



**CITY OF KISSIMMEE
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA
MONDAY, JUNE 22, 2009, 6:00 p.m.
CRA Office
320 Monument Avenue
Kissimmee, FL 34741**

- I. Call to Order
- II. Approval of Minutes
- III. Consent
 - A. Commercial Grants
 - B. Residential Grants
- IV. Discussion Items
 - C. 804 Bryan Street – Contract for Services
 - D. Licensing Agreement for Historic Downtown Kissimmee Logo
- V. Information Items
 - E. Kissimmee Main Street
 - F. Car Show, Special Event w/o Sales
 - G. Lakefront Complex, Final Plat
 - H. ADIO Health & Healing, Special Event w/o Sales
- 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. COMMERCIAL GRANTS

REQUEST: Review and approval of one commercial grant application.

EXPLANATION:

Grant # 444 – Water & Sewer Impact Fee Assistance

Pauline Fuimaono request approval of Water and Sewer Impact Fee Assistance for a new store, The Organic Place, to be located at 216 Broadway. This will be a second location for Mr. & Mrs Fuimaono. The total impact fees are \$2,053.32; the grant will match 50%, \$ 1,026.66. The remaining 50% will be billed in 5 equal installments to Mr. & Mrs. Fuimaono on an annual basis over a 5 year period by Toho Water Authority.

The total estimated cost of this project is \$ 2,053.32. The grant match total is \$ 1,026.66. Total grants awarded in the 2008/2009 FY are \$ 101,215.38. Additional funding for the grants was received through closures of expired grants.

RECOMMENDATION: Staff request approval of the Water and Sewer Impact Fee Assistance for 216 Broadway.

III. B. RESIDENTIAL GRANTS

REQUEST: Review and approval of six residential grant applications.

EXPLANATION:

Grant # 440 – Paint Voucher

Robin Helquist request approval of a Paint Voucher for her home at 522 Tohopekaliga Avenue. The colors chosen are Rugged Trail for the body of the house, Grecian Ivory for the trim, Roasted Pepper for the door, and Black Burgundy for the shutters. The total project is \$ 480 and is reimbursable 100%.

Grant # 441 – Matching Façade

Robin Helquist request approval of a Matching Façade grant for her home at 522 Tohopekaliga Avenue. Work includes shutters, windows, and stucco for the enclosure of a garage. The enclosure will match the existing façade of the home. The total estimated cost of this project is \$ 4,004. The grant match is 50% up to \$ 1,500.

Grant #442 – Consulting Services

Robin Helquist request approval of a Consulting Services grant for her home at 522 Tohopekaliga Avenue. The rehabilitation work being done to Ms. Helquist home requires designs and drawings for permitting. The total cost of the General Contractors Consulting Fees are \$500. The grant matches \$500 per floor of the structure. This is a one-story home.

Grant #443 – Matching Rehabilitation

Robin Helquist request approval of a Matching Rehabilitation Grant for her home at 522 Tohopekaliga Avenue. The work to be completed includes the enclosure of a garage and the addition of a bathroom. The total project cost is \$10,445. The grant match is 50% up to \$5,000.

Grant #445 – Matching Façade

Frederick C. Weiss request approval of a Matching Façade Grant for his home located at 600 Lakeshore Boulevard. Work to be completed includes exterior doors, new hardware and gutters. The total project cost is \$3,207.50. The grant match is 50% up to \$1,500.

Grant #446 – Paint Voucher

Frederick C. Weiss request approval of a Paint Voucher for his home located at 600 Lakeshore Boulevard. The colors chosen are Venus Teal for the body of the home and Falling Snow for the trim. The total project cost is \$ 554.96 and is reimbursable 100%.

The total estimated cost of these projects is \$ 19,191.46. The grant match total is \$ 10,036.96. Total grants awarded in the 2008/2009 FY are \$ 101,215.38. Additional funding for the grants was received through closures of expired grants.

RECOMMENDATION: Staff recommends approval of the Paint Voucher, Matching Façade, Consulting Services, and Matching Rehabilitation grants for 522 Tohopekaliga Avenue and approval of the Matching Façade and Paint Voucher for 600 Lakeshore Boulevard.

IV. C. 804 BRYAN STREET – CONTRACT FOR SERVICES

REQUEST: Board approval of contract with Durable Restoration Company for Phase One Restoration of the Carson Bryan Home.

EXPLANATION: The CRA advertised an RFQ for the Carson Bryan Home Restoration Phase One; three firms were selected to provide bid proposals. The bid opening took place Tuesday, April 7, 2009 at 3:00 p.m. with three firms submitting bids:

Dooley Mack of South Florida	\$532,627.00
SEMCO	\$716,149.00
Durable Restoration	\$472,353.47

The Selection Team consisting of Bill Zammit – Burkhardt Construction, Jodi Rubin – Preservation Concepts, Rene Portieles – Kimley Horn, John Link – Architect and Gail Hamilton – CRA , reviewed all bid documents and voted to recommend Durable Restoration. The CRA Board at the April 27, 2009 approved the bid award and directed staff to begin contract negotiations. The Selection Committee recommended the installation of metal roof in lieu of wood shingle roof for a deduction in cost of \$28,117.00, for a final contract price of \$444,236.47. Funding for this project is provided by a CDBG grant and CRA budget. The work is scheduled to be completed by no later than 180 days.

RECOMMENDATION : Approval of contract with The Durable Restoration Company for Phase One Restoration of the Carson Bryan Home, the last remaining example of Folk Victorian architecture left in Osceola County.

IV. D. LICENSING AGREEMENT FOR HISTORIC DOWNTOWN KISSIMMEE LOGO

REQUEST: Approval of Licensing Agreement between the Community Redevelopment Agency and the St. Cloud in the News for use of the Historic Downtown Kissimmee Logo.

EXPLANATION: St. Cloud In The News is requesting approval for use of the Historic Downtown Kissimmee Logo in their newspaper advertisements. As outlined in the agreement the trademarked logo will be used to promote Downtown Kissimmee businesses. An example of the print ad is included in the backup. No other use of the logo is permitted without amending the License Agreement and approval from the CRA. The term of the License Agreement is for one year beginning July 1, 2009.

RECOMMENTION: Approval of the License Agreement with St. Cloud In the News for use of the Historic Downtown Kissimmee logo.

V. E. KISSIMMEE MAIN STREET MINUTES

The Kissimmee Main Street minutes from the May 2009 meeting are included for informational purposes. Cheryl Fish, Main Street Executive Director, will be available to address any questions.

V. F. CAR SHOW, SPECIAL EVENT WITHOUT SALES - DRC #09-043

The subject property is located on the southeast corner of Main Street and Magnolia at 1019 N. Main Street in the B-3 (General Commercial) zoning district. The applicant is requesting approval of a special event without sales permit to conduct a one-day event, including rides, safety demonstrations, and a car show on June 14, 2009.

This request was approved by the Development Review Committee on Tuesday, June 9, 2009, subject to conditions.

V. G. LAKEFRONT COMPLEX, FINAL PLAT - DRC #09-046

The subject property is located on the north east side of Monument Avenue in the CF (Community Facility) zoning district. The applicant is requesting approval of a final plat to combine all existing lots included with the library and civic center properties. This plat will also vacate an unimproved portion of Dakin and Tohopekaliga Avenue.

This request is scheduled to be reviewed by the Development Review Committee on Tuesday, June 23, 2009.

**V. H. ADIO HEALTH & HEALING, SPECIAL EVENT WITHOUT SALES –
DRC #09-047**

The subject property is located on the southwest corner of Oak Street and the railroad at 310 E. Oak Street in the RPB (Residential Professional Business) zoning district. The applicant is requesting approval of a special event without sales permit to conduct a one-day health fair on June 14, 2009.

This request was approved by the Development Review Committee on Tuesday, June 9, 2009, subject to conditions.