

# NOTICE OF PUBLIC HEARING

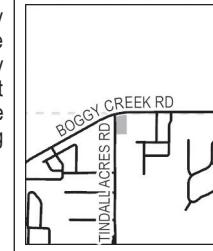
Notice is hereby given that Public Hearings will be held by the **Osceola County Planning Commission** beginning at **6:00 P.M.**, or as soon thereafter as practical, on **December 4, 2025** and Public Hearings will be held by the **Board of County Commissioners** beginning at **5:30 P.M.** or as soon thereafter as practical, on **December 15, 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 #2025-51 for ZMA25-0026:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Estate Development (E-2) to Urban Settlement (US) Zoning District, on certain real property generally located north of Gadwall Drive, south of and adjacent to Boggy Creek Road, east of and adjacent to Tindall Acres Road, and west of Osprey Lane, and comprised of approximately 2.15 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.

Evelith Olmeda-Garcia (Applicant)

Edward Garcia-Olmeda, Lizette Olmeda Miro and Evelith Olmeda-Garcia (Owners)

Commission District: 5

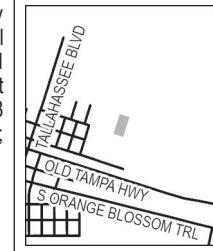


**2. Adoption of Ordinance #2025-75 for ZMA25-0037:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Single Family (RS-2) to Institutional (IN) Zoning District, on certain real property generally located north of Old Tampa Highway, south of West Irl Bronson Memorial Highway, east of and adjacent to Caloosa Street, and west of South Poinciana Boulevard, and comprised of approximately 3.28 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.

H. Karina Fournier (Applicant)

Gary Mac Brown and Margaret Q. Brown as Trustees (Owners)

Commission District: 1

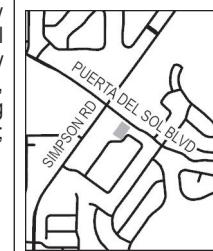


**3. Adoption of Ordinance #2025-78 for ZMA25-0041:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Commercial Restricted (CR) to Commercial Office (CO) Zoning District, on certain real property generally located north and west of Sera Bella Way, south of and adjacent to Puerta Del Sol Boulevard, and east of Simpson Road, and comprised of approximately 1.11 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.

Maria Dos Santos (Applicant)

IAG Investments, Inc. (Owner)

Commission District: 2

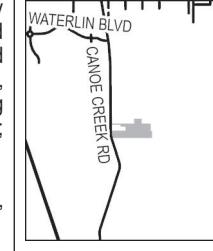


**4. Adoption of Ordinance #2025-70 for ZMA25-0042:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the Agricultural Development and Conservation (AC) to Mixed Use (MXD) Zoning District on certain real property generally located north of the Florida Turnpike, south of Sullivan Drive, east of and adjacent to Canoe Creek Road, and west of Lake Gentry, and comprised of approximately 74.52 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.

Dawn Corbitt, Decent Land Trust Trste, LLC TR. (Applicant)

Trste, LLC, as Trustee under the Land Trust known as the Decent Land Trust, Charles R. Young, Jessica Dawn Nicholson Corbitt and Tristan Corbitt (Owners)

Commission District: 5

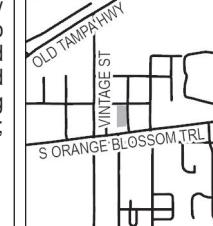


**5. Adoption of Ordinance #2025-74 for ZMA25-0043:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the Commercial Restricted (CR) to Commercial General (CG) Zoning District on certain real property generally located north of and adjacent to South Orange Blossom Trail, south of Bryan Avenue, east of Durwood Street, and west of Evergreen Street, and comprised of approximately 1.04 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.

Giovanie Maldonado (Applicant)

Investment MMG, LLC, a Florida Limited Liability Company (Owner)

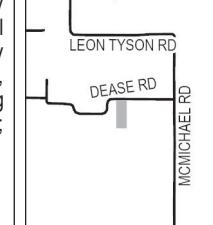
Commission District: 1



**6. Adoption of Ordinance #2025-77 for ZMA25-0048:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (two acres) (R-2) to Urban Settlement (US) Zoning District, on certain real property generally located on the north side of Jack Brack Road, south, east, and adjacent to Dease Road, and west of McMicheal Road, and comprised of approximately 2.53 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 and Two Broke Girls, LLC (Applicant/Owners)

Commission District: 5



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, 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.