



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JANUARY 6, 2026, 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 - Community Risk Reduction Week

Presenting a proclamation recognizing Community Risk Reduction Week, highlighting the City's commitment to public safety, community preparedness, and risk reduction initiatives in partnership with our Fire Department.

City Manager Steigerwald read a proclamation in honor of Community Risk Reduction Week, which the Mayor and Commissioners presented. Fire Chief Walls, Deputy Fire Chief Donovan, and Battalion Chief Gentry expressed gratitude to the city for its support and invited the community to participate in the upcoming risk-reduction open house events.

3.B Employee of the Month for January

Staff requests that the City Commission join the City Manager in recognizing Daniel Brady of the Airport Department as the Employee of the Month for January.

City Manager Steigerwald introduced Daniel Brady of the Airport Department and reviewed the qualities and attributes that 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.

3.C Presentation of Eric Gentry's Retirement Watch

Staff requests that Eric Gentry be presented with his retirement watch in recognition of his 24 years of dedicated service to the City of Kissimmee.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Final Reading - Proposed Ordinance #25-17 — Amending the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6): 201 E. Dakin St. Rezoning - ZMA-25-0007

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.

Approve Final Reading of Proposed Ordinance #25-17 for a Zoning Map Amendment to change the Zoning Map designation from Mixed-Use Center (T5-M) to Waterfront (T6) on approximately 13.62 acres of land on Parcel ID: 22-25-29-1591-0001-0030.

City Attorney Sanchez de Fuentes read Ordinance # 3128 by title. Senior Planner Ryan Altizer presented the project details as outlined in the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience. Mayor Espinosa moved to approve the Public Hearing and adopt Ordinance # 3128. 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 and Final Reading - Proposed Ordinance # 25-21 - Land Development Code Text Amendment (Chapter 14-2: Terms Defined and Chapter 14-11: Signs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; REORGANIZING AND UPDATING CHAPTER 14-11 SIGNS; UPDATING SIGNAGE DEFINITIONS IN CHAPTER 14-2; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Approve Second and Final Reading of Proposed Ordinance #25-21 for amendments to Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code.

City Attorney Sanchez de Fuentes read Ordinance # 3129 by title. Senior Planner Ashley Cornelison presented the project details as outlined in the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience. Mayor Espinosa moved to approve the Public Hearing and adopt Ordinance # 3129. 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 - Pain Management License for Pharm Aid Pharmacy

Approval of a Pain Management License for Pharm Aid Pharmacy located at 1341 E Vine St.

Mayor Espinosa announced the Public Hearing with no response from the audience. Planning Manager Brenda Ryan presented the project details as outlined in the agenda.

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

Motion carried 5 - 0.

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

Prior to the start of Hear the Audience, Mayor Espinosa reviewed the decorum rules governing public meetings and emphasized that the rules would be enforced. Comment cards (Exhibit A) were submitted, and speakers addressed a range of topics, including ethical concerns involving elected officials, Business Boost 2.0, positive developments within the city, and general enthusiasm for the community's future.

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.*

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

Motion carried 5-0.

- 7.A HOME Program Agreement Between the City of Kissimmee and Simpson Crossings, LTD.
Approve and execute the HOME Program Agreement (Contract #20260073) between the City of Kissimmee and Simpson Crossings, LTD., and the accompanying subordination agreements.
- 7.B Adoption by Resolution of the Development Review fees
Approval of the updated Development Review Fee Resolution.

Resolution #01-2026
- 7.C Renewal of Contract between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency, Vine Street Community Redevelopment Agency, and Freebee
Approval contract renewal with Freebee for a microtransit service from March 2026 to March 2027 under Contract #20260100 for \$421,768.
- 7.D Land and Water Conservation Fund Program (LWCF) Grant for Lancaster Ranch Park
Approval to amend the budget to include the 2021 Land and Water Conservation Fund Program (LWCF) grant in the amount of \$1,000,000 to support the construction of Lancaster Ranch Park Phase 1B (Grant #LWCF735).
- 7.E First Extension of the Agreements for Water Quality Analysis & Testing Services
Approval of the first one-year extension of the agreements for Water Quality Analysis & Testing Services with the following firms: Advanced Environmental Laboratories, Inc. (Contract #20230312), and Eurofins Environment Testing Southeast, LLC. (Contract #20230220), and to authorize the City Manager or his designee to sign any additional extension.
- 7.F Architectural Services for the Mill Run Park Fire Station
Approval of the Consultant Services Authorization (CSA) (Contract# 20260102) with The Lunz Group for additional services to support the Mill Run Park Fire Station Project as it

enters the construction phase, totaling \$93,535, and authorize the City Manager or their designee to sign any additional documents or change orders needed to carry out the terms of this contract.

7.G Update Drawings for the Berlinsky Community House Project

Approval to amend contract with Baker Barrios Architects, Inc. (BBA) (Contract #20240133, CPO #23000434), for additional design services to update the design documents for the Berlinsky Community House Project, totaling \$72,850, and authorizing the City Manager or its designee to sign any additional documents or change orders needed to carry out the terms of this contract.

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY
REDEVELOPMENT AGENCY BOARD

8.A (DKCRA) Downtown Kissimmee CRA Logo Design Public Survey Results

Request the Downtown Kissimmee CRA (DKCRA) Board to approve the logo design for the Downtown Kissimmee CRA, developed by the City's Creative Design Team, following the public survey.

Strategic Communications Manager Josh Daniels presented the results of the community survey regarding the Downtown Kissimmee CRA logo project. Two final options have been prepared for the commission's consideration and approval. Chairwoman Espinosa made a motion to select and approve CRA Logo Design Option #2. Board Member Ortiz seconded the motion.

Motion carried 5 - 0.

8.B (DKCRA) Renewal of Contract between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency, Vine Street Community Redevelopment Agency, and Freebee

Approval of an Agreement between the City of Kissimmee, the Downtown Kissimmee Community Redevelopment Agency (DKCRA), the Vine Street Community Redevelopment Agency (VSCRA), and Beefree, LLC d/b/a Freebee, to provide micro-transit transportation services within designated service areas (Contract #20260100).

Chairwoman Espinosa made a motion to approve. Board Member Martinez seconded the motion.

Motion carried 5 - 0.

8.C (VSCRA) Renewal of Contract between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency, Vine Street Community Redevelopment Agency, and Freebee

Approval of an Agreement between the City of Kissimmee, the Downtown Kissimmee Community Redevelopment Agency (DKCRA), the Vine Street Community Redevelopment Agency (VSCRA), and Beefree, LLC d/b/a Freebee, to provide micro-transit transportation services within designated service areas (Contract #20260100).

Chairwoman Espinosa made a motion to approve. Board Member Eady seconded the motion.

Motion carried 5 - 0.

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND
RECONVENES AS THE CITY COMMISSION

8.D Advisory Board Vacancy: Affordable Housing Advisory Committee

The Commission is requested to make an appointment to fill a vacancy on the Affordable Housing Advisory Committee.

Commissioner Martinez made a motion to appoint Traci Blue to the Affordable Housing Advisory Committee. Commissioner Alvarez seconded the motion.

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

NAY: Commissioner Ortiz

Motion carried 4 - 1.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded the community of the Martin Luther King Day Festival scheduled for Saturday, January 17th, at Lakefront Park.

9.B CITY ATTORNEY

The City Attorney reviewed the department's 2025 achievements, emphasizing request volume and staffing efficiency.

9.C CITY COMMISSION

Discussion took place between Mayor Espinosa and Commissioner Martinez regarding adherence to the rules for public speaking and meeting decorum. Commissioner Ortiz commended Chief Broadway for his work.

A brief discussion followed concerning zoning regulations related to room rentals. City Manager Steigerwald outlined the logistics involved in meeting local and state licensing and permitting requirements. He also provided an update on a pending ordinance scheduled for presentation to the commission in February, which would establish minimal qualifications for potential candidates and require disclosure of criminal background checks and history to voters. It requires a charter change and, if approved after two public hearings, will appear on the August ballot.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:55 PM.

Jackie Espinosa

MAYOR-COMMISSIONER



ATTEST:

Tameara Crespo

CITY CLERK

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

Exhibit "A"

DATE: 11/6/24

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

NAME: Wanda Rumin

ADDRESS: 120 Vista St **CITY:** Kissimmee **STATE:** FL **ZIP:** 31741

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: 1/6/25

AGENDA ITEM #: _____ OR NON-AGENDA TOPIC: X

NAME: Maria Virginia Garcia

ADDRESS: 120 Broadway 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:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/6/20

AGENDA ITEM #: _____

OR NON-AGENDA TOPIC: Business Board

NAME: Katelyn White

ADDRESS: 2330 meadow
Brook
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:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/6/26

AGENDA ITEM #: _____ OR NON-AGENDA TOPIC: Business Boost

NAME: Stephanie Nelson

ADDRESS: 1715 Sunny Sh 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:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/16/26

AGENDA ITEM #: _____

OR NON-AGENDA TOPIC: Business Boost

NAME: DANNY DUBUQUE

ADDRESS: 1841 Daniels St CITY: Kissimmee STATE: FL ZIP: 34746

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: 1/6/2025
AGENDA ITEM #: Public Comment OR NON-AGENDA TOPIC: Public Comment
NAME: Jeremy Fetzner
ADDRESS: 120 Broadway Ste 304 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:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/6/25

AGENDA ITEM #: _____ OR NON-AGENDA TOPIC: Business Board

NAME: Lillian Eogens

ADDRESS: 1715 Sunny CITY: Kiss STATE: FLA ZIP: 34746

POSITION ON ITEM

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

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
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