



MEETING MINUTES
SESSION OF THE COMMISSION WORKSHOP (VINE STREET CRA)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, AUGUST 25, 2025 AT 2:00 PM

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz (arrived at 2:36 P.M.), Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 2:01 PM.

2. WORKSHOP BUSINESS

2.A Vine Street Community Redevelopment Agency (CRA) Plan Update

Discuss the Vine Street Community Redevelopment Agency (CRA) Redevelopment Plan Update

The Project Manager with GI Consultants provided a progress update on the plan, which was included in the agenda. An interactive live polling activity was conducted with CRA Board Members. Clarification was sought on code enforcement violations, including signage issues and the number of hotels within the CRA. Legislative changes impacting property and ad valorem taxes were noted, which could have significant implications for the CRAs. The conversation also addressed undeveloped acreage within the CRA, stormwater and drainage planning, and aspirations for tourism and recreation in future development plans.

The results of the live polling were reviewed, highlighting frequently visited businesses, key priorities, potential improvements, and strategies to strengthen partnerships.

3. GENERAL DISCUSSION

City Manager Steigerwald sought the commission's approval on the recommended next steps concerning future development at two sites. An unsolicited proposal has been received for the property currently used as boat overflow parking near Lakeview/Mosaic. Additionally, the developers of Weston 400 have expressed interest in the same site. He recommends adopting a deliberate approach by issuing a Request for Proposals (RFP) that clearly outlines the desired project criteria.

To facilitate this, a workshop or a discussion item could be scheduled to determine the appropriate course of action. Preliminary discussions touched on potential concepts to consider, including a youth sports arena. Further conversation addressed the anticipated Field House development at the Lancaster Ranch property and plans to utilize the Festival Lawn as an event and festival venue.

4. ADJOURNMENT

8/25/2025

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 3:58 PM.



Jackie Espinosa

MAYOR-COMMISSIONER

ATTEST:

Tameara Crespo

CITY CLERK