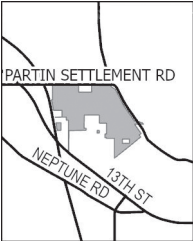
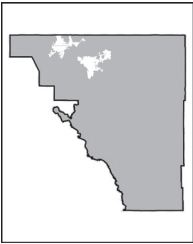
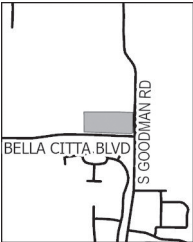
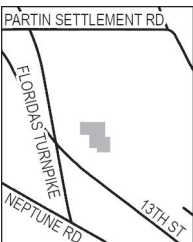
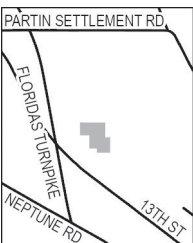
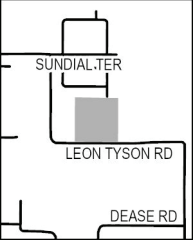
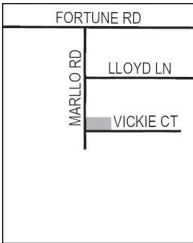


NOTICE OF PUBLIC HEARING

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 **May 7, 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 **May 18, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

1. CPA25-0004: Approval to transmit to the Florida Department of Commerce a 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), and Institutional (IN); from Community Center (CC) to Institutional (IN); from Commercial (C) to Institutional (IN); and from Low Density Residential (LDR) to Medium Density and Intensity (MDI) on certain real property generally located north of East Irlø Bronson Memorial Highway and the St. Cloud Canal, south of and adjacent to Partin Settlement Road, east of and adjacent to East Irlø Bronson Memorial Highway, and west of East Lake Shore Boulevard; and comprised of approximately 600+ acres, more or less. Osceola County Government (Applicant) N/A (Owner) Commission District: Countywide	
2. CPA26-0001: Approval to transmit to the Florida Department of Commerce a Large-Scale Comprehensive Plan Amendment (CPA) to amend the TRN Map Series of the Transportation Element. This is a County-initiated amendment to enable Framework Street connections; coordinate alignments with approved studies and plans, existing development, and constraints; and, to update the maps in order to facilitate consistency between the Transportation Element and other elements of the Osceola County Comprehensive Plan. This is a countywide request. Osceola County Government (Applicant). N/A (Owner) Commission District: Countywide.	
3. Adoption of Ordinance #2026-29 for CPA25-0003: 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 Residential (MDR) on certain real property generally located northwest and adjacent to 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. S. Brent Spain, Esquire (Applicant) Robert P. Rutledge, Theresa K. Rutledge, Edward L. Rutledge and Marsha E. Rutledge (Owners) Commission District: 1 NOTE: CPA25-0003 has a companion item ZMA25-0024	
4. Adoption of Ordinance #2026-30 for ZMA25-0024: 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 northwest and adjacent to 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. S. Brent Spain, Esquire (Applicant) Robert P. Rutledge, Theresa K. Rutledge, Edward L. Rutledge and Marsha E. Rutledge (Owners) Commission District: 1 NOTE: ZMA25-0024 has a companion item CPA25-0003	
5. Adoption of Ordinance #2026-27 for CPA26-0002: An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a small-scale comprehensive plan amendment, CPA26-0002, DLC Sharp Road, LLC (Applicant) and Barry D Cook and Ellie Cook (Owners), to change the Future Land Use designation from Low Density Residential (LDR) to Industrial (IND) on certain real property generally located north of East Irlø Bronson Memorial Highway, south of and adjacent to Sharp Road, east of and adjacent to Simmons Road, and west of August Gray Drive , and comprised of approximately 27.67 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. Troy Drinkwater, DLC Sharp Road, LLC (Applicant) Barry D. Cook and Ellie Cook (Owners) Commission District: 4 NOTE: CPA26-0002 has a companion item ZMA26-0012	
6. Adoption of Ordinance #2026-28 for ZMA26-0012: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Low Density Residential (LDR) to Industrial Restricted (IR) Zoning District, on certain real property generally located north of East Irlø Bronson Memorial Highway, south of and adjacent to Sharp Road, east of and adjacent to Simmons Road, and west of August Gray Drive, and comprised of approximately 27.67 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. Troy Drinkwater, DLC Sharp Road, LLC (Applicant) Barry D. Cook and Ellie Cook (Owners) Commission District: 4 NOTE: ZMA26-0012 has a companion item CPA26-0002	
7. Adoption of Ordinance #2026-19 for ZMA26-0001: 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 and east of Leon Tyson Road, south of Sunkissed Drive, and west of Absher Road, and comprised of approximately 10 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. Jonathan Bell (Applicant) Ramiro Nunez and Shawna L. Nunez (Owners) Commission District: 5	

8. Adoption of Ordinance #2026-31 for ZMA26-0002: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Mixed Use (MXD) Zoning District, on certain real property generally located north and south of and adjacent to Hickory Tree Road, south of Lakepine Street, east of Alligator Lake, and west of East Irlø Bronson Memorial Highway, and comprised of approximately 853.67 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. Jeremy M. Kibler (Applicant) Smith, LLC, Se'Belle Smith Dymmek, and Smith Dymmek, LLC (Owners) Commission District: 5	
9. Adoption of Ordinance #2026-25 for ZMA26-0004: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Mixed Use (MXD) Zoning District, on certain real property generally located north of the southern boundary line of the Urban Growth Boundary, south of Waterlin Boulevard, east of and adjacent to Florida's Turnpike, and west of and adjacent to Canoe Creek Road, and comprised of approximately 181.28 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. Matt Young (Applicant) Ranch Haven LLC and Golden Meadowland LLC (Owners) Commission District: 5	
10. Adoption of Ordinance #2026-32 for ZMA26-0006: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Urban Settlement—Manufactured Product (US-M) Zoning District, on certain real property generally located north of Hunting Lodge Drive, south of Deer Run Road, east of Kaiser Avenue, and west of and adjacent to La Salle Avenue, and comprised of approximately 0.98 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. Christopher Riedeman (Applicant) Christopher Riedeman and Laura Riedeman (Owners) Commission District: 5	
11. Adoption of Ordinance #2026-26 for PD26-00006 (Marllo at Vickie Court): An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC) to Planned Development (PD) Zoning District, on certain real property generally located north of Vickie Court, south of Lloyd Lane, 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 official zoning map; 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	

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.