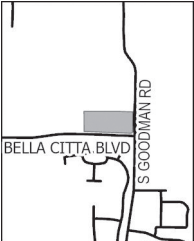
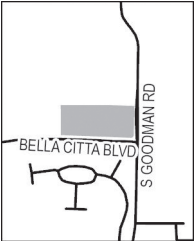
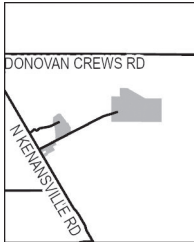
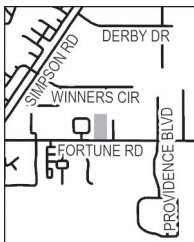
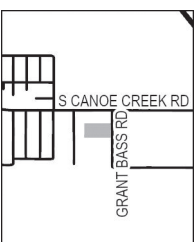


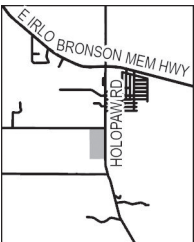
# NOTICE OF PUBLIC HEARING

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 4, 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 **June 15, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>1. Adoption of Ordinance #2026-29 for CPA25-0003:</b> An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a small-scale comprehensive plan amendment, CPA25-0003, S. Brent Spain, Esquire (Applicant) and Robert P. Rutledge, Theresa K. Rutledge, Edward L. Rutledge and Marsha E. Rutledge (Owners), to change the Future Land Use designation from Low Density Residential (LDR) to Medium Density and Intensity (MDI) on certain real property generally located at the northwest corner and adjacent to the intersection of Bella Citta Boulevard and South Goodman Road, and comprised of approximately 3.92 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.</p> <p>S. Brent Spain, Esquire (Applicant)<br/>Robert P. Rutledge, Theresa K. Rutledge, Edward L. Rutledge and Marsha E. Rutledge (Owners)<br/>Commission District: 1<br/>NOTE: CPA25-0003 has a companion item ZMA25-0024</p> |    |
| <p><b>2. Adoption of Ordinance #2026-30 for ZMA25-0024:</b> An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (one acre) (R-1) to Commercial Office (CO) Zoning District, on certain real property generally located at the northwest corner and adjacent to the intersection of Bella Citta Boulevard and South Goodman Road, and comprised of approximately 3.92 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.</p> <p>S. Brent Spain, Esquire (Applicant)<br/>Robert P. Rutledge, Theresa K. Rutledge, Edward L. Rutledge and Marsha E. Rutledge (Owners)<br/>Commission District: 1<br/>NOTE: ZMA25-0024 has a companion item CPA25-0003</p>                                                                                                                                                                                                                                                                               |    |
| <p><b>3. Adoption of Ordinance #2026-08 for ZMA25-0045:</b> An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Co land from Planned Development (PD) to Agricultural Development and Conservation (AC) Zoning District, on certain real property generally located outside of the Urban Growth Boundary, north of and adjacent to Broussard Road, south of Triple H Ranch Wildlife Management Area, east of North Kenansville Road, and west of and Herky Huffman/Bull Creek Wildlife Management Area, and comprised of approximately 249.07 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.</p> <p>George McGonagill (Applicant)<br/>Allen Broussard Conservancy Inc. (Owners)<br/>Commission District: 5</p>                                                                                                                                                                                                                                     |   |
| <p><b>4. Adoption of Ordinance #2026-34 for ZMA25-0050:</b> 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 and adjacent to Fortune Road, south of Winners Circle, east of Sophie Way, and west of Fortunata Court, and comprised of approximately 4.98 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.</p> <p>Annalisa Sookhoo (Applicant/Owner)<br/>Commission District: 2</p>                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <p><b>5. Adoption of Ordinance #2026-33 for ZMA26-0013:</b> An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Single Family (RS-2) to Rural Settlement (RS) Zoning District, on certain real property generally located north of Lake Marian Road, south of South Canoe Creek Road, east of Coulter Drive, and west of and adjacent to Grant Bass Road, and comprised of approximately 4.96 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.</p> <p>Justin Oelke, Betsy Oelke, Maximino Fernandez, and Rachel Robinett (Applicants/Owners)<br/>Commission District: 5</p>                                                                                                                                                                                                                                                                                                                                                              |  |

# NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the **Board of County Commissioners** beginning at **5:30 PM**, or as soon thereafter as practical, on **June 15, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>1. Adoption of Resolution #2026-063R for CU21-00005:</b> A Resolution of the Board of County Commissioners of Osceola County, Florida repealing Conditional Use Permit CU21-00005, at the request of the applicant, and providing an effective date on an eight acre portion of a natural resource utilization and soil excavation site within an Agricultural Development and Conservation (AC) zoning district, on certain real property generally located north of Golden Citrus Road, south and east of and adjacent to Holopaw Groves Road, and west of and adjacent to Holopaw Road, and comprised of approximately 323.83 acres, more or less.</p> <p>Vic McCall, Bishop and Buttery, Incorporated (Applicant)<br/>Wildcat Holdings, LLC (Owner)<br/>Commission District: 5</p> |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|

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.