

SUPPLEMENTAL REPORT OF INVESTIGATION



Complaint Numbers 26-146

NOTICE CONCERNING CONFIDENTIALITY

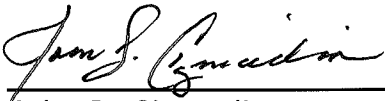
This report of investigation concerns an alleged violation of Chapter 112, Part III, Florida Statutes, or other breach of public trust under provisions of Article II, Section 8, Florida Constitution. The Report and any exhibits may be confidential (exempt from the public records law) pursuant to Section 112.324, Florida Statutes, and Chapter 34-5, F.A.C., the rules of the Commission on Ethics. Unless the Respondent has waived the confidentiality in writing, this report will remain confidential until one of the following occurs: (1) the complaint is dismissed by the Commission; (2) the Commission finds sufficient evidence to order a public hearing; or (3) the Commission orders a public report as a final disposition of the matter. *See Section 112.3215, Florida Statutes, regarding executive branch lobbying matters and confidentiality.

STATE OF FLORIDA
COMMISSION ON ETHICS
Post Office Drawer 15709
Tallahassee, Florida 32317-5709

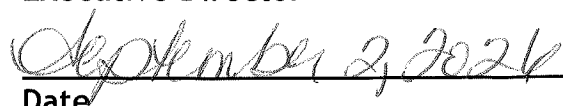
SUPPLEMENTAL REPORT OF INVESTIGATION

TITLE: JANETTE MARTINEZ
City Commissioner
Kissimmee, Florida

COMPLAINT NO.: 26-146
Exhibits A and B

INVESTIGATED BY: 
John D. Cizmada

Distribution: Commission on Ethics
Respondent
Advocate
File

Releasing Authority: 
Kerrie J. Stillman
Executive Director

Date

* * * *

**SUPPLEMENTAL REPORT OF INVESTIGATION
COMPLAINT NO. 26-146**

- (1) The Report of Investigation (ROI) was released on August 6, 2026.
- (2) The complaint alleges that the Respondent owns a mobile food truck business, Coqui Kitchen. The complaint alleges that the Respondent has a business associate and friend who owns Lechonera El Jibarito, a mobile "food truck" location. The complaint alleges that the Respondent's friend sought a Conditional Use Permit (CUP) from the City to allow mobile food trucks, including Coqui Kitchen, to sell food on the property. The complaint also alleges that the Respondent's friend was granted the permit on January 9, 2026. However, the City Manager filed an appeal regarding the permit, which then came before the City Commission on January 20, 2026. The complaint alleges that the Respondent recused herself from the vote and completed a CE Form 8B, "Memorandum of Voting Conflict," but did not publicly state the basis for her voting conflict.
- (3) Following completion of the ROI, Ms. Melody Hadley, Advocate for the Commission, requested additional information regarding the Complainant's allegations of Conflicting Employment or Contractual Relationship.
- (4) Specifically, Ms. Hadley requested a copy of the entire CUP application (CU-25-0004) that Ms. Roman submitted to the City of Kissimmee's Planning Services Department to determine if whether the Respondent or her mobile food truck business, Coqui Kitchen, was mentioned in the application.
- (5) City of Kissimmee Planning Development Services Director Craig Holland confirmed by telephone that the CUP application was completed online.
- (6) City of Kissimmee Planning & Zoning Manager Brenda Ryan provided a copy of the City's entire CUP file, CU-25-0004, pertaining to Ms. Lasandra Roman (Exhibit A).
- (7) Ms. Junellyx Cartagena, an Administrative Assistant for the City of Kissimmee, stated in an email (Exhibit B) that the City does not have a physical copy of the online application document. She explained that the City provided all documents it retained since Ms. Roman initially applied for the permit (Exhibit A).
- (8) The documents received by this investigator do not indicate that the Respondent or her mobile food truck was mentioned in them.
- (9) Paragraphs 38 and 51 of the ROI summarized that Ms. Lisandra Roman rented a residence located at 1607 Sunny Street to the Respondent from March 2025 through March 2026.
- (10) The Respondent stated that in approximately February 2025, she was being evicted from her residence, and she was given 30 days to vacate the premises. She said Ms. Roman offered to rent her the vacant home located at 1607 Sunny Street in Kissimmee. With nowhere else to go, the Respondent said she accepted the offer.

(11) The Respondent stated that Ms. Roman drafted a "Residential Lease Agreement" between Ms. Roman, personally, and the Respondent. Ms. Roman and the Respondent signed the agreement for 1607 Sunny Street, from March 1, 2025, to March 1, 2026, for \$2,100 per month (Exhibit C). The Respondent stated that on April 1, 2026, she purchased a home.

(12) Ms. Roman resided at 711 S. Emory Avenue from March 1, 2025, to March 31, 2026. She had never rented the home at 1607 Sunny Street before renting it to the Respondent. Ms. Roman has not had a tenant since the Respondent moved out, and she has now moved into the residence at 1607 Sunny Street.

END OF SUPPLEMENTAL REPORT OF INVESTIGATION

EXHIBIT A

EXHIBIT A



Development Services/Building Division
101 Church Street, suite 120
Kissimmee, Fl. 34741
407-518-2149
jchernandez@kissimmee.org

TRANSMITTAL FOR PLAN REVIEW

DATE: 03/21/25
PROJECT: Conditional Use

ADDRESS: 1985 S. John Young Pkwy.
PERMIT NUMBER: CU-25-0004

This permit has been - DISAPPROVED.

Please see below the comments/conditions (if applicable):

BUILDING DIVISION – Juan C Hernandez - 407.518.2149 - Juan.Hernandez2@kissimmee.gov

1. What are the days and hours of operation?
2. Specify restrooms accommodations, including ADA. Are portable restrooms going to be provided? Or are the existing restaurant's restrooms going to be available?
3. How is electrical power going to be obtained? See notes below for outside electrical and generators (if applicable).

Electrical Notes:

1. A written assured equipment grounding conductor program continuously enforced at the site by one or more designated persons to ensure that equipment grounding conductors for all cord sets, receptacles and equipment that are not part of the permanent wiring of the building or structure, and equipment connected by cord and plug are installed and maintained in accordance with the applicable requirements of NEC 250.114, 250.138, 406.3(C), and 509.4(D) as per 590.6(B)(2).
4. Electrical cords are required:
 - a. to be rated for outside use and be extra hard use NEC 518.3(B) and 525.20(A).
 - b. to be supported and provide protection from physical damage or people tripping over NEC 518.3(B) and 525.20(G).
 - c. rated for wet locations when laid on the ground NEC 525.20(E)
5. All outside electrical receptacles must be ground fault and weather protected as per NEC 590.6.
6. A fence, barrier or other effective means is required to limit access only to authorized and qualified personnel for wiring over 600 volts as per NEC 590.7.

Generator's Notes:

1. Provide the following information for propose generator:
 - a. Show location of generators within site.
 - b. Equipment mounting and location as per NEC 525.10(b).
2. Generator to be operated by a qualified person and to be located in area accessible to qualified personnel only as per NEC 525.10(A).

AI

3. Equipment mounting and location as per NEC 525.10(b).

FYI: a. Temporary electrical installation is allowed for the duration of the event only.

b. a separate electrical permit applications is required to be filed with the Building Division.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation.



Development Services/Building Division
101 Church Street, suite 120
Kissimmee, Fl. 34741
407-518-2149
jchernandez@kissimmee.org

TRANSMITTAL FOR PLAN REVIEW

DATE: 03/21/25
PROJECT: Conditional Use

ADDRESS: 1985 S. John Young Pkwy.
PERMIT NUMBER: CU-25-0004

This permit has been - DISAPPROVED.
Please see below the comments/conditions (if applicable):

BUILDING DIVISION – Juan C Hernandez - 407.518.2149 - Juan.Hernandez2@kissimmee.gov

1. What are the days and hours of operation?
2. Specify restrooms accommodations, including ADA. Are portable restrooms going to be provided? Or are the existing restaurant's restrooms going to be available?
3. How is electrical power going to be obtained? See notes below for outside electrical and generators (if applicable).

Electrical Notes:

1. A written assured equipment grounding conductor program continuously enforced at the site by one or more designated persons to ensure that equipment grounding conductors for all cord sets, receptacles and equipment that are not part of the permanent wiring of the building or structure, and equipment connected by cord and plug are installed and maintained in accordance with the applicable requirements of NEC 250.114, 250.138, 406.3(C), and 509.4(D) as per 590.6(B)(2).
4. Electrical cords are required:
 - a. to be rated for outside use and be extra hard use NEC 518.3(B) and 525.20(A).
 - b. to be supported and provide protection from physical damage or people tripping over NEC 518.3(B) and 525.20(G).
 - c. rated for wet locations when laid on the ground NEC 525.20(E)
5. All outside electrical receptacles must be ground fault and weather protected as per NEC 590.6.
6. A fence, barrier or other effective means is required to limit access only to authorized and qualified personnel for wiring over 600 volts as per NEC 590.7.

Generator's Notes:

1. Provide the following information for propose generator:
 - a. Show location of generators within site.
 - b. Equipment mounting and location as per NEC 525.10(b).
2. Generator to be operated by a qualified person and to be located in area accessible to qualified personnel only as per NEC 525.10(A).

3. Equipment mounting and location as per NEC 525.10(b).

FYI: a. Temporary electrical installation is allowed for the duration of the event only.

b. a separate electrical permit applications is required to be filed with the Building Division.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT
REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PERMIT NUMBER: CU-25-0004
PROJECT NAME: The food truck spot @ Lechonera el Jibarito
REVIEW VERSION NUMBER: V.1

DATE: 3/24/2025

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. What are the proposed times this event would occur? Is this every day after 6, only on weekends?
2. Is there a parking agreement with another property to allow for the missing parking stalls to be provided both for the restaurant and the food trucks?
3. Will there be an outdoor dining area (tables, chairs, etc.) to accompany the food trucks?
4. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances."
5. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
6. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.
7. Please note that more comments may be forthcoming based off of the information provided from this round of review.

AS

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

DATE: 3/26/2025
PROJECT: The Food Truck Spot @ Lechonera El Jibarito
CONDITIONAL USE (DRC) NUMBER: CU-25-0004
REVIEW NUMBER: 1

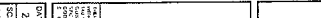
Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov
ADVISORY COMMENTS [CONDITIONS OF APPROVAL] (No Responses Necessary):

- Main drive aisles shall remain clear of obstructions for proper traffic circulation and emergency access.
- Event parking shall be done in approved designated parking areas only. Parking within the rights-of-way is prohibited, unless a right-of-way utilization permit is approved or as the Zoning District allows.
- If you have any questions regarding the comments/conditions above, please use the contact information provided.

###



PROPOSED FOOD TRUCK LOCATION 		REVISIONS BY DATE
Lechonera El Jibarito OWNER: LISANDRA ROMAN LOCATION: 1885 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746 PROPERTY ID: 33-75-29-2387-0091-0070		THE CITY OF KISSIMMEE PLANNING DEPARTMENT 1000 N. W. 10TH AVE., SUITE 200 KISSIMMEE, FL 34746 TEL: 352-399-1234 FAX: 352-399-1235 WWW.KISSIMMEEFL.GOV
DATE: 04/24/2024 DESIGNED BY: RL CHECKED BY: RL SHEET NO. 24-038		
SHEET TITLE: PROPOSED FOOD TRUCK LOCATION DRAWN BY: RL REVISION: 1		
21-2024-0038-02		

48

THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS:1985 S. JohnYoung Pkwy
PLAN (DRC) NUMBER:CU-25-0004
V2

DATE: 4/28/2025

**Review Status:
REVISE & RESUBMIT.**

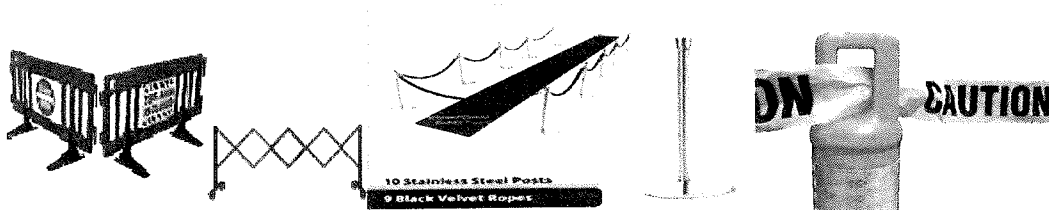
FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Provide a detailed drawing of the tent showing the following: dimensions of tent, all life safety equipment shown, (fire extinguishers, exit signs, emergency lights, exit doors, no smoking signs), tables and chairs, the air conditioning system, generators, food service equipment, changing rooms, storage areas, and a copy of the flame spread certificate is required. (NFPA1:10.14.3.4.3)
2. A minimum of a 3-foot clearance is required between each non-food vendor's tents or structures. (NFPA1:25.2.3.5). Please indicate this on your plans.

Advisory comments:

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



A9

5. Vendors cooking with flammable gas and/or solid fuel BBQ grills and/or using deep fat fryers shall arrange these items away from their tent/canopy utilizing the 10-foot space behind their tent/canopy. (NFPA1:10.14.9)

6. Any cooking appliance using cooking oil is required to have a Class K fire extinguisher. In addition, a portable 2A-10BC fire extinguisher is required. All fire extinguishers must have a current tag issued by the State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:50.5.7)

7. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have a current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)

8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

9. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT
REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PERMIT NUMBER: CU-25-0004
PROJECT NAME: The food truck spot @ Lechonera el Jibarito
REVIEW VERSION NUMBER: V.2

DATE: 5/9/2025

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. The City proposes that the time be reviewed and conditioned as so: Monday- Wednesday closed; Thursday 7 pm-12 am; Friday and Saturday 7 pm -2 am; Sunday 7 pm -10 pm.
2. The City is conditioning the hours of operation for 90 days, where as this Special Event will come back to the Development Review Committee with an update and to consider different hours/days. Land Development Code Section 14-6-28.
3. No parking stall is to be used by any food truck storage or parking or materials during the operating hours of Lechonera el Jibarito. A parking agreement may be necessary with surrounding parcels if the parking for the food truck event is not deemed suitable.
4. There are to be no more than the 6 proposed food trucks per night at this event.
5. There are to be no more than the 6 proposed tents with table and chairs per night at this event.
6. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances." **No amplified sound equipment is allowed to be used after 10 pm.**
7. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide

Alt

services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.

9. Alcohol sales are strictly prohibited from being sold during this event.
10. Section 14-6-28 9 gives the regulations for the food vendors during this event. Item d is covered through the Site Plan, but pay special attention to items a-c. A list of vendors will need to be updated with the City.

“Outdoor vendors shall not be permitted, except as part of an approved special event. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:

- a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the city. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
- b. Submit a State of Florida Department of Health food service event notification form to the department of health. This form may be obtained from city staff during DRC review;
- c. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
- d. Designate, in conjunction with city staff, a specific area(s) for food vendors to be placed, as well as specific area(s) for vendor parking.”

11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.

12. Please note that every food truck needs to have a current Business Tax License with the City.

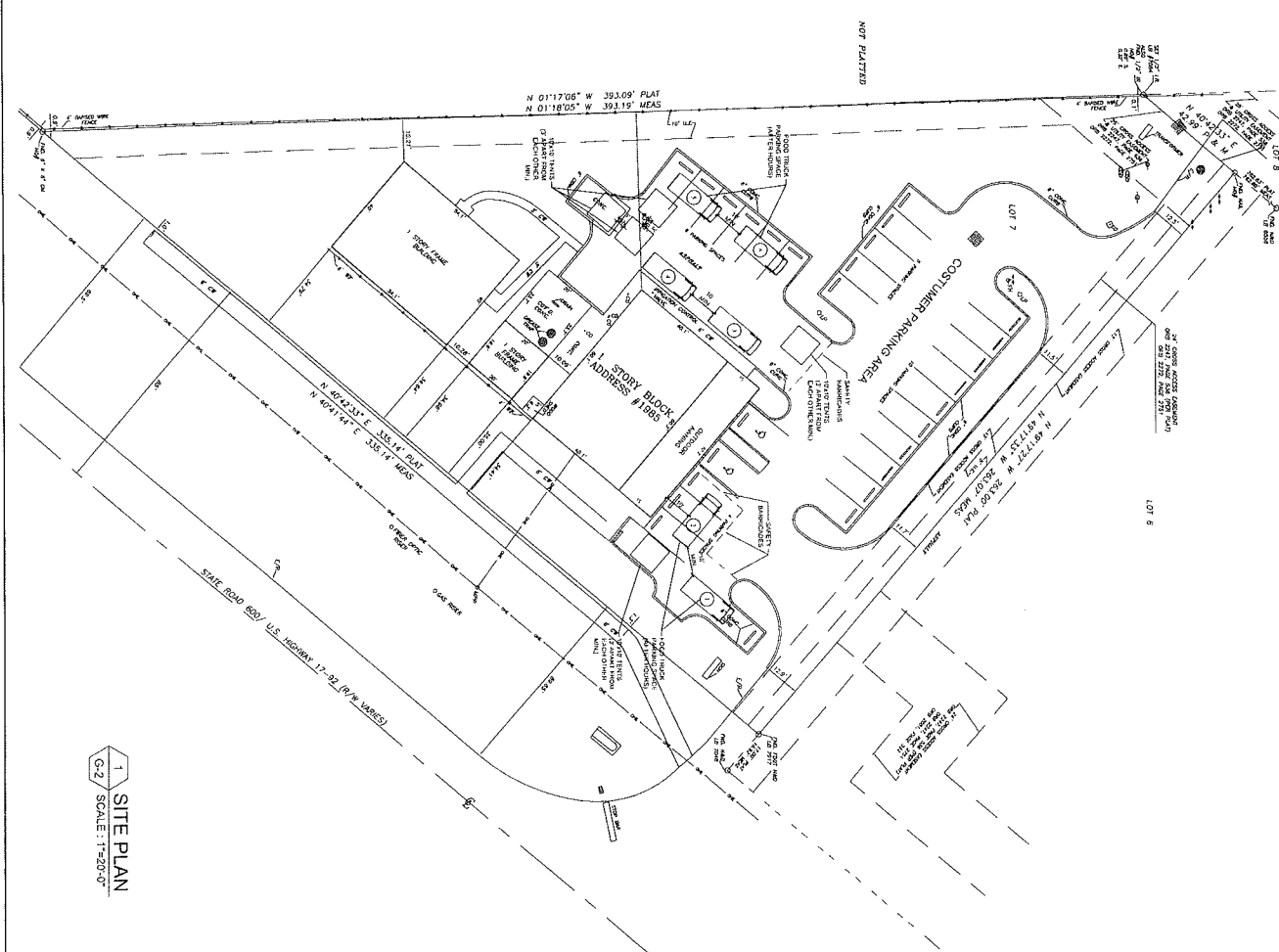
13. This Special Event will also need to adhere to the provision of conditional uses. Per LDC Section 14-3-29 F 3 “The conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts.”

If you have any questions regarding the comments/conditions above, please use the contact information provided.

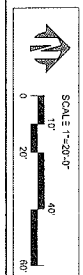
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

A12



1 SITE PLAN
G-2 / SCALE: 1"=20'-0"



NOTE
 1. ALL EXISTING BUILDING SHOWN ARE FROM 2000 AERIAL PHOTOGRAPHS.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.

PROJECT PROPOSED FOOD TRUCK LOCATION Lechonera El Jibarito		OWNER: LISANDRA ROMAN LOCATION: 1985 S JOHN YOUNG PKWY., KISSIMEE, FL 34746 PROPERTY ID: 33-25-29-2387-0001-0070	
DATE: 2/14/2023 DESIGN BY: RL		SCALE: 1"=20'-0" CHECKED BY: RL DATE: 2/14/2023 BY: RL	
REVISIONS BY DATE		PROJECT PROPOSED FOOD TRUCK LOCATION Lechonera El Jibarito	

A14



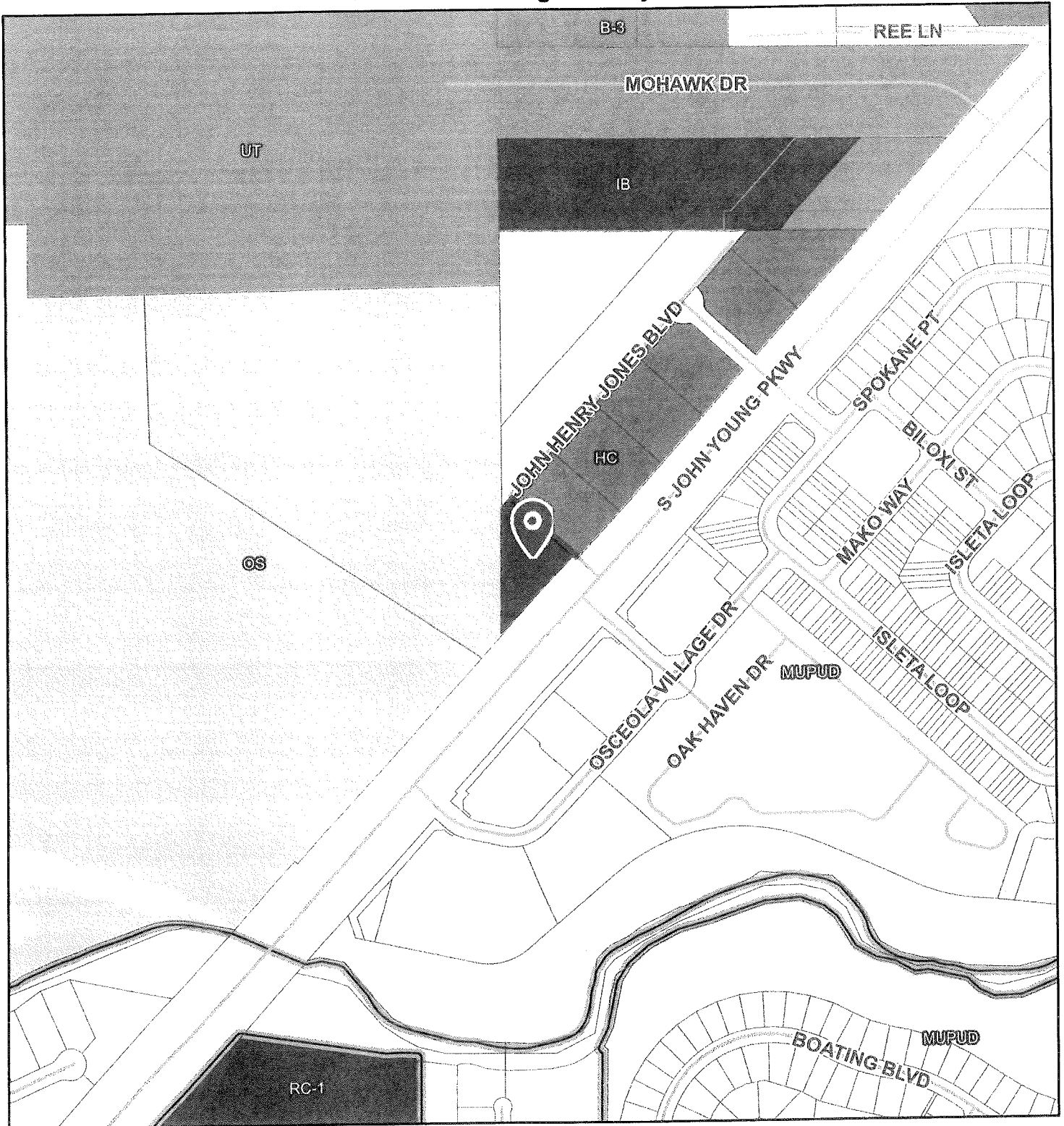
**MEETING AGENDA
SESSION OF THE DEVELOPMENT REVIEW COMMITTEE
CITY OF KISSIMMEE
DEVELOPMENT SERVICES CENTER CONFERENCE ROOM
TUESDAY, AUGUST 18, 2026 AT 8:30 AM**

- 1. MEETING CALLED TO ORDER**
- 2. OLD BUSINESS**
 - 2.A CU-25-0009, 28-25-29-0000-0012-0000, MARSH LANDING ADVENTURES LLC, Conditional Use Site Plan
Approximate Time: 8:30 a.m.
- 3. NEW BUSINESS**
 - 3.A VAR-26-0004, 02-25-29-2311-0001-0010, Waiver, Administrative Waiver
Approximate time: 8:50 a.m.
 - 3.B SP-26-0028, 18-25-30-1899-0001-0152, Durbin Park Fire Station, Full Site Plan
Approximate time: 9:10 a.m.
- 4. ADJOURNMENT**

In accordance with Florida Statutes §286.105, any person wishing to appeal any decision made by the Development Review Committee with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

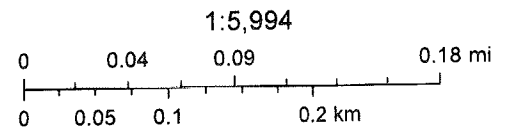
In accordance with Florida Statutes §286.26, any person needing assistance to participate in any of these proceedings should contact the Office of the City Clerk in writing at least 48 hours prior to the meeting at cityclerkemail@kissimmee.gov or by telephone at (407) 518-2308. The city requests a representative be in attendance at the meeting. Scheduled times are approximate. If the DRC meeting continues after 12:00 p.m. (noon), the meeting will adjourn at 12:00 p.m. (noon) and shall resume at 1:30 p.m.

CU-25-0004
Special Event as a Conditional Use w/ Site Plan
1985 S John Young Parkway



August 14, 2025

- | | |
|-----------------------|---|
| Address Points | Zoning District |
| Parcels | B-3 (General Commercial) |
| Road Centerlines | HC (Highway Commercial) |
| City Limits | IB (Industrial Business) |
| CITY | MUPUD (Mixed Use Planned Unit Development) |
| COUNTY | OS (Open Space) |
| | RC-1 (Multiple Family Medium Density Residential) |



A16



DEVELOPMENT REVIEW COMMITTEE (DRC) CYCLE #5 AGENDA
SESSION OF THE DRC TO BE HELD VIA TELE-CONFERENCE

[Click here to join the meeting](#)

Tuesday, April 1, 2025
8:30 A.M.

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

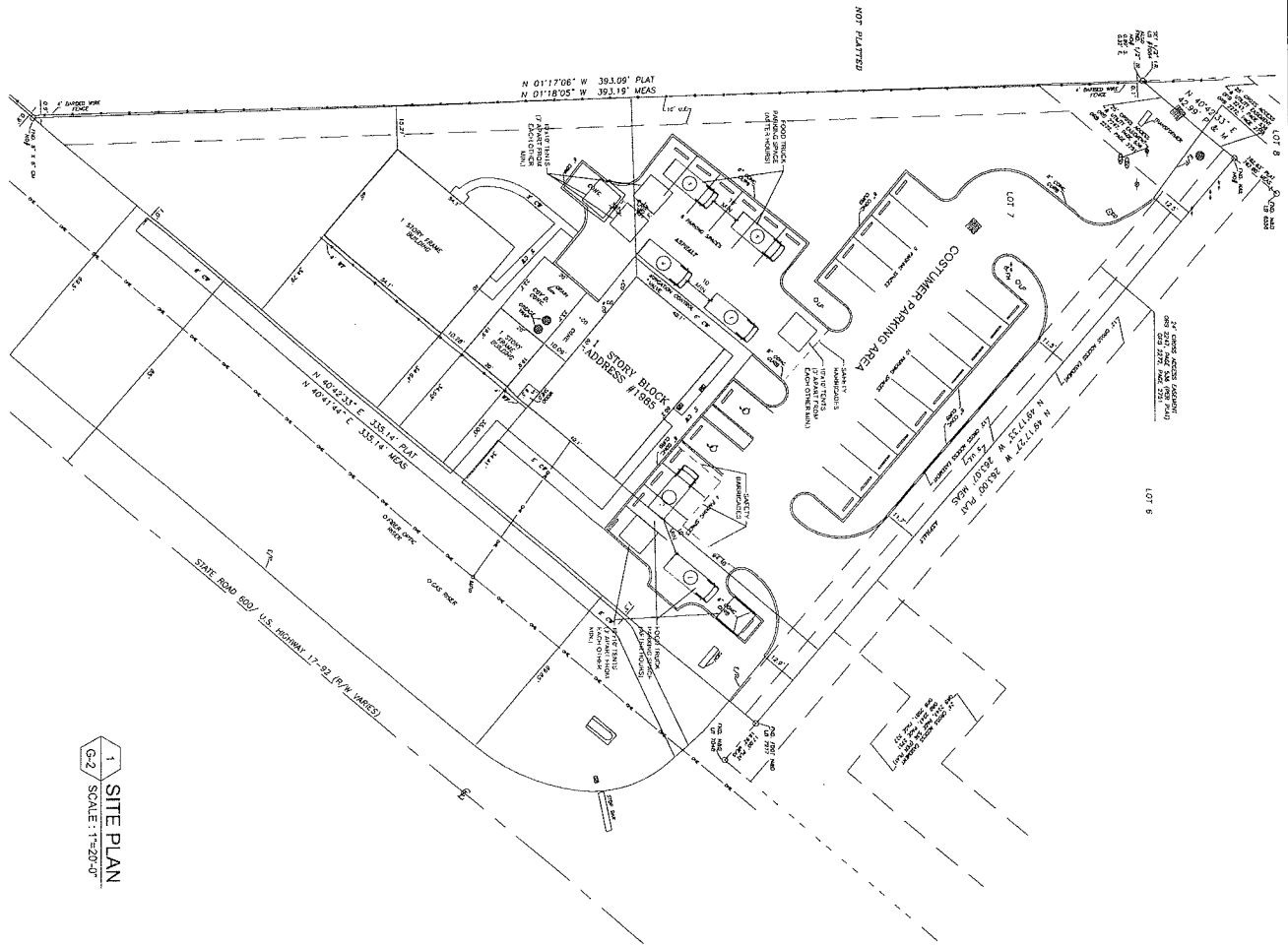
2. OLD BUSINESS

- A. SP-24-0041, 08-25-30-00U0-0130-0000, Simpson Crossings, *Site Plan (Full)*
Approximate Time: 8:30 a.m

NEW BUSINESS

- B. CU-25-0004, 33-25-29-2367-0001-0070, Lechonera el Jibarito, *Conditional Use*
Approximate Time: 8:50 a.m.
- C. SR-25-0006, 16-25-29-1497-000N-0240, Beaumont Apartments, *Final Plat*
Approximate Time: 9:10 a.m.
- D. SR-25-0005, 18-25-30-00U0-0050-0000, Iglesia Bautista Central De Kissimmee,
Final Plat
Approximate Time: 9:30 a.m.

Please note: We request a representative in attendance for the meeting. Scheduled times are approximate. If DRC meeting continues after 12noon, meeting will adjourn at 12noon and resume at 1:30 p.m.



NOTE
1. THE PROPOSED FOOD TRUCK LOCATION IS SHOWN FOR INFORMATION ONLY. THE FINAL LOCATION WILL BE DETERMINED BY THE CITY OF KISSIMMEE.
2. THE PROPOSED PARKING AREA IS SHOWN FOR INFORMATION ONLY. THE FINAL PARKING AREA WILL BE DETERMINED BY THE CITY OF KISSIMMEE.
3. THE PROPOSED 1 STORY BLOCK ADDRESS #1885 IS SHOWN FOR INFORMATION ONLY. THE FINAL ADDRESS WILL BE DETERMINED BY THE CITY OF KISSIMMEE.



SHEET G-2	DATE 2/1/2025	DESIGNED BY RL	CHECKED BY RL	APPROVED BY RL	PROJECT PROPOSED FOOD TRUCK LOCATION	OWNER LISANDRA ROMAN	LOCATION 1985 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746	PROPERTY ID 33-25-29-7367-001-0070	ARCHITECT OF RECORD	REVISIONS 67	

A18



DEVELOPMENT REVIEW COMMITTEE (DRC) CYCLE #8 AGENDA
SESSION OF THE DRC TO BE HELD VIA TELE-CONFERENCE

[Click here to join the meeting](#)

Tuesday, May 20, 2025
8:30 A.M.

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

2. OLD BUSINESS

- A. CU-25-0004, 33-25-29-2367-0001-0070, Lechonera el Jibarito, *Conditional Use*
Approximate Time: 8:30 a.m.
- B. SR-25-0005, 18-25-30-00U0-0050-0000, Iglesia Bautista Central De Kissimmee,
Final Plat
Approximate Time: 8:50 a.m.
- C. SP-24-0032, 13-25-29-00U0-0012-0000, Mill Slough Apartments, *Site Plan (Full)*
Approximate Time: 9:10 a.m.

NEW BUSINESS

- D. VAR-25-0003, 21-25-29-1690-000T-0030, Residential Structure, *Administrative Waiver*
Approximate Time: 9:30 a.m.
- E. LUPA-25-0002, 30-25-29-00U0-0080-0000, Hoagland 18 Acres, *Small Text*
Approximate Time: 9:50 a.m.
- F. ZMA-25-0004, 30-25-29-00U0-0080-0000, Hoagland Blvd ZMA, *Zoning Map*
Amendment
Approximate Time: 10:10 a.m.

Please note: We request a representative in attendance for the meeting. Scheduled times are approximate. If DRC meeting continues after 12noon, meeting will adjourn at 12noon and resume at 1:30 p.m.

Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL 34741

Bill To:

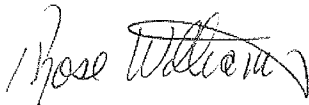
City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL 34741

**State Of Florida
County Of Orange**

Before the undersigned authority personally
appeared
Rose Williams, who on oath says that he or
she is a duly authorized representative of the
ORLANDO SENTINEL, a DAILY
newspaper published in ORANGE County,
Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Aug
04, 2025.

Affiant further says that the newspaper
complies with all legal requirements for
publication in Chapter 50, Florida Statutes.



Signature of Affiant

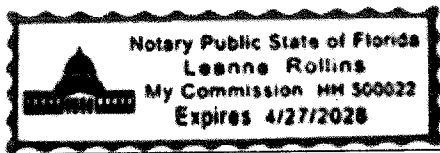
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 5 day of August, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7852003

A20

**NOTICE OF PUBLIC HEARING PLANNING
ADVISORY BOARD**

This is to inform you that the Planning Advisory Board of the City of Kissimmee will consider a request for a Conditional Use to establish the food truck spot at Lechonera el Jibarito. The Planning Advisory Board will hold a meeting on Wednesday, August 20, 2025, at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741.

The subject property is located at 1985 S. John Young Pkwy Kissimmee, FL 34741
Parcel ID: 33-25-29-2367-0001-0070

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Any questions regarding this public hearing may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Reference # CU-25-0004
The food truck spot at Lechonera el Jibarito

**PLANNING ADVISORY BOARD
KISSIMMEE, FLORIDA**

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26) In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

8/4/2025 7852003

7852003

1973 KISSIMMEE STOLLEY LLC
1975 S JOHN YOUNG PKWY , 101
KISSIMMEE, FL 34741

CITY OF KISSIMMEE
2201 S JOHN YOUNG PKWY ,
KISSIMMEE, FL 34746

OSCEOLA VILLAGE CENTER COMMERCIAL &
APTS POA INC
0 AMBER OAKS DR ,
KISSIMMEE, FL 34741-

OSCEOLA VILLAGE CENTER COMMERCIAL
AND APTS POA INC
0 AMBER OAKS DR ,
KISSIMMEE, FL 34741-

ROMAN LISANDRA
1985 S JOHN YOUNG PKWY ,
KISSIMMEE, FL 34746

SELBACH COMMERCIAL PROPERTIES LLC
1887 JOHN HENRY JONES BLVD ,
KISSIMMEE, FL 34741

Mailing list (sent to surrounding neighbors)

ITEM 5.A

Public Hearing - Conditional Use with Site Plan to establish outdoor sales at Lechonera el Jibarito – 1985 S John Young Pkwy - CU-25-0004

Request

Approval of a Conditional Use with Site Plan to establish outdoor sales from vehicles as part of a special event at Lechonera el Jibarito at 1985 S John Young Pkwy. on approximately 1.11 acres of land with a Highway Commercial (HC) Zoning designation.

Explanation

The existing structure was built in 2005 for the Gaslight Lounge. An Alcohol License was approved in 2013 for Lechonera el Jibarito. In 2018, a Minor Site Plan was approved to install a canopy, relocate a dumpster, add a roof to the waiting area and provide an enclosure for storage behind the restaurant. The most recent business licenses on this property were for Gaslight Lounge and Lechonera el Jibarito restaurant.

This proposed conditional use intends to create a special event with food trucks where Lechonera el Jibarito is located. The restaurant closes at 6pm, and then, a maximum of 6 food trucks will set up for the night afterwards. The 6 food trucks will be accompanied by 6 tents with tables and chairs underneath. The applicant originally proposed a time of 5 pm to 2 am for the food trucks to operate. However, due to the Noise Ordinance restrictions, the need to transition between the special event and restaurant uses, and the close proximity to residential development, staff is recommending the special event times as followed:

- Wednesday to Sunday from 7 pm to 10 pm.

With the recommended standards and conditions, the food truck special event is compatible with the surrounding area, is conveniently located on a major thoroughfare, and is encouraged and supported by City staff.

FINDINGS AND REASONS:

1. Compliance with the intent of the Highway Commercial (HC) zoning district standards as outlined in Section 14-4-4(K) of the Land Development Code.
2. Compliance with Section 14-6-28.B, as a special event for outdoor sales from a vehicle (food trucks) as a potential allowable use with conditional use approval by the Planning Advisory Board.
3. Compliance with Section 14-6-30B, in that outdoor sales of merchandise from a vehicle, stall or designated area are not permitted within the City except in conjunction with special events. Outdoor sales may be allowed as a temporary use by the development review committee (DRC) if such sales are deemed by the DRC to be in the best interest of the public and is associated with a special event approved in accordance with section 14-6-28 (Special Events).
4. Compliance with Section 14-3-29(C)(1) and Section 14-3-31 (C) for a conditional use with a site Plan which demonstrates compliance of a proposed development with the specific use, dimensional, and other regulations of the code.
5. Compliance with Section 14-3-29(G)(1)-(13) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.

6. Compliance with Comprehensive Plan Future Land Use Element Policy 1.2.3.2, Commercial General (CG), which is intended to accommodate office uses and general retail sales and services. Development and redevelopment projects within this The Commercial General land use designation is intended to include the hub of retail sales and services within the downtown business district as well as highly accessible areas adjacent to major thoroughfares and transit facilities, that possess necessary location, site, and market requirements.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on May 20, 2025.

CONDITIONS:

1. The hours of operation for this special event for outdoor sales from food trucks is: Wednesday to Sunday from 7 pm to 10 pm. No outdoor sales from food trucks shall occur outside of these hours of operation.
2. This special event approval for outdoor sales from food trucks is valid for 90 days only. This Special Event must come back to the Development Review Committee (DRC) to consider a renewal, and/or different hours/days. Land Development Code Section 14-6-28.
3. No food trucks, food trailers, or other materials associated with the Special Event may be stored or parked on-site outside of the approved special event hours of operation. A parking agreement may be necessary with surrounding parcels if the parking for the special event is insufficient and poses safety hazard not deemed suitable.
4. No more than the 6 food trucks per night is permitted at this special event.
5. No more than the 6 tents with table and chairs per night is permitted at this special event.
6. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of Chapter 22, Article II of the Code of Ordinances. No amplified sound equipment is allowed after 10 pm.
7. A copy of all applicable permits and the approved Special Event permit, shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements and the conditions of the special event permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the City reserves the right to limit, alter, or deny special events at any time. The City may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the City in a position of liability, or overextends the City's ability to provide services. The City may limit the duration of the

event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the City cannot manage. Also, be advised that the conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts per LDC Section 14-3-29(F)(3).

9. Alcohol sales is strictly prohibited from being sold or consumed during the special event hours of operation.
10. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:
 - a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the City. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
 - b. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.
12. Every food truck must have a current Business License with the City.

Attachment(s):

1. CU-25-0004 Aerial Map
2. CU-25-0004 Vicinity Map
3. CU-25-0004 Existing Site Layout
4. CU-25-0004 PAB Ad
5. CU-25-0004 DRC Comments
6. CU-25-0004 Support Documents

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PERMIT NUMBER: CU-25-0004
PROJECT NAME: The food truck spot @ Lechonera el Jibarito
REVIEW VERSION NUMBER: V.3 (1st 90-day review)

DATE: 12/12/2025

Review Status:
APPROVED WITH CONDITIONS.

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. The City is conditioning the hours of operation for another 90 days, where as this Special Event will come back to the Development Review Committee with an update per Land Development Code Section 14-6-28.
2. The same conditions that were approved from the Planning Advisory Board Meeting on August 20th, 2025 will apply, including the hours of operation which are Wednesday to Sunday from 7 pm to 12 pm. For a change to the hours or other conditions, the changes to the conditional use will need to be approved by the Planning Advisory Board.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

PLANNING/ZONING - ALTIZER RYAN

ADDRESS: 1985 S. JOHN YOUNG PKWY
KISSIMMEE, FL 34741

PLAN (DRC) NUMBER: CU-25-0004
V1

COMMENT:

1. PROPOSED TIMES AND DAYS: 7 DAYS A WEEK FROM 6PM TO 2AM.
2. THE RESTAURANT WILL BE CLOSED THERE FOR THE PARKING WILL BE SOLELY FOR THE FOOD TRAILERS AT THAT TIME. THEY WILL NOT BE THERE DURING REGULAR BUSINESS HOURS OF THE RESTAURANT WHICH OPENS AT 10AM, SO IT WONT CONFLICT WITH THE PARKING USAGE.
3. THERE WILL BE 6 10 X 10 TENTS EACH WITH 1 TABLE WITH 6 CHAIRS. SHOWN ON THE PLAN.
4. WE UNDERSTAND THE SOUND PROJECTION PROHIBITION.
5. WE HAVE A LOCATION ON WHERE THE PERMITS WILL BE PLACED AND AVAILABLE AT ALL TIMES.
6. WE UNDERSTAND THE RESERVES THE CITY HAS FOR SPECIAL EVENTS AND WILL DO EVERYTHING IN OUR POWER TO CREATE A SAFE ENVIRONMENT AND TO MAKE A POSITIVE IMPACT ON OUR COMMUNITY AND APPRECIATE THE OPPORTUNITY TO COMPLETE IT AS WE HAVE BEEN IN BUSINESS FOR 12 YEARS AND ARE EXCITED FOR THIS NEW PROJECT.

Brenda Ryan

From: BRENDA.RYAN@kissimmee.gov
Subject: FW: Appeal of CU-25-0004 90 Day Approval

From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Monday, January 12, 2026 10:43 AM
To: Ryan Altizer <Ryan.Altizer@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Cristian Arias <Cristian.Arias@kissimmee.gov>
Cc: Doug Etheredge <DOUG.ETHEREDGE@kissimmee.gov>
Subject: FW: Appeal of CU-25-0004 90 Day Approval

Craig M. Holland, AICP
Director, Development Services
City of Kissimmee

101 Church Street, Suite 200A
Kissimmee, FL 34741
407.518.2148
Craig.Holland@Kissimmee.gov



From: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>
Sent: Monday, January 12, 2026 10:37 AM
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Cc: Ryan Altizer <Ryan.Altizer@kissimmee.gov>; Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>; Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>; Austin Blake <austin.blake@kissimmee.gov>
Subject: Appeal of CU-25-0004 90 Day Approval

In accordance with Section 14-3-21(B) of the City Code, please accept this notice to appeal the decision of the Development Review Committee (DRC) made on January 9, 2026 to approve the renewal of the above-referenced Conditional Use permit (CUP). As you are aware, on August 20, 2025, the Planning Advisory Board voted to approve the CUP for 90 days and required the applicant to seek renewal of the CUP by delegating their authority to the DRC per Condition #2 of their approval.

As City Manager, I am making this request to appeal this decision on behalf of the City Commission, which on September 3, 2025, voted 3-1 to implement a moratorium on any new applications for special event permits for food trucks until such time as a new ordinance is adopted. The initial CUP was valid for 90-days and renewal of this CUP is not consistent with the moratorium currently in effect.

Mike Steigerwald, AICP, ICMA-CM
City Manager

City of Kissimmee

101 Church Street
Kissimmee, Florida 34741
407.518.2300 desk
407.846.8369 fax
mike.steigerwald@kissimmee.gov



DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT
REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PERMIT NUMBER: CU-25-0004
PROJECT NAME: The food truck spot @ Lechonera el Jibarito
REVIEW VERSION NUMBER: V.1

DATE: 3/24/2025

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. What are the proposed times this event would occur? Is this every day after 6, only on weekends?
2. Is there a parking agreement with another property to allow for the missing parking stalls to be provided both for the restaurant and the food trucks?
3. Will there be an outdoor dining area (tables, chairs, etc.) to accompany the food trucks?
4. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances."
5. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
6. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.
7. Please note that more comments may be forth coming based off of the information provided from this round of review.

A31

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT
REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PERMIT NUMBER: CU-25-0004
PROJECT NAME: The food truck spot @ Lechonera el Jibarito
REVIEW VERSION NUMBER: V.2

DATE: 5/9/2025

Review Status:
REVISE & RESUBMIT.

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. The City proposes that the time be reviewed and conditioned as so: Monday- Wednesday closed; Thursday 7 pm-12 am; Friday and Saturday 7 pm -2 am; Sunday 7 pm -10 pm.
2. The City is conditioning the hours of operation for 90 days, where as this Special Event will come back to the Development Review Committee with an update and to consider different hours/days. Land Development Code Section 14-6-28.
3. No parking stall is to be used by any food truck storage or parking or materials during the operating hours of Lechonera el Jibarito. A parking agreement may be necessary with surrounding parcels if the parking for the food truck event is not deemed suitable.
4. There are to be no more than the 6 proposed food trucks per night at this event.
5. There are to be no more than the 6 proposed tents with table and chairs per night at this event.
6. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances." **No amplified sound equipment is allowed to be used after 10 pm.**
7. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide

services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.

9. Alcohol sales are strictly prohibited from being sold during this event.
10. Section 14-6-28 9 gives the regulations for the food vendors during this event. Item d is covered through the Site Plan, but pay special attention to items a-c. A list of vendors will need to be updated with the City.

"Outdoor vendors shall not be permitted, except as part of an approved special event. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:

- a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the city. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
- b. Submit a State of Florida Department of Health food service event notification form to the department of health. This form may be obtained from city staff during DRC review;
- c. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
- d. Designate, in conjunction with city staff, a specific area(s) for food vendors to be placed, as well as specific area(s) for vendor parking."

11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.

12. Please note that every food truck needs to have a current Business Tax License with the City.

13. This Special Event will also need to adhere to the provision of conditional uses. Per LDC Section 14-3-29 F 3 "The conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts."

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PLAN (DRC) NUMBER: CU-25-0004
V1

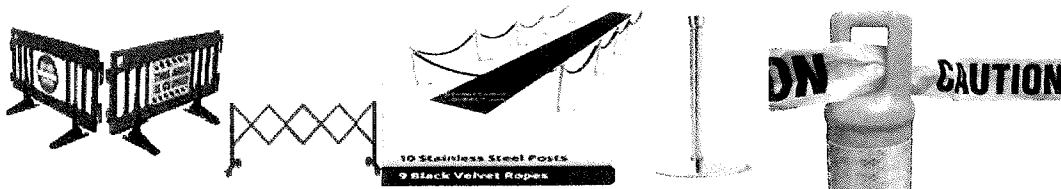
DATE: 2/27/2025

**Review Status:
REVISE & RESUBMIT.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



5. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)
6. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
7. Food trucks are required to have current inspection reports and current service tags for all fire extinguishers, hood suppression systems and professional cleaning of hood. Note: The professional cleaning of the hood is required every 3-6 months or more often if needed for grease and debris build up. (NFPA96:11.1-4, NFPA96.12.4)
8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)
- 9.

THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS:1985 S. JohnYoung Pkwy
PLAN (DRC) NUMBER:CU-25-0004
V2

DATE: 4/28/2025

**Review Status:
REVISE & RESUBMIT.**

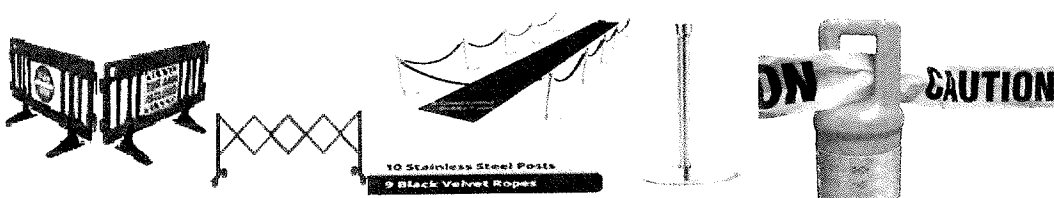
FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Provide a detailed drawing of the tent showing the following: dimensions of tent, all life safety equipment shown, (fire extinguishers, exit signs, emergency lights, exit doors, no smoking signs), tables and chairs, the air conditioning system, generators, food service equipment, changing rooms, storage areas, and a copy of the flame spread certificate is required. (NFPA1:10.14.3.4.3)
2. A minimum of a 3-foot clearance is required between each non-food vendor's tents or structures. (NFPA1:25.2.3.5). Please indicate this on your plans.

Advisory comments:

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



5. Vendors cooking with flammable gas and/or solid fuel BBQ grills and/or using deep fat fryers shall arrange these items away from their tent/canopy utilizing the 10-foot space behind their tent/canopy. (NFPA1:10.14.9)

6. Any cooking appliance using cooking oil is required to have a Class K fire extinguisher. In addition, a portable 2A-10BC fire extinguisher is required. All fire extinguishers must have a current tag issued by the State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:50.5.7)

7. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have a current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)

8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

9. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

DATE: 3/26/2025
PROJECT: The Food Truck Spot @ Lechonera El Jibarito
CONDITIONAL USE (DRC) NUMBER: CU-25-0004
REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov
ADVISORY COMMENTS [CONDITIONS OF APPROVAL] (No Responses Necessary):

- Main drive aisles shall remain clear of obstructions for proper traffic circulation and emergency access.
- Event parking shall be done in approved designated parking areas only. Parking within the rights-of-way is prohibited, unless a right-of-way utilization permit is approved or as the Zoning District allows.
- If you have any questions regarding the comments/conditions above, please use the contact information provided.

###

Ryan Altizer

From: Juan C. Hernandez
Sent: Monday, April 28, 2025 9:39 AM
To: Ryan Altizer; Chris Alessandri
Cc: Cristian Arias
Subject: RE: Comments

Good morning,

She answered my comments, I am going to approve my review

Please let me know if you have any questions!

Thank you,

Juan Carlos Hernandez
Plan Examiner III, Building Division
City of Kissimmee

101 Church Street, Suite 120
Kissimmee, Florida 34741
407-518-2149 Office
Juan.hernandez2@kissimmee.gov

CITY OF
KISSIMMEE
1883



From: Ryan Altizer <Ryan.Altizer@kissimmee.gov>
Sent: Monday, April 28, 2025 9:11 AM
To: Chris Alessandri <Chris.Alessandri@kissimmee.gov>; Juan C. Hernandez <Juan.Hernandez2@kissimmee.gov>
Cc: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: FW: Comments

Hey all,

I just wanted to send the comments Lisandra could not upload onto her EnerGov Portal for your review before the meeting. Please see below.

Thank you,
Ryan Altizer
Planner II, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741

407.518.2107
Ryan.Altizer@kissimmee.gov



From: Cristian Arias <Cristian.Arias@kissimmee.gov>

Sent: Friday, April 25, 2025 3:10 PM

To: Ryan Altizer <Ryan.Altizer@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Kayla Smith <Kayla.Smith@kissimmee.gov>

Subject: FW: Comments

Brenda,

I have received Lisandra's comment response letter. How would you like to proceed to upload this last piece of information to the portal (CU-25-0004)? Would you like me to up load, or have Kayla do this?

Please advise, thank you!

Cristian I. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373
Cristian.Arias@kissimmee.gov



From: Lechonera El Jibarito <lechoneraeljibarito@gmail.com>

Sent: Friday, April 25, 2025 3:04 PM

To: Cristian Arias <Cristian.Arias@kissimmee.gov>

Subject: Comments

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

PLANNING/ZONING

ADDRESS: 1985 S
KIS

PLAN (DRC) NUM
V1

COMMENT:

1. PROPOSED TI

ADDRESS : 1985
KIS
PLAN (DRC) NUM
V1

FIRE DIVISION - C

COMMENTS:

1 EACH FOOD T

Sent from my iPhone



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS:1958 S. JohnYoung Pkwy
PLAN (DRC) NUMBER:CU-25-0004
V3

DATE: 11/25/2025

**Review Status:
REVISE & RESUBMIT.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Please show awnings on plans.
2. Food Trucks need to be 10Ft from any buildings and or building projections.

Please indicate all items on your plans. For all resubmittals after the initial submittal, a written response to comments (narrative) is required. This should clearly address each previous comment and/or any change made to the plans. Providing this helps ensure a smooth and efficient review process.

A45

DEVELOPMENT SERVICES DEPARTMENT

CITY OF KISSIMMEE
101 CHURCH ST; SUITE 120
KISSIMMEE, FLORIDA 34741-5054



TRANSMITTAL FOR PLAN REVIEW

ADDRESS: 1985 S JOHN YOUNG PKWY

DATE: 12/31/2025

PERMIT NUMBER: CU-25-0004

This permit has been

APPROVED WITH CONDITIONS

FIRE DIVISION - Travis Anderson - 407.518.2134 - Travis.Anderson@kissimmee.gov

Please see below the comments/conditions (if applicable):

Advisory comments:

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
 2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
 3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2).
 4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2).
 5. Vendors cooking with flammable gas and/or solid fuel BBQ grills and/or using deep fat fryers shall arrange these items away from their tent/canopy utilizing the 10-foot space behind their tent/canopy. (NFPA1:10.14.9)
 6. Any cooking appliance using cooking oil is required to have a Class K fire extinguisher. In addition, a portable 2A10BC fire extinguisher is required. All fire extinguishers must have a current tag issued by the State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:50.5.7)
 7. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have a current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)
 8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)
- Review and approval by the AHJ shall not relieve the applicant of responsibility of compliance with this Code Per NFPA 1 sec-1.14.4.
 - Plans, permits, and the fire comment conditions of approval letter shall be at the job site.
 - Inspection requests must be made 24 hours in advance on the self-service portal. This is just a REQUEST. A scheduled inspection will be confirmed via phone call.
 - If there is a General Contractor for the job, they shall call in for all trades Fire Finals for the same day.

A46



**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT**

SDOC#: 2024/25-0135

DRC#: CU-25-0004

Current FLU: CG
Requested FLU: N/A

PROJECT NAME: Food Truck Lechonera el Jebarito

PROJECT LOCATION: 1895 S. John Young Pkwy., Kissimmee, 34741

Current Zoning: HC
Requested Zoning: N/A

COMMENTS DUE DATE: 3.26.25

PID: 33-25-29-2367-0001-0070

This conditional use application has no impact on public school capacity.

Brenda Ryan

From: Brenda Ryan
Sent: Friday, April 17, 2026 1:53 PM
To: 'lechoneraeljibarito@gmail.com'
Cc: Ryan Altizer
Subject: Appeal of Special Event Renewal - CU-25-0004

Lisandra,

Following up our telephone conversation, an appeal of the Special Event renewal approved by the Development Review Committee (DRC) on April 7, 2026 has been received.

The appeal will be scheduled for the May 19, 2026 City Commission. We will provide you with the final City Commission agenda once it has been finalized.

Brenda Ryan, AICP
Planning Manager, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2140 ext.2104
Brenda.Ryan@kissimmee.gov

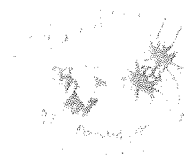


SPECIAL EVENT WITH SALES PERMIT

DATE OF ISSUANCE: April 10, 2026

PERMIT # 531 25 0004

APPLICANT: Lisandra Roman
1985 S John Young Pkwy
Kissimmee, FL 34741



DATE & HOURS OF EVENT: Wednesdays to Sundays from 7 pm to 12 pm starting April 10th

LOCATION OF EVENT: 1985 S John Young Pkwy, Kissimmee, FL 34741

DESCRIPTION OF EVENT: Outdoor sales from vehicles as part of a special event at Lechonera el Jibarito

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Call for a Fire Inspection at 407-518-2202 twenty-four (24) hours in advance of the event.
2. The hours of operation for this special event for outdoor sales from food trucks is Wednesday to Sunday from 7 pm to 12 pm. No outdoor sales from food trucks shall occur outside of these hours of operation.
3. This special event approval for outdoor sales from food trucks is valid for 90 days only. This Special Event must come back to the Development Review Committee (DRC) to consider a renewal, and/or different hours/days. Land Development Code Section 14-6-28. This renewal will come back to a DRC Meeting on July 7th, 2026.
4. No food trucks, food trailers, or other materials associated with the Special Event may be stored or parked on-site outside of the approved special event hours of operation. A parking agreement may be necessary with surrounding parcels if the parking for the special event is insufficient and poses safety hazard not deemed suitable.
5. No more than the 6 food trucks per night is permitted at this special event.
6. No more than the 6 tents with table and chairs per night is permitted at this special event.
7. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of Chapter 22, Article II of the Code of Ordinances. No amplified sound equipment is allowed after 10 pm.
8. A copy of all applicable permits and the approved Special Event permit, shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements and the conditions of the special event permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
9. Please be advised that the City reserves the right to limit, alter, or deny special events at any time. The City may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the City in a position of liability, or overextends the City's ability to provide services. The City may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the City cannot manage. Also, be advised that the conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts per LDC Section 14-3-29(F)(3).
10. Alcohol sales is strictly prohibited from being sold or consumed during the special event hours of operation.
11. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:
 - a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the City. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to

participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event.

b. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean.

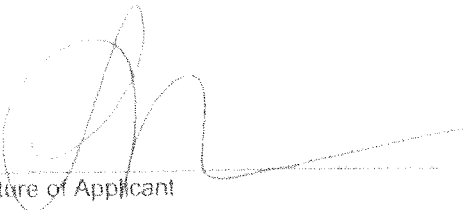
12. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of way of any debris from the event.
13. Every food truck must have a current Business License with the City.

GENERAL FIRE SAFETY

14. No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. FFPC NFPA 1, Chapter 18, Section 18.3, Sub-division 18.3.3.3.1
15. No storage or handling of flammable or combustible liquids or gases shall be permitted at any location where it could jeopardize egress.
16. A licensed/tagged fire extinguisher (2A10BC) must be placed within the tents. The fire extinguishers must be hung between 4 inches and 5 feet off the ground.
17. A minimum of 10 feet clearance around the tent must be maintained free of flammable and combustible materials and vegetation. The clearing work shall be accomplished to the satisfaction of the AHJ prior to the erection of such a tent. The premises shall be kept free from such flammable or combustible materials during the period for which the premises are used by the public. FFPC NFPA 1, Chapter 25, Section 25.2.4.1
18. If tent flaps are used in the down positions, please provide exit signs where the tent flaps come together. Means of egress shall be marked in accordance with Section 7.10.1.1 where required in Chapter 11 through 42.
19. No cooking under tents. All cooking equipment shall have a minimum 10-foot clearance from tent and not infringe on egress from tent. FFPC NFPA 1, Chapter 50, Section 50.2.9.
20. No Open Flame Devices or Pyrotechnics inside tents. This includes PORTABLE PROPANE HEATERS.
21. Decorative or acoustical materials as outlined in NFPA 1, 13.7.4.3.6 such as hay, paper, straw, wood chips, shavings, foams, and plastics are strictly prohibited unless flame retardant and approved by the Fire Marshal's Office.
22. Vehicle parking, display, or use inside the structures is not permitted without prior review and approval by the Fire Marshal.
23. The AHJ shall be permitted to regulate all outdoor events such as carnivals and fairs as it pertains to access for emergency vehicles, access to fire protection equipment, placement of stands, concession booths, and exhibits, and the control of hazardous conditions dangerous to life and property. FFPC, NFPA 1, Uniform Fire Code, Florida 2009 edition, Chapter 10, Section 10.15.2.
24. Please provide clear access to and inside the event for emergency personnel. Access and egress routes shall be maintained so that crowd management, security, and emergency medical personnel are able to reach any individual at any time, without undue hindrance. FFPC, NFPA 101, Life Safety Code, Florida 2009 edition, Chapter 12, Sub-section 12.2.5.4.3.
25. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and right-of-ways of any debris from the event.
26. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this special event request with possible revocation.
27. A copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the City of Kissimmee Code of Ordinances and the conditions of the permit shall invalidate the approval and could result in a maximum fine of \$250 per day.

THIS PERMIT IS VALID ONLY FOR THE DATE, HOURS, LOCATION AND EVENT LISTED ABOVE. FAILURE TO COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS OF THE CITY OF KISUMU CODE OF ORDINANCES AND THE CONDITIONS OF THIS PERMIT AS LISTED ABOVE SHALL INEFFECTIVE THIS PERMIT, COULD RESULT IN A MAXIMUM FINE OF \$250 PER DAY AND MAY IMPACT FUTURE EVENT APPROVALS FOR THIS PROPERTY/ENTITY

THIS PERMIT SHALL BE KEPT ON SITE IN A PROMINENT LOCATION DURING THE EVENT AND SHALL BE MADE AVAILABLE FOR PRESENTATION UPON REQUEST


Signature of Applicant

Lisandra Boman
Printed Name of Applicant

4/10/26
Date


Signature of Planner

04/10/2026
Date


Signature of Building Official or Designee

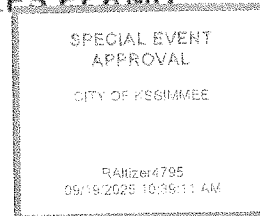
04/10/2026
Date



SPECIAL EVENT WITH SALES PERMIT

DATE OF ISSUANCE: September 9, 2025

APPLICANT: Lisandra Roman
1985 S John Young Pkwy
Kissimmee, FL 34741



PERMIT # CU-25-0004



DATE & HOURS OF EVENT: Wednesdays to Sundays from 7 pm to 12 pm starting September 10th

LOCATION OF EVENT: 1985 S John Young Pkwy, Kissimmee, FL 34741

DESCRIPTION OF EVENT: Outdoor sales from vehicles as part of a special event at Lechonera el Jibarito.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Call for a Fire Inspection at 407-518-2202 twenty-four (24) hours in advance of the event.
2. The hours of operation for this special event for outdoor sales from food trucks is: Wednesday to Sunday from 7 pm to 12 pm. No outdoor sales from food trucks shall occur outside of these hours of operation.
3. This special event approval for outdoor sales from food trucks is valid for 90 days only. This Special Event must come back to the Development Review Committee (DRC) to consider a renewal, and/or different hours/days. Land Development Code Section 14-6-28.
4. No food trucks, food trailers, or other materials associated with the Special Event may be stored or parked on-site outside of the approved special event hours of operation. A parking agreement may be necessary with surrounding parcels if the parking for the special event is insufficient and poses safety hazard not deemed suitable.
5. No more than the 6 food trucks per night is permitted at this special event.
6. No more than the 6 tents with table and chairs per night is permitted at this special event.
7. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of Chapter 22, Article II of the Code of Ordinances. No amplified sound equipment is allowed after 10 pm.
8. A copy of all applicable permits and the approved Special Event permit, shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements and the conditions of the special event permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
9. Please be advised that the City reserves the right to limit, alter, or deny special events at any time. The City may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the City in a position of liability, or overextends the City's ability to provide services. The City may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the City cannot manage. Also, be advised that the conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts per LDC Section 14-3-29(F)(3).
10. Alcohol sales is strictly prohibited from being sold or consumed during the special event hours of operation.
11. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:
 - a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the City. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred

JS

A53

- from participation in the scheduled event;
- b. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
12. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.
13. Every food truck must have a current Business License with the City.

GENERAL FIRE SAFETY

14. No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. FFPC NFPA 1, Chapter 18, Section 18.3, Sub-division 18.3.3.3.1
15. No storage or handling of flammable or combustible liquids or gases shall be permitted at any location where it could jeopardize egress.
16. A licensed/tagged fire extinguisher (2A10BC) must be placed within the tents. The fire extinguishers must be hung between 4 inches and 5 feet off the ground.
17. A minimum of 10 feet clearance around the tent must be maintained free of flammable and combustible materials and vegetation. The clearing work shall be accomplished to the satisfaction of the AHJ prior to the erection of such a tent. The premises shall be kept free from such flammable or combustible materials during the period for which the premises are used by the public. FFPC NFPA 1, Chapter 25, Section 25.2.4.1
18. If tent flaps are used in the down positions, please provide exit signs where the tent flaps come together. Means of egress shall be marked in accordance with Section 7.10.1.1 where required in Chapter 11 through 42.
19. No cooking under tents. All cooking equipment shall have a minimum 10-foot clearance from tent and not infringe on egress from tent. FFPC NFPA 1, Chapter 50, Section 50.2.9.
20. No Open Flame Devices or Pyrotechnics inside tents. This includes PORTABLE PROPANE HEATERS.
21. Decorative or acoustical materials as outlined in NFPA 1, 13.7.4.3.6 such as hay, paper, straw, wood chips, shavings, foams, and plastics are strictly prohibited unless flame retardant and approved by the Fire Marshal's Office.
22. Vehicle parking, display, or use inside the structures is not permitted without prior review and approval by the Fire Marshal.
23. The AHJ shall be permitted to regulate all outdoor events such as carnivals and fairs as it pertains to access for emergency vehicles, access to fire protection equipment, placement of stands, concession booths, and exhibits, and the control of hazardous conditions dangerous to life and property. FFPC, NFPA 1, Uniform Fire Code, Florida 2009 edition, Chapter 10, Section 10.15.2.
24. Please provide clear access to and inside the event for emergency personnel. Access and egress routes shall be maintained so that crowd management, security, and emergency medical personnel are able to reach any individual at any time, without undue hindrance. FFPC, NFPA 101, Life Safety Code, Florida 2009 edition, Chapter 12, Sub-section 12.2.5.4.3.
25. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and right-of-ways of any debris from the event.
26. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this special event request with possible revocation.
27. A copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the City of Kissimmee Code of Ordinances and the conditions of the permit shall invalidate the approval and could result in a maximum fine of \$250 per day.

JA

154

THIS PERMIT IS VALID ONLY IF THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS OF THE CITY OF KISSIMMEE CODE OF ORDINANCES AND THE CONDITIONS OF THIS PERMIT AS LISTED ABOVE SHALL INVALIDATE THIS PERMIT. COULD RESULT IN A MAXIMUM FINE OF \$250 PER DAY AND MAY IMPACT FUTURE EVENT APPROVALS FOR THIS PROPERTY/ENTITY.

THIS PERMIT SHALL BE KEPT ON SITE IN A PROMINENT LOCATION DURING THE EVENT AND SHALL BE MADE AVAILABLE FOR PRESENTATION UPON REQUEST

Signature of Applicant

Printed Name of Applicant

Date

Signature of Planner

Date

Signature of Building Official or Designee

Date

SPECIAL EVENT
APPROVAL

CITY OF KISSIMMEE

R/000004705
09/19/2025 10:39:54 AM

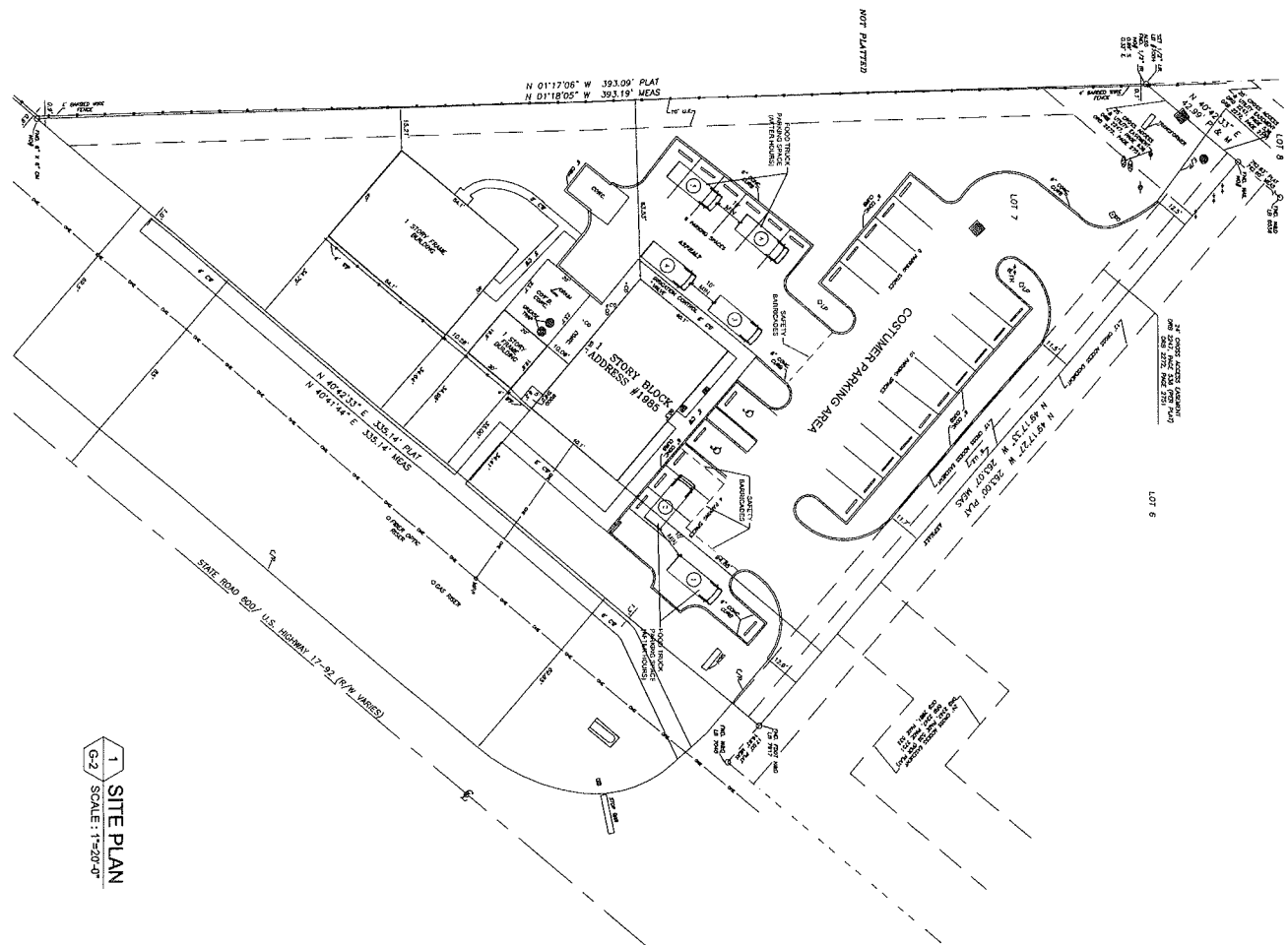
ASS

PAULINE DONOVAN

[illegible]

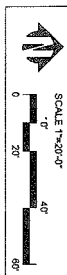
A56

SPECIAL EVENT
APPROVAL
CITY OF KISSIMMEE
SUBMITTED TO:
CITY ENGINEER
DATE: 01/17/2017



1 SITE PLAN
G-2 SCALE: 1"=20'-0"

NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



PROJECT PROPOSED FOOD TRUCK LOCATION Lechonera El Jibarito		OWNER: LISANDRA ROMAN LOCATION: 1885 S JOHN YOUNG PKWY., KISSIMMEE, FL 34746 PROPERTY ID: 33-25-29-2367-0001-0070							
ARCHITECT OF RECORD [Signature/Stamp]		REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>01/17/2017</td> </tr> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	01/17/2017
NO.	DESCRIPTION	DATE							
1	ISSUED FOR PERMIT	01/17/2017							
DATE: 01/17/2017 DESIGN BY: [Signature] CHECKED BY: [Signature] DATE: 01/17/2017 DESIGN BY: [Signature] CHECKED BY: [Signature]		THE CAD SHOP 1111 S. US HWY 17, SUITE 100, KISSIMMEE, FL 34746 (813) 841-1111 WWW.THECADSHOP.COM							

A57

PLANNING/ZONING - ALTIZER RYAN

ADDRESS: 1985 S. JOHN YOUNG PKWY
KISSIMMEE, FL 34741

PLAN (DRC) NUMBER: CU-25-0004
V1

COMMENT:

1. PROPOSED TIMES AND DAYS: 7 DAYS A WEEK FROM 6PM TO 2AM.
2. THE RESTAURANT WILL BE CLOSED THERE FOR THE PARKING WILL BE SOLELY FOR THE FOOD TRAILERS AT THAT TIME. THEY WILL NOT BE THERE DURING REGULAR BUSINESS HOURS OF THE RESTAURANT WHICH OPENS AT 10AM, SO IT WONT CONFLICT WITH THE PARKING USAGE.
3. THERE WILL BE 6 10 X 10 TENTS EACH WITH 1 TABLE WITH 6 CHAIRS. SHOWN ON THE PLAN.
4. WE UNDERSTAND THE SOUND PROJECTION PROHIBITION.
5. WE HAVE A LOCATION ON WHERE THE PERMITS WILL BE PLACED AND AVAILABLE AT ALL TIMES.
6. WE UNDERSTAND THE RESERVES THE CITY HAS FOR SPECIAL EVENTS AND WILL DO EVERYTHING IN OUR POWER TO CREATE A SAFE ENVIRONMENT AND TO MAKE A POSITIVE IMPACT ON OUR COMMUNITY AND APPRECIATE THE OPPORTUNITY TO COMPLETE IT AS WE HAVE BEEN IN BUSINESS FOR 12 YEARS AND ARE EXCITED FOR THIS NEW PROJECT.

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT
REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy

DATE: 3/24/2025

PERMIT NUMBER: CU-25-0004

PROJECT NAME: The food truck spot @ Lechonera el Jibarito

REVIEW VERSION NUMBER: V.1

Review Status:
REVISE & RESUBMIT.



PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. What are the proposed times this event would occur? Is this every day after 6, only on weekends?
2. Is there a parking agreement with another property to allow for the missing parking stalls to be provided both for the restaurant and the food trucks?
3. Will there be an outdoor dining area (tables, chairs, etc.) to accompany the food trucks?
4. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances."
5. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
6. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.
7. Please note that more comments may be forthcoming based off of the information provided from this round of review.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy

DATE: 5/9/2025

PERMIT NUMBER: CU-25-0004

PROJECT NAME: The food truck spot @ Lechonera el Jibarito

REVIEW VERSION NUMBER: V.2

**Review Status:
REVISE & RESUBMIT.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. The City proposes that the time be reviewed and conditioned as so: Monday- Wednesday closed; Thursday 7 pm-12 am; Friday and Saturday 7 pm -2 am; Sunday 7 pm -10 pm.
2. The City is conditioning the hours of operation for 90 days, where as this Special Event will come back to the Development Review Committee with an update and to consider different hours/days. Land Development Code Section 14-6-28.
3. No parking stall is to be used by any food truck storage or parking or materials during the operating hours of Lechonera el Jibarito. A parking agreement may be necessary with surrounding parcels if the parking for the food truck event is not deemed suitable.
4. There are to be no more than the 6 proposed food trucks per night at this event.
5. There are to be no more than the 6 proposed tents with table and chairs per night at this event.
6. Please note the Land Development Code Section 14-6-28: "The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances." **No amplified sound equipment is allowed to be used after 10 pm.**
7. Please note that a copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
8. Please be advised that the city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide

861

services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage.

9. Alcohol sales are strictly prohibited from being sold during this event.

10. Section 14-6-28 9 gives the regulations for the food vendors during this event. Item d is covered through the Site Plan, but pay special attention to items a-c. A list of vendors will need to be updated with the City.

"Outdoor vendors shall not be permitted, except as part of an approved special event. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:

- a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the city. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
- b. Submit a State of Florida Department of Health food service event notification form to the department of health. This form may be obtained from city staff during DRC review;
- c. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
- d. Designate, in conjunction with city staff, a specific area(s) for food vendors to be placed, as well as specific area(s) for vendor parking."

11. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.

12. Please note that every food truck needs to have a current Business Tax License with the City.

13. This Special Event will also need to adhere to the provision of conditional uses. Per LDC Section 14-3-29 F 3 "The conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts."

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.

462

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PLAN (DRC) NUMBER: CU-25-0004
V1

DATE: 2/27/2025

**Review Status:
REVISE & RESUBMIT.**

FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



5. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)
6. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
7. Food trucks are required to have current inspection reports and current service tags for all fire extinguishers, hood suppression systems and professional cleaning of hood. Note: The professional cleaning of the hood is required every 3-6 months or more often if needed for grease and debris build up. (NFPA96:11.1-4, NFPA96.12.4)
8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)
- 9.

A63

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

ADDRESS: 1985 S. John Young Pkwy
PLAN (DRC) NUMBER: CU-25-0004
V2

DATE: 4/28/2025

**Review Status:
REVISE & RESUBMIT.**

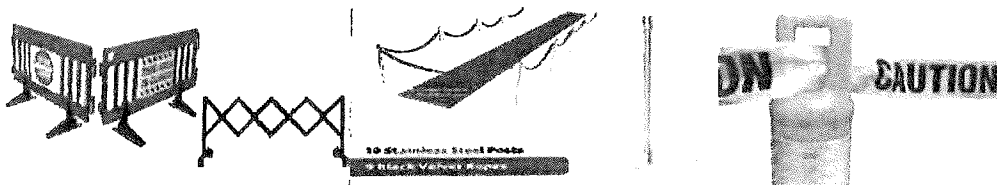
FIRE DIVISION - Chris Alessandri - 407.518.2339 - Chris.Alessandri@kissimmee.gov
Please login to the Citizen Self Service portal at www.kissimmee.gov/energov to upload a response to comments.

Comments/Conditions (if applicable):

1. Provide a detailed drawing of the tent showing the following: dimensions of tent, all life safety equipment shown, (fire extinguishers, exit signs, emergency lights, exit doors, no smoking signs), tables and chairs, the air conditioning system, generators, food service equipment, changing rooms, storage areas, and a copy of the flame spread certificate is required. (NFPA1:10.14.3.4.3)
2. A minimum of a 3-foot clearance is required between each non-food vendor's tents or structures. (NFPA1:25.2.3.5). Please indicate this on your plans.

Advisory comments:

1. Generators are to be stored securely on the food truck or if portable, a minimum of 20 feet away from the food truck and barricaded. (See #4 under Canopies and tents for examples of approved barricades) Traffic cones are not a permitted means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.
2. Generators and other internal combustion power sources shall be located a minimum of 20 feet away from temporary structures or tents. (NFPA1:25.1.12.2). Please indicate on your plans.
3. No smoking signs are required near the generator, flammable gas and/or solid fuel BBQ grills LP gas cylinder and gasoline containers. (NFPA1:25.2.4.2). Please indicate on your plans
4. The generator shall be protected from public contact by fencing, enclosure, or other approved means. (See item #4 for examples) Traffic cones are not an approved means of barricading. (NFPA1:25.1.12.2). Please indicate on your plans.



A64

5. Vendors cooking with flammable gas and/or solid fuel BBQ grills and/or using deep fat fryers shall arrange these items away from their tent/canopy utilizing the 10-foot space behind their tent/canopy. (NFPA1:10.14.9)

6. Any cooking appliance using cooking oil is required to have a Class K fire extinguisher. In addition, a portable 2A-10BC fire extinguisher is required. All fire extinguishers must have a current tag issued by the State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:50.5.7)

7. A minimum of one portable fire extinguisher with a rating of 2A-10BC must be provided at the generator. Fire extinguishers must have a current tag issued by a State of Florida licensed contractor. The fire extinguishers must be hung between 4 inches and 5 feet off the ground. (NFPA1:25.1.12.4)

8. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

9. Wheel chocks are required for all food trucks/trailers. (NFPA96.17.2.3)

DEVELOPMENT PROJECT COMMENT FORM



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

DATE: 3/26/2025

PROJECT: The Food Truck Spot @ Lechonera El Jibarito

CONDITIONAL USE (DRC) NUMBER: CU-25-0004

REVIEW NUMBER: 1

Review Status:
APPROVED WITH CONDITIONS

ENGINEERING DEPARTMENT - Ryan Kilman - 407.518.2279 - Ryan.Kilman@kissimmee.gov
ADVISORY COMMENTS [CONDITIONS OF APPROVAL] (No Responses Necessary):

- Main drive aisles shall remain clear of obstructions for proper traffic circulation and emergency access.
- Event parking shall be done in approved designated parking areas only. Parking within the rights-of-way is prohibited, unless a right-of-way utilization permit is approved or as the Zoning District allows.
- If you have any questions regarding the comments/conditions above, please use the contact information provided.

###

166

Ryan Altizer

From: Juan C. Hernandez
Sent: Monday, April 28, 2025 9:39 AM
To: Ryan Altizer; Chris Alessandri
Cc: Cristian Arias
Subject: RE: Comments

Good morning,

She answered my comments, I am going to approve my review.

Please let me know if you have any questions!

Thank you,

Juan Carlos Hernandez
Plan Examiner III, Building Division
City of Kissimmee

101 Church Street, Suite 120
Kissimmee, Florida 34741
407-518-2149 Office
Juan.hernandez2@kissimmee.gov

CITY OF
KISSIMMEE
1883



From: Ryan Altizer <Ryan.Altizer@kissimmee.gov>
Sent: Monday, April 28, 2025 9:11 AM
To: Chris Alessandri <Chris.Alessandri@kissimmee.gov>; Juan C. Hernandez <Juan.Hernandez2@kissimmee.gov>
Cc: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: FW: Comments

Hey all,

I just wanted to send the comments Lisandra could not upload onto her EnerGov Portal for your review before the meeting. Please see below.

Thank you,
Ryan Altizer
Planner II, Development Services
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741

407.518.2107
Ryan.Altizer@kissimmee.gov



From: Cristian Arias <Cristian.Arias@kissimmee.gov>
Sent: Friday, April 25, 2025 3:10 PM
To: Ryan Altizer <Ryan.Altizer@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Kayla Smith <Kayla.Smith@kissimmee.gov>
Subject: FW: Comments

Brenda,

I have received Lisandra's comment response letter. How would you like to proceed to upload this last piece of information to the portal (CU-25-0004)? Would you like me to up load, or have Kayla do this?

Please advise, thank you!

Cristian I. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373
Cristian.Arias@kissimmee.gov



From: Lechonera El Jibarito <lechoneraeljibarito@gmail.com>
Sent: Friday, April 25, 2025 3:04 PM
To: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: Comments

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

EXHIBIT B

EXHIBIT B

Cizmadia, John

From: Junellyx Cartagena <Junellyx.Cartagena@kissimmee.gov>
Sent: Friday, August 21, 2026 12:50 PM
To: Craig Holland; Brenda Ryan; Ryan Altizer
Cc: Cizmadia, John
Subject: Re: application for Roman's food truck CUP

Good afternoon,

We do not have a physical copy of the document aside from the one that was previously provided to him. I provided him with all the documents we have retained since she initially applied, including the specific document she submitted to us for upload.

Please let me know if you need anything further.

Best Regards ,

*Junellyx Cartagena
Administrative Assistant II
City of Kissimmee
101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2140 Ext.2256
Junellyx.Cartagena@kissimmee.gov*

KISSIMMEE



Land Development Code (LDC)
https://library.municode.com/fl/kissimmee/codes/code_of_ordinances

GIS Interactive Map (Look up Zoning & Future Land Use)
<https://kissgis.maps.arcgis.com/apps/webappviewer/index.html?id=48121b60b5004d52b5f1648ef366d938>

Comprehensive Plan
https://www.dropbox.com/sh/kekwmcngc2bv8n3/AAASe1r9S_78xmwyxKTSzxY_a?dl=0

From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Friday, August 21, 2026 8:47 AM
To: Junellyx Cartagena <Junellyx.Cartagena@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>; Ryan Altizer <Ryan.Altizer@kissimmee.gov>

Cc: Cizmadia.John@leg.state.fl.us <cizmadia.john@leg.state.fl.us>

Subject: application for Roman's food truck CUP

Please send Mr. Cizmadia a printed version of the online application that Ms. Roman completed for her CUP for food trucks.

Thanks.

Craig Holland, AICP
Development Services Director
101 Church Street
Suite 120
Kissimmee, FL 34741
407-518-2140 Ext. 2148
Craig.Holland@Kissimmee.gov
www.Kissimmee.gov

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

EXHIBIT C

EXHIBIT C

RESIDENTIAL LEASE AGREEMENT

State of Florida

THIS AGREEMENT

This Residential Lease Agreement ("Agreement") is made and entered into on March 1, 2025, by and between the following parties:

LANDLORD

Lisandra Roman
711 S. Emory Ave
Kissimmee, FL 34741

TENANTS

Janette Martinez
Jose Forty

LEASED PREMISES

The Landlord hereby leases to the Tenants the residential property located at:
1606 Sunny St.
Kissimmee, FL 34741

LEASE TERM

The term of this Lease shall commence on March 1, 2025, and shall terminate on March 1, 2026.

AUTOMATIC RENEWAL

This Lease shall automatically renew for successive one (1) year terms under the same terms and conditions unless either party provides written notice of intent to vacate at least thirty (30) days prior to the expiration of the current lease term.

RENT

Tenants agree to pay rent in the amount of Two Thousand One Hundred Dollars (\$2,100.00) per month. Rent is due on or before the first (1st) day of each month and shall be paid to the Landlord by method agreed upon by the parties.

SECURITY DEPOSIT

Tenants shall pay a security deposit in the amount of Two Thousand One Hundred Dollars (\$2,100.00). The security deposit shall be held and returned in accordance with Florida law.

UTILITIES

All utilities are included in the rent and shall remain under the Landlord's name, including:

- Water: Toho Water Authority
- Electric: Kissimmee Utility Authority (KUA)

Tenants agree to use utilities responsibly and avoid excessive or wasteful usage.

USE OF PREMISES

The premises shall be used exclusively as a private residential dwelling for the Tenants named herein. No unlawful activity shall be permitted on the premises.

MAINTENANCE AND REPAIRS

Tenants shall maintain the premises in a clean and sanitary condition and promptly notify the Landlord of any maintenance or repair needs. The Landlord shall be responsible for major repairs unless damage is caused by Tenant negligence or misuse.

ALTERATIONS

Tenants shall not make any alterations, improvements, or modifications to the premises without prior written consent of the Landlord.

DEFAULT

Failure to comply with any term of this Agreement, including nonpayment of rent, shall constitute default and may result in termination of this Lease in accordance with Florida law.

GOVERNING LAW

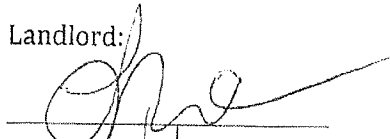
This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

ENTIRE AGREEMENT

This document constitutes the entire Agreement between the parties. Any amendments must be in writing and signed by all parties.

SIGNATURES

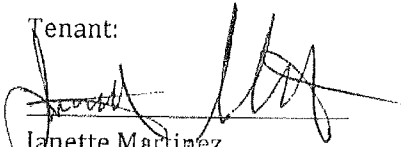
Landlord:



Lisandra Roman

Date: 3/1/25

Tenant:



Janette Martinez

Date: 3/1/25

Tenant:



Jose Forty

Date: 3/1/25