



**MEETING AGENDA  
SESSION OF THE CITY COMMISSION  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
TUESDAY, JUNE 2, 2026 AT 6:00 PM**

**1. MEETING CALLED TO ORDER**

**2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**3. PROCLAMATIONS AND SPECIAL PRESENTATIONS**

3.A 2026 Fair Housing Drawing Contest

3.B Proclamation — National Homeownership Month

3.C Employee of the Month for June

**4. PUBLIC HEARINGS - FIRST AND SECOND READINGS**

4.A Public Hearing — Final Reading - Proposed Ordinance #26-06 - Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0002

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

4.B Public Hearing — Final Reading - Proposed Ordinance #26-07 — Amending the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB): Hoagland Rd. Zoning Map Amendment - ZMA-25-0004

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

4.C Public Hearing — First Reading - Proposed Ordinance #26-08 — Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS

REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH;  
AND PROVIDING AN EFFECTIVE DATE.

- 4.D Public Hearing - First Reading - Proposed Ordinance #26-15 - An Ordinance establishing the Hilliard Isle Community Development District (CDD)

AN ORDINANCE OF THE CITY COMMISSION OF KISSIMMEE, FLORIDA, ESTABLISHING THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF KISSIMMEE AND CONTAINING APPROXIMATELY 451 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

**5. PUBLIC HEARINGS**

**6. HEAR AUDIENCE**

*Anything requiring a vote will be heard at a later time.*

**7. CONSENT AGENDA**

*The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

7.A City Commission Minutes from the May 19, 2026, Meeting

7.B Easement Agreements for Woodside Drainage & Utility Phase 2

7.C Professional Services for National Pollutant Discharge Elimination System

7.D 3-Year HOME Program Consortia Renewal (FYs 2027, 2028, and 2029)

7.E Approval of an Election Administration Policy

7.F Second Extension of Continuing Surveying Services Contracts

7.G Construction Services for the Chambers Park Phase 2 Project

7.H Tohopekaliga Water Authority Developer's Service Agreement

7.I Acceptance of funding from the Florida Department of Transportation Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program

**8. DISCUSSION ITEMS**

8.A Commission Action on Sworn Complaint Against Mayor Jackie Espinosa

8.B Advisory Board Vacancy: Planning Advisory Board

8.C Kissimmee Utility Authority (KUA) Board Appointment

**9. HEAR CITY OFFICIALS**

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

**10. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

**ITEM 3.A**  
**2026 Fair Housing Drawing Contest**

**Request**

Recognition of the winners and participants in the 2026 Fair Housing Drawing Contest.

**Explanation**

April is recognized as Fair Housing Month, commemorating the passage of the Fair Housing Act. The Fair Housing Act is a federal law that prohibits discrimination in housing and housing-related transactions based on race, color, national origin, religion, sex, familial status, or disability. Enforced by the U.S. Department of Housing and Urban Development, the law applies to the buying, renting, financing, and advertising of housing.

The City of Kissimmee, in partnership with the Osceola County Association of REALTORS, celebrates Fair Housing Month each year by hosting a drawing contest designed to raise awareness about housing discrimination. Each year, a partner organization is selected to participate in the contest. This year's featured organization was Aspire-Helping Others Make the Effort (AHOME).

In addition to the contest, participants in the AHOME Program took part in an educational discussion led by an attorney from Community Legal Services of Mid-Florida. The session focused on the basics of fair housing and provided tenants with important information about their rights and responsibilities under fair housing laws.

The winners of the 2026 Fair Housing Drawing Contest are as follows:

**Adults:**

- 1st Prize - Kaysa Singleton (\$150)
- 2nd Prize - Carisma Marie Buffington (\$100)

**Children:**

- 1st Prize - Emerald Moody (\$75)
- 2nd Prize - Paris Buffington (\$50)
- 3rd Prize - Ezequiel Moody (\$25)

In addition, a third category was added to recognize Tayshawn Russell with a special award, the Artfully Creative Award (\$75).

Because fair housing deserves year-round recognition, the drawings will be displayed at the Housing and Community Development (HCD) table during Community Resource Day at the Haven on Vine on July 13.

Department: Development Services  
Presenter: Frances DeJesus

**Attachment(s):**

1. 2026 Participation Certificates

City of Kissimmee

**ITEM 3.B**

**Proclamation — National Homeownership Month**

**Request**

National Homeownership Month Proclamation presentation to Osceola Realtors Chief Executive Officer, Twis H. Lizasuain

**Explanation**

N/A

Department: City Manager  
Presenter: Mike Steigerwald

**Attachment(s):**

1. Proclamation - National Homeownership Month

## **ITEM 3.C**

### **Employee of the Month for June**

#### **Request**

Staff requests that the City Commission join the City Manager in recognizing Ulises Jimenez of the Public Works Department as the Employee of the Month for June.

#### **Explanation**

The City is proud to recognize Ulises Jimenez, Facilities Trade Worker with the Public Works Department, as our Employee of the Month. For the past seven years, Ulises has exemplified dedication, professionalism, and an unwavering commitment to excellence.

Ulises consistently performs his assigned duties at a high level and is known for his reliability and willingness to lend a helping hand whenever needed. He regularly goes the extra mile, whether stepping in to help coworkers, or ensuring work assignments are completed in a timely, high-quality manner. His willingness to help others and take initiative creates a positive team environment.

Ulises also demonstrates strong proactivity beyond normal job expectations by identifying potential issues before they become larger problems and taking appropriate action to resolve them quickly and effectively.

He volunteers to assist coworkers, takes on additional assignments, and ensures projects are completed successfully—one of his greatest strengths. In addition, he ensures that work orders are properly followed through and completed efficiently and with care.

The City would like to thank Ulises for his hard work, dedication, and outstanding service, and congratulates him on this well-deserved recognition as Employee of the Month.

Department: Human Resources & Risk Management

Presenter: Mike Steigerwald

#### **Attachment(s):**

None

## **ITEM 4.A**

**Public Hearing — Final Reading - Proposed Ordinance #26-06 - Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0002**

**AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

### **Request**

Requesting approval of a Final Reading of proposed Ordinance #26-06 Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000.

### **Explanation**

Currently this parcel is vacant. This Future Land Use Map Amendment is associated with the portion of the parcel east of Shingle Creek, along Hoagland Blvd. This project is directly tied to ZMA-25-0004 and also associated with LUPA-25-0009 and ZMA-25-0012. In 2019, South Florida Water Management District (SFWMD) and Environmental Science Associates (ESA) conducted a site inspection of the Shingle Creek Mitigation Bank. The inspection found that there was hydrological stress on the outparcels along Hoagland Blvd, including the roughly 18 acres on parcel 30-25-29-00U0-0080-0000, reducing the wetlands in this area. Due to this, 17.94 acres were removed from the mitigation bank and 29.27 acres were added to the mitigation bank from another area. The applicant is now looking to extend the industrial corridor along Hoagland, and in doing so is proposing to add 157.31 acres of Conservation Future Land Use through LUPA-25-0009 and 79.51 acres of Agricultural Conservation zoning through ZMA-25-0012.

This property would help to increase the industrial center in the southwest quadrant of the City near the airport. This helps to ensure traffic, infrastructure and other industrial impacts are kept in specific areas that are meant for these types of uses. The property sits within the Conservation Overlay District, which will help to ensure any proposed developments will not have an adverse effect on the surrounding environment and to Shingle Creek. The Overlay requires any development within the district to conduct conservation impact reports. These reports will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

This Future Land Use Map Amendment to Industrial Business (IN) land use will provide consistency and compatibility with the parcel's proposed zoning designation of Industrial Business (IB). The intent of the Industrial Business Future Land Use is to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.

## FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Policy 1.2.4.3: Industrial Business (IN): This land use is intended to accommodate a mixture of typical industrial uses and more intense non-industrial uses. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 0.50 FAR. This designation shall be applied to areas appropriate for typical industrial uses or mixed-use development consisting of light-industrial uses and compatible commercial uses. The Land Development Code shall establish the specific permitted uses and applicable restrictions which shall be applied to areas with the Industrial Business land use designation.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Policy 1.1.3.2 in maintaining the major centers for industrial activity with this land use included in the airport and airport environs within the southwest quadrant of the City.
4. Compliance with Land Development Code 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

### **Recommendation**

Approve Final Reading of Proposed Ordinance #26-06.

The Development Review Committee (DRC) recommended approval on May 20, 2025.

The Planning Advisory Board recommended approval by a vote of 3 to 2 at their March 18, 2026, meeting

### REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

### **Attachment(s):**

1. LUPA-25-0002 Aerial Map
2. LUPA-25-0002 Vicinity Map
3. LUPA-25-0002 Site Data Table
4. (S) LUPA-25-0002 Hoagland Road Proposed Ord 26-06
5. LUPA-25-0002 CC Ad
6. LUPA-25-0002 DRC Comments
7. LUPA-25-0002 Supporting Docs

## **ITEM 4.B**

### **Public Hearing — Final Reading - Proposed Ordinance #26-07 — Amending the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB): Hoagland Rd. Zoning Map Amendment - ZMA-25-0004**

#### **AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

#### **Request**

Requesting approval of Final Reading of Proposed Ordinance #26-07 for a Zoning Map Amendment to change the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000.

#### **Explanation**

Currently this parcel is vacant. This Zoning Map Amendment is associated with the portion of the parcel east of Shingle Creek, along Hoagland Blvd. This project is directly tied to LUPA-25-0002 and also associated with LUPA-25-0009 and ZMA-25-0012. In 2019, South Florida Water Management District (SFWMD) and Environmental Science Associates (ESA) conducted a site inspection of the Shingle Creek Mitigation Bank. The inspection found that there was hydrological stress on the outparcels along Hoagland Blvd, including the roughly 18 acres on parcel 30-25-29-00U0-0080-0000, reducing the wetlands in this area. Due to this, 17.94 acres were removed from the mitigation bank and 29.27 acres were added to the mitigation bank from another area. The applicant is now looking to extend the industrial corridor along Hoagland, and in doing so is proposing to add 157.31 acres of Conservation Future Land Use through LUPA-25-0009 and 79.51 acres of Agricultural Conservation zoning through ZMA-25-0012.

This property would help to increase the industrial center in the southwest quadrant of the City near the airport. This helps to ensure traffic, infrastructure and other industrial impacts are kept in specific areas that are meant for these types of uses. The property sits within the Conservation Overlay District, which will help to ensure any proposed developments will not have an adverse effect on the surrounding environments and to Shingle Creek. The Overlay requires any development within the district to conduct conservation impact reports. These reports will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

This Zoning Map Amendment to Industrial Business (IB) zoning will provide consistency and compatibility with the parcel's proposed future land use designation of Industrial Business (IN). The intent of the Industrial Business Zoning is for properties suitable for industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section. It is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.

#### **FINDINGS AND REASONS**

1. Compliance with Land Development Code Section 14-4-4(N), IB, Industrial Business District.

This district is intended for properties suitable for industrial development, but where proximity

City of Kissimmee

to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section. It is intended for use in suitable areas which have been assigned an Industrial Business (IN) future land use designation by the comprehensive plan.

- 2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
- 3. Compliance with Comprehensive Plan Policy 1.1.3.2 in maintaining the major centers for industrial activity with this land use included in the airport and airport environs within the southwest quadrant of the City.
- 4. Compliance with Land Development Code 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

**Recommendation**

Approve Final Reading of Proposed Ordinance #26-07.

The Development Review Committee (DRC) recommended approval on May 20, 2025.

The Planning Advisory Board recommended approval by a vote of 4 to 1 at their March 18, 2026, meeting.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

**Attachment(s):**

- 1. ZMA-25-0004 Aerial Map
- 2. ZMA-25-0004 Vicinity Map
- 3. ZMA-25-0004 Site Data Table
- 4. (S) ZMA-25-0007 Hoagland Proposed Ord 26-07
- 5. ZMA-25-0004 CC Ad
- 6. ZMA-25-0004 DRC Comments
- 7. ZMA-25-0002 Supporting Docs

## ITEM 4.C

### Public Hearing — First Reading - Proposed Ordinance #26-08 — Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment - LUPA-25-0009

**AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

#### Request

Requesting approval of a First Reading of proposed Ordinance #26-08 for a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS) on approximately 157.31 acres of land on Parcel IDs: 30-25-29-00U0-0080-0000, 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

#### Explanation

Currently, these parcels are vacant. This Future Land Use Map Amendment is associated the portion of parcel ID: 30-25-29-00U0-0080-0000 west of Shingle Creek and Parcel IDs: 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000. This project is directly tied to ZMA-25-0012 and also associated with LUPA-25-0002 and ZMA-25-0004. In 1998/1999, Parcel ID: 36-25-28-00U0-0010-0000 was rezoned to the Cumbrian Lakes Resort Planned Unit Development (PUD). In 1999 Parcel ID: 25-25-28-00U0-0110-0000 was rezoned to the Liberty Village Short-term Rental PUD (SRPUD) from Agricultural zoning through Ordinance 99-22. Both of these Planned Unit Developments were rezoned through a Preliminary Plat associated with the PUD rezonings.

The change in the future land use map amendments to change 157.31 acres of land from Single-Family Low Density Residential to Conservation is consistent with the Policies and objectives seen in Goal 5 of the Comprehensive Plan, but most noticeably in Objectives 5.1.2 (Water Quality), 5.1.3 (Water Quantity), 5.1.4 (Maintenance of Floodplains) and 5.1.5 (Protect and Preserve Wetlands). The Future Land Use Map Amendments would help to prevent any new development on these parcels which help to preserve the wetlands and natural resources of the area. The properties also sit within the Conservation Overlay District.

The proposed future land use of Conservation (CONS) is compatible with the proposed zoning of the Agricultural and Conservation (AC) District. Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas. The CONS designation shall be applied to portions of major natural resource areas and environmentally sensitive corridors which the City deems appropriate and feasible to protect in order to help implement natural resource conservation goals, objectives, and policies stipulated in the Comprehensive Plan. The designation shall be primarily assigned to publicly owned and restricted privately owned properties designation.

#### FINDINGS AND REASONS

1. Compliance with Comprehensive Plan Policy 1.2.8.2: Conservation (CONS): Lands designated for Conservation (CONS) are those lands that, because of their environmental quality or sensitivity, are intended for protection and are not intended for development activities, and therefore have no allowable FAR. These lands may include wetlands, wildlife habitats, and/or watershed protection areas.
2. Compliance with Land Development Code Section 14-3-26, Comprehensive Plan text and Map Amendments, in regards to the submittal and review procedures and criteria to support an amendment.
3. Compliance with Comprehensive Plan Objective 5.1.2: Water Quality and its subsequent Policies: The water quality regulations established by the South Florida Water Management District (SFWMD) shall be enforced by the City, in order to protect the quality of current and projected future water sources and surface water run-off.
4. Compliance with Comprehensive Plan Objective 5.1.3: Water Quantity and its subsequent Policies: The City shall continue to maintain its adopted level of service standard in order to conserve the availability of current and future water sources.
5. Compliance with Comprehensive Plan Objective 5.1.4: Maintenance of Flood Plains and its subsequent Policies: The City shall continue to preserve floodways and prohibit their reduction in the available storage to the floodplain in order to protect and maintain their flood-carrying and flood storage capacity.
6. Compliance with Comprehensive Plan Objective 5.1.5: Protect and Preserve Wetlands and its subsequent Policies: The City's wetlands shall continue to be protected and preserved from physical and hydrologic alterations.
7. Compliance with Land Development Code 14-4-7.B, Conservation Overlay District, which is intended to protect the integrity of environmentally sensitive areas including wetlands, surface waters, floodplains, and special wildlife and plant habitats. This is to be achieved by requiring the preparation and implementation of an acceptable conservation impact report in conjunction with any development proposal submitted for a use permitted in the underlying zoning district. This report will include an analysis of the property and techniques appropriate for protecting any important environmental characteristics of the property.

## **Recommendation**

Approve Final Reading of Proposed Ordinance #26-08.

The Development Review Committee (DRC) recommended approval on February 3, 2026.

The Planning Advisory Board recommended approval by a unanimous vote at their March 18, 2026, meeting.

## **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Development Services

Presenter: Ryan Altizer

## **Attachment(s):**

1. LUPA-25-0009 Aerial Map
2. LUPA-25-0009 Vicinity Map
3. LUPA-25-0009 Site Data Table
4. LUPA-25-0009 Hoagland Road Proposed Ord 26-08

5. LUPA-25-0009 CC Ad
6. LUPA-25-0009 DRC Comments
7. LUPA-25-0009 Supporting Docs

**ITEM 4.D**

**Public Hearing - First Reading - Proposed Ordinance #26-15 - An Ordinance establishing the Hilliard Isle Community Development District (CDD)**

**AN ORDINANCE OF THE CITY COMMISSION OF KISSIMMEE, FLORIDA, ESTABLISHING THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF KISSIMMEE AND CONTAINING APPROXIMATELY 451 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

**Request**

Approval of the petition to establish the Hilliard Isle Community Development District (CDD) and adoption of Proposed Ordinance #26-15

**Explanation**

The Hilliard Isle CDD will finance infrastructure and other improvements, including the master stormwater system, onsite roads, potable water distribution systems, sanitary sewer collection, landscape and irrigation, hardscape features and offsite improvements for the Hilliard Isle Mixed Use Planned Unit Development (PUD-22-0004) which was approved at the Jan. 16, 2024 City Commission meeting. The petition also identifies future expansion parcels that may be added to the CDD district boundaries within 10 years after establishment by separate petition(s) to the City. Hilliard Isle is located on the east side of Simpson Road, south of Osceola Parkway, and north of Buenaventura Boulevard. The applicant has already obtained several City development approvals and is in the process of receiving final plat approval (SR-25-0015) for the 1st phase of the development.

**Recommendation**

Approval of the Hilliard Isle CDD petition and adoption of Proposed Ordinance #26-15.

**REQUESTED CITY COMMISSION ACTION:**

Adopt

Department: Development Services

Presenter: Brenda Ryan

**Attachment(s):**

1. Hilliard Isle CDD Boundary Map
2. Petition to Establish Hilliard Isle CDD
3. Proposed Ordinance 26-15 Hilliard Isle CDD
4. Hilliard Isle CDD Ad

**ITEM 7.A**

**City Commission Minutes from the May 19, 2026, Meeting**

**Request**

Approval of the May 19, 2026, Commission meeting minutes.

**Explanation**

Minutes of the commission meeting held on May 19, 2026, are attached for approval.

**Recommendation**

Staff recommends Commission approval.

**REQUESTED CITY COMMISSION ACTION:**

Approve

Department: City Commission

Presenter:

**Attachment(s):**

1. (S) CCM MIN MAY 19 2026

**ITEM 7.B**

**Easement Agreements for Woodside Drainage & Utility Phase 2**

**Request**

Requesting approval to enter into a Temporary Construction Easement Agreement (Contract #20260214) and a Perpetual Easement Agreement (Contract #20260215) between the City and Self-Storage Portfolio XXII DST for the Woodside Drainage & Utility Infrastructure Improvements Phase 2 Project, and authorization for the City Manager or designee to execute any extensions, amendments, or other documents necessary to administer the agreements.

**Explanation**

The City is advancing the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project to enhance drainage infrastructure within the project area. A portion of the project requires access across privately owned property where the City has historically maintained an existing drainage ditch.

The Perpetual Easement Agreement will grant the City the ongoing right to access, improve, operate, and maintain the existing drainage ditch and related infrastructure within the easement area. The Temporary Construction Easement Agreement will provide temporary access to the property during construction activities necessary to improve a drainage structure connected to the ditch and complete associated project improvements.

Execution of these easement agreements is necessary to support construction activities and to provide long-term access for maintenance of the drainage system associated with the Woodside Drainage & Utility Infrastructure Improvements, Phase 2 Project.

**Financial Information**

Account #	Project #	Increase / Decrease	Budget	Actual
40945206-506393	SW2613	Decrease	\$1,059,841.40	\$20.00

Financial Summary:

Adequate funding for the Easement Agreements for Woodside Drainage & Utility Phase 2 project is available.

**Recommendation**

Approval to enter into a Temporary Construction Easement Agreement and a Perpetual Easement Agreement between the City and Self-Storage Portfolio XXII DST for the Woodside Drainage & Utility Infrastructure Improvements Phase 2 Project, and authorization for the City Manager or designee to execute any extensions, amendments, or other documents necessary to administer the agreements.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

**Attachment(s):**

1. (S) Temporary Construction Easement
2. (S) Perpetual Drainage Easement

**ITEM 7.C**

**Professional Services for National Pollutant Discharge Elimination System**

**Request**

Request approval of a Consultant Services Authorization (CSA) (Contract# 20260187) with WSP USA Inc., for professional services related to the National Pollutant Discharge Elimination System (NPDES) in the amount of \$82,485.81, and authorization for the City Manager or designee to execute any related documents or change orders necessary to carry out the terms of this contract.

**Explanation**

The City underwent an audit of its NPDES permit program by the Florida Department of Environmental Protection (FDEP) in September 2025. Following the audit, the City received a Compliance Assistance Offer (CAO) letter identifying opportunities to enhance program alignment with updated permit requirements. In December 2025, the City submitted an action plan to FDEP outlining steps to implement these enhancements in response to the CAO.

The City subsequently engaged WSP USA Inc. to provide consulting services to support implementation of the identified actions, in accordance with the Architectural & Engineering Master Service Agreement and the Consultant’s Proposal. The scope of work includes development of schedules for draft and final deliverables to ensure timely fulfillment of updated compliance requirements, as well as ongoing support to advance program improvements. The total cost of the project is \$82,485.81.

**Financial Information**

Account #	Project #	Increase / Decrease	Budget	Actual
40945203-503434	N/A	Decrease	\$124,820.08	\$82,486.00

Financial Summary:

The project is fully funded under Stormwater Utility Funds.

**Recommendation**

Approval of CSA with WSP USA Inc. for professional services related to the NPDES in the amount of \$82,485.81, and authorization for the City Manager or designee to execute any related documents or change orders necessary to carry out the terms of this contract.

REQUESTED CITY COMMISSION ACTION:

Approve

City of Kissimmee

Department: Public Works & Engineering

Presenter:

**Attachment(s):**

1. (S) CSA between the City and WSP
2. Architectural & Engineering Services Master Agreement with WSP USA Inc.

**ITEM 7.D**

**3-Year HOME Program Consortia Renewal (FYs 2027, 2028, and 2029)**

**Request**

Requesting approval for the Mayor to execute the 3-Year HOME Program Consortia Renewal (Grants #HOME26, #HOME27 and #HOME28).

**Explanation**

The City of Kissimmee currently receives HOME funding through the HOME Consortia. The HOME Program Consortia is up for renewal for Fiscal Years 2027, 2028, and 2029. As the lead entity, Osceola County is required to notify consortium members, such as the City, of their right to elect to participate or not participate in the next qualification period. The City desires to continue.

Because the City elects to continue its participation in the HOME Consortia, the HOME Consortia Agreement is required. Continued participation will allow the City to remain eligible to receive HOME funding for affordable housing activities during the next qualification period.

**Recommendation**

Approval for the Mayor to execute the 3-Year HOME Program Consortia Renewal.

**REQUESTED CITY COMMISSION ACTION:**

Execute  
Approve

Department: Development Services  
Presenter:

**Attachment(s):**

1. (S) City of Kissimmee Interlocal Agreement

**ITEM 7.E**

**Approval of an Election Administration Policy**

**Request**

Approval of a policy that would establish guidelines and procedures to ensure proper administration of municipal election, candidate qualifications, and the collection and deposit of elections assessments.

**Explanation**

Pursuant to a recent amendment to the agreement with the Osceola County Supervisor of Elections Office and updates to the city's qualifying procedures, the adoption of an Elections Administration Policy is necessary to formally establish the administrative responsibilities, procedures, and processes governing the conduct of municipal elections, including the assessment and collection of qualifying-related election fees.

**Recommendation**

Commission approval of the proposed Election Administration Policy

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: City Manager

Presenter:

**Attachment(s):**

1. 5.28.2026 Election Administration Policy

## **ITEM 7.F**

### **Second Extension of Continuing Surveying Services Contracts**

#### **Request**

Request approval for the second one-year extension of the Continuing Surveying Services contracts with the following firms: DRMP, Inc. (#20230253), Johnston's Surveying, LLC. (#20230254), Hanson Walter & Associates, Inc. (#20230255), and KPM Franklin Surveying, Inc. (#20230256).

#### **Explanation**

On May 17, 2022, the City Commission approved the award of Continuing Surveying Services contracts to four qualified firms through a competitive selection process (RFQ). The initial contracts were for three (3) years, with two (2) optional one-year extensions. These contracts support various capital improvement and development projects on an as-needed basis through individual task work orders.

The current contracts are set to expire on May 17, 2026. Staff has reviewed the performance of each selected firm and recommends exercising the second optional one-year extension. If approved, the new contract expiration date will be May 17, 2027.

#### **Recommendation**

Approval of the second one-year extension of the Continuing Surveying Services contracts with DRMP, Inc., Johnston's Surveying, LLC., Hanson Walter & Associates, Inc., and KPM Franklin Surveying Inc., with a revised expiration date of May 17, 2027.

#### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Public Works & Engineering

Presenter:

#### **Attachment(s):**

1. (S) Second Extension Agreement with KPM Franklin, Inc.
2. (S) Second Extension Agreement with Johnston Surveying, LLC.
3. (S) Second Extension Agreement with Hanson Walter & Associates, Inc.
4. (S) Second Extension Agreement with DRMP, Inc.

**ITEM 7.G**

**Construction Services for the Chambers Park Phase 2 Project**

**Request**

Requesting approval to contract with 8-KOI, Inc. (Contract #20260213) for construction services for the Chambers Park Phase 2 Project in the amount of \$203,351.00, and authorization for the City Manager or their designee to sign any additional documents or change orders necessary to carry out the terms of this contract.

**Explanation**

The Public Works & Engineering Department is overseeing phased improvements to the Chambers Park Community Center as funding becomes available. Phase 1 is in closeout, and additional facility improvements are proposed under Phase 2 to support continued park operations and functionality.

Phase 2 includes construction of a storage room addition integrated into the existing building, as well as exterior façade improvements intended to enhance the facility’s appearance and maintain consistency with other City facilities.

Pricing was obtained after clarifying the Phase 2 scope of work. Based on the proposals received, 8-KOI, Inc. submitted the most responsive and competitive proposal, totaling \$203,351.00, and is recommended for award. These services will be performed under the City’s existing Renovation and Construction Master Agreement with 8-KOI, Inc.

**Financial Information**

Account #	Project #	Increase / Decrease	Budget	Actual
00150406-506292	CHAMBERSAA	Decrease	\$55,864.00	\$54,965.53
56045606-506393	CHAMBERSAA	Decrease	\$10,000.00	\$10,000.00
15050106-506292	CHAMBERSAA	Decrease	\$138,385.47	\$138,385.47

Financial Summary:

Adequate funding for the Chambers Park Phase 2 Project is readily available in the accounts listed above.

**Recommendation**

Approve construction services with 8-KOI, Inc., in the amount of \$203,351.00, for the Chambers Park Phase 2 Project, and authorize the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this contract.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering  
Presenter:

**Attachment(s):**

1. (S) TA 8KOI Chambers Phase 2
2. 8 Koi Agreement\_Jun-07-2023

**ITEM 7.H**

**Tohopekaliga Water Authority Developer’s Service Agreement**

**Request**

Requesting approval of the Developer’s Service Agreement between the City of Kissimmee and the Tohopekaliga Water Authority for the Kissimmee Gateway Airport's new air traffic control tower (contract #20260216).

**Explanation**

The Kissimmee Gateway Airport is preparing to install a new air traffic control tower. As part of the project, the City of Kissimmee will agree to services by Toho Water to provide central water, wastewater, reuse distribution, and wastewater collection systems. In addition, an easement will be provided for future right of access for maintenance, inspection, and operation of said systems.

**Recommendation**

Approve the Developer’s Service Agreement between the City of Kissimmee and the Tohopekaliga Water Authority for the Kissimmee Gateway Airport's new air traffic control tower.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

**Attachment(s):**

1. (S)TOHO Water Authority Water, Reuse, And Wastewater System Developer's Service Agreement

**ITEM 7.1**

**Acceptance of funding from the Florida Department of Transportation Alert Today Florida’s High Visibility Enforcement for Pedestrian and Bicycle Safety Program**

**Request**

Approval to authorize the Chief of Police to execute the Letter of Agreement (Grant HIGHVIS26) with the Institute of Police Technology to accept grant funding from the Florida Department of Transportation (FDOT) Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program.

**Explanation**

The Kissimmee Police Department has been identified as a priority agency within Osceola County which has the highest representation of traffic crashes resulting in serious or fatal injuries to pedestrians and bicyclists. As a result, the Florida Department of Transportation (FDOT) has allocated overtime reimbursement funding to the City in the amount of \$10,332.19 to assist with High Visibility Enforcement efforts.

These funds will be under agreement with the University of North Florida — Institute of Police Technology and Management.

**Financial Information**

Account #	Project #	Increase / Decrease	Budget	Actual
15130601 501414	HIGHVIS26	Increase	10,333.00	
15100337 337200	HIGHVIS26	Increase	10,333.00	

Financial Summary:

Monthly invoicing will be done for overtime expenses to be reimbursed during the grant period, up to \$10,332.19. This grant is offered to the City of Kissimmee. No application process is completed, only acceptance.

**Recommendation**

Approval to accept funding from FDOT, through the University of North Florida - Institute of Police Technology and Management, in the amount of \$10,332.19 and to amend the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Police

Presenter:

City of Kissimmee

**Attachment(s):**

1. Grant HIGHVIS26

**ITEM 8.A**

**Commission Action on Sworn Complaint Against Mayor Jackie Espinosa**

**Request**

Commission Action on the sworn complaint.

**Explanation**

Pursuant to Chapter 30, Article II (Code of Ethics) of the City Code of Ordinances, the City Clerk received a sworn complaint against Mayor Espinosa on May 14, 2026. In accordance with Section 30-25(2), the City is required to request the appointment of a special prosecutor to investigate the described complaint. Staff is seeking action from the Commission to transmit the complaint to the Chief Circuit Judge of the Ninth Judicial Circuit to appoint a Special Prosecutor to determine probable cause and, if such is found, to prosecute the case at trial before the City Commission. With Resolution #13-2026 now approved, Staff recommends that this complaint be withheld until the Code is amended.

**Recommendation**

Action on the sworn complaint and transmission to the Chief Judge of the Ninth Judicial Circuit.

**REQUESTED CITY COMMISSION ACTION:**

Accept

Department: City Manager

Presenter: Mike Steigerwald

**Attachment(s):**

1. Formal Complaint for Censure, Ethics Review, and Impeachment of Mayor Jackie Espinosa (05-14-2026)

## **ITEM 8.B**

### **Advisory Board Vacancy: Planning Advisory Board**

#### **Request**

The Commission is requested to make an appointment to fill a vacancy on the Planning Advisory Board.

#### **Explanation**

Planning Advisory Board Member Alex Alemi has declined to be reappointed, resulting in a vacancy on the board. Attached are the pre-approved applications for commission consideration.

#### **Recommendation**

Appoint a new member to fill an open vacancy on the Planning Advisory Board.

#### **REQUESTED CITY COMMISSION ACTION:**

Appoint/Reappoint

Department: City Manager

Presenter: Mike Steigerwald

#### **Attachment(s):**

1. (PAB) Applicant-Hugo Tirado (City Resident)
2. (PAB) Applicant-Glennisha Bras (City Resident)
3. (PAB) Applicant-Lillian Evans (City Resident)
4. (PAB) Applicant-Martin Levert (Maintains Business in the City)
5. (PAB) Applicant-Richard Herr (Maintains Business in the City)
6. (PAB) Applicant-Marie Isidor (Maintains Business in the City)

**ITEM 8.C****Kissimmee Utility Authority (KUA) Board Appointment****Request**

To select and appoint one of the previously interviewed candidates recommended by Kissimmee Utility Authority to fill the current vacancy on the KUA Board.

**Explanation**

The KUA Board recommended three individuals: Adam Adamski, Javin Lopez, or Jordan White for consideration to fill the five-year term beginning October 1, 2026. Candidate interviews were conducted prior to the commission meeting.

**Recommendation**

To appoint one of the candidates that was previously interviewed to fill the vacancy on the KUA board.

**REQUESTED CITY COMMISSION ACTION:**

Appoint/Reappoint

Department: City Manager

Presenter: Mike Steigerwald

**Attachment(s):**

None