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Osceola County
Board of County Commissioners
Meeting Agenda

May 4, 2026- 1:30 PM

Commission Chambers (4th Floor)
1 Courthouse Square
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 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 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 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 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 the week of May 03, 2026, through May 09, 2026, as National Travel and Tourism Week in Osceola County.](#)
2. [Adoption of a Proclamation declaring the week of May 03, 2026, through May 09, 2026, as National Small Business Week in Osceola County.](#)
3. [Adoption of a Proclamation declaring the week of May 06, 2026, through May 12, 2026, as National Nurses Week in Osceola County.](#)
4. [Adoption of a Proclamation declaring May 03, 2026, through May 09, 2026, as National Correctional Officers and Employees Week in Osceola County.](#)

Presentations

5. [Recognition of County employees who will celebrate a milestone anniversary of 10, 15, 20 and 25 years of service with Osceola County, during the month of May 2026.](#)
6. [Presentation of Employee of the Month for the month of May 2026.](#)

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

7. [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 March 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.](#)

Commissioners

8. [Adoption of a Proclamation declaring the week of May 17, 2026, through May 23, 2026, as Emergency Medical Services Week in Osceola County.](#)
9. [Adoption of a Proclamation declaring May 04, 2026, through May 08, 2026, as Economic Development Week in Osceola County.](#)

County Administration

10. [Approval and authorization for the Chair/Vice Chair to sign Amendment #2 to the service agreement with Forvis Mazars, LLP, for continued independent auditing services for all County and Constitutional Offices extending the term for two years for](#)

[Fiscal Year 2026 and Fiscal Year 2027; estimated expenditures shall not exceed \\$283,850.00 for Year Six and \\$290,950.00 for Year Seven for a total not to exceed \\$1,917,598.00 through June 30, 2028 \(RFP-21-12164-TP\).](#)

11. [Approval and authorization for the Chair/Vice Chair to sign the funding agreement with the State of Florida, Department of Health, for operation of the Osceola County Health Department, for the period of October 01, 2025, through September 30, 2026, in the amount of \\$559,961.00. The annual funding for the Osceola County Health Department is for services to promote public health, control, and eradication of preventable diseases. Services include environmental health, communicable disease control and primary care. This agreement can provide services to the uninsured and underinsured.](#)
12. [Adoption of Resolution #26-047R, for the submission of the Section 8 Utility Allowance Schedule to the U.S. Department of Housing and Urban Development \(HUD\) for year 2026. The purpose of the utility allowance schedule is to remain in compliance with HUD regulation, 24 CFR § 982.517, which require housing agencies that administer the Section 8 Program to maintain a utility allowance schedule that reflects the typical cost of utilities and services paid by tenants. Adopted Utility Allowance schedule shall be retroactively approved with an effective date of March 01, 2026.](#)
13. [Adoption of Resolution #26-061R, approving the issuance by the Osceola County Housing Finance Authority of an amount not to exceed \\$75,000,000 in Multi-Family Housing Revenue Bonds for the Dominion St. Cloud Family Development located at 2929 Clay Whaley Road, St. Cloud, Florida. This request has no financial impact to the County or any impact to Osceola County's bonding capacity and/or bond rating. Commission District 4.](#)
14. [Adoption of Resolution #26-062R, approving the issuance by the Osceola County Housing Finance Authority of an amount not to exceed \\$105,000,000 in Multi-Family Housing Revenue Bonds for the Yates Road Development located at 2100 Yates Road, Kissimmee, Florida. This request has no financial impact to the County or any impact to Osceola County's bonding capacity and/or bond rating. Commission District 4.](#)
15. [In accordance with the Memorandum of Understanding, with ELSPES Incorporated, approved and signed on December 02, 2024, this item seeks approval and authorization for the Chair/Vice Chair to sign the Acquisition and Development Agreement with ELSPES Incorporated, a South Korean technology company headquartered in Yuseong-gu DaeJeon, Republic of Korea, an advanced semiconductor company specializing in the design and manufacturing of high-performance silicon capacitors. The County will convey up to 32.56 pad-ready acres, at no fee, for the ELSPES Campus development of a semiconductor manufacturing facility and global headquarters consistent with the NeoCity Master Plan. ELSPES will invest or cause to be invested no less than \\$470,000,000.00 in land, construction and/or building, equipment and other real and personal property, and employ a minimum of 600 employees. Included in the agreement are responsibilities related to the ELSPES Incorporated's development of the property in NeoCity; requirements for development and design within their campus; key functions and usage of the facilities; and authorization to allow the County Manager and County Attorney to make minor modifications to the agreement in compliance with and in order to effectuate the express terms of the agreement. Commission District 4.](#)

Corrections Department

16. [Adoption of Resolution #26-052R, amending and reconfirming Resolution #25-036R, correcting Appendix M, Corrections Fees, of the County Fee Schedule revising fees related to Inmate Remote Video Visitation fee, Inmate Phones to include Prepaid and Debit Local Calls, Collect Local Calls, Prepaid and Debit IntraLATA, Collect IntraLATA, Prepaid and Debit Interstate, Collect interstate, Debit International \(cost plus per minute rate\) due to the Incarcerated People's Communications Services ruling from the Federal Communications Commission, an adjustment to Electronic Monitoring](#)

[Damaged/Lost/Stolen Equipment Fee for a one-piece tracking device, and removal of Debt Collection fees for Plan Set-up and Payment Installment; superseding fees previously establish; providing for severability, and providing for an effective date.](#)

Community Development Administration

17. [BD22-00031: Approval of Final Acceptance of the following roadway within Sunbridge NED Cyrils Drive Phase 2 included in the Sunbridge Subdivision. Cyrils Drive Phase 2; 3,372.16 linear feet. Commission District 5.](#)
18. [BD23-00112: Approval of Final Acceptance of the following portion of Westside Boulevard adjacent to Fox North. Westside Boulevard, 1,591.62 linear feet. Commission District 1.](#)
19. [BD23-00114: Approval of Final Acceptance of the following roadway included in the Westside Boulevard Tract X Subdivision. Westside Boulevard, 1,242 linear feet. Commission District 1.](#)
20. [BD24-00064: Approval of Final Acceptance of the following roadways within Brack Ranch Phase 1 included in the Brack Ranch subdivision. Columbus Path, 2,843 linear feet \(LF\); Hanover Square Drive, 887 LF; Stockade Boulevard, 1,777 LF; and Lattice Way, 245 LF. Commission District 5.](#)
21. [BD26-00013: Approval of Initial Acceptance of the following roadways within Westview Pod B, Neighborhood 4, Phase 2 also known as Westview Pod B Neighborhood 4. Morant Bay Path, 424.08 linear feet \(LF\); Loggia Lane, 1,547.48 LF; Guava Court, 380.74 LF; Denney Bay Road, 544.95 LF; Pimenta Court, 306.44 LF; Sapote Court, 306.65 LF; and Exploration Way, 281.84 LF. Commission District 3.](#)
22. [DA26-00004: Approval and Authorization for the Chair/Vice Chair to sign the Agreement to Extend Vested Rights Status with Parcel 23, LLC, to allow for the extension of vested rights \(to concurrency or its equivalent\) originally granted in that certain 2012 Agreement for Development of Poinciana Parkway from December 31, 2030, to December 31, 2035, for Parcel #25-26-28-6136-000A-0012. This extension allows the Central Florida Expressway Authority \(CFX\) to complete the design for the Southport Connector, or if CFX does not intend to construct the Southport Connector in the near future, allow Polk County to add Cypress Parkway to its Capital Improvement Plan. This agreement only applies to the subject property. Commission District 3.](#)
23. [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 their respective landscape irrigation regulations throughout the County. Osceola County, municipalities, utilities and Toho Water Authority, in response to existing requests from the water management districts, will assist the water management districts in the enforcement of their landscape irrigation restrictions.](#)

Environment and Public Lands

24. [Adoption of Resolution #26-060R, authorizing the Transfer and acceptance of Real Property by County Deed to the City of St. Cloud and to sign the Transfer and Acceptance of Real Property Agreement and Deed for Hickory Tree Community Park identified as Parcel ID #07-26-31-4950-0001-1080, as detailed in the Joint Planning Area Interlocal Agreement \(JPA\) with the City of St. Cloud. As part of the due diligence process, an inspection of the park and equipment was conducted, which identified a need for a playground replacement, and to address the replacement costs, \\$115,000.00 will be transferred to the City of St. Cloud. This was approved by](#)

[the St. Cloud City Council on April 09, 2026, through Resolution #2026-052R, Commission District 5.](#)

Public Safety

25. [Adoption of Resolution #26-059R, to adopt the 2026 update of the Osceola County Local Mitigation Strategy Plan which is required by the Federal Emergency Management Agency \(FEMA\) and the Florida Division of Emergency Management \(FDEM\). The Local Mitigation Strategy Plan is a multi-hazard plan that is approved every five years by the Florida Division of Emergency Management and is required for use of the Hazard Mitigation Grant Program funding after a presidentially declared disaster.](#)

Public Works Administration

26. [Approval to increase expenditures with Bond Plumbing Incorporated, for the purchase of Countywide plumbing supplies and to extend the term by one year, in accordance with the School Board of Brevard County Solicitation #22-267-B-JW, titled, Plumbing Supplies Catalog Discount Bid; expenditures for Year Five shall not exceed \\$200,000.00 for a revised total not to exceed to \\$2,110,000.00 through February 23, 2027 \(PBA-22-12964-PC\). Commission District Countywide.](#)
27. [Approval and authorization for the Chair/Vice Chair to sign Construction Authorization #WS7.5M-CA01 with Wharton-Smith Incorporated, establishing the Guaranteed Maximum Price \(GMP\) in the amount of \\$889,070.21 for the Osceola County Jail Fiscal Year 2026 Facility Improvements project which includes Correction C Pod Vinyl Composition Tile \(VCT\) Flooring Replacement, Corrections Staff restroom finishes renovation phase 2, and Corrections Kitchen Painting and Lighting upgrades; and approval and authorization for the County Manager to sign change orders up to \\$88,907.00 for a total not to exceed \\$977,977.21 \(PS-25-14988-LA\). Commission District 2.](#)
28. [Approval and authorization for the Chair/Vice Chair to sign Construction Authorization #WS7.5M-CA02 with Wharton-Smith Incorporated, establishing the Guaranteed Maximum Price \(GMP\) in the amount of \\$409,238.34 for the Correctional Facility C Pod Bunks Retrofit project; and authorization for the County Manager, or designee, to sign the subsequent change orders up to \\$40,924.00 for an overall not to exceed of \\$450,162.84 \(PS-25-14988-LA\). Commission District 2.](#)

Transportation and Transit

29. [Approval and authorization for the Chair/Vice Chair to sign Amendment #1 to the Professional Services Agreement with CDM Smith, Incorporated to provide Construction Engineering and Inspection \(CEI\) services for the Carroll Street and Orange Blossom Trail Intersection Improvement project; expenditures will increase by \\$658,819.55 for a revised total not to exceed \\$957,659.26 through December 03, 2027 \(PS-21-11626-DG\); and authorization for the County Manager, or designee, to sign any future change orders or amendments up to \\$95,765.93 for contingency. On October 04, 2021, the Board authorized staff to commence negotiations with CDM Smith Incorporated. The original CEI agreement was signed on October 26, 2023, but construction did not start due to having received a singular bid which was significantly above estimated costs. Once construction was ready to proceed, the CEI rates and staffing effort were updated to reflect current market conditions and align with the actual project scope and duration, resulting in an increase of \\$430,119.68. In addition, the original estimate did not include CEI services associated with Toho Water Authority \(TWA\) utility installation. The inclusion of this work, along with a 107-day increase in construction duration attributable to TWA activities, results in an additional \\$228,699.87 in CEI costs, which will be fully reimbursed by TWA. As a result, the total contract amount increases by \\$658,819.55. Commission District 4.](#)

Real Estate Management

30. [Approval and authorization for the Chair/Vice Chair to sign a Real Property Purchase Agreement with Marina J. and Joseph Mekkattuparamban for the acquisition of the property located at 0 Rider Circle \(Parcel ID #07-25-30- 2682-0113-0110\) to provide additional parking for Archie Gordon Park as well as accommodations for services to all surrounding County Parks/facilities, at a purchase price of \\$275,000.00 plus estimated closing and due diligence costs of \\$13,000.00, for a total estimated acquisition cost of \\$288,000.00 \(property appraised at \\$210,000.00\); authorization for the Chair/Vice Chair to acknowledge the conveyance document post-closing; authorization for the County Manager, or designee, to sign and deliver any and all documents and instruments necessary for the closing of this parcel; adoption of Resolution #26-031R, amending the Fiscal Year 2026 Budget; and adoption of Resolution #26-032R, amending the 2026-2030 Five-Year Capital Improvement Plan, both as outlined in Budget Supplement BA #26-019. Commission District 2.](#)

*This item will require an extraordinary vote

[Reports/Items](#)

[Constitutional Officers and Governmental Agencies/Other](#)

[County Attorney](#)

[County Manager](#)

[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.

31. [Appointment to replace Maria Revelles, "Category, Citizen of Osceola County", whose term expired on December 31, 2025.](#)

[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.

32. [Appointment to replace Gene Terrico, category "Businessperson" whose term expired on March 3, 2026.](#)
33. [Appointment to replace Angel Ortiz, Jr. category "Businessperson" whose terms expires on March 3, 2028, and who has been categorized as a realtor.](#)
34. [Appointment to replace David Couch, "General Contractor", who resigned, whose term expires on March 3, 2027.](#)

[Library Advisory Board](#)

This Board consists of seven members, one appointment from each of the five County Commission Districts; and two at-large members. The membership should consist of one member of the Friends of the Library group and one member of the Osceola County Bar Association.

35. [Appointment to replace Miguel Hernandez, "At-Large", who resigned, whose term expires on December 31, 2026.](#)

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.

36. [Appointments for vacant District 1, Seats 1 and 2.](#)
37. [Appointments for vacant District 2, Seats 3 and 4.](#)
38. [Appointments 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.

39. [Appointment to replace Jolene Sheive, District 2, who resigned, whose term expires on December 31, 2026.](#)

SunRail Customer Advisory Committee

40. [Appointment to replace Daniel Lopez, category "Representative" whose term expires on June 2, 2026.](#)
41. [Appointment to reappoint/replace Jarod Ruiz, category "Representative" whose term expires on June 2, 2026.](#)

[For Information](#)

Clerk of the Courts

42. [The Clerk of the Board has received, for informational purposes, documentation for the April 07, 2026, Public Service Commission, Motion for Reconsideration regarding Docket Number 20250011-EI: Petition for rate increase by Florida Power and Light Company.](#)
43. [The Clerk of the Board has received, for informational purposes, the Tapestry Community Development District Proposed Budget for Fiscal Year 2027. The District will schedule a public hearing not less than 60 days from March 31, 2026.](#)

County Administration

44. [Long Range Agenda.](#)
45. [The Housing and Community Services Department submits for the record the contracts, agreements, and/or amendments that have been approved and signed by the County Manager, or designee, since the last submittal.](#)

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 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 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, 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 present a 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 the 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 asked of witnesses. 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 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 may require 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) 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 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 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 evento.

