

NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the **Osceola County Board of County Commissioners** beginning at **1:30 P.M.** or as soon thereafter as practical, on **November 3, 2025**, in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

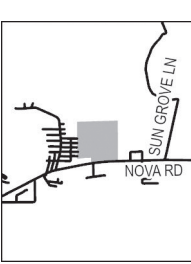
1. Adoption of Resolution #25-143R for SPP25-0014: A Resolution of the Board of County Commissioners of Osceola County, Florida, electing to not exempt property tax under section 196.1978(3)(d)1.a., Florida Statutes, commonly known as the Live Local Act Property Tax Exemption. This Resolution allows the County to opt-out of providing the Live Local Act Property Tax Exemption to multifamily projects for rental households with an annual income between 80 and 120 percent of the median annual adjusted gross income for households.
Commission District: All



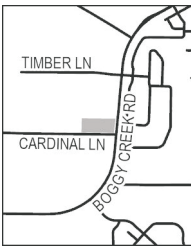
NOTICE OF PUBLIC HEARING

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 **November 6, 2025** 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 **November 17, 2025** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

1. Adoption of Ordinance #2025-59 for ZMA25-0025: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (one-acre manufactured home) (R1-M), Residential Single Family (RS-2), and Commercial Restricted (CR) to Low Density Residential (LDR) Zoning District, on certain real property generally located north of and adjacent to Nova Road, south of Cyrils Drive, east of Eden Drive, and west of Fort Hill Road, and comprised of approximately 152.80 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.
John E. Bittner, Jr., Terra Maria, LLC (Applicant)
Tzeses Family Partnership (Owner)
Commission District: 5



2. Adoption of Ordinance #2025-69 for ZMA25-0033: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Community Center Perimeter (CCP) Zoning District, on certain real property generally located north of and adjacent to Cardinal Lane, south of Timber Lane, east of Mandolin Drive, and west of and adjacent to Boggy Creek Road, and comprised of approximately 5.0 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.
Ernesto Mejia (Applicant)
Social Ranch LLC (Owner)
Commission District: 5



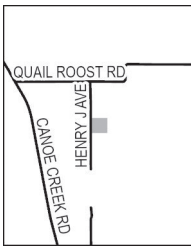
3. Adoption of Ordinance #2025-66 for ZMA25-0034: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Industrial Restricted (IR) Zoning District, on certain real property north side of Timber Lane, southwest corner and adjacent to Boggy Creek Road and High Plains Lane, and east of Boggy Creek Road, and comprised of approximately 10.00 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.
Equity Trust Company Custodian FBO Sheila E. Pesarchick IRA 50% undivided interest and Equity Trust Company Custodian FBO James S. Pesarchick, Sr IRA 50% undivided interest and Relocation Resources of Central Florida LLC (Applicant/Owners)
Commission District: 5



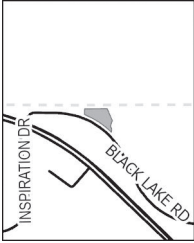
4. Adoption of Ordinance #2025-64 to approve ZMA25-0035: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Single Family (RS-1C) to Low Density Residential (LDR) on certain real property generally located north and adjacent to Jones Road, south of North Eagle Road dedicated vacant Right-of-Way, east of Jones Road, and west of North Eagle Road and comprised of approximately 0.63 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.
Aamir Khan (Applicant)
Coulter, Alene T. (Owner)
Commission District: 5



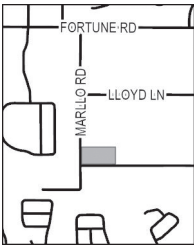
5. Adoption of Ordinance #2025-67 for ZMA25-0036: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (two acres—manufactured home) (R-2M) to Urban Settlement—Manufactured Product (US-M) Zoning District, on certain real property generally located on the north side of Mildred Bass Road, south of Quail Roost Road, east and adjacent to Henry J Avenue and west of Kaiser Avenue and comprised of approximately 2.05 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.
Ryitt Fincy Properties, LLC (Applicant/Owner)
Commission District: 5



6. Adoption of Ordinance #2025-71 for CPA25-0001: An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a small-scale comprehensive plan amendment, CPA25-0001, Virginia Polinski (Applicant) and Silver Lake Resort LTD (Owner), to change the Future Land Use designation from Low Density Residential (LDR) to Tourist Commercial (TC) on certain real property generally located northeast of and adjacent to Black Lake Road, south of Orange/Osceola County Line, and west of Sherberth Road, and comprised of approximately 1.21 acres, more or less; amending the Future Land Use Map of the Future Land Use Element of the Osceola County Comprehensive Plan; providing for correction of scrivener’s errors; providing for severability; providing for conflict; and providing for an effective date.
Virginia Polinski (Applicant)
Silver Lake Resort LTD (Owner)
Commission District: 1



7. Adoption of Ordinance #2025-72 for CPA25-0002: An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a small-scale comprehensive plan amendment, CPA25-0002, Amparo Nunez De Elias (Applicant/Owner), to change the Future Land Use designation from Rural Enclave (RE) to Low Density Residential (LDR) on certain real property generally located north of and adjacent to Vickie Court, south of Fortune Road, east of and adjacent to Marllo Road, and west of East Lake Shore Boulevard, and comprised of approximately 5.05 acres, more or less; amending the Future Land Use Map of the Future Land Use Element of the Osceola County Comprehensive Plan; providing for correction of scrivener’s errors; providing for severability; providing for conflict; and providing for an effective date.
Amparo Nunez De Elias (Applicant/Owner)
Commission District: 2



8. Approval to transmit for CPA25-0004: County initiated large-scale comprehensive plan amendment to amend the Future Land Use Map (FLUM) designation from Rural Enclave (RE) to Low Density Residential (LDR) on certain real property generally located north of E Irlo Bronson Memorial Highway and the St. Cloud Canal, south of and adjacent to Partin Settlement Rd., east of the Florida Turnpike, and west of East Lake Shore Boulevard; and comprised of approximately 553.78 acres, more or less. Amending the Future Land Use Map of the Future Land Use Element of the Osceola County Comprehensive Plan; providing for correction of scrivener’s errors; providing for severability; providing for conflict; and providing for an effective date.
Osceola County (Applicant)
Commission District: 4



9. Approval to transmit for CPA25-0005: County initiated large-scale comprehensive plan amendment to amend the Future Land Use Map (FLUM) designation from Low Density Residential (LDR) to Institutional (IN) on certain real property generally located north of Philadelphia Circle, south of Dakota Point Court, east of Eaglet Lane, and west and adjacent to South Bass Road, and comprised of approximately 171.77 acres, more or less; Amending the Future Land Use Map of the Future Land Use Element of the Osceola County Comprehensive Plan; providing for correction of scrivener’s errors; providing for severability; providing for conflict; and providing for an effective date.
Osceola County (Applicant/Owner)
Commission District: 1



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. 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 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, 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, al menos cuatro (4) días antes de la reunión o evento.