



Osceola County
Board of County Commissioners
Meeting Agenda

July 6, 2026 - 1:30 PM
3 Courthouse Square
3rd Floor Courthouse Courtroom
Kissimmee, Florida 34741

If you want to address the Board, provide written comments or submit documents for the record on an item that is on the Agenda, Request to Speak/Submit Comments/Documents forms shall be submitted online by 5:00 p.m. the day before the meeting by going to www.osceola.org to pre-register. If you do not have access to a computer but would like to address the Board, you may register to speak in person on a specific Agenda Item by leaving a message on the dedicated voice mail line (407)742-TALK (8255) before 5:00 p.m. the day before the meeting, providing your contact details and the specific item(s) you wish to address. For Consent/Public Hearing and Public Hearing Items (includes quasi-judicial items), Request to Speak forms may be completed in writing 15 minutes prior to the start of the meeting or submitted online by 5:00 p.m. the day before the meeting.

Board of Commissioners

Brandon Arrington, District 3, Chair
Cheryl L. Grieb, District 4, Vice Chair
Peggy Choudhry, District 1
Viviana Janer, District 2
Ricky Booth, District 5

County Staff

Don Fisher, County Manager
Frank Townsend, County Attorney

Agenda

Moment of Silence followed by the Pledge of Allegiance

Approval of Agenda

The Commission will approve an agenda which sets the order of the meeting. This approval could include an addendum representing new items, additions, corrections, and/or deletions of existing items as submitted by the County Manager.

Recognitions/Proclamations/Presentations

Proclamations

1. Adoption of a Proclamation declaring July 2026 as the 250th Anniversary of American Independence in Osceola County.

Presentations

2. Recognition of County Employees who will celebrate a milestone anniversary of 10, 15, 20, 25, 30 and 35 Years of Service.
3. Presentation of the Spirit Award to Stephen Edward Wysong.
4. Presentation by Dr. Mark Shanoff, Osceola School Superintendent, regarding the School District's Resolution to hold a referendum on the November 03, 2026, General Election.

Hear the Audience

Except for those matters specifically exempted under the State Statute and Local Ordinance, the Board shall provide an opportunity for public comment prior to the undertaking by the Board of any action on the agenda. The Board will not vote on any item during this portion of the meeting. Rather, this portion of the meeting is to allow for public comments to be heard on items that are on the agenda for that meeting. Comments will be limited to three minutes. Each speaker may only speak once during Hear the Audience unless the Board requests additional clarification. Donation of speaker time may be provided to a single representative up to a total maximum of 12 minutes of speaking time. Donation of time waives the opportunity to speak individually. Pre-registration requirements shall be followed. Proper decorum will be observed.

Consent Agenda

The Consent Agenda is a technique designed to expedite the handling of routine and miscellaneous business of the County Commission. The County Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any Commissioner, an item may be removed from the Consent Agenda for discussion.

Clerk of the Courts

5. Approval and authorization for the Chair/Vice Chair to sign the Disbursement Warrant Report which shows the total of all checks, drafts, wire transfers and transfers between depository accounts issued from the various bank accounts of the County for the pay period of May 31, 2026, Section 136.06 Florida Statutes requires the County to record in the minutes the total amounts of withdrawals of funds from depositories; direct deposits; and transfer of funds made for any and all purposes.

6. Approval of the minutes of the November 17, 2025, 5:30 p.m., Regular meeting; the December 01, 2025, 1:30 p.m., Regular meeting; and the December 15, 2025, 5:30 p.m., Regular meeting.

County Administration

7. Approval and authorization for the Chair/Vice Chair to sign the annual Civil Rights Certification as required by the U.S. Department of Housing and Urban Development (HUD) for the Housing Choice Voucher (HCV) Program (Section 8).
8. Approval and authorization for the Chair/Vice Chair to sign the annual Interlocal Agreement with the Office of the Public Defender to provide funding for computer support staff in the amount of \$198,000.00 through the Court Technology Fund, for the period beginning October 01, 2026, through September 30, 2027.
9. Approval and authorization for the Chair/Vice Chair to sign the annual Interlocal Agreement with the Office of the State Attorney to provide funding for computer support staff in the amount of \$594,981.00 through the Court Technology Fund, for the period beginning October 01, 2026, through September 30, 2027.
10. Approval and authorization for the Chair/Vice Chair to sign a Letter of Agreement to be sent to the Attorney General of Florida, authorizing the Central Florida Crimeline Program Incorporated, to act as the agent for Osceola County for the purposes of applying and receiving monies from the Crime Stoppers Trust Fund, in accordance with Florida Statutes, Section 16.555, Section 938.06, and Florida Administrative Code, Rule 2A-9.002, for the period of July 01, 2026, through June 30, 2029.

Community Development Administration

11. Approval of the Statement of Legislative Intent relating to an Ordinance proposing a new Chapter, identified as Chapter 26 of the Osceola County Code of Ordinances, for the Regulation of Water Conservation Rules. Pursuant to Chapter 373, Florida Statutes, and rules adopted pursuant thereto, water management districts that have jurisdiction within Osceola County are responsible for enforcement of rules and regulations of Chapter 373, Florida Statutes throughout the County. Osceola County, municipalities, utilities and Toho Water Authority, in response to existing requests from the water management districts, will through the proposed ordinance, authorize the enforcement of their landscape irrigation restrictions, pursuant to Section 373.609, Florida Statutes.

Public Safety

12. Approval of expenditures with Motorola Solutions, Incorporated, to provide public safety communication support for the Osceola County 800 MHz system and for the purchase of Motorola radio equipment, communications products and services, including, but not limited to, radios, base stations, repeaters, dispatch consoles, power supply products,

furniture systems, equipment shelters, and towers as well as radio and microwave system solutions, in accordance with Sourcewell Contract #020625-MOT titled, Communications Equipment and Services, to be utilized by various County departments, including Fire Rescue and Emergency Medical Services, Emergency Management, Intergovernmental Communications, Sheriff's Office, and Corrections, not to exceed \$3,000,000.00, through July 24, 2029; and authorization for the County Manager, or designee, to sign any agreements, quotes, renewals, and related statements of works that do not exceed the corresponding approved Fiscal Year budget (PBA-26-15939-GD).

Real Estate Management

13. Approval and authorization for the Chair/Vice Chair to sign the Real Property Purchase Agreement with Nghia M. Nguyen, for the acquisition of parcel BCR 8136 in support of construction for the Boggy Creek Road Widening Project in the amount of \$14,400.00 plus estimated closing costs of \$3,000.00 for a total not to exceed \$17,400.00; authorization for the Chair/Vice Chair to sign the Permanent Easement upon completion of the title commitment; and authorization for County Manager, or designee, to sign and deliver any and all documents necessary for carrying out the closing of this property. Commission District 5.

Consent/Public Hearing

Consent/Public Hearing items will be approved in a single public hearing, with one motion by the County Commission. For items having gone to the Planning Commission (PC), these items will be approved as recommended by the PC action. Any Commissioner or registered speaker may request an item be removed for discussion, comment, and/or consideration during a separate public hearing.

County Administration

14. Adoption of Ordinance #2026-45 an Ordinance of the Board of County Commissioners of Osceola County, Florida, relating to funding and construction of Conference Center Facilities; amending Section 3.01 of Ordinance #08-33 to extend the termination date for payment of the special assessment imposed for construction of a conference center; providing for conflicts; providing for severability; and providing an effective date. Commission District 1.
15. Approval and authorization for the Chair/Vice Chair to sign the First Amendment to the Third Amended and Restated Tourism Facilities Development Agreement with CG Osceola Conference Center LLC, and joined for limited purposes by Rida Associates Limited Partnership, to modify the description of the benefited property, to extend the termination date of when the Rida Special Assessment will terminate, and to provide for different financing structures; and adoption of Resolution #26-097R, a Resolution of the Board of County Commissioners of Osceola County, Florida, relating to the funding and construction of conference center facilities; replacing the description of the benefited property; revising the Special Assessment implementation dates; determining that no additional notices or public hearings are required; providing for severability; and providing an effective date. Commission District 1.

16. Adoption of Resolution #26-096R, supplementing in certain respects the Tourist Development Tax Revenue Bond Resolution #11-118R, of the Board of County Commissioners of Osceola County, Florida, adopted on April 29, 2002, as heretofore supplemented and amended; accepting the proposal of TD Bank, N.A., to provide a not to exceed \$22,050,000.00 bank loan to fund the cost of constructing an approximately 60,000 gross square foot expansion of the Rida Conference Center; fund any necessary reserves and pay all or a portion of the costs associated with the issuance of the series 2026 bond; authorizing the issuance of a not exceeding \$22,050,000.00 principal amount Taxable Tourist Development Tax (fifth cent) Revenue Bond, series 2026, to evidence the county's obligation to repay said loan; establishing a debt service reserve subaccount for the series 2026 bond; making certain representations and covenants in connection with the issuance of such series 2026 bond; providing for general authority; and providing for an effective date for this resolution.

Reports/Items

Constitutional Officers and Governmental Agencies/Other

County Attorney

County Manager

17. Sign Ordinance.

Commissioners and Board Reports

Committee Appointments

Affordable Housing Advisory Committee

The membership shall include: one citizen actively engaged in the residential home building industry in connection with affordable housing; one citizen actively engaged in the banking, or mortgage banking industry in connection with affordable housing; one citizen who is a representative of those areas of labor actively engaged in affordable home building; one citizen actively engaged as a for-profit provider of affordable housing; one citizen actively engaged as a not-for-profit provider of affordable housing; one citizen who is a real estate professional in connection with affordable housing; one citizen who actively serves on the local planning agency pursuant to Florida Statutes, Chapter 163; one citizen who resides within Osceola County; one citizen who represents employers within Osceola County; and one citizen who represents essential services personnel, as defined in the Osceola County LHAP.

18. Appointment to replace Maria Revelles, "Category, Citizen of Osceola County", whose term expired on December 31, 2025.

CareerSource Central Florida Board of Directors

19. Appointment to replace Ben Larry, category "Representative" whose term expired on June 30, 2026.

Code Enforcement Board

The Board shall consist of seven members who shall be residents of the County and who shall be appointed by the County Commission on the basis of experience or interest in the subject matter. The membership of the Board shall, whenever possible, consist of the following: Architect, Realtor, Businessman, General Contractor, Engineer, Subcontractor.

20. Appointment to replace David Couch, "General Contractor", who resigned, whose term expires on March 3, 2027.
21. Appointment to replace Gene Terrico, category "Businessperson" whose term expired on March 3, 2026.
22. Appointment to replace Angel Ortiz, Jr. category "Businessperson" whose terms expires on March 3, 2028, and who has been categorized as a realtor.

Osceola County Lakes Advisory Committee

This Committee consists of ten members, with two members representing each District, appointed by the County Commission based on their interest in the health and well-being of all lakes and riverine systems in Osceola County, ecotourism and conservation.

23. Appointment for vacant District 1, Seat 2.
24. Appointment for vacant District 2, Seat 4.
25. Appointment for vacant District 3, Seats 5 and 6.

Planning Commission

The members of the Planning Commission shall be knowledgeable in the field of Comprehensive Planning and shall be familiar with the Osceola County Comprehensive Plan, the Land Development Code, and other applicable regulations. This Commission is composed of 10 members, two being appointed from each County Commission District.

26. Appointment to replace Jolene Sheive, District 2, who resigned, whose term expires on December 31, 2026.

SunRail Customer Advisory Committee

27. Appointment to replace Daniel Lopez, category “Representative” whose term expired on June 2, 2026.

For Information

Clerk of the Courts

28. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from the Reunion West Community Development District. The District will hold a public hearing for adoption of the budget not less than 60 days from June 01, 2026.
29. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from the Reunion East Community Development District. The District will schedule a public hearing for adoption of the budget not less than 60 days from June 01, 2026.
30. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from the Bella Tara Community Development District. The District will schedule a public hearing for adoption of the budget not less than 60 days from May 08, 2026.
31. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from the Windsor at Westside Community Development District. The District will schedule a public hearing for adoption of the budget not less than 60 days from May 22, 2026.
32. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from the Tohoqua Community Development District. The District will schedule a public hearing for adoption of the budget not less than 60 days from June 04, 2026.
33. The Clerk of the Board has received for informational purposes, the proposed operating budget for Fiscal Year 2027, from the Xentury City Community Development District. The District has scheduled a public hearing to be held on August 13, 2026, at 11:00 a.m., at the Gaylord Palms Resort and Convention Center, 6000 West Osceola Parkway, Kissimmee, Florida.
34. The Clerk of the Board has received for informational purposes, the Proposed Operating Budget for Fiscal Year 2027 from the Enterprise Community Development District. The District is required to submit to the local governing authorities having jurisdiction over the area included in the District, for purposes of disclosure and information only, the proposed annual budget for the ensuing Fiscal Year at 60 days prior to the Public Hearing. The District's

Public Hearing is scheduled on Wednesday, August 05, 2026 at 10:30 a.m, at District Office 313 Campus Street, Celebration, Florida, 34747.

35. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from Stevens Plantation Community Development District.
36. The Clerk of the Board has received for informational purposes, the proposed budget for Fiscal Year 2027, from Overoaks Community Development District.

County Administration

37. Long Range Agenda.

Real Estate Management

38. The Real Estate Department submits for the record, the correction of a scrivener's error to correct an error to BA #26-029 which was attached as an Exhibit to Resolutions #26-082R and #26-083R, presented on June 01, 2026, Consent Agenda Item #27, revising the requested amount from \$2,247,500.00 to \$1,123,373.00 for the real property purchase agreement with Iglesia Renuevo, Incorporated, also know as Cristian Church Love and Truth of Kissimmee, Incorporated.

Transportation and Transit

39. The Transportation and Transit Department submits for the record, approval from the Florida Department of Transportation (FDOT), upon the request of Osceola County staff, to extend the completion date from May 31, 2026, to January 31, 2027, of the Local Agency Program (LAP) (FPN# 447605-1-58/68-01 and Contract# G3854 with the FDOT, in the amount of \$8,385,044.00 for the Construction and Construction Engineering and Inspection (CEI) services for the Marigold Avenue Safety Improvements project. The LAP Agreement was approved by the Board on August 19, 2024, and signed by FDOT on January 17, 2025. Commission District 3.

Adjournment

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the Board of County Commissioners with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

***Community Development Quasi-Judicial Items**

All of the Quasi-Judicial Items will be approved as recommended by the Planning Commission. In accordance with Article 2.4 of the Land Development Code as may be amended, County Commissioners should disclose all ex parte communications, site visits, expert opinions, or documentation received at this time. The County will swear in anyone who wishes to speak on any Quasi-Judicial item. Witnesses may be called and shall be subject to direct and cross examination on matters relevant and material to

the issue. Cross examination may be afforded to an affected party, County Staff, or to a County Commissioner. No redirect shall be allowed except upon request and approval by the Chair. There shall be no limitations on questions by the County Commissioners. No one may present evidence which is unduly cumulative or repetitious of previous testimony or evidence. Non-affected parties shall be allowed to speak and present evidence to the County Commission but may not directly examine nor cross examine witnesses. Affected parties shall be allowed to rebut testimony and evidence presented by non-affected parties. The County Commission shall only consider evidence presented at the hearing and base its decision on the competent substantial evidence of the record.

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.