



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, OCTOBER 7, 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 Austin Blake, City Clerk Tameara Crespo

Staff Absent: Deputy City Manager Desiree Matthews

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 Eady led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Promotion Ceremony for Fire Engineers and Lieutenants

Staff requests that newly promoted Fire Engineers and Lieutenants be sworn in to their newly appointed positions.

Fire Chief Walls administered the Oath of Office to newly promoted Fire Engineers and Lieutenants.

3.B Service Awards for July, August, and September 2025

Staff requests that the City Commission join the City Manager in recognizing employees who have reached milestones in years of service.

City Manager Steigerwald acknowledged employees who've reached service milestones of five, ten, fifteen, twenty, twenty-five and presented awards to those who were in attendance.

3.C Employee of the Month for October

Staff requests that the City Commission join the City Manager in recognizing John Rooney of the Fire Department as the Employee of the Month for October.

City Manager Steigerwald introduced John Rooney of the Fire Department and reviewed the qualities and attributes which led to their nomination and selection as employee of the month. City Manager Steigerwald reminded everyone that the Employee of the Month is not selected by the Commission, City Manager, or department heads but by nominations that are reviewed and selected by a committee of their peers from all departments in the City and there is no greater honor.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Final Reading - Proposed Ordinance #25-03 - Amending the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB): Armstrong Rezoning - ZMA-25-0001

AN ORDINANCE AMENDING ORDINANCE NO. 3110 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.

Approval of a Zoning Map Amendment to change the Zoning Map designation from Mixed Use Urban Corridor (T5-U) to Industrial Business (IB) on approximately 2.69 acres of land on Parcel ID: 19-25-29-00U0-0014-0000.

Planner Ryan Altizer reviewed the details of the property and requested commission approval. City Attorney Sanchez de Fuentes read Ordinance # 3124 by title. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Martinez moved to adopt Ordinance #3124. 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 - Second & Final Reading - Proposed Ordinance #25-08 - Deletion of the Building Fee Ordinance

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CHAPTER 9 BUILDINGS AND BUILDING REGULATIONS, AMENDING DIVISION 5 BUILDING PERMITS SECTION 9-115 COMMERCIAL PERMIT FEES; SECTION 9-116 MULTIFAMILY PERMIT FEES; SECTION 9-117 MISCELLANEOUS PERMIT FEES; SECTION 9-118 SINGLE FAMILY RESIDENCE PERMIT; SECTION 9-119 INSPECTIONS; SECTION 9-120 VALUATION OF CONSTRUCTION; SECTION 9-121 FAILURE TO OBTAIN A PERMIT; SECTION 9-122 PLAN REVISIONS; SECTION 9-124 PERMIT EXTENSIONS; SECTION 9-125 ANNUAL INCREASE; SECTION 9-126 TECHNOLOGY; SECTIONS 9-127 THROUGH 9-140 RESERVED; DIVISION 6 MECHANICAL PERMITS SECTION 9-141 SCHEDULE OF PERMIT FEES; SECTION 9-142 FAILURE TO OBTAIN A PERMIT; SECTION 9-143 PLAN REVISIONS; SECTION 9-144 DUPLICATE PERMITS; SECTION 9-145 PERMIT EXTENSIONS; SECTION 9-146 ANNUAL INCREASE; SECTION 9-147 TECHNOLOGY; SECTIONS 9-148 THROUGH 9-165 RESERVED; DIVISION 7 PLUMBING PERMITS; SECTION 9-166 SCHEDULE OF PERMIT FEES; SECTION 9-167 INSPECTIONS; SECTION 9-168 FAILURE TO OBTAIN A PERMIT; SECTION 9-169 PLAN REVISIONS; SECTION 9-171 PERMIT EXTENSIONS; SECTION 9-172 ANNUAL INCREASE; SECTION 9-173 TECHNOLOGY; SECTIONS 9-174 THROUGH 9-185 RESERVED; DIVISION 8 ELECTRICAL PERMITS SECTION 9-186 SCHEDULE OF PERMIT FEES; SECTION 9-187 INSPECTIONS; SECTION 9-188 FAILURE TO OBTAIN A PERMIT; SECTION 8-189 PLAN REVISIONS; SECTION 9-191 PERMIT EXTENSIONS; SECTION 9-192 ANNUAL INCREASE; SECTION 9-143 TECHNOLOGY; SECTIONS 9-194 THROUGH 9-222 RESERVED; DIVISION 9 FIRE PERMITS SECTION 9-223 SCHEDULE OF PERMIT FEES; SECTION 9-224 INSPECTION FEES; SECTION 9-225 FAILURE TO OBTAIN A PERMIT; SECTION 9-226 PLAN REVISIONS; SECTION 9-227 DUPLICATE PERMITS; SECTION 9-228 PERMIT EXTENSIONS; SECTION 9-229 ANNUAL INCREASE; SECTION 9-230 TECHNOLOGY; SECTIONS 9-231 THROUGH 9-241 RESERVED; DIVISION 10 REFUNDS SECTION 9-242 FEE REFUNDS; SECTION 9-243 APPLICABILITY; AND SECTION 9-244 NON-

REFUNDABLE CONDITIONS AND FEES BY UPDATING THE FEES TO ADEQUATELY ADDRESS THE COST OF PROCESSING ITEMS, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Requesting approval to delete the Building Permit Fee Ordinance.

City Attorney Sanchez de Fuentes read Ordinance # 3125 by title. City Manager Steigerwald explained that the ordinance removal allows for the city to bring fees via policy or resolution, which is consistent with how other fees are managed. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Alvarez moved to adopt Ordinance # 3125. Commissioner Martinez 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.

5. PUBLIC HEARINGS

5.A Public Hearing - Substantial Amendment to the Osceola County HOME Consortia HOME Allocation for FY2023 and its accompanying Amended Resolution

Approve the Substantial Amendment to the Osceola County HOME Consortia HOME Allocation for FY2023 and its accompanying Amended Resolution.

Housing Manager Frances DeJesus reviewed the item, provided a brief overview of the allocation of HOME funds, and recommended approval of an amended resolution. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Martinez made a motion to approve the Public Hearing and adopt Resolution #22-2025. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

5.B Public Hearing - Adoption of a resolution to vacate right-of-way located adjacent to 15 Church St. - ABDN-25-0002

Approval to adopt a resolution to vacate 0.1 acres, more or less, of right-of-way located adjacent to 15 Church St. that has a (T4-R), and (T4-0) Zoning designations.

Planning Manager Brenda Ryan reviewed the proposed right of way property details attached to the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience.

Mayor Espinosa made a motion to approve the Public Hearing and adopt Resolution #23-2025. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

6. HEAR AUDIENCE *Anything requiring a vote will be heard later.*

Mayor Espinosa opened the floor for public comment. Several individuals submitted comment cards to speak "Exhibit A," addressing concerns related to pending legislative or administrative

code decisions that could impact Kissimmee, specifically the urgent need for licensed physicians to operate critical-need facilities. Additional comments were made regarding oversized trucks and illegal parking along Main Street and Broadway, and security enhancements were recently put in place to better track this.

The Commission reached a consensus to include the issue of critical-need physicians and facilities in the proposed legislative priorities, scheduled for discussion under item 8.F. A follow-up request was made during public comment for the commission to investigate and refer a matter of potential misuse of position by a sitting commissioner. The City Attorney's Office will conduct a review pursuant to the City Charter and will provide a legal analysis at a future date.

- 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. At the request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Mayor Espinosa made a motion to approve the Consent Agenda in its entirety minus item 7.G. Commissioner Alvarez seconded the motion.

Motion carried 5 - 0.

- 7.A Approval of City Commission Minutes from the September 16, 2025, meeting and the September 22, 2025, workshop
Approval of the September 16, 2025, commission meeting and September 22, 2025, Workshop minutes.
- 7.B Adoption by Resolution of the Building Permit Fees
Requesting approval of the updated Building Permit Fee Resolution.

Resolution #24-2025
- 7.C Consent to Sub-Lease Between MaxFlight Helicopter Services Inc. and Enterprise Leasing Company of Orlando, LLC
Approval of Consent to Sub-Lease between MaxFlight Helicopter Services Inc. and Enterprise Leasing Company of Orlando, LLC (contract #20240441).
- 7.D Second Amendment to Lease for Florida Coach Inc.
Approval of Second Amendment for Ground and Building Lease for Florida Coach, Inc., located at Kissimmee Gateway Airport (contract #20240318).
- 7.E Lease purchase agreement between the City of Kissimmee and Axon Enterprise, Inc. for FUSUS – Real Time Crime Center (RTCC) digital platform
Approve the lease purchase agreement between the City and Axon Enterprises, Inc. for access to the FUSUS Program (Contract # 20250337), authorize payments required to be made under the agreement, and execute the deal with the Mayor's signature.
- 7.F CentralSquare Technologies' annual software maintenance fee for the OneSolution Public Safety Software Suite
Approval of the annual maintenance fee for OneSolution Public Safety Software suite with CentralSquare Technologies in the amount of \$256,071
- 7.G Interlocal Agreement with Osceola County, City of St. Cloud, School Board of Osceola County, and Osceola Legislative Effort, Inc.
Approval of the Interlocal Agreement (contract #20250392) between Osceola County, the City of St. Cloud, the School Board of Osceola County, and Osceola Legislative Effort, Inc.

(OLE) for the acquisition of joint lobbying services. The proposed agreement term is October 1, 2025, through September 30, 2027.

Item was removed from consent and placed on discussion.

- 7.H Purchase of annual budgeted computer equipment
Approval to purchase Fiscal Year 2025-26 budgeted servers, personal computers, printers, and associated equipment from the State or National purchasing contracts with the option to purchase directly from a certified reseller or the manufacturer if the price is lower than what is available from applicable agreements.
- 7.I Disposal of City Assets
Approval to dispose of the asset items detailed in the attached report.
- 7.J Request for Proposal 2025-012 and Neighborhood Stabilization Program New Construction Agreement - 2W Solutions Construction Corp/DBA 2W Solutions
Approval to accept the response to the Request for Proposal (RFP) 2025-012 and authorize the Mayor to execute the Neighborhood Stabilization Program (NSP) New Construction Agreement between the City of Kissimmee and 2W Solutions Construction Corp/DBA 2W Solutions, contract #20250403.
- 7.K Installation of a cured-in-place stormwater pipe under Westlake Drive
Approval to contract for a cured-in-place pipelining with SAK Construction, LLC (contract # 20250408) of \$113,800.
- 7.L MBF Mobile Command Vehicle Purchase
Approval to purchase a budgeted new mobile command vehicle scheduled for replacement in FY25/26 and for the Mayor to execute contract #20250416 related to the Mobile Command Vehicle Purchase.
- 7.M Local Government Contribution for Affordable Housing Projects (2025)
Approval to provide local government contribution of \$20,000 for the construction of one or more affordable housing projects and to execute the necessary Local Government Verification of Contribution Forms, if applicable.
- 7.N Airport Disadvantage Business Enterprise (DBE) / Unified Certification Program (UCP)
Approval of the airport's participation in the Florida Unified Certification Program (UCP) (contract #20250418).
- 7.O Space/Use Permit Renewal for Terry's Electric
Renew a Space/Use Permit (SUP) for Terry's Electric, Inc. (contract #20240319).
- 7.P License Agreement Between Kissimmee Gateway Airport and Florida Department of Transportation
Approval of License Agreement (contract #20250384) between Kissimmee Gateway Airport and the Florida Department of Transportation to support emergency response team activities.
- 7.Q Tyler Software Service Agreement
Approval of the annual Software as a Service (SaaS) payment to Tyler Technologies for \$599,742.50.
- 7.R Temporary Space Use Agreement – Carroll Street/Thacker Avenue Parcel
Approval of a Space Use Permit agreement between the City of Kissimmee and Harris-McBurney Company (Contract #20250417) for the temporary use of a city-owned property located off Carroll Street and Thacker Avenue (0 N Thacker Avenue) for material and equipment storage related to a Toho Water Authority project.

7.S Design Services Agreement for the City of Kissimmee Emergency Operations/Communications Center & Parking Garage

Approval of a Professional Services Agreement with JL2 Architecture, Inc., Contract #20250365 for full architectural and engineering design services related to the new Emergency Operations Center (EOC), Communications Center, and Parking Garage (RFQ2025-001), for \$1,992,000.00.

7.T Kissimmee Mill Run Park Fire Station – Construction Manager at Risk, Guaranteed Maximum Price Addendum with CORE Construction

Request approval of the Guaranteed Maximum Price Addendum with CORE Construction, and authorization to replace Exhibit “C,” which was initially included as a placeholder in the Construction Manager at Risk contract (#20250225), with the finalized Exhibit “C” establishing the GMP for the new Kissimmee Fire Department Mill Run Park Fire Station.

8. DISCUSSION ITEMS

7.G. Interlocal Agreement with Osceola County, City of St. Cloud, School Board of Osceola County, and Osceola Legislative Effort, Inc.

. The commission and the city manager examined the fee differences between the City and Saint Cloud, considering the disparity in population sizes. They also considered the option of renegotiating the agreement to either lower the City’s cost to \$35,000 or match Saint Cloud’s \$30,000 fee.

Mayor Espinosa made a motion to approve the agreement at the funding level of \$35,000. Commissioner Ortiz seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: Commissioner Martinez

Motion carried 4-1.

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

8.A (VSCRA) RFQ #2025-005 - Request to Negotiate with Qualified Respondent to Acquire and Redevelop the Kmart Site, 2211 W. Vine Street.

Approval of the recommended selection of CapStrata and Hedrick Brothers Development (Vine Street Redevelopment, LLC) as the Master Developer for RFQ #2025-005, Kmart Site Redevelopment, and authorize staff to proceed with negotiations pursuant to a Master Development Agreement.

Economic Development Director David Rodriguez introduced CRA Manager Samia Singleton, who provided an overview of the project details included in the agenda. The commission and developer discussed the mixed-use project including the development of a residential apartment complex to include approximately 630 residential units, all built in compliance with ADA building code requirements, along with over 51,000 square feet of retail and commercial space. A recommendation was made to include grocery stores to new residential complexes moving forward.

Mayor Espinosa made a motion to approve the selection of CapStrata and Hedrick Brothers Development and authorize staff to proceed with negotiations of a master development agreement. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

8.B (VSCRA) Agreement with Cross Construction Services, Inc. for demolition of the former Big Lots and Kmart buildings at 2211 W. Vine Street.

Approve the agreement with Cross Construction Services, Inc. (contract #20250410) for demolition services at 2211 W. Vine Street for an amount not to exceed \$561,173.60, with authorization for the City Manager to add any alternates if required.

CRA Manager Samia Singleton reviewed the project details attached to the agenda.

Mayor Espinosa made a motion to approve the demolition agreement. Commissioner Alvarez seconded the motion.

Motion carried 5-0.

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

8.C Prospera Annual Presentation and Approval of the FY2025-2026 Funding Agreement

Approval of contract # 20250373 with Prospera for FY 2025-2026 to fund business assistance services.

Economic Development Director Rodriguez introduced Vice President Katia Medina from Prospera, who provided an annual update and a PowerPoint attached to the agenda. She introduced Jonathan Mendez from JMB Solutions Services, LLC, who briefly discussed his customer success story partnering with Prospera.

At the request of Commissioner Eady, Ms. Medina clarified that Prospera services all community members and collaborates with other agencies, such as the Small Business Development Center ("SBDC") and the Black Business Investment Fund ("BBIF"). Mayor Espinosa emphasized the need to assess overlapping services and determine which funded programs are most effective. Commissioner Eady initially moved to approve the agreement, contingent on city staff reaching out to BBIF for assistance for an underserved demographic. The motion was later amended to authorize the Prospera Agreement as presented.

Commissioner Eady made a motion to approve the Prospera Agreement as presented. Mayor Espinosa seconded the motion.

Motion carried 5-0.

8.D Agreement between the University of Central Florida Research Foundation through the National Entrepreneur Center and the City of Kissimmee for FY 2026

Approve agreement #20250382 for the University of Central Florida Research Foundation, the National Entrepreneur Center and the City of Kissimmee.

Economic Development Director Rodriguez introduced Program Director Roger Colon of the Central Florida International Trade Office who reviewed a PowerPoint attached to the agenda. The presentation reviewed the 2023 County Trade Data and the 2025 Tariff Snapshot Analysis.

Mayor Espinosa made a motion to approve the agreement as presented. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

8.E Amendment to the Economic Development Incentives

Request to approve an amendment to the Economic Development incentives offered by the City of Kissimmee to target industry enterprises seeking to expand or relocate in the city, including the Medical Arts District (MAD) incentives, and the Aerospace Advancement Initiative incentives.

Economic Development Director Rodriguez reviewed the economic development incentives attached to the agenda. A citizen, Alex Alemi spoke in support of the item (Exhibit "A").

Mayor Espinosa made a motion to approve. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

8.F Legislative Priorities 2025-2026

Discussion and approval of the proposed Legislative Priorities 2025-2026.

City Manager Steigerwald reviewed the proposed legislative priorities attached to the agenda and discussed appropriations. Commission consensus received to add the issue of critical-need physicians and facilities in the proposed legislative priorities. A status update was provided on customs and border patrol at the airport, which is awaiting a response from the Governor's Office.

A citizen, Alex Alemi (Exhibit "A") proposed a property tax reform that eliminates taxes on improved properties and shifts the taxable focus to land value. He encouraged city officials to take advantage of this opportunity to begin discussions, as legislative decisions are being made in Tallahassee.

Commissioner Martinez made a motion to approve. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

8.G Commission Travel Authorization

Approval of Commission travel request and any associated costs, such as hotel accommodations, travel expenses, meals, and mileage, in accordance with the City Commission policy.

City Manager Steigerwald reviewed the travel requests as outlined on the agenda.

Commissioner Alvarez made a motion to approve a travel request for Mayor Espinosa, Commissioner Ortiz, the City Manager and the Economic Development Director to attend the Puerto Rican Mayors Summit 2025. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reviewed an invitation for Commissioner Ortiz from the National Chamber of Arts. The group has requested to hold an event in Kissimmee in February 2026, designating the City of Kissimmee as the "City of Love" (Exhibit "B"). Staff requests commission approval and formally invites the commissioners to attend the event next year.

Commissioner Martinez made a motion to approve moving forward with planning and organizing the event. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

City Manager Steigerwald explained that the City had to remove three (3) PAB board members recently due to a lack of attendance, and a fourth member resigned, leaving us without a quorum. Applications for qualified candidates were distributed to the commissioners for review and consideration (Exhibit "C").

Commissioner Alvarez made a motion to appoint Thomas Kapp to the Planning Advisory Board. Mayor Espinosa seconded the motion.

Motion carried 5 - 0.

Mayor Espinosa made a motion to appoint Raymond Sanchez to the Planning Advisory Board. Commissioner Eady seconded the motion.

Motion carried 5-0.

Mayor Espinosa made a motion to appoint Jon Arguello to the Planning Advisory Board. Commissioner Martinez seconded the motion.

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

Motion carried 4 - 1.

Commissioner Martinez moved to reconsider the advisory board appointment process and revert to the previous rotational method of assigning vacancies to individual commissioners. City Attorney Sanchez de Fuentes clarified the motion language, and City Clerk Crespo explained that a policy aligned with the new ordinance is in place, but staff have not yet had the opportunity to implement the new process. Following the discussion, consensus was received to table the matter regarding the board appointment process.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Martinez provided feedback and clarification on the accusation made against her. Mayor Espinosa highlighted Breast Cancer Awareness Month, the Business Boost 2.0 and reviewed her experience attending recent community events.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 8:01 PM.

Jackie Espinosa

MAYOR-COMMISSIONER



ATTEST:

Tameara Crespo

CITY CLERK

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

Exhibit "A" ✓

DATE: 10/7/25

AGENDA ITEM #: _____ OR NON-AGENDA TOPIC: ACN DOCTORS

NAME: JUAN J. GARCIA

ADDRESS: 931 W. OAK ST CITY: KISSIMMEE STATE: FL ZIP: 34741

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE A LIMITED AMOUNT OF TIME TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 10/7/25

AGENDA ITEM #: _____

OR NON-AGENDA TOPIC: TRUCKS ON
BROADWAY

NAME: TOM KAPP

ADDRESS: 21 N CLYDE AVE CITY: KISS STATE: FL ZIP: 34741

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: Oct 7, 2025

AGENDA ITEM #: _____ OR NON-AGENDA TOPIC: ACU Doctor

NAME: Yoselyn Santos (Physicians Placement Servs)

ADDRESS: 10722 Mottam Point CITY: Orlando STATE: FL ZIP: 3282

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 10/7/2025

AGENDA ITEM #: _____ **OR NON-AGENDA TOPIC:** Public Comment

NAME: Madelin Casiano

ADDRESS: 4030 Tucker Rd **CITY:** St Cloud **STATE:** FL **ZIP:** 34772

POSITION ON ITEM

- ☐ **I SUPPORT THIS AGENDA ITEM**
☐ **I OPPOSE THIS AGENDA ITEM**
☒ **NEUTRAL**

PUBLIC COMMENT

- ☒ **I WISH TO SPEAK**
☐ **I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK**

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 10-07-2025

AGENDA ITEM #: B.A & B.B OR NON-AGENDA TOPIC: _____

NAME: BURK HEDRICK (HEDRICK BROTHERS)

ADDRESS: _____ CITY: WINTER PARK STATE: FL ZIP: 32789

POSITION ON ITEM

- ☒ I SUPPORT THIS AGENDA ITEM
☐ I OPPOSE THIS AGENDA ITEM
☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 2025-10-07

AGENDA ITEM #: 8.E Eion Dev Incentives OR NON-AGENDA TOPIC: _____

NAME: Alex Aleu

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

POSITION ON ITEM

- ☒ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE A LIMITED AMOUNT OF TIME TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 2025-10-07

AGENDA ITEM #: 8.F Legislative Priorities OR NON-AGENDA TOPIC: _____

NAME: Alex Alemi

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

POSITION ON ITEM

- ☒ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE A LIMITED AMOUNT OF TIME TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

I request an
extra 1 minute
30 seconds
please

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.



Kissimmee Florida September 27 2025

Official Letter P2565/2025-EU

Subject of the email: Confirmation of Joint Activities
Kissimmee, City of Love (February 2026)

Kissimmee city
Hon. Noel Ortiz
Commissioner Seat 1 of Kissimmee

Dear Commissioner Noel Ortiz,

Please receive a cordial greeting and our renewed gratitude for your participation in the event held on July 24 at the Pedro Henríquez Ureña National Library in Santo Domingo, Dominican Republic, where you honored us with your presence as Commissioner and official representative of the Mayor of Kissimmee.

In accordance with the agreements established, we kindly request your confirmation regarding the activities scheduled for February 2026, within the framework of the proposal to designate Kissimmee as the "City of Love." This proposal will be formally presented on February 10, 2026, at City Hall, with a prior presentation of its foundations before the full assembly of commissioners, subject to its subsequent approval in a public hearing.

Among the planned activities are the following:

- Presentation of the book *"Detrás de la tormenta es donde habita el silencio"* (Behind the Storm is Where Silence Lives), with the participation of former President Dr. Leonel Fernández and Senator Omar Fernández.
- Art exhibition by Engel Segura, focused on autism.
- Gastronomic and tourism showcases from various countries of the Hispanic diaspora in Central Florida.
- Presentation of the book *"Kissimmee, the City of Love"*, published by the National Chamber of Arts.

We would greatly appreciate your official confirmation of the dates and activities in order to proceed with logistical planning and the international promotion of the project.

Sincerely,

National Chamber of Arts CANARTES /
American Chamber of Arts

Mtro. Jacobo Efraín Cabrera Palos
President

CCP. Mike Steigerwald City Manager at City of kissimmee

2621 W. Piedmont Rd Phoenix Az. 05041 +1 407 693 2908 / Montecito 18 piso ejecutivo 21A WTC
CIUDAD DE MEXICO colonia Nápoles alcaldía Benito Juárez código postal 03812 +52 55 73 403674
correspondencia WORLD TRADE Center CDMX Montecito #38 SKY LOBBY TERCER PISO LOCAL 30
Apartado postal 145 Colonia Nápoles Alcaldía Benito Juárez C.P. 03812 www.canartes.org
direccion@canartes.com

Advisory Board Application



Submitted on	16 February 2025, 9:00PM
Receipt number	20
Related form version	8

Applicant Information

First Name	Carlita
Last Name	Nair
Street Address	3401 Harbor Rd
City	Kissimmee
State	FL
Zip Code	34746
Phone	4077446093
Email	carlita.nair@gmail.com
Name of Employer	Coldwell Banker
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you own/operate a business in the City of Kissimmee?	Yes, I own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	Eye Deal & Florida Optical
Street Address of Business Owned/Operated by Applicant	1011 w vine
City of Business Owned/Operated by Applicant	Kissimmee
State of Business Owned/Operated by Applicant	FL
Zip Code of Business Owned/Operated by Applicant	34746

Board Interest & Qualifications

Please select all advisory boards you wish to serve on: Board of Adjustment

Historic Preservation Advisory Board
Parks & Recreation Advisory Board
Pension Board - Fire
Pension Board - General Employee
Pension Board - Police
Planning Advisory Board

Please list any community activities, including organizations for which you have volunteered or any boards you have served on.

Balgo Tech - ai solutions for private equity

Please list any special skills or certifications?

Managing my own company, alongside operating my families opticals, and flipping real estate before the age of 30 - is a special skill set in itself, testifying to my abilities to manage tasks, multi million dollar budgets, and execute.

Please attach your resume or proof of qualification and/or licenses.

[Carlita-Nair resume.pdf](#)
[Carlita transcripts HRP.pdf](#)
[Real estate license .pdf](#)

Demographics & Certifications

Are you a member of any of the following minority groups?

Asian

What is your gender?

Female

Are you physically disabled?

No, I am not physically disabled

Signature



[Link to signature](#)

Carlita Nair

Serial Entrepreneurship Turned Real Estate Specialist

Kissimmee, FL 34746

carlita.nair@gmail.com

+14077446093

Professional Summary

Entrepreneurial professional and jack of many trades with extensive experience in launching and scaling businesses across diverse industries, including luxury design event planning, e-commerce, AI technology, and digital marketing. Co-founded a successful AI algorithms company, generating \$3M in revenue and projecting \$10M in the current year. Led two beauty brands to \$2M in revenue, overseeing all aspects of e-commerce, marketing, and operations. Proven expertise in project management, strategic growth, sales, and team leadership, with a track record of driving innovation and delivering results.

Hobbies and Goals:

Currently - working on flipping 3 homes in my community and managing over a dozen rental properties for my household. I specifically take interest in design and enjoy getting the best value out of my dollar without compromise on luxury. Meanwhile managing the marketing of my families small business portfolio in Osceola County.

My personal hobbies include travel, car collecting, and the research of alternative sciences for health and tech.

Work Experience

Sales Associate

Coldwell Banker-Winter Park, FL

Present

Specializing in Investment Properties & Luxury Real Estate

As a dedicated Realtor with Coldwell Banker, I specialize in guiding clients through the purchase, sale, and investment of luxury real estate and high-potential investment properties. With a keen understanding of market trends, valuation, and negotiation strategies, I provide expert insight to investors seeking profitable opportunities and individuals looking for upscale residential properties. My commitment to personalized service ensures clients receive tailored solutions that meet their unique needs, whether they're acquiring their dream home or expanding their investment portfolio.

Vice President/Owner

Balgo Technologies LLC-Florida

January 2023 to Present

Co-founded along with my husband and led a company specializing in the development of AI algorithms designed for financial companies and retail traders. Through innovative solutions, the company successfully generated \$3 million in revenue, with projections to reach \$10 million in the current fiscal year. In 2024, we sold the majority of the company to a major New York-based firm, positioning the company for global expansion, including a move to Dubai for a focus on proprietary simulation trading. I have since stepped into a background position until further notice.

Key Achievements:

- Sales Development: Spearheaded the creation of cutting-edge AI algorithms that were utilized by financial institutions and retail traders, trained and managed teams for both inside, outside and b2b sales. Teams consisted of over 65 employees.

- **Revenue Growth:** Led the company from inception to \$3 million in revenue, with forecasts indicating a strong potential for continued growth, set to reach \$10 million in the current year.
- **Strategic Business Transition:** Orchestrated the company's shift from selling directly to retail traders to a successful B2B model, focusing on partnerships with large financial institutions.
- **Acquisition & Expansion:** Facilitated the sale of the majority stake in the company to a major NY firm, positioning the brand for global expansion, including relocation to Dubai to focus on high-level proprietary trading simulations.
- **Leadership & Strategy:** Managed cross-functional teams, developed long-term business strategies, and negotiated key partnerships, ensuring the company's success in both retail and institutional markets.

This venture allowed me to refine my expertise in AI technology, business scaling, and strategic growth, while building a successful global enterprise.

Marketing Coordinator

Freelance/Self Employed

January 2015 to Present

Currently only managing my families business portfolio in healthcare and real estate

As a self-taught web design, marketing, and digital marketing professional, I have been providing comprehensive services to a diverse range of clients since 2015. Over the years I have been able to be a digital nomad, I have honed my skills through a combination of hands-on experience, online courses, and self-driven learning, enabling me to deliver results-driven digital solutions. My expertise spans various industries, including medical offices, real estate, beauty brands, and small businesses from Florida to Canada.

Key Skills & Achievements:

- **Web Design & Development:** Created and maintained visually appealing, user-friendly websites using tools like WordPress, Wix, and Shopify. Focused on responsive design, SEO optimization, and seamless user experience.
- **Digital Marketing Strategy:** Developed and implemented digital marketing strategies tailored to client goals, using SEO, SEM, social media marketing, and email marketing to drive brand awareness, customer engagement, and lead generation.
- **Social Media Management:** Managed social media accounts for multiple brands, increasing engagement and follower growth through content creation, paid ads, and organic strategies. Proficient in platforms such as Instagram, Facebook, LinkedIn, and Twitter.
- **Content Creation & Copywriting:** Designed compelling content, including website copy, blog posts, ad copy, and social media content, ensuring alignment with brand voice and target audience.
- **Search Engine Optimization (SEO):** Applied SEO best practices to improve website rankings and increase organic traffic, including keyword research, on-page SEO, and technical SEO optimizations.
- **Paid Media & Analytics:** Managed PPC campaigns (Google Ads, Facebook Ads) and analyzed data from Google Analytics to continuously optimize performance and ROI.
- **E-commerce Solutions:** Designed and launched e-commerce websites, setting up product pages, payment gateways, and customer experience flows to drive conversions.

While the majority of my skills have been self-taught, I have supplemented my learning with various online courses, including certifications in Google Analytics, Google Ads, SEO, and digital marketing platforms. This continuous learning process has empowered me to keep up with the latest trends and innovations in the digital space, ensuring my clients receive cutting-edge services and results.

Founder and CEO

BXMB BEAUTY, Haelo Skin-Vancouver, BC

December 2019 to June 2022

Founded and managed two successful e-commerce beauty brands, specializing in natural supplements, hair care, skin care, and medspa devices. As the sole operator, I handled all aspects of business management, from product development to marketing, website design, and day-to-day operations. With the help of two assistants, I grew the brands to generate \$2 million in revenue during my first solo e-commerce venture. Key responsibilities and achievements include:

- **E-commerce Management:** Built and maintained two Shopify websites, managing design, user experience, product listings, and order fulfillment.

- **Marketing & Sales Strategy:** Developed and executed comprehensive marketing strategies across digital channels (SEO, social media, email campaigns, and influencer partnerships), driving substantial brand awareness and sales growth.
- **Financial Management & Budgeting:** Oversaw all financial aspects of the business, including pricing strategy, cost analysis, and revenue tracking, ensuring profitability and sustainable growth.
- **Team Leadership:** Led a small team of two assistants, providing guidance in daily operations, customer service, and order management.
- **Customer Acquisition & Retention:** Implemented strategies for customer retention, such as loyalty programs and targeted promotions, while optimizing the customer journey to drive repeat business.

This experience strengthened my expertise in e-commerce, digital marketing, and business operations, while also refining my ability to scale a brand from the ground up. I sold my company upon moving to the U.S. and getting married, to focus on my husband business.

Legal Assitant

TDS Lawyers-Surrey, BC

December 2016 to April 2018

Provided comprehensive legal support to a team of attorneys specializing in real estate, litigation, and business law. Assisted in managing a variety of cases and transactions, ensuring the timely and accurate completion of all legal documentation and correspondence. Key responsibilities included:

- **Document Preparation & Review:** Drafted, reviewed, and edited legal documents, including contracts, pleadings, motions, and correspondence, ensuring compliance with legal standards and accuracy.
- **Client Communication & Liaison:** Served as a point of contact for clients, communicating case updates, gathering necessary information, and addressing client inquiries in a professional and timely manner.
- **Contract Management:** Assisted in reviewing, negotiating, and preparing real estate and business contracts, ensuring that all terms and conditions were accurately represented and aligned with client interests.
- **Court Filings & Compliance:** Organized court filings, deadlines, and regulatory compliance for litigation matters, ensuring all filings were submitted in a timely and accurate manner.
- **Real Estate Transactions:** Assisted in all aspects of real estate transactions, including property acquisitions, leases, closings, and title reviews.

Counter manager

Lancôme-Vernon, BC

August 2011 to January 2015

Sales manager. Responsible for employees, hitting targets, scheduling, following up, education, and head makeup artist.

Education

Online course in Fashion & Design Essentials

Parsons The New School for Design - New York, NY

March 2020 to May 2020

Introductory course into the world of textiles, sketching, color theory, and online design programs. Utilized this program for a better grasp on design theory, sourcing, and adobe design.

BBA in Business Management

University of Fraser Valley - Kamloops, BC

January 2016 to May 2019

pursued a Business Management program at the University of Fraser Valley, where I gained foundational knowledge in various aspects of business, including marketing, finance, operations, and organizational behavior. Throughout my studies, I developed strong analytical, leadership, and problem-solving skills, and was exposed to real-world business scenarios through coursework and group projects. I primarily focussed my course work on marketing, with a special interest in digital marketing.

However, I made the decision to leave the program early in order to focus on funding and launching my own business, applying the business knowledge I gained in a practical and entrepreneurial setting. Although I did not complete the program, my time at UFV significantly contributed to my business acumen and decision-making capabilities, helping me navigate the challenges of entrepreneurship.

Associate's degree in Human Resource Management

Vancouver Community College - Surrey, BC

January 2015 to April 2016

overseeing all aspects of human resources within the college, including recruitment, employee relations, benefits administration, compliance with labor laws, talent development, and ensuring a positive work environment for all staff.

Skills

- Paragon 5 (Less than 1 year)
- Microsoft Office (10+ years)
- Google Adwords (5 years)
- OSCAR (1 year)
- Public Relations
- Facebook Advertising (5 years)
- Social Media Management
- Web design (5 years)
- Branding
- Content Management
- Shopify (5 years)
- MLS (1 year)
- Digital Marketing
- WordPress
- Content Creation
- Office management (3 years)
- Quickbooks (3 years)
- Google Analytics (1 year)
- Google Suite (5 years)
- Law office (1 year)
- Email Marketing
- Customer Service (10+ years)
- Search Engine Optimization (SEO)
- HubSpot (2 years)

Languages

- Hindi - Expert
- French - Intermediate
- English - Fluent

Certifications and Licenses

Florida Real Estate Sales Associate

January 2025 to March 2027

Successfully passed both mandatory course work and exam within 3 months on the first attempt. 45 hour post license work is still required.

Publications

My Designer & Self Directed Luxury Wedding

<https://www.businessinsider.com/photos-indian-wedding-cost-bride-advice-florida-2023-9>

September 2023

Successfully planned and executed a two-million-dollar, five-day, three-venue luxury wedding for nearly 400 international guests within a one-year timeline. The event required meticulous planning, attention to detail, and the coordination of a diverse range of moving parts, including vendor management, logistics, and high-level design.

Key responsibilities and skills included:

- **Project Management:** Managed the end-to-end planning process, including budgeting, scheduling, and overseeing the execution of the event to ensure all milestones were met on time and within budget.
- **Team Leadership:** Hand-selected and led a small, dedicated team of professionals to assist with various aspects of the event, providing clear direction and maintaining a collaborative, results-oriented environment.
- **Vendor Coordination:** Worked closely with a variety of luxury vendors (caterers, designers, florists, entertainment) to ensure seamless delivery of services while negotiating contracts and maintaining high standards of quality.
- **Guest Experience:** Curated a world-class guest experience, ensuring every detail, from accommodations to event flow, was designed to exceed the expectations of a high-net-worth, international clientele.
- **PR and Media Relations:** Coordinated with public relations teams to secure media coverage and ensure the event received significant attention in luxury lifestyle outlets, elevating brand visibility.
- **Problem-Solving & Crisis Management:** Managed unexpected challenges with professionalism and poise, finding creative solutions in real time to ensure the event proceeded smoothly.
- **Design & Aesthetic Vision:** Worked closely with design teams to create an elegant and cohesive aesthetic across multiple venues, aligning with the couple's vision while showcasing luxury and sophistication. Presented 5-10 page meticulous slide on each event for each day for the designers to create.
- **Budget Management:** Created a budget, logged by spread sheets negotiated vendors as low as 60% of their price and self sourced many items that were over quoted by vendors.

This experience honed my ability to manage large-scale, complex projects with precision and professionalism—skills directly transferable to high-end real estate, where client satisfaction, attention to detail, and seamless coordination are essential.

BUSINESS TAX RECEIPT

City of Kissimmee

Development Services

101 Church Street

Suite 120

Kissimmee, Florida 34741

BUSINESS NAME: Florida Optical Enterprises, Inc.

Business Type(s): Optician/Optometrlist

DBA:

BUSINESS OWNER: Latchman Hardowar, MD

BUSINESS LOCATION: 1011 W VINE ST
KISSIMMEE, FL 34741

Business Tax Receipt No: BL-001248-2022

License Year: 2025

Effective Date: 10/07/2024

Expiration Date: 09/30/2025

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.

CONDITIONS OF APPROVAL:



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

NAIR, CARLITA

3401 HARBOR RD
KISSIMMEE FL 34746

LICENSE NUMBER: SL3627027

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 01/08/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Advisory Board Application



Submitted on	4 October 2025, 8:12AM
Receipt number	120
Related form version	12

Applicant Information

First Name	Thomas
Last Name	Kapp
Street Address	21 N CLYDE AVE
City	Kissimmee
State	FL
Zip Code	34741
Phone	4073833264
Email	tkapp@artinmotionllc.com
Name of Employer	Violets Venom Brewery
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	Violets Venom Brewery
Work Address	14 W, Neptune Rd
Type of Business	Brewery
Do you own/operate a business in the City of Kissimmee?	Yes, I own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	Kapp and Kapp B&B DBA Violets Venom Brewery
Street Address of Business Owned/Operated by Applicant	21 North Clyde Avenue
City of Business Owned/Operated by Applicant	Kissimmee

State of Business Owned/Operated by Applicant	FL
Zip Code of Business Owned/Operated by Applicant	34741

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Planning Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	Previously served on the board I am applying for Served on the Windermere planning board
Please list any special skills or certifications?	Construction Project manager for 21 years Design and construction of many project in Kissimmee
Please attach your resume or proof of qualification and/or licenses.	Tom condensed Resume (1).pdf

Demographics & Certifications

Are you a member of any of the following minority groups?	White, non-hispanic
What is your gender?	Male
Are you physically disabled?	No, I am not physically disabled

Signature



[Link to signature](#)

100 Honeymoons, LLC

14 W. Neptune Rd
Kissimmee, FL 34741

Resume

Date: 10/4/25

Education:

South Shore Vocational HS Hanover MA
Dale Carnegie Institute

Work Experience:

Mechanical design 10 Years
Architectural design 46 Years
Civil Design 10 Years
Construction Project Management 25 Years

Other Experience:

Business owner
Remodeling houses
Motorcycle design and building
Machine shop operator
Kitchen Manager

Advisory Board Application



Submitted on	12 November 2024, 7:31PM
Receipt number	10
Related form version	7

Applicant Information

First Name	Jon
Last Name	Arguello
Street Address	1728 Boat Launch Rd
City	Kissimmee
State	FL
Zip Code	34746
Phone	4075697111
Email	jon@kingandcarpenter.com
Name of Employer	Jon Arguello
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you own/operate a business in the City of Kissimmee?	Yes, I own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	King and Carpenter
Street Address of Business Owned/Operated by Applicant	906 West Palmetto Avenue
City of Business Owned/Operated by Applicant	Kissimmee
State of Business Owned/Operated by Applicant	FL
Zip Code of Business Owned/Operated by Applicant	34741

Board Interest & Qualifications

Please select all advisory boards you wish to serve on: Historic Preservation Advisory Board

Please list any community activities, including organizations for which you have volunteered or any boards you have served on.

Corporate Boards

Board of Advisors, Ponce Bank, 2022-2021
Board of Advisors, Online Check Writer, 2020-2021
Board of Advisors, Spanglish Movies, 2020-2021
Board of Advisors, Progresando, 2020-2022

Non-profit Boards

Council on Aging, 2023 – Present
Guardian ad litem, Osceola Voice, 2015-2016
Friends of Fisher House – Orlando, 2021 - Present
Museum of Military History, 2021 -2023

Governmental Boards

Kissimmee Firemen's Pension Board, 2014-2015
9th Congressional District Veterans' Advisory Board, 2020-2023
Osceola County Value Adjustment Board, 2020-2022

Educational Boards

Osceola Technical College, Design Advisory Board, 2020 - 2023
Diocese of Orlando, Catholic Schools Board, 2012 - 2015
Holy Redeemer Catholic School Board; 2013 - 2015
US Military Academy Nominee Board, 2020 - 2023
Four Corners Charter School Board, 2021 - 2024
Osceola School Board Search Committee for New Superintendent, 2015

Please list any special skills or certifications?

J.D., former school board member, veteran

Please attach your resume or proof of qualification and/or licenses.

[Arguello LoR\[24850\] \(2020_11_05 14_55_24 UTC\).pdf](#)

Demographics & Certifications

Are you a member of any of the following minority groups?

Hispanic

What is your gender?

Male

Are you physically disabled?

No, I am not physically disabled

Signature



[Link to signature](#)



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
ALPHA COMPANY, U. S. ARMY SERGEANTS MAJOR ACADEMY
11291 SGT E. CHURCHILL STREET
FORT BLISS, TEXAS 79918-8002

ATSS-BA

18 August 2007

MEMORANDUM FOR RECORD

FROM: SGM Kenneth E. Wolfe

SUBJECT: Letter of Support for Specialist Jon Arguello

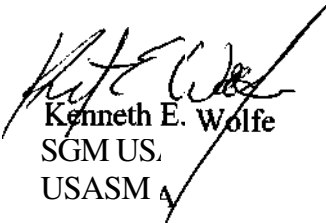
1. The purpose for this memorandum is to state my utmost trust and assurance in the character of SPC Jon Arqueallo. I observed SPC Arguello daily from December 2004 until June 2005 during OEF VI as his 1SG in HHC 173rd ABCT. I had the opportunity to work alongside SPC Arguello and personally scrutinized his character and moral fiber; it is nothing short of flawless.

2. I know SPC Arguello to be a dedicated and trustworthy Soldier. SPC Arguello's character embodies the Army values. As a testament to his character, while the 1SG of HHC 2-503rd, I observed SPC Arguello for 14 straight days on the first Village Medical Outreach operation in Zabul Province. When we were under fire and the constant threat of IED attack, SPC Arguello always remained calm and conducted his duties as a professional. His actions cemented my already favorable opinion of his character.

3. Out of all the Soldiers in the 173rd ABCT PAO, SPC Arguello's moral character and physical courage was without peer. SPC Arguello did not hesitate to place himself in harms way. I was impressed with SPC Arguello's ability to conduct interviews with those senior to himself without appearing haughty or arrogant.

4. Now that I have deployed to combat with SPC Arguello I will state without hesitation that I would go with him again. Soldiers of his candor and courage are a precious commodity. I would be honored to serve with him again if given the opportunity.

5. The point of contact is the undersigned at DSN: 312-978-8508 or kenneth.e.wolfe@us.army.mil.


Kenneth E. Wolfe
SGM US.
USASM A

DEPARTMENT OF THE ARMY
Operations Group, Combat Maneuver Training Center
Grizzly Maneuver Observer/Controller Team
APO AE 09173

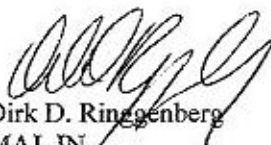
AETTH-OG-OCG

22 August 2007

MEMORANDUM FOR RECORD

SUBJECT: Character Reference for SPC Jon Arguello

1. SPC Jon Arguello served attached to my command in C CO 2-503 (ABN) IN and 74th LRSD during numerous engagements during 2005 and 2006 in OEF VI. He documented the actions of my command and directly participated in combat operations. I found his service at the time to be remarkable and in keeping with the high standards of the 173rd Airborne Brigade.
2. During combat operations SPC Arguello interacted with all members of my command, especially myself and the company leadership in both units with unquestionable professional conduct. I have maintained contact with SPC Arguello over the years based on this mutual respect and dignity among earned among combat soldiers.
3. I believe SPC Arguello to be a dedicated, professional and extremely proficient soldier who understands the mission based on numerous combat deployments with the 173rd Airborne Brigade. I valued his blunt candor when engaged in conversation. He was, and is, a true sounding board for accurate information about the current situation whatever that may be.
4. I can be contacted at DSN 466-4521 or dirk.ringgenberg@us.army.mil for further questions.


Dirk D. Ringgenberg
MAJ, IN
Observer/Controller

Advisory Board Application



Submitted on	4 October 2025, 5:33PM
Receipt number	122
Related form version	12

Applicant Information

First Name	Raymond
Last Name	Sanchez
Street Address	2448 Chateau Loop
City	Kissimmee
State	FL
Zip Code	34741
Phone	4079229178
Email	raymond.sanchez.fl@gmail.com
Name of Employer	Oviedo Medical Center
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	No, I do not work in the City of Kissimmee.
Where do you work?	
Work Address	
Type of Business	
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	
Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	

State of Business Owned/Operated by Applicant

Zip Code of Business Owned/Operated by Applicant

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:

Affordable Housing Advisory Committee
Board of Adjustment
Historic Preservation Advisory Board
Parks & Recreation Advisory Board
Pension Board - Fire
Pension Board - General Employee
Pension Board - Police
Planning Advisory Board

Why do you want serve on the Civilian Police Oversight Board?

Why do you think you are a good fit for the Civilian Police Oversight Board?

Please list any community activities, including organizations for which you have volunteered or any boards you have served on.

Board of Directors for the Board of Adjustment | City of Kissimmee July 2025 – Present
• The Board of Adjustment determines variances from the terms of the Land Development Code.
Board of Supervisors |Chairman | Tapestry Community Development District • Provide leadership in planning, financing, and maintaining community development projects, needs of the district.
Board of Directors | Vice President | Neighborhood Home Owners Association | Kissimmee, FL • Oversaw operations and community projects, enhancing living standards and fostering a well-functioning community.
Board of Directors | Kissimmee Utility Authority | Kissimmee, FL Aug 2021 – Apr 2023
Oct 2020 – Mar 2023
• Contributed to setting policy direction, approving budgets, and authorizing major purchases to improve utility services and infrastructure.

Please list any special skills or certifications?

Client Acquisition and Retention
• Strategic Sales Presentations
• Product and Market Knowledge
• Technical Skill Enhancement
• Team Leadership and Development
• Operational Efficiency
• Protocol and Procedure Development
• Capital Equipment Management
• Team Coordination and Communication
• Power BI

Please attach your resume or proof of qualification and/or licenses.

[Raymond Sanchez CV 2025.pdf](#)

Demographics & Certifications

Are you a member of any of the following minority groups?
Hispanic

What is your gender?
Male

Are you physically disabled?
No, I am not physically disabled

Signature



[Link to signature](#)

Raymond Sanchez - MBA



Orlando, FL



(407)-922-9178



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[linkedin.com/in/rsanchezfl](https://www.linkedin.com/in/rsanchezfl)

PROFILE SUMMARY

I am excited to contribute to the growth of a dynamic hospital expanding from 64 to 96 beds, complemented by three free-standing emergency rooms and two urgent care facilities. With a passion for fostering strong physician partnerships and driving strategic business development, I am committed to enhancing collaboration between our healthcare system and medical professionals to deliver exceptional patient care. My expertise lies in building trust-based relationships with physicians, aligning their expertise with our hospital’s mission, and identifying opportunities to expand services across our growing network. By leveraging data-driven strategies and a deep understanding of healthcare trends, I aim to support our expansion efforts, strengthen community ties, and ensure seamless integration of our ER and urgent care locations to meet the evolving needs of our patients.

SKILLS

- Client Acquisition and Retention
 - Strategic Sales Presentations
 - Product and Market Knowledge
 - Technical Skill Enhancement
 - Team Leadership and Development
 - Operational Efficiency
 - Protocol and Procedure Development
 - Capital Equipment Management
 - Team Coordination and Communication
 - Power BI
-
- Certificate Business Analytics
The Wharton School | Jul 2025
 - Master of Business Administration
University of East London
London, UK | Jan 2024
 - Associate of Science Degree
Anthem College
Orlando, FL | Mar 2007
 - Florida Notary Public Commission

CORE COMPETENCIES

- **Sales and Business Development:** Achieved 16% of overall sales and 32% of new business in 2023 at Cognitive Kinetics Inc., surpassing sales targets.
- **Surgical Technology and Leadership:** Led neurosurgical and trauma programs at Osceola Regional Medical Center, including precepting new staff and managing monthly schedules.
- **Operational and Project Management:** Oversaw community operations and project management, enhancing living standards and community functionality.
- **Strategic Planning and Community Engagement:** Led government affairs and continuous community engagement initiatives through supporting science education.
- **Physician Relations and Network Expansion:** Cultivated strategic partnerships with physicians to support the hospital’s growth from 64 to 96 beds, integrating three

PROFESSIONAL EXPERIENCE

- Director of Physician & Provider Relations | Business Development**
Oviedo Medical Center | Oviedo, FL Oct 2024 – Present
- Developed and maintained strategic relationships with key stakeholders, including physicians, surgeons, hospital CEOs, EMS leaders, urgent care staff, advanced practice providers, surgical leaders, and physician office staff to drive hospital service growth.
 - Supported hospital expansion from 64 to 96 beds, enhancing capacity and service delivery.
 - Facilitated growth and operations of three free-standing ERs and two urgent care facilities.
- Spine & Orthopedic Trauma Sales Representative**
Cognitive Kinetics Inc. | Daytona Beach, FL Nov 2021 – Sep 2024
- Contribute to 16% of the overall 2023 sales and 32% of new business, surpassing sales targets and setting a new standard within the team.
 - Successfully acquire more new surgeons than any other sales representative and maintain strong client relationships, resulting in high client retention rates.
 - Develop and deliver compelling sales presentations, handling objections and closing high-value deals.
 - Demonstrate understanding of instrumentation and product usage, continuously researching market trends to stay ahead.
 - Participate in training sessions, enhancing technical skills and market knowledge, and seeking out new products and solutions for clients.

Surgical Technologist Lead

Osceola Regional Medical Center | Kissimmee, FL

Jun 2011 – Oct 2021

- Led neurosurgical and trauma programs, precepted students and new staff, and fostered a culture of growth and responsibility among surgical technologists.
- Managed the monthly call schedule for staff members, ensuring adequate coverage and operational efficiency.
- Developed and implemented protocols and procedures that improved surgical efficiency and techniques.
- Cultivated a collaborative environment, encouraging continuous education and assisting in teaching technical procedures.
- Recognized for exceptional leadership and contribution to the surgical team's success and overall operational excellence.

Surgical Technologist

Nemours Children's Hospital | Orlando, FL

Jun 2016 – Mar 2018

- Specialized in pediatric spine surgeries, contributing to an improvement in surgical efficiency through the development of new procedural protocols.
- Managed the procurement and maintenance of capital equipment, adhering to a stringent annual budget and ensuring operational readiness.
- Enhanced surgical outcomes by collaborating with the surgical team to implement best practices and optimize equipment usage.
- Facilitated communication between surgeons and support staff, improving team coordination and reducing surgery preparation time.
- Conducted training sessions on new equipment and techniques, increasing team competency and reducing equipment-related delays.

Tissue Recovery Specialist

Florida Hospital | Orlando, FL

May 2014 – May 2016

- Managed tissue recovery activities, adhering to established guidelines.
- Performed surgical recovery of human tissue for transplantation, demonstrating thorough knowledge of aseptic technique.
- Circulated effectively in operating room settings during procurement procedures.
- Inspected and monitored equipment, supplies, and instrumentation to ensure compliance and functionality.
- Assisted in preparing sterile work areas and supplies for various stages of tissue procurement.

Surgical Technologist

Arnold Palmer Hospital for Children | Orlando, FL

May 2008 – Jun 2011

- Supported pediatric surgeries with a focus on efficiency and precision, contributing to improved patient recovery times.
- Assisted in the development and implementation of new surgical procedures, leading to enhanced operational standards.
- Coordinated with medical staff to ensure seamless surgical workflows, reducing delays and optimizing resource use.
- Maintained a high level of technical proficiency in surgical techniques and equipment, resulting in consistent performance excellence.
- Participated in departmental meetings to address and resolve operational challenges, contributing to overall team effectiveness.

Surgical Technologist

Heart of Florida Regional Medical Center | Davenport, FL

Mar 2007 – May 2008

- Assisted in various surgical procedures, ensuring adherence to best practices and maintaining high standards of patient care.
- Supported the implementation of new surgical protocols, improving procedural outcomes and efficiency.
- Provided technical support during surgeries, contributing to successful outcomes and patient safety.
- Maintained surgical equipment and supplies, ensuring readiness and compliance with hospital standards.
- Participated in continuous education and training, enhancing skills and knowledge relevant to surgical technology.

VOLUNTEER EXPERIENCE

Board of Directors for the Board of Adjustment | City of Kissimmee

July 2025 – Present

- The Board of Adjustment determines variances from the terms of the Land Development Code.

Good Government Group | Chairman | Oviedo Medical Center

Dec 2024 – Present

- The Good Government Group hosts meetings on local, state, and national political issues and provides facility tours for candidates and officials. They engage in legislative actions by contacting elected representatives about key member issues and participate in advocacy activities and political campaign volunteering.

Board of Supervisors | Chairman | Tapestry Community Development District

Jun 2024 – Present

- Provide leadership in planning, financing, and maintaining community development projects, needs of the district.

Community Board Member | Better Together

Jun 2024 – Present

- Contribute to the organization's mission of empowering families to achieve self-sufficiency and build a brighter future. Job coach to members of Better Jobs via Better Together.

Board of Directors | Chairman - Government Affairs | Young Professionals for Orlando Science Center

Dec 2022 – Dec 2023

- Led government affairs and community engagement initiatives to support science education and promote the center's mission.

Board of Directors | Vice President | Neighborhood Home Owners Association | Kissimmee, FL

Aug 2021 – Apr 2023

- Oversaw operations and community projects, enhancing living standards and fostering a well-functioning community.

Board of Directors | Kissimmee Utility Authority | Kissimmee, FL

Oct 2020 – Mar 2023

- Contributed to setting policy direction, approving budgets, and authorizing major purchases to improve utility services and infrastructure.

Worshipful Master | Free and Accepted Masons of Florida | Kissimmee, FL

Jan 2019 – Jan 2020

- Served as the president of Orange Blossom Lodge No. 80, setting policies and managing a budget for a lodge of 145 members, focusing on personal and community improvement.

Medical Mission Trip Coordinator | CRUDEM Foundation | Milot, Haiti

Feb 2017&Feb 2019

- Organized and procured supplies and instrumentation and maintained the daily surgical schedule for Hôpital Sacré Coeur, supporting quality healthcare and education in the Haitian community.