



**CITY OF KISSIMMEE  
COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING AGENDA  
MONDAY, MARCH 23, 2009, 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. 804 Bryan Street Continuation of Services
  - B. 8 Broadway – Developer Incentives
- V. Information Items
  - C. 804 Bryan Street Request for Proposals
  - D. Kissimmee Main Street
  - E. Beaumont Right of Way Vacation
- 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. 804 BRYAN STREET – CONTINUATION OF SERVICES W/PRESERVATION CONCEPTS**

**REQUEST:** Approval of Continuation of Consultation Services contract with Jodi Rubin to provide historical consulting services as part of the Carson Bryan Restoration project.

**EXPLANATION:** The CRA approved consultant services contract with Ms. Jodi Rubin, at the July 2008 meeting, provided in your back-up. The contract was for up to 40 hours of service at \$100 per hour to assist in the development of construction plans for restoration of the Carson Bryan Home.

The Continuation of Consultation Services allows an additional 40 hours under the same terms as the original agreement plus the addition of item 4, the identification, and protection of historic materials. The additional hours will allow Ms. Rubin to participate in Phase 1 Construction.

**RECOMMENDATION:** Staff recommends approval

#### **IV. B. 8 BROADWAY – DEVELOPER INCENTIVE**

**REQUEST:** Trustee Kathy Sheive is requesting developer incentive funding for improvements to 8 Broadway.

**EXPLANATION:** It is the intention to build four (4) storefront entrances to Ruby Avenue and replace the awnings on the building and create a more pedestrian friendly atmosphere, see attached letter and cost breakdown. Trustee has listed a total \$30,975 in construction cost and is requesting incentive of \$18,585.

The installation of storefronts on Ruby is a desirable project and would help build the connection of downtown to the Lakefront and to the businesses on Emmett and County buildings. The new wide sidewalks and landscaping are attracting interest in downtown another reason for the CRA's investment in the streetscapes.

The Developer Incentive Grant was created to provide funding for total restoration of buildings not façade work. The façade could be addressed through the standard grants which would provide up to \$10,000 in funding.

**RECOMMENDATION:** Staff recommends the Board provide standard grant funding of up to \$10,000.

## **V. C. 804 BRYAN STREET – REQUEST FOR PROPOSALS**

Seven construction companies responded to the Request for Qualifications. The following was the ranking criteria:

1. Description of the firm and/or company
2. Experience with historic building restoration
3. Experience with structures listed on the National Historic Registry
4. Experience of personnel
5. Financial Stability of Contractor

Based on the responses three firms were short-listed to submit a bid package. Those short listed are as follows:

1. Dooley Mack Constructors of South Florida, LLC  
Coral Springs, Florida
2. SEMCO Construction, Inc.  
Bartow, Florida
3. The Durable Restoration Company  
Cocoa Beach, Florida (satellite office)

The plans and specifications were made available to each of the companies on Tuesday, March 17, 2009. There is a mandatory pre-construction meeting and walk-through on Monday, March 23, 2009, and the bids are due on Tuesday, March 31, 2009 at 3 p.m. with the bid opening at 3 p.m.

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

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

**V.E. BEAUMONT RIGHT OF WAY VACATION, DRC # 09-018**

The subject portion of right-of-way is located between Emmett and Bryan Streets and between Bryan and Patrick Streets immediately east of the County Administrative Complex. The applicant is requesting approval to vacate this portion of right-of-way to accommodate a new parking structure and other possible improvements on site.

This request was reviewed and approved by the Development Review Committee on Tuesday, March 10, 2009, subject to conditions. It is scheduled for the Planning Advisory Board on Wednesday, April 1, 2009.