



**CITY OF KISSIMMEE  
COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING AGENDA  
MONDAY, JANUARY 25, 2010, 6:00 p.m.  
CRA Office  
320 Monument Avenue  
Kissimmee, FL 34741**

- I. Call to Order
- II. Approval of Minutes
- III. Consent  
None
- IV. Discussion Items
  - A. June Street Property Contract Amendment
  - B. 2010 CRA Public Meeting Dates
  - C. RERC Continuing Services Contract
  - D. Master Redevelopment Plan Update – Consultant Selection
  - E. 8 Broadway Developers Incentive
- V. Information Items
  - F. Kissimmee Bicycle & Pedestrian Plan
  - G. 13-19 W. Monument Avenue - Monument Center LLC, Conditional Use
  - H. 809 N. Main Street - Azteca's Restaurant, Site Specific Redevelopment Plan
  - I. Kissimmee Main Street
- VI. Hear Audience
- VII. Hear Director
- VIII. Hear Board of Commissioners

**Adjourn**

In accordance with Florida Statute 286.0105: Any person wishing to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at such meeting or hearing will need a record of the proceeding, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office on the City Clerk, 407-518-2309 prior to the meeting.

#### **IV. A. JUNE STREET PROPERTY – THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT**

**REQUEST:** Board approval and ratification of the Third Amendment to the Purchase and Sale Agreement as amended between the CRA and APAC Southeast.

**EXPLANATION:** The Seller and Purchaser entered into a Purchase and Sale Agreement with an Effective Date of August 27, 2008 regarding the real property located in Osceola County, Florida. The Seller and Purchaser have amended the Agreement by that certain First Amendment to Purchase and Sale Agreement dated September 2, 2009 (“First Amendment”) and that Second Amendment to Purchase and Sale Agreement dated September 14, 2009 (“Second Amendment”). The Third Amendment deletes Exhibit “A” in its entirety in Paragraph 1(a) and replaces with Exhibit “A” as outlined in the Third Amendment, legal description. The legal description was changed to reflect the right of way vacation as approved by Osceola County.

**RECOMMENDATION:** Staff recommends the Board approve and ratify the Third Amendment to Purchase and Sale Agreement.

#### **IV. B. 2010 CRA PUBLIC MEETING DATES**

**REQUEST:** Staff request approval of 2010 Public Meeting Dates for the Community Redevelopment Agency.

**EXPLANATION:** The regular scheduled meeting dates are held on the fourth Monday of each month. Two meetings in 2010 fall during a holiday. The November 22nd meeting falls on the week of the Thanksgiving holiday and the December meeting falls on the 27<sup>th</sup>, the Monday following the Christmas holiday. Staff request the November and December meetings be combined and moved to December 6<sup>th</sup> or 13<sup>th</sup>.

**RECOMMENDATION:** Staff request approval to combine the November and December meetings to December 6<sup>th</sup> or 13<sup>th</sup>.

#### **IV. C. REAL ESTATE RESEARCH CONSULTANTS CONTINUING SERVICE CONTRACT**

**REQUEST:** CRA Board approval of Continuing Services contract with RERC.

**EXPLANATION:** The agreement provides for professional services to include but not limited to: site analysis for key development initiatives, incentive programs, land acquisition and disposition, strategic planning, economic development, any other services as requested by the Board, contract is provided in your back-up. It is anticipated that Tom Kohler, Sr. Vice President with RERC, would provide services at an hourly rate of \$220 with a not to exceed amount of \$18,000, exclusive of reimbursable expenses, which will not exceed \$750, without approval from the CRA Director. The agreement may be terminated with 30 days written notice.

**RECOMMENDATION:** Staff recommends approval of Real Estate Research Consultants Continuing Services for FY 2009/2010.

#### **IV. D. MASTER REDEVELOPMENT PLAN UPDATE – CONSULTANT SELECTION**

**REQUEST:** Board authorize staff to begin contract negotiations with the top ranked firm of Urban Networks / Kimley Horn for the update to the Master Redevelopment Plan.

**EXPLANATION:** The submittal deadline for the advertised Request for Qualifications was Thursday, October 29, 2009. Eight submittals were received and reviewed by the Selection Committee, Deputy City Manager Mike Steigerwald, Development Service Director Craig Holland, and CRA Director Gail Hamilton. The Committee ranked the top three firms as follows:

1. Urban Networks / Kimley Horn
2. Glatting Jackson (AECOM)
3. Zyscovich Architects

Should contract negotiations fail with the top ranked firm staff will proceed to negotiate with the second ranked firm, etc.

**RECOMMENDATION:** Board approve ranking of consulting firms as presented and authorize staff to begin contract negotiations with Urban Networks / Kimley Horn.

#### **IV.E. 8 BROADWAY DEVELOPERS INCENTIVE**

**REQUEST:** Board approval of Developer Incentive Agreement with Trustee Kathy Sheive for improvements to 8 Broadway.

**EXPLANATION:** The CRA approved the incentive of \$10,000 for the addition of four storefront entrances on the Ruby side of the building to create a more pedestrian friendly atmosphere and install awnings over the storefronts. The storefronts on Ruby is a desirable project for the connection between downtown and the lakefront along with providing opportunity for businesses to take advantage of the new wide sidewalks and landscaping along Ruby. Provided in your back up is the Developer Incentive Agreement between the CRA and Trustee Kathy Sheive which requires final board approval.

**RECOMMENDATION:** Staff recommends approval of Developer Incentive Agreement.

## **V. F. KISSIMMEE BICYCLE & PEDESTRIAN PLAN**

A brief power point presentation will be made by staff.

**V. G. 13-19 W. MONUMENT AVENUE – MONUMENT CENTER LLC, CONDITIONAL  
USE – DRC #09-094**

The subject event is located on the northeast side of Monument Avenue between Broadway and Church Street at 13-19 W. Monument Avenue, in the B-1 (Downtown Commercial) Zoning District. The applicant is requesting approval of a conditional use to operate a karate studio and dermagraphic arts studio.

This request was approved by the Planning Advisory Board on December 16, 2009.

**V. H. 809 N. MAIN STREET – AZTECA’S RESTAURANT, SITE SPECIFIC  
REDEVELOPMENT PLAN – DRC #09-098**

The subject event is located on the northeast corner of Main and Bass Street at 809 N Main Street in the B-3 (General Commercial) Zoning District. The applicant is requesting approval of a site specific redevelopment plan to construct a 2,571 sq ft addition to the existing restaurant on site.

This request was approved by the Development Review Committee on November 24, 2009.

## **V.I. KISSIMMEE MAIN STREET**

The Kissimmee Main Street minutes from the December meetings are included for informational purposes. Cheryl Fish, Main Street Executive Director, will be available to address any questions.