



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 1, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation- Parks and Recreation Month

To present a proclamation to the Parks and Recreation Advisory Board members in recognition of Parks and Recreation Month.

City Manager Steigerwald read a proclamation in honor of Parks and Recreation Month as the Mayor and Commissioners presented the proclamation. Recipient and chair of the Parks and Recreation Advisory Board, Hannan Khan thanked the city for their support.

Mayor Espinosa made a motion to move item 8.B. "Consideration of Downtown Kissimmee Hotel Development Proposals" to be heard as item 3.B. under "Special Presentations". Motion carried 5-0.

8.B Consideration of Downtown Kissimmee Hotel Development Proposals

Selection of the desired unsolicited proposals for the development of hotels and associated improvements at the Civic Center and Toho Square sites.

Each developer for the Civic Center and Toho Square sites presented their proposals, attached to the agenda. After each presentation, the commission discussed key aspects with the developers, including feasibility, pricing, reserve funds, contingency plans, public amenities, and investment strategies. Economic Development Director David Rodriguez provided a financial overview of proposed operations and management terms. City Manager Steigerwald reminded the commission that selecting a proposal is just the first step; staff must still negotiate and draft a master development agreement, considering factors like valuations, grants, and tax increment funding.

After holding the discussion Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "A") were submitted, and those individuals spoke or documented their support of, opposition to, or neutrality of the proposals.

During the public comment portion, handouts were circulated for commission review ("Exhibit B").

Commissioner Alvarez made a motion to approve the Azure International Inc. proposal and directed staff to begin negotiations of a master development agreement. Commissioner Ortiz seconded the motion.

Motion carried 5 - 0.

Commissioner Ortiz made a motion to approve the Skyview Companies' proposal and directed staff to begin negotiations of a master development agreement. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

The City Commission recessed at 7:40 p.m.

The City Commission reconvened at 7:53 p.m.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Second & Final Reading: Proposed Ordinance #25-06 - Establishment of Civilian Police Oversight Board

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS AND COMMISSIONS, ESTABLISHING A CIVILIAN POLICE OVERSIGHT BOARD; AMENDING SECTION 2-3-3, CITY ATTORNEY AS LEGAL ADVISOR; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Approve the Second and Final Reading of the Proposed Ordinance #25-06 establishing a Civilian Police Oversight Board.

City Attorney Sanchez de Fuentes read Ordinance # 3116 by title. City Manager Steigerwald explained that this ordinance establishes a Civilian Police Oversight Board consisting of 5 to 7 members. Members will serve two-year terms, with a maximum of three consecutive terms. All members must live, work, or own property within the city limits, and at least one member must be a retired law enforcement officer. Elected officials and individuals who are qualified candidates for public office are prohibited from serving on the board. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Alvarez moved to adopt Ordinance # 3116. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

4.B Public Hearing - First Reading: Proposed Ordinance #25-07 - Amending Noise measurements, levels, and enforcement.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 1, GENERAL PROVISIONS, SECTION 22, GENERAL

PENALTY; AMENDING CHAPTER 22, ENVIRONMENT, ARTICLE II, NOISE, SECTIONS 22-21 DEFINITIONS; SECTION 22-22 APPLICATION; SECTION 22-23 METHOD OF NOISE MEASUREMENTS; SECTION 22-24, MAXIMUM NOISE LEVELS; SECTION 22-25, SPECIFIC PROHIBITED NOISES; SECTION 22-26, ENFORCEMENT; SECTION 22-27, USE OF MECHANICAL LOUDSPEAKERS OR AMPLIFIERS OUT OF DOORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Approve the First Reading of the Proposed Ordinance Amending #25-07

Deputy City Manager Austin Blake, joined by Assistant City Attorney Curtis McGehee, presented a PowerPoint (Exhibit "C") outlining proposed ordinance changes.

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "D") were submitted, and those individuals spoke or documented their support of, opposition to, or neutrality of the proposed ordinance.

Following the presentation and public comments, commissioners and staff discussed next steps, including revising outdoor speaker rules, adjusting proposed decibel levels, and educating the community on the noise ordinance, expectations, and penalties.

Deputy Manager Blake explained how violations are determined and recommended using noise meters that match city standards outlined in the ordinance. City Attorney Sanchez de Fuentes advised re-advertising the hearing as a "Second First Reading" at the next meeting to give staff time to present updates.

Mayor Espinosa made a motion to readvertise the first reading of Proposed Ordinance #25-07 for July 15th, pending additional community education on the current and proposed noise ordinance and for staff to bring the proposed ordinance back with amendments to the outdoor speaker requirements and decibel levels. Commissioner Alvarez seconded the motion.

Motion carried 5-0.

4.C

Public Hearing - First Reading: Proposed Ordinance #25-09 - Amending alcohol hours of sale for the Downtown CRA.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 4, ALCOHOLIC BEVERAGES, SECTION 4-1, DEFINITIONS, SECTION 4-3, HOURS OF SALE; SECTION 4-5 REGULATION OF RESTAURANTS; CREATING SECTION 4-9 AFTER MIDNIGHT ALCOHOL SALES PERMITS FOR THE DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Approve the First Reading of the Proposed Ordinance #25- 09 - Amending alcohol hours of sale for the Downtown CRA.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 25-09 by title. Mayor Espinosa opened the floor for public comment. Comment cards ("Exhibit D") were submitted, and those individuals spoke or documented their support of, opposition to, or neutrality of the proposed ordinance. Prior to the meeting, a public comment was received via email (Exhibit "E").

Following public comments, the City Commission discussed business owners' responsibilities and considered possible changes to last call times, emphasizing community well-being over business restrictions. Under Florida law, alcohol sales must end at midnight unless extended by local ordinance. The proposed ordinance allows service until 2:00 a.m. with a \$250 annual after-hours permit.

The proposed ordinance provides the Police Chief with the authority to suspend, or revoke permits for repeated ordinance violations, based on the circumstances of each case. Businesses can appeal such decisions before the City Commission. The City Manager clarified that, under state law, the city cannot revoke Business Tax Receipts or shut down businesses solely for alcohol-related violations. Instead, the ordinance creates a permit system to regulate late-night alcohol service, allowing the City to enforce compliance within legal limits.

Commissioners reviewed the City's noise ordinance history and its connection to the proposed changes, entering a 2023 Channel 6 news video into the record for context. They emphasized the ordinance aims to ensure public safety and quality of life without being punitive, focusing on fairness and compliance to support an orderly late-night business environment.

Mayor Espinosa made a motion to approve the Public Hearing and First Reading of Proposed Ordinance # 25-09. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa, Commissioner Ortiz
NAY: Commissioner Martinez

Motion carried 4 - 1.

4.D Public Hearing - First Reading: Proposed Ordinance #25-10 - Amending the Lien Policy, and Appeal Process.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, CHAPTER 2, ADMINISTRATION, ARTICLE VI, FINANCE, AMENDING DIVISION 4, LIEN POLICY; PROVIDING FOR THE ENFORCEMENT AND COLLECTION OF LIENS AND ASSOCIATED FEES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Approve the First Reading of the Proposed Ordinance #25-10 - Amending the Lien Policy, and Appeal Process.

City Manager Steigerwald explained the need for the ordinance changes, which would expand eligibility to request waivers and fee reductions 30 days after achieving compliance. City Attorney Sanchez de Fuentes read Proposed Ordinance #25-10 by title. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Alvarez made a motion to approve the Public Hearing and First Reading of Proposed Ordinance # 25-10. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

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.*

Commissioner Eady made a motion to approve the Consent Agenda in its entirety. Commissioner Alvarez seconded the motion.

Motion carried 5 - 0.

- 7.A Approval of City Commission Minutes from the June 17, 2025 meeting
Request Commission approval of the June 17, 2025, Commission Minutes.
- 7.B Approval of a resolution authorizing the issuance of Fire Service Assessment Revenue Notes in the principal amount not to exceed \$10,000,000 to supplementally or alternatively fund acquisition and/or construction of capital improvements and equipment associated with the City's Fire Department
Request adoption of a resolution which provides for assurance the City may use and pledge revenues from Fire Service Assessments to secure and pay for acquisition and/or construction of capital improvements and equipment associated with the construction of fire stations and the acquisition of equipment (including fire engines or trucks).

Resolution # 08-2025
- 7.C Purchase of Stump Grinder
Approval to purchase a SC802 stump grinder from Vermeer Southeast in the amount of \$85,422.20.
- 7.D Furniture purchase for the upcoming renovation of the Development Services Department
Approval to purchase furniture and furnishings from Commercial Design Services for the upcoming renovation of the Development Services Department in the amount of \$198,055.
- 7.E Disposal of City Assets
Approval to dispose of the asset items detailed in the attached report.
- 7.F FEMA Grant – Police Generator Project
Approval to accept \$848,786.25 in federal grant funding awarded through the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) for the procurement and installation of emergency standby generators at the City of Kissimmee Police Department and 911 Communications Center.
- 7.G Interlocal Agreement for School Resource Officers between the Osceola County School Board, Kissimmee Police Department, Osceola County Sheriff's Office and St. Cloud Police Department
Approve and execute the Interlocal Agreement for School Resource Officer (SRO) services between the Osceola County School Board, the Kissimmee Police Department, the St. Cloud Police Department and the Osceola Sheriff's Department (Contract # 20240087). The attached contract requires the Mayor's signature.
- 7.H SR-24-0017 - Bronson Homestead Final Plat
Approval of the final plat known as Bronson Homestead.
- 7.I Approval of a Contract Extension with Miller Electric Company
Request to approve a contract (#20240399) extension with Miller Electric for installation and maintenance of security equipment.

- 7.J Operation Business Boost 2.0
Update on Operation Business Boost 2.0

8. DISCUSSION ITEMS

- 8.A 2025 Policy Agenda Review - Planning and Zoning Division Operations
Commission direction on enhancing Planning and Zoning Division operations and activities.

Mayor Espinosa made a motion to continue the item to the July 15th meeting. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

- 8.B Consideration of Downtown Kissimmee Hotel Development Proposals
Selection of the desired unsolicited proposals for the development of hotels and associated improvements at the Civic Center and Toho Square sites.

The item was removed from discussion and heard as item 3.B. under Special Presentations.

- 8.C Florida League of Cities Voting Delegate 2025
To designate a voting delegate for the Florida League of Cities Annual Conference being held August 14-16, 2025, at the Signia by Hilton Orlando Bonnet Creek in Orlando.

Mayor Espinosa made a motion to continue the item to the July 15th meeting. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

- 9.A CITY MANAGER
City Manager Steigerwald provided updates on upcoming events: Monumental Fourth of July.

- 9.B CITY ATTORNEY

- 9.C CITY COMMISSION
A brief discussion on stormwater management in North Kissimmee included an update from the City Manager. The Mayor and City Manager also touched on capacity provisions within the alcohol ordinance and confirmed that the noise ordinance will be revisited at the July 15th meeting.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 11:02 PM.



ATTEST:

Tameara Crespo
CITY CLERK

Jackie Espinosa
MAYOR-COMMISSIONER

19

REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Ella Wood Address 1833 Biscayne Date 7/1/25

City/Zip Code 32789 Phone # 505 234 5131

Topic / Item Hotel Development

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

Both sides mostly to her

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY
COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.

20

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / (Ms.) Chared Aguirre Address 1000 Douglas Ave Date 7/1/25
Apt 1
City/Zip Code 32714 Phone # 267-978-7590
Topic / Item Hotel Development

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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Hyatt
10th
Square

21

REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. BRYAN ESCUDERO Address 3135 SMOKE SIGNAL CIR. Date ~~KISSIMMEE FL~~
City/Zip Code KISSIMMEE FL 34746 Phone # 407 288 2421
Topic / Item HOTEL DEVELOPMENT

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.

22

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Cynthia Marlow Address 2511 Trapside Ct. Kissimmee Date 7-1-25
City/Zip Code Kissimmee FL 34746 Phone # 321-746-558
Topic / Item Hotel Development

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

Toho

23

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Vincent Hyden Address 1218 Bermuda Lakes Ln Date July 1, 2025

City/Zip Code Kissimmee, FL 34741 Phone # 323 597 6692

Topic / Item Hotel Development

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

24

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Dale Johnson Address 1109 Catherine St Date 07/1/25
City/Zip Code Kissimmee 34741 Phone # 407-301-2249
Topic / Item Skyview

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY
COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.

25

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Marcel A. Gonzalez Address 2334 Arubet Date 07/01/25

City/Zip Code Kissimmee FL 34741 Phone # (321) 442-2706

Topic / Item Tax Money To our citizens - Hotels

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☒ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY
COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

26

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Jose E. Castro Address 110 Lakeview Dr ^{#332} Date 7-1-25
City/Zip Code Kissimmee, 34741 Phone # (407) 285-5398
Topic / Item Hotel Development

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

27

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Jose Bosque Address 4853 Dunfield Ct Date 7/1/25
City/Zip Code 34758 / Kissimmee Phone # 689-444-1216
Topic / Item Hotel in Kissimmee.

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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NO
Hotels
///

Hyatt

KPDG is asking for the City's participation in providing the incentivization of the project from the use of CRA initiatives. The Pioneer fund may bring \$1.5 Million to the project. KPDG would like to use the TIFF funding program as available. Of primary importance is the City's support in fostering open communications with the Osceola County in obtaining available Tourist Development Tax Dollars that to be used in funding the construction of infrastructure and public use elements of the project.

KPDG Proposes paying the City a direct lease payment annually of \$250,000. This is negotiable and should be determined based on a licensed appraiser's opinion. KPDG proposes that both parties use their own agent and come to a mutually agreed upon annual lease rate.

Lease Agreement vs. Fee Simple Transaction Comparison	
49 Lease value in Year 2025 dollars	\$ 12,250,000.00
Fee Simple Direct Purchase	\$ 2,500,000.00
Note: Ultimate scenarios will vary based on actual revenue income.	

Based on this system the following revenue as expressed in the chart below would be available to the City annually in contrast to a one-time fee simple transaction of \$2.5 million dollars for the subject property.

Proposed 'Added Value Revenues' to the City from partnership	
Annual Rent	\$ 250,000.00
TDT Revenue from Hotel Revenues	\$ 713,621.08
Hotel Concessions Recovery Fee	\$ 713,621.08
5% of NOI Year One of Operation	\$ 209,694.68
Total potential Annual Revenue to the City	\$ 1,886,936.84
Note: Ultimate scenarios will vary based on actual revenue income.	

Taxpayer net benefit:

- \$1.5 million

+ \$12.25 million

TOTAL: + \$10.75 million

Plus possible additional concessions recovery fee, revenue share, and other benefits to be negotiated with county

Skyview

Any Land Contributions, Tax Abatements, or Infrastructure Assistance Requested
Fee Simple Purchase of 1 acre of land for \$200,000

City Assistance Requested:

- Pioneer Grant for \$1.5 million for the hotel
- Pioneer Grant for \$1.5 million for the residences
- Waive main building permits fee
- Waive mobility impact fees (TOD Project)
- Waive Parks & Rec impact fees (project is creating a new city park)
- Financial support to update the south garage facade screening along the new Ruby Avenue (City retained) connector park
- Reimburse for the installation of two elevators including shaft modifications totaling \$440,000
 - one elevator to be owned by the City
- First year tax abatement of 50%
- Parking use easements
- Update use to allow overnight parking
- Ingress/egress access easements covering elevators and stairs

Justification for Public Support and Expected Return on Investment:

- City Investment approximately \$3.3 million net of land purchase
- Private to public investment ratio = 9:1
- Increases property tax base with both commercial and residential development
- Provides sales tax and tourist tax revenue
- Brings 30,000 additional patrons and shoppers to Historic Downtown Kissimmee
- Brings 50 new permanent residents to Historic Downtown Kissimmee
- Creates over 50 permanent jobs in Downtown Kissimmee
- Supports the overall Ruby Avenue Redevelopment Master Plan

Taxpayer net benefit:

- \$3.5 million

+ \$0.2 million

TOTAL: - \$3.3 million

Taxpayers deserve...	What we will get with HYATT (KPDG)	What we will get with Skyview
...responsible use of our money	+ \$12 million dollars of payments to the city	-Millions of dollars extracted from taxpayers • \$3 million in "Pioneer grants" • 50% tax abatement for year one • \$440,000 reimbursement • Impact fee waivers
...long term benefit	- Long term benefit for the taxpayers • Lease the land to the developer, generating consistent income for future projects	- Short term benefit for the taxpayers • Selling the land means the City would only have a one-time profit from this land • The developer does not have to share revenue profits with the City • City has no say in future development
...adequate investment for high-quality development	Financial investment to improve Downtown: \$88 million	Financial investment to improve Downtown: \$33 million

Review of Proposed Updates to Noise Ordinance

City Commission Meeting
July 1, 2025



Stationary Vehicles

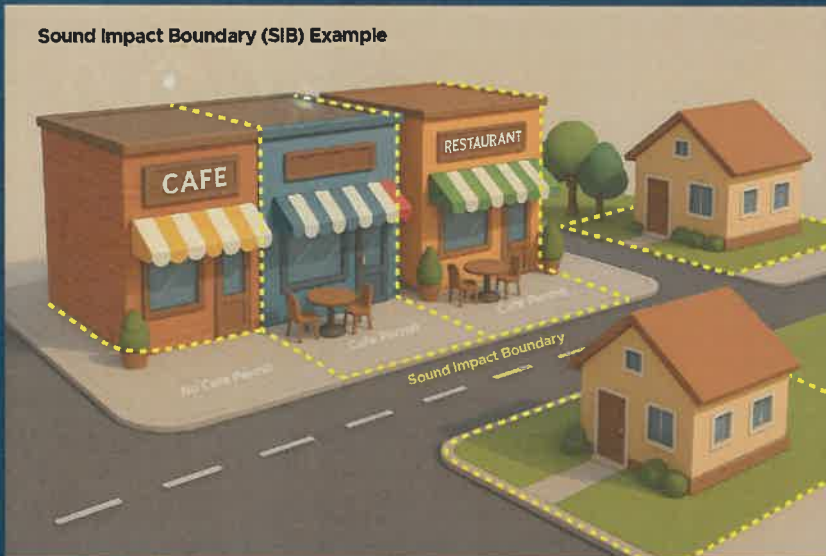
Maximum Noise Levels

New language in the proposed ordinance would allow police officers to use a plainly audible standard to issue citations to loud vehicles when they are in a parking garage, on public land, or on private property.

Florida law already allows law enforcement to enforce excessive noise from vehicles on roadways under Florida statute 316.3045.

Sound Impact Boundary (SIB)

Sound Impact Boundary (SIB) Example



Sound Impact Boundary (SIB) Example



Outside the Downtown CRA

Maximum Noise Levels



The use of any outdoor speaker must be discontinued at 10 p.m.

Downtown CRA

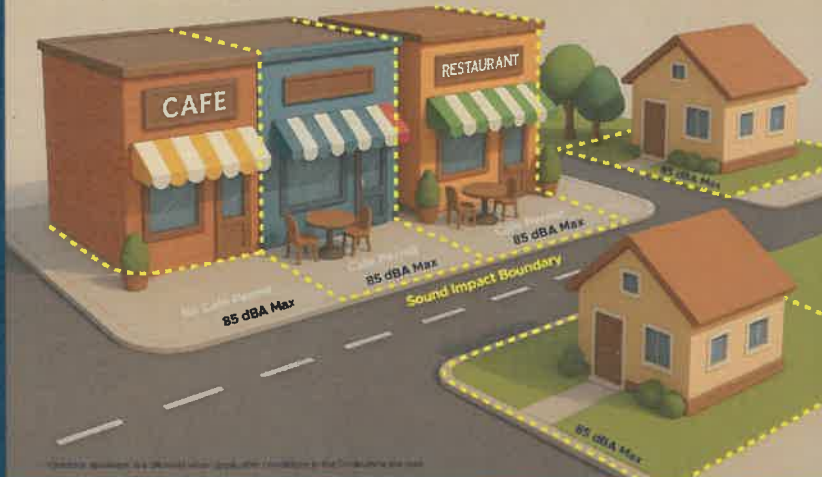
Existing CRA Boundary



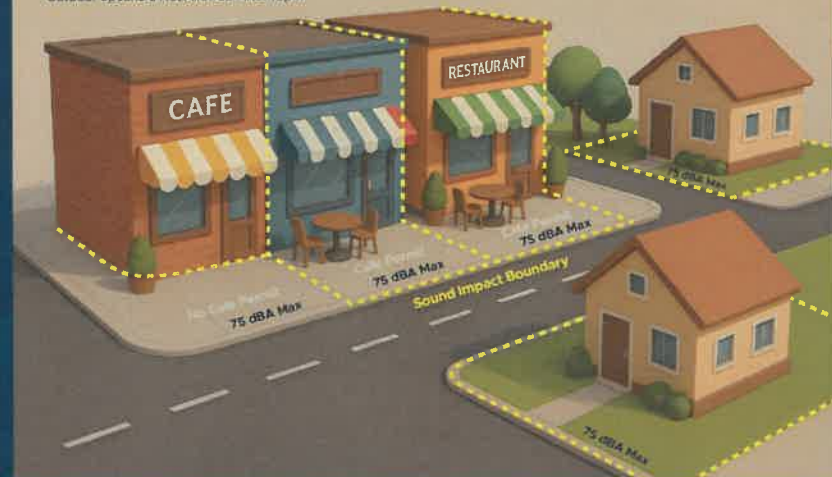
Downtown CRA

Maximum Noise Levels

Downtown CRA: 7am to 12am
Maximum Noise Levels Regardless of Use: 85 dBA
Outdoor Speakers Allowed Until 10pm



Downtown CRA: 12am to 7am
Maximum Noise Levels Regardless of Use: 75 dBA
Outdoor Speakers Not Allowed After 10pm



*The use of any outdoor speaker must be discontinued at 10 p.m.
The maximum noise levels proposed would apply to the entire Downtown CRA boundary.*

How was the max level decided?

Maximum Noise Levels inside the Downtown CRA

The maximum noise level of 85 dBA was selected based on the widely accepted standard established by the Occupational Safety and Health Administration (OSHA) that requires employers to implement hearing conservation programs because exposure to sound levels over 85 dBA may cause hearing damage or loss.

Supporting private property rights, owners and tenants should be permitted to generate noise on their property if it does not interfere with the rights of others or create a situation that causes harm to others who do not wish to participate in the activity generating noise voluntarily.

85 dBA

from 7 a.m. to midnight

75 dBA

from midnight to 7 a.m.

Outdoor Speakers

Citywide Use and Regulation

Outdoor speakers are permitted from 7 a.m. to 10 p.m. in all parts of the City.

Outdoor speakers are not permitted to direct music towards or be located in public rights-of-way, including airspace above such rights-of-way, unless the space is included as part of a Café Permit and in accordance with the Permit's rules.

Enforcement Options

Citations, Pursuant to Chapter 1 of City Code

Outside the Downtown CRA

Violation #	Fine
1 st Violation	\$50
2 nd Violation	\$100
3 rd Violation	\$250
All subsequent violations	\$500

Inside the Downtown CRA

Violation #	Fine
1 st Violation	\$250
All subsequent violations	\$500

- Maximum fines are established under Florida law, preempting the City from imposing higher fines.
- Increasing fines are based on repeat violations that occur within one year outside of the Downtown CRA.
- The issuance of a citation does not preclude the City from also taking code enforcement action.
- Failure to pay a citation within 30 days results in the citation being sent to the Clerk of Courts for a case to be heard in front of a county judge.

Enforcement Options

Code Enforcement Action / Late Night Alcohol Permit Impacts

Code Enforcement Action

Proposing a policy for KPD to issue a warning, a citation, and then, on the third offense, a documented report and referral to Code Enforcement to initiate a case and send to the Special Magistrate.

Noise violations are considered irreversible acts, allowing a fine up to \$15,000 under the City's code to be issued for each violation.

Impacts to Late-Night Alcohol Sales Permit (proposed)

Additionally, a proposal in the revised Alcohol Sales Ordinance would allow the Chief of Police to suspend or revoke a late-night alcohol permit if the establishment violates the City's noise ordinance.

\$15k

maximum fine for irreversible acts

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Jeremy Fetzer Address 120 Broadway St³⁰⁸ Date 7/1/2025
City/Zip Code 34741 Phone # 407 361 5030
Topic / Item Public Comment 4.B, 4.C

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time 10 mins

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.



**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Graciela Mendez Address 3821 Pinewood Date 7/1/2025
City/Zip Code St Cloud Fl. Phone # 407-946-9057
Topic / Item 4B-

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. Igor Balz Address 112 Broadway Date 7/1/2025
City/Zip Code Kissimmee FL Phone # 407 409 5691
Topic / Item 4B -

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
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18

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. JEFF WOLFF Address BISMARCK ST Date 07/01/25

City/Zip Code 34741 KISS Phone # 321.624.0485

Topic / Item 4C

I waive the opportunity to speak but I (am):

☐ Support ☒ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

4

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Michelle Lebron, ESQ Address 155 Orlando Ave Date 7-1-25
City/Zip Code 34741 Phone # (407) 200-3218
Topic / Item Alcohol Sales 4.6

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
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3

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Nelly Hernandez Address 4853 Trb B.m Date 7/1/25

City/Zip Code 34770 Phone # _____

Topic / Item ~~4B 4C 4D 4E~~ 4C

I waive the opportunity to speak but I (am):

☒ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. John Ramirez Address 1811 Blissful Dr. Date _____
City/Zip Code Kiss Fz. 34744 Phone # 407 929 6094
Topic / Item A/ch. Sales

I waive the opportunity to speak but I (am):

☐ Support

☐ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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9

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Hyma Lee Roben Address 219 Broadway Date July 1, 2025
City/Zip Code Kissimmee #1 34741 Phone # 407-773-5050
Topic / Item Early Business closure

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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28

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Jose Basque Address 4853 Dunbar Ct Date 7/1/25

City/Zip Code Kissimmee, 34758 Phone # 689-444-12

Topic / Item Closing drinking at 12 AM / ~~1201101/101/101/101/101~~

I waive the opportunity to speak but I (am):

☒ Support

☐ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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16

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. RAY PARSONS Address 117-B BROADWAY Date 6-1-25

City/Zip Code KISSIMMEE, FL. 34741 Phone # 407 908 0501

Topic / Item NOISE / LIQUOR ORDINANCE

I waive the opportunity to speak but I (am):

☐ Support ☒ Opposed ☐ Neutral

TO THE ORDINANCE

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
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15

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. ZACHARY PARSONS Address 117-B BROADWAY Date 7-1-25
City/Zip Code KISSIMMEE 34741 Phone # 352-262-2336
Topic / Item ~~NOISE ORDINANCE~~ / LIQUOR SALES

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

**ANY PERSON MAKING PERSONAL, IMPERTINENT AND SLANDEROUS
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5

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. DAVE LARSON Address 14 E. DAKIN Date 7/1/21
City/Zip Code KISSIMMEE 34744 Phone # 407-310-0400
Topic / Item DAKIN AVE

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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REMOVED FROM THE ROOM.**

11

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Michael Carr Address 111 E Monumata Ave Date 7/1/25
City/Zip Code Kiss. Fl. 34746 Phone # 407-460-7629
Topic / Item 4B-4C

I waive the opportunity to speak but I (am):

☒ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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10

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. MICHAEL BARRA Address 111 EAST MOMENTUM Date 7/1/25

City/Zip Code KISS, FL 34741 Phone # 407-492-9425

Topic / Item NOISE COMPLAINT / CRIME 4B-4C

I waive the opportunity to speak but I (am):

☒ Support

☐ Opposed

☐ Neutral

☐ Request additional time

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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12

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Jose Barneto Address 214 Broadway Date 7/1/25
City/Zip Code Kissimmee FL 34746 Phone # 407 9092223

Topic / Item Amending Alcohol

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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17

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Dustin Address N/A Date 07/01/25
City/Zip Code ~~N/A~~ 31901 Granada Blvd Phone # Blvd
Topic / Item working ~~side by side~~ side by side
(together)

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☒ Neutral

☐ Request additional time 3 hours

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Felix Ocho Address 307 E Main Street Date _____

City/Zip Code Kissimmee FL Phone # 321-623-8541

Topic / Item Liquor license

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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32

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Fernando Homs Address 2046 Valencia Date 7-1-2025
City/Zip Code Kissimmee FL Phone # 407-873-9370
Topic / Item Liquor license

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

1eFT

(Please submit to City Clerk prior to meeting)

Mr. / Ms. THOMAS KAPP Address 14 W VERNON Date 7/1/25

City/Zip Code KISS 34741 Phone # _____

Topic / Item Closing Time

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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29

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Olivia Otero Address 308 Broadway Date 7/1/2025
City/Zip Code Kissimmee, FL 34741 Phone # 889 253 5714
Topic / Item Noise Ordinance / Alcohol sales after 12am

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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6

REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Rob Bucleso Address 507 Sumner St. Date 7/1/25
City/Zip Code Kissimmee 34741 Phone (#) (407) 879 7896
Topic / Item Early Closing

I waive the opportunity to speak but I (am):

☐ Support

☐ Opposed

☐ Neutral

☒ Request additional time

I need 5 mins

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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2

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Maiva Virginia Garcia Address 120 Broadway Date 7/1/25
City/Zip Code Kissimmee Phone # (407) 791-0892
Topic / Item 4B & C

I waive the opportunity to speak but I (am):

☒ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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14

REQUEST TO ADDRESS THE CITY COMMISSION UNDER "HEAR AUDIENCE" CITY OF KISSIMMEE

(Please submit to City Clerk prior to meeting)

Mr. / (Ms.) KRISTIN SPIVEY Address 805 NEPTUNE RD Date 7/1/25
City/Zip Code KISSIMMEE, 34744 Phone # (407) 415-0134
Topic / Item Alcohol / NOISE ORDINANCES

I waive the opportunity to speak but I (am):

☐ Support ☐ Opposed ☐ Neutral

☐ Request additional time _____
(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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13

**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. Olga Carino Address 214 Broadway Date 7-1-25
City/Zip Code Kissimmee FL 34741 Phone # 407 922 9241
Topic / Item Amending Alcohol

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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**REQUEST TO ADDRESS THE CITY COMMISSION
UNDER "HEAR AUDIENCE"
CITY OF KISSIMMEE**

(Please submit to City Clerk prior to meeting)

Mr. / Ms. ARMANDO PAYAMPS Address 308 BROADWAY Date 7/1/2025
City/Zip Code KISSIMMEE, FL. 34741 Phone # (407) 265-1983
Topic / Item NOISE ORDINANCE / ALCOHOL SALES AFTER 12AM

I waive the opportunity to speak but I (am):

☐ Support

☒ Opposed

☐ Neutral

☐ Request additional time _____

(Please confine comments to City business. Your remarks shall be limited to 3 minutes unless additional time is granted by the Commission.)

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COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE
REMOVED FROM THE ROOM.**

Tameara Crespo

From: C <cbzuco@gmail.com>
Sent: Tuesday, July 1, 2025 2:55 PM
To: Linda Hansell; Tameara Crespo
Subject: Fwd: ALCOLOL VOTE

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

My remarks for the meeting tonight

I must insist that tonight's vote on Downton Alcohol rules led by Jackie Espinosa (who has personally said she wishes to use her position to seek a full liquor license from the Governor) be tabled until such time as the Board Of Ethics has time to determine whether the complaint as to whether or not she has acted ethically on the issue of alcohol sales and obtaining more alcohol licenses for herself over the public safety and the welfare of the public

Jackie Espinosa has acted in pure personally motivated greed on the matter of alcohol and has made no effort to hide it but she must be stopped nonetheless

Claudia Zuco
1342 Stallone Court
Kissimmee Fl 34744