

NOTICE OF PUBLIC HEARING CITY COMMISSION

The City Commission will consider a request to amend the Official Zoning Map referenced in Ordinance No. 3110 known as the Land Development Code of the City of Kissimmee rezoning the property hereinafter described as follows:

FROM: Vine Street West MUPUD (Mixed Use Planned Urban Development) – City

TO: T5-U (Mixed Use Urban Corridor) – City

The subject property is located at **4200 W Vine St Parcel ID: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000**

Legal Descriptions:

BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.369 acres, more or less

COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

0.923 acres, more or less

W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.07 acres, more or less

W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

1.167 acres, more or less

PROPOSED ORDINANCE #25-13: AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

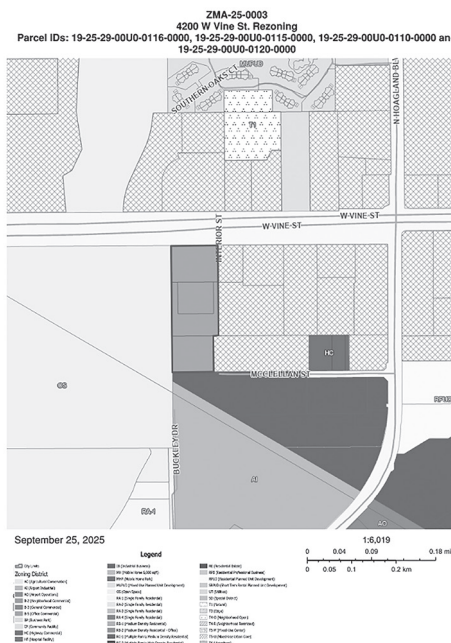
The City Commission will hold a Public Hearing on **Tuesday, December 2, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida, and will consider the adoption of an Ordinance to rezone the above described property following the public hearing.

A copy of the proposed Ordinance may be inspected in the office of the Development Services Department at City Hall, 101 Church Street. All interested parties may appear and be heard on the above date. Written opinion will be received until 5:30 p.m., **Tuesday, December 2, 2025**. Any questions may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or meeting may be heard by participating in person.

Reference # ZMA-25-0003
4200 W Vine St. Zoning

CITY COMMISSION
KISSIMMEE, FLORIDA



In accordance with [Florida Statutes](#) 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with [Florida Statutes](#) 286.0105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.