

CITY OF KISSIMMEE PLANNING ADVISORY BOARD

This is to inform you that the City of Kissimmee Planning Advisory Board will make a recommendation to the City Commission concerning a request to amend the official Zoning Map, the City of Kissimmee Land Development Code Ordinance No. 3110 for the property described herein:

FROM: **RC-1 (Multiple Family Medium Density Residential) – City**

TO: **RC-2 (Multiple Family Medium Density Residential) – City**

The subject properties are located at approximately **2220 Fortune Road, Parcel ID: 19-25-30-00U0-0050-0000**

Legal Description:

N 1/2 OF NW 1/4 & NW 1/4 OF SE 1/4 OF NW 1/4 LESS SE 1/4 OF NE 1/4 OF NW 1/4 & LESS RD R/W & LESS R/W SUNSHINE ST PKWY & LESS RD R/W & LESS COM AT N 1/4 COR, S 669.97 FT, W 65 FT TO PT ON N/L COUNTRY CROSSING UNIT 3 PB 7 PG 32-33 & POB; CONT W 587.34 FT TO NW COR COUNTRY CROSSING UNIT 3, N 619.95 FT TO S R/W BOGGY CREEK RD, E 42.42 FT, S 10 FT, E 494.73 FT TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG 89 DEG, SELY ALONG CURVE 78.05 FT, S 555.25 FT TO POB & LESS BEG AT SW COR OF LOT 2, OWEN REPLAT PB 17 PG 173, N00-17-02W 615.52 FT TO PT ON S/L OF PARCEL 103 ADDL R/W TAKING PER OR 5910/941, N89-45-58W 30 FT, S00-16-51E 614.18 FT, S89-43-09W 154 FT, S00-16-51E 754 FT, N89-43-09E 183.99 FT TO PT ON W/L OF COUNTRY CROSSING UNIT 3 PB 7 PGS 32-33, N00-16-40W 752.39 FT TO POB LESS COM AT NW COR OF NW 1/4 OF 19-25-30, S00-02-46E 900.18 FT TO POC, CONC SWLY, (CH BEARING S37-15-49E 124.48 FT), SELY ALONG CURVE 124.48 FT TO POB; N53-25-26E 60.99 FT, N05-46-00E 16.31 FT, N00-51-30E 64.07 FT, N80-13-10E 797.42 FT S13-56-02E 606.15 FT, S89-41-58W 738.41 FT, N35-38-11W 312.97 FT TO POC, CONC SWLY, RAD 5929.58 FT, CENT ANG 01 DEG, (CH BEARING N36-08-57W 106.17 FT), NWLY ALONG CURVE 106.17 FT TO POB.

PROPOSED ORDINANCE **#25-20**: 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 Planning Advisory Board will hold a meeting to consider their recommendation on said request on **Wednesday, November 19, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, FL, 34741.

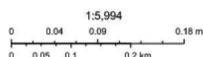
Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person. Any questions may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

ZMA-25-0009
Fortune Rd. Rezoning
Zoning Map Amendment



Legend

City Limits	IR (Industrial Business)	RE (Residential Estate)
Zoning District	HR (Mobile Home 6,000 sqft)	RPS (Residential Professional Business)
AC (Agricultural Conservation)	HRP (Mobile Home Park)	RPD (Residential Planned Unit Development)
A1 (Airport Industrial)	HRPUD (Heavy Use Planned Unit Development)	SRPD (Short-Term Rental Planned Unit Development)
A2 (Airport General)	OS (Open Space)	UT (Utilities)
B-2 (Neighborhood Commercial)	RA-1 (Single Family Residential)	S2 (Special District)
B-3 (General Commercial)	RA-2 (Single Family Residential)	T1 (Historic)
B-5 (Office Commercial)	RA-3 (Single Family Residential)	T3 (College)
BP (Business Park)	RA-4 (Single Family Residential)	T4-C (Neighborhood Open)
CF (Community Facility)	RA-1 (Medium Density Residential)	T4-N (Neighborhood Restricted)
HC (Highway Commercial)	RA-2 (Medium Density Residential - Office)	T5-N (Neighborhood Center)
HF (Hospital Facility)	RC-1 (Multiple Family Medium Density Residential)	T5-C (Mixed-Use Urban Core)
	RC-2 (Multiple Family High Density Residential)	T6 (Waterfront)



Reference # **ZMA-25-0009**
Fortune Rd. Rezoning

PLANNING ADVISORY BOARD
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.