



OSCEOLA COUNTY, FLORIDA

EAST U.S 192 CRA

ANNUAL REPORT

FY25

October 1, 2024 - September 30, 2025





TABLE CONTENT

East U.S. 192 CRA / FY25 Annual Report

1

What is a CRA?

Definition, purpose & funding mechanism

4

FY25 Taxable Value

Property value growth 2012-2025

2

CRA Boundray

1,854 acres service area

5

Development Highlights

Infrastructure & Economic Projects

3

FY25 CRA Financials

Revenues, expenditures & fund balance

6

Contact Us

The best way to reach us

What is a CRA?

A Community Redevelopment Agency (CRA) is designated by the local governing body — in this case, the Osceola County Board of County Commissioners — to ensure the area develops with a coherent community vision.

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by 'freezing' the tax base in the year the CRA was created.

When property values rise due to redevelopment activities, an 'increment' above the frozen tax base is generated and deposited into the CRA's Trust Fund for subsequent activities.

Four Primary Goals

01 Corridor Aesthetics

Improving visual character and street scape quality along the corridor to attract visitors.

02 Redevelopment & Business Opportunities

Facilitating new commercial development and business attraction in the district.

03 Transportation Infrastructure

Expanding and improving roadways, pedestrian paths, and transit connections for mobility.

4 Decent, Safe & Attractive Housing

Supporting quality housing development and rehabilitation within the CRA boundaries.

LEADERSHIP

Osceola County Board of County Commissioners



CHAIRMAN
Brandon Arrington



VICE-CHAIR
Cheryl Grieb



COMMISSIONER
Viviana Janer



COMMISSIONER
Peggy Choudhry



COMMISSIONER
Ricky Booth

CRA Boundary

In total, the CRA boundary comprises of 1,854 acres. It encompasses East U.S. 192 Highway, east of the City of Kissimmee to north of Partin Settlement Road. It is south of Florida's Turnpike and Fortune Road and east of Lake Tohopekaliga, as illustrated on the map.





BUDGET & FINANCE

FY25 CRA Financial

Statement of Revenues Expenditures & Changes in Fund Balances Year Ended September 30 2025

\$2,026,544 FY24 TIF Revenue	\$2,086,905 FY25 TIF Revenue	\$12.7M FY25 REVISED BUDGET	\$6.8M CAPITAL OUTLAY (REVISED)
Category	FY24 Actuals	FY25 Adopted	FY25 Revised
REVENUES			
Miscellaneous	\$10,207	\$0	\$0
Revenues Transfers In	\$2,026,544	\$2,086,905	\$2,086,583
Other Sources	\$0	\$3,899,337	\$3,899,337
Fund Balance	\$3,830,545	\$6,062,398	\$6,677,494
TOTAL REVENUES	\$5,867,296	\$12,048,640	\$12,663,414
EXPENDITURES			
Personnel Services	\$64,936	\$67,118	\$67,118
Operating Expenses	\$1,096	\$1,007,037	\$1,007,037
Capital Outlay	\$109,945	\$6,807,709	\$6,777,130
Transfers Out	\$32,789	\$31,232	\$31,232
Reserves – Operating	\$0	\$110,530	\$110,530
Reserves – Capital	\$0	\$4,025,014	\$4,670,367
TOTAL EXPENDITURES	\$208,766	\$12,048,640	\$12,663,414

* Financials currently under independent audit review Full FY25 ACFR accepted by the Board of County Commissioners on March 3, 2025 www.osceola.org

FY25 Taxable Value Trends

6.25%

annual increase in total assessed property values from FY2024 to FY2025.

305.21%

annual increase in total assessed property values since FY2012

TOTAL ASSESSED PROPERTY VALUES OF PROPERTY WITHIN THE BOUNDARIES OF THE CRA AS OF JAN 1, 2025

\$723,357,977

LAST YEAR'S (2024) TOTAL ASSESSED PROPERTY VALUES OF PROPERTY WITHIN THE BOUNDARIES OF THE CRA

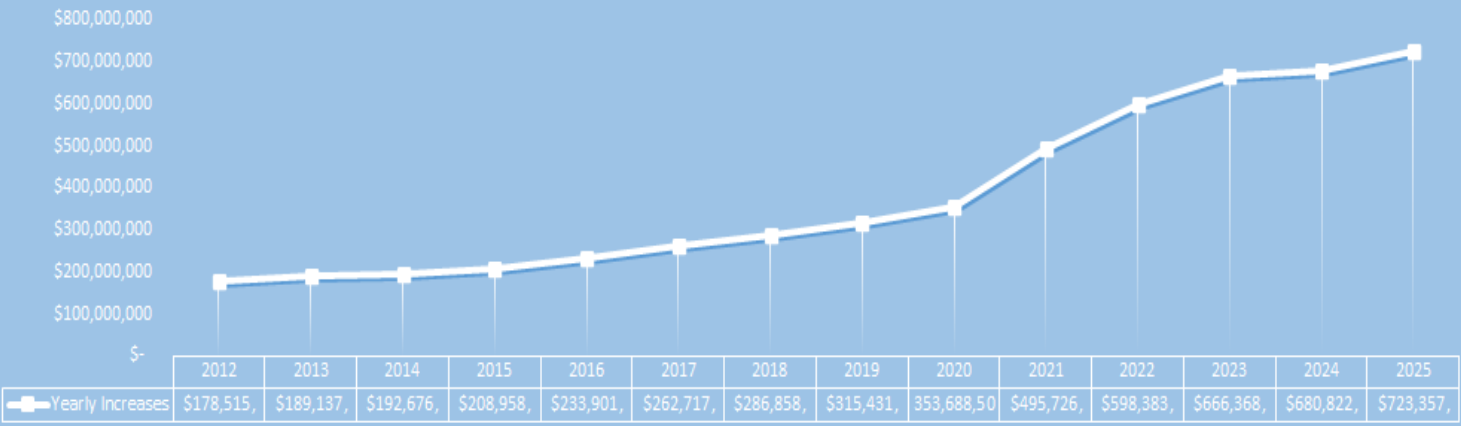
\$680,822,229

ORIGINAL ASSESSED PROPERTY VALUES WITHIN THE CRA'S AREA OF AUTHORITY AS OF THE DAY THE AGENCY WAS CREATED IN 2012

\$178,515,334

TOTAL TAXABLE VALUES

Yearly Increases



DEVELOPMENT HIGHLIGHTS

Key projects advancing the east 192 corridor during FY25



FUTURE DEVELOPMENT

Project Next in Osceola County is a proposed large-scale redevelopment initiative centered around Osceola Heritage Park, aimed at transforming the area into a premier sports, entertainment, and mixed-use destination. Plans include upgrades to existing facilities, potential new stadium concepts, and surrounding commercial, hospitality, and residential components. Overall, Project Next is designed to drive tourism, economic development, and year-round activation of the Osceola corridor.



AREA BEAUTIFICATION

Osceola County is enhancing East U.S. 192 through landscaping and streetscape improvements aimed at beautifying the corridor and creating a stronger sense of place. The work includes adding trees, landscaped medians, lighting, sidewalks, and pedestrian-friendly features to improve walkability and overall appearance. These upgrades are part of a broader redevelopment strategy to attract investment, boost tourism, and revitalize the corridor economically.



HERITAGE COMMONS POINT

New Heritage Commons Point. Building shell construction of 12,310 sf of retail shopping space and site preparation for an additional 5,040 sf of retail shopping space to include but not limited to paving, lighting, walkways, and landscaping of the total project.



BIG DAN'S CAR WASH

The project is located at 2375 East Irlo Bronson Memorial Highway and involves the construction of a new commercial building specifically designed for car wash operations.

OSCEOLA COUNTY, FLORIDA

East U.S. 192 Community Redevelopment Agency

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1,854

TOTAL ACRES

2012

ESTABLISHED

305%

GROWTH SINCE 2012

\$12.7M

FY25 BUDGET



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"be first to what's next"