



**CITY OF KISSIMMEE  
COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 23, 2009, 6:00 p.m.  
CRA Office  
320 Monument Avenue  
Kissimmee, FL 34741**

- I. Call to Order
- II. Approval of Minutes
- III. Consent
  - A. Residential Grants
- IV. Discussion Items
  - B. 330 New York – Scope of Services
  - C. Under grounding of Electric Lines – Orlando Avenue
- V. Information Items
  - D. Kissimmee Main Street
  - E. Lakefront Redevelopment – Site Plan
  - F. 204 S. Clyde – Land Use Plan Amendment
  - G. 204 S. Clyde – Zoning Map Amendment
- 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.

### III. A. RESIDENTIAL GRANTS

**REQUEST:** Review and approval of two residential grant applications.

**EXPLANATION:**

**Grant # 430 – Matching Rehabilitation Grant**

Frederick Weiss, III submitted a Matching Rehabilitation grant for his home at 600 Lakeshore Boulevard. The work to be completed is windows. The total project cost is \$15,308 and the match is 50% or up to \$5,000. Staff has reviewed this request and recommends approval.

**Grant # 431 – Owner Occupancy Incentive**

Dave Tomek requests approval of an Owner Occupancy Incentive for his new home at 204 S. Clyde Avenue. Mr. Tomek has met all the criteria outlined in the application. The total grant award is \$10,000. Upon submittal of the grant agreement, it will be recorded at the County and a five-year lien will be placed on the house. Once the five-year commitment has been met by the property owner the lien will be removed. This request meets the purpose by increasing homeownership and encouraging a walkable community.

The total estimated costs of these projects are \$25,308. The grant match total is \$15,000. Total grants awarded in the 2008/2009 FY, not including these request, is \$51,077.

**RECOMMENDATION:** Staff recommends approval of the Matching Rehabilitation Grant for 600 Lakeshore Boulevard and the Owner Occupancy Incentive for 204 S. Clyde Avenue pending approvals of the Land Use Plan Amendment and Zoning Map Amendment.

#### **IV. B 330 NEW YORK AVENUE – SCOPE OF SERVICES**

**REQUEST:** Board approval of Design Build Scope of Services for the Renovation of 330 New York.

**EXPLANATION:** Due to the bankruptcy of the original contractor, Florida Restoration, the renovation of 330 New York has been inactive since July 2008. The Scope of Services submitted by Burkhardt Construction, included in your back-up, will provide a complete set of construction drawings: demolition plan, proposed floor plan and elevations, sections and details, roof plan, electrical plan, HVAC, plumbing and landscape irrigation plan. Development of all permitting submittals, budgeting and cost estimating, post design services and public meetings at a cost of not to exceed \$35,000. The original plans did not include electric, plumbing or HVAC and need to be developed as part of the construction plans and permitting submittals. The plans along with graphics will be presented to the CRA Board for review of the proposed renovations and discussion of the project cost and schedule.

**RECOMMENDATION:** Staff recommends approval

#### **IV. C. UNDERGROUNDING OF ELECTRIC LINES – ORLANDO UTILITIES**

**REQUEST:** Board approval of a not to exceed amount of \$2600 per property affected by the under grounding of utility lines on South Orlando Avenue.

**EXPLANATION:** This item was tabled at the January 26, 2009 meeting due to lack of a quorum.

The CRA approved the installation of the CRA pedestrian lights and under grounding of the electric lines to provide a better pedestrian access from the county parking lot at Bryan and Orlando to Emmett Street and downtown. Several businesses were under construction and made aware of the change or their electric lines did not extend from Orlando but three properties were required to make changes to their electric service due to the under grounding. Staff requested estimates from local electric contractors to estimate cost to change electric service and received estimate from Vroom Electric of \$2599.96.

**RECOMMENDATION:** Board approval of a not to exceed amount of \$2600 per property owner from the Developer's Incentives to compensate affected property owners for the cost they incurred due to the upgrading and under grounding of electric lines on Orlando.

## **V.D. KISSIMMEE MAIN STREET**

The Kissimmee Main Street minutes from the January meeting are included for informational purposes. A representative from the Main Street Board will be in attendance to address any questions and provide an update on events.

## **V. E. LAKEFRONT REDEVELOPMENT – SITE PLAN, DRC #09-008**

The subject property is located between Monument and Ruby immediately north of Lake Tohopekaliga, in the OS (Open Space) zoning district. The applicant is requesting approval of a site plan for the redevelopment of Lakefront Park.

This request was reviewed and approved by the Development Review Committee on Tuesday, February 10, 2009, subject to conditions.

**V.F. PATRICK/CLYDE COMP PLAN – LAND USE PLAN AMENDMENT,  
DRC #09-009**

The subject property is located on the southwest corner of Clyde Ave. and Patrick Street in the RB-2 (Medium Density Residential-Office) zoning district. The applicant is requesting approval of a Land Use Plan Amendment to change the future land use designation from Office Residential to Single Family-Medium Density Residential in order to qualify for the CRA Owner Occupancy program.

This request is scheduled for review by the Development Review Committee on Tuesday, February 24, 2009.

**V.G. PATRICK/CLYDE COMP PLAN – ZONING MAP AMENDMENT, DRC #09-010**

The subject property is located on the southwest corner of Clyde Ave. and Patrick Street in the RB-2 (Medium Density Residential-Office) zoning district. The applicant is requesting approval of a Zoning Map Amendment to change the zoning designation to RB-1 (Medium Density Residential) in order to qualify for the CRA Owner Occupancy program.

This request is scheduled for review by the Development Review Committee on Tuesday, February 24, 2009.