CITY OF KISSIMMEE
NOTICE OF PUBLIC HEARING
NOTICE OF LAND USE CHANGE

The City of Kissimmee proposes to adopt the following ordinance that would change the use of land as described below. A public hearing on this proposal will be held by the City of Kissimmee City Commission to consider the first reading of the proposed ordinance on **Tuesday, June 2, 2026,** at 6:00 p.m. or as soon thereafter as possible, in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida.

PROPOSED ORDINANCE# **26-08**: AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

The purpose of this Public Hearing is to make a recommendation to the City Commission concerning the request to amend Ordinance No. 3130. The proposed Ordinance would amend the 2026 Future Land Use Map of the Kissimmee Comprehensive Plan by changing the land use classification for the area described below as follows:

FROM: **SF-LDR (Single-Family – Low Density Residential) – City**

TO: **CONS (Conservation) - City**

The subject property is located at **Parcel IDs# 30-25-29-00U0-0080-0000, 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000**.

Legal Description:

Parcel 1: 30-25-29-00U0-0080-0000
SW 1/4 LESS NW 1/4 OF NW 1/4 OF SW 1/4 & LESS NE 1/4 OF NW 1/4 OF SW 1/4 & LESS BEG N 1/4 COR OF SEC 31, E 615.20 FT, S 295.16 FT, E 724.25 FT TO PT ON E LINE OF W 1/2 OF NE 1/4, S 808.04 FT, N 82 DEG W 120.96 FT, N 16 DEG W 177.52 FT, N 30 DEG W 459.91 FT, N 71 DEG W 504.82 FT, N 77 DEG W 272.83 FT, N 79 DEG W 219.07 FT, S 54 DEG W 24.72 FT, S 8 DEG W 194.08 FT, S 3 DEG E 351.76 FT, S 64 DEG W 119.31 FT, N 28 DEG W 743.69 FT, N 74.25 FT, N 6 DEG E 141.85 FT, N 13 DEG E 119.47 FT, N 27 DEG E 245.96 FT, N 76 DEG E 370.10 FT TO PT ONE LINE OF SW 1/4, S 428.93 FT TO POB LYING WITHIN SEC 30 ORD #97-03 LESS BEG AT CENTER OF 30/25/29, S 667.51 FT, N 89 DEG W 475.06 FT, S 1902.17 FT, S 13 DEG W 102.59 FT, S 6 DEG W 141.85 FT, S 74.25 FT, S 24 DEG W 1751.49 FT, S 31 DEG E 685.54 FT, S 80 DEG E 1301.48 FT TO NLY RW CSX RR, S 58 DEG W 86.83 FT, W 18.86 FT, S 58 DEG W 384.87 FT, S 11.80 FT, S 58 DEG W 104.06 FT, N 82 DEG W 1014.55 FT, N 31 DEG W 1297.38 FT, N 24 DEG E 1852.84 FT, N 2008.26 FT, N 89 DEG W 341.79 FT TO SE COR OF NE 1/4 OF NW 1/4 OF SW 1/4 OF 30-25-29 N 663.74 FT, S 89 DEG E 1360.53 FT TO POB & LESS COM AT S 1/2 COR OF 30-25-29, N 581.59 FT TO POB; & POC, CONC E, RAD 2144.50 FT, CENT ANG 04 DEG, NLY ALONG CURVE 166.21 FT, N 1245.01 FT, S 89 DEG E 6.47 FT, S 1410.95 FT TO

Together with Parcel 2: 25-25-28-00U0-0110-0000
S 1/2 OF S 1/2 LYING E OF POINCIANA BLVD LESS EAGLE POINT PH 3 PB 10 PG 189-191 & LESS THAT PORTION OF THE FOLLOWING LYING WITHIN 25-25-28: BEG AT SE COR OF TRACT J EAGLE POINT PH 3 PB 10 PG 189, S 24 DEG W 618.21 FT, S 40 DEG W 290.69 FT, S 33 DEG W 148.44 FT TO NON-TANG CURVE, CURVE LEFT, RAD 100 FT, CENT ANG 50 DEG, ALONG CURVE 88.70 FT, S 48 DEG W 213.68 FT TO NON-TANG CURVE, CURVE LEFT, RAD 5000 FT, CENT ANG 07 DEG, ALONG CURVE 616.17 FT, N 53 DEG W 499.87 FT TO ELY R/W OF POIN BLVD & NON-TANG CURVE, CURVE LEFT, RAD 3900 FT, CENT ANG 15 DEG, ALONG CURVE 1031.12 FT, N 88 DEG E 520.40 FT, S 65 DEG E 795.94 FT TO POB & LESS BEG AT SELY COR OF TRACT 4 EAGLE POINTE PB 10 PG 1-3, E 2523.46 FT, S 19 DEG W 2486.02 FT TO POC, CURVE RIGHT, RAD 1600 FT, CENT ANG 106 DEG, (CH BEARING S 72 DEG W 2571.82 FT), ALONG CURVE 2987.13 FT, N 53 DEG W 2455.03 FT TO ELY R/W POIN BLVD & NON-TANG CURVE, CURVE LEFT, RAD 3900 FT, CENT ANG 13 DEG, (CH BEARING N 43 DEG E 891.48 FT), ALONG CURVE 893.44 FT, S 53 DEG E 499.87 TO POC, CURVE RIGHT, RAD 5000 FT, CENT ANG 07 DEG, (CH BEARING S 50 DEG E 615.78 FT), ALONG CURVE 616.17 FT, N 48 DEG E 213.68 FT TO POC, CURVE RIGHT, RAD 100 FT, CENT ANG 50 DEG, (CH BEARING N 74 DEG E 85.82 FT), ALONG CURVE 88.70 FT, N 33 DEG E 148.44 FT, N 40 DEG E 290.69 FT, N 24 DEG E 844.71 FT, S 65 DEG E 408.52 FT, N 535.65 FT TO POB LYING WITHIN 25/25/28 & LESS BEG AT SE COR LOT 281 EAGLE POINTE PH 4 PB 11 PG 119-120, S 45 DEG E 44.01 FT, S 65 DEG E 102.50 FT, S 69 DEG E 115.98 FT, S 33 DEG E 110 FT, S 58 DEG W 23.12 FT TO POC, CONC SLY, RAD 545 FT, CENT ANG 05 DEG, (CH BEARING S 53 DEG W 52.86 FT), ALONG CURVE 52.88 FT, S 38 DEG E 204.62 FT, S 64 DEG W 83.33 FT, S 23 DEG W 73.10 FT, S 7 DEG W 77.84 FT, S 80 DEG W 34.68 FT, S 12 DEG W 141.71 FT, S 02 DEG E 107.58 FT, S 24 DEG W 149.23 FT, N 65 DEG W 814.33 FT, N 24 DEG E 650 FT, N 65 DEG W 122.92 FT, N 24 DEG E 194.71 FT TO PT ON SLY LINE TRACT 4, S 65 DEG E 408.52 FT TO POB & LESS COM AT SW COR OF TRACT 4 EAGLE POINTE PB 10 PG 1-3 BEING POC ON ELY R/W POINCIANA BLVD, CONC NWLY, RAD 3900 FT, CENT ANG 17 DEG (CH BEARING S 26 DEG W 1211.10 FT), ALONG CURVE 1266.02 FT TO POB; S 53 DEG E 452.77 FT TO POC, CONC WLY, RAD 25 FT, CENT ANG 92 DEG, (CH BEARING S 7 DEG E 36.05 FT) ALONG CURVE 40.26 FT, S 56 DEG E 50.23 FT TO NON-TANG CURVE, CONC SELY, RAD 45 FT, CENT ANG 87 DEG, (CH BEARING N 82 DEG E 62.37 FT), ALONG CURVE 68.90 FT, S 53 DEG E 63.74 FT TO POC, CONC SWLY, RAD 970 FT, CENT ANG 01 DEG, (CH BEARING S 53 DEG E 18.10 FT), ALONG CURVE 18.10 FT, S 38 DEG W 121.74 FT, S 58 DEG E 49.25 FT, S 47 DEG E 48.04 FT, S 44 DEG E 49.02 FT, S 44 DEG E 308.12 FT, S 65 DEG E 122.57 FT, N 25 DEG E 110.06 FT TO NON-TANG CURVE, CONC NLY, RAD 530.07 FT, CENT ANG 00 DEG, (CH BEARING S 64 DEG E 7.51 FT), ALONG CURVE 7.51 FT, S 65 DEG E 33.93 FT, S 24 DEG W 110 FT, S 65 DEG E 660 FT, S 57 DEG E 47.45 FT, S 56 DEG E 45.53 FT, S 49 DEG E 45.53 FT, S 46 DEG E 53.22 FT, N 42 DEG E 175 FT TO POC, CONC SWLY, RAD 822 FT, CENT ANG 02 DEG, (CH BEARING S 49 DEG 37.97 FT), ALONG CURVE 37.97 FT, N 39 DEG E 141.44 FT, N 10 DEG E 52.35 FT, N 5 DEG W 51.98 FT, N 23 DEG W 51.98 FT, N 41 DEG W 51.98 FT, N 59 DEG W 51.98 FT, N 77 DEG W 51.98 FT, S 84 DEG W 51.98 FT, S 65 DEG W 51.98 FT, S 47 DEG W 54.13 FT, N 65 DEG W 280.39 FT, E 85.37 FT, N 72 DEG E 75.18 FT, N 54 DEG E 75.36 FT, N 44 DEG W 175 FT TO NON-TANG CURVE, CONC NLY, RAD 70 FT, CENT ANG 68 DEG, (CH BEARING S 80 DEG W 79.08 FT), ALONG CURVE 84.04 FT, N 65 DEG W 212.21 FT TO POC, CONC SLY, RAD 130 FT, CENT ANG 08 DEG, (CH BEARING N 69 DEG W 18.37 FT), ALONG CURVE 18.38 FT, N 16 DEG E 112.73 FT, S 33 DEG W 148.25 FT TO POC, CONC SWLY, RAD 100 FT, CENT AND 50 DEG, (CH BEARING S 74 DEG W 85.82 FT), ALONG CURVE 88.70 FT, S 48 DEG W 213.68 FT TO POC, CONC SWLY, RAD 5000 FT, CENT ANG 07 DEG (CH BEARING N 50 DEG W 617.24 FT), ALONG CURVE 617.64 FT, N 53 DEG W 498.39 FT TO POB LYING WITHIN 36/25/28

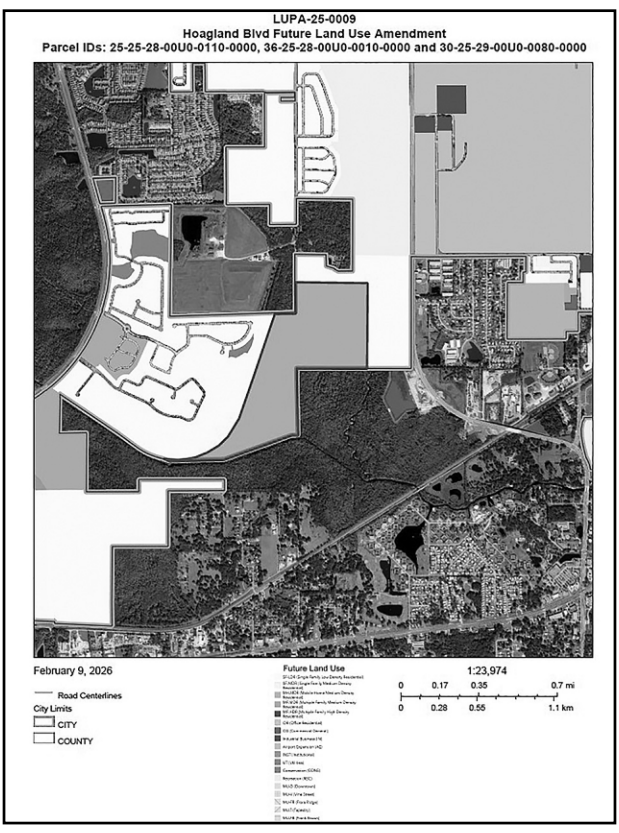
and

Together with Parcel 3: 36-25-28-00U0-0010-0000
N 1/2 LESS THAT PORTION LYING S OF OREN BROWN DRAINAGE CANAL AND LESS THAT PORTION LYING 100 FT NWLY OF OREN BROWN CANAL AND LESS BEG AT SE COR OF TRACT J, EAGLE POINT PH 3 PB 10 PG 189, S 24 DEG W 618.21 FT, S 40 DEG W 290.69 FT, S 33 DEG W 148.44 FT TO NON-TAN CURVE, CURVE LEFT, RAD 100 FT, CENT ANG 50 DEG, ALONG CURVE 88.70 FT, S 48 DEG W 213.68 FT TO NON-TAN CURVE, CURVE LEFT, RAD 5000 FT, CENT ANG 07 DEG, ALONG CURVE 616.17 FT, N 53 DEG W 499.87 FT TO ELY R/W OF POINCIANA BLVD & NON-TAN CURVE, CURVE LEFT, RAD 3900 FT, CENT ANG 15 DEG, ALONG CURVE 1031.12 FT, N 88 DEG E 520.40 FT, S 65 DEG E 795.94 FT TO POB ORD #2171 AND LESS BEG AT SELY COR OF TRACT 4, EAGLE POINTE PB 10 PG 1-3, E 2523.46 FT, S 19 DEG W 2486.02 FT TO POC, CURVE RIGHT, RAD 1600 FT, CENT ANG 106 DEG (CH BEARING S 72 DEG W 2571.82 FT), ALONG CURVE 2987.13 FT, N 53 DEG W 2455.03 FT TO ELY R/W POIN BLVD & NON-TAN CURVE, CURVE LEFT, RAD 3900 FT, CENT ANG 13 DEG, (CH BEARING N 43 DEG E 891.48 FT), ALONG CURVE 893.44 FT, S 53 DEG E 499.87 FT TO POC, CURVE RIGHT, RAD 5000 FT, CENT ANG 7 DEG, (CH BEARING S 50 DEG E 615.78 FT), ALONG CURVE 616.17 FT, N 48 DEG E 213.68 FT TO POC, CURVE RIGHT, RAD 100 FT, CENT ANG 50 DEG, (CH BEARING N 74 DEG E 85.82 FT), ALONG CURVE 88.70 FT, N 33 DEG E 148.44 FT, N 40 DEG E 290.69 FT, N 24 DEG E 844.71 FT, S 65 DEG E 408.52 FT, N 535.65 FT TO POB LYING WITHIN 36/25/28 & LESS BEG AT SE COR LOT 281, EAGLE POINTE PH 4 PB 11 PGS 119-120, S 45 DEG E 44.01 FT, S 65 DEG E 102.50 FT, S 69 DEG E 115.98 FT, S 38 DEG E 110 FT, S 58 DEG W 23.12 FT TO POC, CONC SLY, RAD 545 FT, CENT ANG 5 DEG (CH BEARING S 53 DEG W 52.86 FT), ALONG CURVE 52.88 FT, S 38 DEG E 204.62 FT, S 64 DEG W 83.33 FT, S 23 DEG W 73.10 FT, S 7 DEG W 77.84 FT, S 80 DEG W 34.68 FT, S 12 DEG W 141.71 FT, S 02 DEG E 107.58 FT, S 24 DEG W 149.23 FT, N 65 DEG W 814.33 FT, N 24 DEG E 650 FT, N 65 DEG W 122.92 FT, N 24 DEG E 194.71 FT TO PT ON SLY LINE TRACT 4, S 65 DEG E 408.52 FT TO POB LYING IN 36/25/28

The purpose of this public hearing is to consider a proposed amendment to Ordinance 3130, known as the Comprehensive Development Plan, which would change the 2026 Future Land Use Map of the Kissimmee Comprehensive Plan.

The proposed amendment and the supporting documents, including a parcel description, may be inspected in the Development Services Department, City Hall, 101 Church Street, Kissimmee, Florida, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please direct any questions to the Development Services Department, (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 may be heard by participating in person.



Reference # DRC LUPA-25-0009
Hoagland Road

CITY COMMISSION
KISSIMMEE, FLORIDA

In accordance with Florida Statutes 286.0105: any person wishing to appeal any decision made by the City Commission 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.

In accordance with Florida Statute 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)