25-15 _ Utilizing Public-Private Partnerships (P3)
2. Proof of Publication - Osceola News Gazette

ITEM 4.E

Public Hearing - First Reading - Proposed Ordinance #25-16 - Amending the Affordable Housing Advisory Committee (AHAC) Membership and Term Requirements

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, CHAPTER 18 COMMUNITY RELATIONS, ARTICLE II, HOUSING, DIVISION 3, AFFORDABLE HOUSING ADVISORY COMMITTEE; AMENDING SECTION 18-66 TO MODIFY COMMITTEE MEMBERSHIP; AMENDING SECTION 18-67 TO INCLUDE TERM AND TERM LIMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE

Request

Approval of the First Reading of Proposed Ordinance #25-16

Explanation

In accordance with Florida Statute §420.9076, the City of Kissimmee is required to establish an Affordable Housing Advisory Committee (AHAC) as a condition of receiving State Housing Initiatives Partnership (SHIP) program grant funding through the Florida Housing Finance Corporation. The AHAC's primary responsibility is to conduct an annual review of local affordable housing policies and incentive strategies, and to provide recommendations to the City Commission based on its findings.

This ordinance establishes the new composition, membership requirements and term limits of the AHAC to ensure compliance with the requirements of Florida Statute §420.9076. Past resolutions, dating back to 2005, established the AHAC and its membership; however, this ordinance reflects necessary changes to align with current statutory requirements.

Recommendation

Approval of the First Reading of Proposed Ordinance #25-16

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Mike Steigerwald

Attachment(s):

1. Prop Ord 25-16 - Amending AHAC Membership and Term Requirements
2. Proof of Publication - Osceola News Gazette

ITEM 5.A

Public Hearing - Resolution determining the P3 Proposal received from Azure Hotel International, Inc to be in the public's best interest and approval of the Master Development Agreement

Request

Adoption of a resolution determining the P3 Proposal received from Azure Hotel International, Inc to be in the public's best interest and approving the final Master Development Agreement.

Explanation

1. Resolution:

The City previously adopted a Strategic Plan prioritizing the development of a hotel and conference center to boost tourism, accommodate conferences and business travelers, enhance the City's appeal to visitors, and generate employment opportunities.

On February 28, 2025, the City received an unsolicited public-private partnership proposal (P3) from Azure Hotel International, Inc. for the development of a hotel and convention center on the Civic Center property. A competing unsolicited proposal for a hotel and related uses on the same site was also submitted by other developers.

On July 1, 2025, the City Commission held a duly noticed public meeting where the revised unsolicited proposals were presented. During the meeting, affected public entities and members of the public provided input. Following the presentations, the City Commission unanimously directed City staff to proceed with the revised proposal submitted by Azure Hotel International, Inc.

The unsolicited proposal qualifies as a "qualifying project" under Section 255.065, Florida Statutes. The City's professional staff conducted an independent analysis, concluding that the proposal is both cost-effective and beneficial to the public.

2. Master Development Agreement:

On August 14, 2025, Azure Hotel Inc. and the City agreed upon the final proposed terms of the Master Development Agreement for the redevelopment of the existing Kissimmee Civic Center Site. The new development will have a substantial economic impact to the City with major agreement points that include:

- A new, 45,000 square foot Convention Center constructed with no public debt, and the continued use of the facility for designated events and days at no cost.
- A guaranteed annual lease payment for the Convention Center worth \$2.5M annually with automatic yearly escalators. Resulting in the complete payback of the City's contributions within five years.
- A 5% profit share of the hotel's Net Operating Income and the City's ability to use meeting space in the facility at no cost.
- Strong performance and completion security to protect the City's investment in the project.

Recommendation

Adopt a resolution determining the P3 Proposal received from Azure Hotel International, Inc to be in the public's best interest and approve the Master Development Agreement.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: City Attorney

Presenter: Olga Sanchez de Fuentes

Attachment(s):

1. (S) Resolution No. _ P3 Public Interest Determination - Azure Hotel International, Inc
2. (S) Master Development Agreement - Azure Hotels International (Signed by Azure)

ITEM 7.A**Approval of City Commission Minutes from the August 5, 2025 meeting****Request**

Approval of the August 5, 2025, commission meeting minutes.

Explanation

Minutes of the commission meeting held on August 5, 2025, are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Commission

Presenter:

Attachment(s):

1. (S) - CCM MIN AUG 05 2025

ITEM 7.B

Approval of an Advisory Board Appointment Policy

Request

Discussion and review of a proposed policy that would establish guidelines for the appointment of board members to city boards by the City Commission.

Explanation

The policy outlines the transparent, equitable, and inclusive process for the appointment of board members to city boards by the City Commission, ensuring compliance in accordance with the city's code. It further outlines the procedures necessary to facilitate the advertisement, recruitment, and appointment of qualified candidates, ensuring that all appointments are subject to a consistent application and selection process.

Recommendation

Commission approval of the proposed Advisory Board Appointment Policy

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. Advisory Board Appointment Process Policy

ITEM 7.C

Resolution to Accept Grant Funding Amendment from Florida Department of Transportation for Parcel 8 Construction

Request

Approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment #1 from the Florida Department of Transportation (FDOT) for the Construction of the supporting infrastructure for the development of Parcel 8 Project at Kissimmee Gateway Airport, in the amount of \$2,000,000.00 Grant Master No. Par8const.

Explanation

The Florida Department of Transportation (FDOT) is offering a grant in the amount of \$2,000,000.00 for the construction of the supporting infrastructure for the development of Parcel 8 Project for auto parking, utilities, aircraft apron parking and taxiway connection. This Amendment adds funds to the previously received \$1,250,000.00 FDOT Grant and \$250,000 City match for the project.

Parcel 8 is located on the airport west of MLK Blvd. and Dyer Blvd. and will provide the ability for aviation business development. Staff is requesting approval of the PTGA to assist in funding the construction project.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
47070106-506393	Par8const	Increase	2,000,000	
47000334-334410	Par8const	Increase	2,000,000	

Financial Summary:

Portions of this project are funded by the Florida Department of Transportation (80%) and the Kissimmee Gateway Airport (20%).

The total project amount is \$3,750,000 with each agency funding the following amounts:

FDOT-PTGA (Grant #: 440781-1-94-01) - \$2,000,000
Kissimmee Gateway Airport - \$500,000 (Series 2024A Proceeds)

Recommendation

Approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment #1 from the Florida Department of Transportation (FDOT) for the construction of the supporting infrastructure for the development of Parcel 8 Project at Kissimmee Gateway Airport, in the amount of \$2,000,000.00.

REQUESTED CITY COMMISSION ACTION:

Adopt
Accept

Department: Airport
Presenter:

Attachment(s):

1. (S) Resolution PTGA for Infrastructure for the development of Parcel 8 Project
2. (S) Amendment #1 PTGA to Sponsor 440781-1-94-01 (G3163) Parcel 8 at ISM

ITEM 7.D

2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Lakefront Park

Request

Approval to apply for a 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Kissimmee Lakefront Park Splash Pad refurbishment.

Explanation

The Florida Department of Environmental Protection provides funds through the Florida Recreational Development Assistance Program (FRDAP) for competitive grants to assist with the development of outdoor recreational facilities. Any municipality may apply for up to two FRDAP grants during each funding cycle. The program places a priority on projects that include facilities that enhance opportunities for children under the age of 12. The maximum grant amount is \$200,000 and would require 100% matching funds.

The Parks & Recreation Department is seeking a grant in the amount \$200,000 for the refurbishment of the Kissimmee Lakefront Park Splash Pad. The City match of \$200,000 is currently available in the 5 year capital improvement plan for FY 2026/27. The Parks & Recreation Department is confident the City can obtain a high ranking for grant consideration for 2026.

Recommendation

Approval to apply for a 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Kissimmee Lakefront Park Splash Pad refurbishment.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation

Presenter:

Attachment(s):

1. FRDAP Grant Agenda

ITEM 7.E

2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Quail Hollow Park

Request

Approval to apply for a 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Quail Hollow Park outdoor basketball court.

Explanation

The Florida Department of Environmental Protection provides funds through the Florida Recreational Development Assistance Program (FRDAP) for competitive grants to assist with the development of outdoor recreation facilities. Any municipality may apply for up to two FRDAP grants during each funding cycle. The program places a priority on projects that include facilities that enhance opportunities for children under the age of 12. Grants up to \$150,000 have a 25% matching funds request.

The Parks & Recreation Department is seeking a grant in the amount of \$112,500 for a new outdoor basketball court at Quail Hollow Park. This will be a \$150,000 project. The city 25% match of \$37,500 is currently available in the 5 year capital improvement plan FY 2026/27. The City is confident that we can obtain a high ranking for grant consideration for 2026.

Recommendation

Approval to apply for 2026 Florida Recreational Development Assistance Program (FRDAP) Grant for Quail Hollow Park outdoor basketball court.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation

Presenter:

Attachment(s):

1. FRDAP Grant Agenda

ITEM 7.F

Grant Agreement for the Police Department Generator Project

Request

Approval to authorize the Mayor to electronically execute the Federal Emergency Management Agency (FEMA) Sub-Recipient Agreement No. 4673-166-R (Contract #20250339) and associated grant documents, accepting \$848,786.25 in federal funding awarded through the Hazard Mitigation Grant Program (HMGP) for the procurement and installation of emergency standby generators located at the Police Department and 911 Communications Center.

Explanation

On July 1, 2025, the City Commission approved the acceptance of \$848,786.25 in federal funding through the FEMA, Hazard Mitigation Grant Program (HMGP) for the Kissimmee Police Department Generator Project. This project includes the installation of two permanent diesel generators at 8 North Stewart Avenue: a 750-kW unit serving the Police Department and a 175-kW unit serving the 911 Communications Center. Work will also include the installation of new concrete pads, diesel fuel tanks, and electrical connections utilizing the existing transfer switches.

Execution of the Sub-Recipient Agreement is required to formally accept the grant and begin the reimbursement process. By guidance from the Florida Division of Emergency Management (FDEM), the agreement and associated forms are to be electronically executed by the Mayor and submitted within 60 days of receipt. These documents include the Sub-Recipient Agreement (Contract No. H1210), the Federal Funding Accountability and Transparency Act (FFATA) Form (Attachment I), the Certification Regarding Lobbying (Attachment K), the Florida Accountability Contract Tracking System (FACTS) Form (Attachment L), and, if applicable, the Foreign Country of Concern Affidavit (Attachment M) for subcontractors. These improvements are essential for ensuring the continuity of public safety operations during extended power outages and emergency events.

Recommendation

Approval to authorize the Mayor to electronically execute the FEMA Sub-Recipient Agreement No. 4673-166-R and related documents to accept the grant funding and proceed with submittal to the FDEM.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) 4673-166-R For Subrecipient Signature

ITEM 7.G

Field and project services to support the city-wide Pavement Management Milling and Resurfacing projects

Request

Approval of Change Order No. 1 for Task Work Order No. 4 with DRMP, Inc. (Contract # 20230253) for the use of field inspection services and in-house project administration in support of city-wide Pavement Management Milling and Resurfacing program in the not to exceed amount of \$235,147.50.

Explanation

As a result of unprecedented efforts from the City to increase pavement resurfacing city-wide, the Public Works & Engineering Department is requesting approval to use field inspection services and in-house project administration for current and future city-wide pavement resurfacing projects. The work order provides on-site inspection services throughout the construction duration to secure quality and safety during operations; coordinate all activities between the City, the contractor, and other agencies; develop and update progress schedules; and other tasks to ensure the quality of the finished product. These services will be provided by DRMP, Inc., under the existing Surveying Continuing Services Contract (RFQ2022-003).

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10345653-505353		Decrease	\$2,860,960	\$235,148.00
10345203-503131		Increase	\$194,620.31	\$235,148.00

Financial Summary:

Adequate funds are available in the Road Improvement Gas Tax Fund.

Recommendation

Approval of Change Order No. 1 to Task Work Order No. 4 to DRMP, Inc. in the not to exceed the amount of \$235,147.50 for field inspection services and in-house project administration in support of the city-wide Pavement Management Milling and Resurfacing projects.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

City of Kissimmee

Attachment(s):

1. Change Work Order 001 Task Work Order 004 Packet
2. DRMP, Inc. – Fully Executed Agreement

ITEM 7.H

Utility Relocation for the Bermuda Estates Project

Request

Approval of Change Order No. 1 to amend the current contract price for American Persian Engineering & Construction, LLC (APEC), (Contract #20240056), by \$ 373,626.00 for the completion of additional work needed related to the utility relocation of the construction project.

Explanation

Bermuda Estates residents have experienced localized flooding in their backyards. As a result, the City hired an engineering firm from our continuing services consultants to analyze these areas. On August 3, 2021, the City awarded the design of the Bermuda Estates subdivision to Kimley-Horn and Associates, Inc. (KHA). The design has been finalized, and construction will proceed with APEC for the construction under their existing Continuing Services Contract (IFB2022-002).

During the initial construction phase, it was determined that an existing transformer box was within the access point for the project site. Due to safety concerns the transformer box needs to be relocated.

This change order is for additional construction work related to utility relocation within the project limits at Bermuda Estates. This scope includes the removal of an existing transformer box and the installation of two new transformer boxes and conduits. The change order includes project coordination, mobilization, excavation, concrete and asphalt restoration, landscaping, and maintenance of traffic required to complete the work. The additional work will increase the purchase order for \$373,626.00.

A budget transfer is needed from the stormwater accounts to add funds to the Bermuda Estates Drainage Project for the change order.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
40945206-506393	SW2400	Decrease	\$150,000.00	
40945203-503434		Decrease	\$140,000.00	
40945206-506393	SW2315	Increase	\$290,000.00	\$384,133.80

Financial Summary:

Adequate funding is readily available in the Stormwater account as listed above.

Recommendation

Approval of Change Order No. 1 to amend the current contract and approve budget transfer for the amount of \$373,626.00 with APEC for the completion of additional work needed related to utility relocation part of the construction project.

City of Kissimmee

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. CO#1 Utility Relocation Bermuda Packet
2. APEC LLC - Continue Services Original Contract
3. APEC LLC - Continue Services Renewal Contract

ITEM 7.I

Shingle Creek Regional Trail, South 2B, Yates Connector, Post-Design Services

Request

Approval for single-source procurement from KCG Transportation Services LLC (Contract #20250326) for post-design services related to the Shingle Creek Regional Trail, South 2B, Yates Connector, totaling \$135,151.17, and to authorize the City Manager or his designee to sign any additional documents or change orders needed.

Explanation

The Shingle Creek Regional Trail, South 2B, Yates Connector project is scheduled for construction in fiscal year 2025-2026 under the Local Agency Program with the Florida Department of Transportation. The design for this project was completed in 2021; however, post-design services are now required to update the original design plans to comply with current standards and to provide ongoing support during construction.

Kelly, Collins & Gentry, Inc. was the original designer of this project, and KCG Transportation Services LLC—a partner company now overseeing transportation services—maintains continuity with the original design team. Given their direct involvement in the initial plans, KCG Transportation Services LLC has a unique understanding of the project's scope, design rationale, and technical requirements. Engaging KCG Transportation Services LLC will ensure that necessary updates and modifications align seamlessly with the original design, minimizing potential conflicts or discrepancies. Additionally, working with the original design team will streamline coordination during construction, allowing for prompt response to any issues or changes that may arise.

The post-design services includes plan updates, bid phase services, and construction phase support, in an amount not to exceed \$135,151.17.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10345656-506393	GT1907	Decrease	\$ 56,519.00	
10345656-506393	GT2110	Decrease	\$ 50,000.00	
10345656-506393	GT2106	Decrease	\$5,160.00	
10345656-506393	GT2312	Decrease	\$23,473.00	
10345656-506393	GT25XX	Increase	\$135,152.00	

Financial Summary:

Adequate funding is readily available in the Gas Tax account from projects GT1907, GT2110, GT2106, and GT2312.

Recommendation

City of Kissimmee

Approval for single-source procurement from KCG Transportation Services LLC for Post-Design Services to the Shingle Creek Regional Trail, South 2B, Yates Connector, totaling \$135,151.17, and to authorize the City Manager or his designee to sign any additional documents or change orders needed.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) KCG Post-Design Services Agreement - SCRT S. 2B

ITEM 7.J

Amendment to the Woodside Drainage Interlocal Agreement

Request

Approval of the First Amendment to the Interlocal Agreement (ILA) between the City of Kissimmee and Tohopekaliga Water Authority (TWA) related to construction for the Woodside Drainage Improvement Project (Contract #20250338).

Explanation

The City of Kissimmee and TWA previously entered into an ILA on September 28, 2021, for the relocation of utility lines associated with Phase I of the Woodside Drainage Improvements Project. This project involves upgrading a major stormwater trunkline to address ongoing drainage concerns and eliminate conflicts with existing water and sewer utilities owned by TWA. Under the terms of the agreement, the City's Engineer and Contractor are authorized to design and construct the necessary utility relocations, with all associated costs to be reimbursed by TWA.

To continue progress on the overall drainage improvement effort, the City and TWA propose this first amendment to incorporate Phase II of the project. The amendment also includes provisions for Construction Engineering and Inspection (CEI) services related to the utility scope. TWA's Board approved the amended agreement on July 16, 2025.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
40900389-389700	SWXXXX	Increase	\$7,714,000	
40945206-506393		Increase	\$7,714,000	

Financial Summary:

All costs associated with this agreement will be reimbursed by TWA. Therefore, there is no net financial impact to the City.

Recommendation

Approval of the First Amendment to the ILA between the City of Kissimmee and TWA related to construction for the Woodside Drainage Improvement Project.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

City of Kissimmee

Attachment(s):

1. (S) ILA Amendment
2. TWA's Board approved amended agreement from July 16, 2025.

ITEM 7.K

Change Orders to Increase Funding Amount and Extend Completion Deadline for the Rehabilitation of 501 Ginwright Court

Request

Approve Change Orders #1 and #2, contract #20240039, increasing the funding amount and extending the completion date for the rehabilitation of 501 Ginwright Court.

Explanation

This project was initially approved by the City Commission on May 20, 2025. Since then, the Osceola Council on Aging (COA), which is the partner agency overseeing the coordination of the construction, has identified additional items that were not initially included in the scope of work. COA has submitted two change orders increasing the total construction cost of the project from \$77,832.59 to \$90,164.59. The additions included in the two change orders include:

1. Shower doors for walk-in shower conversion;
2. Install 8 interior doors, 3 ceiling fans, one light fixture; 3 window bars for home security;
3. Microwave installation over range exhaust externally.

Due to the added tasks, COA is requesting an extension until August 30, 2025 to complete the job.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
11225103 503434	SHIP2023 Rehab Const String	Decrease	\$59,599.54	\$12,332

Financial Summary:

There is no financial impact on the General Fund. This is a SHIP grant funded project.

Recommendation

Approve Change Orders #1 and #2 increasing the funding amount and extending the completion date for the rehabilitation of 501 Ginwright Court.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Frances De Jesus

City of Kissimmee

Attachment(s):

1. Change Order #1
2. Change Order #2 (2)

ITEM 7.L

City Hall building security enhancements

Request

Request to approve security enhancements to the City Hall building totaling \$92,103.

Explanation

With ongoing enhancements to security of all of our City Facilities, this request is to add security enhancements specifically to City Hall parking areas. Commission approval is necessary based upon the total dollar amount of the project.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10140103-504646	SSEM002N		\$92,103	\$92,103

Financial Summary:

Funding for this project will come from Development Services account number 10140103-504646 and be placed into Project SSEM002N in the amount of \$92,103.

Recommendation

Approval of funding Project SSEM002N in the amount of \$92,103.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: City Manager
Presenter:

Attachment(s):

1. City Hall Parking Lots Access Control

ITEM 7.M

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, junked or scrapped 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 unless otherwise desired by other local governments for purchase at fair market value.

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:

Attachment(s):

1. August192025 Asset Disposal

ITEM 7.N

Edward Byrne Memorial Justice Assistance Grant Countywide (JAGC) Letter of Support for FY 2024

Request

Approval to submit a letter of support for FY 2024 funding requests

Explanation

The Florida Department of Law Enforcement (FDLE), Office of Criminal Justice Grants (OCJG) has allocated funding in the amount of \$97,554.00 to be used to address problems of illegal drug use, violent crimes and improvements to the criminal justice system within Osceola County. The availability of this funding was advertised by the Osceola County Board of County Commissioners who serve as the coordinating unit of government in this County. The applicants presented the projects below before the Substance Abuse and Violent Crime Policy Advisory Board for review and selection of projects to be funded.

This process requires 51% of the local governments within the County to support the recommendations of projects made by the Substance Abuse and Violent Crime Policy Advisory Board. As such, the City is being asked to provide a letter of support to be included in the application. As a local municipality, the City has a representative from the Kissimmee Police Department on the Board. The recommended projects, as decided by the SAVCP Board are as follows:

Sub-recipient	Title of Project	Proposed Award
Osceola County Corrections	Cell Door Upgrades	\$20,530.00
Osceola County Sheriff's Office	Multi- Biometric Identification System (MBIS)	\$18,024.00
Kissimmee Police Department	Alternate Light Source	\$34,000.00
City of St. Cloud/ St. Cloud Police Department	License Plate Recognition	\$25,000.00
Total Federal Funds		\$97,554.00

This grant does not require a local match.

Recommendation

Support for grant project submissions.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter:

Attachment(s):

1. (S) JAG Support Letter 2024

City of Kissimmee

ITEM 8.A

(DKCRA) Recommendation to approve a Resolution to update the Downtown Kissimmee Community Redevelopment Agency Master Redevelopment Plan

Request

Recommend approval of a Resolution to update the Downtown Kissimmee Community Redevelopment Agency Master Redevelopment Plan.

Explanation

The City of Kissimmee established the Downtown Kissimmee Community Redevelopment Agency (CRA) in 1992 to address conditions of slum and blight that were present in the Downtown Redevelopment Area. The CRA's activities are guided by the Strategies, Activities and Objectives identified in the Downtown Kissimmee Community Redevelopment Plan. The Downtown Kissimmee CRA updates the Downtown Kissimmee Community Redevelopment Plan periodically to address changing conditions and to identify new projects or programming for implementation. The initial Downtown Kissimmee Community Redevelopment Plan was adopted in 1993. Subsequent updates to the Plan were completed in 2003, 2012 and 2020.

On April 27, 1993, the City Commission adopted Resolution 11-93 and approved the Community Redevelopment Plan for the Downtown Kissimmee (CRA). On May 20, 2003, the CRA Board adopted Resolution 26-2003 and approved the first update to the Community Redevelopment Plan. On November 6, 2012, the CRA Board adopted Resolution 33-2012 and approved the second update to the Community Redevelopment Plan. On July 7, 2020, the CRA Board adopted Resolution 10-2020 and approved the third update to the Redevelopment Plan.

In 2025, the Downtown Kissimmee CRA initiated the fourth update of the Downtown Kissimmee Community Redevelopment Plan. The CRA's staff have been working with Consultant Team, Inspire, to prepare the Redevelopment Plan Update. The Redevelopment Plan Update has been developed through information gathered from public involvement activities, such as an internal staff workshop, a public open house and workshop.

The Redevelopment Plan Update includes goals and objectives that will foster a safe environment for residents, businesses and visitors. The main highlights of the Redevelopment Plan Update are:

- Revising the Four-Point Action Plan to include public safety
- Updating the opportunity sites

In accordance with F.S. Section 163.361, staff is requesting the CRA Board recommend the City Commission approve a Resolution to adopt the Downtown Kissimmee CRA Redevelopment Plan Update. Representatives from Inspire will present information about the Redevelopment Plan Update to the CRA Board.

Recommendation

Recommend approval of a Resolution to update the Downtown Kissimmee Community Redevelopment Agency Master Redevelopment Plan.

REQUESTED CITY COMMISSION ACTION:

Approve

City of Kissimmee

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. DKCRA Resolution (2025 Plan Amendment)
2. DKCRA 2025 Plan
3. DKCRA 2025 Plan Amendment Presentation
4. Proof of Advertisement