



MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, MARCH 3, 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, Interim City Attorney Kalanit Oded, 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 - Meals on Wheels

Presentation of the March for Meals and Senior Nutrition Month Proclamation to the Osceola Council on Aging, to be accepted by Christin Houghland, R.N., BSN, Director of Special Projects & Strategic Initiatives.

City Manager Steigerwald read a proclamation in honor of the Meals on Wheels program as the Mayor and Commissioners presented the proclamation. Recipient, William Santiagos-Gines, Director of Senior Services, thanked the City for their support.

3.B Proclamation - Flood Awareness Week

Proclamation Presentation to Ashley Willis, Public Works Director, and Nagel Altrui, Floodplains Manager of the City of Kissimmee, in honor of Flood Awareness Week.

City Manager Steigerwald read a proclamation in honor of Flood Awareness Week, as the Mayor and Commissioners presented the proclamation. Recipient Nagel Altrui thanked the City for their support.

3.C Employee of the Month for March

Staff requests that the City Commission join the City Manager in recognizing Stacy Stoddard of the Public Works Department as the Employee of the Month for March.

City Manager Steigerwald recognized Stacy Stoddard from the Public Works Department. Sadly, Mr. Stoddard has since passed away before receiving the honor. The City Commission and staff honored his contributions, and his family was present to accept the recognition on his behalf. Many members of the Public Works and Engineering Department were present to show their support.

3.D Promotion Ceremony for Police Sergeant and Corporal

Swearing in and administering the oath for newly promoted Police Sergeant Adam Phillips and Corporal Monica Gavilanes.

Police Chief Charles Broadway administered the Oath of Office to newly promoted Police Sergeant Adam Phillips and Corporal Monica Gavilanes.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing – Final Reading – Proposed Ordinance #26-01 – Amending the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB): 610 Buckley Dr. Future Land Use Map Amendment – LUPA-25-0007

AN ORDINANCE AMENDING ORDINANCE NO. 3050 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE

Requesting approval of Final Reading of Proposed Ordinance #26-01 for a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family – Low Density Residential (SF-LDR) to Industrial Business (IB) on approximately 5.223 acres of land on Parcel IDs: 19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000, and 19-25-29-0000-0281-0000.

Senior Planner Ryan Altizer reviewed the details of the land use amendment as outlined on the agenda. A resident's comment was received and read into the record at the PAB meeting and circulated for commission review (Exhibit "A"). City Clerk Crespo read Ordinance # 3134 by title. Mayor Espinosa announced the Public Hearing with no response from the audience. Mayor Espinosa moved to adopt Ordinance # 3134. Commissioner Ortiz 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 – Final Reading – Proposed Ordinance #26-02 – Amending the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI): 610 Buckley Dr. Zoning Map Amendment – ZMA-25-0011

AN ORDINANCE AMENDING ORDINANCE NO. 3130 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

Requesting approval of a Zoning Map Amendment to change the Zoning Map designation from Single-Family – Residential (RA-1) to Airport Industrial (AI) on approximately 5.223 acres of land on Parcel IDs: 19-25-29-0000-0290-0000, 19-25-29-0000-0280-0000 and 19-25-29-0000-0281-0000.

Senior Planner Ryan Altizer reviewed the details of the zoning map amendment as outlined on the agenda. City Clerk Crespo read Ordinance # 3135 by title. Mayor Espinosa announced the Public Hearing with no response from the audience. Mayor Espinosa moved to adopt Ordinance # 3135. 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.

5. PUBLIC HEARINGS

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

Mayor Espinosa opened the floor for public comment. Comment cards ("Exhibit B") were submitted, and residents provided their comments. Remarks addressed concerns about the decorum and character of the commission. One citizen shared a personal experience, including a report filed with the Kissimmee Police Department (Exhibit "C"), while other residents expressed concerns about vehicle break-ins, the accumulation of junk and trash between John Young Parkway, MLK Jr. Boulevard, and Oak Street, and mentioned that parts of Person Street are being neglected by the city.

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

Motion carried 5 - 0.

- 7.A Approval of City Commission Minutes from the February 17, 2026, meeting
Approval of the February 17, 2026, commission meeting minutes.
- 7.B Use of Sourcwell Contract for Citywide Construction and Repair Services
Request approval to use the Sourcwell ezIQC Job Order Contracts (JOC), Contract 091620-GGI, managed by the Gordian Group (Contract # 20260149), for Indefinite Quantity Construction (IQC) services.
- 7.C Acceptance of Agreement with Life Extension Clinics, Inc., DBA Life Scan Wellness Centers
Request approval of an Agreement with Life Extension Clinics, Inc., DBA Life Scan Wellness Centers (Contract #20260159) to provide annual health physicals for the city firefighters, as agreed upon in the Collective Bargaining Agreement, Article 27, for a total cost of \$100,960.00.
- 7.D Sponsorship from Kissimmee Utility Authority for Special Event Series
Approval to accept sponsorship from Kissimmee Utility Authority for Special Events at the Lakefront Park in the amount of \$25,000.
- 7.E Dyer Boulevard and Ball Park Road Traffic Signal Installation
Request approval for Change Order No. 1 to modify the existing contract with Traffic Engineering and Management, LLC (Contract #20240285) in the amount of \$16,680 for Plan Revision No. 1 related to the Dyer Boulevard and Ball Park Road Traffic Signal Project.
- 7.F Memorandum of Understanding With Tohopekaliga Water Authority For Ree Lane Paving Within City Right-of-Way

Request approval for a Memorandum of Understanding (MOU) with Tohopekaliga Water Authority (TWA), Contract #20260164, to repair and pave the existing gravel driveway within the City's Ree Lane right-of-way to support access to TWA's wastewater facility, with no fiscal impact to the City.

7.G Award Construction Manager at Risk to Core Construction for Lakeside Fire Station and Durbin Park Community Center

Request approval to award the Construction Manager at Risk (CMAR) Contract #20260163 to CORE Construction, in accordance with RFP 2025-009, and approval of the first addendum for preconstruction services for the Lakeside Fire Station and Durbin Park Community Center Project, for \$72,011.00, including approximately 10% contingency, for a total of \$80,000. Additionally, authorize the City Manager or their designee to sign any additional documents or change orders needed to execute the terms of this contract.

7.H Railroad Crossing Safety Improvements – Quiet Zone

Request approval to issue a Construction Services Authorization (CSA) under the existing Rapid Response Infrastructure Construction Services contract with Cathcart Construction Company, Florida, LLC (Contract #20260067), for the Railroad Crossing Safety Improvements – Quiet Zone project, in the amount of \$120,370.00, and authorize the City Manager or designee to execute any related documents or change orders necessary to implement the CSA.

7.I Osceola HOME Consortium Disbursement Agreement Between Osceola County and the City of Kissimmee (FY 2025-2026)

Request approval to execute the Osceola HOME Consortium Disbursement Agreement (Grant #HOME25) with Osceola County for the disbursement of FY 2025-2026 HOME funds in the amount of \$326,735.90.

7.J Continuing Services Contract for Roof Replacement, Housing Rehabilitation/Demolition and Reconstruction Contractor

Request approval and authorization to execute a Continuing Services Contract for Roof Replacement, Housing Rehabilitation/Demolition and Reconstruction Contractor with Rebuilding Together Greater Florida (Contract #20260166).

7.K Approval of a Lien Reduction and Appeals Policy

Approval of a policy that would establish guidelines for the review and approval process for lien reductions and appeals authorized by the City Manager

7.L Memorandum of Understanding between the City of Kissimmee and Centro Unido de Detallistas Puerto Rico (CUD)

Request approval of a Memorandum of Understanding (MOU) between the City of Kissimmee and Centro Unido de Detallistas Puerto Rico (CUD) for collaborative business development and retail expansion (Contract #20260169).

8. DISCUSSION ITEMS

8.A City Commission Travel Policy Request for Funding

Commissioner Janette Martinez is requesting approval to authorize funding for official travel to attend the Osceola Chamber of Commerce's Trade Mission to South Korea (Exhibit "D"), scheduled for April 26 to May 2, 2026, and to approve associated travel expenses totaling \$6,250, which encompass airfare, hotel accommodations, and most in-country costs.

Discussion occurred regarding the request. Staff noted there is currently no set limit per commissioner and provided the ranges of previously approved trips. Commissioners and staff discussed the possibility of establishing travel caps on domestic and international travel and reached consensus directing the City Manager to inquire with the Osceola

Chamber of Commerce about matching or contributing funds for the Trade Mission to South Korea, and to revisit a discussion regarding the commissioner's travel budget limits and policy at a future meeting. Commissioner Martinez also requested a breakdown of prior commissioner travel expenses.

8.B Discussion on Parliamentary Procedures and Commission Code of Conduct

Commissioner Martinez requests that the Commission review and clarify the parliamentary procedures and Code of Conduct for City Commission meetings.

Commissioner Martinez requested a motion to adjourn the commission meetings moving forward. Interim City Attorney Kalanit Oded advised that this was permissible and noted that the City Commission currently operates under Robert's Rules of Order, though the Commission has the authority to modify its procedures, if desired. A speaker addressed the commission in support of Rosenberg's Rules of Order (Exhibit "E"). Another resident commented on ethical concerns (Exhibit "F").

Commission consensus was reached to discuss parliamentary procedures at the March 10, 2026, workshop, including a presentation by the City Attorney's Office outlining the differences between Rosenberg's Rules of Order and Robert's Rules of Order.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded everyone about the upcoming African American Read-In event at Chambers Park.

9.B CITY ATTORNEY

Interim City Attorney Oded provided an update on her department and offered training opportunities to the City Commissioners.

9.C CITY COMMISSION

Mayor Espinosa shared updates on recent events, including a trip to Cape Canaveral and networking with officials from Puerto Rico and the Knights of Columbus.

10. ADJOURNMENT

Mayor Espinosa made a motion to adjourn. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 7:12 PM.



ATTEST:

Tameara Crespo

CITY CLERK

Jackie Espinosa

MAYOR-COMMISSIONER

Ryan Altizer

From: Craig Holland
Sent: Monday, January 5, 2026 9:34 AM
To: Kayla Smith; Junellyx Cartagena; Brenda Ryan; Ryan Altizer; Cristian Arias
Subject: Fw: Formal Opposition to Proposed Airport Industrial Zoning in R1 Residential Area

Craig Holland, AICP
Development Services Director, City of Kissimmee
101 Church Street, Suite 200A
407.518.2148
Craig.Holland@Kissimmee.gov

From: Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>
Sent: Wednesday, December 31, 2025 1:24:07 PM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Subject: Fwd: Formal Opposition to Proposed Airport Industrial Zoning in R1 Residential Area

Sent from my iPhone

Begin forwarded message:

From: Tameara Crespo <TAMEARA.CRESPO@kissimmee.gov>
Date: December 31, 2025 at 12:13:45 PM EST
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>, Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>, Austin Blake <austin.blake@kissimmee.gov>, Olga Sanchez de Fuentes <olga.sanchezdefuentes@kissimmee.gov>
Cc: Lucia Gonzalez <lucia.gonzalez@kissimmee.gov>
Subject: Fw: Formal Opposition to Proposed Airport Industrial Zoning in R1 Residential Area

FYI

Tameara Crespo, CMC
City Clerk
City of Kissimmee

101 Church Street, Suite 500
Kissimmee, Florida 34741
[407.518.2328](tel:407.518.2328) desk
tameara.crespo@kissimmee.gov



From: Deanna E <kelsydeanna8@gmail.com>
Sent: Wednesday, December 31, 2025 11:55 AM
To: City Clerk <CityClerkEmail@kissimmee.gov>
Subject: Formal Opposition to Proposed Airport Industrial Zoning in R1 Residential Area

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

Dear Members of the City Council and Planning Commission,

I am writing to formally oppose the proposed airport industrial zoning within or adjacent to our R1 single-family residential neighborhood.

R1 zoning exists to preserve stable, low-density residential communities and to protect residents from incompatible land uses. Introducing airport-related industrial zoning directly conflicts with this purpose and undermines the long-standing zoning framework that residents have relied upon when choosing to live and invest in this neighborhood.

Our R1 residential street is not only a quiet and beautiful neighborhood, but also a functioning wildlife habitat that supports a diverse range of species. Mature trees, landscaped yards, and limited traffic have created a relatively undisturbed environment that serves as nesting, foraging, and transit space for local wildlife. These ecological conditions would be significantly altered by airport-related industrial zoning and development. Because these impacts extend beyond human quality of life and directly affect biological resources, the proposed zoning change cannot be considered environmentally neutral. A full Environmental Impact Report is necessary to identify existing wildlife species, evaluate habitat loss and fragmentation, assess cumulative impacts from airport operations, and consider feasible mitigation measures or alternatives. Without such analysis, the true environmental cost to this established residential ecosystem would remain unexamined.

Industrial airport uses bring well-documented impacts that are fundamentally incompatible with residential life, including but not limited to increased noise levels, air pollution, traffic congestion, safety risks, and extended hours of operation. These impacts pose serious concerns for public health, quality of life, and property values. Families in R1 neighborhoods should not be expected to absorb the environmental and social costs of industrial expansion.

Furthermore, rezoning residential land for airport industrial purposes sets a dangerous precedent. It erodes zoning protections citywide and signals that residential neighborhoods can be compromised for commercial or industrial convenience. This destabilizes community trust and exposes homeowners to long-term uncertainty regarding future land use decisions.

If airport expansion or industrial development is necessary, it should be directed toward appropriately zoned industrial or commercial areas, not imposed upon established residential neighborhoods that were never intended to support such uses.

I respectfully urge the City Council and Planning Commission to reject this zoning change, uphold the integrity of R1 residential zoning, and prioritize the health, safety, and well-being of existing residents over incompatible industrial development.

Thank you for your time, consideration, and commitment to responsible planning.

Sincerely,
Deanna Elliott
730 Buckley Drive
Kissimmee, Florida

DATE: 3-3-26
AGENDA ITEM #: 7A, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M,
NON-AGENDA ITEM: ALL Above 8A, 8B
NAME: Lillian Evans
ADDRESS: 183 Sunny St. CITY: Kissimmee STATE: Fl. ZIP: 34741

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
 I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
 I SUPPORT THIS AGENDA ITEM
 I OPPOSE THIS AGENDA ITEM
 NEUTRAL

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 3 MINUTES 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.

DATE: 3-3-26
AGENDA ITEM #: _____
NON-AGENDA ITEM: _____
NAME: Lillian Evans
ADDRESS: 183 Sunny St. CITY: Kissimmee STATE: FL ZIP: 34741

Here the Audience

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 3-3-26

AGENDA ITEM #: _____

NON-AGENDA ITEM: _____

NAME: Stephanie Nelson

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

Hear the audience

CHECK ALL THAT APPLY:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 3-3-26

AGENDA ITEM #: Hear Audience #

NON-AGENDA ITEM: _____

NAME: Mark Plotner

ADDRESS: 1912 Sunnys CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 03-03-26

AGENDA ITEM #: _____

NON-AGENDA ITEM: Situation between someone

NAME: Jordan Rivera

ADDRESS: 192 Emma St CITY: Kissimmee STATE: FL ZIP: 34741

Hear the audience

CHECK ALL THAT APPLY:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 3-3-26

AGENDA ITEM #: 6

NON-AGENDA ITEM: _____

NAME: Ray Parsons

ADDRESS: 117-B BROADWAY CITY: KISS STATE: FL ZIP: 34741

Hear the audience

CHECK ALL THAT APPLY:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 3/3/2020
AGENDA ITEM #: 8B
NON-AGENDA ITEM: _____
NAME: Chandira Ined
ADDRESS: 1342 Malone P CITY: Kissimmee STATE: FL ZIP: 34744

CHECK ALL THAT APPLY:

- 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: 2020-03-03
AGENDA ITEM #: 8B
NON-AGENDA ITEM: _____
NAME: ARX Alemi
ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

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Jordan Rivera

EXHIBIT "C"

Kissimmee FL 34741

March 03 - 2026

RECORD COPY

Hello All ,

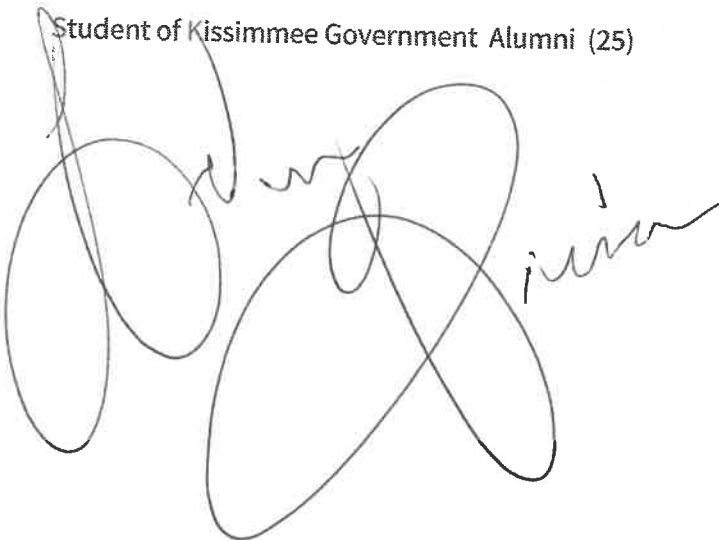
First, a big thank you!

Loving And living in The City Limits of Kissimmee Florida has been nothing but a blessing for me and my wife we have lived in our area for a year now and its been a journey . from me going into school of government where i learned soo much to now me getting an education at college . what has been going on with harassment and stalking has me feeling un well and not safe . this individual knows where i live and has been to the property taken photos and now code enforcement knocking at my door this individual named lilan evans does not stop until she gets results . i dont want to loose my home due to some individual who i have nothing to do with . i am no puppet for anyone i am just an individual wanting to be apart of this place i now call home !

Thank you for your time .

Jordan Rivera

Student of Kissimmee Government Alumni (25)

A large, stylized handwritten signature in black ink, appearing to read 'Jordan Rivera', with a small 'i' and 'n' written below the main signature.

Kissimmee Police Department

Incident Case Number: 26-001183

Reporting Agency: Kissimmee Police

Print Date/Time: 02/26/2026 10:06:38

Disclaimer: The information contained within this report is reflective of the investigation at the date and time of its printing.

INCIDENT/INVESTIGATION REPORT

Kissimmee Police Department

Case # 26-001183

Status Codes	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
D R U G S						

Assisting Officers
CASTRO, W. (902), DAVIS, T.D. (1015), ELDER, M. (718)

Suspect Hate / Bias Motivated:

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 26-001183

Kissimmee Police Department

NARRATIVE

REPORTING OFFICER NARRATIVE

Kissimmee Police Department

OCA 26-001183
Date / Time Reported Wed 02/11/2026 15:07

Victim	Offense <i>SUSPICIOUS INCIDENT</i>	Date / Time Reported <i>Wed 02/11/2026 15:07</i>
--------	---------------------------------------	---

On February 11, 2026 at 1307 hours, I, Officer Ortega #1028, responded to 120-102 Broadway Street (Matador Tacos and Tapas Bar), for a suspicious incident that occurred at 101 Church Street (Kissimmee City Hall).

Upon arrival, I met with the reporting party, Jordan Anthony River (identified through his FL DL), who provided a verbal statement summarized to the following: On February 11, 2026 at approximately 1200 hours, Jordan was leaving a City Hall meeting at 101 Church Street when a female he knows by the name of Lillian Evans, had begun to record him on her phone stating that she was, "going to go after him," but did not make any gestures or attempt to harm him. Jordan states that nothing else was said or done but that he feared that she could possibly hurt him. Jordan also advised that on a prior date, Lillian had posted on her Facebook page screenshots of Jordan's public social media profiles, advising her followers to listen to his podcast. Jordan felt as though this was a threat to his safety. Jordan stated that he was going to go to the Osceola County Courthouse to obtain a protection order against Lillian. Jordan was provided a card with a case number documenting this report.

Given the details provided above, I cannot confirm that a crime has occurred.

Due to Jordan requesting a case number, this report was taken for information purposes only and will be forwarded to the Record's Department.

A portion of this incident was captured on my department issued body worn camera. The recordings are uploaded directly to Evidence.com.



Code Enforcement Division
 101 Church Street
 Suite 120
 Kissimmee, FL 34741
 Phone: 407.518.2133
 Fax: 407.518.2497
 Email: codeenforcement@kissimmee.gov

Owner/Violator: VICTORIA PELAEZ PINA

Mailing Address

VICTORIA PELAEZ PINA
 1912 W ERNEST ST
 KISSIMMEE, FL 34741

Case Number: CE-26-00589

Notice of Violation

Violation Date: 02/25/2026

Notice of Violation for the following location:

Address

1912 ERNEST ST
 KISSIMMEE, FL 34741

Parcel

28-25-29-1080-000A-0035

CE Zoning District: RA-3

Description of Violation: Prohibited Accessory Dwelling

Violation: LDC SECTION 14-4-5 SCHEDULE OF USES FOR STANDARD ZONING DISTRICTS

Except as noted otherwise in this Code, regulations governing the use of land within the standard zoning districts shall be as shown in Table 4-1 for residential districts and Table 4-2 for non-residential districts. Uses of land or structures not expressly listed as permitted (P) or conditional (C) uses shall be prohibited. Uses subject to additional standards are noted with a section number on the second column. Mixed-use developments may only include uses that are specifically allowed in the applicable zoning district. If any use in a proposed mixed-use development requires conditional use approval, the entire mixed-use development must be reviewed under the conditional use process.

Whenever there is any uncertainty as to the classification of a use, the director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

Corrective Action: An inspection of the above-referenced property was conducted on February 25, 2026. As a result of this inspection, the property has been found to be in violation of the City of Kissimmee Land Development Code and/or General Code of Ordinances.

Specifically, the property, which is zoned RA-3, was observed to be operating two separate dwelling units, a use that is prohibited in this zone.

To bring the property into compliance, the property shall be returned to a single-family residence within thirty (30) days of receipt of this notice.

Failure to comply may result in daily Court Citation fines or City Code Enforcement Special Magistrate action(s).

Photos Taken: YES

Contact Made: YES

Owner/Violator Signature: _____

Sincerely,

Oscar Sosa
 Code Enforcement Officer

Printed: 2/25/2026

Code Enforcement Division
101 Church Street
Suite 120
Kissimmee, FL 34741
Phone: 407.518.2133
Fax: 407.518.2497
Email: codeenforcement@kissimmee.gov

Case Number: **CE-26-00587**

Notice of Violation

Violation Date: 02/25/2026

Owner/Violator: VICTORIA PELAEZ PINA

Mailing Address

VICTORIA PELAEZ PINA
1912 W ERNEST ST
KISSIMMEE, FL 34741

Notice of Violation for the following location:

Address

1912 ERNEST ST
KISSIMMEE, FL 34741

Parcel

28-25-29-1080-000A-0035

CE Zoning District: Zone 4

Description of Violation: Recreational vehicles may not be used for living purposes at the property.

Violation: LDC SECTION 14-6-14 (A) - RECREATIONAL VEHICLES & TRAILER

A. Occupied recreational vehicles and trailers.

1. Recreational vehicles used for living, sleeping, or housekeeping purposes may only be parked in a duly licensed mobile home park or campground.
2. Recreational vehicles may not be used for living, sleeping or housekeeping purposes while a mobile home is located on the site.

Corrective Action: The above property inspected this date has been found in noncompliance in accordance with the City of Kissimmee Land Development Code and/or General Code of Ordinances and must be corrected within the time listed on this notice.

Please ensure that the property is brought into compliance by removing any dwelling from the recreational vehicle within thirty (14) days of receipt of this notice.

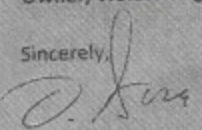
Failure to comply may result in daily Court Citation fines or City Code Enforcement Special Magistrate action(s).

Photos Taken: YES

Contact Made: YES

Owner/Violator Signature: _____

Sincerely,


Oscar Sosa
Code Enforcement Officer



Subject: The Osceola Chamber of Commerce – Trade Mission to South Korea
Date: 01.29.2026

TRADE MISSION TO SOUTH KOREA

Establishing the Strategic Southeast Gateway for U.S. Expansion

DATES: April 26 – May 2, 2026

LOCATION: Seoul & Incheon, South Korea

WHY JOIN THE DELEGATION?

Join The Osceola Chamber for a high-impact mission designed to position our region as a hub for innovation and international business. This mission focuses on four strategic pillars:

- **Amplify Bilateral Trade:** Direct access to export/import opportunities for Osceola-based Small and Medium Enterprises (SMEs).
 - **Attract Investment:** Promote Osceola's "Be First to What's Next" environment to Korean industry leaders.
 - **Strengthen Connectivity:** Advocate for the Incheon-to-Orlando (ICN-MCO) direct flight to reduce logistics costs and boost tourism.
 - **Business Matching:** Dedicated B2B sessions with Korean distributors and partners.
-

TENTATIVE ITINERARY

Sunday, April 26: Departure

- Depart from Orlando International Airport (MCO).

Monday, April 27: Arrival & Welcome

- Arrival at Incheon International Airport (ICN).
- **Welcome Dinner:** Briefing on Florida's status as the 14th largest economy in the world.

Tuesday, April 28: Governance & Diplomacy

- **U.S. Embassy Briefing:** Economic climate update from U.S. Commercial Service Officers.
- **KBIZ Networking:** Lunch with the Korea Federation of SMEs (representing 7 million businesses).

- **Seoul City Hall:** Digital infrastructure overview to build the economic case for the ICN-MCO direct flight.

Wednesday, April 29: Corporate Investment & Trade

- **Lotte Group Executive Summit:** Meetings at Lotte World Tower regarding Retail, Hospitality, and Theme Parks.
- **KITA B2B Roundtable:** Exclusive matchmaking session with the Korea International Trade Association to meet exporters and logistics partners.
- **Evening:** "Business Beyond Borders" Networking Dinner in Gangnam.

Thursday, April 30: Innovation & Economic Zones

- **LG Science Park:** Tour of the R&D hub (Magok District) focusing on Clean Energy and EV Infrastructure.
- **Incheon Free Economic Zone (IFEZ):** Site visit to Songdo to explore tax exemption strategies and global business attraction.

Friday, May 1: Cultural Immersion

- **Heritage Tour:** Gyeongbokgung Palace & National Folk Museum to understand the concept of "Inhwa" (harmony) in business negotiations.
- **Seoul Landmarks:** City tour followed by a traditional Korean BBQ Farewell Dinner.

Saturday, May 2: Departure

- Final Debrief and return flight from ICN to MCO.

PARTICIPATION DETAILS

Total Registration Fee: \$6,250 per person *Includes:*

- 5 Nights Lodging (4-star business hotel).
- All scheduled business meals & dining.
- Ground travel (dedicated coach & drivers).
- Business services (Matchmaking fees & translators).
- Cultural sightseeing and entry fees.

Note: Airfare is estimated at approx. \$1,850 (Premium Economy) and is subject to change total fee.

Limited Space Available (Max 20 Participants)

Secure Your Spot Today! Contact John Newstreet at JNewstreet@TheOsceolaChamber.com or 407-847-0108 to register.



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg



MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.



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INTRODUCTION

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move ...”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on “hold.” The motion can contain a specific time in which the item can come back to the body. “I move we table this item until our regular meeting in October.” Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, “I move the previous question” or “I move the question” or “I call the question” or sometimes someone simply shouts out “question.” As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a “request” rather than as a formal motion. The chair can simply inquire of the body, “any further discussion?” If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the “question” as a formal motion, and proceed to it.

When a member of the body makes such a motion (“I move the previous question”), the member is really saying: “I’ve had enough debate. Let’s get on with the vote.” When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: “I move we limit debate on this agenda item to 15 minutes.” Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, “I move the previous question,” or “I move the question,” or “I call the question,” or “I move to limit debate,” it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it’s pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the “no” votes and double that count to determine how many “yes” votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote “no” then the “yes” vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote “abstain” or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of “those present” then you treat abstentions one way. However, if the rules of the body say that you count the votes of those “present and voting,” then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are “present and voting.”

Accordingly, under the “present and voting” system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are “present”), but you treat the abstention votes on the motion as if they did not exist (they are not “voting”). On the other hand, if the rules of the body specifically say that you count votes of those “present” then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like “no” votes.

*How does this work in practice?
Here are a few examples.*

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are “present and voting.” If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three “yes,” one “no” and one “abstain” also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members “present.” Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a “no” vote. Accordingly, if the votes were three “yes,” one “no” and one “abstain,” then the motion fails. The abstention in this case is treated like a “no” vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an “abstention” vote? Any time a member votes “abstain” or says, “I abstain,” that is an abstention. However, if a member votes “present” that is also treated as an abstention (the member is essentially saying, “Count me for purposes of a quorum, but my vote on the issue is abstain.”) In fact, any manifestation of intention not to vote either “yes” or “no” on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote “absent” or “count me as absent?” Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually “absent.” That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is “no.” There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, “point of privilege.” The chair would then ask the interrupter to “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person’s ability to hear.

Order. The proper interruption would be, “point of order.” Again, the chair would ask the interrupter to “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, “return to the agenda.” If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair’s determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.




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CITY OF
KISSIMMEE
1883

NEW VENDOR REQUEST
(Please forward completed form with W-9 to Purchasing
and completed EPayable or EFT Enrollment Form)

Vendor Name Adanse LLC

Vendor Address 17-19 Broadway

City Kissimmee ST FL Zip 34741

Commodity Events and Entertainment

Remit To Address 17-19 Broadway

City Kissimmee ST FL Zip 34741

Contact Eva Jacquelyn Espinosa

Phone Number Current Commissioner's Partial Home
Address / Telephone Numbers

Fax Number _____

Requestor: _____

Department: _____ Phone _____

Requisition Number: _____



W-9 Form Must Be Attached

EPayable



EFT



AFFIDAVIT

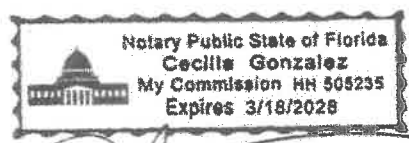
Before me, a notary public, in and for the State of Florida – at large, personally appeared, Eva J Espinosa, and having first made due oath or affirmation, states: (Write Name Here)

1. My name is Eva J Espinosa
(Write Name Here)
2. I am the owner of Adanse LLC
(Insert Job Title) (Insert Company Name)
3. The Company was formed in 02/2017 and is a LLC
(Country and State) (List the Type of Entity (ex.: LLC, Inc., etc.))
4. I am duly authorized and empowered and have sufficient knowledge to execute and deliver this Affidavit.
5. I affirm that the Company is not:
 - a. Owned or controlled by the government of the People’s Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People’s Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic (collectively and individually, a Foreign Country of Concern), including any agency of or any other entity of significant control of such Foreign Country of Concern. Where ‘controlled by’ means *having possession of the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise; or a person or entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the foreign entity; or*
 - b. A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a Foreign Country of Concern, or a subsidiary of such entity.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.


(Signature of Affiant)

The foregoing instrument was acknowledged before me this 27th day of October,
(Insert Day) (Insert Month)
2025, by Eva J Espinosa.
(Insert Year) (Insert Name of Affiant)



Personally known _____
OR Produced Identification driver license
Type of Identification Provided _____


PRINT, TYPE OR STAMP NAME OF NOTARY

KISSIMMEE

WORK. PLAY. VACATION. HOME. COMMUNITY.

VENDOR AUTHORIZATION AGREEMENT FOR ELECTRONIC FUNDS TRANSFER (DEPOSIT)

I hereby authorize The City Of Kissimmee to initiate deposit entries to my checking/saving account indicated below.

A PRENOTIFICATION WILL BE SENT TO YOUR BANK FOR THE FIRST PAYMENT AND YOU WILL RECEIVE A REGULAR CHECK - THEREAFTER FUNDS WILL BE DEPOSITED DIRECTLY INTO YOUR ACCOUNT

This authority is to remain in full force and effect until The City Of Kissimmee has received written notification from the vendor of its termination, in such time and in such manner as to afford the company a reasonable opportunity to act on or until The City Of Kissimmee has sent me ten (10) days written notice of The City Of Kissimmee's termination of the agreement.

VENDOR NAME Adanse LLC DATE 10/25/2025
REMIT TO ADDRESS 19 Broadway
CITY Kissimmee, Fl 34741 STATE Fl ZIP 34741
CONTACT NAME Eva J Espinosa PHONE # Current Commissioner's
EMAIL ADDRESS info@jaslene.com
(Required for notification of funds deposited to your account and listing of invoices paid)
TAX PAYER ID # Tax Information / Federal
SIGNATURE _____

BANK RE: SOUTHSTATE
BANK ADDRESS 349 w. Oak Street
CITY Kissimmee STATE Fl ZIP 34741 PHONE # 407.847.3800
ACH ROUTING NUMBER Tax Information / Federal
ACCOUNT NUMBER Bank Account Information

ADANSE LLC
19 BROADWAY
KISSIMMEE FL 34741

6010

PAY TO THE ORDER OF _____

\$

DOLLARS

COK-



VENDOR # _____
ENTERED BY: _____
Date: _____

Bank Account Information

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

(Name is required on this line; do not leave this line blank.)

Tax Information / Federal

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
Bank Account Information	F.S. 119.071(5)(b) - Bank, debit, charge, and credit card numbers are exempt.	3
Current Commissioner's Partial Home Address / Telephone Numbers	F.S. 119.071(4)(d)(2)(z): The partial home addresses and telephone numbers of Public Officers are exempt. "Public Officer" means the Governor, Lt. Governor, the elected State Cabinet Members (the Chief Financial Officer, Attorney General, and Agriculture Commissioner), and elected state and local officials (state representatives and senators, the county property appraiser, the county supervisor of elections, the school superintendent, school board members, and any mayor, city commissioner, or county commissioner). "Partial home address" means the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the partial home address, except the city and zip code.	1, 3
Tax Information / Federal	F.S.S. 192.105(1) - Unlawful disclosure of federal tax information; penalty. It is unlawful for any person to divulge or make known federal tax information obtained pursuant to 26 U.S.C. s. 6103, except in accordance with a proper judicial order or as otherwise provided by law for use in the administration of the tax laws of this state, and such information is confidential and exempt from the provisions of s. 119.07(1).	3-4

Hardship letter:

Adanse, LLC.

Please note the following income trend:

2019 = \$63,812

2020 = \$103,645 We started with an upward trend, we were set to make close to 250K in sales for the company but then COVID.

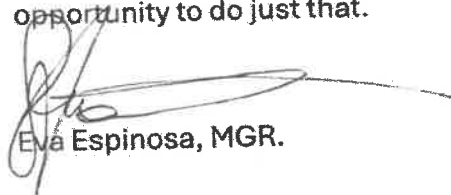
2021 = \$57,348 Reflecting almost a 50% decrease in sales

2022 = \$87,679 we started climbing our way back to a better sales scenario

2023 = \$202,826 Almost making our goal to pre covid scenario

2024 = \$133,172 Once again feeling the affects of the aftermath as we invested in marketing and select items and added our catering options.

The marketing for this type of company is crucial and this grant will certainly allow us the opportunity to do just that.



Eva Espinosa, MGR.

A. Contact Information

Completed by info@kissimmediner.com on 9/17/2025 12:28 PM

Case Id: 31059

Name: Adanse, llc - 2025

Address: 17-19 Broadway Avenue, Kissimmee, FL 34741

A. Contact Information

Please provide the following information.

PRIMARY OWNER INFORMATION

A.1. First Name

Eva

A.2. Middle Name

A.3. Last Name

Espinosa

A.4. Home Address

120 Broadway Ave KISSIMMEE, FL 34741

A.5. Phone

Current Commissioner's Partial
Home Address / Telephone

A.6. Email

info@jackieespinosa.com

A.7. Percent of Ownership

100.00%

CO-OWNER INFORMATION

A.8. First Name

A.9. Middle Name

A.10. Last Name

A.11. Home Address

A.12. Phone

A.13. Email

A.14. Percent of Ownership

0.00%

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
Current Commissioner's Partial Home Address / Telephone Numbers	F.S. 119.071(4)(d)(2)(z): The partial home addresses and telephone numbers of Public Officers are exempt. "Public Officer" means the Governor, Lt. Governor, the elected State Cabinet Members (the Chief Financial Officer, Attorney General, and Agriculture Commissioner), and elected state and local officials (state representatives and senators, the county property appraiser, the county supervisor of elections, the school superintendent, school board members, and any mayor, city commissioner, or county commissioner). "Partial home address" means the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the partial home address, except the city and zip code.	1

Florida Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective **01-01-2025** by and between **Espinosa Family Trust ("Landlord")** and **Adanse LLC and Jallene Espinosa and Eva Jacquelyn Espinosa ("Tenant")**.

Landlord is the owner of land and improvements commonly known and numbered as **17-19 Broadway Avenue Kissimmee, FL 34741** and legally described as follows (the "Building"):

Landlord makes available for lease **6,628Sq Ft** a portion of the Building designated as **17-19 Broadway** (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning **01-01-2025** and ending **12-31-2025**. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If the landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenants shall make no other claim against the Landlord for any such delay.

B. Tenants may renew the lease for one extended term of **1 year**. Tenants shall exercise such renewal option, if at all, by giving written notice to the Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. Rental.

A. Tenant shall pay to the Landlord during the Initial Term rental of **\$36,000.00** per year, payable in installments of **\$3,000.00** per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at **120 Broadway Avenue Kissimmee, FL 34741 Suite 101** or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. Tenants shall also pay to the Landlord a "Security Deposit" in the amount of **\$0.00**.

A 10% LATE FEE WILL APPLY TO ALL PAYMENTS PAID AFTER THE 5TH OF THE MONTH...

3. Use Office use only.

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance.

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building

9. Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by the Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenants shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenants shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlords shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Tenant shall provide Landlord with a list of all license numbers for the cars owned by Tenant, its agents and employees. Separated structured parking, if any, located about the Building is reserved for tenants of the Building who rent such parking spaces. Tenant hereby leases from Landlord ~~0~~ spaces in such structural parking areas, such spaces to be on a first come-first served basis. In consideration of the leasing to Tenant of such spaces, Tenant shall pay a monthly rental of \$0.00 per space throughout the term of the Lease. Such rental shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals.

13. Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, ~~inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.~~

15. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord

without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlords shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit.

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlords may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to the Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Jorge Espinosa

120 Broadway Avenue

Kissimmee, FL 34741
[Landlord's Address]

If to Tenant to:

Adanse, LLC

17-19 Broadway Avenue

Kissimmee, FL 34741
[Tenant's Address]

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. **Brokers.**

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. **Waiver.**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. **Memorandum of Lease.**

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the un reimbursed balance plus accrued interest to Tenant on demand.

28. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

30. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.



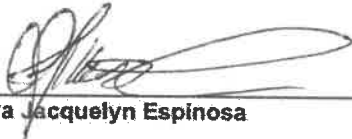
Landlord : Espinosa Family Trust



Tenant : Adanse, LLC



Tenant : Jailene Espinosa



Tenant : Eva Jacquelyn Espinosa

Prepared by:
Tammy M. Bowers
Fidelity Land Title & Escrow
908 Mabbette Street
Kissimmee, Florida 34741
File Number: F04-1136

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2004084968 OR 2498/2784
HLG Date 04/29/2004 Time 14:28:06

DOC STAMPS: 6,825.00

General Warranty Deed

Made this April 28, 2004 A.D. By Richard T. Pearce, a married man and George Y. Gaucho, Jr., a married man, 92-990 Puanihi St., Kapolei, HI 96707-1323, hereinafter called the grantor, to Jorge E. Espinosa and Eva J. Espinosa, husband and wife, whose post office address is: 14136 Vasconia Ct., Orlando, Florida 32837 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include alike parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Num: R222529217000190010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003

In Witness Whereof said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Rhonda Lipke
Witness Printed Name: Rhonda Lipke

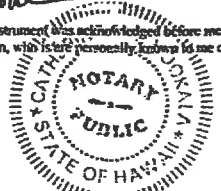
Richard T. Pearce (Seal)
Richard T. Pearce
Address: 92-990 Puanihi St., Kapolei, HI 96707-1323

Stephanie Durkin
Witness Printed Name: Stephanie Durkin

George Y. Gaucho, Jr. (Seal)
George Y. Gaucho, Jr.
Address: 2174 Kaimo Mea He, Pearl City, HI 96782

State of Hawaii
County of Honolulu

The foregoing instrument was acknowledged before me this April 28, 2004, by Richard T. Pearce, a married man and George Y. Gaucho, Jr., a married man, who is to me personally known to me or who has produced as identification.



Catherine D. K. Hookala
Notary Public
First Name: Catherine D. K. Hookala
My Commission Expires: Commission Expires: 8-26-05

DEED Individual Warranty Deed with Non-Homestead-Legal on Schedule A
Client's Choice

Prepared by & Return To:
Jazmin Vazquez-Rolon
Simply Title, L.L.C.
323 Pleasant Street
Kissimmee, FL 34741

AFFIDAVIT OF CERTIFICATION OF TRUST

Florida Statute §736.1017

BEFORE ME, personally appeared, **Jorge E. Espinosa and Eva J. Espinosa, Husband and Wife, Individually and as Trustees, under Espinosa Family Trust dated March 25th, 2023,** and who, being duly sworn does, swear, and certify on this 10th day of May 2024 as follows:

1. Affiants are over 18 years of age and have personal knowledge of the facts stated herein this Affidavit of Certification of Trust.
2. Affiants hereby certify that Affiants have read the full facts of this Affidavit of Certification of Trust and fully understand its context.

Affiants are (the "Trustees") under that unrecorded Espinosa Family Trust dated March 25th, 2023 (the "Trust").

1. The Trust was executed on March 25th, 2023, and is valid, in good standing, and currently exists.
2. The Settlers of the Trust are Jorge E. Espinosa and Eva J. Espinosa as Trustees.
3. The current name(s) and address(es) of the current trustee(s) is/are Jorge E. Espinosa and Eva J. Espinosa who resides at Current Kissimmee, FL 34741.
4. The Trustee is the owner of and has the power to sell, refinance, convey, purchase, encumber all real property owned by the Trust pursuant to the portions of the Trust attached here as and made a part hereof by reference.

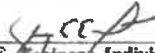
BEGINNING AT THE NORTH CORNER OF LOT 7, BLOCK 10, OF THE SOUTH FLORIDA RAILROAD COMPANY'S PLOT OF THE TOWN OF KISSIMMEE CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST BOUNDARY OF SAID LOT TO BROADWAY STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID BROADWAY STREET 50 FEET; THENCE NORTH 47 DEGREES WEST TO STEWART AVENUE; THENCE NORTH ALONG STEWART AVENUE TO THE POINT OF BEGINNING. SAID LAND BEING THE MOST NORTHEASTERLY 50 FEET OF LOT 7, BLOCK 10 OF SOUTH FLORIDA RAILROAD COMPANY'S PLOT OF THE TOWN OF KISSIMMEE CITY.

5. The Trust has not been revoked in any manner that would cause the representations contained in this Affidavit of Certification of Trust to be incorrect.


6. That this Affidavit is made for the purpose of inducing Simply Title, LLC and WFG National Title Insurance Company to issue a title insurance policy in connection with the Property described herein.

7. Affiants are familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida aforesaid for falsely swearing to statements made in an instrument of this nature.

FURTHER AFFIANT SAYETH NOT.



Jorge E. Espinoza Individually and as Trustee, under Espinoza Family Trust dated March 25th, 2023.



Eva J. Espinoza Individually and as Trustee, under Espinoza Family Trust dated March 25th, 2023.

State of Florida
County of Osceola

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 10th day of May, 2024 by Jorge E. Espinoza and Eva J. Espinoza, Husband and Wife, Individually and as Trustees, under Espinoza Family Trust dated March 25th, 2023, who are personally known or have produced driver licenses as identification.

[Seal]



Mathias Pacheco
Notary Public
State of Florida
Commission #1126898
Expires 5/31/2025



Notary Public

Print Name: _____

My Commission Expires: _____

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
Current Commissioner's Partial Home Address / Telephone Numbers	F.S. 119.071(4)(d)(2)(z): The partial home addresses and telephone numbers of Public Officers are exempt. "Public Officer" means the Governor, Lt. Governor, the elected State Cabinet Members (the Chief Financial Officer, Attorney General, and Agriculture Commissioner), and elected state and local officials (state representatives and senators, the county property appraiser, the county supervisor of elections, the school superintendent, school board members, and any mayor, city commissioner, or county commissioner). "Partial home address" means the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the partial home address, except the city and zip code.	1