



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, MAY 5, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

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

Staff Present: City Manager Mike Steigerwald, City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Members Absent: Commissioners Noel Ortiz

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 Swearing In of Newly Promoted Fire Department Officers

Request that David Losey, Connor Quinn, and Scott Watson be sworn in to their newly appointed positions.

Fire Chief Walls administered the Oath of Office to Fire Lieutenant David Losey, Fire Lieutenant Connor Quinn, and Fire Engineer Scott Watson

3.B Proclamation - Economic Development Week

Proclamation presentation to Abigail Wagner from the Orlando Economic Partnership in recognition of Economic Development Week, May 4-8, 2026.

City Manager Steigerwald read a proclamation in honor of Economic Development Week, as the Mayor and Commissioners presented it. Recipient Abigail Wagner thanked the City for its support.

3.C Proclamation - Foster Youth Connection Month

Proclamation presentation to Jeff and Ashley Call, Founders of Legacy's Gift Inc., in honor of Foster Youth Connection Month.

City Manager Steigerwald read a proclamation honoring Foster Youth Connection, as the Mayor and Commissioners presented it. The recipient thanked the City for their support.

3.D Proclamation - Older Americans Month

Proclamation presentation to Rob Gilts and Chris Houghland from Osceola Council on Aging in recognition of Older Americans Month.

City Manager Steigerwald read a proclamation honoring Older Americans Month as the Mayor and Commissioners presented it. Recipients Rob Gilts thanked the City for their support of the elderly community.

3.E Proclamation - National Safe Boating Week

Proclamation presentation to Anthony Wong of the United States Coast Guard Auxiliary, based in Kissimmee, in honor of National Safe Boating Week.

City Manager Steigerwald read a proclamation in honor of National Safe Boating Week as the Mayor and Commissioners presented the proclamation. Recipient Anthony Wong thanked the City for its support.

3.F Employee of the Month for May

Staff requests that the Commission join the City Manager in recognizing Nicole McDuffie of the Development Services Department as the Employee of the Month for May.

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

3.G Father's Footsteps Foundation Presentation

Presentation by Francisco Melendez from A Father's Footsteps Foundation, Inc. to provide an overview of their services, community impact, and ongoing initiatives relevant to the City of Kissimmee.

The presenter was unable to attend the meeting. The item will be rescheduled for a future date.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Second and Final Reading - Proposed Ordinance # 26-14 Amending the City Charter, Section 6: Compensation of Commissioners

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE

Request approval of the Second and Final Reading of Proposed Ordinance #26-14, amending the Charter to authorize commissioner compensation to be established within the City Code of Ordinances.

Commissioner Alvarez made a motion to continue the Public Hearing and Second and Final Reading of Proposed Ordinance #26-14 to May 19, 2026. Mayor Espinosa seconded the motion.

AYE: Commissioner Alvarez, Mayor Espinosa

NAY: Commissioner Eady, Commissioner Martinez

Motion failed 2 - 2.

City Clerk Crespo read Proposed Ordinance #26-14 by title. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Martinez made a motion to deny Proposed Ordinance #26-14. Commissioner Eady seconded the motion.

AYE: Commissioner Martinez, Commissioner Eady

NAY: Commissioner Alvarez, Mayor Espinosa

Motion failed 2 - 2.

Commissioner Martinez made a motion to adopt Proposed Ordinance #26-14. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

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

Motion failed 1-3.

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 "A") were submitted, and residents provided their comments. Speakers discussed residency, transparency, Smith Street concerns with loitering, social media, nepotism, and accountability for public officials. Police Chief Broadway will coordinate with city management to address the loitering issue near Smith Street. An issue was raised regarding a business operating outside the scope of a business permit, potential conflicts of interest, and improper business relationships. A speaker submitted an addendum to the Ethics Complaint and Impeachment Request against Commissioner Martinez (Exhibit "B").

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

Commissioner Eady made a motion to approve the consent agenda in its entirety. Commissioner Martinez seconded the motion.

Motion carried 4-0

7.A City Commission Minutes from the April 21, 2026 Commission Meeting

Approval of the April 21, 2026, commission meeting minutes.

7.B Approval of Contract Extension with Miller Electric Company

Request to approve a contract (#20240399) extension with Miller Electric for the installation and maintenance of security equipment.

7.C Single-Source Contract with AECOM, Inc. for Alleyway Paving Design Services

Request to approve the single-source procurement with AECOM, Inc. (Contract # 20260201) for design services for the Alleyway Paving Project in the amount of \$353,891.48, authorization for the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this contract, and approval to transfer from the Stormwater Fund to cover the drainage component of the project.

7.D Change Order No. 1 Vulnerability Assessment and Adaptation Plan Services

Request to approve Change Order No. 1 to Task Work Order No. 7 with Michael Baker International, Inc. (Contract #20230232) for Vulnerability Assessment (VA) and grant management services in the amount of \$79,564.

7.E Donation of Portable Basketball Goals to Maranatha Academy by Jireh

Requesting approval to donate two portable basketball goals to Maranatha Academy by Jireh for use by their K-12 school.

- 7.F Technical Revisions to Local Housing Assistance Plans for Years 2022-2024 and 2025-2028
Request to approve the Proposed Technical Revisions to the Local Housing Assistance Plans (LHAP's) for Years 2022-2024 and 2025-2028.
- 7.G Approval of contract agreement between the City of Kissimmee and Axon Enterprise, Inc.
Request approval of agreement for drone subscription plan (Contract 20260203) with data and storage between the City of Kissimmee and Axon Enterprise, Inc.

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

- 8.A (VSCRA) Resolution Authorizing a Locally Funded Agreement (LFA), a Three-Party Escrow Agreement with the Florida Department of Transportation, and a Budget Transfer
Requesting adoption of a Resolution to execute the Locally Funded Agreement (LFA), and approve the Three-Party Escrow Agreement with the Florida Department of Transportation (FDOT), Contract #20260200, and approve a budget transfer for the raised median enhancements on US-192 (FPN: 450778-1-52-03).

CRA Manager Samia Singleton reviewed the agenda item and recommended Vine Street CRA Board approval.

Board Member Martinez made a motion to adopt CRA Resolution #01-2026 and approve a three-party escrow agreement and budget transfer. Board Member Eady seconded the motion.

Motion carried 4 - 0.

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

- 8.B Presentation of the Annual Comprehensive Financial Report for the year ended September 30, 2025
Requesting approval of the Annual Comprehensive Financial Report for the year ended September 30, 2025.

Helen Painter from Purvis and Gray reviewed the city's report, indicating an unmodified opinion has been issued on the financial statement.

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

Motion carried 4 - 0.

- 8.C Presentation of the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025
Requesting approval of the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

Helen Painter from Purvis and Gray reviewed the Downtown CRA's annual audit report, indicating an unmodified opinion has been issued on the financial statement.

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

Motion carried 4 - 0.

8.D Presentation of the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025

Requesting approval of the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

Helen Painter from Purvis and Gray reviewed the Vine Street CRA's annual audit report, indicating an unmodified opinion has been issued on the financial statement.

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

Motion carried 4 - 0.

8.E Advisory Board Vacancy: Historic Preservation Board

The Commission is requested to make an appointment to fill a vacancy on the Historic Preservation Board.

Commissioner Martinez made a motion to appoint Alexandra Nasharr to the Historic Preservation Board. Commissioner Eady seconded the motion.

Motion carried 4 - 0.

8.F Annual Advisory Board vacancies with terms ending May 31, 2026

The Commission is requested to appoint or reappoint members to fill vacancies for boards with terms ending May 31, 2026.

Commissioner Martinez made a motion to reappoint Carlos Angarita to the Board of Adjustment, Adriana Serrano to the Historic Preservation Board, Hannan Khan, Amarilis Williams, Seewat David Anderson to the Parks and Recreation Board, and Robert Bussiere to the Planning Advisory Board. Commissioner Alvarez seconded the motion.

Motion carried 4 - 0

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events, including the Taste of Kissimmee and the Vine Street CRA clean-up efforts.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Martinez requested clarification regarding the motion on item 4.A. A motion to adopt the ordinance was made but did not pass, per the City Attorney. A legal document served upon Commissioner Martinez was submitted into the record (Exhibit "C"). A discussion commenced between Commissioner Martinez and Mayor Espinosa regarding a recent press conference. Mayor Espinosa reviewed an email discussing food trucks (Exhibit "D"), recapped recent events attended, and highlighted new businesses opening in the area. An update was also provided on the Azure hotel.

10. ADJOURNMENT

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

Motion carried 4 - 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 7:24 PM.



Jackie Espinosa

5/5/2026

MAYOR-COMMISSIONER

ATTEST:

Tameara Crespo

CITY CLERK

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION ✓

DATE: 5/5/26

EXHIBIT "A"

AGENDA ITEM #: _____

NON-AGENDA ITEM: Public Comment

NAME: Stephanie Nelson

ADDRESS: 1715 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.

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION ✓

DATE: 5/5/26

AGENDA ITEM #: _____

NON-AGENDA ITEM: Public Comment

NAME: Lillian Evans

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

CHECK ALL THAT APPLY:

- I WISH TO SPEAK
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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/5/26

AGENDA ITEM #: Hear the audience

NON-AGENDA ITEM: _____

NAME: Maria Virginia Garcia

ADDRESS: 1500 Neo Landings Loop CITY: Kissimmee STATE: Fl ZIP: 34744

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/5/26

AGENDA ITEM #: _____

NON-AGENDA ITEM: Public Comment

NAME: Madelin Casiano

ADDRESS: 4030 Tucker Ave CITY: St Cloud STATE: Fl ZIP: 34772

CHECK ALL THAT APPLY:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/26
AGENDA ITEM #: 6
NON-AGENDA ITEM: Public Comment
NAME: Sharon Anderson
ADDRESS: 110 Lakeview DR 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

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/5/2026
AGENDA ITEM #: _____
NON-AGENDA ITEM: Public Comments
NAME: Jeremy Fetzer
ADDRESS: 120 Broadway Ste 304 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
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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5-5-26

AGENDA ITEM #: _____

NON-AGENDA ITEM: Public Comment

NAME: Rubin Anderson

ADDRESS: 110 Lakeview CITY: Kissimmee STATE: Fl ZIP: 34741

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/5/26

AGENDA ITEM #: ~~XXXXXX~~

NON-AGENDA ITEM: to - Hear the audience

NAME: Barbara Kendrick's

ADDRESS: 210 Ginwr, P414 CITY: Kiss STATE: Fl. ZIP: 34749

CHECK ALL THAT APPLY:

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ADDENDUM TO ETHICS COMPLAINT & IMPEACHMENT REQUEST
AGAINST KISSIMMEE CITY COMMISSIONER JANETTE MARTINEZ



SUBMITTED BY: JEREMY FETZER

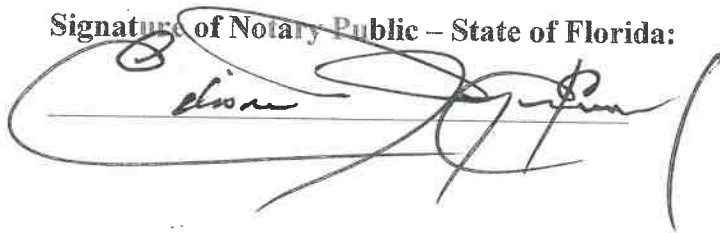
DATE SUBMITTED: MAY 5, 2026

NOTARY ACKNOWLEDGMENT (STATE OF FLORIDA)

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of May, 20²⁶, by JEREMY FETZER, who is personally known to me or has produced Florida Driver License # as identification.
F224-191-25-800-0

Signature of Notary Public – State of Florida:



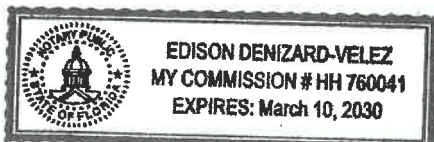
Printed Name of Notary Public:

Edison Denizard-Velez

Notary Public, State of Florida

Commission No.: HH 760041

My Commission Expires: March 10, 2030



State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Application Summary

Thank you for submitting your application online. The department will examine your application and notify you of the need to submit additional information or documentation to complete your application. After we have completed review of your application, a licensing inspection for sanitation and safety will be required if the facility has not been inspected within the past 120 days. If an inspection is required, an inspector will contact you soon. If you are urgently trying to open your business within the next few business days and have not heard from an inspector, please call us at 850.487.1395 to expedite your inspection. You will not be able to open for business legally until our inspector completes a satisfactory inspection and issues you a temporary license.

Profession

License Type: **Mobile Food Dispensing Vehicle**

Application Number: **211616**

Application Type: **Application for a Change of Ownership of an Existing Mobile Food Dispensing Vehicle License with or without Plan Review**

Application Date: **05/14/2024 (mm/dd/yyyy)**

License Number:

File Number: **64401**

Organization Detail

Organization Name: **Forty Martinez LLC**

Business Name: **Forty Martinez LLC**

Addresses

Main Address: **320 E DAKIN AVE**
KISSIMMEE, FL
34741
US

Phone Number: **4074147311**

Extension:

E-mail Address: **janettemartinez40@yahoo.com**

Routing Instruction: **Janette Martinez**

License Related Addresses

License Location: **320 E DAKIN AVE**
KISSIMMEE, FL
34741
US

Phone Number: **4074147311**

Extension:

E-mail Address: **janettemartinez40@yahoo.com**

License Attributes Selected

Self-sufficient Mobile Food Dispensing
Vehicles**Self-sufficient MFDV**

County Name

Osceola**Target License**

Current DBPR License Number:

MFD6252624**Food Service**

of Seats/Carts

0

Open Date

05/23/1983 (mm/dd/yyyy)**Attachments**

menu.pdf

FOODTRUCK.png

Fees

License Fee	\$337.00
Hospitality Education Program Fee	\$10.00
Application Fee	\$50.00
Total Amount Due:	\$397.00

By submission of this application you affirmed the following:

Each application for a license or renewal of a license issued by the Department of Business and Professional Regulation shall be signed under oath or affirmation by the applicant, or owner or chief executive of the applicant without the need for witnesses unless otherwise required by law.

I certify that I am empowered to execute this application as required by section 559.79, Florida Statutes. I understand that my signature on this application has the same legal effect as if made under oath. All information contained on this application is true and correct.

I understand that falsification of any information on this application may result in administrative action, including a fine, suspension or revocation of the license.

DBPR HR-7022, Commissary Services Notification

STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 Division of Hotels and Restaurants
 2601 Blair Stone Road, Tallahassee, Florida 32399-1011
 Phone: 850.487.1395 – E-mail: dir.planreview@myfloridalicense.com
 Internet: www2.myfloridalicense.com/hotels-restaurants/

For Office Use Only	
Log Number	
File Number	

NOTE – This form must be submitted as part of an application packet.

Section 1 – Mobile Food Dispensing Vehicle or Temporary Commercial Kitchen Information

Owner Name JANETTE MARTINEZ	Phone Number (include area code) 857-414-7511
Vehicle or Kitchen Name (DBA) FORTY MARTINEZ LLC	License Number application# 211618

Section 2 – Commissary Information

Select one: This is my Primary Commissary Additional Commissary


Commissary Name LECHONERA EL JIBARITO LLC		
Commissary Address 1985 S JOHN YOUNG PKWY		
City KISSIMEE	Zip Code (+4 optional) 34741	County OSCEOLA
Phone Number (include area code) 407-694-8029		
Commissary License Number (if available) SEA5911364		E-Mail Address lechonerajibarito@gmail.com
Licensed By: <input checked="" type="checkbox"/> DBPR <input type="checkbox"/> Department of Agriculture & Consumer Services		

Section 3 – Commissary Activities

I intend to conduct the following activities at my commissary:

Dish or equipment washing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storing food (including ice or drinks)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dumping wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storing dry goods	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Receiving potable water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cooking and/or reheating food	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Washing the outside of the vehicle	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other (Describe below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section 4 – Signature

Print Name JANETTE MARTINEZ	Signature 	Date 8/24/24
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For additional commissaries submit a separate form for each additional commissary.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE MOBILE FOOD DISP VEHICLE (2014) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES

VIN NUMBER: SELF SUFFICIENT

FORTY MARTINEZ LLC

COQUI KITCHEN

**1985 S JOHN YOUNG PKWY
KISSIMMEE FL 34741**

LICENSE NUMBER: MFD5953052

EXPIRATION DATE: APRIL 1, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/23/2026

Do not alter this document in any form.

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

Page 5 of 16





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

850-487-1395

JANETTE MARTINEZ
COQUI KITCHEN
320 E DAKIN AVE
KISSIMMEE FL 34741

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbecue restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MFD5953052 ISSUED: 09/09/2024

MOBILE FOOD DISP VEHICLE (2014)
FORTY MARTINEZ LLC
COQUI KITCHEN

IS LICENSED under the provisions of Ch. 509 FS.
Expiration date : APR 1, 2025 L2409090000181

DETACH HERE

RON DESANTIS, GOVERNOR

MELANIE S. GRIFFIN, SECRETARY

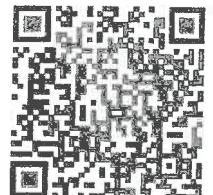
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	MFD5953052	VIN NUMBER:	SELF SUFFICIENT
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The MOBILE FOOD DISP VEHICLE (2014)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: APR 1, 2025

NON-TRANSFERABLE

FORTY MARTINEZ LLC
COQUI KITCHEN
1985 S JOHN YOUNG PKWY
KISSIMMEE FL 34741



Page 6 of 10

BL-000574-2024 • FORTY MARTINEZ LLC • COQUI KITCHEN (1398 E VINE ST Unit:6 KISSIMMEE, FL 34744)

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (2)
- Fees (1)
- Bonds
- Activities
- Files (3)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication (2)
- History

BL-000574-2024 • FORTY MARTINEZ LLC • COQUI KITCHEN • Issued

License Type Business Tax Receipt	Classification Restaurant/Food Establishment	Industry Classification	Issued By Ayadiri Perez	License Year 2026
Application Date 08/27/2025	Expiration Date 09/30/2026	Invoice Date 08/27/2025	Last Renewal Date	

\$ 0.00

Pay fees

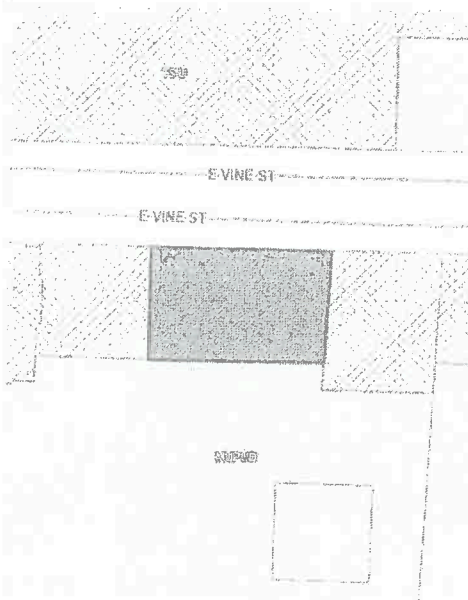
Recent Activity

- Payment Received**
Amount: \$50.00
Date: 08/27/2025
- Workflow Activity**
Action: Transfer Questions
Status: Passed
Date: 08/27/2025
- Workflow Activity**
Action: Renewal Documentation Verified
Status: Passed
Date: 08/27/2025
- Workflow Activity**
Action: Status on Old Record
Status: Passed
Date: 08/27/2025
- Workflow Activity**
Action: Issue Renewed BTR
Status: Passed
Date: 08/27/2025

Business Details

Business Name FORTY MARTINEZ LLC	DBA COQUI KITCHEN
Business Type Business Tax Receipt	Status Applied
Location Commercial	Open Date

Location



Martinez, Janette

JM ID-000024845

Applicant

Mobile Phone
(407) 414-7211

Email
redktemb@tinez40@yahoo.com

Main Address
1606 SUNNY ST KISSIMMEE, FL 34741

Title

Previous Licenses

- BL-000574-2024
FORTY MARTINEZ LLC
- BL-000574-2024
FORTY MARTINEZ LLC

BL-000574-2024 - FORTY MARTINEZ LLC - COQUI KITCHEN (1398 E VINE ST Unit:6 KISSIMMEE, FL 34744)

- Summary
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- Communication (2)
- History

License Type *	Business Tax Receipt	Dist. Lic *	VO	Applications/Renewal Date *	08/27/2025
Classification *	Restaurant/Food Establishment	Status *	Issued	License Year *	2026
Assigned To	Issued By *		Ayadiiri Perez	Issued Date	08/27/2025
Account	Expiration Date			09/30/2026	
Linked Account Balance	Last Renewal Date				
	\$0.00				
Description	I will have space number 6 and will be selling food at this location				

BL-000574-2024 - FORTY MARTINEZ LLC - COQUI KITCHEN (1298 E VINE ST Unit 6 KISSIMMEE, FL 34744)

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (2)

Fees (1)

Bonds

Activities

Files (3)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication (2)

History

PROPERTY INFORMATION

Suite/Unit Number (if applicable)

SPACE NUMBER 6

Max Building Occupancy

N/A

If the suite/unit number provided above was not found when adding the Location of your business, a completed 911 Addressing Form will be required. This form can be found below and will need to be completed by the Department located at the top of the form.

911 Addressing Form

BUSINESS INFORMATION

Expanded description of business *

I will be selling Spanish food. This is a food trailer that will be parked in space number 6. Once we are done for the day the trailer will be moved and we will repeat the process every day.

Total Square Footage of your Business *

300 square foot

Number of Employees *

2

Total Number of on site parking spaces *

0

LICENSE SUBMITTAL INFORMATION

What is the license type? *

New Business

If you have selected Transfer of Business Location, Transfer of Business Name, or Transfer of Ownership, the below information is required to be provided that pertains to the previous business.

Previous Address *

na

Previous Business Name *

na

Previous Ownership Name *

na

Previous Business License ID/ID Number *

na

BUSINESS CLASSIFICATION INFORMATION

Restaurant/Food Establishment Classification *

Restaurant (Consumption Off Site - No Seats)

PROVIDE APPLICABLE RESPONSES BELOW BASED ON THE RESTAURANT/FOOD ESTABLISHMENT CLASSIFICATION SELECTED ABOVE:

CAFETERIA/DINING ROOM/RESTAURANT (WITH SEATS)

Number of seats

Where is the seating located?

Will consumption of alcohol be served?

NO

EMERGENCY CONTACT INFORMATION

Business Phone Number *

407-414-7311

Business Owner Primary Phone Number *

407-414-7311

Business Owner Other Phone Number

Is there a fire alarm system? *

YES

If YES, pick one of the following.

Is there a fire alarm system? *

NO

If YES, pick one of the following.

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS TAX RECEIPT

BUSINESS NAME: FORTY MARTINEZ LLC

Business Type(s): Restaurant (Consumption Off Site - No Seats)

DBA: COQUI KITCHEN

BUSINESS OWNER: JANETTE MARTINEZ

BUSINESS LOCATION: 1398 E VINE ST 6
KISSIMMEE, FL 34744

Business Tax Receipt No: BL-000574-2024

License Year: 2026

Effective Date: 08/27/2025

Expiration Date: 09/30/2026

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

Business Occupancy Limit: N/A persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.



PEREZ LASURE LAW

517 Bryan Street
Kissimmee, FL 34741

EXHIBIT "C"

RECORD COPY

**COMMISSIONER
JEANETTE MARTINEZ
CITY HALL
101 CHURCH STREET
KISSIMMEE, FL 34741**



PEREZ LASURE LAW

Migdalia Perez
Attorney

Kimberly A. LaSure
Attorney

May 5, 2026

Commissioner Jeanette Martinez
City of Kissimmee
101 Church Street
Kissimmee, FL 34741

In re: Pending Ethics/Removal Proceedings Involving Commissioner, Mayor Jackie Espinosa.

Dear Commissioner Martinez:

Our firm represents, Mayor Jackie Espinosa, in connection with ongoing ethics-related proceedings and any potential quasi-judicial removal or impeachment process before the City of Kissimmee.

This letter serves as formal litigation hold notice, a demand to immediately cease and desist from extrajudicial commentary, and formal notice that your conduct has created disqualifying bias and potential independent ethics violations.

You are hereby placed on notice to preserve all documents and electronically stored information relating to:

- allegations involving Commissioner, Mayor Jackie Espinosa
- your own ethics investigation
- any statements, discussions, or communications concerning either matter;
- all public communications, including social media posts, videos, livestreams, and interviews;
- communications with media, constituents, other commissioners, or third parties.

This includes, without limitation:

- text messages (SMS, iMessage, WhatsApp, Signal, etc.)
- emails and cloud-based communications
- social media accounts (Facebook, Instagram, X, Tik Tok, etc.,)
- draft, deleted content, metadata, and archived materials.

You must immediately suspend any deletion, auto-delete, or overwriting practices. Failure to comply will subject you and potentially the City of Kissimmee to spoliation sanctions, adverse inferences, and other judicial remedies.

517 Bryan Street
Kissimmee, FL 34741
407.530.4920

It is now a matter of record that you have conducted and/or participated in publicly recorded meetings addressing ethics allegations. You have made public statements regarding allegations involving Commissioner Mayor Jackie Espinosa. You have also published or participated in social media video content discussing disputed facts central to a pending or anticipated quasi-judicial proceedings. These actions constitute extrajudicial commentary on adjudicative facts outside any lawful evidentiary framework.

You are hereby demanded to **immediately cease and refrain** from any further commentary - public or private- regarding Commissioner Mayor Jackie Espinosa, any pending ethics investigation, credibility, merits, or factual basis of any allegations, and any issue reasonably expected to come before the Commission in a quasi-judicial capacity. Your continued commentary will only compound the prejudice already created.

Your statements have established that you have formed and expressed opinions on disputed adjudicative facts and you have done so outside the record and without due process safeguards. It is now established that you cannot serve as a fair and impartial decision-maker. Accordingly, you are **legally disqualified** from participating in any quasi-judicial proceeding involving Commissioner Mayor Jackie Espinosa.

If you do not voluntarily recuse yourself, we will file a formal motion to disqualify, seek emergency judicial intervention, including a writ of prohibition; and challenge to invalidate any action taken with your participation.

Your conduct may constitute independent violation of Florida's Code of Ethics, including but not limited to misuse of public position; abuse of official platform to influence or prejudice proceedings; and interference with or undermining the integrity of an ethics process. We are evaluating all available remedies, including referral to the Florida Commission on Ethics.

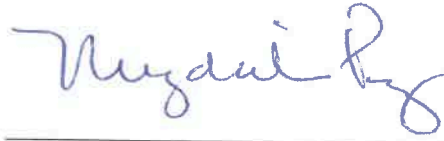
Be advised that your continued conduct creates substantial due process violations, that includes tainting any quasi-judicial proceeding beyond repair. Most importantly, exposes the City of Kissimmee to litigation, including claims for declaratory and injunctive relief, and attorney's fees where applicable. Any decision reached under these circumstances will be subject to immediate judicial challenge.

This is your opportunity to mitigate further legal exposure. If you continue engaging in public commentary and/or refuse to recuse yourself, we will proceed without further notice to protect our client's Constitutional Rights through all available legal channels.

Nothing herein constitutes a waiver of any rights, claims, or remedies, all of which are expressly reserved.

Please govern yourself accordingly,

517 Bryan Street
Kissimmee, FL 34741
407.530.4920



By: _____

Migdalia Perez, Esq.,

FBN: 696307

517 Bryan Street

Kissimmee, FL 34741

407.530.4920 (Office)

407.540.9351 (Fax)

mperez@perezasurelaw.com



517 Bryan Street
Kissimmee, FL 34741
407.530.4920



Fw: Food Trucks

From Tameara Crespo <TAMEARA.CRESPO@kissimmee.gov>

Date Tue 5/5/2026 2:03 PM

To Tameara Crespo <TAMEARA.CRESPO@kissimmee.gov>

On May 1, 2026, at 7:07 AM, Keyla Ramos <kramos09@gmail.com> wrote:

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 Mrs. Espinosa

I hope this message finds you well.

I am writing to express my concerns regarding the continued expansion of food trucks throughout the city of Kissimmee. While I understand they can contribute to local business activity, the increasing number of food trucks is beginning to impact the overall appearance and organization of our community.

Additionally, I would like to bring attention to a growing concern about the condition of certain areas of the city. It appears that more locations are beginning to look unmaintained, and there has been a noticeable increase in individuals experiencing homelessness throughout various parts of Kissimmee. These issues, combined with the rise in food truck presence, are affecting the city's overall image and quality of life for residents.

I respectfully ask that the city consider implementing more structured regulations regarding food truck operations, as well as taking further steps to address cleanliness, maintenance, and support for those in need within our community.

Thank you for your time and attention to these matters. I appreciate your continued efforts to improve our city.

Sincerely,

Keyla Ramos