



“The Dawn of Refined Opportunities”



ECONOMIC DEVELOPMENT OFFICE

Belinda Kirkegard  
Economic Development Director

# MOSAIC KISSIMMEE

## MASTER PLAN - SCHEME B

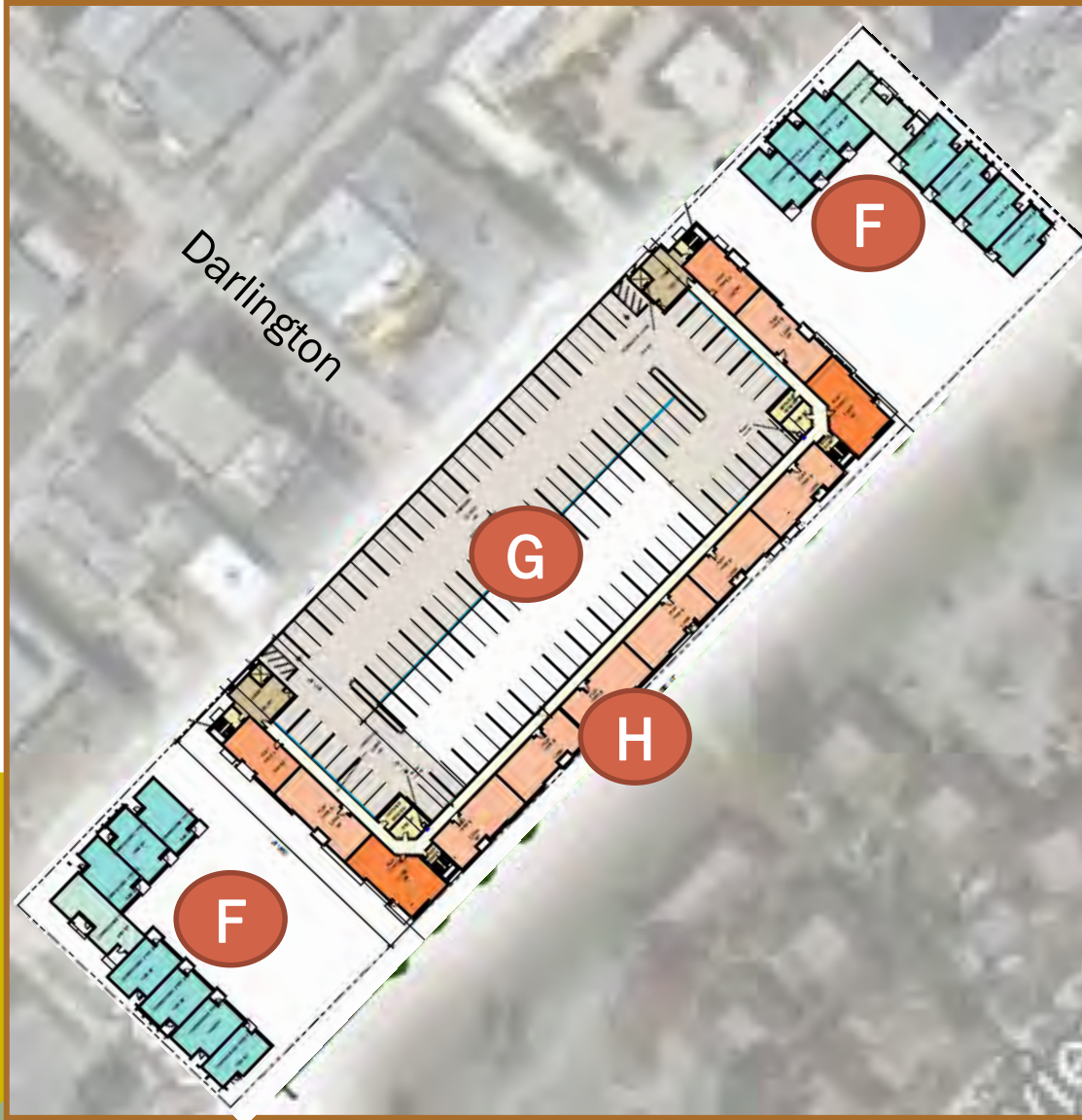
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# Toho Square

(approx. 1.3 acre site)



## (F) Townhouse

- 13 units \*\*
- 2-3 story building
- Wraps around parking garage

## (G) Parking Garage

- up to 400 spaces

## (H) Flat Apartments

- 37 flats\*\* attached to parking structure

\*\*as of May 2016

# Toho Square

Conceptual of Townhomes that will wrap around parking garage



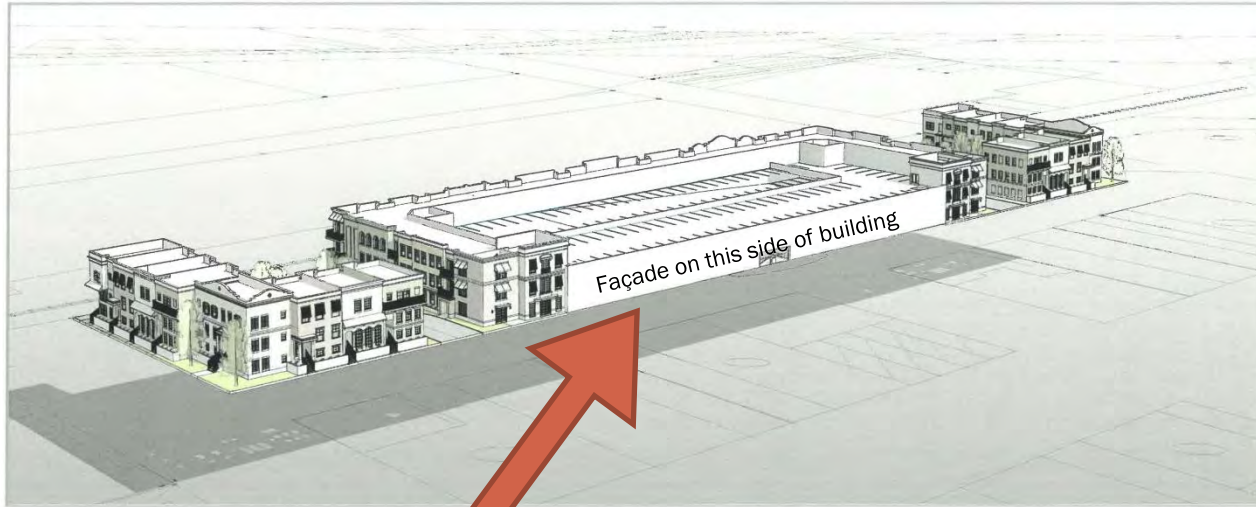
# Toho Square

Watercolor Conceptual of Townhomes that will wrap around parking garage



# Toho Square Parking Garage Facade

Conceptual of Garage Entrance



# Hansel Plant

(approx. 6.9 acre site)



## (A) Residential

- 260 Units
- 4-5 story building

## (C) (5) Ground Floor Retail (16,100 SF total)

## (D) (6) Parking (480 total spaces)

- 390 residential spaces
- 90 hotel spaces

## (E) KUA Substation

## (1) Pool Amenity

## (2) Lobby / Ground Floor Amenity

## (7) Community Room (2<sup>nd</sup> fl)

# Hansel Plant

(Conceptual Rendering of the Residential & Retail)





# Hansel Plant

(Hotel on corner of Ruby & Lakeview)



## (B) Hotel

- 5 story building
- 120 rooms

# Hansel Plant

(Conceptual Rendering of Hotel on corner of Ruby & Lakeview – SW corner view of hotel)



# Hansel Plant

(Conceptual Rendering of Back side of Hotel – view from Toho Square)

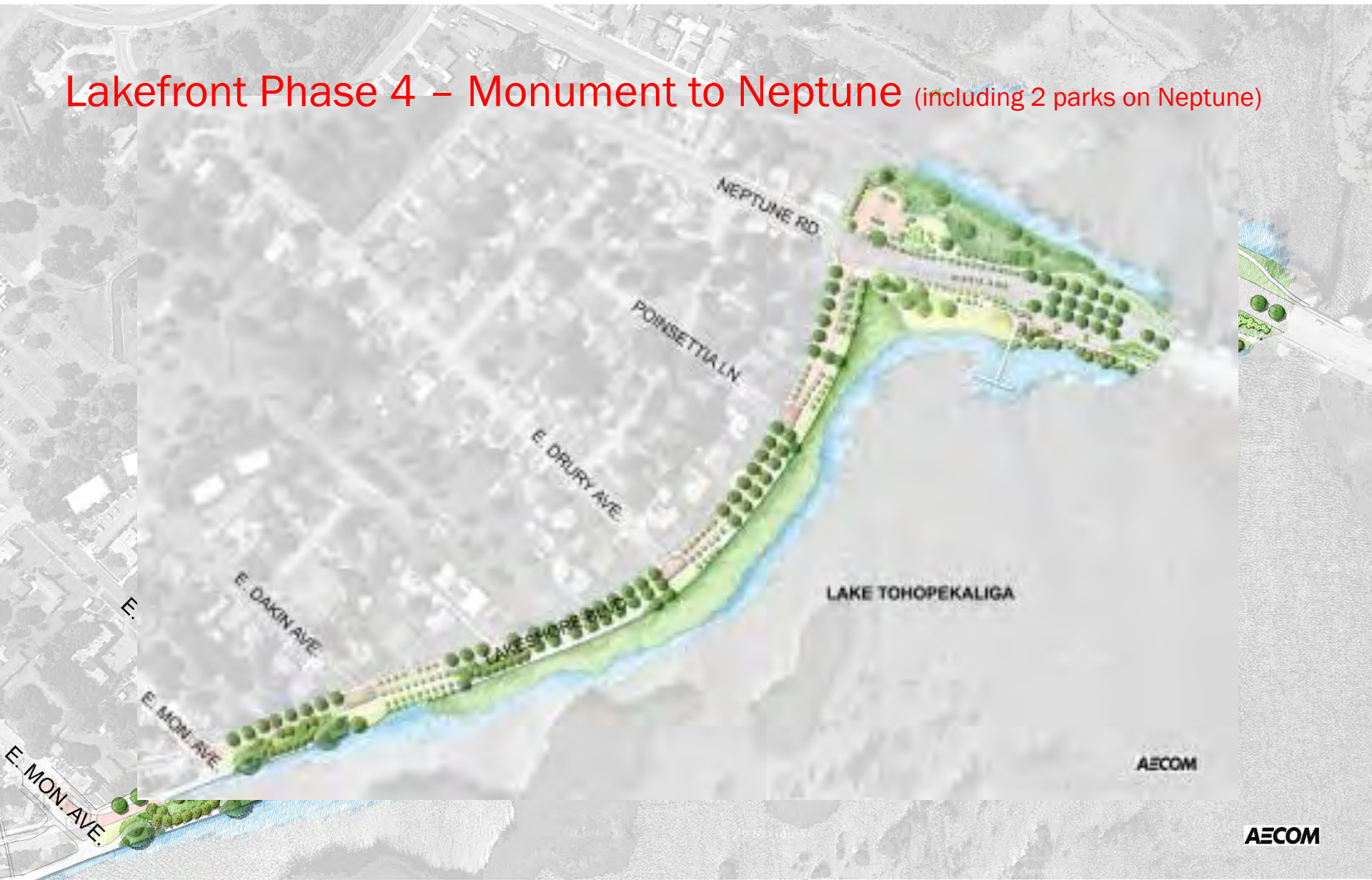


# KISSIMMEE LAKEFRONT PARK

Phases 1-3, completed 2014



# Lakefront Phase 4 – Monument to Neptune (including 2 parks on Neptune)



AECOM

AECOM



**AECOM**

Lakefront Phase 4 – Monument to Neptune (including 2 parks on Neptune)

# LAKEFRONT PARK, PHASE IV



# LAKEFRONT PARK, PHASE IV





# LAKEFRONT PARK, PHASE IV



# KISSIMMEE DOWNTOWN INTERMODAL TRANSPORTATION CENTER



# INTERMODAL TRANSPORTATION CENTER SUNRAIL PLATFORMS



# INTERMODAL TRANSPORTATION CENTER SUNRAIL PARKING GARAGE

under construction - completion in late 2016



# INTERMODAL TRANSPORTATION CENTER PARKING GARAGE



# LAKEFRONT: BEAUMONT AVENUE EXTENSION

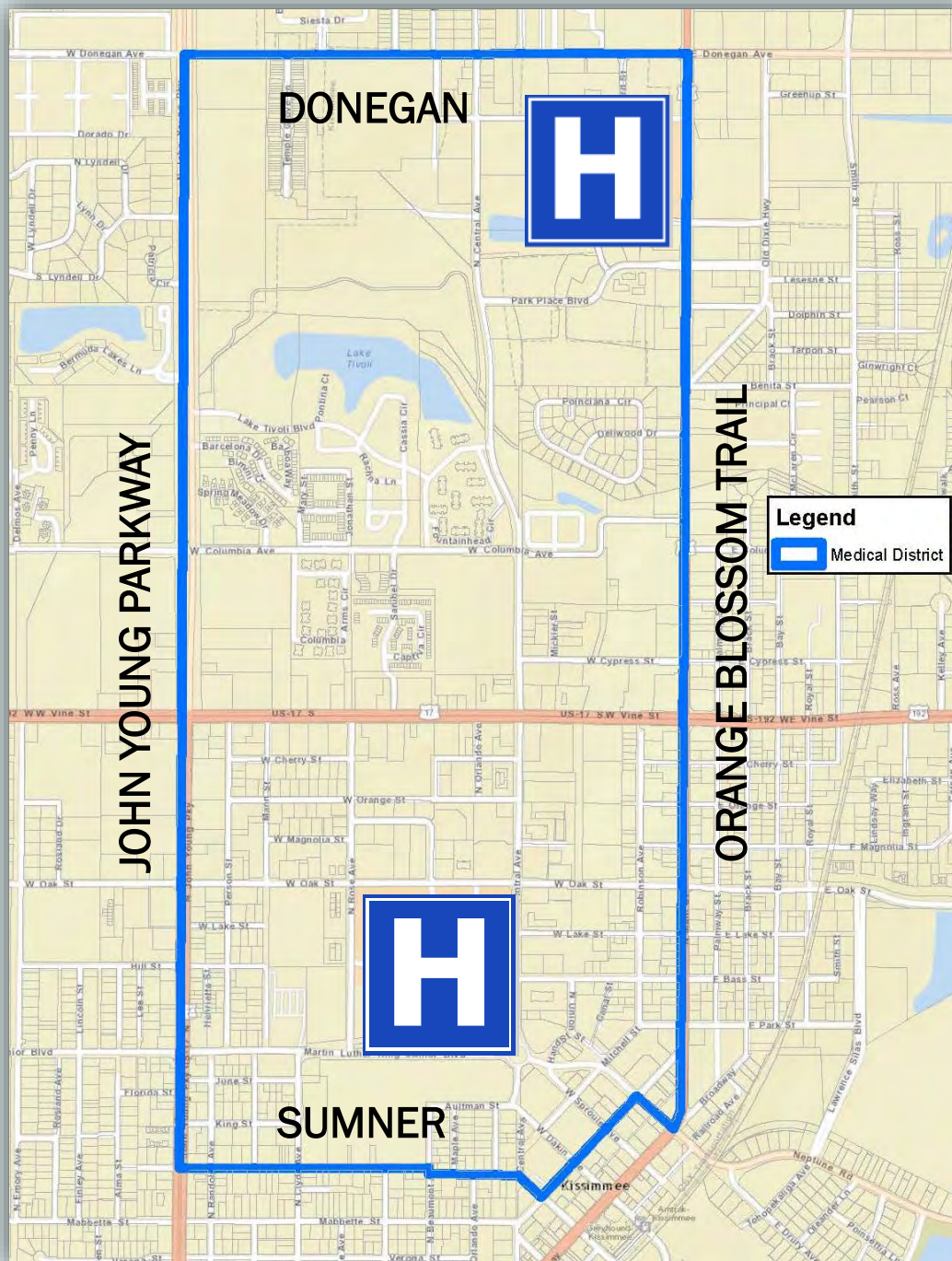




**KISSIMMEE**  
MEDICAL ARTS  
**DISTRICT**

[www.KissimmeeMedicalArts.org](http://www.KissimmeeMedicalArts.org)

# Kissimmee Medical Arts District



## “Fun Facts”

Hospital Growth  
- Over \$150MM

3<sup>rd</sup> Largest Medical  
Cluster In CFL

4,000 Existing  
Medical Jobs in  
District

11% District  
Companies Medical  
Related

Medical Average  
Wages  $\pm$ \$50,000

City Wants to Grow  
High Value/High  
Wage Jobs!

Upcoming Beatification  
Project – Central Ave.





# MEDICAL ARTS DISTRICT: CENTRAL AVE PROJECT

## EXISTING CONDITIONS



PEDESTRIAN ON ROAD



LYNX PEDESTRIANS CROSSING ROAD



EXAMPLES OF NEEDS FOR PROPER MOBILITY OPTIONS TO SAFELY COMMUTE



WHEELCHAIR ON ROAD

*"I want to ride my bicycle tricycle..."*



# MEDICAL ARTS DISTRICT: CENTRAL AVE PROJECT





## QTI Eligibility Criteria:

1. Target Industry (Manufacturing, Clean Technologies, Post Secondary Schools, Preparatory School, Medical, Aeronautical)  
**Medical Company**
2. Company Average Wage 115% Above Osceola Average Wage (2016 = \$38,301)
3. Hiring 10 employees over 3 years

10 jobs = average salary	\$38,301.00
9 jobs = average salary	\$42,131.00
8 jobs = average salary	\$45,961.00
7 jobs = average salary	\$49,791.00
6 jobs = average salary	\$53,621.00
5 jobs = average salary	\$57,451.00

Program only a 3 year trial run – expires May 2019





## ALL INCENTIVES :

1. Development Review Fee Reduction
2. Reimbursement of Building Permit Fee's
3. Medical Equipment Grant
4. TV Commercials
5. "Hire Local" Grant
6. Demolition Services
7. ADA-Life Safety Rebate
8. Mobility Fee Waivers
9. PACE Financing Program
10. KUA Commercial Line Extension Fee Waiver
11. Brownfield Incentive Program





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## Art Contest

THREE CATEGORIES:  
ELEMENTARY SCHOOL  
MIDDLE SCHOOL  
HIGH SCHOOL

- Artwork to be ABSTRACT (KMAD logo will be included on the traffic and utility boxes)
- Art work should be either 8x11 or 11x17 and students may use any medium. All entries must be two-dimensional
- All entries should be submitted to Pam Haas by 5:00 pm on Thursday May 26, 2016
- Winning artwork will be recreated into a "wrap" that will cover traffic and utility boxes within the new Kissimmee Medical Arts District.
- The number of winners will depend on the number of entries. There will be a minimum of one winner per category (elementary, middle, high)
- Winning artwork will also be displayed at Kissimmee City Hall during the summer.
- Questions, please contact Pam Haas at [haaspace@osceola.k12.fl.us](mailto:haaspace@osceola.k12.fl.us)



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1 of the 6 winning pieces

Alejandra – 3<sup>rd</sup> Grade  
Flora Ridge Elementary School



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1 of the 6 winning pieces

Stormy – 5<sup>th</sup> Grade  
Partin Settlement Elementary School





**KISSIMMEE**  
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**KISSIMMEE**  
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SPOONBILL  
WATERFRONT PROMENADE

CITY OF  
**KISSIMMEE**  
1883

DEVELOPING. DIVERSE. DYNAMIC.