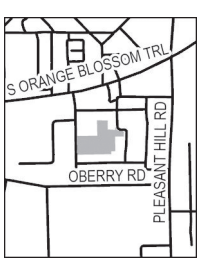


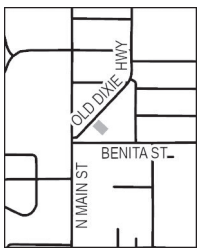
# NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the **Osceola County Planning Commission** beginning at **6:00 PM**, or as soon thereafter as practical, on **February 5, 2026** and Public Hearings will be held by the **Board of County Commissioners** beginning at **5:30 PM**, or as soon thereafter as practical, on **February 16, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

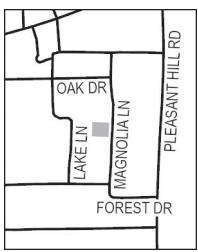
**1. Adoption of Ordinance #2026-01 for PD25-00016:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Manufactured Housing (RMH) to Planned Development (PD) Zoning District, on certain real property generally located north of Forest Drive, south of Oak Drive, east of and adjacent to Orange Lane, and west of and adjacent to Lake Lane, and comprised of approximately 6.60 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)  
New Earth Properties, LLLP, a Florida Limited Partnership as to 1/3 interest and Rockville Real Estate, LLC, a Florida Limited Liability Company as to a 2/3 interest (Owners)  
Commission District: 3



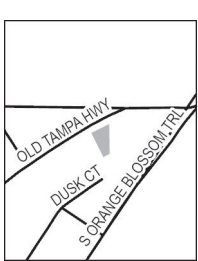
**2. Adoption of Ordinance #2026-02 for ZMA24-0013:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Commercial Restricted (CR) to Commercial Neighborhood (CN) Zoning District, on certain real property generally located north of Benita Street, south, east and adjacent to Old Dixie Hwy, and west of Brack Street, and comprised of approximately 0.30 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.  
Nyree Khan (Applicant/Owner)  
Commission District: 4



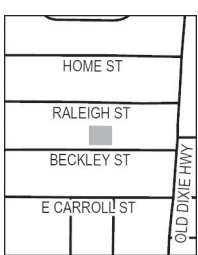
**3. Adoption of Ordinance #2026-11 for ZMA25-0039:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Manufactured Housing (RMH) to Community Center Perimeter (CCP) Zoning District, on certain real property generally located north of Forest Drive, south of Oak Drive, east of Lake Lane, and west of and adjacent to Magnolia Lane, and comprised of approximately 0.42 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.  
Julio Montoya (Applicant)  
Ravelo Investment Corp. (Owner)  
Commission District: 3



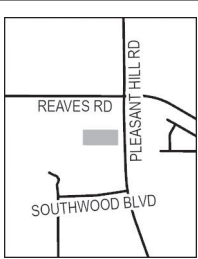
**4. Adoption of Ordinance #2026-03 for ZMA25-0046:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (one-acre manufactured home) (R-1M) to Urban Settlement–Manufactured Product (US-M) Zoning District, on certain real property generally located north and west of South Orange Blossom Trail, south of Osceola Polk Line Road, and east of and adjacent to Old Tampa Highway, and comprised of approximately 1.40 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.  
Gersson Enrique Joya (Applicant)  
Old Tampa INV, LLC (Owner)  
Commission District: 1



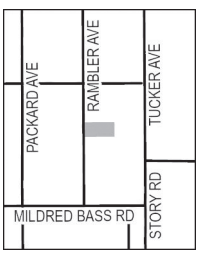
**5. Adoption of Ordinance #2026-04 for ZMA25-0049:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Single Family (RS-3) to Medium Density Residential (MDR) Zoning District, on certain real property generally located north of and adjacent to Beckley Street, south of Raleigh Street, east of Sample Street, and west of Old Dixie Highway, and comprised of approximately 0.22 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.  
Anderson Correa (Applicant/Owner)  
Commission District: 4



**6. Adoption of Ordinance #2026-05 for ZMA25-0053:** 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 north of Southwood Boulevard, south of Reaves Road, east of Steeplechase Lane, and west of and adjacent to Pleasant Hill Road, and comprised of approximately 2.01 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.  
Jonah A. Adkins and Opal M. Adkins as Trustees of THE ADKINS FAMILY LIVING TRUST (Applicants/Owners)  
Commission District: 3



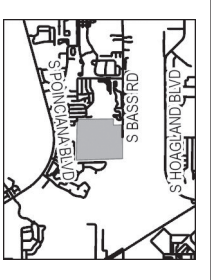
**7. Adoption of Ordinance #2026-12 for ZMA25-0056:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Rural Development (two acres) (R-2) to Urban Settlement-Manufactured Product (US-M) Zoning District, on certain real property generally located north of Mildred Bass Road, south of Quail Roost Road, east of and adjacent to Rambler Avenue, and west of Tucker Avenue, and comprised of approximately 4.86 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.  
Franklin Diaz (Applicant)  
Jireh DBA, LLC (Owner)  
Commission District: 5



## 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 **February 16, 2026** in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

**1. Adoption of Ordinance #2026-06 for CPA25-0005:** An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a county initiated large-scale comprehensive plan amendment to amend the Future Land Use Map (FLUM) designation from Low Density Residential (LDR) to Institutional (IN) on certain real property generally located north of Philadelphia Circle, south of Dakota Point Court, east of Eaglet Lane, and west of and adjacent to South Bass Road, and comprised of approximately 171.77 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.  
Osceola County (Applicant/Owner)  
Commission District: 1



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.