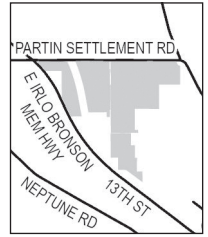


# NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the **Osceola County Planning Commission** beginning at **6:00 P.M.**, or as soon thereafter as practical, on **June 25, 2026** and Public Hearings will be held by the **Board of County Commissioners** beginning at **5:30 P.M.** or as soon thereafter as practical, on **July 20, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

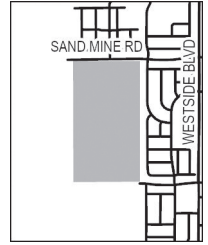
**CPA25-0004:** Approval to transmit to the Florida Department of Commerce a County-initiated Large-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use Map (FLUM) designation from Rural Enclave (RE) to Low Density Residential (LDR), Medium Density and Intensity (MDI), Institutional (IN) and Industrial (IND); from Community Center (CC) to Institutional (IN); from Commercial (C) to Institutional (IN); from Institutional (IN) to Industrial (IND); and from Low Density Residential (LDR) to Medium Density and Intensity (MDI) and Industrial (IND) on certain real property generally located north of East Irló Bronson Memorial Highway and the Saint Cloud Canal, south of and adjacent to Partin Settlement Road, east of and adjacent to East Irló Bronson Memorial Highway, and west of Lakeshore Boulevard; and comprised of approximately 413.85 acres, more or less.

Applicant: Osceola County Government  
Commission District: 4



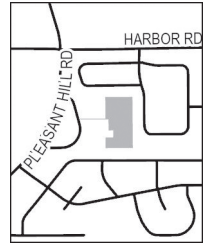
**Adoption of Ordinance #2026-36 for ZMA26-0009:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Commercial Tourist (CT) Zoning District, on certain real property generally located north of and adjacent to Student Drive, south of and adjacent to Sand Mine Road, east of Polk county line, and west of Westside Boulevard, and comprised of approximately 85.41 acres, more or less; amending the official zoning map; providing for correction of scrivener's errors; providing for severability; providing for conflict; and providing for an effective date.

Parkview Oaks LLC (Applicant)  
EPC Holdings 1042 LLC (Owner)  
Commission District: 1



**Adoption of Ordinance #2026-38 for ZMA26-0014:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Low Density Residential (LDR) Zoning District, on certain real property generally located north of Fairhaven Avenue, south of Garrett Nicholas Loop, east of and adjacent to Pleasant Hill Ranch Road, and west of Great Harbor Drive, and comprised of approximately 5.11 acres, more or less; amending the official zoning map; providing for correction of scrivener's errors; providing for severability; providing for conflict; and providing for an effective date.

Anthony Pearce (Applicant and Owner)  
Commission District: 3



Materials relating to the above may be examined in the offices of the Osceola County Community Development, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741, between 8:00 a.m. and 5:00 p.m., weekdays except holidays. Written comments may be submitted to the Community Development Department at the above address.

For questions regarding these requests please contact the Osceola County Community Development Department at 407-742-0200; fax number at 407-742-0206 or email at [notice@osceola.org](mailto:notice@osceola.org). Interested parties may appear at the public hearing and be heard with respect to these items.

Any person wishing to provide documents for review at a public hearing must submit them to [notice@osceola.org](mailto:notice@osceola.org) prior to the meeting or bring copies of the documents to distribute to the Planning Commission/Board of County Commissioners. No outside removable devices will be accepted at the hearing.

## Americans with Disabilities Act (ADA) & Title VI Assistance

The Osceola Board of County Commissioners ensures meaningful access to County programs, services, and activities to comply with Civil Rights Title VI and Title II of the Americans with Disabilities Act. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) or individuals with Limited English Proficiency requiring language interpreters to participate in County sponsored meetings, please contact the County's ADA/Title VI Coordinator, at (407) 742-1200 (TTY Users Dial:711 for the Florida Relay System) or [ADA.Coordinator@osceola.org](mailto:ADA.Coordinator@osceola.org), at least four (4) days prior to the meeting or event

## Ley de Estadounidenses con Discapacidades (ADA) y Asistencia del Título VI

La Junta de Comisionados del Condado Osceola garantiza un acceso significativo a los programas, servicios y actividades del Condado para cumplir con los Derechos Civiles Título VI y Título II de la Ley de Estadounidenses con Discapacidades. Las personas con discapacidades que requieran adaptaciones (es decir, intérprete de lenguaje de señas o materiales en formato accesible) o las personas con dominio limitado del inglés que requieran intérpretes de idiomas para participar en reuniones patrocinadas por el condado, comuníquese con el coordinador de ADA/Título VI del condado al (407) 742-1200 (Usuarios de TTY marcar: 711 para el Sistema de retransmisión de Florida) o [ADA.Coordinator@osceola.org](mailto:ADA.Coordinator@osceola.org), al menos cuatro (4) días antes de la reunión o evento.