

ORDINANCE NO. 2022-110

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District, at approximately 1,525.460 acres, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

RECITALS

WHEREAS, WS-GIR, LLC, a Delaware limited liability company ("Petitioner"), having obtained written consent to the establishment of the District by the owner of one hundred percent (100%) of the real property to be included in the District, has filed a Petition to Establish the GIR East Community Development District (the "Petition") with the Board of County Commissioners (the "County Commission") of Osceola County, Florida (the "County") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the GIR East Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Petitioner is a Delaware limited liability company, authorized to conduct business in the State of Florida ("State"); and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County Commission, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the County Commission has considered the record at the public hearing and the statutory factors set forth in Section 190.005(2)(c) and 190.005(1)(e), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the County Commission has determined pursuant to the information contained within the Petition and based on an investigation conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the County Comprehensive Plan; that the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the County Commission has decided to grant the District's Petition to establish the GIR East Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described within the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

SECTION 1. **RECITALS.**

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. **AUTHORITY.**

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. **DISTRICT NAME.**

There is hereby established a Community Development District situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the "**GIR East Community Development District.**"

SECTION 4. **EXTERNAL BOUNDARIES OF THE DISTRICT.**

The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated herein by reference, the overall boundaries encompassing 1,525.460 acres, more or less. The parcels within the external boundaries of the District that are to be excluded from the District are described in **Exhibit A**.

SECTION 5. **EXPANSION OF THE DISTRICT WITH SUFFICIENTLY CONTIGUOUS LANDS.**

Pursuant to Section 190.046(1)(h), *Florida Statutes*, within ten (10) years of the effective date of this ordinance, the District may petition the County for an amendment to expand the boundaries of the District to include the sufficiently contiguous lands described in **Exhibit B**. A filing fee may not be charged for this petition.

SECTION 6. **FUNCTIONS AND POWERS.**

The powers and functions of the District are described in Chapter 190, *Florida Statutes*, as may be amended from time to time, and include all general powers as described in Section 190.011, *Florida Statutes*. The County consents to the District's exercise of the special powers described in Sections 190.012(2)(a), 2(d) and 2(f), *Florida Statutes*, as may be amended from time to time.

SECTION 7.

BOARD OF SUPERVISORS.

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
Mike Liquori	3850 Canoe Creek Rd., St. Cloud, FL 34772
Matt Call	3850 Canoe Creek Rd., St. Cloud, FL 34772
Patrick R. Bonin	6675 Westwood Blvd., 5 th Floor, Orlando, FL 32821
Tripp Berlinsky	3850 Canoe Creek Rd., St. Cloud, FL 34772
Chancy Summers	3850 Canoe Creek Rd., St. Cloud, FL 34772

All the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 8.

SEVERABILITY.

If any provision of this Ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9.

CONFLICT.

Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 10.

EFFECTIVE DATE.

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten (10) days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

DULY ENACTED in regular session on this 11th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA

By: [Signature]
Chair/Vice Chair

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: [Signature: Allison Seibel]



~~Clerk~~ Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

October 17th, 2022

Ordinance #2022-110

Exhibit A

Description Sketch

(Not A Survey)

COMMUNITY DEVELOPMENT DISTRICT - PARCEL

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14 and 15, Township 27 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 12, thence run N 89°59'19" E along the North line of said Section 12, a distance of 1883.79 feet to a point on the Westerly Right-of-way line of Canoe Creek Road; thence departing said North line, run S 14°07'14" E along said Westerly Right-of-way line, a distance of 61.46 feet to the POINT OF BEGINNING; thence continue along said Westerly Right-of-way line the following eight (8) courses: 1) S 14°07'14" E, a distance of 24.28 feet; 2) S 14°21'33" E, a distance of 603.70 feet; 3) S 13°14'03" E, a distance of 110.53 feet; 4) S 10°59'03" E, a distance of 110.53 feet; 5) S 09°51'33" E, a distance of 3391.31 feet; 6) S 08°33'12" E, a distance of 128.31 feet; 7) S 05°56'29" E, a distance of 128.31 feet; 8) S 04°38'08" E, a distance of 135.69 feet; thence departing said Westerly Right-of-way line, run S 89°54'10" W, a distance of 2017.97 feet; thence S 00°17'38" E, a distance of 660.00 feet; thence S 00°10'29" E, a distance of 328.88 feet; thence S 89°55'10" W, a distance of 703.32 feet; thence S 01°04'55" W, a distance of 196.11 feet; thence S 89°40'47" W, a distance of 1417.47 feet; thence S 00°10'49" E, a distance of 1553.65 feet; thence N 89°48'40" E, a distance of 1438.18 feet; thence N 89°55'23" E, a distance of 170.00 feet; thence N 00°12'23" W, a distance of 1421.74 feet; thence N 89°54'14" E, a distance of 517.55 feet; thence S 00°10'29" E, a distance of 332.57 feet; thence N 89°51'11" E, a distance of 2118.48 feet to a point in said Westerly Right-of-way line; thence run S 00°20'08" E along said Westerly Right-of-way line, a distance of 3320.36 feet; thence departing said Westerly Right-of-way line, S 89°40'27" W, a distance of 1398.50 feet; thence southwesterly, 237.82 feet along the arc of a non-tangent curve to the right having a radius of 806.00 feet and a central angle of 16°54'21" (chord bearing S 44°12'16" W, 236.96 feet); thence S 52°39'26" W, a distance of 118.09 feet; thence southwesterly, 642.20 feet along the arc of a tangent curve to the left having a radius of 700.00 feet and a central angle of 52°33'53" (chord bearing S 26°22'30" W, 619.91 feet); thence S 00°05'34" W, a distance of 175.03 feet to a point on the South line of said Section 13; thence run S 89°50'13" W along said South line, a distance of 878.47 feet to the Southeast corner of said Section 14; thence run S 89°59'17" W along the South line of said Section 14, a distance of 2640.64 feet; thence S 89°59'17" W, a distance of 1370.58 feet to a point on the Easterly Right-of-way line of Florida's Turnpike; thence run the following two (2) courses along said Easterly Right-of-way line 1) N 18°29'25" W, a distance of 4266.01 feet; 2) N 18°28'55" W, a distance of 4907.49 feet; thence departing said Easterly Right-of-way line, run N 71°30'41" E, a distance of 1687.10 feet; thence N 89°53'33" E, a distance of 2644.39 feet; thence N 89°50'26" E, a distance of 1320.47 feet; thence S 00°13'57" E, a distance of 660.41 feet; thence N 89°50'55" E, a distance of 1319.22 feet; thence N 49°13'33" E, a distance of 1173.44 feet; thence N 40°57'46" E, a distance of 1531.13 feet to the POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 2..

NOTES:

1) The bearings shown hereon are based on the Westerly Right-of-way line of Canoe Creek Road, having a Grid bearing of S 00°20'08" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEETS 1 - 3 FOR DESCRIPTION

SEE SHEETS 4 - 7 FOR SKETCH

SEE SHEET 8 FOR LINE & CURVE TABLES

SEE SHEETS 9 -13 FOR FUTURE CDD PARCEL SKETCHES

PROJECT: DESCRIPTION SKETCH			Prepared For: WS - GIR, LLC	
PHASE: CDD - PARCEL			(Not A Survey)	
DRAWN: MRC	DATE: 04/01/22	CHECKED BY: JDF		
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095	
			555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: LB 7768	
			 GeoPoint Surveying, Inc.	
			1 of 12	

{00108152.DOCX/}

4865-8928-4905.7

Description Sketch

(Not A Survey)

..DESCRIPTION CONTINUED FROM SHEET 1

LESS AND EXCEPT THE FOLLOWING PARCELS:

FUTURE CDD A

Lot 29 of The Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 89°46'32" W along the North line of said Section 14, a distance of 2646.39 feet; thence departing said North line, run S 00°11'09" E along the West line of Northeast 1/4 of said Section 14, a distance of 990.78 feet; thence departing said West line, run N 89°48'16" E, a distance of 17.50 feet to the POINT OF BEGINNING; thence N 89°50'33" E, a distance of 643.80 feet; thence S 00°10'08" E, a distance of 330.51 feet; thence S 89°51'53" W, distance of 643.65 feet; thence N 00°11'44" W, a distance of 330.26 feet to the POINT OF BEGINNING.

AND

FUTURE CDD C

Lot 54 and a portion of Lot 59 of The Seminole Land and Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 13, Township 27 South, Range 30 East, thence run S 00°06'00" E along the West line of said Section 13, a distance 1985.98 feet; thence departing said West line, run N 89°54'00" E, a distance 1394.04 feet to the POINT OF BEGINNING; thence run N 89°57'44" E, a distance of 671.32 feet; thence S 00°10'10" E, a distance of 331.25 feet; thence S 89°55'45" W, a distance of 368.45 feet; thence S 00°04'15" E, a distance of 25.00 feet; thence S 89°55'45" W, a distance of 302.81 feet; thence N 00°10'21" W, a distance of 356.64 feet to the POINT OF BEGINNING.

AND

FUTURE CDD D

Lot 57, Seminole Land and Investment Company's Survey of Section 13, Township 27 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

COMMENCE at the Northwest Corner of Section 13, Township 27 South, Range 30 East, thence run S00°06'00" E along the West line of said Section 13, a distance of 2318.98 feet; thence departing said West line, run N 89°54'00" E, a distance of 20.00 feet to the POINT OF BEGINNING; thence run N 89°48'36" E, a distance of 659.32 feet; thence S 00°18'04" E, a distance of 313.57 feet; thence S 89°47'29" W, a distance of 660.43 feet; thence N 00°06'00" W, a distance of 313.78 feet to the POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 3..

NOTE:

SEE SHEETS 1 - 3 FOR DESCRIPTION
SEE SHEETS 4 - 7 FOR SKETCH
SEE SHEET 8 FOR LINE & CURVE TABLES
SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

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Phone: (321) 270-0440
Licensed Business No.: LB 7768


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2 of 12

Description Sketch

(Not A Survey)

..DESCRIPTION CONTINUED FROM SHEET 2

AND

FUTURE CDD E

Lot 54, Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 00°06'00" E along the East line of Section 14, a distance of 1986.29 feet; thence departing said East line, run S 89°54'00" W, a distance of 3303.61 feet to the POINT OF BEGINNING; thence run S 00°12'20" E, a distance of 330.19 feet; thence S 89°59'34" W, a distance of 642.83 feet; thence N 00°13'09" W, a distance of 330.12 feet; thence N 89°59'13" E, a distance of 642.91 feet to the POINT OF BEGINNING.

Containing 1525.460 acres, more or less.

NOTE:

SEE SHEETS 1 - 3 FOR DESCRIPTION

SEE SHEETS 4 - 7 FOR SKETCH

SEE SHEET 8 FOR LINE & CURVE TABLES

SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

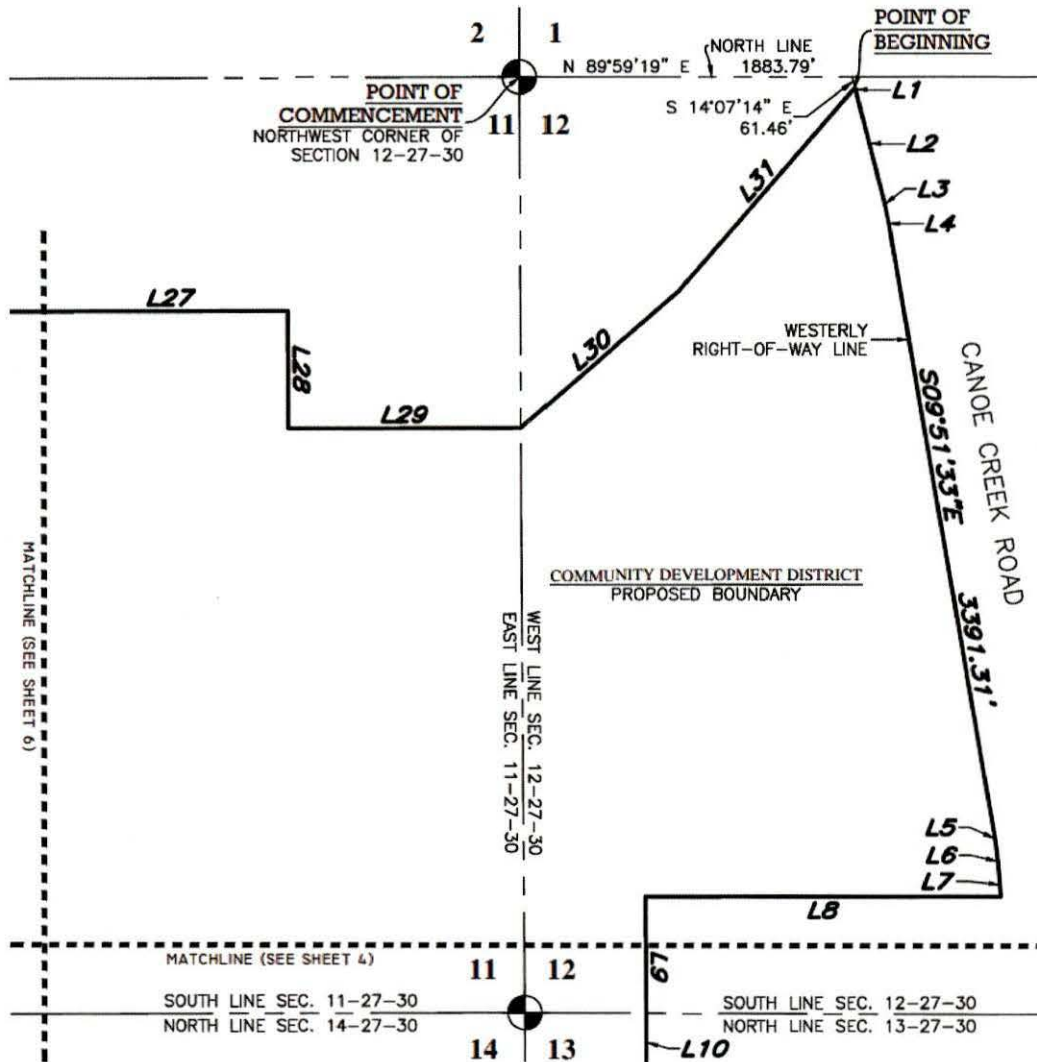
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3 of 12

Description Sketch

(Not A Survey)



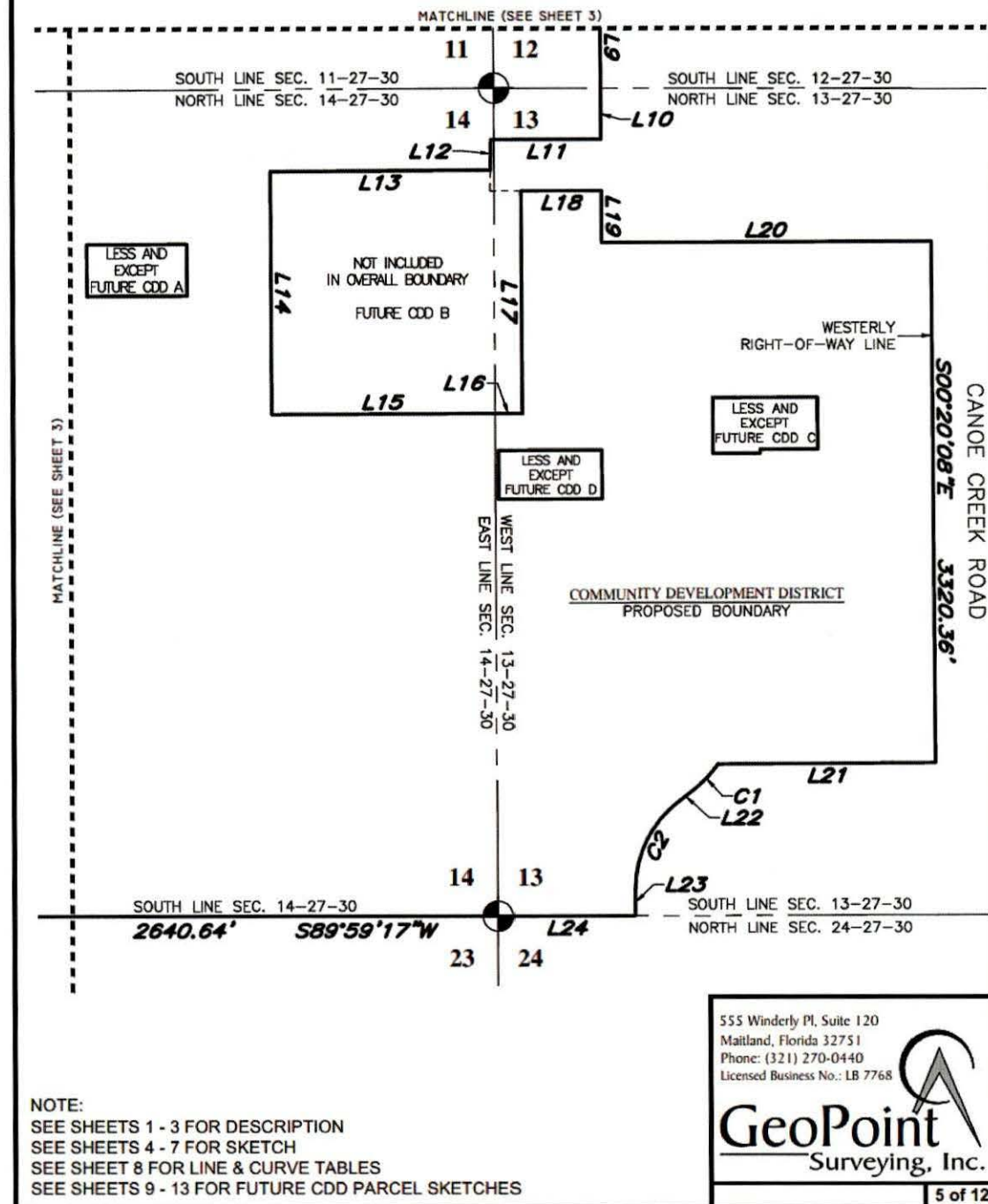
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 SEE SHEET 8 FOR LINE & CURVE TABLES
 SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

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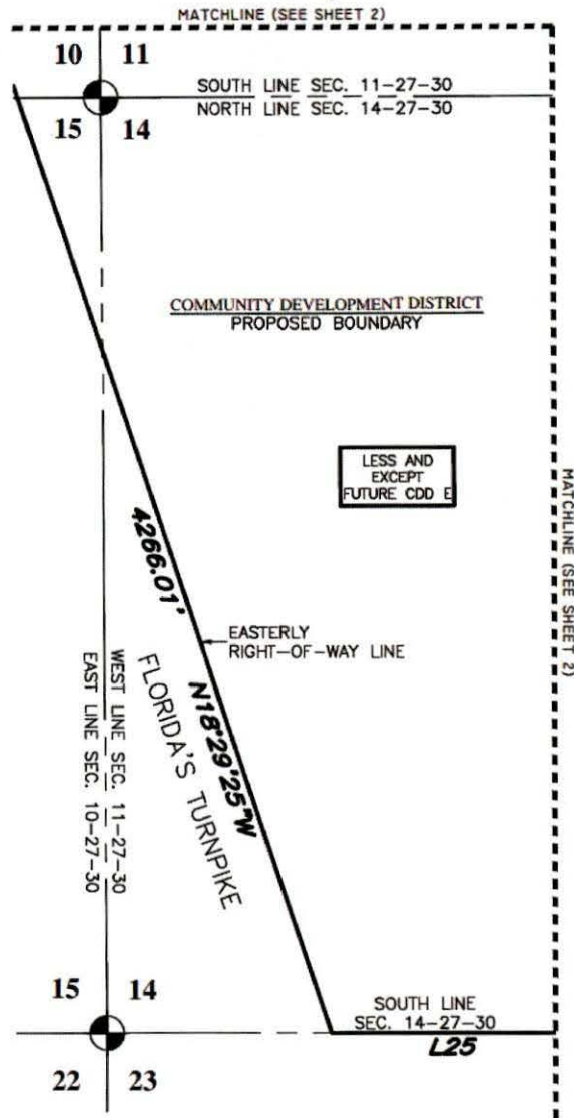
Description Sketch

(Not A Survey)



Description Sketch

(Not A Survey)



NOTE:
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SEE SHEET 8 FOR LINE & CURVE TABLES
SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

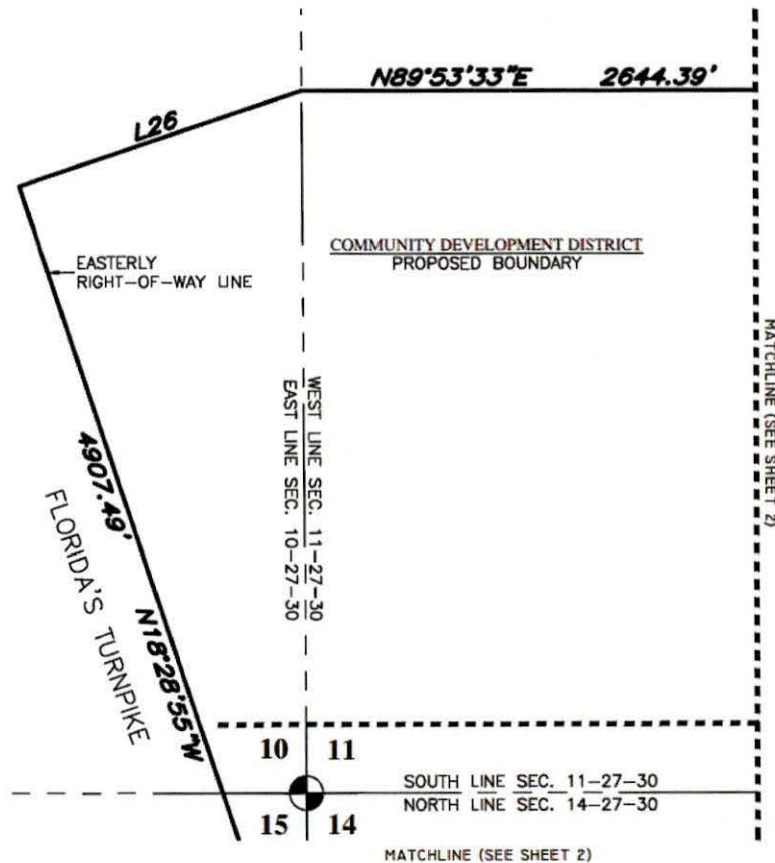
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6 of 12

Description Sketch

(Not A Survey)



NOTE:
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7 of 12

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 14°07'14" E	24.28'
L2	S 14°21'33" E	603.70'
L3	S 13°14'03" E	110.53'
L4	S 10°59'03" E	110.53'
L5	S 08°33'12" E	128.31'
L6	S 05°56'29" E	128.31'
L7	S 04°38'08" E	135.69'
L8	S 89°54'10" W	2017.97'
L9	S 00°17'38" E	660.00'
L10	S 00°10'29" E	328.88'
L11	S 89°55'10" W	703.32'
L12	S 01°04'55" W	196.11'
L13	S 89°40'47" W	1417.47'
L14	S 00°10'49" E	1553.65'
L15	N 89°48'40" E	1438.18'
L16	N 89°55'23" E	170.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L17	N 00°12'23" W	1421.74'
L18	N 89°54'14" E	517.55'
L19	S 00°10'29" E	332.57'
L20	N 89°51'11" E	2118.48'
L21	S 89°40'27" W	1398.50'
L22	S 52°39'26" W	118.09'
L23	S 00°05'34" W	175.03'
L24	S 89°50'13" W	878.47'
L25	S 89°59'17" W	1370.58'
L26	N 71°30'41" E	1687.10'
L27	N 89°50'26" E	1320.47'
L28	S 00°13'57" E	660.41'
L29	N 89°50'55" E	1319.22'
L30	N 49°13'33" E	1173.44'
L31	N 40°57'46" E	1531.13'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	806.00'	16°54'21"	237.82'	236.96'	S 44°12'16" W
C2	700.00'	52°33'53"	642.20'	619.91'	S 26°22'30" W

NOTE:
 SEE SHEETS 1 - 3 FOR DESCRIPTION
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 SEE SHEET 8 FOR LINE & CURVE TABLES
 SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

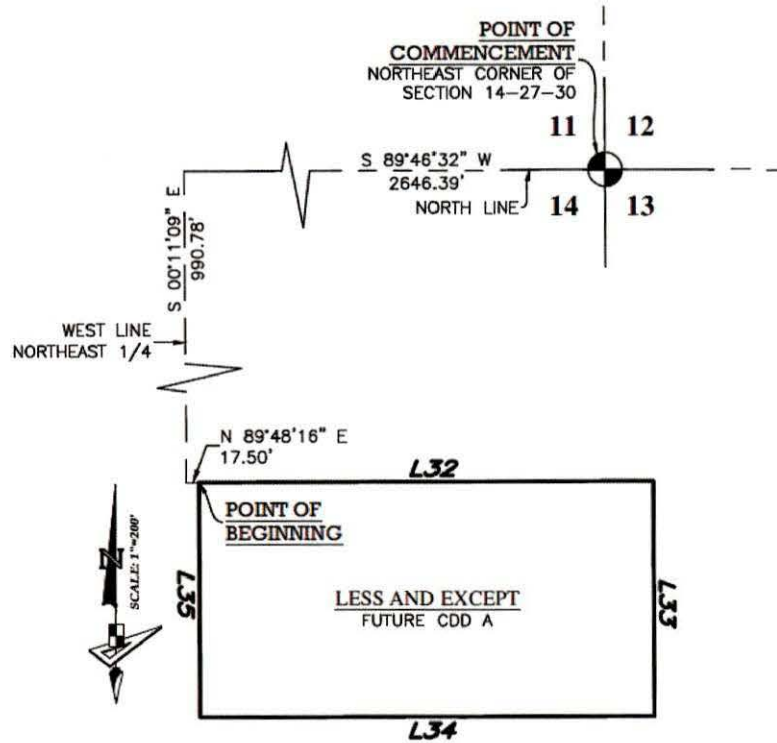
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8 of 12

Description Sketch

(Not A Survey)



LINE DATA TABLE

NO.	BEARING	LENGTH
L32	N 89°50'33" E	643.80'
L33	S 00°10'08" E	330.51'
L34	S 89°51'53" W	643.65'
L35	N 00°11'44" W	330.26'

NOTE:
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SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

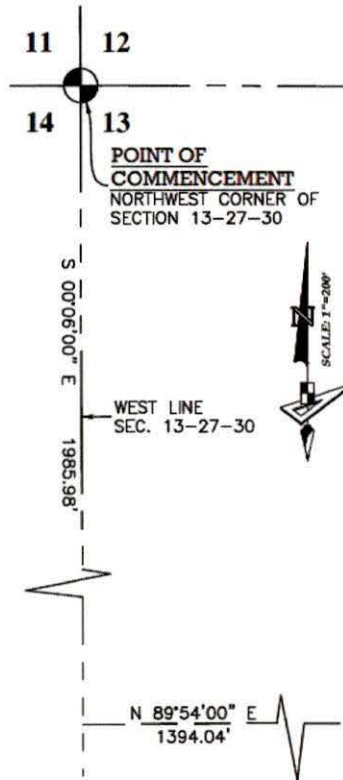
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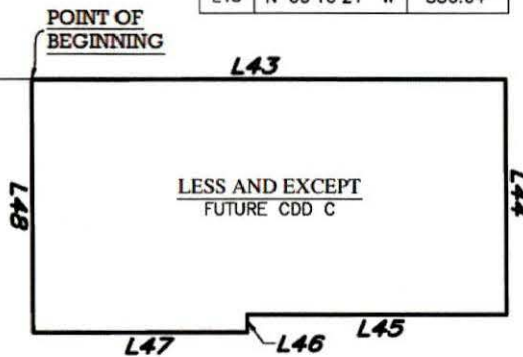
9 of 12

Description Sketch

(Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L43	N 89°57'44" E	671.32'
L44	S 00°10'10" E	331.25'
L45	S 89°55'45" W	368.45'
L46	S 00°04'15" E	25.00'
L47	S 89°55'45" W	302.81'
L48	N 00°10'21" W	356.64'



NOTE:
 SEE SHEETS 1 - 3 FOR DESCRIPTION
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 SEE SHEET 8 FOR LINE & CURVE TABLES
 SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

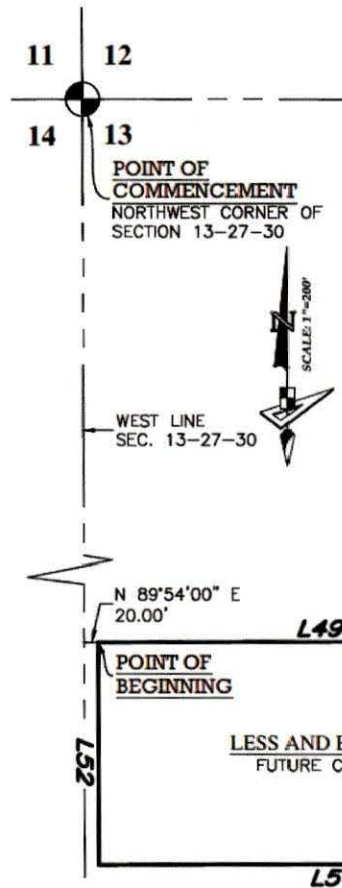
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10 of 12

Description Sketch

(Not A Survey)



LINE DATA TABLE

NO.	BEARING	LENGTH
L49	N 89°48'36" E	659.32'
L50	S 00°18'04" E	313.57'
L51	S 89°47'29" W	660.43'
L52	N 00°06'00" W	313.78'

NOTE:
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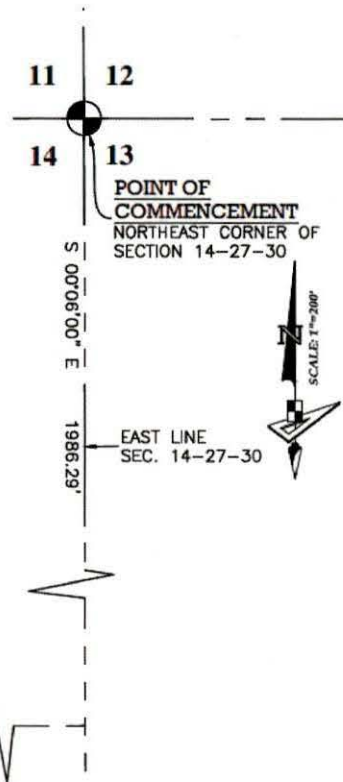
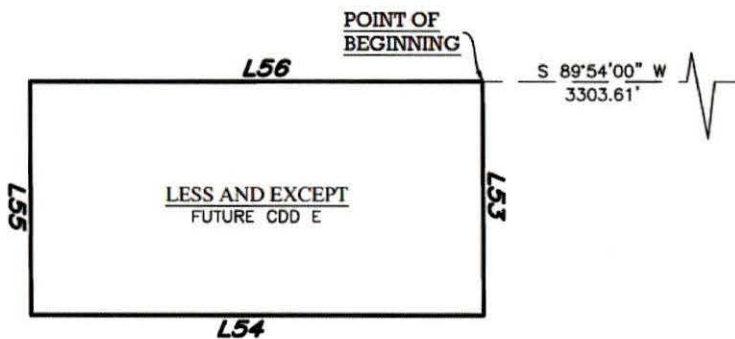
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11 of 12

Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L53	S 00°12'20" E	330.19'
L54	S 89°59'34" W	642.83'
L55	N 00°13'09" W	330.12'
L56	N 89°59'13" E	642.91'



NOTE:
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12 of 12

Exhibit B

Description Sketch

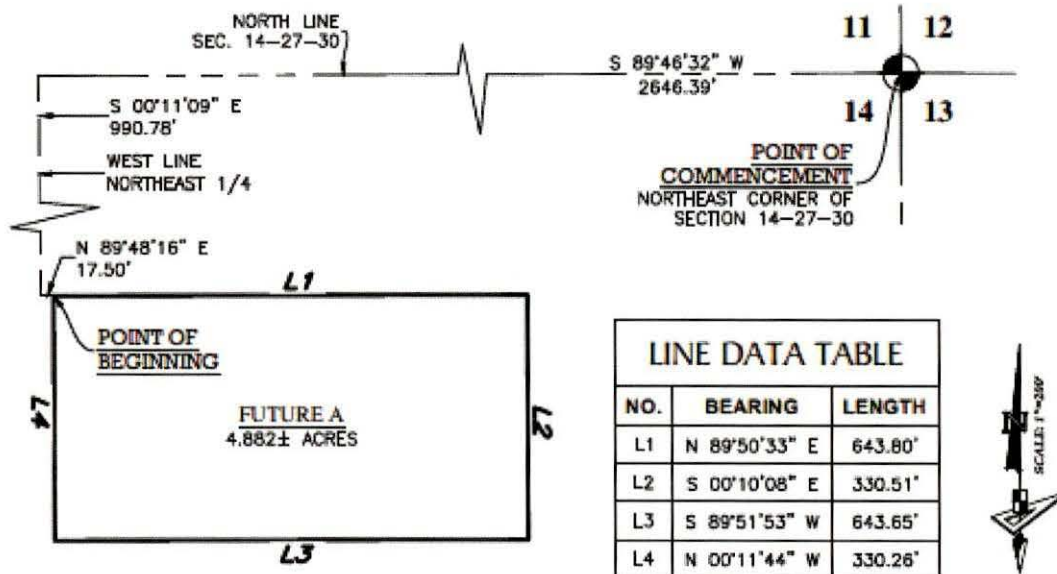
(Not A Survey)

Lot 29 of The Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 89°46'32" W along the North line of said Section 14, a distance of 2646.39 feet; thence departing said North line, run S 00°11'09" E along the West line of Northeast 1/4 of said Section 14, a distance of 990.78 feet; thence departing said West line, run N 89°48'16" E, a distance of 17.50 feet to the POINT OF BEGINNING; thence N 89°50'33" E, a distance of 643.80 feet; thence S 00°10'08" E, a distance of 330.51 feet; thence S 89°51'53" W, distance of 643.65 feet; thence N 00°11'44" W, a distance of 330.26 feet to the POINT OF BEGINNING.

NOTES:

1.) The bearings shown hereon are based on the North line of Section 14, Township 27 South, Range 30 East, having a Grid bearing of S 89°46'32" W. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 89°50'33" E	643.80'
L2	S 00°10'08" E	330.51'
L3	S 89°51'53" W	643.65'
L4	N 00°11'44" W	330.26'



PROJECT: DESCRIPTION SKETCH			Prepared For: WS - GIR, LLC		
PHASE: FUTURE PARCEL			(Not A Survey)		
DRAWN: TJS	DATE: 04/28/22	CHECKED BY: JDF			
REVISIONS			Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095		
DATE	DESCRIPTION	DRAWN BY			
GeoPoint Surveying, Inc.			555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: LB 7768		
1 of 1					

Description Sketch

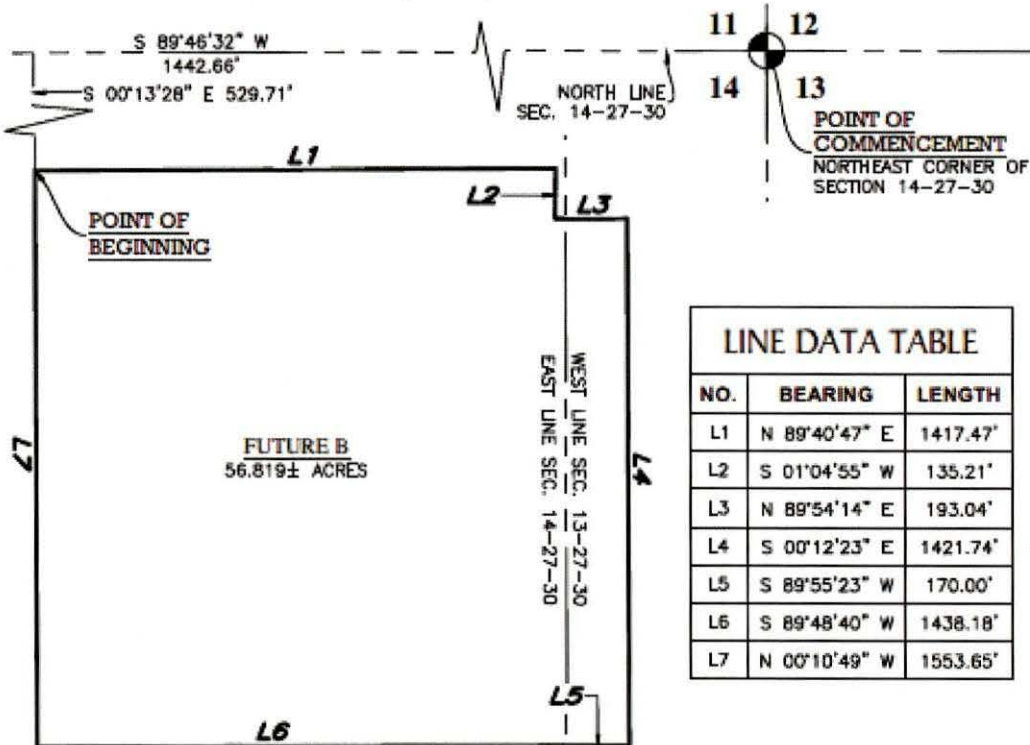
(Not A Survey)

A parcel of land lying in Sections 13 and 14, Township 27 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 89°46'32" W along the North line of said Section 14, a distance of 1442.66 feet; thence departing said North line, run S 00°13'28" E, a distance of 529.71 feet POINT OF BEGINNING; thence N 89°40'47" E, a distance of 1417.47 feet; thence S 01°04'55" W, a distance of 125.21 feet; thence N 89°54'14" E, a distance of 193.04 feet; thence S 00°12'23" E, a distance of 1421.74 feet; thence S 89°55'23" W, a distance of 170.00 feet; thence S 89°48'40" W, a distance of 1438.18 feet; thence N 00°10'49" W, a distance of 1553.65 feet; to the POINT OF BEGINNING.

NOTES:

1.) The bearings shown hereon are based on the North line of Section 14, Township 24 South, Range 30 East, having a Grid bearing of S 89°46'32" W. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 89°40'47" E	1417.47'
L2	S 01°04'55" W	135.21'
L3	N 89°54'14" E	193.04'
L4	S 00°12'23" E	1421.74'
L5	S 89°55'23" W	170.00'
L6	S 89°48'40" W	1438.18'
L7	N 00°10'49" W	1553.65'



PROJECT: DESCRIPTION SKETCH

PHASE: FUTURE PARCEL

DRAWN: TJS DATE: 04/28/22 CHECKED BY: JDF

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: WS - GIR, LLC

(Not A Survey)

Judd D. French
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO.

LS7095

555 Winderly Pl, Suite 120
Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 2768

GeoPoint
Surveying, Inc.

1 of 1

Description Sketch

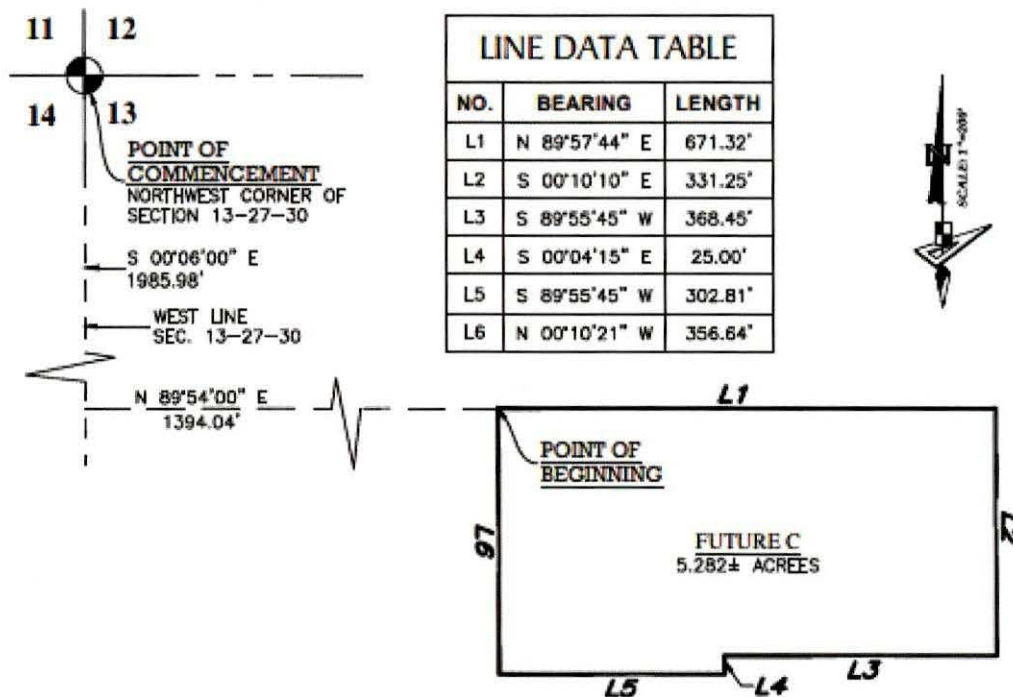
(Not A Survey)

Lot 54 and a portion of Lot 59 of The Seminole Land and Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 13, Township 27 South, Range 30 East, thence run S 00°06'00" E along the West line of said Section 13, a distance 1985.98 feet; thence departing said West line, run N 89°54'00" E, a distance 1394.04 feet to the POINT OF BEGINNING; thence run N 89°57'44" E, a distance of 671.32 feet; thence S 00°10'10" E, a distance of 331.25 feet; thence S 89°55'45" W, a distance of 368.45 feet; thence S 00°04'15" E, a distance of 25.00 feet; thence S 89°55'45" W, a distance of 302.81 feet; thence N 00°10'21" W, a distance of 356.64 feet to the POINT OF BEGINNING.

NOTES:

1.) The bearings shown hereon are based on the West line of Section 13, Township 27 South, Range 30 East, having a Grid bearing of S 00°06'00" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.



PROJECT: DESCRIPTION SKETCH			Prepared For: WS - GIR, LLC																									
PHASE: FUTURE PARCEL			(Not A Survey)																									
DRAWN: TJS	DATE: 04/28/22	CHECKED BY: JDF																										
<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					REVISIONS			DATE	DESCRIPTION	DRAWN BY																		
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DATE	DESCRIPTION	DRAWN BY																										
Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095			555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.																									
1 of 1																												

Description Sketch

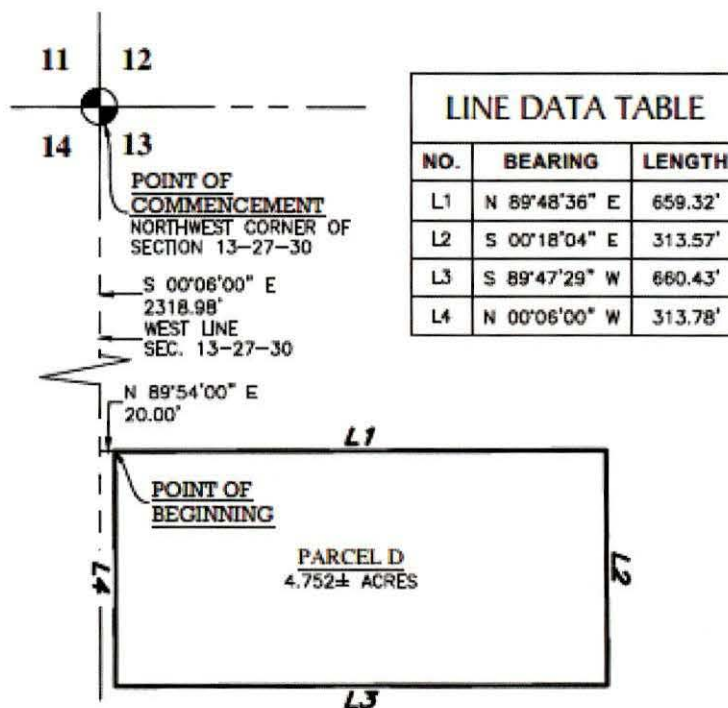
(Not A Survey)

A parcel of land lying in Section 13, Township 27 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 13, Township 27 South, Range 30 East, thence run S 00°06'00" E along the West line of said Section 13, a distance 2318.98 feet; thence departing said West line, run N 89°54'00" E, a distance 20.00 feet to the POINT OF BEGINNING; thence run N 89°48'36" E, a distance of 659.32 feet; thence S 00°18'04" E, a distance of 313.57 feet; thence S 89°47'29" W, a distance of 660.43 feet; thence N 00°06'00" W, a distance of 3313.78 feet to the POINT OF BEGINNING.

NOTES:

1.) The bearings shown hereon are based on the West line of Section 13, Township 27 South, Range 30 East, having a Grid bearing of S 00°06'00" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.



PROJECT: DESCRIPTION SKETCH

PHASE: FUTURE PARCEL

DRAWN: TJS DATE: 04/28/22 CHECKED BY: JDF

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: WS - GIR, LLC

(Not A Survey)

555 Winderly Pl, Suite 120
Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 7768

Judd D. French
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS7095

GeoPoint
Surveying, Inc.

1 of 1

Description Sketch

(Not A Survey)

Lot 54, Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

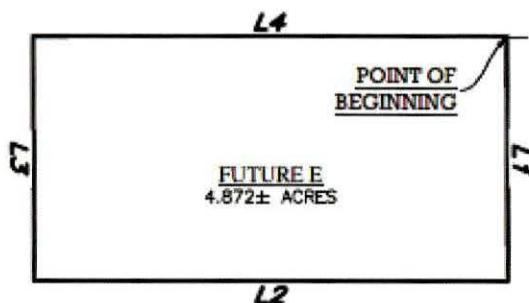
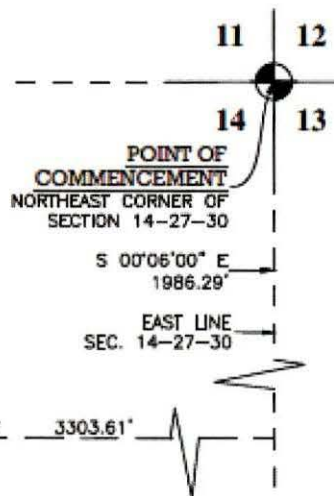
COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 00°06'00" E along the East line of Section 14, a distance of 1986.29 feet; thence departing said East line, run S 89°54'00" W, a distance of 3303.61 feet to the POINT OF BEGINNING; thence run S 00°12'20" E, a distance of 330.19 feet; thence S 89°59'34" W, a distance of 642.83 feet; thence N 00°13'09" E, a distance of 330.12 feet; thence N 89°59'13" E, a distance of 642.91 feet to the POINT OF BEGINNING.

NOTES:

1.) The bearings shown hereon are based on the East line of Section 14, Township 27 East, Range 30 South, having a Grid bearing of S 00°06'00" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°12'20" W	330.19'
L2	N 89°59'34" E	642.83'
L3	S 00°13'09" E	330.12'
L4	S 89°59'13" W	642.91'



PROJECT: DESCRIPTION SKETCH

PHASE: FUTURE PARCEL

DRAWN: TJS DATE: 04/28/22 CHECKED BY: JDF

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: WS - GIR, LLC

(Not A Survey)

Judd D. French
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS7095

555 Winderly Pl, Suite 120
Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

1 of 1

**OSCEOLA COUNTY BOARD OF COMMISSIONERS
AGENDA REQUEST**

DEPT/OFFICE:	COMMUNITY DEVELOPMENT	MEETING DATE:	10/17/2022
DIRECTOR/MANAGER:	RAY STANGLE	REQUEST TYPE:	Consent/Public Hearing

AGENDA REQUEST

Adoption of Ordinance #2022-110 for CDD22-0005: An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District (CDD), consisting of approximately 1,525.460 acres, pursuant to Chapter 190, Florida Statutes; naming the district; describing the external boundaries of the district; describing the functions and powers of the district; designating five persons to serve as the initial members of the district's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

SPP22-0014: Approval and authorization for the Chair/Vice Chair to sign the Petitioner's Agreement with the GIR East CDD: establishing the terms of the agreement to the boundary of the newly established GIR East CDD. A draft Interlocal Agreement is included as an exhibit to the Petitioner's Agreement which provides additional disclosure and notice requirements and will be presented to the Board at a later date.

WS-GIR, LLC (Applicant/Owner)

Commission District: 5

Staff Recommendation: Adoption of Ordinance #2022-110 for CDD22-0005 and approval of SPP22-0014

NOTE: Transportation Collaboration Agreement has been received.

STRATEGIC PLAN GOAL

Great Place to Live

FINANCIAL INFORMATION

TOTAL REQUESTED AMOUNT: \$0.00

APPROVING DEPARTMENTS

OMB:

Procurement:

Attorney: Kimberly Kopp

BACKGROUND INFORMATION

Orlando Sentinel

MEDIA GROUP

Published Daily
OSCEOLA County, Florida

Sold To:

Kutak Rock LLP - CU80131421
PO Box 10230
Tallahassee, FL, 32302

Bill To:

Kutak Rock LLP - CU80131421
PO Box 10230
Tallahassee, FL, 32302

**State Of Florida
County Of Osceola**

Before the undersigned authority personally appeared

Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in OSCEOLA County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200- Legal

Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 7288902 Sep 18, 2022; 7288921 ran Sept 25, 2022; 7288964 ran Oct 2, 2022; 7288973 ran Oct 9, 2022

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



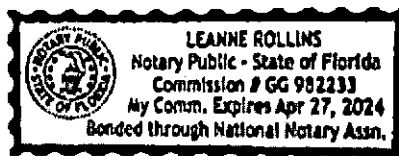
Rose Williams

Signature of Affiant

Sworn to and subscribed before me on this 11 day of October, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7288902]

Events

from Page 1

Lotions, pet products. In support of National Hunger Action Month, nonperishable food will be collected to help feed local children and families. 10 a.m.-2 p.m. Sept. 25, Barber Park, 2701 Gatlin Ave., 407-719-7629.

An Evening with Kai Penn: Presented by the India Center at UCF, UCF's Global Perspectives and International Initiatives and the Department of Writing and Rhetoric. Penn is a writer, producer and actor from House, Designated Survivor and the Harold and Kumar franchise. He also served as an Associate Director of the White House Office of Public Engagement. Penn will read from his national bestseller "You Can't Be Serious," where he shares memories from his life as the grandson of Gandhian freedom fighter and the son of Indian immigrants. Penn will also answer questions from the audience. 6-7:30

p.m. Sept. 26, UCF Student Union, 4000 Central Florida Blvd., Orlando, free, but online RSVP required, email indiainc@ucf.edu.

Estates Planning Live Webinar: Attorney Kathleen Swanson and Attorney Stacey Schwartz discuss asset protection, planning for long-term care and essential estate planning documents. Viewing instructions will be provided upon RSVP. 6 p.m. Sept. 28, 2 p.m. Oct. 11, free, 407-478-8700.

Frontline Outreach Golf Benefit: Proceeds benefit Frontline Outreach, one of Orlando's oldest urban youth and community programs. Registration deadline is Sept. 23. Sponsorship packages are also available. 8 a.m. Sept. 30, Orange County National Golf Course, 15301 Phil Wilson Way, Winter Garden, \$200 per individual. Includes breakfast and lunch, 407-412-4230 or email kathy.mitchell@frontline-outreach.org.

Plant Sale: Large selection of tropical plants such as Blue Ginger, Brazilian Clock, Crinum, Ananas, bare root bromeliads and many more as well as Florida native plants. All donations go to support the gardens and improvements. There will be a holding back area so you can take a stroll through the historic gardens. 9 a.m.-noon Oct. 1, Nehring Gardens, 2257 Hempel Ave., Gotha, admission is free. No parking. 407-445-9977.

Wallo The 405-Florida Miles Walk: A member of the American Volunteering Association is sponsoring a walk in Orlando within the Universal Resort area. Two distances available - 10K (6.2 miles) or 5K (3.1 miles). Participants start between 8:30-9:15 a.m. Oct. 1. Miller's Ale House - Orlando Kitchen, 5575 S. Kirkman Road, Orlando, \$3 per person, free for walkers ages 12 or younger who do not want credit. 801-554-7132.

Orlando Area Historical Rose Society: Rebecca

Koryntem will speak on "Growing David Austin Roses in a Hot, Humid Climate." 2:30 p.m. Oct. 2, Harry P. Lee Gardens, 1820 N. Forest Ave., Orlando, free, 407-497-1639.

Griff Forum - Loss of a Spouse: An afternoon of support for widows and widowers who have lost their loved one. Advanced registration required. 5 p.m. Tuesday, Oct. 18, 11 a.m. Wednesday, Oct. 19, Presbyterian Church of the Lakes, 4700 Lincoln Ave., Orlando, free, pcoloring/griff.

The League of Women Voters Orange County: Men and women of all ages are welcome to the semiannual league showcase and how members orientate. The showcase is open to new members, current members and future members. The showcase will feature the national LWVOC, an issue-oriented education that does lots of research and vetting before taking stands on such topics as affordable housing, the environment, immigration, gun safety and education. Patti Brigham, President of Prevent Gun Violence Florida Inc., and Pam Presider of the LWVFL, will be the guest speaker. Reservations requested. 6 p.m. Oct. 6, Winter Park Community Center, 721 W. New England Ave., Winter Park, free, lwvoc.org, 407-735-0540.

Orange County Retired Educators Association: The guest speaker will be Sara Trolinger, Founder and President of House of Hope. Anyone who has worked in education is invited. Meals are optional and refreshments will be provided. Social time will begin at 10 a.m. Meeting will begin at 10:30 a.m. Oct. 5, Church on the Drive, 3214 Edgewater Drive, Orlando, free, oceafl.org or 407-643-6909.

Learn about Detachment: Professionals will discuss the details you should consider if you are interested in moving to a retirement community. Presented by Paul and Lyn Henderson, Certified Senior Housing Professionals. Reservations required. 9:30-11 a.m. Oct. 6, Winter Park Chamber of Commerce, 151 W. Lyman Ave., Winter Park, free, 407-478-1808.

Dave's House Party: There will be festive entertainment, food, beverages including beer, wine and appetizers, and live and silent auctions. Attire is outdoor Florida dress. Proceeds will benefit Dave's House, which offers programs and services to provide stability of affordable permanent supportive housing for residents with serious mental illness. Reservations required. 7:10 p.m. Oct. 16, The Acre Orlando, 4421 Edgewater Drive, Orlando, 407-478-1808.

21st Annual Windermere Run Among The Lakes: The course goes through downtown Windermere, running along the sandy dirt roads among the Butler Chain of Lakes. Two distances available: 5K and 10K. All runners receive a T-shirt and finisher medals. Hosted by Windermere Parks and Recreation. 7 a.m. Oct. 16, Windermere Town Hall, 520 Main St., Windermere, \$38-\$53. Town Windermere.org.

Senior Expo: The 50Plus FYI Resource Expo is presented by Orange County Commission on Aging, 50Plus Resource Network, Seminole County Triad and the Senior Resource Alliance. Meet area service providers, agencies, housing specialists, health care representatives, Social Security and Medicare specialists, VA advocates and other professionals who provide products and services to the community. Find out "what's hot" and "what's not" as it relates to healthy lifestyle options. Meet and hear about performance by jazz legend Miles Davis and The Company Players. 9:30 a.m.-2:30 p.m. Oct. 21, Winter Park Community Center, 721 W. New England Ave., Winter Park, admission and parking are free, 407-265-0534, 50PlusFYI.org.

Nehring Gardens Owl Prowl: Art & Wine Wonders. Ages 21 and older can sample beer, wine and tasty nibbles while viewing artists at work and enjoying live music. Browse a large selection of original art and other items available for bidding at a silent auction. Proceeds support Nehring Gardens, a not-for-profit organization. 4-7 p.m. Oct. 22, Nehring Gardens, 2257 Hempel Ave., Gotha, \$40 advance, \$50 day of event. Nehring-Gardens.org, 407-445-9977.

Fall Festival: Children's activities include a house house, games and kids' crafts. Adults will enjoy shopping for handmade crafts, homemade preserves and pickles, and a bake sale. 10 a.m.-3 p.m. Nov. 12, Presbyterian Church of the Lakes, 4700 Lincoln Ave., Orlando, free, pcoloring/fall-festival.

Nehring Gardens Holiday Amariya Festival: There will be nature-themed vendors, food, music and crafts for the children. A great holiday photo opportunity on the front porch of the historic home and amariya bulbs and plants for sale. 9 a.m.-3 p.m. Dec. 10, Nehring Gardens, 2257 Hempel Ave., Gotha, free, donations accepted, 407-445-9977.

Learn to Line Dances: Learn the basic steps of line dancing to fun, easy dances and upbeat music. 2 p.m. Sundays, Lake Island Hall, 450 Harper St., Winter Park, \$3, 407-592-0335.

Plant Clinic: Orange County residents can bring their samples and plant-related questions to be answered by UF/IFAS Extension Master Gardener volunteers. 9 a.m.-noon Tuesdays, UF/IFAS Mid-Florida Research Education Center, 2725 Brinton Road, Apopka, or 10 a.m.-5 p.m. weekdays, UF/IFAS Extension Orange County, 6001 S. Conway Road, Orlando, free, 407-254-3200 or email OrangeCMGV@flaxfla.edu.

Familia's Friends support group: Familia's Friends is a virtual support group for adult daughters and granddaughters caring for those living with dementia. Sponsored by the Alzheimer's & Dementia Resource Center. 6 p.m. the second Tuesday of the month and 1 p.m. the fourth Tuesday of the month. Email info@adccore.org for link to join. 407-436-7750.

Greater Orlando Cribbage Club: Nine games are played. Part of the American Cribbage Congress. 6:30 p.m. Thursdays through May. Elk Club, 4725 Howell Road, Winter Park, \$13 per night, 407-580-6695 or email elclashmat3@gmail.com.

Men Only Alzheimer's Caregiver Online Support Group: Sponsored by the Alzheimer's & Dementia Resource Center. 10 a.m. the third Tuesday of the month on Zoom. Email info@adccore.org to join. 407-436-7750.

Greater Orlando Orchid Society: 6:30-9:30 p.m. the third Thursday of the month. Beardsley Senior Center, 800 S. Delaney Ave., Orlando, guests welcome, greater-orlandoorchidsociety.com.

Tai chi and qigong classes: Learn how to improve wellness, range of motion, breathing capacity and many other benefits. 11:30 a.m.-12:30 p.m. Mondays and Fridays, Winter Park Presbyterian Church, 400 S. Lakefront Ave., Winter Park, \$10 per class, info@mindandbodyexercises.com, 407-234-0119.



Joseph Basel of the Sentinel staff supplied this report. To submit an item, email communityevents@orlandosentinel.com.

NOTICE OF PUBLIC HEARING

Board of County Commissioners of Osceola County, Florida

Petition to Establish the Lake Lizzie Community Development District

DATE: October 17, 2022
TIME: 5:30 p.m.
LOCATION: Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, FL 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 5:30 p.m. in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida, 34741, to consider a petition filed by Hanover Tyson, LLC ("Petitioner") to establish the "Lake Lizzie Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

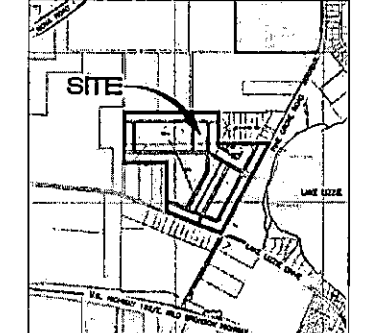
ORDINANCE NO. 2022-108

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the Lake Lizzie Community Development District, at approximately 72.18 acres, pursuant to Chapter 190, Florida Statutes, naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict and providing an effective date.

The proposed District is comprised of approximately 72.18 acres, more or less, generally located north of Lake Lizzie Drive, west of Pine Grove Road and Lake Lizzie and east and south of Nova Road. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including but not limited to, public water, sanitary sewer and waste water utility systems; stormwater management system; off-street parking; providing for conflict and providing an effective date.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the proposed Ordinance. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Osceola County does not provide a written verbatim record.

In accordance with the Americans with Disabilities Act and Florida Section 266.25, Florida Statutes, if you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 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.



NOTICE OF PUBLIC HEARING

Board of County Commissioners of Osceola County, Florida

Petition to Establish the GIR East Community Development District

DATE: October 17, 2022
TIME: 5:30 p.m.
LOCATION: Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, Florida 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 5:30 p.m. in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741, to consider a petition filed by GIR East, LLC ("Petitioner") to establish the "GIR East Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2022-110

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District, at approximately 1,525,460 acres, pursuant to Chapter 190, Florida Statutes, naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict and providing an effective date.

The proposed District is comprised of approximately 1,525,460 acres, generally located east of the Florida Turnpike, and west of Grape Creek Road, with residential and/or agricultural parcels to the north and south, as further identified in the map below. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to: office improvement, public roadway, water distribution system, sanitary sewer system, reclaimed water system, stormwater management system, landscaping, hard scape and irrigation, recreational facilities and other common area improvements, and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

BOOKKEEPER

FULL TIME for St Cloud Accounting Firm

Must have a minimum of 3 years experience with Intuit, accounting, corporate and personal taxes. References required.

Call Joann 407 301-4420
Email Resume to JPaaccountingtaxservice@gmail.com

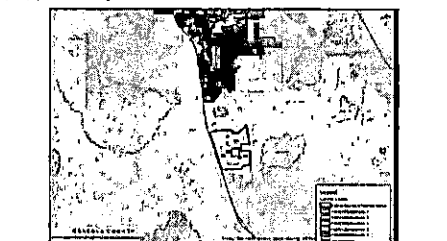


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TRIBUNE

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the proposed Ordinance. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the County Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Osceola County does not provide a written verbatim record.

In accordance with the Americans with Disabilities Act and Florida Section 266.25, Florida Statutes, if you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 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.



Publication dates: September 18, September 25, October 3 and October 9, 2022

Orlando Sentinel

Publication Date: 09/18/2022

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

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Description: Color Type:

Orlando Sentinel

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NOTICE OF PUBLIC HEARING Board of County Commissioners of Osceola County, Florida Petition to Establish the GIR East Community Development District

DATE: October 17, 2022
TIME: 6:30 p.m.
LOCATION: Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, Florida 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 6:30 p.m. in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741 to consider a petition filed by GIR-ED, LLC ("Petitioner") to establish the "GIR East Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2022-110

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District, at approximately 1,623,400 acres, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

The proposed District is comprised of approximately 1,623,400 acres, generally located east of the Florida Turnpike, and west of Correll Creek Road, with residential and/or agricultural parcels to the north and south, as further identified in the map below. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to: utility improvements, on-site roads, water distribution system, sanitary sewer system, reclaimed water system, stormwater management system, landscaping, hard-scape and irrigation, recreational facilities and other common area improvements, and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

NOTICE OF PUBLIC HEARING

Board of County Commissioners of Osceola County, Florida
Petition to Establish the Lake Lizzie Community Development District

DATE: October 17, 2022
TIME: 6:30 p.m.
LOCATION: Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, FL 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 6:30 p.m. in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741 to consider a petition filed by Kancarey Trust, LLC ("Petitioner") to establish the "Lake Lizzie Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2022-108

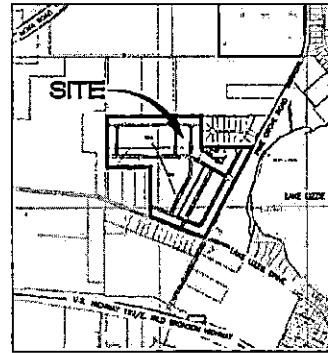
An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the Lake Lizzie Community Development District, at approximately 72.18 acres, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

The proposed District is comprised of approximately 72.18 acres, more or less, generally located north of Lake Lizzie Drive, west of Pine Grove Road and Lake Lizzie and east and south of Nova Road. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to: potable water, sanitary sewer and reuse water utility systems; stormwater management system; differential cost of electrical undergrounding; conservation/irrigation areas; landscape, hardscape and irrigation; on-site and off-site roadway improvements and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

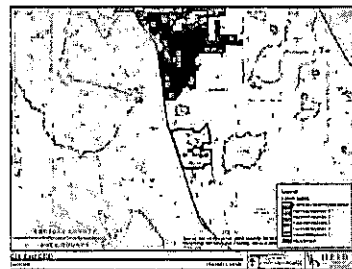
All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the proposed Ordinance. Any person or affected unit of general-purpose local government, who wish to appear at the hearing, should contact the County Clerk with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Osceola County does not provide a written verbatim record.

In accordance with the Americans with Disabilities Act and Florida Section 206.26, Florida Statutes, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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) 742-1000 (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.



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Publication dates: September 18, September 25, October 2 and October 9, 2022

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 Osceola Zone/J002/IOSC

Events

From Page 1

225 M.A. Board St., Apopka, free, 407-716-6392.

Estate Planning Live Webinar: Attorney Kathleen Ramirez and Attorney Stacey Schwartz discuss asset protection, planning for long-term care and essential estate planning documents. Viewing instructions will be provided upon RSVP. 2 p.m. Oct. 11, free, 407-478-9700.

Pine Castle Woman's Club: Beth Brunel, morning news anchor, podcaster for Spectrum 13 News, will kick off the Club's First Hispanic Heritage event. Members are asked to bring monetary donation and/or towels for The Foundation for Life Ministries, one of their mission support organizations. 10 a.m.-noon Oct. 12, Pine Castle Woman's Club, 5501 S. Orange Ave., Orlando, free, 321-663-5612 or e-mail sandy.chandler@gmail.com.

Orange Audubon Society: Shawn-Neil Updell will give a presentation on Audubon Florida's EagleWatch program, a network of community science volunteers who monitor bald eagle nests. EagleWatch runs from October to May and provides valuable information on nesting activity and current trends in Florida bald eagle populations. Data collected is used by both the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service to enhance their conservation and law enforcement efforts. Audubon EagleWatch seeks volunteers to monitor bald eagle nests for the 2022-23 breeding season. 7 p.m. Oct. 13, Harry P. Lou Gardens, 1920 N. Forest Ave., Orlando, free, 407-437-2325.

Dave's House Party: There will be festive entertainment, food, beverages including beers from local breweries, and live silent auctions. Attire is outdoor Florida festive. Proceeds will benefit Dave's House, which offers programs and services to provide stability of affordable permanent supportive housing for residents with serious mental illness. Reservations required. 7-10 p.m. Oct. 14, The Acre Orlando, 4421 Edgewater Drive, Orlando, \$100, Dave'sHouse.org.

Raised Bed Vegetable Gardening: Join Lou Gardens' Executive Director, Robert Bowden, as he helps you discover the joys of growing vegetables and herbs in raised beds. 9:30-11:30 a.m. Oct. 15,

Harry P. Lou Gardens, 1920 N. Forest Ave., Orlando, \$15 garden members, \$20 nonmembers, leugardens.org, 407-246-2620.

21st Annual Windermere Run Among The Lakes: The course goes through downtown Windermere, running along the sandy dirt roads among the Butler Chain of Lakes. Two distances available: 5K and 10K. All runners receive a T-shirt and finisher medals. Hosted by Windermere Parks and Recreation. 7 a.m. Oct. 15, Windermere Town Hall, 520 Main St., Windermere, \$38-\$53, TownWindermere.Tus.

Senior Expo: The SOPlus FYI Resource Expo is presented by Orange County Commission on Aging, SOPlus Resource Network, Seminole County Third and the Senior Resource Alliance. Meet area service providers, agencies, housing specialists, health care representatives, Social Security and Medicare specialists, 12A advocates and other professionals who provide products and services to the community. Find out "what's hot and what's not" as it relates to healthy lifestyle options and available services. 9:30 a.m.-2:30 p.m. Oct. 21, Winter Park Community Center, 721 W. New England Ave., Winter Park, admission and parking are free, 407-265-0334, SOPlusFL.org.

Nehring Gardens Owl Prowl Art & Wine Wander: Ages 21 and older can sample beer, wine and tasty nibbles while viewing artists at work and enjoying live music. Browse a large selection of original art and other items available for bidding at a silent auction. Nehring Gardens support Nehring Gardens, a not-for-profit organization. 4-7 p.m. Oct. 22, Nehring Gardens, 2267 Hempel Ave., Gotha, \$40 in advance, \$50 day of event. Nehring Gardens, 407-445-9977.

Fruit Trees for Central Florida: Join Lou Gardens' Executive Director, Robert Bowden, for a presentation about the right plants and varieties for a successful harvest. Advance registration required. 9:30-11:30 a.m. Oct. 29, Harry P. Lou Gardens, 1920 N. Forest Ave., Orlando, \$15 for members, \$20 for nonmembers, leugardens.org, 407-246-2620.

Sailing lessons: Learn basic sailing skills and terminology from the instructors of the Central Florida Community Sailing Program during this two-day class. Minimum age is 16, parents must be present for the Saturday water sessions on Lake Baldwin. Reservations required. 9

a.m.-3 p.m. Oct. 29 and Nov. 5, \$160 includes book, theslingsclub.org, classes, 407-645-1892.

Native Florida Snakes: Get familiar with Florida's six venomous species snakes including the four that eat Central Florida homes. Learn about snake safety and gain confidence in gardening and outdoor activities in the presence of the serpents. Advance registration required. 1:30-3 p.m. Oct. 29, Harry P. Lou Gardens, 1920 N. Forest Ave., Orlando, \$10 garden members, \$20 nonmembers, leugardens.org, 407-246-2620.

Walk! The Mid-Florida Millers Walking Club, a member of the American Volkssport Association, is sponsoring a walk through Maitland that includes scenic lake, city parks and residential areas. Two distances - 10K (6.2 miles) or 6K (3.7 miles). Start between 8:30-9:15 a.m. Oct. 29, Walgreens, 330 S. Orlando Ave., Maitland. \$3 per person, free for walkers ages 12 or younger who do not want credit, 615-400-4795.

Fall Festival: Children's activities include a bounce house, games, and kids' crafts. Adults will enjoy shopping for handmade crafts, homemade preserves and pickles, and a bake sale. Concessions will also be available. 10 a.m.-3 p.m. Nov. 12, Presbyterian Church of the Lakes, 4700 Lincoln Ave., Orlando, free, pccol.org/fall-festival.

Craft Fair: Featuring Christmas décor, hand painted items, crochet and knitted pieces, jewelry and more. 10 a.m.-2 p.m. Nov. 12, Jessie Brock Community Center, 310 N. Dilford St., Winter Garden, admission is free, 407-656-4155.

Nehring Gardens Holiday Amaze! The Festive! There will be nature-themed vendors, food, music and crafts for the children. A great holiday photo opportunity on the front porch of the historic home and many gifts and other plants for sale. 9 a.m.-3 p.m. Dec. 10, Nehring Gardens, 2267 Hempel Ave., Gotha, free, donations accepted, 407-445-9977.

Learn to Line Dance: Learn the basic steps of line dancing to fun, easy dances and upbeat music. 2 p.m. Sundays, Lake Island Hall, 4500 Harper St., Winter Park, \$5, 407-592-7835.

Delephant: Open to anyone (adults) who has experienced the death of a family member or friend. 7-9 p.m. Wednesdays, Calvary Orlando, 1999 Clay St., Winter Park,

\$20 for materials, 407-644-1199 to register.

Plant Clinics: Orange County residents can bring their samples and plant-related questions to be answered by UF/IFAS Extension Master Gardener volunteers. 9 a.m.-noon Tuesdays, UF/IFAS Mid-Florida Research Education Center, 2725 Marion Road, Apopka; or 10 a.m.-5 p.m. weekdays, UF/IFAS Extension Orange County, 6021 S. Conway Road, Orlando, free, 407-254-9200 or e-mail OrangeCoAGV@flas.ifl.edu.

Fannie's Friends: A virtual support group for adult daughters and granddaughters caring for those living with dementia. Sponsored by the Alzheimer's & Dementia Resource Center. 6 p.m. the second Tuesday of the month and 1 p.m. the fourth Tuesday of the month. Email info@fanniesfriends.org for link to join. 407-436-7750.

Greater Orlando Cribbage Club: Nine games are played. Part of the American Cribbage Congress, 630 a.m. through 11:30 a.m. through May. 630 Club, 4755 Howell Branch Road, Winter Park, \$13 per night, 407-580-6696 or email ccbassm15@gmail.com.

Men Only Alzheimer's Caregiver Online Support Group: Sponsored by the Alzheimer's & Dementia Resource Center. 10 a.m. the third Tuesday of the month on Zoom. Email info@badcare.org to join. 407-436-7750.

Greater Orlando Orchid Society: 6:30-9:30 a.m. the third Thursday of the month, Beardsall Senior Center, 800 S. Delaney Ave., Orlando, guests welcome, greaterlandorchidsociety.com.

Tai chi and qigong classes: Learn how to improve wellness, range of motion, breathing capacity and many other benefits. 11:30 a.m.-12:30 p.m. Mondays and Fridays, Winter Park Presbyterian Church, 400 S. Lakemont Ave., Winter Park, \$10 per class, info@indoorbodyexercises.com, 407-234-0119.

Central Florida African Violet Society: 10 a.m.-12:30 p.m. the third Wednesday of the month, September through May, with informal meetings June through August, Beardsall Senior Center, 800 S. Delaney Ave., Orlando, free, 407-246-4440.

Tai chi and qigong classes: Learn how to improve wellness, range of

motion, breathing capacity and many other benefits. 11:30 a.m.-12:30 p.m. Thursdays, The University Club of Winter Park, 841 N. Park Ave., Winter Park, \$10 per class, info@mindandbodyexercises.com, 407-234-0119.

TOPS Club Inc. (Taking Off Pounds Sensibly): 7-9 p.m. Saturdays, Eastland Baptist Church, 9000 Lake Underhill Road, Orlando, first visit free, then \$5 monthly dues, 985-513-2656.

Knitting/Crochet Classes: Free instruction. All ages and skill levels are welcome. Yarns provided. 3:30-5 p.m. Wednesdays, St. Luke's United Methodist Church, 4851 S. Apopka-Vineland Road, Orlando, free, email care@stluke.us.org or call 407-876-9991, Ext. 262.

Duplicate Bridge: Intermediate bridge classes are being offered followed by an ACBL sanctioned game. 10:30 a.m. Thursdays, 11:30 a.m. Sundays, Orlando Metropolitan Bridge Center, 755 Bennett Road, Orlando, \$15 includes pizza, lesson, and game, 407-895-1943 or email chidjibee@gmail.com.

Central Florida Fruit Society: Learn about growing and enjoying fruit in Central Florida. Discover new species and varieties of ancestral fruits from around the world and grow locally. 6:30-8:30 p.m. the third Monday of the month, Harry P. Lou Gardens 1920 N. Forest Ave., Orlando, free, Join@CentralFloridaFruitSociety.org.

Central Florida Stamp Club: Meetings include auctions and informative activities. 6 p.m. the first and third Thursdays of the month, Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando, free, 407-899-0528.

'Fashionably' American Sewing Guild, Orlando Chapter: A group dedicated specifically to the art and skill of garment sewing. All levels welcome. 10:30 a.m. - noon the fourth Thursday of the months of October, January, April, and July. The Sewing Studio, 1605 U.S. Highway 192, Maitland. First two visits are free, then \$50 membership is required, 407-697-0082.

TOPS Club Inc. (Taking Off Pounds Sensibly): 7 p.m. Thursdays, Delaney Street Baptist Church, 1919 Delaney Ave., Orlando, first visit is free, 407-898-6215.

Joseph Rameil of the Sentinel staff compiled this report. To submit an item, email communityevents@orlandosentinel.com.

NOTICE OF PUBLIC HEARING Board of County Commissioners of Osceola County, Florida Petition to Establish the GIR East Community Development District

DATE: October 17, 2022
 TIME: 6:30 p.m.
 LOCATION: Commission Chambers (4th Floor)
 1 Courthouse Square
 Kissimmee, Florida 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 6:30 p.m. in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741 to consider a petition filed by M&G, LLC ("Petitioner") to establish the "GIR East Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2022-110

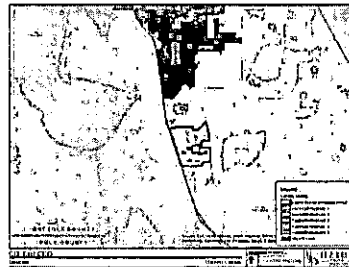
An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District, a special district, and amending the Charter of the Board of County Commissioners of Osceola County, Florida, to add Chapter 190, Florida Statutes, naming the District, describing the external boundaries of the District, describing the functions and powers of the District, designating the persons to serve as the initial members of its District Board of Supervisors, providing for severability, providing for conflict, and providing an effective date.

The proposed District is comprised of approximately 1,525,480 acres, generally located east of the Florida Turnpike and west of Canal Creek Road, with residential and agricultural parcels to the north and south, as further identified in the map below. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to: off-site improvements, route roadways, water distribution system, sanitary sewer system, reclaimed water system, alternative transportation systems, landscaping, landscape and irrigation, recreational facilities and other common area improvements, and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the proposed Ordinance. Any person or affected unit of general-purpose local government, who wish to appear at the hearing, must file a written statement with respect to any matter considered at the public hearing with the Clerk of the Board of County Commissioners of Osceola County, Florida, at least 10 days prior to the hearing. The statement should be filed with the Clerk of the Board of County Commissioners of Osceola County, Florida, at least 10 days prior to the hearing. The statement should be filed with the Clerk of the Board of County Commissioners of Osceola County, Florida, at least 10 days prior to the hearing. The statement should be filed with the Clerk of the Board of County Commissioners of Osceola County, Florida, at least 10 days prior to the hearing.

In accordance with the Americans with Disabilities Act and Florida Statute 218.26, Florida Statutes, if you are a person with a disability and need special accommodations in order to participate in this proceeding, you are entitled, at the cost to you, to the provision of certain assistance. 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 ADA Title II Coordinator, at (407) 745-1020 (TTY: 745-1020) or (407) 745-1020 (TTY: 745-1020) for the Florida Relay System) or Ask Osceola@osceola.org, at least 10 (10) days prior to the meeting or event.



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NOTICE OF PUBLIC HEARING

Board of County Commissioners of Osceola County, Florida
 Petition to Establish the Lake Lizzie Community Development District

DATE: October 17, 2022
 TIME: 5:30 p.m.
 LOCATION: Commission Chambers (4th Floor)
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 Kissimmee, FL 34741

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ORDINANCE NO. 2022-108

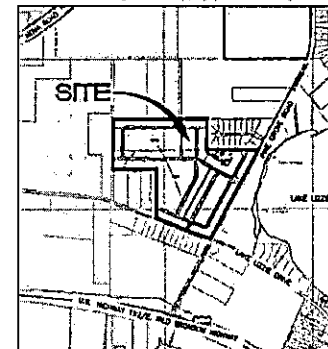
An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the Lake Lizzie Community Development District, at approximately 72.18 acres, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

The proposed District is comprised of approximately 72.18 acres, more or less, generally located north of Lake Lizzie Drive, west of Pine Grove Road and Lake Lizzie and east and south of Hwy 170. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including but not limited to, potable water, sanitary sewer and storm water utility systems; stormwater management system; differential cost of electrical undergrounding; conservation/mitigation areas; landscape, hardscape and irrigation; onsite and offsite roadway improvements and other infrastructure.

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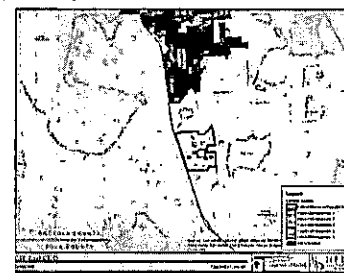
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 1 Courthouse Square
 Kissimmee, Florida 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Board of County Commissioners of Osceola County on October 17, 2022, at 5:30 p.m., in the Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741 to consider a petition filed by WS-GIR, LLC ("Petitioner") to establish the "GIR East Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2022-110

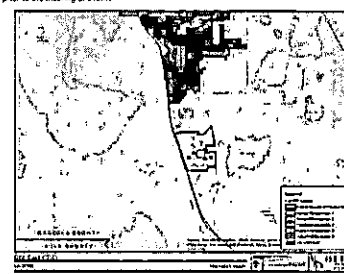
An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the GIR East Community Development District, at approximately 1,625,480 acres, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing an effective date.

The proposed District is comprised of approximately 1,625,480 acres, generally located east of the Florida Turnpike, and west of Canal Creek Road, with residential and agricultural parcels to the north and south, as further identified on the map below. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to, potable water, sanitary sewer and storm water utility systems; stormwater management system; landscape, hardscape and irrigation; recreational facilities and other common area improvements, and other infrastructure.

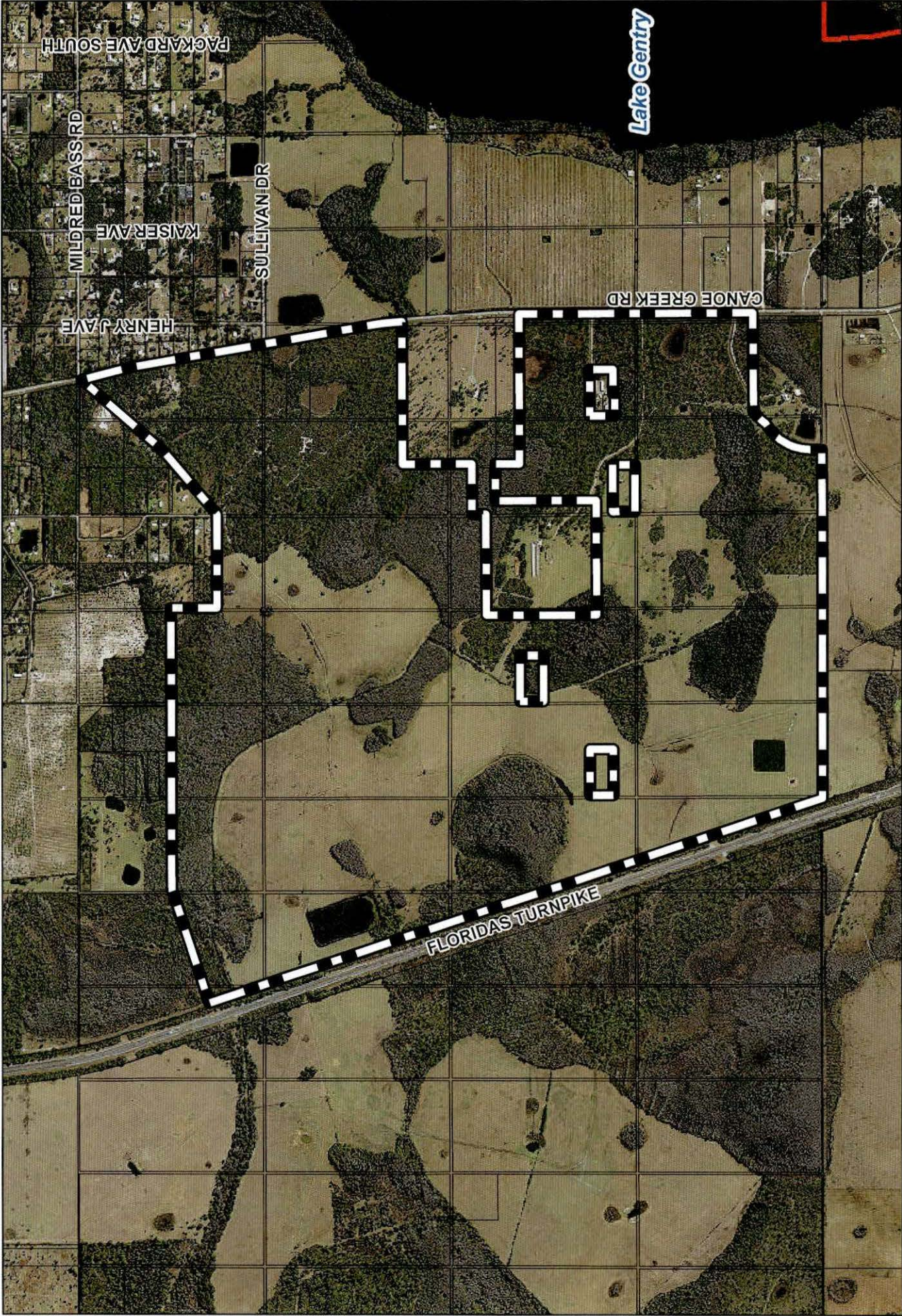
Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the proposed Ordinance. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the County Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Osceola County does not provide a written verbatim record.

In accordance with the Americans with Disabilities Act and Florida Section 268.26, Florida Statutes, if you are a person with a disability who needs any accommodation in order to participate in the proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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.



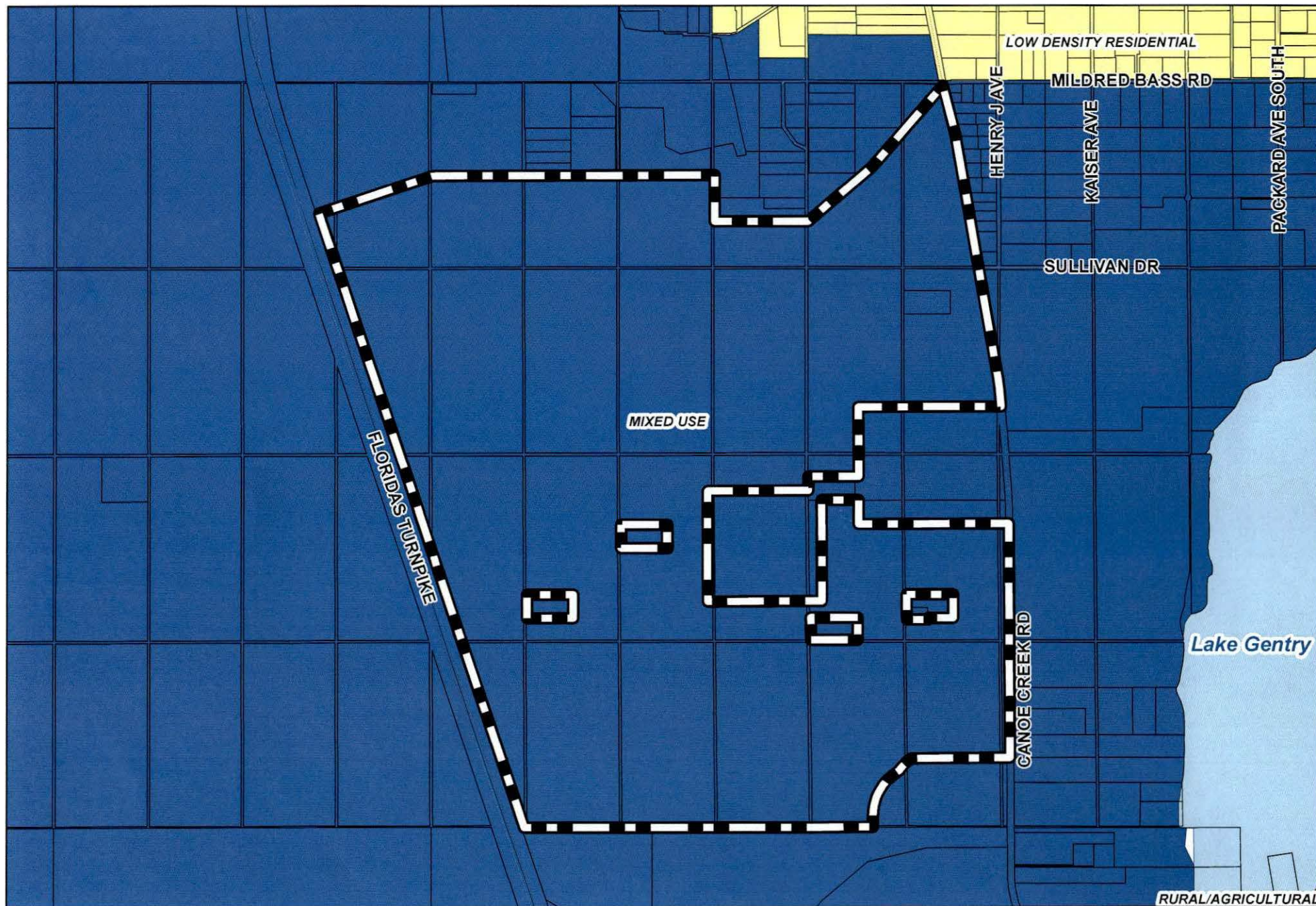
Publication dates: September 18, September 25, October 2 and October 9, 2022



 SUBJECT SITE
Within Urban Growth Boundary

2022 AERIAL
PHOTOGRAPHY

CDD22-0005



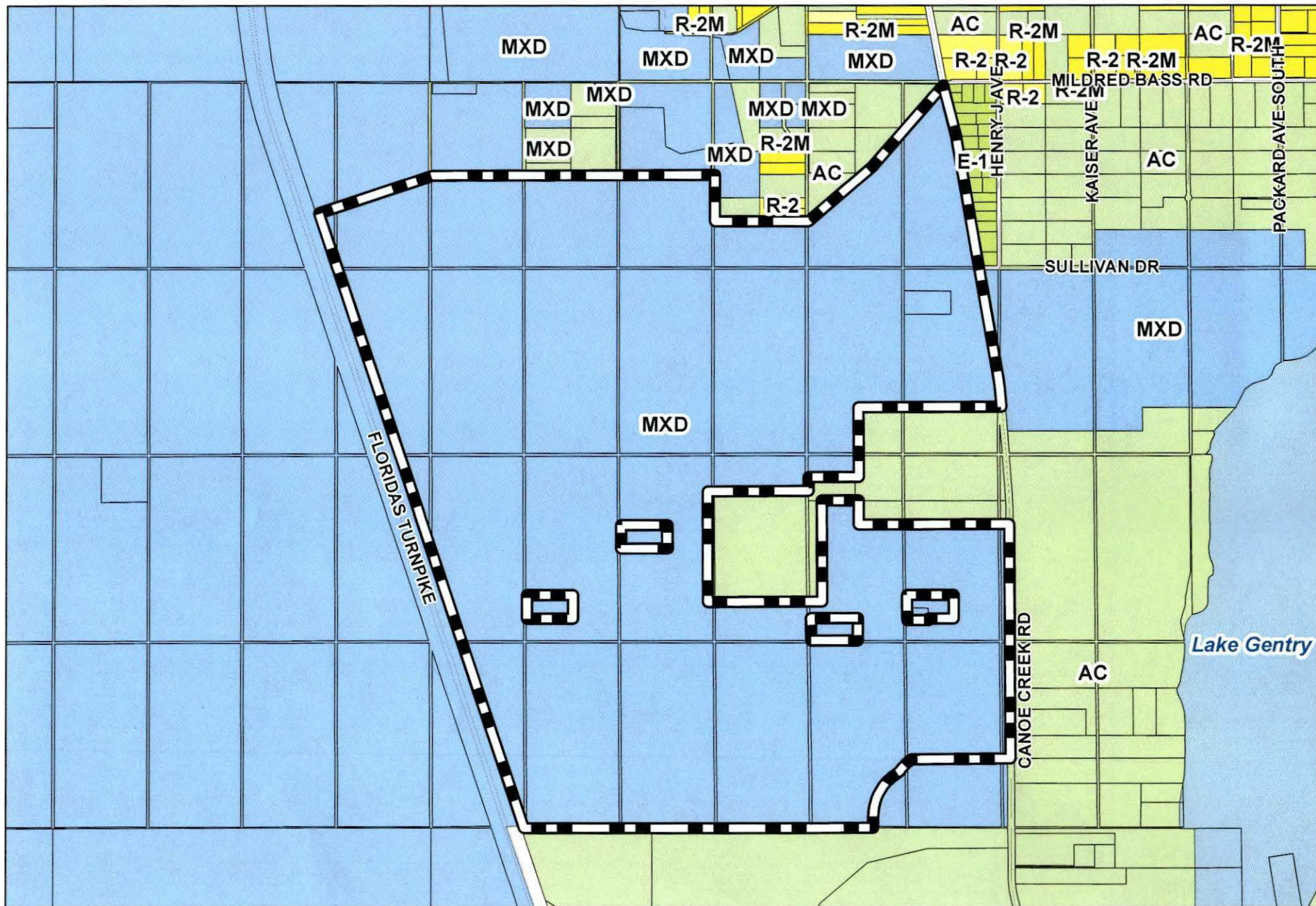
CDD22-0005

FUTURE
LAND USE

-  SUBJECT SITE
-  Low Density Residential
-  Mixed Use
-  Rural / Agricultural

0 1,500
Feet





CDD22-0005

ZONING MAP

* Preceding Zoning District



SUBJECT SITE



AC



E-1A*

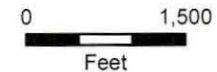


MXD

LDR

R-2*

R-2M*





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 25, 2022

Amairani Espinoza
Clerk of the Board
Osceola County
2 Courthouse Square
Kissimmee, Florida 34741

Dear Amairani Espinoza:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Osceola County Ordinance No. 2022-110, which was filed in this office on October 25, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra