**St. Cloud City Council Regular Meeting**
**Thursday, January 8, 2026**
**City Hall - Council Chambers**
**1300 9th Street**
**6:30 PM**
**Agenda**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

**I.** Call to Order

**II.** Invocation

**III.** Pledge of Allegiance

**IV.** Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

**V.** Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

**VI.** Presentations

- Presentation of Employee of the Month for the Month of January to Michael Wager

**VII.** Consent Agenda

The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

A. Resolution No. 2026-001R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing and effective date.

**COST:** No cost associated with this item.
**This item is to amend the schedule of fees for the Building Department by requesting to extend the temporary reduction of building permit fees for residential permits issued by square footage and for commercial and residential permits issued by value. This extension will take effect February 1, 2026, and then may be amended by further resolution. Update verbiage in three sections (Master Plan, Permit/Application Extensions, Abandoned Applications) for clarification. All changes will take effect on February 1, 2026.**

B. Resolution No. 2026-004R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Wright-Pierce, Inc. dated January 5, 2023 for Landfill Long Term Care Monitoring and Reporting, City of St. Cloud, FL, and any amendments thereto, and providing an effective date.
**COST:** up to $157,000.00
**This item is to approve a task authorization with Wright-Pierce, Inc. for Landfill Long Term Care Monitoring and Reporting.**

C. Resolution No. 2026-006R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest, responsive bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regard to Invitation to Bid (ITB) No. 2025-095 to Aldi Homes Group, Inc., whose subject matter is Michigan Avenue Pedestrian Improvement Project, authorizing the City Manager to execute construction contract related documents without increasing the approved project budget, and providing an effective date.
**COST:** up to $400,234.50
**This item is to authorize the City Manager to enter into an agreement for pedestrian improvements along Michigan Avenue.**

D. Request Council's approval of the closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event.
**COST**: There is no cost associated with this item.
**This item is to approve a road closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event which is not included within the currently approved downtown road closure plans.**

E. Request for City Council’s approval of a Preliminary Subdivision Plan for Puffin Road Commercial, PSP25-00004.
**COST:** No cost associated with this item.
**This item is to approve the Preliminary Subdivision Plan for Puffin Road Commercial, which establishes nine commercial development tracts, a lift station, and a stormwater pond tract on approximately +/- 39.94 acres of land located north of East Irlo Bronson Memorial Highway, east of Roper Road, west of Puffin Road, and south of Gold Crest Drive.**

F. Request City Council’s approval of a Final Master Plan for Eastside Park PUD,

PUD25-00002.
**COST:** No cost associated with this item.
**This item is to approve the Final Master Plan for Eastside Park PUD, which contains 94 single-family duplex units with site open space, amenities, and associated infrastructure on approximately +/- 17.18 acres of land, generally located north of East 10th Street, east of Overcup Avenue, and west of Whisler Court.**

**VIII.** Citizens Forum

Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

**IX.** Public Hearings

A. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50,** an ordinance of the City Council of the City of St. Cloud, Florida, readopting the ordinance adopting a Large Scale Comprehensive Plan Amendment incorporating comments submitted by the State of Florida after the initial adoption of the ordinance and pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scriveners errors, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2024-50**

B. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-78**, an ordinance of the City Council of the City of St. Cloud, Florida, generally amending Article 13 Special Purpose overlay districts, Section 3.13.3, Entertainment District, amending Subsection C "Outside Consumption in the District" deleting the requirement of permits for certain events, deleting Subsection D. 'Entertainment District Event Permit", Subsection E. "Police Protection" and Subsection F. "Fire Protection and Emergency Medical Services" providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-78**

C. **PUBLIC HEARING FOR RESOLUTION NO. 2026-002R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a subdivision variance to reduce front yard setbacks for Lots 52-88 on a previously approved Subdivision Construction Plan in the "R-1B" Zoning District on the +/- 43.259 acres of land known as Tyson Reserve (VAR24-00001), generally located north of K C Durham Road, east of Nora Tyson Road, and west of Chatsworth Circle, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-002R**

**X.** Council Action

A. Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.
**COST:** No cost associated with this item.
**This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.**

B. A resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League; providing for conflicts; providing for severability; and providing an effective date.
**COST**: No cost associated with this item.
**This item is to update the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League**

**XI.** First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight. Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

A. There are no First Readings and Introductions at this time.

**XII.** City Attorney

**XIII.** City Manager

**XIV.** Mayor and Council Members

**XV.** Information Section and Report Section

Reports:
Warrant List # 3 FY26

- Thursday, January 15, 2026 – City Council Workshop – 1:30 p.m., City Hall, Council Chambers

  Monday, January 19, 2026 – City offices closed in observance of Martin Luther King Day

  Thursday, February 5, 2026 – Community Redevelopment Agency Meeting – 3:00 p.m., City Hall, Council Chambers

  Thursday, February 12, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

## **XVI.** Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL.  Phone 407-957-7300

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda
Resolution No. 2026-001R Building Fee Schedule update

**Building Department Agenda Item:**
Resolution No. 2026-001R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing and effective date.
**COST:** No cost associated with this item.
**This item is to amend the schedule of fees for the Building Department by requesting to extend the temporary reduction of building permit fees for residential permits issued by square footage and for commercial and residential permits issued by value. This extension will take effect February 1, 2026, and then may be amended by further resolution. Update verbiage in three sections (Master Plan, Permit/Application Extensions, Abandoned Applications) for clarification. All changes will take effect on February 1, 2026.**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
Resolution No. 2026-001R amends the schedule of fees and charges in the following ways:

- To comply with Florida Statutes 553.80(7)(a), the Building Department is requesting to extend the temporary reduction of building permit fees for residential permits issued by square footage and for commercial and residential permits issued by value. This extension will take effect February 1, 2026, and then may be amended by further resolution.
- Update verbiage in three sections (Master Plan, Permit/Application Extensions, Abandoned Applications) for clarification.
- These changes will take effect on February 1, 2026.

**Legal Authority:**
The City Council is authorized pursuant Sec. 1.1.4 of the Land Development Code to establish fees and may change fees from time to time by resolution of the City Council, and such changes shall not be considered an amendment to the Code.

**Budget and Recommendation:**
There is no cost associated with this items.

Staff recommends Approval of Resolution 2026-110R.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
01/08/26- Final Action

**Attachments:**
1. Staff Report CC 2026-001R
2. RESOLUTION NO. 2026-001R
3. Building Fee Schedule Update 2026-001R - Master
4. Building Fee Schedule Update 2026-001R - Tracking Changes

**MEMORANDUM REPORT**
**FOR CITY COUNCIL MEETING – January 08, 2026**

**TO:** Mayor Robertson and Council Members

**THRU:** Bob Deatherage, Building Department Director
Building Department

**FROM:** Cristina Soto, Deputy Director of Administration & Technical Services
Building Department

**DATE:** January 08, 2026

**SUBJECT:** Resolution No. 2026-001R

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Resolution No. 2025-110R was approved by the City Council to amend the existing fee schedule to establish fees for building permit applications

Resolution No. 2026-001R amends the schedule of fees and charges in the following ways:

- To comply with Florida Statutes 553.80(7)(a), the Building Department is requesting to extend the temporary reduction of building permit fees for residential permits issued by square footage and for commercial and residential permits issued by value. This extension will take effect February 1, 2026, and then may be amended by further resolution.
- Update verbiage in three sections (Master Plan, Permit/Application Extensions, Abandoned Applications) for clarification.
- These changes will take effect on February 1, 2026.

**COST:**
There is no cost associated with this item.

**STRATEGIC PLAN GOAL:**
This item is consistent with the following City of St. Cloud Strategic Goal:

- **High Preforming Government**: Focus on continuity and sustainability of core public services
- **Diverse, Innovative, and Magnetic Economic Development**: Increase the commercial tax base and make the city a desirable business location

**STAFF RECOMMENDATION:**
Staff recommends **APPROVAL** of Resolution No. 2026-001R

**ATTACHMENTS:**

- Resolution No. 2026-001R

RESOLUTION NO. 2026-001R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE SCHEDULE OF FEES AND CHARGES PURSUANT TO PART II CITY CODE, CHAPTER 10 – BUILDINGS AND BUILDING REGULATIONS, SECTION 10-3 – PERMIT AND PERMIT FEE REQUIRED AND AMENDING PART III OF THE LAND DEVELOPMENT CODE, CHAPTER 1 – GENERAL PROVISION, ADMINISTRATION, AND BOARDS AND COMMISSIONS, 1.2.8 – FEES AND CHARGES; REPEALING ALL RESOLUTIONS IN CONFLICT AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, the Permit and Permit Fees may be set from time to time by resolution of the City Council and were previously amended by Resolution No. 2025-110R on August 14, 2025.

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of St. Cloud that the above-stated resolution be amended as set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION I

The City Council of the City of St. Cloud does hereby amend the Schedule of Fees more particularly described and set forth in Exhibit "A – Building Fees" attached hereto.

SECTION II

All determinations regarding definition and processing procedure shall be determined by the City of St. Cloud Land Development Code as required. Any determinations regarding definition and processing procedure not stipulated by the Land Development Code shall be by way of written policy from the City Manager's designee and may be amended from time to time as needed.

SECTION III

The amended schedule of fees and charges shall be posted in the offices of the Building Official and the City Manager and copies of the schedule contained herein shall be made available to the public on demand. The City Manager or his designee shall be directed to collect such fees contemporaneously with applications for procedures.

SECTION IV

All fees not herein specified shall remain as adopted unless otherwise amended by resolution.

SECTION V

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this resolution in the official records of the City.

SECTION VI

Conflict. Any resolution or part thereof in conflict this resolution is hereby repealed to the extent of such conflict.

SECTION VII

Effective Date. This resolution PASSED AND ADOPTED this 8th of January 2026, shall take effect on the 1st day of February 2026.

PASSED AND ADOPTED this 8th day of January 2026.

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
DEBEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL LLP

_____
Daniel F. Mantzaris, City Attorney

# City of St. Cloud Building Department Fee Schedule

Valuation for the purpose of determining permit fees shall be determined by the valuation standards as established and set forth in the latest ICC Construction Square Footage Cost. Square Footage will include everything under roof. (Impact Fees are not included and will be assessed separately by Community Development)

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Accessory Dwelling Unit | | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Accessory Structure[4] | Residential | By Value | X | | X | | X | | | X | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | X | | | | X | X | X |
| Aluminum Screen Pool Enclosure | Residential | By Value | X | | X | | | | | X | | | X | X | X |
| | Commercial | By Value | | X | | X | | | X | | | | X | X | X |
| Commercial Additions[4] | | By Value | | X | | X | | X | X | | X | | X | X | X |
| Commercial Buildout Repairs & Alterations[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Commercial Manufactured Mobile Structure[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Commercial Modular Structure[4] | | $275.79 | | X | | X | | X | X | | X | | X | X | X |
| Commercial New[4] | | By Value | | X | | X | | X | X | | X | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Commercial Other | Awning | By Value | | X | | X | | | X | | | | X | X | X |
| | Canopy | By Value | | X | | X | | | X | | | | X | X | X |
| | Concrete Pad | By Value | | X | | X | | | | | | | X | X | X |
| | Deck or Ramp | By Value | | X | | X | | | | | | | X | X | X |
| | Dumpster Enclosure | By Value | | X | | X | | | | | X | | X | X | X |
| | Play or Sports Structure | By Value | | X | | X | | | | | | | X | X | X |
| | Solar Re-Roof | By Value | | X | | | | | | | | | X | X | X |
| | Screen Enclosure | By Value | | X | | X | | | X | | X | | X | X | X |
| Commercial Temporary Trailer or Storage[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Demolition | Commercial | $157.59 | | X | | X | | | X | | X | | X | X | X |
| | Residential | $157.59 | X | | X | | | | X | X | | | X | X | X |
| Dock[4] | Residential | By Value | X | | X | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | | X | | | | X | X | X |
| Electrical Low Voltage | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Electrical Service Upgrade Only | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Electrical Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Electrical Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Fire Major[1] | Fire Sprinkler >20 Heads | $83.64 | | | | | | | | | | X | X | X | X |
| | Standpipe | $83.64 | | | | | | | | | | X | X | X | X |
| | Fire Pump | $83.64 | | | | | | | | | | X | X | X | X |
| | Fire Alarm System>20 | $83.64 | | | | | | | | | | X | X | X | X |
| | Hood Suppression/Paint Booth/Clean Agent | $83.64 | | | | | | | | | | X | X | X | X |
| | Fireworks | $83.64 | | | | | | | | | | X | X | X | X |
| | Pyrotechnics | $83.64 | | | | | | | | | | X | X | X | X |
| | Radio Enhancement System | $83.64 | | | | | | | | | | X | X | X | X |
| Fire Minor[2] | Emergency Vehicle Gate | $41.82 | | X | | | | | | | | X | X | X | X |
| | Fire Alarm System up to 20 Devices | $41.82 | | | | | | | | | | X | X | X | X |
| | Fire Sprinkler up to 20 Heads | $41.82 | | | | | | | | | | X | X | X | X |
| | Hot Works | $41.82 | | | | | | | | | | X | X | X | X |
| | Tar Kettle | $41.82 | | | | | | | | | | X | X | X | X |
| | Tent | $41.82 | | | | X | | | | | | X | X | X | X |
| Fire Underground Line[3] | | $204.00 | | | | | | | | | | X | X | X | X |
| Flag Pole | Commercial | By Value | | X | | X | | | | | | | X | X | X |
| | Residential | By Value | X | | X | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Floodplain Related Requests | Official Flood Determination Letter | $50.00 | | | | | | | | | | | | | |
| | Floodplain Management Technical Review | $50.00 | | | | | | | | | | | | | |
| Garage[4] | Attached | By Value | X | | | | X | | | X | | | X | X | X |
| | Detached | By Value | X | | X | | X | | | X | | | X | X | X |
| Gas Stand Alone | LP | By Value | X | | | | X | | X | | | | X | X | X |
| | Natural Gas | By Value | X | | | | | X | X | | | | X | X | X |
| Gas Sub Permit | LP | $47.28 | X | | | | | | X | | | | X | X | X |
| | Natural Gas | $47.28 | X | | | | | | X | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | X | | | | X | X | X |
| Hurricane Shutters | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Irrigation System Potable Residential | | $80.00 | X | | | | | | | | | | X | X | X |
| Irrigation System Potable Commercial | | $134.00 | | X | | | | | | | | | X | X | X |
| Manufacture Mobile Home Roof Over | | By Value | X | | | | | | | | | | X | X | X |
| Master Plan - Valid until end of current code cycle | Multi Family | $153.00 | | | | | | | X | | | | X | X | X |
| | Single Family Attached | $153.00 | | | | | | | | | | | X | X | X |
| | Single Family Detached | $153.00 | | | | | | | | | | | X | X | X |
| | Pool | $153.00 | | | | | | | | | | | X | X | X |
| | Pool With Spa | $153.00 | | | | | | | | | | | X | X | X |
| Mechanical Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Mechanical Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | | | | | | | | | | | X | X | X |
| Model Conversion[4] | Condominium | By Value | X | | X | | | | | X | | | X | X | X |
| | Mobile Home | By Value | X | | X | | | | | X | | | X | X | X |
| | Single Family Attached | By Value | X | | X | | | | | X | | | X | X | X |
| | Single Family Detached | By Value | X | | X | | | | | X | | | X | X | X |
| Multi Family[4] | Apartments | By Value | | X | | X | | X | X | | X | | X | X | X |
| | Condominiums | By Value | | X | | X | | X | X | | X | | X | X | X |
| Open Permit Search | | $26.27 | | | | | | | | | | | | | |
| Plumbing Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Plumbing Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | | | | | | | | | | | X | X | X |
| Radio Cell Tower | | By Value | | X | | X | | | | | | | X | X | X |
| Reclaim Water Commercial | | $134.00 | | X | | | | | | | | | X | X | X |
| Reclaim Water Residential | | $80.00 | X | | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Residential Additions[4] | Addition | By Value | X | | X | | X | | | X | | | X | X | X |
| | Car Port | By Value | X | | X | | | | | X | | | X | X | X |
| | Deck or Ramp | By Value | X | | X | | | | | | | | X | X | X |
| | Patio Roof New Concrete | By Value | X | | X | | X | | | X | | | X | X | X |
| | Patio Roof Existing Concrete | By Value | X | | X | | X | | | X | | | X | X | X |
| | Screen Enclosure New Concrete | By Value | X | | X | | | | | X | | | X | X | X |
| | Screen Enclosure Existing Concrete | By Value | X | | X | | | | | X | | | X | X | X |
| Residential Manufactured Mobile Home[4] | | $236.39 | X | | X | | X | | | X | | | X | X | X |
| Residential Modular Home[4] | | $275.79 | X | | X | | X | | | X | | | X | X | X |
| Residential Other | Awning | By Value | X | | X | | | | | X | | | X | X | X |
| | Canopy | By Value | X | | X | | | | | | | | X | X | X |
| | Concrete Pad | By Value | X | | X | | | | | X | | | X | X | X |
| | Play Sports Structure | By Value | X | | X | | | | | | | | X | X | X |
| | Solar Re-Roof | By Value | X | | | | | | | | | | X | X | X |
| Residential Repairs & Alterations[4] | | By Value | X | | X | | X | | | | | | X | X | X |
| Roofing | Residential | By Value | | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Siding or Soffit | Residential | By Value | X | | X | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | | | | | | X | X | X |
| Signs[4] | | By Value | | X | | X | | | | | | | X | X | X |
| Single Family Attached[4] | Townhomes | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| | Duplex | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| | Triplex | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Single Family Detached[4] | | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Solar Photovoltaic | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Solar Water Heater | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Storage Tank | | By Value | | X | | X | | X | X | | | | X | X | X |
| Swimming Pool In Ground[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Swimming Pool or Spa Above Ground[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Wall Subdivision or Retaining with Footers[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Window or Door Replacement | Residential | By Value | | | | | | | | | | | X | X | X |
| | Commercial | By Value | | | | | | | | | | | X | X | X |

| Footnotes | |
|---|---|
| 1 - $83.64 Minimum or $.015 of the valuation | |
| 2 - $41.82 Minimum or $.015 of the valuation | |
| 3 - $204.00 for the first 200 Linear Ft. plus $41.82 for each additional 200 linear ft. | |
| 4- In addition to the permit fee the applicable mechanical, plumbing, electrical and gas sub permit fees will apply if they are apart of the project. | |
| **If your project includes irrigation a separate irrigation permit will be required. | |
| **Permit Fees Issued by Valuation** | |
| $0.01-$1,000.00 | $38.77 |
| $1,000.01 -$15,000.00 | $38.69 for the first $1,000.00 plus $2.80 for each additional thousand or fraction thereof |
| $15,000.01 - $25,000.00 | $78.05 for the first $15,000.00 plus $4.53 for each additional thousand or fraction thereof |
| $25,000.01 - $40,000.00 | $123.20 for the first $25,000.00 plus $4.53 for each additional thousand or fraction thereof |
| $40,000.01 - $100,000.00 | $191.05 for the first $40,000.00 plus $3.87 for each additional thousand or fraction thereof |
| $100,000.01 - $500,000.00 | $423.64 for the first $100,000.00 plus $2.80 for each additional thousand or fraction thereof |
| $500,000.01 and over | $1,543.58 for the first $500,000.00 plus $2.58 for each additional thousand or fraction thereof |
| **Permit Fees Issued by Square Footage** | |
| 0001 -1,599 sq ft | $1,298.49 |
| 1,600 -1,999 sq ft | $1,298.49 for the first 1,599 sq. ft. plus $7.73 for each additional 100 sq. ft. or fraction thereof |
| 2,000 - 2,999 sq ft | $1,329.41 for the first 1,999 sq. ft. plus $9.27 for each additional 100 sq. ft. or fraction thereof |
| 3,000 - 3,999 sq ft | $1,422.15 for the first 2,999 sq. ft. plus $4.64 for each additional 100 sq. ft. or fraction thereof |
| 4,000 - 4,999 sq ft | $1,471.62 for the first 3,999 sq. ft. plus $3.10 for each additional 100 sq. ft. or fraction thereof |
| 5,000 sq ft and over | $1,502.58 for the first 4,999 sq. ft. plus $3.10 for each additional 100 sq. ft. or fraction thereof |
| **MISCELLANEOUS FEES** | **FEE** |
| **Re-Inspection Fees** | |
| A charge will be assessed beginning with the second failed Building or Fire inspection, for work rejected due to failure to meet applicable code requirements and/or for work not being ready on the date or the time the inspection was requested. | **$52.53** |
| Any inspection after the third failed inspection for any project or activity for the same violation specifically or continuously noted in each rejection shall be charged a fee of: | **$210.12** |
| All re-inspection fees shall be paid in full prior to scheduling the final inspection, prior to permanent power release, and prior to the issuance of the Certificate of Occupancy. | |
| **Weekend/Holiday & After Hour Inspections** | **$157.59** |
| This fee is assessed per permit per day. Holidays are established by the City calendar and after hours are between 5:00 pm & 7:00 am | |
| **Failure to obtain a permit prior to commencement of work** | **Double the Permit Fee *this willl include sub fees** |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Permit / Application Extensions** | **$52.53 or 1/2 the cost of original permit fee whichever is greater** |
| Requests must be received in writing on the the applicable form and MUST be made prior to the expiration of the permit or permit application showing justifiable cause. Building Official may grant one (1) or more extension(s) not exceeding 90 days within current code cycle. | |
| Fee will be subject to include Administrative Fees | |
| **Permit Renewal** | **100% of the permit fee or $75.00 whichever is greater** |
| Permit Renewals, are requests that are made in writing indicating justifiable cause, after the permit has already expired. These will be considered only if the request falls within the same code cycle of permit issuance. | |
| Fee will be subject to include Administrative Fees | |
| **Abandoned/Revoked Application** | |
| Application/ permits will be considered abandoned or expired if not picked up or not approved within 180 days from application date and any fees collected will be non-refundable. Applications that are deemed Abandoned or revoked that have already been reviewed will require payment of all plan review fees. | |
| **Copies** | |
| Duplicate Permit Card | $21.01 |
| Copy of Plans or Surveys 8 1/2 x 11 | $.15 Per Page |
| Copy of Plans or Surveys 8 1/2 x 14 or Ledger Size | $1.00 Per Page |
| Copy of Large Plans | $5.00 Per Page |
| Additional set of Stamped Plans | $2.06 Per Page |
| The first two stamped plans are included in the permit fee each additional plan provided for review, approval and stamp will be assessed the charge above. | |
| **Plan Revisions / Digital Submittal Printing** | |
| 8 1/2 x 11 | $5.00 Per Page |
| 8 1/2 x 14 or Ledger Size | $10.00 Per Page |
| 24 x 36 or Larger Plans | $20.00 Per Page |
| The initial review fee includes response to comments resubmittals. All revisions submitted after permit issuance will be charged the rate above. Permits that are applied for digitally will be made available for the customer digitally, if copies are requested they will incur the above cost per page. | |
| **Non- Digital Submittal Fee** | |
| New Residential Construction (New Single Family) | $250.00 Per Address/ Building |
| New Commercial Construction (New Structure / Multifamily) | $500.00 Per Address/ Building |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Contractor (Sub) Change Out** | **$52.53** |
| Requests must be received in writing by the Building Department on the applicable form. The fee is assessed per permit and per Contractor/Subcontractor/Private Provider. | |
| **Private Provider Discounted Fees (DCA, DBPR and Technology Fees also apply and are additional)** | |
| Commercial & Residential Private Provider Plan Review and Inspection Services | 80% Discount of Base Permit Fee & 100% Discount of the Building Plan Review Fee |
| Commercial & Residential Private Provider Inspection and/or Plan Review ONLY Services | 50% Discount of the Base Permit Fee |
| **Breakdown of Administrative Fees** | |
| Technology Fee | 3% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees |
| DCA - Department of Community Affairs | 1% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees with a $2.00 minimum |
| DBPR - Department of Business & Professional Regulation | 1.5% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees with a $2.00 minimum |
| Fire Permit Administration Fee | 50% of the Fire Permit Fee |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Plan Review Fee** | |
| **Building Department** | |
| Commercial | 50% of the permit fee |
| Residential | 25% of the permit fee |
| **Public Works Department** | |
| Commercial | 7.5% of the permit fee |
| Residential | 5% of the permit fee |
| **Planning & Zoning Department** | |
| Commercial | 7.5% of the permit fee |
| Residential | 5% of the permit fee |
| **Fire Department** | |
| Commercial | 15% of the permit fee |
| **Floodplain** | |
| Commercial | 15% of the permit fee |
| Residential | 10% of the permit fee |
| **Refund Policy** | |
| A written request is required in order to obtain a refund within 30 days of permit issuance. Refunds will be granted for 75% of the original permit fee and will not be granted for permit fees under $100.00. Plan review and Non-Digital Submittal fees are non refundable. No refund will be made on any permit on which construction was begun. | |

# City of St. Cloud Building Department Fee Schedule

Valuation for the purpose of determining permit fees shall be determined by the valuation standards as established and set forth in the latest ICC Construction Square Footage Cost. Square Footage will include everything under roof. (Impact Fees are not included and will be assessed separately by Community Development)

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Accessory Dwelling Unit | | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Accessory Structure[4] | Residential | By Value | X | | X | | X | | | X | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | X | | | | X | X | X |
| Aluminum Screen Pool Enclosure | Residential | By Value | X | | X | | | | | X | | | X | X | X |
| | Commercial | By Value | | X | | X | | | X | | | | X | X | X |
| Commercial Additions[4] | | By Value | | X | | X | | X | X | | X | | X | X | X |
| Commercial Buildout Repairs & Alterations[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Commercial Manufactured Mobile Structure[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Commercial Modular Structure[4] | | $275.79 | | X | | X | | X | X | | X | | X | X | X |
| Commercial New[4] | | By Value | | X | | X | | X | X | | X | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Commercial Other | Awning | By Value | | X | | X | | | X | | | | X | X | X |
| | Canopy | By Value | | X | | X | | | X | | | | X | X | X |
| | Concrete Pad | By Value | | X | | X | | | | | | | X | X | X |
| | Deck or Ramp | By Value | | X | | X | | | | | | | X | X | X |
| | Dumpster Enclosure | By Value | | X | | X | | | | | X | | X | X | X |
| | Play or Sports Structure | By Value | | X | | X | | | | | | | X | X | X |
| | Solar Re-Roof | By Value | | X | | | | | | | | | X | X | X |
| | Screen Enclosure | By Value | | X | | X | | | X | | X | | X | X | X |
| Commercial Temporary Trailer or Storage[4] | | By Value | | X | | X | | X | X | | | | X | X | X |
| Demolition | Commercial | $157.59 | | X | | X | | | X | | X | | X | X | X |
| | Residential | $157.59 | X | | X | | | | X | X | | | X | X | X |
| Dock[4] | Residential | By Value | X | | X | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | | X | | | | X | X | X |
| Electrical Low Voltage | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Electrical Service Upgrade Only | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Electrical Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Electrical Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Fire Major[1] | Fire Sprinkler >20 Heads | $83.64 | | | | | | | | | | X | X | X | X |
| | Standpipe | $83.64 | | | | | | | | | | X | X | X | X |
| | Fire Pump | $83.64 | | | | | | | | | | X | X | X | X |
| | Fire Alarm System>20 | $83.64 | | | | | | | | | | X | X | X | X |
| | Hood Suppression/Paint Booth/Clean Agent | $83.64 | | | | | | | | | | X | X | X | X |
| | Fireworks | $83.64 | | | | | | | | | | X | X | X | X |
| | Pyrotechnics | $83.64 | | | | | | | | | | X | X | X | X |
| | Radio Enhancement System | $83.64 | | | | | | | | | | X | X | X | X |
| Fire Minor[2] | Emergency Vehicle Gate | $41.82 | | X | | | | | | | | X | X | X | X |
| | Fire Alarm System up to 20 Devices | $41.82 | | | | | | | | | | X | X | X | X |
| | Fire Sprinkler up to 20 Heads | $41.82 | | | | | | | | | | X | X | X | X |
| | Hot Works | $41.82 | | | | | | | | | | X | X | X | X |
| | Tar Kettle | $41.82 | | | | | | | | | | X | X | X | X |
| | Tent | $41.82 | | | | X | | | | | | X | X | X | X |
| Fire Underground Line[3] | | $204.00 | | | | | | | | | | X | X | X | X |
| Flag Pole | Commercial | By Value | | X | | X | | | | | | | X | X | X |
| | Residential | By Value | X | | X | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Floodplain Related Requests | Official Flood Determination Letter | $50.00 | | | | | | | | | | | | | |
| | Floodplain Management Technical Review | $50.00 | | | | | | | | | | | | | |
| Garage[4] | Attached | By Value | X | | | | X | | | X | | | X | X | X |
| | Detached | By Value | X | | X | | X | | | X | | | X | X | X |
| Gas Stand Alone | LP | By Value | X | | | | X | | X | | | | X | X | X |
| | Natural Gas | By Value | X | | | | | X | X | | | | X | X | X |
| Gas Sub Permit | LP | $47.28 | X | | | | | | X | | | | X | X | X |
| | Natural Gas | $47.28 | X | | | | | | X | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | X | | | | X | X | X |
| Hurricane Shutters | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Irrigation System Potable Residential | | $80.00 | X | | | | | | | | | | X | X | X |
| Irrigation System Potable Commercial | | $134.00 | | X | | | | | | | | | X | X | X |
| Manufacture Mobile Home Roof Over | | By Value | X | | | | | | | | | | X | X | X |
| Master Plan - ~~Valid 1 year from date of submittal to end of current code cycle.~~ Valid until end of current code cycle. | Multi Family | $153.00 | | | | | | | X | | | | X | X | X |
| | Single Family Attached | $153.00 | | | | | | | | | | | X | X | X |
| | Single Family Detached | $153.00 | | | | | | | | | | | X | X | X |
| | Pool | $153.00 | | | | | | | | | | | X | X | X |
| | Pool With Spa | $153.00 | | | | | | | | | | | X | X | X |
| Mechanical Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Mechanical Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | | | | | X | X | X |
| Model Conversion[4] | Condominium | By Value | X | | X | | | | | X | | | X | X | X |
| | Mobile Home | By Value | X | | X | | | | | X | | | X | X | X |
| | Single Family Attached | By Value | X | | X | | | | | X | | | X | X | X |
| | Single Family Detached | By Value | X | | X | | | | | X | | | X | X | X |
| Multi Family[4] | Apartments | By Value | | X | | X | | X | X | | X | | X | X | X |
| | Condominiums | By Value | | X | | X | | X | X | | X | | X | X | X |
| Open Permit Search | | $26.27 | | | | | | | | | | | | | |
| Plumbing Stand Alone | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Plumbing Sub Permit | Residential | $47.28 | X | | | | | | | | | | X | X | X |
| | Commercial | $47.28 | | X | | | | | | | | | X | X | X |
| | Multi Family | 47.28 per unit | X | | | | | | | | | | X | X | X |
| Radio Cell Tower | | By Value | | X | | X | | | | | | | X | X | X |
| Reclaim Water Commercial | | $134.00 | | X | | | | | | | | | X | X | X |
| Reclaim Water Residential | | $80.00 | X | | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Residential Additions[4] | Addition | By Value | X | | X | | X | | | X | | | X | X | X |
| | Car Port | By Value | X | | X | | | | | X | | | X | X | X |
| | Deck or Ramp | By Value | X | | X | | | | | | | | X | X | X |
| | Patio Roof New Concrete | By Value | X | | X | | X | | | X | | | X | X | X |
| | Patio Roof Existing Concrete | By Value | X | | X | | X | | | X | | | X | X | X |
| | Screen Enclosure New Concrete | By Value | X | | X | | | | | X | | | X | X | X |
| | Screen Enclosure Existing Concrete | By Value | X | | X | | | | | X | | | X | X | X |
| Residential Manufactured Mobile Home[4] | | $236.39 | X | | X | | X | | | X | | | X | X | X |
| Residential Modular Home[4] | | $275.79 | X | | X | | X | | | X | | | X | X | X |
| Residential Other | Awning | By Value | X | | X | | | | | X | | | X | X | X |
| | Canopy | By Value | X | | X | | | | | | | | X | X | X |
| | Concrete Pad | By Value | X | | X | | | | | X | | | X | X | X |
| | Play Sports Structure | By Value | X | | X | | | | | | | | X | X | X |
| | Solar Re-Roof | By Value | X | | | | | | | | | | X | X | X |
| Residential Repairs & Alterations[4] | | By Value | X | | X | | X | | | | | | X | X | X |
| Roofing | Residential | By Value | | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |

| Permit | | Base Permit Fee | Plan Review | | | | | | | | | Administrative Fees | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Sub-Type | By Value/ By Sq Footage / Set Fee | Building | | Zoning | | Flood | | Fire | Public Works | | Fire Admin Fee | DCA | DBPR | Tech |
| | | | Res | Comm | Res | Comm | Res | Comm | Comm | Res | Comm | | | | |
| | | | 25% | 50% | 5% | 7.5% | 10% | 15% | 15% | 5% | 7.5% | 50% | 1% | 1.5% | 3% |
| Siding or Soffit | Residential | By Value | X | | X | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | | | | | | X | X | X |
| Signs[4] | | By Value | | X | | X | | | | | | | X | X | X |
| Single Family Attached[4] | Townhomes | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| | Duplex | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| | Triplex | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Single Family Detached[4] | | By Sq. Foot | X | | X | | X | | | X | | | X | X | X |
| Solar Photovoltaic | Residential | By Value | X | | | | | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | | | | | | X | X | X |
| Solar Water Heater | Residential | By Value | X | | | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | | | X | | | | | X | X | X |
| Storage Tank | | By Value | | X | | X | | X | X | | | | X | X | X |
| Swimming Pool In Ground[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Swimming Pool or Spa Above Ground[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Wall Subdivision or Retaining with Footers[4] | Residential | By Value | X | | X | | X | | | | | | X | X | X |
| | Commercial | By Value | | X | | X | | X | | | | | X | X | X |
| Window or Door Replacement | Residential | By Value | | | | | | | | | | | X | X | X |
| | Commercial | By Value | | | | | | | | | | | X | X | X |

| Footnotes | |
|---|---|
| 1 - $83.64 Minimum or $.015 of the valuation | |
| 2 - $41.82 Minimum or $.015 of the valuation | |
| 3 - $204.00 for the first 200 Linear Ft. plus $41.82 for each additional 200 linear ft. | |
| 4- In addition to the permit fee the applicable mechanical, plumbing, electrical and gas sub permit fees will apply if they are apart of the project. | |
| **If your project includes irrigation a separate irrigation permit will be required. | |
| **Permit Fees Issued by Valuation** | |
| $0.01-$1,000.00 | $38.77 |
| $1,000.01 -$15,000.00 | $38.69 for the first $1,000.00 plus $2.80 for each additional thousand or fraction thereof |
| $15,000.01 - $25,000.00 | $78.05 for the first $15,000.00 plus $4.53 for each additional thousand or fraction thereof |
| $25,000.01 - $40,000.00 | $123.20 for the first $25,000.00 plus $4.53 for each additional thousand or fraction thereof |
| $40,000.01 - $100,000.00 | $191.05 for the first $40,000.00 plus $3.87 for each additional thousand or fraction thereof |
| $100,000.01 - $500,000.00 | $423.64 for the first $100,000.00 plus $2.80 for each additional thousand or fraction thereof |
| $500,000.01 and over | $1,543.58 for the first $500,000.00 plus $2.58 for each additional thousand or fraction thereof |
| **Permit Fees Issued by Square Footage** | |
| 0001 -1,599 sq ft | $1,298.49 |
| 1,600 -1,999 sq ft | $1,298.49 for the first 1,599 sq. ft. plus $7.73 for each additional 100 sq. ft. or fraction thereof |
| 2,000 - 2,999 sq ft | $1,329.41 for the first 1,999 sq. ft. plus $9.27 for each additional 100 sq. ft. or fraction thereof |
| 3,000 - 3,999 sq ft | $1,422.15 for the first 2,999 sq. ft. plus $4.64 for each additional 100 sq. ft. or fraction thereof |
| 4,000 - 4,999 sq ft | $1,471.62 for the first 3,999 sq. ft. plus $3.10 for each additional 100 sq. ft. or fraction thereof |
| 5,000 sq ft and over | $1,502.58 for the first 4,999 sq. ft. plus $3.10 for each additional 100 sq. ft. or fraction thereof |
| **MISCELLANEOUS FEES** | **FEE** |
| **Re-Inspection Fees** | |
| A charge will be assessed beginning with the second failed Building or Fire inspection, for work rejected due to failure to meet applicable code requirements and/or for work not being ready on the date or the time the inspection was requested. | **$52.53** |
| Any inspection after the third failed inspection for any project or activity for the same violation specifically or continuously noted in each rejection shall be charged a fee of: | **$210.12** |
| All re-inspection fees shall be paid in full prior to scheduling the final inspection, prior to permanent power release, and prior to the issuance of the Certificate of Occupancy. | |
| **Weekend/Holiday & After Hour Inspections** | **$157.59** |
| This fee is assessed per permit per day. Holidays are established by the City calendar and after hours are between 5:00 pm & 7:00 am | |
| **Failure to obtain a permit prior to commencement of work** | **Double the Permit Fee *this willl include sub fees** |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Permit / Application Extensions** | **$52.53 or 1/2 the cost of original permit fee whichever is greater** |
| Requests must be received in writing on the the applicable form and MUST be made prior to the expiration of the permit or permit application showing justifiable cause ~~and shall be limited to two (2) 90 day extensions~~. The Building Official may grant one (1) or more extension(s) not exceeding 90 days within current code cycle. | |
| ~~Application Extension - 180 days from the application submittal date.~~ | |
| ~~Permit Extension - 180 days from the date of the last approved inspection or 180 days from permit issued date.~~ | |
| Fee will be subject to include Administrative Fees | |
| **Permit Renewal** | **100% of the permit fee or $75.00 whichever is greater** |
| Permit Renewals, are requests that are made in writing indicating justifiable cause, after the permit has already expired. These will be considered only if the request falls within the same code cycle of permit issuance. | |
| Fee will be subject to include Administrative Fees | |
| **~~Abandoned Application~~ Abandoned/Revoked Application** | |
| Application/ permits will be considered abandoned or ~~closed~~ expired if not picked up or not approved within 180 days from application date and any fees collected will be non-refundable. Applications that are deemed Abandoned or revoked that have already been reviewed will require payment of all plan review fees. | |
| **Copies** | |
| Duplicate Permit Card | $21.01 |
| Copy of Plans or Surveys 8 1/2 x 11 | $.15 Per Page |
| Copy of Plans or Surveys 8 1/2 x 14 or Ledger Size | $1.00 Per Page |
| Copy of Large Plans | $5.00 Per Page |
| Additional set of Stamped Plans | $2.06 Per Page |
| The first two stamped plans are included in the permit fee each additional plan provided for review, approval and stamp will be assessed the charge above. | |
| **Plan Revisions / Digital Submittal Printing** | |
| 8 1/2 x 11 | $5.00 Per Page |
| 8 1/2 x 14 or Ledger Size | $10.00 Per Page |
| 24 x 36 or Larger Plans | $20.00 Per Page |
| The initial review fee includes response to comments resubmittals. All revisions submitted after permit issuance will be charged the rate above. Permits that are applied for digitally will be made available for the customer digitally, if copies are requested they will incur the above cost per page. | |
| **Non- Digital Submittal Fee** | |
| New Residential Construction (New Single Family) | $250.00 Per Address/ Building |
| New Commercial Construction (New Structure / Multifamily) | $500.00 Per Address/ Building |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Contractor (Sub) Change Out** | **$52.53** |
| Requests must be received in writing by the Building Department on the applicable form. The fee is assessed per permit and per Contractor/Subcontractor/Private Provider. | |
| **Private Provider Discounted Fees (DCA, DBPR and Technology Fees also apply and are additional)** | |
| Commercial & Residential Private Provider Plan Review and Inspection Services | 80% Discount of Base Permit Fee & 100% Discount of the Building Plan Review Fee |
| Commercial & Residential Private Provider Inspection and/or Plan Review ONLY Services | 50% Discount of the Base Permit Fee |
| **Breakdown of Administrative Fees** | |
| Technology Fee | 3% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees |
| DCA - Department of Community Affairs | 1% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees with a $2.00 minimum |
| DBPR - Department of Business & Professional Regulation | 1.5% of: Permit Fee, Bldg., Fire and Flood Plan Review Fees with a $2.00 minimum |
| Fire Permit Administration Fee | 50% of the Fire Permit Fee |

| MISCELLANEOUS FEES | FEE |
|---|---|
| **Plan Review Fee** | |
| **Building Department** | |
| Commercial | 50% of the permit fee |
| Residential | 25% of the permit fee |
| **Public Works Department** | |
| Commercial | 7.5% of the permit fee |
| Residential | 5% of the permit fee |
| **Planning & Zoning Department** | |
| Commercial | 7.5% of the permit fee |
| Residential | 5% of the permit fee |
| **Fire Department** | |
| Commercial | 15% of the permit fee |
| **Floodplain** | |
| Commercial | 15% of the permit fee |
| Residential | 10% of the permit fee |
| **Refund Policy** | |
| A written request is required in order to obtain a refund within 30 days of permit issuance. Refunds will be granted for 75% of the original permit fee and will not be granted for permit fees under $100.00. Plan review and Non-Digital Submittal fees are non refundable. No refund will be made on any permit on which construction was begun. | |

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda
Resolution No. 2026-004 - Landfill Long Term Care Monitoring and Reporting

**Procurement Agenda Item:**
Resolution No. 2026-004R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Wright-Pierce, Inc. dated January 5, 2023 for Landfill Long Term Care Monitoring and Reporting, City of St. Cloud, FL, and any amendments thereto, and providing an effective date.
**COST:** up to $157,000.00
**This item is to approve a task authorization with Wright-Pierce, Inc. for Landfill Long Term Care Monitoring and Reporting.**

**Strategic Key Focus Areas:**
Effective Community Safety

**Background Information:**
Per Kevin Felblinger, Public Works Director, City conducts post-closure care (PCC), long-term care monitoring of the closed Class 1 landfill. Currently the PCC monitoring and reporting is required through 2035 (30 years after the landfill officially entered PCC in 2005), which includes semi-annual groundwater and surface water monitoring, gas emissions monitoring, slurry wall gradient monitoring, leachate pipe inspection and/or cleaning and stabilization reports as required in FAC 62-701.620.

**Legal Authority:**
Resolution No. 2022-265R approved on October 6, 2022.

**Budget and Recommendation:**
Budgeted $157,000.00/Actual Cost up to $157,000.00
Landfill Escrow
440-7072-534-31-00
Staff recommends **APPROVAL** of this request.

**Finance Director's Comments:**
Finance Director recommends **APPROVAL** of this item.

**Procurement Director's Comments:**
Recommends approva

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
01/08/2026 - Final Action

**Attachments:**
1. Resolution No. 2026-004R
2. SW-LongTermCareMonitoring-ScopeOfServices2026 (1)

RESOLUTION NO. 2026-004R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A TASK AUTHORIZATION TO THE CONTRACT AND AGREEMENT FOR CONTINUING PROFESSIONAL CIVIL ENGINEERING SERVICES WITH WRIGHT-PIERCE, INC. DATED JANUARY 5, 2023 FOR LANDFILL LONG TERM CARE MONITORING AND REPORTING, CITY OF ST. CLOUD, FL, AND ANY AMENDMENTS THERETO, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract and agreement for Continuing Professional Civil Engineering Services with Wright-Pierce, Inc., dated January 5, 2023, and

WHEREAS, the City is in need of civil engineering design services for Landfill Long Term Care Monitoring and Reporting, City of St. Cloud, FL, and

WHEREAS, Wright-Pierce, Inc., has submitted a proposal for the tasks.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The City Manager is authorized and is directed, where appropriate, to enter into a task authorization to that certain agreement dated January 5, 2023, as approved by the City Attorney, and any amendments thereto, between the City of St. Cloud and Wright-Pierce, Inc.

SECTION II. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or "confirmation letter" to said provider.

SECTION III. The City Manager is specifically authorized to withhold the purchase order or "confirmation letter" upon determination of any matter or factor, hereafter coming to her attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION IV. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 8th day of January 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

WRIGHT-PIERCE
Engineering a Better Environment

601 South Lake Destiny Road, Suite 290
Maitland, FL 32751
407.906.1776 | wright-pierce.com

December 11, 2025

Kevin Felblinger, PE Public Works Director
City of St. Cloud, Florida
1300 Ninth Street
St. Cloud, FL 34769-6014

SUBJECT: Task Order #3 for Landfill Long Term Care Monitoring and Reporting (2026)
City of St. Cloud, FL

Dear Mr. Felblinger,

Wright-Pierce would like to thank the City of St. Cloud (City) for the opportunity to submit this proposal to provide professional engineering services to assist the Solid Waste Division. In 2024 the Solid Waste Division requested that Wright-Pierce continue to conduct gas and groundwater monitoring and reporting activities required under FDEP's long term care requirements for the City's closed Class I Landfill located at 2705 Peghorn Way, Section 9, Township 26 South, Range 30 East, in Osceola County, Florida. The scope of work in the 2024 agreement has been completed and this proposal is for the next series of yearly monitoring events as outlined in the schedule below.

Wright-Pierce has teamed with Innovative Waste Consulting Services, LLC (IWCS) to provide unparalleled knowledge and services on this and other pending solid waste related tasks for the City. IWCS is also doing business as Innovative Technical Solutions (ITS) and for the purposes of this proposal will be referred to as ITS. The same team of Wright-Pierce and ITS have developed this task order proposal in response to this request.

## Project Background & Understanding

The City conducts post-closure care (PCC) or long-term care monitoring of their closed Class I landfill. The current permit, renewed in March 2019, requires PCC monitoring and reporting through 2035 (30 years after the landfill officially entered PCC in 2005), which includes semi-annual groundwater and surface water monitoring, quarterly gas emissions monitoring, slurry wall gradient monitoring, leachate pipe inspection and/or cleaning, and stabilization reports as required in F.A.C. 62-701.620.

Based on these monitoring and reporting requirements, the team of Wright-Pierce and ITS proposes the following Scope of Services that further defines our Scope of Work, Schedule, and Compensation:

## Scope of Services

### Task 1: Landfill Gas Emissions Monitoring

ITS will conduct quarterly monitoring for methane gas at the property boundary and within structures on the property to determine the effectiveness of the gas migration controls. The gas monitoring results will be reported as a percent of the lower explosive limit (LEL), calibrated to methane. ITS will review and analyze the

data and prepare the quarterly report. ITS will submit a draft of the quarterly landfill gas monitoring results to Wright-Pierce and the City for their review. The project team will revise the memorandum to address the comments provided by the City and Wright-Pierce and submit the final memorandum to the Permitting and Waste Cleanup Program at the FDEP Central District office per the requirements in Attachment D of the permit. The report will be submitted to the Department under separate cover no later than 15 days after the end of the period in which the monitoring occurred, as a single PDF document according to the electronic submission requirements set forth in Attachment D of the permit. The monitoring schedule and locations are presented in Table 1 and Table 2, below.

Table 1 Quarterly Gas Monitoring Schedule

| Quarter | Site Visit Deadline | Report Submission Deadline |
|---|---|---|
| 1 | March 31, 2026 | April 15, 2026 |
| 2 | June 30, 2026 | July 15, 2026 |
| 3 | September 30, 2026 | October 15, 2026 |
| 4 | December 31, 2026 | January 15, 2027 |

Table 2 Gas Monitoring Locations

| Ambient Monitoring Points | Active Perimeter Soil | Monitoring Probe Locations |
|---|---|---|
| Break Room | G/R-1 | G/R-6F |
| Solid Waste Office | G/R-2 | G/R-6G |
| Scale House | G/R-3 | G/R-7 |
| Quonset Building | G/R-4 | G/R-8 |
| Supply Shed | G/R-5 | G/R-11 |
| Transfer Station | G/R-6D | G/R-12 |
| | G/R-6E | G/R-13 |

Monitoring of any structures added in the future, per permit condition E.2.a, is not included in this proposal but can be added should the future need arise. The permit specifies that G/R-6, G/R-6A, G/R-6B, and G/R-6C shall be maintained by the City for possible future use, and gas sample collection from those four inactive probes is not included in this proposal.

### Task 1 Deliverables

- Draft quarterly landfill gas monitoring results to the City.
- Final memorandum of quarterly landfill gas monitoring results and associated FDEP permit forms to the City.
- Electronic upload of final memorandum of quarterly landfill gas monitoring results and associated FDEP permit forms to FDEP.

## Task 2: Groundwater and Surface Water Monitoring

ITS will collect groundwater samples and ITS will subcontract an environmental analysis laboratory to provide water quality monitoring for analytes listed in F.A.C. 62-701.510(7)(a) for the 18 background and compliance wells and F.A.C. 62-701.510(7) (b) for two surface water sampling points on-site according to the current permit requirements. Semiannual sampling will take place between January to February and June to August of each contract year. The semiannual groundwater samples will be analyzed for the parameters listed in Table 3. The water elevation measurements will all be taken on the same day for each sampling event. The semiannual surface water samples will be analyzed for the parameters listed in Table 4. The surface water elevation will be measured to the nearest 0.01 foot on the same day as groundwater elevations are recorded.

Table 3 Groundwater Monitoring Parameters

| Field Parameters | Laboratory Parameters |
|---|---|
| 1. Static water level in wells before purging | 1. Total Ammonia as N |
| | 2. Chloride |
| 2. Dissolved Oxygen | 3. Iron |
| 3. pH | 4. Mercury |
| 4. Specific Conductivity | 5. Nitrate |
| 5. Temperature | 6. Sodium |
| 6. Turbidity | 7. Total Dissolved Solids (TDS) |
| 7. Total Dissolved Solids (TDS) | 8. Those parameters listed in 40 CFR Part 258 Appendix I |

Table 4 Surface Water Monitoring Parameters

| Field Parameters | Laboratory Parameters | |
|---|---|---|
| 1. Surface Water Elevation | 1. Total Ammonia as N | 9. Fecal Coliform |
| 2. Specific Conductivity | 2. Chloride | 10. Total Phosphorus as P |
| 3. pH | 3. Iron | 11. Chlorophyll A |
| 4. Dissolved Oxygen | 4. Mercury | 12. Total Nitrogen |
| 5. Temperature | 5. Nitrate | 13. Chemical Oxygen Demand (COD) |
| 6. Turbidity | 6. Sodium | 14. Total Suspended Solids (TSS) |
| 7. Total Dissolved Solids (TDS) | 7. Total Dissolved Solids (TDS) | 15. Those parameters listed in 40 CFR Part 258 Appendix I |
| | 8. Total Organic Carbon (TOC) | |

ITS will perform field sampling and groundwater and surface water elevation measurements and will contract for and coordinate the laboratory analyses. The proposed budget includes laboratory analysis costs for the 18 groundwater monitoring wells and two surface water samples twice annually. ITS will review and statistically analyze the data provided by the laboratory. ITS will prepare semi-annual groundwater reports. ITS will submit a draft of the semiannual groundwater and surface water monitoring results to Wright-Pierce and the City for their review. ITS will revise the report to address the comments provided by Wright-Pierce and City and submit the final report to the Permitting and Waste Cleanup Program at the FDEP Central District office. Per permit condition D.2, the submission will be signed and sealed by a Florida registered professional engineer with experience in hydrogeological investigations and include the following:

1. Cover letter
2. Summary of exceedances and sampling issues (if any, for example, variation from SOP field criteria)
3. Conclusions and recommendations
4. Groundwater contour maps
5. Chain of custody forms
6. Water levels, water elevation table
7. Slurry wall gradient analysis
8. Groundwater Monitoring Report Certification, using the appropriate Department form
9. Appropriate sampling information on Form FD 9000-24 (DEP-SOP-001/01
10. Tables summarizing groundwater data (about 50-60 pages)
11. Temporal plots of constituents that have been frequently detected above the respective detection limit (250-300 plots)

12. Laboratory EDDs and associated Lab EDD Error Logs, Field EDDs that are compatible with ADaPT software and ADaPT export file(s)

### Task 2 Deliverables

- Draft semiannual groundwater and surface water monitoring results to the City.
- Final report of semiannual groundwater and surface water monitoring results and FDEP permit forms to the City.
- Electronic upload of final semiannual groundwater and surface water monitoring results and FDEP permit forms to FDEP.

## Exclusions and Limitations

This proposal does not include monthly site inspections or tasks associated with remediation as a result of monitoring observations (e.g., permit conditions E.3 and E.4). ITS assumes that the financial assurance and annual PCC cost estimate required in permit condition F will be completed by the City. The proposed budget does not include the financial assurance and annual PCC cost estimate. The proposed budget does not include the cost of inspecting and cleaning the leachate collection pipes. We assume that these costs will be borne directly by the City. WP and ITS will assist the City in coordinating these inspection and cleaning events. The scope and proposed budget do not include any field sampling or measurements by WP and ITS staff.

The semiannual reports for 2022 indicate exceedances of iron and pH at a majority of groundwater wells. These exceedances appear to be from sources other than the landfill. ITS assumes that a detailed evaluation of these exceedances and a corrective action plan to address these exceedances are not required. The proposed budget does not include a detailed evaluation of the exceedances and a corrective action plan.

## Schedule

Wright-Pierce and ITS will start our services immediately after the City's acceptance of this Task Order Proposal and issuance of a Notice to Proceed (NTP) and Purchase Order (PO). Monitoring and reporting will be as described in Table 1 above and semiannual ground and surface water sampling will take place between January to February and June to August of each contract year.

## Compensation

The Wright-Pierce ITS team will complete the above Scope of Services for the following per event lump sum fees:

| Event | Cost |
|---|---|
| Landfill Gas Monitoring and Reporting | $14,000 per quarterly event |
| Semi-Annual Groundwater and Surface Water, and Slurry Wall Gradient Monitoring and Reporting | $50,500 per semi-annual event |

Fees will be invoiced in full at the submittal of each report to FDEP.

If this proposal is acceptable, please provide a PO and we will initiate the first monitoring event at the scheduled time. We appreciate the opportunity to present this proposal and look forward to working with you and your staff. If you have any questions or require additional information, please do not hesitate to contact me at 207.319.1528 or at the e-mail address listed below.

Sincerely,
WRIGHT-PIERCE

Lucas S. Anthony, PE
Project Manager
lucas.anthony@wright-pierce.com

Ryan T. Wingard, PE
Vice President
ryan.wingard@wright-pierce.com

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda
Resolution No. 2026-006R - Michigan Avenue Pedestrian Improvement Project

**Procurement Agenda Item:**
Resolution No. 2026-006R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest, responsive bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regard to Invitation to Bid (ITB) No. 2025-095 to Aldi Homes Group, Inc., whose subject matter is Michigan Avenue Pedestrian Improvement Project, authorizing the City Manager to execute construction contract related documents without increasing the approved project budget, and providing an effective date.
**COST:** up to $400,234.50
**This item is to authorize the City Manager to enter into an agreement for pedestrian improvements along Michigan Avenue.**

**Strategic Key Focus Areas:**
Effective Community Safety

**Background Information:**
ITB No. 2025-095 Michigan Avenue Pedestrian Improvement Project was advertised in the Orlando Sentinel, VendorLink and on OpenGov beginning on September 14, 2025, with an original due date of October 16, 2025. OpenGov shows that 9,792 vendors were notified and there were 105 planholders for this ITB. The deadline for questions was 5:00 pm on October 2, 2025. Eleven (11) submittals were received from the following companies:

1. 8-Koi, Inc.,
2. Aldi Homes Group, Inc.
3. All Terrain Tractor Service, Inc.
4. CM Engineering Services Florida, PLLC
5. Garcia Civil Contractors, LLC
6. Grass Creek Construction, Inc.
7. High Standard Construction, Inc.
8. Mercon Construction Co.
9. MVB & Associates, Inc.
10. On-Point Contracting Company, LLC
11. Schuller Contractors Incorporated

The submittal by Aldi Homes Group, Inc. was reviewed by the engineer of record, Osceola Engineering, Inc. Osceola Engineering, Inc. recommends the award of the project to Aldi Homes Group, Inc.
Aldi Homes Group, Inc. was found to be the lowest responsive, responsible bidder in the best interest of the City.

**Legal Authority:**
St. Cloud Procurement Policy Article III, Sec. 5.

**Budget and Recommendation:**
Budgeted: $1,000,000.00/ Actual Cost: up to $400,234.50
Mobility Impact Fees
ST2304
300-9595-572.63-00
Staff recommends **APPROVAL** of this request.

**Finance Director's Comments:**
Finance Director recommends **APPROVAL** of this item.

**Procurement Director's Comments:**

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
01/08/2026 - Final Action

**Attachments:**
1. Resolution No. 2026-006R

RESOLUTION NO. 2026-006R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, DETERMINING THE LOWEST, RESPONSIVE BIDDER WHOSE BID IS REASONABLE AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD, AND THE AWARD THEREOF IN REGARD TO INVITATION TO BID (ITB) NO. 2025-095 TO ALDI HOMES GROUP, INC., WHOSE SUBJECT MATTER IS MICHIGAN AVENUE PEDESTRIAN IMPROVEMENT PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CONTRACT RELATED DOCUMENTS WITHOUT INCREASING THE APPROVED PROJECT BUDGET, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, requested bids were received in response to ITB No. 2025-095 Michigan Avenue Pedestrian Improvement Project, and

WHEREAS, the bids have been regularly processed and reviewed, and recommendation has been made to City Council, by or at the direction of the City Manager, and full discussion having been held thereon, and

WHEREAS, the bid of Aldi Homes Group, Inc. was determined to be in the best interest of the City of St. Cloud, and

WHEREAS, in order to keep this project on schedule, the City Manager needs the authority to execute the construction agreement, required performance and payment bonds, construction change orders, amendments and other related construction contract documents as needed to expedite construction of the project up to the approved project budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The bid of Aldi Homes Group, Inc. for, made in response to said ITB No. 2025-095 is found to be the lowest, responsive, responsible, and/or otherwise, its acceptance is in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed, where appropriate, to execute a formal written agreement in the furtherance of obtaining the materials and/or services as approved by the City Attorney between the City of St. Cloud, Florida and Aldi Homes Group, Inc.

SECTION III. The City Manager or designee is authorized to execute required performance and payment bonds, construction change orders, amendments and other related construction contract documents as needed to expedite construction of the Michigan Avenue Pedestrian Improvement project up to the approved project budget.

SECTION IV. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or “confirmation letter” to said bidder upon a final review of the award process.

SECTION V. The City Manager is specifically authorized to withhold the formal written agreement upon determination of any matter or factor, hereafter coming to their attention, which may indicate such action is not in the City’s best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 8th day of January 2026.

CITY OF ST. CLOUD

ATTEST:

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

Daniel F. Mantzaris, City Attorney

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda Special Event Street Closure Approval

**Park & Recreation Agenda Item:**
Request Council's approval of the closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event.
**COST**: There is no cost associated with this item.
**This item is to approve a road closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event which is not included within the currently approved downtown road closure plans.**

**Strategic Key Focus Areas:**
Effective Community Safety

**Background Information:**
The City received a special event application proposing the closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue. This requested closure is not included within the currently approved downtown road closure plans.
Pursuant to Ordinance No. 2025-58, Section 30-19(14)(c), any request for street closures beyond the approved layouts requires City Council approval.
Staff reviewed the request during the Special Event Development Review Committee (DRC) meeting held on Tuesday, December 23, 2025. No concerns were identified regarding the proposed street closure.

**Legal Authority:**
Pursuant to Ordinance No. 2025-58, Section 30-19(14)(c)

**Budget and Recommendation:**
No cost associated with this item.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
Final Action 1/8/2026

**Attachments:**

1. Special Event Street Closure_2.1.2026_Staff Report
2. Music Fest - Civil War Day

**MEMORANDUM REPORT**
**FOR CITY COUNCIL**
**January 8, 2026**

**To:** Mayor Robertson and Council Members

**From:** Stephanie Holtkamp, Parks and Recreation Director

**Subject:** Special Event Street closure approval

**Date:** December 26, 2025

---

**REQUEST:**
Staff requests City Council approval for an additional street closure associated with a special event in the downtown area scheduled for February 1, 2026.

**BACKGROUND:**
The City received a special event application proposing the closure of 10th &11th Street between Massachusetts Avenue and New York Avenue. This requested closure is not included within the currently approved downtown road closure plans.

Pursuant to Ordinance No. 2025-58, Section 30-19(14)(c), any request for street closures beyond the approved layouts requires City Council approval.

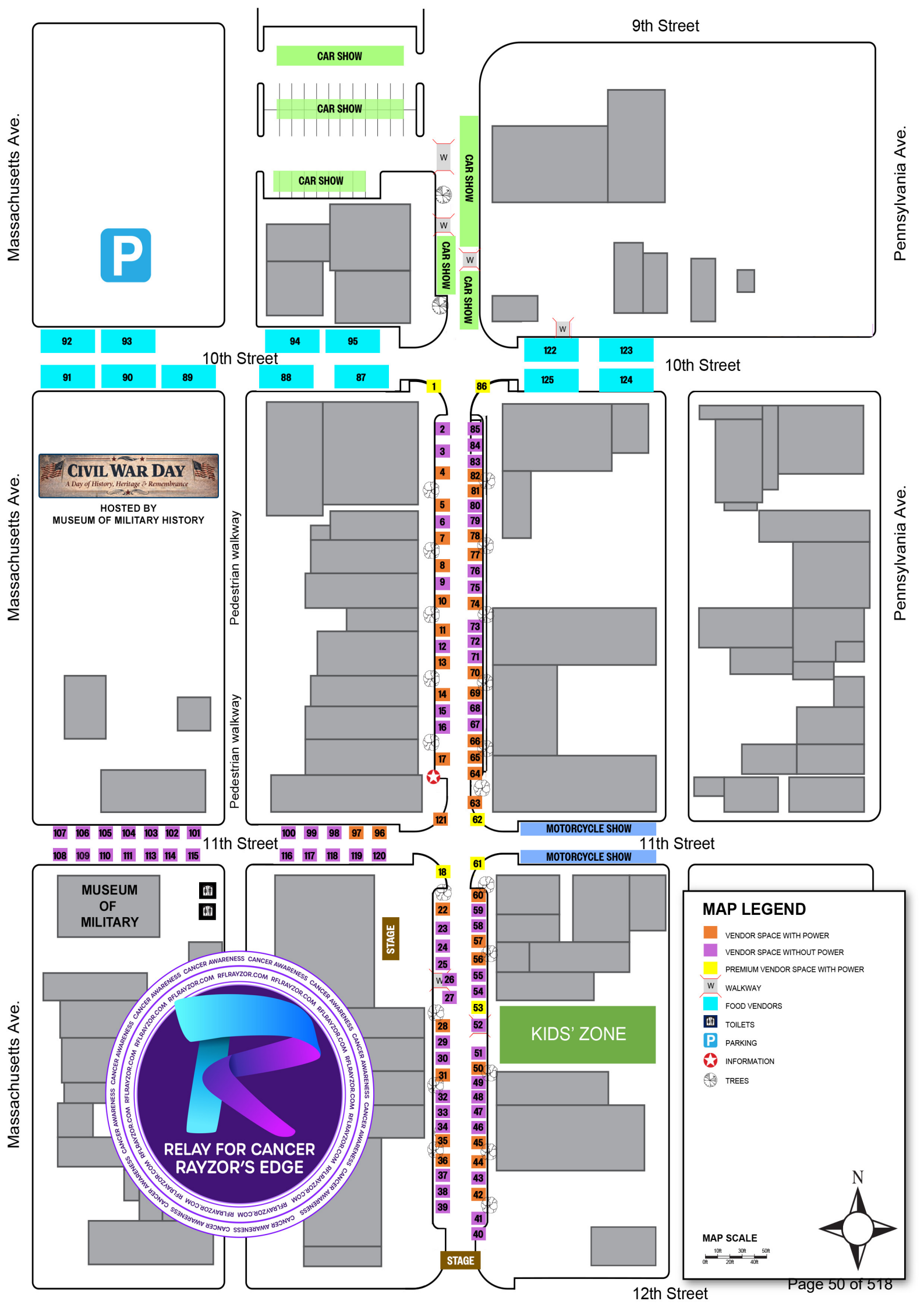
Staff reviewed the request during the Special Event Development Review Committee (DRC) meeting held on Tuesday, December 23, 2025. No concerns were identified regarding the proposed street closure.

**STRATEGIC PLAN GOALS:**
This item is consistent with the following City of St. Cloud Strategic Plan Goals:

- **Effective Community Safety –** Readiness for any emergency

**COST:** No Cost

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the additional Special Event Street Closure


9th Street
Massachusetts Ave.
Pennsylvania Ave.
CAR SHOW
CAR SHOW
CAR SHOW
CAR SHOW
CAR SHOW
CAR SHOW
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W
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W
92
93
94
95
122
123
10th Street
10th Street
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90
89
88
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125
124
1
86
CIVIL WAR DAY
A Day of History, Heritage & Remembrance
HOSTED BY
MUSEUM OF MILITARY HISTORY
Pedestrian walkway
Pedestrian walkway
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MOTORCYCLE SHOW
MOTORCYCLE SHOW
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11th Street
11th Street
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MUSEUM OF MILITARY
STAGE
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KIDS' ZONE
STAGE
CANCER AWARENESS CANCER AWARENESS CANCER AWARENESS RFLRAYZOR.COM RFLRAYZOR.COM RFLRAYZOR.COM
RELAY FOR CANCER
RAYZOR'S EDGE
MAP LEGEND
VENDOR SPACE WITH POWER
VENDOR SPACE WITHOUT POWER
PREMIUM VENDOR SPACE WITH POWER
W
WALKWAY
FOOD VENDORS
TOILETS
PARKING
INFORMATION
TREES
N
MAP SCALE
0ft
10ft
20ft
30ft
40ft
50ft
12th Street

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda
Preliminary Subdivision Plan for Puffin Road Commercial, PSP25-00004

**Community Development Agenda Item:**
Request for City Council's approval of a Preliminary Subdivision Plan for Puffin Road Commercial, PSP25-00004.
**COST:** No cost associated with this item.
**This item is to approve the Preliminary Subdivision Plan for Puffin Road Commercial, which establishes nine commercial development tracts, a lift station, and a stormwater pond tract on approximately +/- 39.94 acres of land located north of East Irlo Bronson Memorial Highway, east of Roper Road, west of Puffin Road, and south of Gold Crest Drive.**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
The subject property is generally located north of E Irlo Bronson Memorial Highway, east of Roper Road, west of Puffin Road, and south of Gold Crest Drive. Puffin Commercial Center consists of approximately +/- 39.94 acres of land with a Future Land Use designation of Commercial and a Highway Business "HB" zoning district.

The Preliminary Subdivision Plan consists of eleven (11) commercial tracts; nine (9) to be used for commercial development and two (2) to be developed for stormwater management and the lift station. All proposed lots are in compliance with the Highway Business "HB" zoning district standards and are consistent with the Preliminary Subdivision Plan standards set forth within the Land Development Code.

**Legal Authority:**
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5. and 2.4.6

**Budget and Recommendation:**
There is no cost associated with this item.

Staff reviewed this Preliminary Subdivision Plan on or before December 15, 2025 and recommends **APPROVAL** of the Puffin Commercial Center Preliminary Subdivision Plan (PSP25-00004).

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
1/8/26 - Final Action

**Attachments:**
1. 1. PSP25-00004 Puffin Commercial Center Staff Report 01.08.26 CC
2. 2. PSP25-00004 Puffin Commercial Center School Capacity Report
3. 3. PSP25-00004 Puffin Commercial Center Plans

# City Council Staff Report
## Meeting Date: January 8, 2026

**DRC Case No. /Ord. No.**
PSP25-00004

**Type of Application**
Preliminary Subdivision Plan

**Case Name**
Puffin Commercial Center

**Applicant/Agent**
Nim Robinson / Craig Zetwo

**Owner(s)**
SLS Investments of Central Florida, LLLP

**Address/Location**
North of E Irlo Bronson Memorial Highway, East of Roper Road, West of Puffin Road, and South of Gold Crest Drive

**Parcel ID No.**
05-26-31-0105-0001-0020 / 05-26-31-0105-0001-0010

**Total Land Area**
+/- 39.94 acres

**Project Planner**
Stephanie Streeter
Principal Planner




**Figure 1 – Aerial Map**

## Request
The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) establishing 11 commercial tracts on approximately +/- 39.94 acres of land known as Puffin Commercial Center. The subject property is shown in **Figure 1** above.

## Background
The subject property is generally located north of E Irlo Bronson Memorial Highway, east of Roper Road, west of Puffin Road, and south of Gold Crest Drive. Puffin Commercial Center consists of approximately +/- 39.94 acres of land with a Future Land Use designation of Commercial and a Highway Business "HB" zoning district.

The Preliminary Subdivision Plan consists of eleven (11) commercial tracts; nine (9) to be used for commercial development and two (2) to be developed for stormwater management and the lift station. All proposed lots are in compliance with the Highway Business "HB" zoning district standards and are consistent with the Preliminary Subdivision Plan standards set forth within the Land Development Code.

## Consistency With Strategic Plan Goals
The proposed Preliminary Subdivision Plan meets the intent of the following City of St. Cloud Strategic Goals:

• ***High-Performing Government:*** *Focus on the continuity and sustainability of core public services.*

## Staff Recommendation

Staff reviewed this Preliminary Subdivision Plan on or before December 15, 2025 and recommends **APPROVAL** of the Puffin Commercial Center Preliminary Subdivision Plan (PSP25-00004).

## City Council Requested Action

Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

**Attachments**

- Osceola County School Capacity Report
- Puffin Commercial Center Preliminary Subdivision Plans

# THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
## PLANNING SERVICES DEPARTMENT
## SCHOOL CAPACITY REPORT

SDOC#: 2022/23-0095

DRC#: PSP25-00004

Current FLU: COMM
Requested FLU: N/A

PROJECT NAME: Puffin Commercial Center

Current Zoning: HB
Requested Zoning: N/A

PROJECT LOCATION: 0 Puffin Rd., St. Cloud, 34771

COMMENTS DUE DATE: 10.07.25

PID: 05-26-31-0105-0001-0010 / 0020

This PSP application for commercial development has no impact on public school capacity.

# PRELIMINARY SUBDIVISION PLAN
FOR
# PUFFIN ROAD COMMERCIAL

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

811 Know what's **below.** **Call** before you dig.

LEGAL DESCRIPTION

LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA.

PID# 05-26-31-0105-0001-0010
PID# 05-26-31-0105-0001-0020

SECTION 05, TOWNSHIP 26 S, RANGE 31 E
CITY OF ST. CLOUD, FLORIDA
AUGUST 2025

| DRAWING INDEX | |
|---|---|
| Sheet Number | Sheet Title |
| C-01 | COVER SHEET |
| C-02 | BOUNDARY & TOPOGRAPHIC SURVEY |
| C-03 | EXISTING SITE CONDITIONS |
| C-04 | OVERALL PRELIMINARY SUBDIVISION PLAN |
| C-05 | SITE DIMENSION PLAN 1 |
| C-06 | SITE DIMENSION PLAN 2 |
| C-07 | TYPICAL SECTIONS |
| C-08 | SPECIFICATIONS |
| LP001 | PLANT SCHED |
| LP002 | LANDSCAPE REQS |
| LP003 | TREE MIT PLAN |
| LP004 | TREE MIT CALCS |
| LP005 | TREE PROT |
| LP006 | LANDSCAPE NOTES |
| LP101-LP112 | LANDSCAPE PLAN |
| LP201 | LANDSCAPE DETS |
| ST101-ST105 | STREET TREE PLAN |


PREPARED FOR:
NIM ROBINSON
FERBER CONSTRUCTION MANAGEMENT, LLC
151 SAWGRASS CORNERS DRIVE, SUITE 202
PONTE VEDRA BEACH, FL 32082
nrobinson@ferbercompany.com


LOCATION MAP




SITE LOCATION

SITE INFORMATION:

1.) OWNER:
SLS INVESTMENTS OF CENTRAL FLORIDA, LLLP
2725 13TH STREET
ST. CLOUD, FL 34769

OWNER:
DD RETAIL ST CLOUD, LLC
3300 NE EXPRESS WAY BLDG. L
ATLANTA, GA 30341

PREPARED FOR:
SOUTHEAST INVESTMENTS, INC (FERBER)
NIM ROBINSON
151 SAWGRASS CORNERS DRIVE, SUITE 202
EMAIL: JSHELTON@HATHAWAYCOMPANIES.COM

2.) OBJECTIVES:
APPROVAL OF PRELIMINARY SUBDIVISION PLAN TO SUBDIVIDE TWO PARCELS INTO 11 COMMERCIAL FUTURE DEVELOPMENT TRACTS.

3.) THE EXISTING ZONING FOR THIS SITE IS: HB (HIGHWAY BUSINESS)
THE FUTURE LAND USE FOR THIS SITE IS: COM (COMMERCIAL)

4.) 11 LOTS AND THE ASSOCIATED RIGHT OF WAY DEDICATION TO OSCEOLA COUNTY

5.) SETBACK:
FRONT..... 25'
REAR ..... 15'
STREET SIDE ..... 25'
SIDE..... 10'
ADJACENT TO RESIDENTIAL ZONING .... 30'

6.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS ARISE NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

7.) TRIP GENERATION:
REFER TO THE ITE.

8.) THIS SITE WILL BE DEVELOPED IN ONE PHASE.

9.) THE PROPOSED DEVELOPMENT WILL BE SUPPLIED WITH WATER, SEWER AND RE-USE PROVIDED BY CITY OF ST. CLOUD.

10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FIRM MAP NO. 12097C0280 G, EFFECTIVE 6-18-2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

11.) MAXIMUM BUILDING HEIGHT: NO LIMIT PER LDC.

THE FOLLOWING LIST OF CONTACTS IS BASED UPON INFORMATION FROM SUNSHINE STATE ONE CALL OF FLORIDA, INC. AND THE BEST AVAILABLE INFORMATION AT THE TIME. THE CONTRACTOR SHALL COMPLETE THEIR OWN DUE DILIGENCE TO ENSURE THERE ARE NO ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. IF ADDITIONAL UTILITIES ARE DISCOVERED, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION:

**1. WATER, SANITARY SEWER & RECLAIM**
**TOHO WATER AUTHORITY**
**951 MARTIN LUTHER KING BLVD.**
**TEL.: (407) 944-5000**

**2. ELECTRIC**
**ORLANDO UTILITIES COMMISSION**
**2903 17TH ST**
**ST. CLOUD, FL 34769**
**(407) 957-7231**

**3. CABLE TELEVISION**
**BRIGHT HOUSE NETWORKS**
**3767 ALL AMERICAN BLVD**
**ORLANDO, FL 32810**
**(407) 532-8509**

**4. TELEPHONE**
**COMCAST COMMUNICATIONS**
**8130 CR. 44, LEG A**
**LEESBURG, FL 34768**
**(352) 315-8528**

**5. CENTURYLINK**
**33 N. MAIN ST**
**WINTER GARDEN, FL 34787**
**(407) 814-5344**

**7. CITY OF ST CLOUD ENGINEERING**
**1300 9TH STREET**
**ST. CLOUD, FL 34769**
**407-957-7269**

**8. FDOT ITS INFRASTRUCTURE**
**(AGENCY MAY NOT BE INCLUDED IN 811)**
**CONTACT DIRECTLY: DANIEL SIMPSON**
**PHONE NUMBER: 321-257-7271**

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| 1 | 10-16-25 | REVISED PER CITY COMMENTS | MW |

PREPARED BY:


8 BROADWAY AVE. KISSIMMEE, FLORIDA 34741-5481
PHONE: (407) 847-9433 FAX: (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.


This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

PSP25-00004
HWA JOB # 5450-05
SHEET C-01 OF C-08 (1)


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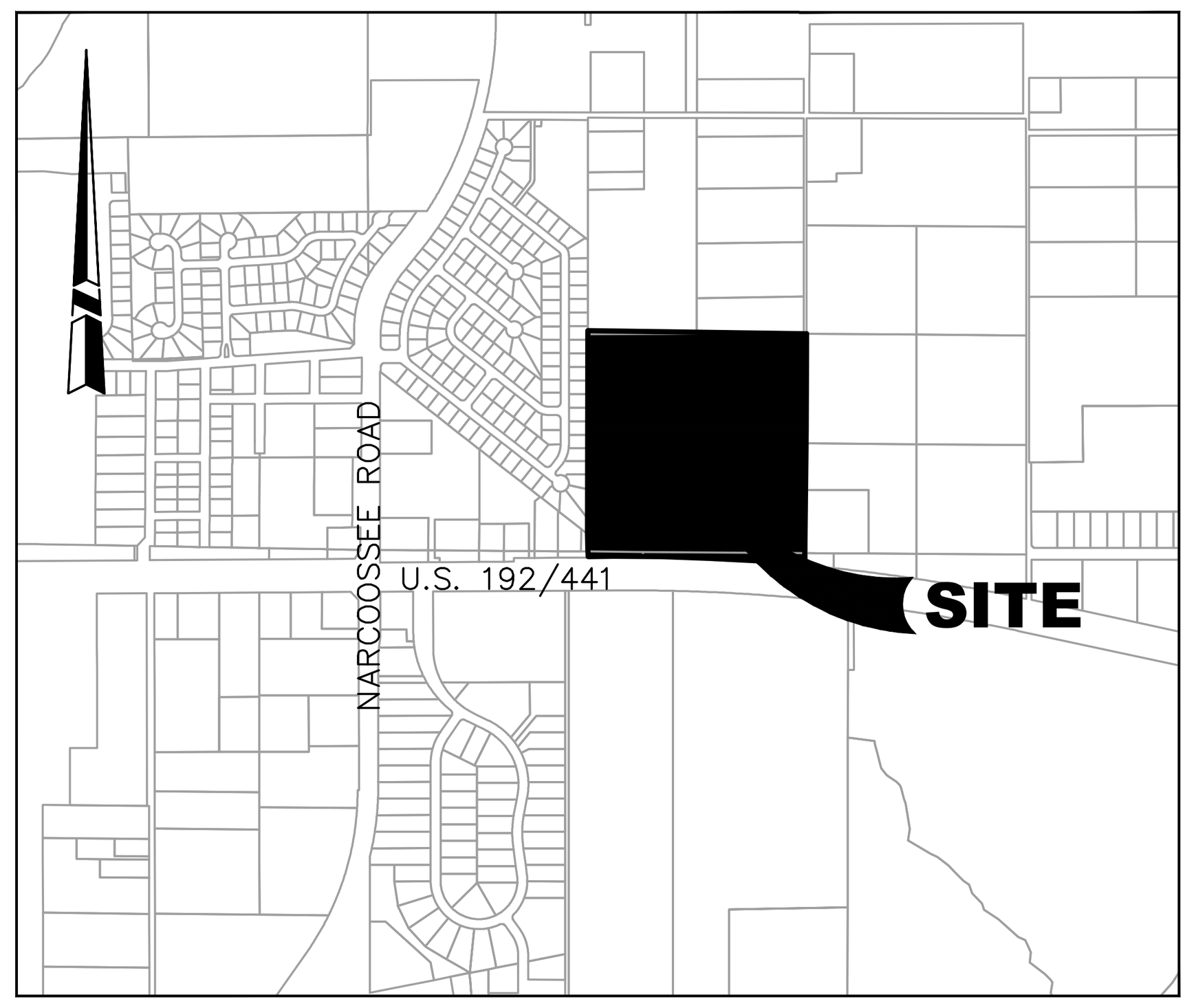
\\HWA-DC1\PROJECTS\5450-05 PUFFIN ROAD COMMERCIAL\CIVIL\PLOT\5450-05 COVER.dwg, 10/16/2025 2:58:47 PM, Adobe PDF

# PLAT OF SURVEY




LOCATION MAP
NOT TO SCALE

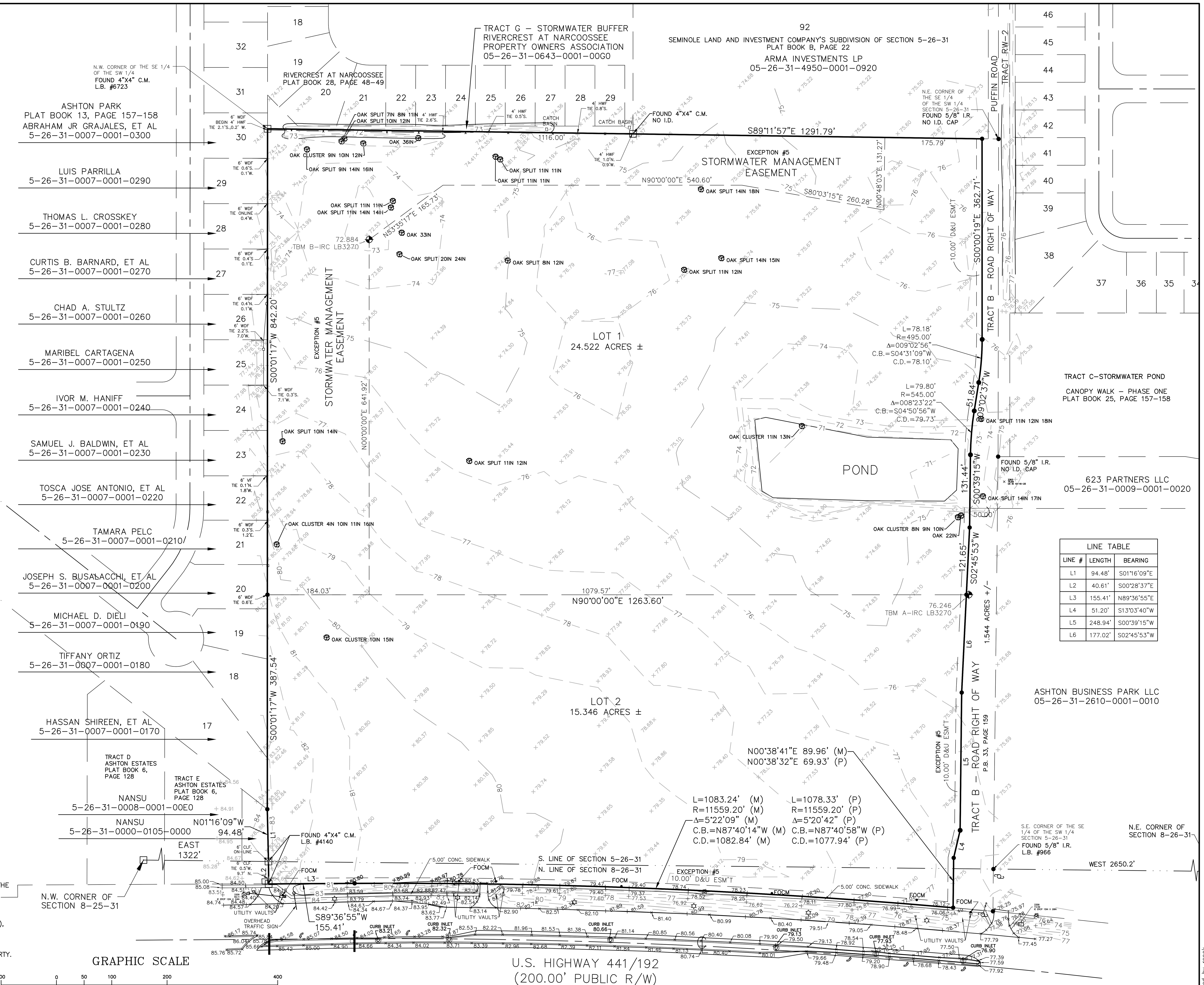
LEGAL DESCRIPTION:

LOTS 1 AND 2 OF EXCHANGE AT SAINT CLOUD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

TITLE EXCEPTION NOTES TO THE BII EXCEPTIONS CONTAINED IN THE STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NUMBER 25000030836, EFFECTIVE DATE AUGUST 28, 2025 @ 8:00 A.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
2. STANDARD EXCEPTIONS:
   a. rights or claims of parties in possession not shown by the public records.
   b. easements, or claims of easements, not shown by the public records.
   c. encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
   d. any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   e. any adverse ownership claim by the state of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
3. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 33, PAGE 159, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, AS SHOWN)
6. MASTER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6392, PAGE 2439, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
7. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85–14 RECORDED 08/06/1985 IN OFFICIAL RECORDS BOOK 781, PAGE 2898, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
8. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85–Q, RECORDED 09/03/1985 IN OFFICIAL RECORDS BOOK 783, PAGE 2351, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
9. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 2005–112, RECORDED 03/28/2006 IN OFFICIAL RECORDS BOOK 3108, PAGE 1667, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
10. ST. CLOUD, FLORIDA RESOLUTION NO. 2022–184R, RECORDED 10/06/2022 IN OFFICIAL RECORDS BOOK 6295, PAGE 2021, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
11. TOHOPEKALIGA WATER AUTHORITY WATER, REUSE, AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 64, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
12. TOHOPEKALIGA WATER AUTHORITY SUBMETERING AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 77, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
   (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
13. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.
14. AS TO SCHEDULE B–II, ITEM 4, SATISFACTORY EVIDENCE OF PAYMENT OF ANY MUNICIPAL LIENS OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS OR ASSESSMENTS, AS PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. A MUNICIPAL LIEN SEARCH WILL NEED TO BE ORDERED AND WILL TAKE 10 TO 15 BUSINESS DAYS TO COMPLETE. SUGGESTED VENDORS ARE:




| LINE # | LENGTH | BEARING |
|---|---|---|
| L1 | 94.48' | S01°16'09"E |
| L2 | 40.61' | S00°28'37"E |
| L3 | 155.41' | N89°36'55"E |
| L4 | 51.20' | S13°03'40"W |
| L5 | 248.94' | S00°39'15"W |
| L6 | 177.02' | S02°45'53"W |

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, RANGE 26 SOUTH, RANGE 31, EAST, BEING N89°11'57"E.
2. ALL COURSES AND DISTANCES SHOWN HEREON, ARE MEASURED UNLESS OTHERWISE STATED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12097C0280 G, COMMUNITY NO. 120189, EFFECTIVE JUNE 18, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. LOT 1 IS ADJACENT AND CONTIGUOUS TO A PUBLICLY DEDICATED RIGHT–OF–WAY AND HAS LEGAL AND PHYSICAL ACCESS TO U.S. HIGHWAY 441/192 AND PUFFIN ROAD VIA TRACT B, EXCHANGE AT SAINT CLOUD AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY. TRACT B IS A PUBLICLY DEDICATED ROAD RIGHT–OF–WAY LYING TO THE EAST OF THE PROPERTY.
5. LOT 2 HAS DIRECT ACCESS TO U.S. HIGHWAY 441/192.
6. LOTS 1 AND 2 ARE CONTIGUOUS ALONG COMMON BOUNDARY LINES WITHOUT GAP, GORE, OVERLAP OR HIATUS.
7. ADDRESS OF PHYSICAL LOCATION IS EAST IRLO BRONSON MEMORIAL HIGHWAY, SAINT CLOUD, FLORIDA 34771
8. AS TO ITEMS 7, 8, 9, & 16 OF TABLE A, THE SUBJECT PROPERTY IS AN ABANDONED ORANGE GROVE, VOID OF ANY IMPROVEMENTS AND WITH NO SIGNS OF EARTH MOVING AT THE TIME OF SURVEY.

AC = AIR CONDITIONER
BFP = BACK FLOW PREVENTER
BK = BOOK
BLDG. = BUILDING
BM. = BENCHMARK
BOC = BACK OF CURB
BOL = BOLLARD
BWF = BARB WIRE FENCE
BX = BOX
C.H. = CHORD BEARING
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.D. = CHORD DISTANCE
C.E. = COMMON ELEMENT
CLF. = CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CMP = CORREGATED METAL PIPE
C.O. = CLEAN OUT
COM. = COMMUNICATION
CONC. = CONCRETE
CLP = CONCRETE LIGHT POLE
CPP = CONCRETE POWER POLE
CR = CABLE RISER
C.S. = CONTROL STRUCTURE
D = DRAINAGE
DBH = DIAMETER AT BREAST HEIGHT
DCO = DRAINAGE CLEAN OUT
DIA. = DIAMETER
DMH = DRAIN MANHOLE
E = ELECTRIC
EB = ELECTRIC BOX
EL. = ELEVATION
EMH = ELECTRIC MAN HOLE
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ERCP= ECLIPTAL REINFORCED CONC. PIPE
ESM'T = EASEMENT
FDC = FIRE DEPARTMENT CONNECTION
F.F.E. = FINISH FLOOR ELEVATION
F.M. = FORCED MAIN
FND = FOUND
FOC = FACE OF CURB
FOCM = FIBER OPTIC CABLE MARKER
FOCV = FIBER OPTIC CABLE VAULT
G = GAS
GA = GUY ANCHOR
GM = GAS MARKER
GPST = GATE POST
GR = GUARD RAIL
GW = GUY WIRE
GV = GAS VALVE
HC = HANDICAP
HWA = HANSON, WALTER & ASSOCIATES
HWF = HOG WIRE FENCE
HYD = FIRE HYDRANT
I.C.V. = IRRIGATION CONTROL VALVE
I.D. = IDENTIFICATION
IE. = INVERT
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH
L.B. = LICENSED SURVEYING BUSINESS
L.C.E. = LIMITED COMMON ELEMENT
L.S. = LICENSED SURVEYOR
MB = MAIL BOX
MES. = MITERED END SECTION
MTL = METAL
MKR. = MARKER
N.T.S. = NOT TO SCALE
N.R. = NON–RADIAL
N&D = NAIL AND DISC
OE = OVERHEAD ELECTRIC
O/S = OFFSET
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PR = PHONE RISER
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.T. = POINT OF TANGENCY
PVC = POLY VINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RCW = RECLAIM WATER
RCWV = RECLAIM WATER VALVE
RES. = RESIDENCE
RGE = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
RU = RE–USE LINE
R/W = RIGHT OF WAY
SCO = SEWER CLEAN OUT
SEC = SECTION
SS = SANITARY SEWER
SV = SEWER VALVE
SW = SIDEWALK
T = TANGENT LENGTH OF CURVE
TBM = TEMPORARY BENCHMARK
TEL = TELEPHONE
TOB = TOP OF BANK
TOG = TOP OF GRATE
TOS = TOE OF SLOPE
TR. = TRAFFIC
TRAN = TRANSFORMER
TWP = TOWNSHIP
U = UTILITY
UG = UNDERGROUND
W = WATER
WDF = WOOD FENCE
WF = WIRE FENCE
WG = WATER GATE
WK = WALK
WLF = WETLAND FLAG
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
W/ = WITH
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
∘ = PK NAIL
⊡ = CONCRETE MONUMENT
◉ = NAIL & DISC
○ = IRON PIPE
● = FND 5/8" IRON ROD & CAP L.B. #3270 (UNLESS NOTED OTHERWISE)
= FIRE HYDRANT

OE — OVERHEAD ELECTRIC LINE
OHW — OVERHEAD WIRE
G — GAS LINE
W — WATER LINE
BUILDING SETBACK LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
TREE
CABLE BOX
VALVE(W/NOTE)
PARKING SPACES
SIGN
TEMPORARY BENCHMARK

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19, AND 20, of Table A thereof.

The field work was completed on October 9, 2025.
Date of Plat or Map: October 16, 2024.

John M. Hughes, P.S.M. # 6367 Date Signed

| | | | | | |
|---|---|---|---|---|---|
| DESIGN N/A | FB# DCF | SEC 5 | 10/30/25 | RC | UPDATED ALTA SURVEY |
| DRAWN R.C. | PAGE DCF | TWP 26 S. | DATE | BY | REVISIONS |
| CK'D J.H. | SCALE 1" = 100' | RGE 31 E. | | | |
| CAD# 5450–6 | DATE OF SURVEY 10–09–25 | | | | |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741
PHONE (407) 847–9433 FAX (407) 847–2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT, LLC

ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
C-02
JOB# 5450–06

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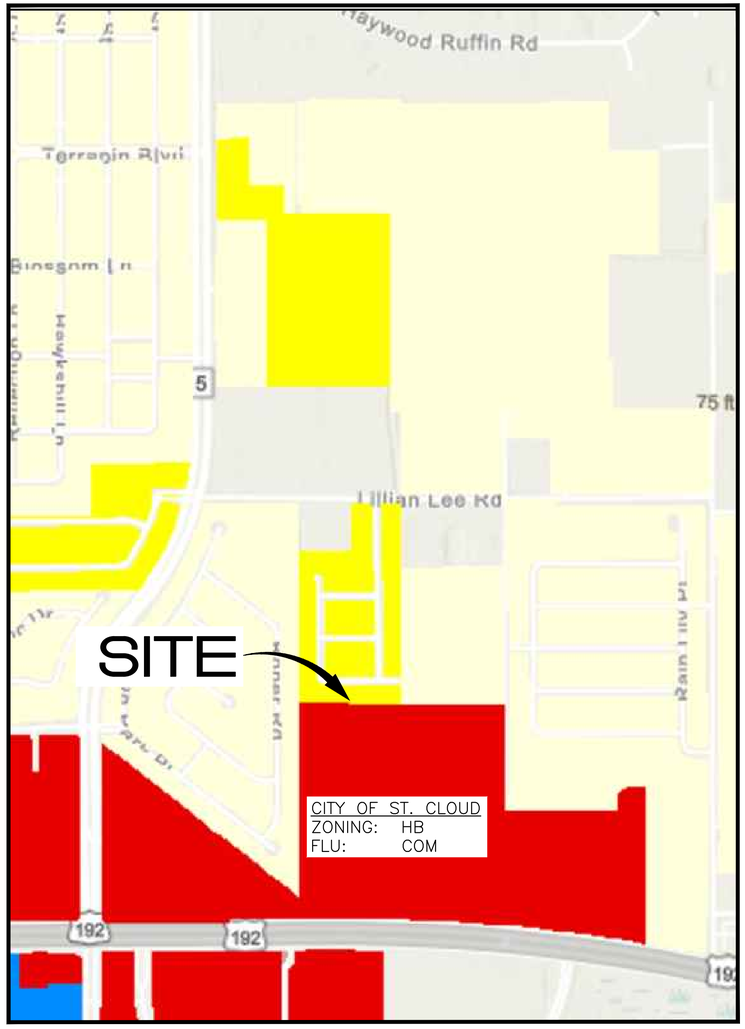
I:\5450–06\SURVEY1\CADD\BT&T\5450–06_Alta.dwg * Oct 30, 2025–3:01pm * plotted by rcook




AERIAL MAP




FUTURE LAND USE & ZONING EXHIBIT

THE EXISTING ZONING FOR THIS SITE IS: HB (HIGHWAY BUSINESS)
THE FUTURE LAND USE FOR THIS SITE IS: COM (COMMERCIAL)




SOIL MAP

SOILS TYPE (PER SOIL SURVEY OF OSCEOLA CO., FL DATED APRIL, 1979)
22 MYAKKA FINE SAND, 0 TO 2 PERCENT SLOPES
34 POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
43 ST. LUCIE FINE SAND, 0 TO 5 PERCENT SLOPES
44 TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES

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| | | | | | |
|---|---|---|---|---|---|
| DESIGN MW | F.B. NO. – | SEC. 5 & 8 | | | |
| DRAWN RS | PAGE – | TWP. 26S | | | |
| CHECKED RN | SCALE AS SHOWN | RANGE 31 E | | | |
| CAD# (see stamp) | DATE 10/16/25 | | DATE | BY | REVISIONS |

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PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR
PUFFIN ROAD COMMERCIAL

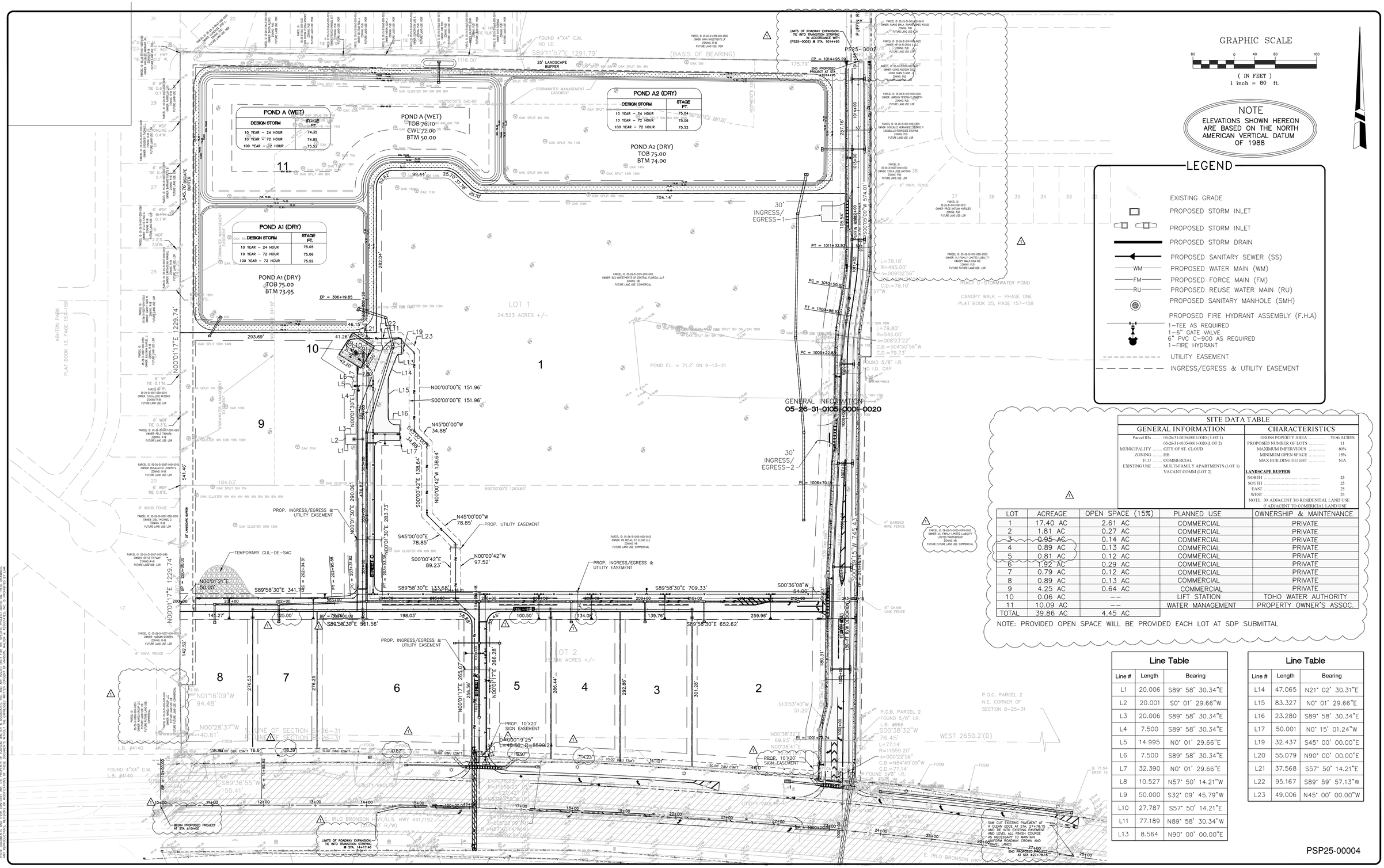
EXISTING SITE CONDITIONS

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO C-03 of C-08
JOB NO 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5645-05 EXISTING CONDITIONS PSP.dwg • Oct 16, 2025–3:40pm • plotted by RSouser




## SITE DATA TABLE

| GENERAL INFORMATION | |
|---|---|
| Parcel IDs | 05-26-31-0105-0001-0010 ( LOT 1) |
| | 05-26-31-0105-0001-0020 (LOT 2) |
| MUNICIPALITY | CITY OF ST. CLOUD |
| ZONING | HB |
| FLU | COMMERCIAL |
| EXISTING USE | MULTI-FAMILY APARTMENTS (LOT 1) |
| | VACANT COMM (LOT 2) |

| CHARACTERISTICS | |
|---|---|
| GROSS POPERTY AREA | 39.86 ACRES |
| PROPOSED NUMBER OF LOTS | 11 |
| MAXIMUM IMPERVIOUS | 80% |
| MINIMUM OPEN SPACE | 15% |
| MAX BUILDING HEIGHT | N/A |
| **LANDSCAPE BUFFER** | |
| NORTH | 25 |
| SOUTH | 25 |
| EAST | 25 |
| WEST | 25 |

NOTE: 30' ADJACENT TO RESIDENTIAL LAND USE
0' ADJACENT TO COMERICIAL LAND USE

| LOT | ACREAGE | OPEN SPACE (15%) | PLANNED USE | OWNERSHIP & MAINTENANCE |
|---|---|---|---|---|
| 1 | 17.40 AC | 2.61 AC | COMMERCIAL | PRIVATE |
| 2 | 1.81 AC | 0.27 AC | COMMERCIAL | PRIVATE |
| 3 | 0.95 AC | 0.14 AC | COMMERCIAL | PRIVATE |
| 4 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 5 | 0.81 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 6 | 1.92 AC | 0.29 AC | COMMERCIAL | PRIVATE |
| 7 | 0.79 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 8 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 9 | 4.25 AC | 0.64 AC | COMMERCIAL | PRIVATE |
| 10 | 0.06 AC | –– | LIFT STATION | TOHO WATER AUTHORITY |
| 11 | 10.09 AC | –– | WATER MANAGEMENT | PROPERTY OWNER'S ASSOC. |
| TOTAL | 39.86 AC | 4.45 AC | | |

NOTE: PROVIDED OPEN SPACE WILL BE PROVIDED EACH LOT AT SDP SUBMITTAL

### Line Table

| Line # | Length | Bearing |
|---|---|---|
| L1 | 20.006 | S89° 58' 30.34"E |
| L2 | 20.001 | S0° 01' 29.66"W |
| L3 | 20.006 | S89° 58' 30.34"E |
| L4 | 7.500 | S89° 58' 30.34"E |
| L5 | 14.995 | N0° 01' 29.66"E |
| L6 | 7.500 | S89° 58' 30.34"E |
| L7 | 32.390 | N0° 01' 29.66"E |
| L8 | 10.527 | N57° 50' 14.21"W |
| L9 | 50.000 | S32° 09' 45.79"W |
| L10 | 27.787 | S57° 50' 14.21"E |
| L11 | 77.189 | N89° 58' 30.34"W |
| L13 | 8.564 | N90° 00' 00.00"E |

### Line Table

| Line # | Length | Bearing |
|---|---|---|
| L14 | 47.065 | N21° 02' 30.31"E |
| L15 | 83.327 | N0° 01' 29.66"E |
| L16 | 23.280 | S89° 58' 30.34"E |
| L17 | 50.001 | N0° 15' 01.24"W |
| L19 | 32.437 | S45° 00' 00.00"E |
| L20 | 55.079 | N90° 00' 00.00"E |
| L21 | 37.568 | S57° 50' 14.21"E |
| L22 | 95.167 | S89° 59' 57.13"W |
| L23 | 49.006 | N45° 00' 00.00"W |

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| DESIGN | MW | F.B. NO. | – | SEC. | 5 & 8 |
| DRAWN | RS | PAGE | – | TWP. | 26 S |
| CHECKED | RN | SCALE | AS SHOWN | RANGE | 31 E |
| CAD# | (see stamp) | DATE | 11/4/25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |

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PHONE: (407) 847-0433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

OVERALL PRELIMINARY SUBDIVISION PLAN

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

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1 SHEET NO C-04 of C-08
JOB № 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 PRELIMINARY SUBDIVISION PLAN.dwg • Nov 06, 2025–2:04pm • plotted by RNewberry

GENERAL NOTES:

1.) SETBACK:

| | |
|---|---|
| FRONT | 25' |
| REAR | 15' |
| STREET SIDE | 25' |
| SIDE | 10' |
| ADJACENT TO RESIDENTIAL ZONING | 30' |

2.) MAXIMUM LOT IMPERVIOUS AREA 80%.

LEGEND

- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER (SS)
- WM — PROPOSED WATER MAIN (WM)
- FM — PROPOSED FORCE MAIN (FM)
- RU — PROPOSED REUSE WATER MAIN (RU)
- PROPOSED SANITARY MANHOLE (SMH)
- PROPOSED FIRE HYDRANT ASSEMBLY (F.H.A) 1-TEE AS REQUIRED, 1-6" GATE VALVE, 6" PVC C-900 AS REQUIRED, 1-FIRE HYDRANT
- UTILITY EASEMENT
- INGRESS/EGRESS & UTILITY EASEMENT
- SET BACK LINE

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

POND A (WET)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.22 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.34 |

POND A (WET)
TOB 76.10
CWL 72.00
BTM 50.00

POND A2 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.51 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.35 |

POND A2 (DRY)
TOB 74.50
BTM 73.00

POND A1 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.55 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.35 |

POND A1 (DRY)
TOB 74.50
BTM 73.00

PUFFIN ROAD (50'-100' R/W DEDICATION)
PS25-0002
LIMITS OF ROADWAY EXPANSION, TIE INTO TRANSITION STRIPING IN ACCORDANCE WITH (PS25-0002) @ STA. 1014+95
END PROPOSED PROJECT AT STA ±1014+95
EP = 1014+89.83
S89°11'57"E 1291.79'
(BASIS OF BEARING)
FOUND 4"X4" C.M. NO I.D.
FOUND 5/8" I.R. NO I.D. CAP
N90°00'00"E 540.60'
S00°48'03"E 260.28'
N89°59'59"E 704.14'
N00°01'17"E 1229.74'
S00°01'17"W 545.76'
N90°00'00"E 641.92'
N00°00'00"E 282.04'
N90°00'00"W 334.95'
S89°11'57"W 1116.00'
25' LANDSCAPE BUFFER
25' STREET SIDE SETBACK
25' FRONT SETBACK
15' REAR SETBACK
10' SIDE SETBACK
30' ADJACENT RESIDENTIAL ZONING
LOT 11 ACRES: 10.09± AREA: 439531 Sq. Ft.±
LOT 10 ACRES: 0.06± AREA: 2500 Sq. Ft.±
LOT 1 24.523 ACRES +/-
LOT 1 ACRES: 17.40± AREA: 758082 Sq. Ft.±
PARCEL ID: 05-26-31-0105-0001-0010 OWNER: SLS INVESTMENTS OF CENTRAL FLORIDA LLLP LAND USE: HB ZONING: COM
PARCEL ID: 05-26-31-4950-0001-0920 OWNER: ARMA INVESTMENTS LP LAND USE: R-HB ZONING: LDR
PROPOSED 8" WM
PROPOSED 6" RU
PROP. UTILITY EASEMENT
PROP. INGRESS/EGRESS & UTILITY EASEMENT
L=78.18' R=495.00' Δ=009°02'56" C.B.=S04°31'09"W C.D.=78.10'
L=79.80' R=545.00' Δ=008°23'22" C.B.=S04°50'56"W C.D.=79.73'
POND EL. = 71.2' ON 9-13-21
STORMWATER MANAGEMENT EASEMENT
EP = 306+19.85
PC = 1010+61.81
PT = 1009+81.63
PT = 1011+39.61
PC = 1009+81.63
PSP25-00004

MATCH SEE SHEET C-06

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| DRAWN | RS | PAGE | – | TWP. | 26 S |
| CHECKED | RN | SCALE | AS SHOWN | RANGE | 31 E |
| CAD# | (see stamp) | DATE | 10/16/25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |

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PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
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PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

SITE DIMENSION PLAN 1

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SHEET NO. C-05 of C-08
JOB NO. 5450-05

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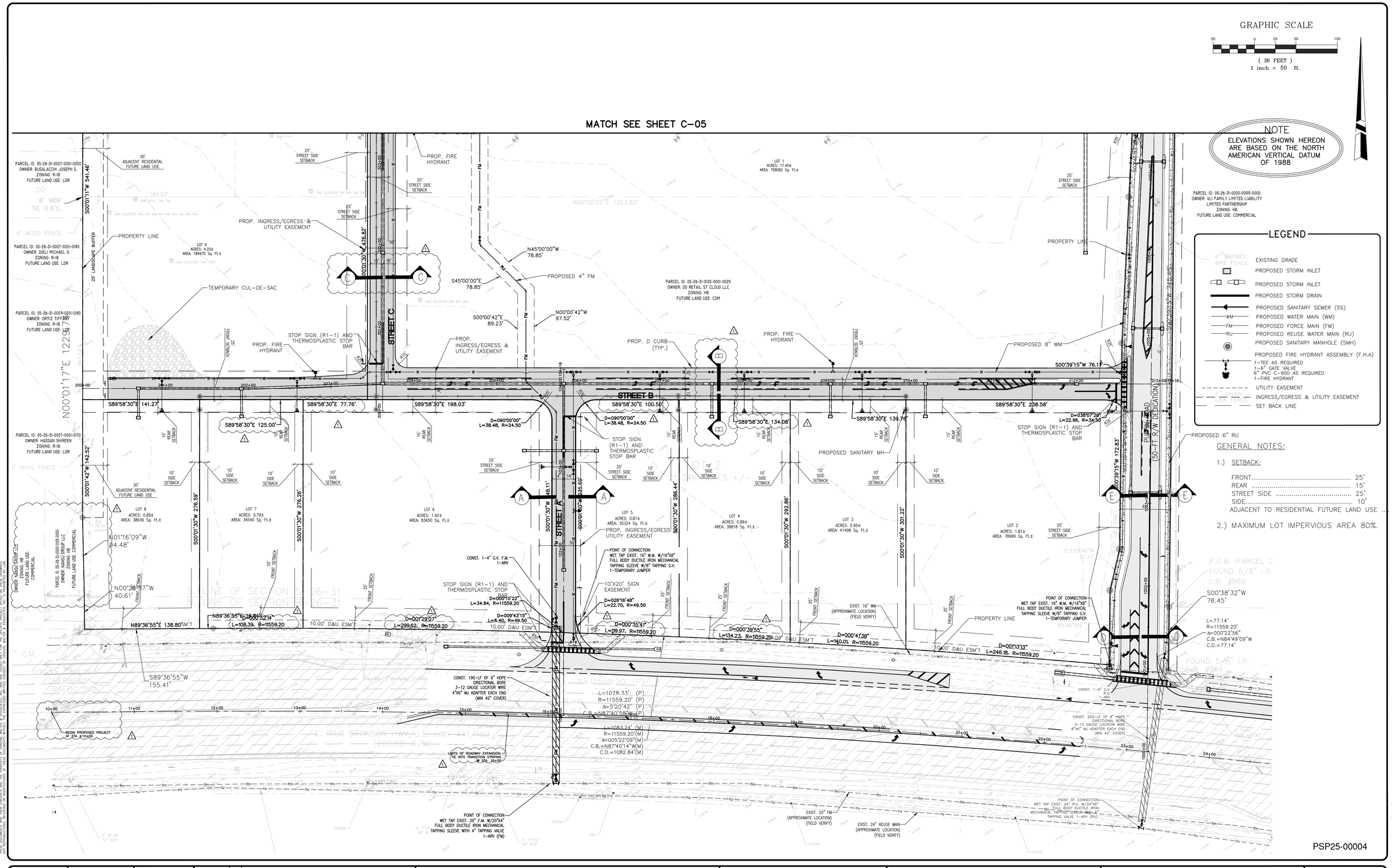


| | | | | | |
|---|---|---|---|---|---|
| DESIGN MW | F.B. NO. – | SEC. 5 & 8 | | | |
| DRAWN RS | PAGE – | TWP. 26 S | | | |
| CHECKED RN | SCALE AS SHOWN | RANGE 31 E | | | |
| CAD# (see stamp) | DATE 11/4/25 | | 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |
| | | | DATE | BY | REVISIONS |

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PHONE: (407) 847-9433
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PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

SITE DIMENSION PLAN 2

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JOB No 5450-05

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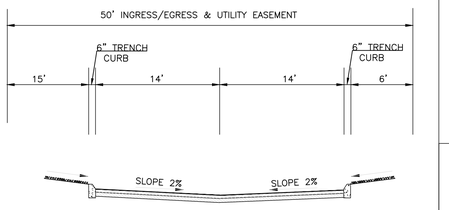
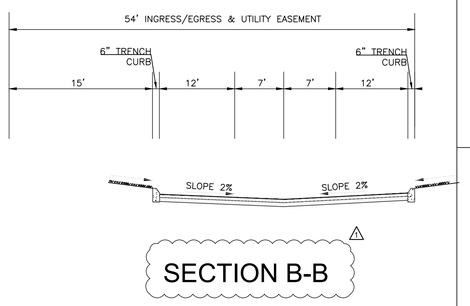
NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988




SECTION A-A

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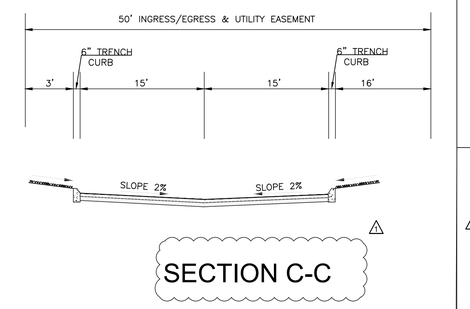
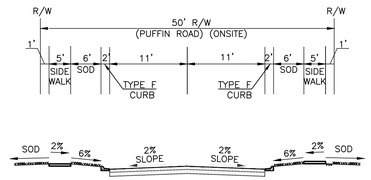
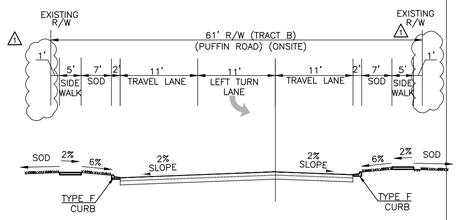



SECTION C-C



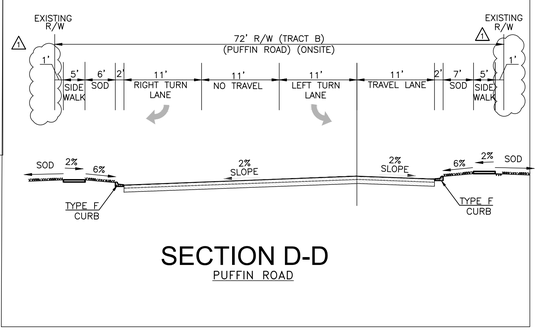

SECTION F-F

PUFFIN ROAD

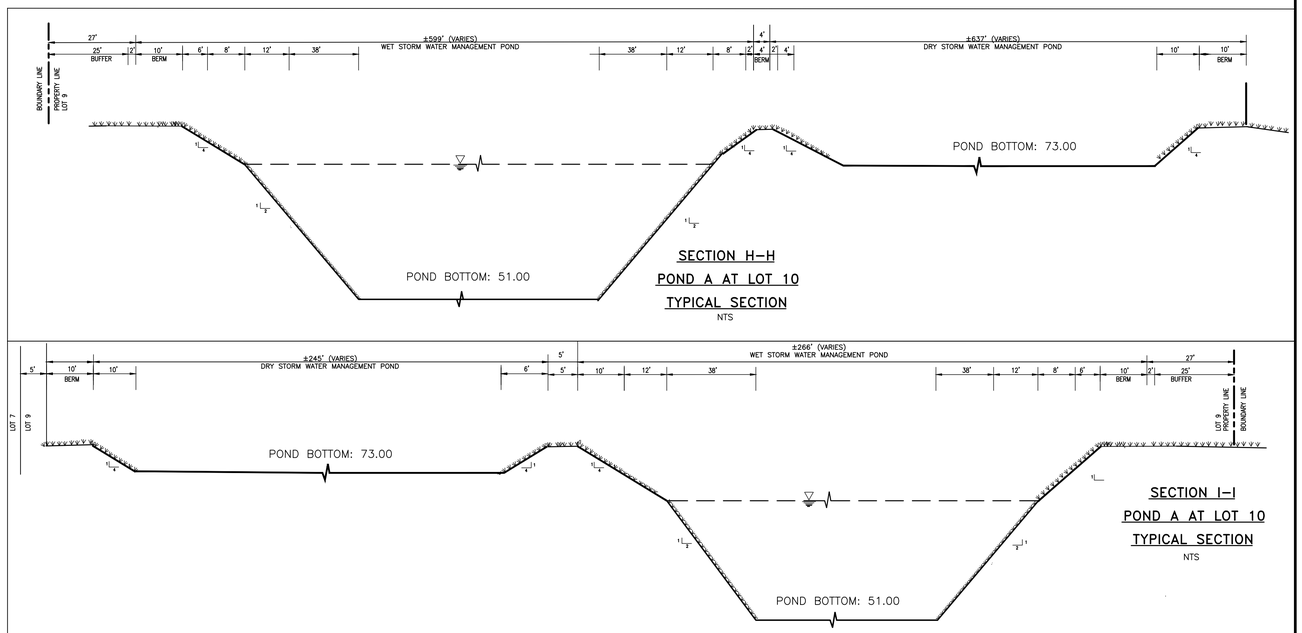



PUFFIN ROAD

SECTION E-E



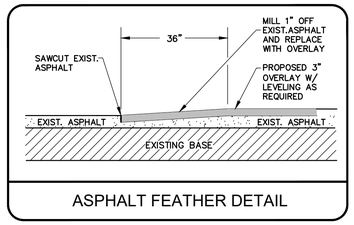

SECTION D-D
PUFFIN ROAD




SECTION H–H
POND A AT LOT 10
TYPICAL SECTION
NTS




SECTION I–I
POND A AT LOT 10
TYPICAL SECTION
NTS

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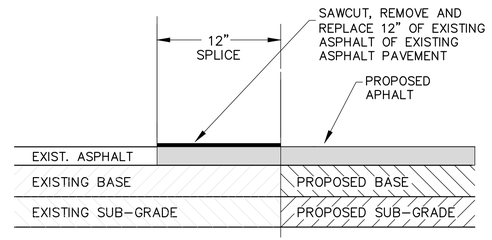


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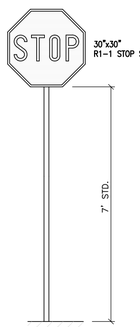


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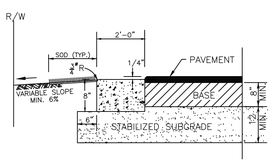


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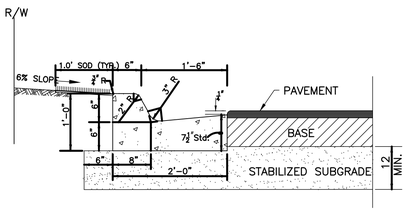


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8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

TYPICAL SECTIONS

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

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JOB No 5450-05

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**GENERAL CONSTRUCTION NOTES:**

1. 1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)
   OR NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS SHOWN ON THE COVER SHEET.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES. IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CALL "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT ONLY THOSE INCLUDED IN THE "SUNSHINE" PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES (ABOVE OR BELOW GROUND) THAT MAY OCCUR AS A RESULT OF THE WORK PREFORMED BY THE CONTRACTOR.
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE GOVERNING MUNICIPALITY COUNTY, THE UTILITY PROVIDED, THE CITY, FDOT AND WATER MANAGEMENT DISTRICT AS APPLICABLE BY JURISDICTION.
10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS, WHICH ARE FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
11. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTORS PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. WORK PREFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
13. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.
16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUT, REGRADING, RESEEDING AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
20. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
21. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
22. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
23. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
24. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
25. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.
26. POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.
27. POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.
28. ALL BUFFER WALL ELEVATIONS MUST COMPLY TO LAND DEVELOPMENT CODE 10.9.A.P. BUFFER WALL SHALL BE A MINIMUM OF 6' IN HEIGHT AS MEASURED FROM THE BASE FLOOR ELEVATION OF THE MOST ADJACENT BUILDING, ROAD OR PROPERTY, WHICHEVER IS GREATER.
29. ALL SIGNAGE IS FOR INFORMATIONAL PURPOSES ONLY. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT SUBMITTAL WITH COUNTY STAMPED APPROVED EIP SITE AND DRAINAGE SHEET.
30. CONTRACTOR SHALL COORDINATE ALL UTILITY AND DRAINAGE CONNECTIONS TO AND FROM BUILDINGS WITH THE ARCHITECT AND MECHANICAL ENGINEER.
31. TRASH COMPACTOR, IF SHOWN, AND THE ACCOMPANYING DETAILS ARE SHOWN FOR REFERENCE ONLY. STRUCTURAL DESIGN SHALL BE BY OTHERS.

**CLEARING AND EROSION CONTROL NOTES:**

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE DRIPLINE OF TREES THAT ARE TO REMAIN.
6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE COUNTY AND THE ENGINEER TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS AND RE-SODDED IN ACCORDANCE TO THE PLANS.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR THE COUNTY/CITY/STATE, EXCESSIVE QUANTITIES OF EARTH ARE TRANSFERRED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO CLEAN AND RESTORE THE AREA TO THE SATISFACTION OF THE ENGINEER AND/OR THE JURISDICTIONAL AGENCY.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
15. THERE IS TO BE NO DISCHARGE (e.g. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD, COUNTY AND THE MANAGEMENT DISTRICT PRIOR TO CONSTRUCTION.
16. THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS, SHALL NOT EXCEED TEN (10) ACRES WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY/CITY ENGINEER.

**PAVING, GRADING AND DRAINAGE NOTES:**

1. ALL DELETERIOUS SUBSTANCE MATERIAL (e.g. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT INDEX 711-001. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP PER FDOT INDEX 430-001.
10. PVC STORM PIPE (12" AND SMALLER) SHALL CONFORM TO AWWA C900, CLASS 150 STANDARDS UNLESS OTHERWISE NOTED.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
13. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING CONSTRUCTION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COUNTY ROADWAY SPECIFICATIONS LATEST EDITION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

**PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS:**

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE APPLICABLE TESTING WITH THE SOILS ENGINEER.
4. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE COUNTY, THE UTILITY PROVIDER, THE WATER MANAGEMENT DISTRICT AND ANY OTHER AGENCY REQUIRING SUCH TESTS FOR THE IMPROVEMENTS.

## 2025 – TOHOPEKALIGA WATER AUTHORITY STANDARD CONSTRUCTION NOTES

**GENERAL:**

1. WHERE CONFLICTS ARISE BETWEEN THE TOHO ACCEPTED PLANS, TOHO STANDARDS & SPECIFICATIONS MANUAL, TOHO STANDARD DETAILS, BEST PRACTICES, OR OTHER APPLICABLE GOVERNMENT OR INDUSTRY STANDARDS, THE DEVELOPER OR THEIR ASSIGNED REPRESENTATIVE SHALL SEEK GUIDANCE FROM TOHO FOR DIRECTION ON HOW TO PROCEED.
2. REFERENCE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION FOR ISSUES NOT SPECIFICALLY ADDRESSED BELOW OR ON THE TOHO ACCEPTED PLANS.
3. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOHO ACCEPTED PLANS AND SHOP DRAWINGS. ANY DEVIATION FROM THE TOHO ACCEPTED PLANS MUST BE COORDINATED THROUGH THE DEVELOPER'S ENGINEER AND APPROVED BY TOHO.
4. A PRECONSTRUCTION MEETING WITH THE TOHO'S STAFF IS REQUIRED PRIOR TO INITIATING CONSTRUCTION.
7. ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO FDEP WATER AND WASTEWATER PERMITS, RIGHT-OF- WAY UTILIZATION PERMIT(S), DEWATERING PERMIT(S), AND TEMPORARY CONSTRUCTION EASEMENT(S) SHALL BE OBTAINED PRIOR TO INITIATING CONSTRUCTION

**PERMITS, PLANS, SHOP DRAWINGS:**

1. FDEP WATER AND WASTEWATER PERMITS OR LETTERS OF DETERMINATION SHALL BE OBTAINED FOR THE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SHOP DRAWINGS FOR ALL WATER, REUSE, AND SANITARY SEWER MATERIALS AND STRUCTURES SHALL BE SUBMITTED TO TOHO PRIOR TO INITIATING CONSTRUCTION.
4. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO TOHO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK. ANY MATERIAL OR STRUCTURE FOUND TO BE OUT OF COMPLIANCE WITH TOHO STANDARDS SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR.
5. A STAMPED SET OF TOHO ACCEPTED PLANS SHALL BE ALWAYS PRESENT ON THE SITE. PLANS ARE VALID FOR 12 MONTHS FROM THE DATE OF PLAN ACCEPTANCE BY TOHO. IF CONSTRUCTION DOES NOT BEGIN WITHIN THIS 12-MONTH PERIOD, THE DEVELOPER MUST CONTACT TOHO FOR A PROJECT STATUS REVIEW AND POSSIBLE APPROVAL FOR EXTENSION.
6. ONE HARD COPY AND ONE ELECTRONIC COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO TOHO BEFORE THE PRE-FINAL INSPECTION. RECORD DRAWINGS SHALL CONFORM TO SECTIONS 11.6 OF TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.

**POTABLE WATER AND REUSE WATER – TESTING:**

1. POTABLE WATER LINES SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS.
   a. DISINFECTION AND BACTERIOLOGICAL SAMPLING SHALL BE DONE BY AN ACCREDITED CONTRACTOR AND/OR LAB AND WITNESSED BY TOHO.
2. ALL POTABLE WATER AND REUSE WATER DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. MAINS 4" AND LARGER SHALL BE PIGGED AND SERVICES SMALLER THAN 4" SHALL BE FLUSHED. ALL PIGGING AND FLUSHING SHALL BE THROUGH A METERED SOURCE OF POTABLE WATER PREVIOUSLY CLEARED FOR USE BY FDEP AND TOHO.
3. POTABLE WATER AND REUSE WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TOHO PERSONNEL. NO LEAKAGE SHALL BE ALLOWED.
4. ALL TAPPING SADDLES AND SLEEVES SHALL BE PRESSURE TESTED AT 150 PSI AND WITNESSED BY TOHO PERSONNEL PRIOR TO INITIATING THE TAP. THE TAPPING VALVE OR CORPORATION STOP SHALL BE TESTED WITH THE SADDLE OR SLEEVE.

**POTABLE WATER AND REUSE WATER – MATERIALS:**

1. PVC PIPE (4) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-900/905, LATEST EDITION.
2. DIP PIPE FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.
   a. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
   b. JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH STAINLESS STEEL BOLTS, NUTS, AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.
   c. WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE EXTERIOR COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
   d. WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS, AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE EXTERIOR FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).
   e. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.
   f. THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE TOHO ACCEPTED PLANS AND IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.
3. POLYETHYLENE PIPE FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE3408 LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.
   a. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.
   b. FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FABRICATED FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
3. POLYETHYLENE PIPE THREE-QUARTER (¾") THROUGH TWO (2)" SHALL BE AWWA STANDARD C901, PE3608, BLUE FOR POTABLE WATER AND PURPLE FOR REUSE WATER. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 9 (PC250). 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP.
4. 3" SERVICE LINES SHALL NOT BE PERMITTED.
5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500-FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH- DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000-FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED ON ALL SIDES OF TEES AND CROSSES AND ON BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE.
7. ALL METERS 2" AND SMALLER SHALL BE INSTALLED BY TOHO AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX
8. METERS LARGER THAN 2" SHALL BE INSTALLED ABOVE GROUND AND ARE THE RESPONSIBILITY OF THE DEVELOPER. IN GENERAL, METERS 2" AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS OR AS SHOWN ON THE TOHO ACCEPTED PLANS.

**GRAVITY SEWER – TESTING:**

1. PRIOR TO ANY TESTING, PASSING SOIL DENSITY TESTS AND SLOPE SURVEYS SHALL BE SUBMITTED TO TOHO.
2. ALL SANITARY MANHOLES SHALL BE INSPECTED BY TOHO PERSONNEL PRIOR TO INSTALLING IN GROUND AND PRIOR TO BACKFILLING ONCE INSTALLED.
3. SANITARY SEWERS SHALL BE VIDEO INSPECTED AND WITNESSED BY TOHO PERSONNEL IN ACCORDANCE WITH THE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.
4. SANITARY SEWERS SHALL BE LOW PRESSURE AIR TESTED WITH NO ALLOWABLE LOSS AND WITNESSED BY TOHO PERSONNEL.
5. GRAVITY SANITARY SEWER MAINS SHALL REQUIRE A MANDREL TEST WHICH SHALL BE WITNESSED BY THE TOHO INSPECTOR IN ACCORDANCE WITH THE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.

**GRAVITY SEWER – MATERIALS:**

1. PVC PIPE EIGHT (8)" THROUGH TWELVE (12)" SHALL BE ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-4.
2. PVC PIPE FIFTEEN (14)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F679, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-7.
3. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PVC PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35. WHERE PERMITTED BY TOH

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| **STREET TREES** | | | | | | |
| | AR | 66 | ACER RUBRUM | FLORIDA RED MAPLE | 65 GAL. / 3" CAL. | 8-10` HT. X 4-5` SP. |
| | MG | 53 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| **LARGE TREES** | | | | | | |
| | PED | 69 | PINUS ELLIOTTII VAR. DENSA | DENSA SLASH PINE | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |
| | QVH | 81 | QUERCUS VIRGINIANA `HIGH RISE` | HIGH RISE LIVE OAK | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |
| | TD | 51 | TAXODIUM DISTICHUM | BALD CYPRESS | 45 GAL. / 3" CAL. | 6-8' HT. X 4-5' SP. |
| **MEDIUM TREES** | | | | | | |
| | CE | 10 | CONOCARPUS ERECTUS | BUTTONWOOD | 30 GAL. / 2" CAL. | 6-8' HT. X 4-5' SP. |
| | IC | 15 | ILEX CASSINE | DAHOON HOLLY | 45 GAL. / 2" CAL. | 10-11` HT. X 3-4` SP. |
| **SMALL TREES** | | | | | | |
| | MOC | 64 | MORELLA CERIFERA | WAX MYRTLE | 30 GAL. / 1" CAL. | 4-5' HT. X 2-3' SP. |
| | SC | 57 | SAMBUCUS CANADENSIS | AMERICAN ELDERBERRY | 15 GAL. / 1" CAL. | 3-4` HT. X 2-3` SP. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | SPECIFICATION | SPACING |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| | CA | 107 | CALLICARPA AMERICANA | AMERICAN BEAUTYBERRY | 3 GAL. | 24-28" HT. X 12-15" SP. | AS SHOWN |
| | HPF | 340 | HAMELIA PATENS | FIRE BUSH | 7 GAL. | 32-36" HT. X 24-28" SP. | AS SHOWN |
| | IVN | 557 | ILEX VOMITORIA `NANA` | DWARF YAUPON | 3 GAL. | 18-21" HT. X 12-15" SP. | AS SHOWN |
| **SOD/SEED** | | | | | | | |
| | PNA | 265,481 SF | PASPALUM NOTATUM `ARGENTINE` | BAHIA GRASS | SOLID SOD | | |

## PLANTING SCHEDULE LEGEND:

| | |
|---|---|
| CAL. | CALIPER |
| GAL. | GALLON |
| O.C. | ON CENTER |
| HT. | HEIGHT |
| SP. | SPREAD |

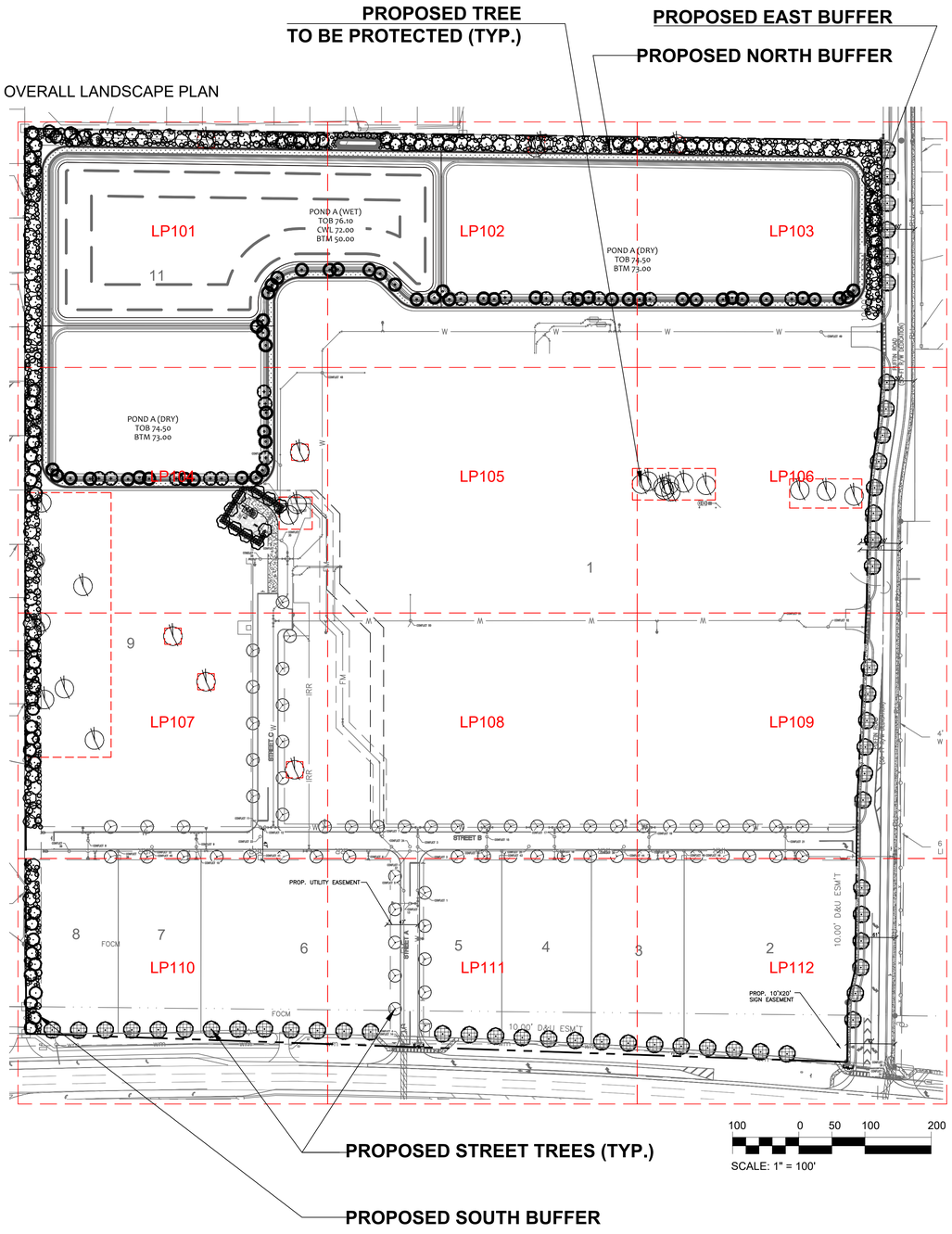
NOTE:
(1) PLANT SPACING IS BASED ON THE WIDTH OF PLANTS AT MATURE HEIGHT AND AGE.

(2) QUANTITY OF SOD AND MULCH SHOWN IS FOR ESTIMATION PURPOSES ONLY. ALL FINAL SOD EXTENTS TO BE FIELD VERIFIED AND CONFIRMED WITH CLIENT AND LANDSCAPE ARCHITECT.

## GENERAL LANDSCAPE PLAN NOTES:

1. NEVER PRUNE OR SHEAR ANY TREES, SHRUBS OR GROUNDCOVERS.
2. USE BAHIA SOD, PASPALUM NOTATUM 'ARGENTINE. CONTRACTOR TO VERIFY SOD QUANTITIES.
3. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT (321) 338-4781. ALL PLANTINGS MUST BE LAID OUT IN FIELD AND APPROVED PRIOR TO PLANTING.
4. IF THERE IS A DISCREPANCY BETWEEN PLANTS ON THE PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE WILL PREVAIL.
5. CONTRACTOR IS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE.
6. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, ARCHITECTURAL AND / OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.
7. THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF NFC LANDSCAPE ARCHITECTURE. THEY MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, ELECTRONICALLY OR BY ANY OTHER MEANS, WITHOUT WRITTEN PERMISSION. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.
8. MAINTENANCE FOR PERENNIALS: WHEN THE BLOOMS ARE SPENT, LEAVE THE DEAD BLOOMS ON THE PLANTS UNTIL THE SEEDS ARE RIPE (THE SEEDS ARE RIPE WHEN THEY FALL OUT OF THE SEED CAPSULE EASILY WHEN TOUCHED) AND THEN ENSURE THAT THE MULCH IS PULLED BACK FROM THE BASE OF THE PLANT SO THAT THE SEEDS WILL COME INTO CONTACT WITH SOIL WHEN THEY FALL. THIS PROCESS CAN BE AIDED WITH HAND SPREADING OF THE SEEDS. THIS WILL AID THE RE-SEEDING PROCESS FOR THE NEXT SEASON'S NEW PLANT GERMINATION.
9. ALL GROUNDCOVER BEDS NEED TO BE WEEDED FOR ONE YEAR OR UNTIL PLANTS FORM A SOLID GROUND COVERING.

## OVERALL LANDSCAPE PLAN




PSP25-00004

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF ST. CLOUD, FL

CONSULTANT:


NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781


SEAL:

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

PLANT SCHEDULE

SHEET NUMBER:

LP001

# LANDSCAPE CALCULATIONS & REQUIREMENTS FOR THE CITY OF ST. CLOUD

## ZONING & USE

SITE PARCEL ID(s): 05-26-31-0105-0001-0010
05-26-31-0105-0001-0020

FUTURE LAND USE: COMMERCIAL

TOTAL SITE AREA = 39.94 ACRES

MUNICIPALITY = CITY OF SAINT CLOUD

ZONING = HB

## LANDSCAPE BUFFERS

BUFFERING ADJACENT PROPERTIES (PER ARTICLE 8, SEC. 4.8.4)

### NORTH BUFFER (±1306) COMMERCIAL (COM) TO SINGLE FAMILY (MEDIUM DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED
= 25' BUFFER WIDTH PROPOSED
1306 / 100 * 5 = 65 LARGE TREES REQUIRED
= 65 LARGE TREES PROPOSED
1306 / 100 * 4 = 53 MEDIUM/SMALL TREES REQUIRED
= 53 MEDIUM/SMALL TREES PROPOSED
1306 / 100 * 30 = 392 SHRUBS REQUIRED
= 392 SHRUBS PROPOSED

### WEST BUFFER (±1365) COMMERCIAL (COM) TO SINGLE FAMILY (LOW DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED
= 25' BUFFER WIDTH PROPOSED
1365 / 100 * 5 = 69 LARGE TREES REQUIRED
= 69 LARGE TREES PROPOSED
1365 / 100 * 4 = 55 MEDIUM/SMALL TREES REQUIRED
= 55 MEDIUM/SMALL TREES PROPOSED
1365 / 100 * 30 = 410 SHRUBS REQUIRED
= 410 SHRUBS PROPOSED

### EAST BUFFER (±316) COMMERCIAL (COM) TO SINGLE FAMILY (LOW DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED
= 25' BUFFER WIDTH PROPOSED
316 / 100 * 5 = 16 LARGE TREES REQUIRED
= 16 LARGE TREES PROPOSED
316 / 100 * 4 = 13 MEDIUM/SMALL TREES REQUIRED
= 13 MEDIUM/SMALL TREES PROPOSED
316 / 100 * 30 = 95 SHRUBS REQUIRED
= 95 SHRUBS PROPOSED

### EAST BUFFER (±1,006) COMMERCIAL (COM) TO COMMERCIAL (COM)

NO BUFFER REQUIRED

### SOUTH BUFFER (±1,311) COMMERCIAL (COM) TO E IRLO BRONSON MEM HWY RIGHT-OF-WAY

NO BUFFER REQUIRED (SEE STREET TREES-EXTERNAL ROADWAY PLANTING-TABLE ON THIS SHEET FOR STREET TREES ALONG ROAD)

## TREE MITIGATION REQUIREMENTS

REQUIRED 1 NEW TREE FOR EVERY 3 CAL. INCHES TO BE REMOVED (SECTION 4.8.4)

1,385 TOTAL CAL. INCHES TO BE REMOVED / 3 = 462 NEW TREES REQUIRED.
= 466 NEW TREES PROVIDED.

## REQUIRED TREE SIZES (PER ARTICLE 8, SEC. 4.8.11)

MINIMUM 70% OF REQUIRED TREES TO BE LARGE/MEDIUM SIZE
NOTE: LARGE TREES WILL BE PLANTED AT A MINIMUM OF 3 CALIPER INCHES. MEDIUM TREES WILL BE PLANTED AT A MINIMUM OF 2 CALIPER INCHES.

TOTAL REQUIRED TREES = 462 TREES REQUIRED
462 X .70 = 324 LARGE/MEDIUM TREES REQUIRED

TOTAL PROVIDED LARGE TREES (3" CAL.) = 320 LARGE TREES PROVIDED
TOTAL PROVIDED MEDIUM TREES (2" CAL.) = 25 MEDIUM TREES PROVIDED
320 + 25 = 345 LARGE/MEDIUM TREES PROVIDED

345 / 462 = 74.6% OF PROVIDED TREES ARE LARGE/MEDIUM

**TREE PROVIDED BY DBH:**

**LARGE TREES (@ 3" DBH):**

| QTY | SPECIES |
|---|---|
| 69 | Pinus elliottii var. Densa |
| 81 | Quercus virginiana 'High Rise' |
| 51 | Taxodium distichum |
| 66 | Acer rubrum |
| 53 | Magnolia grandiflora |

**TOTAL LARGE TREES (QTY) = 320**
**TOTAL LARGE TREES (DBH) = 960**

**MEDIUM TREES (@ 2" DBH):**

| QTY | SPECIES |
|---|---|
| 10 | Conocarpus erectus |
| 15 | Ilex cassine |

**TOTAL MEDIUM TREES (QTY) = 25**
**TOTAL MEDIUM TREES (DBH) = 50**

**SMALL TREES (@ 1" DBH):**

| QTY | SPECIES |
|---|---|
| 64 | Morella cerifera |
| 57 | Sambucus canadensis |

**TOTAL SMALL TREES (QTY) = 121**
**TOTAL SMALL TREES (DBH) = 121**

## STREET TREES

EXTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

PUFFIN ROAD (WEST FRONTAGE)
1390 LF/ 55 LF = 26 LARGE TREES REQUIRED
= 26 LARGE TREES PROVIDED

E. IRLO BRONSON MEMORIAL HIGHWAY (NORTH FRONTAGE)
1,311 LF/ 55 LF = 24 LARGE TREES REQUIRED
= 24 LARGE TREES PROVIDED

INTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

STREET A (EAST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

STREET A (WEST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

STREET B (NORTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

STREET B (SOUTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

STREET C (EAST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED

STREET C (WEST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED

OPEN SPACE, OWNERSHIP, AND MAINTENANCE TRACT TABLE

| LOT | ACREAGE | OPEN SPACE (15%) | PLANNED USE | OWNERSHIP & MAINTENANCE |
|---|---|---|---|---|
| 1 | 17.40 AC | 2.61 AC | COMMERCIAL | PRIVATE |
| 2 | 1.81 AC | 0.27 AC | COMMERCIAL | PRIVATE |
| 3 | 0.95 AC | 0.14 AC | COMMERCIAL | PRIVATE |
| 4 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 5 | 0.81 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 6 | 1.92 AC | 0.29 AC | COMMERCIAL | PRIVATE |
| 7 | 0.79 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 8 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 9 | 4.25 AC | 0.64 AC | COMMERCIAL | PRIVATE |
| 10 | 0.06 AC | -- | LIFT STATION | TOHO WATER AUTHORITY |
| 11 | 10.09 AC | -- | WATER MANAGEMENT | PROPERTY OWNER'S ASSOC. |

PSP25-00004

CLIENT:
FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:
PUFFIN ROAD COMMERCIAL

LOCATION:
CITY OF ST. CLOUD, FL

CONSULTANT:
NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

REVISIONS DATE

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:
LANDSCAPE REQUIREMENTS

SHEET NUMBER:
LP002

## TREE MITIGATION PLAN LEGEND:

100 — EXISTING TREE TO BE REMOVED

101 — EXISTING TREE TO BE PROTECTED IN PLACE WITH TREE PROTECTION BARRICADE

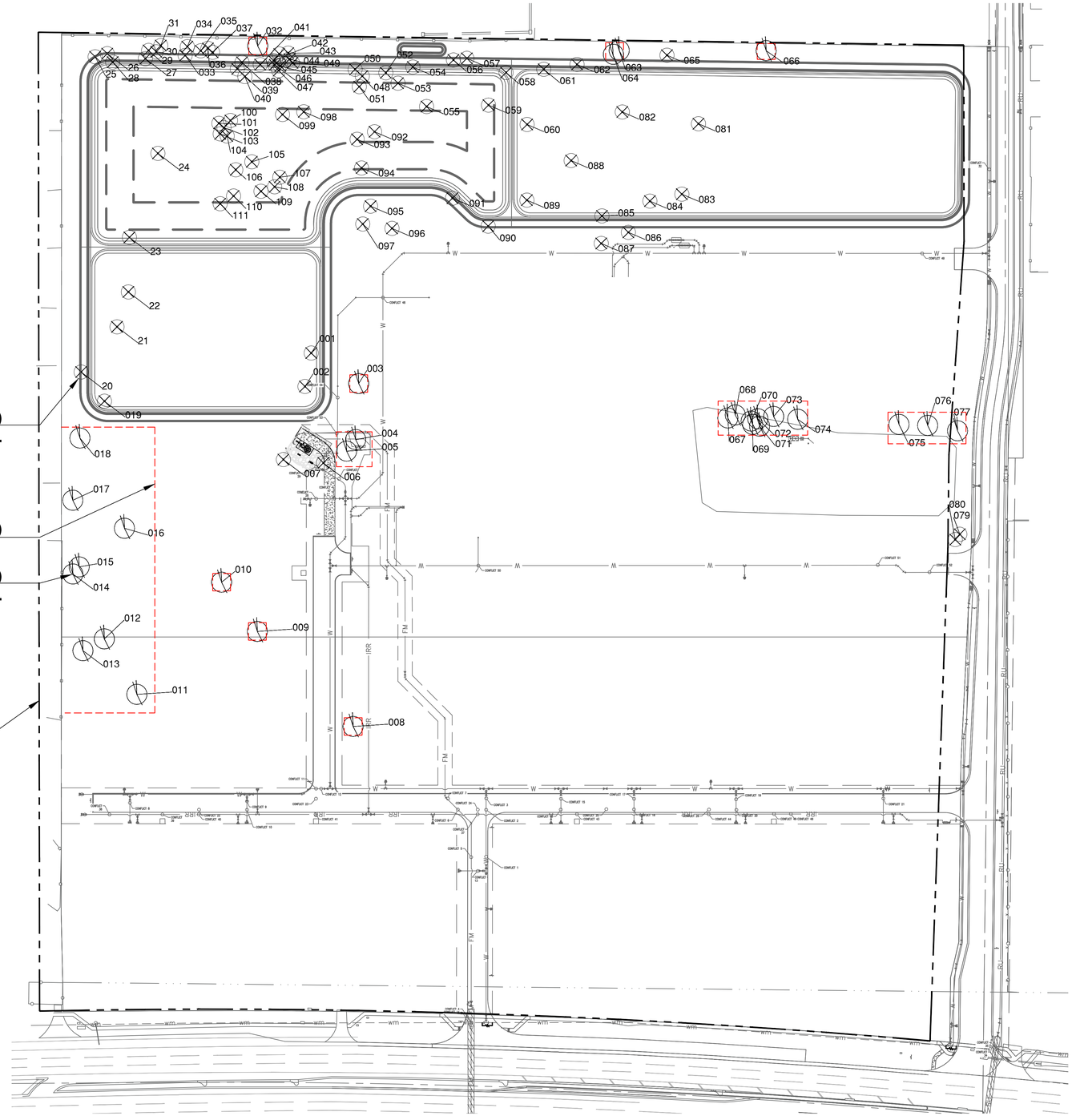
TREE PROTECTION BARRICADE
SEE DETAIL ON SHEET LP005

**EXISTING TREE TO BE REMOVED (TYP.)**
**SEE TREE MITIGATION CALCULATIONS ON LP004.**

**TREE PROTECTION BARRICADE (TYP.)**

**EXISTING TREE TO BE PROTECTED IN PLACE (TYP.)**
**SEE TREE MITIGATION CALCULATIONS ON LP004.**

**PROPERTY LINE (TYP.)**



Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

80 0 40 80 160
SCALE: 1" = 80'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|
| | |

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

LP003

## TREES TO BE REMOVED

| NO. | SIZE (DBH INCHES) | TYPE |
|---|---|---|
| 001 | 7 | OAK |
| 002 | 11, 12, 13, 14 | OAK CLUSTER |
| 006 | 11, 12 | OAK SPLIT |
| 007 | 7, 10 | OAK CLUSTER |
| 019 | 6 | OAK |
| 020 | 18 | OAK |
| 021 | 7 | OAK |
| 022 | 5 | OAK |
| 023 | 5 | OAK |
| 024 | 4 | OAK |
| 025 | 5, 6, 6 | OAK CLUSTER |
| 026 | 9 | OAK |
| 027 | 12 | OAK |
| 028 | 9, 14, 16 | OAK SPLIT |
| 029 | 8, 12 | OAK SPLIT |
| 030 | 7, 8, 11 | OAK SPLIT |
| 031 | 10, 12 | OAK SPLIT |
| 033 | 9, 10, 12 | OAK CLUSTER |
| 034 | 13 | OAK |
| 035 | 10 | OAK |
| 036 | 5 | OAK |
| 037 | 8, 9 | OAK SPLIT |
| 038 | 11 | OAK |
| 039 | 4, 10 | OAK SPLIT |
| 040 | 4, 8 | OAK SPLIT |
| 041 | 7, 12 | OAK CLUSTER |
| 042 | 9 | OAK |
| 043 | 11 | OAK |
| 044 | 12 | OAK |
| 045 | 11 | OAK |
| 046 | 7 | OAK |
| 047 | 17 | OAK |
| 048 | 11, 11 | OAK SPLIT |
| 049 | 13 | OAK |
| 050 | 11, 11 | OAK SPLIT |
| 051 | 5, 5, 6, 8 | OAK CLUSTER |
| 052 | 5 | OAK |
| 053 | 4 | OAK |
| 054 | 18 | OAK |
| 055 | 5 | OAK |
| 056 | 8, 9 | OAK SPLIT |
| 057 | 6, 6, 7, 8, 10, 13 | OAK CLUSTER |
| 058 | 7, 10 | OAK SPLIT |
| 059 | 5 | OAK |
| 060 | 4, 5 | OAK SPLIT |
| 061 | 15 | OAK |
| 062 | 5, 5, 8, 10 | OAK CLUSTER |
| 065 | 5, 8 | OAK SPLIT |
| 079 | 22 | OAK |
| 080 | 8, 9, 10 | OAK CLUSTER |
| 081 | 5, 6, 6, 10 | OAK SPLIT |
| 082 | 14, 18 | OAK SPLIT |
| 083 | 14 | OAK |
| 084 | 14, 15 | OAK SPLIT |
| 085 | 11, 12 | OAK SPLIT |
| 086 | 8, 10 | OAK SPLIT |
| 087 | 10 | OAK |
| 088 | 7, 11 | OAK SPLIT |
| 089 | 6, 8 | OAK SPLIT |
| 090 | 13 | OAK |
| 091 | 12 | OAK |
| 092 | 5, 6, 6, 7 | OAK CLUSTER |
| 093 | 6, 7, 7, 10 | OAK CLUSTER |
| 094 | 7 | OAK |
| 095 | 8, 12 | OAK SPLIT |
| 096 | 11 | OAK |
| 097 | 15 | OAK |
| 098 | 20 | OAK |
| 099 | 20 | OAK |
| 100 | 6, 7 | OAK SPLIT |
| 101 | 6, 6, 7 | OAK SPLIT |
| 102 | 11, 11 | OAK SPLIT |
| 103 | 11, 14, 14 | OAK SPLIT |
| 104 | 8 | OAK |
| 105 | 7 | OAK |
| 106 | 33 | OAK |
| 107 | 7 | OAK |
| 108 | 10 | OAK |
| 109 | 12 | OAK |
| 110 | 20, 24 | OAK SPLIT |
| 111 | 4, 8 | OAK SPLIT |

| | |
|---|---|
| **TOTAL TREES TO REMOVE =** | **81** |
| **TOTAL DBH INCHES TO REMOVE =** | **1,385** |

## TREES TO PRESERVE-IN-PLACE

| NO. | SIZE (DBH INCHES) | TYPE |
|---|---|---|
| 003 | 6, 7, 13 | OAK CLUSTER |
| 004 | 10 | OAK |
| 005 | 14 | OAK |
| 008 | 6, 6, 8 | OAK CLUSTER |
| 009 | 5, 5, 5, 5 | OAK CLUSTER |
| 010 | 11 | OAK |
| 011 | 10, 15 | OAK CLUSTER |
| 012 | 5, 7 | OAK SPLIT |
| 013 | 4, 4, 4, 4, 4, 5, 5, 6, 6 | OAK CLUSTER |
| 014 | 4, 10, 11, 16 | OAK CLUSTER |
| 015 | 7 | OAK |
| 016 | 10 | OAK |
| 017 | 7, 11 | OAK SPLIT |
| 018 | 10, 14 | OAK SPLIT |
| 032 | 36 | OAK |
| 063 | 18 | OAK |
| 064 | 5, 5 | OAK SPLIT |
| 066 | 5 | OAK |
| 067 | 6, 7 | OAK SPLIT |
| 068 | 13 | OAK |
| 069 | 10 | OAK |
| 070 | 11, 13 | OAK CLUSTER |
| 071 | 9, 9, 10 | OAK SPLIT |
| 072 | 5 | OAK |
| 073 | 4 | OAK |
| 074 | 5, 5, 12, 18 | OAK SPLIT |
| 075 | 5, 12, 18 | OAK CLUSTER |
| 076 | 5, 6, 11, 12 | OAK CLUSTER |
| 077 | 6, 6, 7 | OAK CLUSTER |

| | |
|---|---|
| **TOTAL TREES TO PRESERVE-IN-PLACE =** | **29** |
| **TOTAL DBH INCHES TO PRESERVE-IN-PLACE =** | **574** |

| TREE MITIGATION REQUIREMENTS |
|---|
| REQUIRED 1 NEW TREE FOR EVERY 3 CAL. INCHES TO BE REMOVED (SECTION 4.8.4) |
| 1,385 TOTAL CAL. INCHES TO BE REMOVED / 3 = 462 NEW TREES REQUIRED.<br>= 466 NEW TREES PROVIDED. |

SEE LANDSCAPE SCHEDULE ON LP001 FOR TREE SPECIES AND SPECIFICATIONS.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

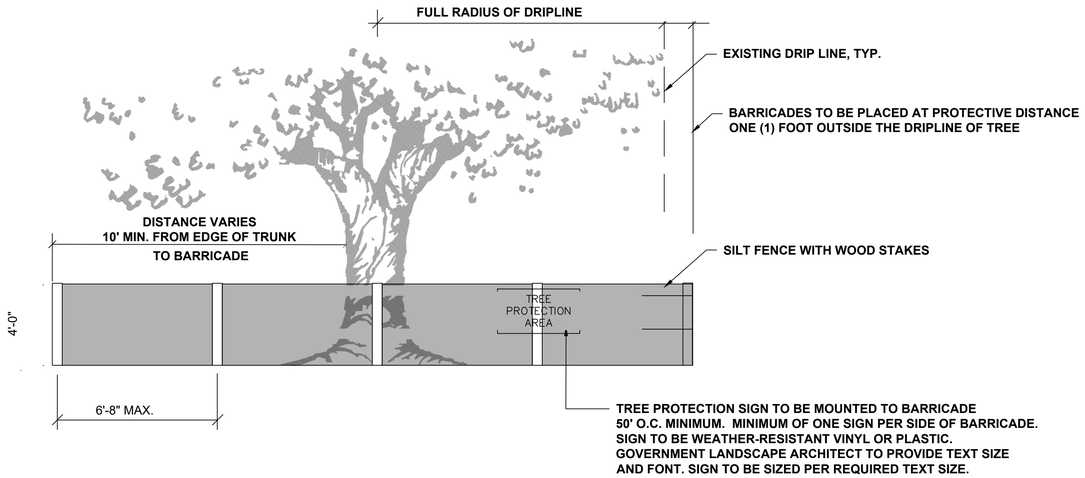
PROJECT NUMBER: 5450

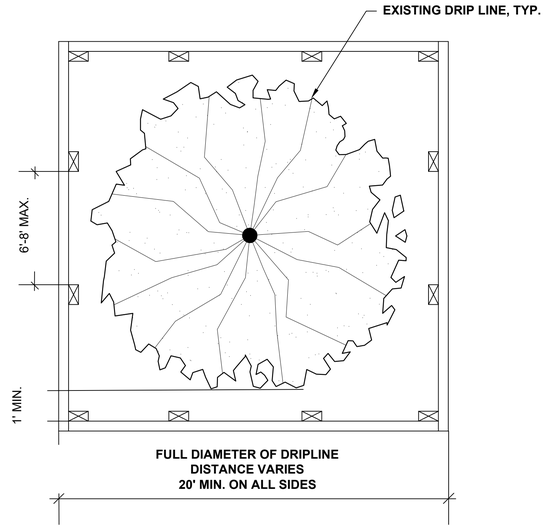
SHEET TITLE:

TREE
MITIGATION
CALCULATIONS

SHEET NUMBER:

LP004




## TREE PROTECTION BARRICADE

A

## TREE PROTECTION AND PRESERVATION NOTES:

1. INSTALL PROTECTIVE BARRICADES TO PREVENT DEMOLITION OF OR DAMAGE TO EXISTING TREES AND VEGETATION TO REMAIN THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY, STORAGE, EQUIPMENT, OR MATERIALS.

2. PROTECTIVE BARRICADES WILL BE PLAINLY VISIBLE AND WILL CREATE A CONTINUOUS BOUNDARY AROUND TREES, CLUSTERS OF TREES, AND VEGETATION TO REMAIN. BARRIERS WILL BE PLACED 1-FOOT OUTSIDE OF THE DRIPLINE OF EXISTING TREES TO REMAIN WHEREVER POSSIBLE. WHERE DEMOLITION OR CONSTRUCTION ACTIVITIES ARE PROPOSED WITHIN THIS AREA, BARRIERS MAY BE PLACED AS CLOSE AS 10-FEET MINIMUM FROM THE OUTSIDE OF THE TREE TRUNK. IF NECESSARY, CLOSER PLACEMENT MAY BE POSSIBLE WITH PRIOR REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

3. PROTECTIVE BARRIERS WILL BE 4-FEET HIGH AND CONSIST OF (2) 2X4 HORIZONTAL WOOD MEMBERS EQUALLY SPACED TO SUPPORT SILT FENCING MATERIAL. PLACE A 6-INCH DEPTH OF MULCH WITHIN BARRIER AREAS WHERE EXISTING VEGETATIVE OR MULCH COVER DOES NOT EXIST.

4. MACHINERY, VEHICLES, AND STORAGE OF MATERIALS WILL NOT BE PERMITTED WITHIN BARRICADES. UNDER NO CIRCUMSTANCES WILL STORAGE OF CHEMICALS AND MATERIALS POTENTIALLY HARMFUL TO TREES OR VEGETATION TO REMAIN BE PLACED WITHIN BARRIER AREAS.

5. PROTECT EXISTING TREES AND VEGETATION TO REMAIN FROM LANDSCAPE DEMOLITION OR CLEARING ACTIVATES THAT MAY UTILIZE HERBICIDES OR PESTICIDES THAT ARE HAZARDOUS TO EXISTING TREE AND SHRUB SPECIES.

6. NO GRADE CHANGES MAY OCCUR WITHIN THE TREE BARRIER AREA.

7. NO WIRES, GRADE STAKES, LIGHTING, EQUIPMENT, OR OTHER CONSTRUCTION ITEMS WILL BE ATTACHED TO TREES OR VEGETATION TO REMAIN.

8. IF EXISTING TREES AND VEGETATION TO REMAIN ARE IRRIGATED, CONTINUE IRRIGATION OR WATERING ACTIVITIES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL FINAL ACCEPTANCE.

9. PROTECTIVE BARRICADES WILL BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. BARRIERS TO REMAIN IN PLACE UNTIL LANDSCAPING OPERATIONS BEGIN. ONCE REMOVED, MINIMIZE CONSTRUCTION ACTIVITIES, STORAGE, AND VEHICLE AND EQUIPMENT TRAFFIC IN THE AREA AS MUCH AS POSSIBLE.

10. IF DEMOLITION ACTIVITIES REQUIRE HARDSCAPE OR BUILDING DEMOLITION WITHIN THE DRIPLINE OR WITHIN 25-FEET OF THE TRUNK OF AN EXISTING TREE TO REMAIN, SUBMIT A DETAILED SUMMARY OF PROPOSED DEMOLITION ACTIVITIES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH ACTIVITIES. THE USE OF HEAVY EQUIPMENT AND VEHICLES IS PROHIBITED IN THE 25' AREA, AND THE CONTRACTOR TO UTILIZE HAND TOOLS AND MANUAL REMOVAL WITHIN THESE AREAS. UPON REVIEW OF SPECIFIC CONDITIONS, THE LANDSCAPE ARCHITECT MAY ALLOW USE OF SPECIFIC EQUIPMENT. TRAFFIC AND ACTIVITY ROUTES FOR REMOVAL OF HARDSCAPE AND BUILDING COMPONENTS WITHIN THE DRIPLINE WILL BE DIRECTED AWAY FROM THE TREE AND DRIPLINE AREAS AS MUCH AS POSSIBLE TO MINIMIZE IMPACTS WITHIN DRIPLINE AREAS.

11. DEMOLITION OF UNDERGROUND UTILITIES SHALL MINIMIZE IMPACTS ON EXISTING TREES. SUBMIT DETAILED SUMMARY OF PROPOSED ACTIVITIES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ACTIVITIES. TERMINATE UTILITY DEMOLITION PRIOR TO IMPACTING EXISTING TREE ROOTS IF POSSIBLE AND CAP AND ABANDON UTILITY LINES IN PLACE.

12. IF TREE OR ROOT PRUNING IS REQUIRED FOR EXISTING TREES, THESE ACTIVITIES WILL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA-CERTIFIED ARBORIST BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING WILL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS, 'TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE', ANSI A300 AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES AND CUTTING BRUSH - SAFETY REQUIREMENTS' (ANSI Z133). NO MORE THAN 25% OF THE CANOPY SHOULD BE REMOVED FOR MATURE TREES. ON YOUNGER OR SMALLER TREES, LIMB REMOVAL WILL RESULT IN NO MORE THAN 33% OF THE TRUNK BEING BARE OF BRANCHES IN THE CROWN AREA. KEEP ROOTS THAT ARE EXPOSED OR HAVE BEEN TRIMMED BY COVERING WITH SOIL, CLOTH, OR OTHER ACCEPTABLE MATERIAL AND KEEP ROOTS MOIST. ANY ROOTS 1-INCH OR LARGER IN DIAMETER WILL BE EXPOSED BY HAND DIGGING AND HAND CUT OR SAWN CLEANLY. PROVIDE SUPPLEMENTAL IRRIGATION TO THOSE TREES THAT HAVE UNDERGONE ROOT PRUNING. ENSURE IRRIGATION IS PROVIDED FOR A DURATION AND OF A VOLUME SUCH THAT IT REACHES THE TREE'S ROOT ZONE. **ROOT PRUNING SHOULD BE COMPLETED SIX MONTHS TO TWELVE MONTHS IN ADVANCE OF CONSTRUCTION ACTIVITY. BEGIN ROOT PRUNING AS SOON AS PLANS ARE RECEIVED- DO NOT POSTPONE UNTIL CONSTRUCTION ACTIVITIES HAVE BEGUN.**

13. CONDUCT A PRE-DEMOLITION CONFERENCE INCLUDING THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS PROPOSED TREE PROTECTION BARRIER DETAILS AND LAYOUT, TREE OR ROOT PRUNING, AND OTHER ACTIVITIES AS LISTED ABOVE PRIOR TO DEMOLITION ACTIVITIES. PROVIDE TWO-WEEKS' NOTICE OF CONFERENCE TO INVITED PARTIES.

14. ALL EXISTING TREES TO REMAIN TO RECEIVE MYCORRHIZAE INOCULATION.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
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|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

TREE
PROTECTION
BARRICADE

SHEET NUMBER:

LP005

# LANDSCAPE INSTALLATION NOTES:

1. **SITE CONDITIONS** CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, TREES AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR TO REPAIR ALL DAMAGE DONE TO PROPERTY DURING DEMOLITION, RELOCATION AND/OR INSTALLATION ACTIVITIES AS THEIR SOLE EXPENSE.

2. **FIELD CONDITIONS** THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION. REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS AND PLANTING AREAS. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION AND/OR FABRICATION BEGINS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOT BALLS FROM ALL TWA MAINTAINED UTILITIES.

3. **UNIT PRICING** THE CONTRACTOR SHALL PROVIDE UNIT PRICES AND INCLUDE THE TOTAL COST OF THE WORK TO INSTALL THE PROJECT INCLUDING BUT NOT LIMITED TO EQUIPMENT, MATERIAL, PRODUCTS, GUARANTEES, LABOR, INSTALLATION, PLANTING SOIL MIX, MULCH, AND SO FORTH TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OF THE ITEMS LISTED IN THE "PLANT LIST". IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING. PROVIDE PRODUCT SUBMITTALS TO LANDSCAPE ARCHITECT. IF THERE IS A DISCREPANCY BETWEEN PLANTS ON PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE SHOULD PREVAIL.

4. **COORDINATION WITH OTHER TRADES** THE WORK SHALL BE COORDINATED WITH OTHER TRADES, INCLUDING IRRIGATION AND ELECTRICAL TO PREVENT CONFLICTS. CARE SHALL BE TAKEN TO AVOID BURIED AND OVERHEAD UTILITIES. CONTRACTOR RESPONSIBLE FOR KNOWING ALL UTILITY LOCATIONS.

5. **UTILITY LOCATIONS** THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS OR UTILITIES ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOTS AND ALL TWA MAINTAINED UTILITIES.

6. **ROUGH GRADING** THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING THE SITE TO WITHIN +/- 0.10 FT. OF GRADES SHOWN ON GRADING PLANS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES IN ALL LANDSCAPE AREAS. CONTRACTOR TO APPROVE ALL GRADED AREAS PRIOR TO PLANTING.

7. **DRAINAGE PERCOLATION TESTING** CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO DRAINAGE AS INDICATED ON THE GRADING DRAWINGS. CONTRACTOR SHALL INSURE VERTICAL DRAINAGE AND PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION. PERFORM PERCOLATION TESTS IN SEPARATE AREAS OF THE PROJECT SITE. WATER MUST BE ABLE TO PENETRATE AND MOVE THROUGH SOIL; ONE INCH PER HOUR IS CONSIDERED OPTIMAL. IF WATER REMAINS FOR MORE THAN 24 HOURS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. PERCOLATION TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE IF NECESSARY. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

8. **SOIL TESTING** THE CONTRACTOR SHALL BEAR ALL COSTS OF SOIL TESTING AND REQUIRED SOIL AMENDMENTS ASSOCIATED WITH THE WORK PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE SEPARATE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. CONTACT LANDSCAPE ARCHITECT FOR SOIL TESTING LOCATIONS. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT IF ANY UNUSUAL SOILS ARE DISCOVERED ON SITE. IF PH ADJUSTERS ARE NEEDED THE PREFERRED SUBSTANCES FOR ALTERATION ARE: LIME-COMMERCIAL GRADE GROUND OR HYDRATED LIMESTONE CONTAINING NOT LESS THAN 50% OF TOTAL OXIDES; ALUMINUM SULFATE - COMMERCIAL GRADE.

IMPORTED TOPSOIL: THE MANUFACTURERS ANALYSIS AND/OR PRODUCT LITERATURE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

EXISTING TOPSOIL: FOLLOW TESTING PROCEDURES OUTLINES ABOVE TO ENSURE pH REQUIREMENTS, ORGANIC CONTENT AND PRESENCE OF OBJECTIONABLE MATERIAL ARE ALL NOTED.

9. **SOIL PREPARATION** ALL SOILS TO BE TILLED TO A DEPTH OF 12 INCHES MINIMUM. REMOVE STONES MEASURING OVER 1 ½ INCHES IN ANY DIMENSION. REMOVE STICKS, RUBBISH, LIMEROCK AND OTHER EXTRANEOUS MATTER. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE LANDSCAPE INSTALLATION DETAILS FOR SOIL MIXTURE RECIPE.

TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A ph RANGE OF 5.5 TO 7.4, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, STIFF CLAY, STONES LARGER THAN ONE INCH DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

10. **ROADWAY AREA EXCAVATION** FOR ALL LANDSCAPE AND TREE PLANTING AREAS ADJACENT TO ROADWAYS, PLANTING AREAS SHALL BE EXCAVATED OF ALL ROADWAY BASE MATERIAL (MINIMUM DEPTH OF 24 INCHES) AND BACK FILLED WITH APPROVED PLANTING SOIL MIX. SUPER LOAM PLANTING MIX (80% TOPSOIL PLANTING MIX, 20% COMPOST).

11. **NO PLANT SUBSITUTIONS ALLOWED** NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR EQUIVALENT MATERIAL.

12. **PLANTING**

A. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.

B. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL.

C. THE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND GRASS WITHIN THE LIMITS OF THE PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, CRAB GRASS AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS. TO PREPARE THE PLANTING AREAS, SPRAY HERBICIDE WITH MANUFACTURER'S RECOMMENDATIONS, WAIT TWO WEEKS, SPRAY A SECOND TIME, WAIT TWO WEEKS, SPRAY A THIRD TIME.

D. UPON ARRIVAL, PLANTS SHALL BE PROTECTED AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. ALL TREES SHALL BE INSTALLED WITHIN 72 HOURS OF DELIVERY.

E. LABEL AT LEAST ONE PLANT OF EACH SPECIES WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL NAME.

F. ALL PLANTS THAT DO NOT CONFORM TO SPECIFICATIONS WILL BE REJECTED. ANY PLANTS IN SHOCK (WITH DEAD OR DYING LEAVES), HAVE ROOTS THAT ARE SEVERELY BOUND IN THE CONTAINER OR THAT ARE DEAD WILL BE REJECTED. CONTAINER GROWN PLANTS SHOULD HAVE SUFFICIENT ROOTS TO HOLD THE CONTAINER SOIL TOGETHER AFTER REMOVAL FROM THE CONTAINER.

G. IRRIGATION MUST BE INSTALLED BEFORE PLANTS ARE PLANTED. PLANT PLANTS FLUSH WITH FINISHED GRADE SOIL. BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 2 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. AT THE PLANTING BED EDGES, TAPER SOIL GRADE DOWN TO A LEVEL BELOW THE TOP OF THE ADJACENT STRUCTURE OR LAWN TO ALLOW FOR A 3 INCH LAYER OF MULCH.

H. ALL SOD PLANTED WITH NO GAPS BETWEEN SOD PIECES, ROLLED AND SEEMS SHALL BE SANDED AFTER INSTALLATION. PEG ALL SOD ON SLOPES GREATER THAN 3:1

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

# LANDSCAPE INSTALLATION NOTES CONT'D:

J. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED METHODS.

K. ALL PLANTS AND PLANTING AREAS SHALL BE TOP DRESSED WITH 3 INCHES OF PINE STRAW MULCH. ALL TREES SHALL HAVE A 3 INCH THICK, 36 INCH RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK. PERENNIALS AND GROUNDCOVER 1 1/2 INCHES MULCH.

L. IRRIGATION TO BE INSTALLED BEFORE PLANTING INSTALLATION BEGINS. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

M. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK.

N. ALL TREE AND SHRUB ROOTBALLS SHALL BE A MINIMUM OF 5 FEET HORIZONTAL SEPARATION FROM ANY UTILITY.

O. ALL TREES, SHRUBS, AND GROUNDCOVER SHALL BE PLANTED FLUSH WITH FINISHED GRADE.

13. **TREES**

A. IRRIGATION MUST BE INSTALLED BEFORE TREES ARE PLANTED.

B. PLANT TREES WITH THE ROOTBALL FLUSH WITH THE FINISHED GRADE SOIL. DO NOT PLACE SOIL OR MULCH ON TOP OF THE ROOTBALL. BEFORE PLANTING, EXPOSE THE ROOT FLARE OF EACH TREE. RESTORE GRADE AT BASE OF TRUNK TO ACTUAL ROOT FLARE ELEVATION. DO NOT MOUND MULCH OR SOIL AGAINST ROOT FLARE OF TRUNK; REMOVE WIRE BASKET AND BURLAP ON ALL SIDES OF ROOTBALL TO EXPOSE ROOTS TO SOIL.

C. ALL TREES WITHIN SOD AREAS AND GROUNDCOVER AREAS TO RECEIVE A 4 FOOT RADIUS (FROM THE TRUNK) AREA OF PINE STRAW MULCH. DO NOT MOUND MULCH AGAINST ROOT FLARE OR TRUNKS OF TREES OR SHRUBS.

D. TREES WITH GIRDLING ROOTS, BROKEN ROOTBALLS, WOUNDS, BARK INJURIES ON THE MAJOR TRUNKS, TIP DIE BACK OR IN SHOCK (WITH DEAD OR DYING LEAVES) WILL BE REJECTED.

E. IF TREES ARE DELIVERED IN METAL BASKETS, REMOVE THE TOP 2/3 OF THE METAL BASKETS AND BURLAP JUST PRIOR TO PLANTING. IF TREES ARE BURIED IN THE FULL METAL BASKETS, A FINE OF $2,000 PER TREE WILL BE IMPOSED BY THE OWNER.

F. AFTER EXCAVATION OF TREE PLANTING PIT, PLACE TREE IN PIT AND BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 8 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. RAKE SMOOTH AND THEN CREATE A 4 INCH HEIGHT SOIL SAUCER APPROXIMATELY 3 FEET RADIAL TO THE TRUNK.

15. **INSPECTIONS**

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS IN ADVANCE OF THE PLANT MATERIAL DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANT MATERIAL **BEFORE** THE PLANTS AND TREES HAVE BEEN UNLOADED.

B. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND/OR MATERIALS WHICH, IN HER OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.

C. TREE CALIPER SIZES NOTED ARE MINIMUM. ALL CONTAINER SIZES NOTED ARE MINIMUM; INCREASE SIZE, IF NECESSARY, TO PROVIDE PLANT HEIGHT AND SPREAD PER SPECIFICATIONS.

D. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.

E. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL, PLANT MATERIAL AND SPECIMENS TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED MATERIALS OR WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.

16. **PRE-INSTALLATION PLANT LAYOUT INSPECTION** CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 5 WORKING DAYS TO SCHEDULE INPSECTION OF PLANT MATERIAL LAYOUT PRIOR TO PLANTING.

THE LOCATION OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS, TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE CONDITIONS, OR AS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT.

17. **TREE SAVE AREAS** ALL TREE SAVE AREAS SHALL BE COVERED WITH 3" OF PINE STRAW MULCH. IN AREAS WITH EXISTING PLANTS, CONTRACTOR SHALL EXERCISE CAUTION IN PLACING OF MULCH TO PROTECT PLANTS. DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIPLINE OF ANY TREE TO BE RETAINED UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES. CLEARING OF VEGETATION WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS. SEE TREE PROTECTION BARRICADE PLAN. A $1,000 PENALTY WILL BE APPLIED IF THESE GUIDELINES ARE NOT FOLLOWED.

18. **EXISTING VEGETATION TO REMAIN** ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED. ANY PLANT/TREE DAMAGE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. SEE TREE PROTECTION PLANS FOR DETAILS.

19. **STAKING** CONTRACTOR SHALL INSURE THAT ALL TREES ARE MAINTAINED STRAIGHT AND PLUMB. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, TO RE-STRAIGHTEN AND REPLANT ALL PLANTS WHICH LEAN OR FALL AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. PLANTS BLOWN OVER BY HIGH WINDS UNDER 39 MPH SHALL NOT BE CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGED PLANTS SHALL BE BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. PLANTS BLOWN OVER BY HIGH WINDS DUE TO A TROPICAL STORM (39-73 MPH) OR A HURRICANE (74 MPH AND HIGHER) PER THE NATIONAL WEATHER SERVICE, THE CONTRACTOR SHALL NOT BE RESPONSIBLE AND THE OWNER SHALL PAY THE CONTRACTOR TO RE-GUY THE PLANTS.

20. **WATERING** IRRIGATION TO BE IN PLACE BEFORE LANDSCAPE INSTALLATION COMMENCES. ALL PLANTS SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING AND KEPT ADEQUATELY WATERED UNTIL TIME OF FINAL INSPECTION ACCEPTANCE. BEGIN WATER ESTABLISHMENT PERIOD IMMEDIATELY. PROVIDE SUFFICIENT QUANTITY OF WATER TO SATURATE THE SOIL 18 INCHES DEEP AND THROUGHOUT THE PLANTING BACKFILL AREA DURING THE CONTRACT MAINTENANCE PERIOD. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL, AND SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.

21. **CLEAN SITE** CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DESPOSED OF DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

# LANDSCAPE INSTALLATION NOTES CONT'D:

22. **VEHICLE PARKING AND HOLDING AREA** CONTRACTOR AND EMPLOYEE VEHICLE PARKING AND LANDSCAPE HOLDING AREAS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

23. **CONSTRUCTION ACCESS, SCHEDULING AND COORDINATION** CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER'S REPRESENTATIVE. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

24. **SAFETY** THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND PROFESSIONAL AND LOCAL PRACTICES.

# LANDSCAPE MAINTENANCE NOTES:

1. **MAINTENANCE PRIOR TO INITIAL ACCEPTANCE**

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL COMPLETION WHEN THE 365 DAY PLANT WARRANTY PERIOD BEGINS.

B. PLANT MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, TIGHTENING AND REPAIRING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH AND HEALTH OF THE PLANT MATERIAL.

**2. INITIAL ACCEPTANCE / MAINTENANCE WARRANTY CONTRACT COMMENCEMENT**

A. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR SCHEDULING OF THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE. A PUNCH LIST WILL BE COMPLETED, IF APPLICABLE. WHEN THE PUNCH LIST HAS BEEN COMPLETED, A FINAL INSPECTION SHALL BE SCHEDULED. THE CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT AT LEAST SEVEN (7) DAYS PRIOR TO THE FINAL ACCEPTANCE INSPECTION DATE.

B. **WARRANTY** CONTRACTOR TO SUBMIT A WRITTEN WARRANTY WILL COMMENCE ON THE DATE OF FINAL ACCEPTANCE THAT ALL PLANTS WILL REMAIN IN A "HEALTHY, VIGOROUS CONDITION" AND MEET SPECIFICATIONS FROM THE DATE OF INITIAL ACCEPTANCE AND UNTIL FINAL ACCEPTANCE (AFTER 365 DAYS). A WRITTEN NOTICE WILL BE GIVEN BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR STATING THE DATE WHEN THE 365 DAY MAINTENANCE AND GUARANTEE PERIOD BEGIN.

C. IF PLANTS ARE DIRECTED TO BE REPLACED, REPLACEMENT SHALL TAKE PLACE WITHIN 14 DAYS OF RECEIPT OF WRITTEN REPORT.

D. IF THE INSTALLATION CONTRACTOR WILL NOT BE PERFORMING THE MAINTENANCE DURING THE MAINTENANCE PERIOD, THE INSTALLATION CONTRACTOR WILL BE REQUIRED TO PERFORM MONTHLY INSPECTIONS AND DIRECT THE PROPER MAINTENANCE TECHNIQUES AND DIRECT ANY DEAD PLANT MATERIAL BE REPLACED. IF THERE IS A DISCREPANCY AT THE END OF THE MAINTENANCE PERIOD, THE INSTALLATION CONTRACTOR WILL BE RESPONSIBLE FOR ALL PROPER MAINTENANCE AND REPLACEMENT OF DEAD PLANT MATERIAL AT NO COST TO THE OWNER.

**3. FINAL INSPECTION AND ACCEPTANCE/ END OF MAINTENANCE CONTRACT**

A. WHEN 365 DAY MAINTENANCE WORK IS COMPLETE (PLANT MATERIAL GUARANTEE PERIOD), THE CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE LANDSCAPE ARCHITECT. THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL ACCEPTANCE INSPECTION.WITHIN 14 DAYS OF WRITTEN NOTIFICATION.

B. PLANTS SHALL BE ACCEPTABLE IF THEY ARE IN A HEALTHY AND VIGOROUS CONDITION AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS FOR EACH PLANT AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACE REJECTED WORK/PLANTS WITHIN 14 DAYS OF NOTIFICATION. CONTINUE LANDSCAPE MAINTENANCE UNTIL WORK IS RE-INSPECTED AND FOUND ACCEPTABLE. PLANT REPLACEMENTS SHALL BE GUARANTEED FOR AN ADDITIONAL 30 DAYS. UPON SATISFACTORY COMPLETION, THE LANDSCAPE ARCHITECT WILL PROVIDE A WRITTEN FINAL ACCEPTANCE OF THE PLANT MATERIAL.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|
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| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
NOTES

SHEET NUMBER:

LP006

NORTH BUFFER

MEDIUM BUFFER

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 65 | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |

WEST BUFFER

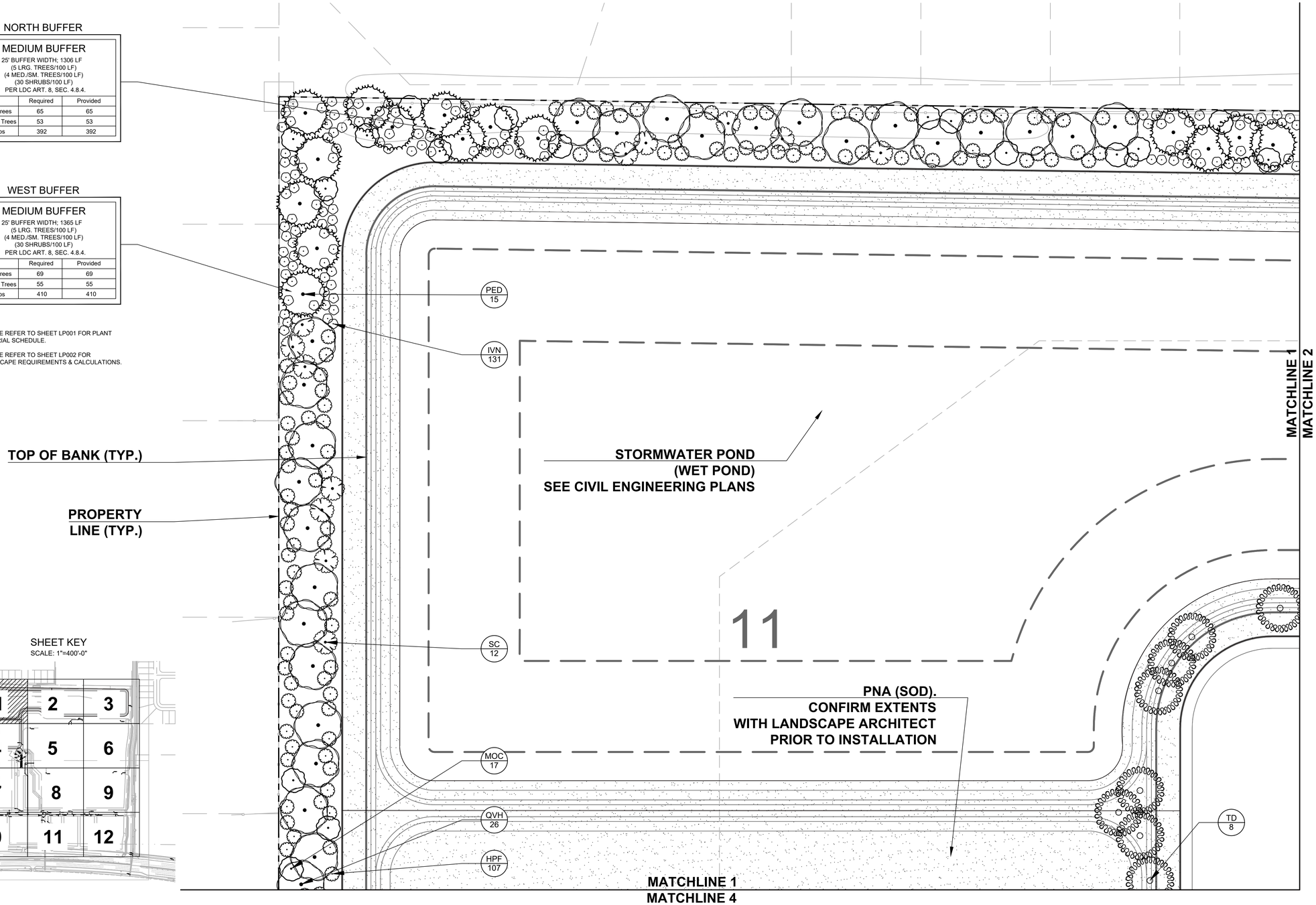
MEDIUM BUFFER

25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

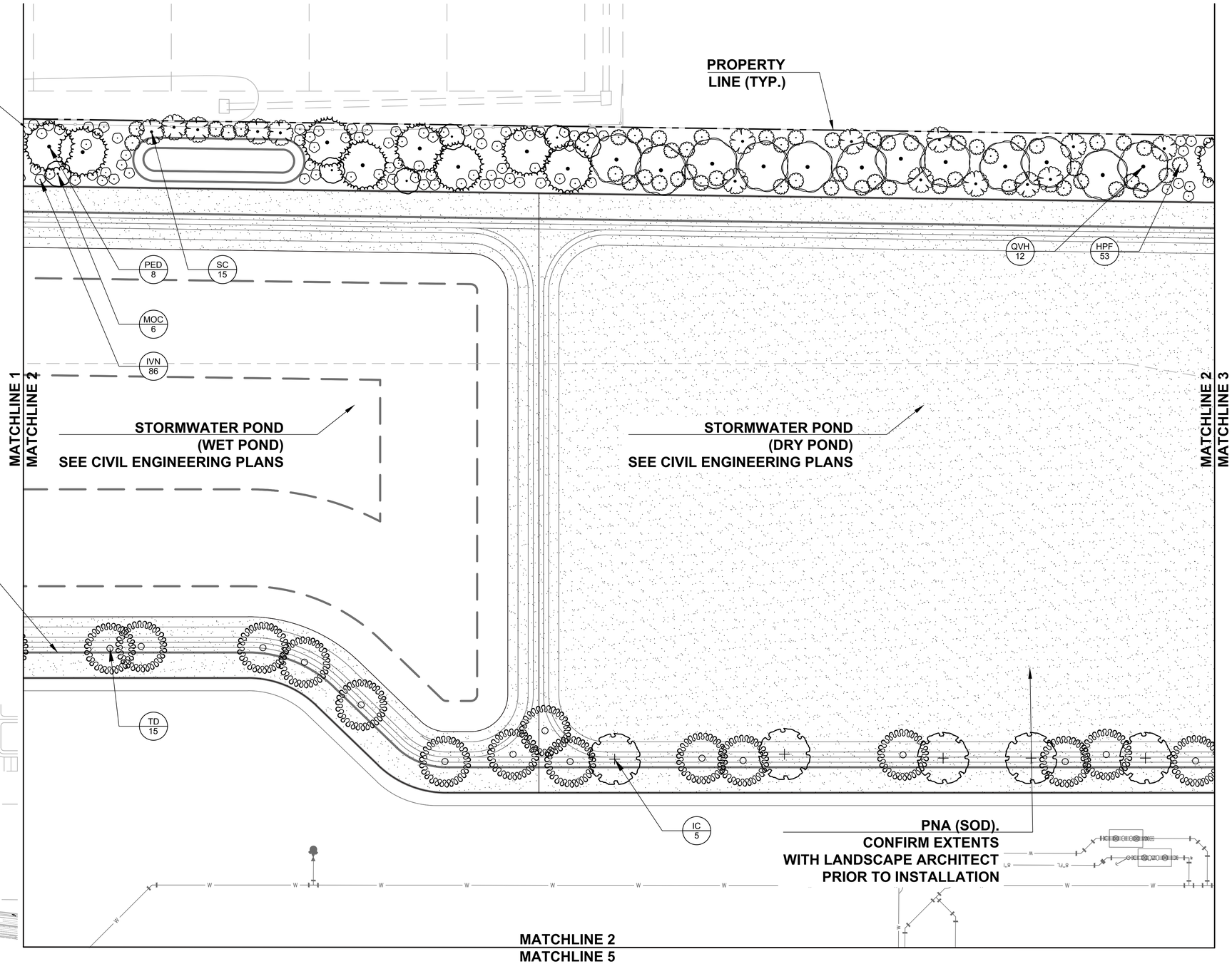
LP101

NORTH BUFFER

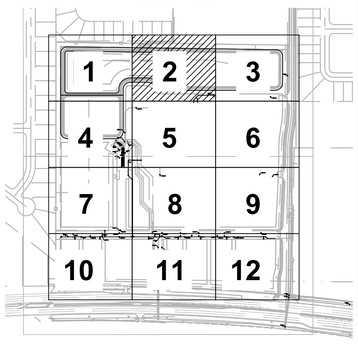
**MEDIUM BUFFER**

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 65 | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP102

NORTH BUFFER

MEDIUM BUFFER

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 65 | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |

EAST BUFFER

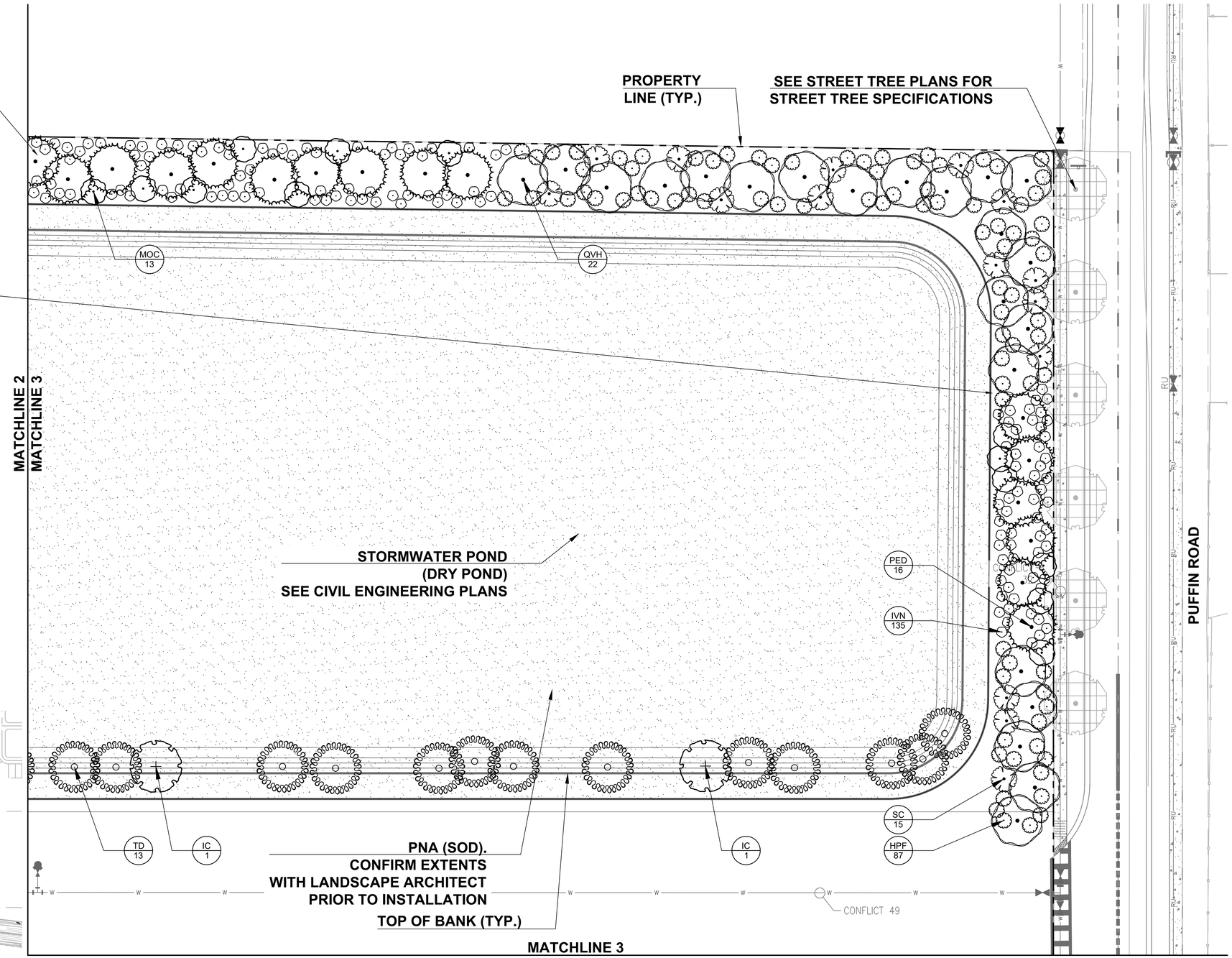
MEDIUM BUFFER

25' BUFFER WIDTH; 316 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

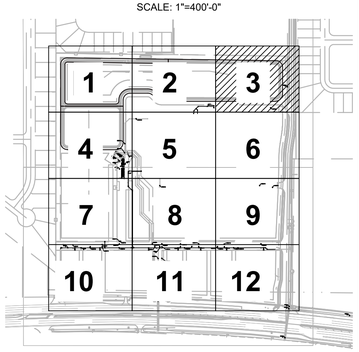
| | Required | Provided |
|---|---|---|
| Large Trees | 16 | 16 |
| Med./Sm. Trees | 13 | 13 |
| Shrubs | 95 | 95 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

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|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP103

WEST BUFFER

MEDIUM BUFFER

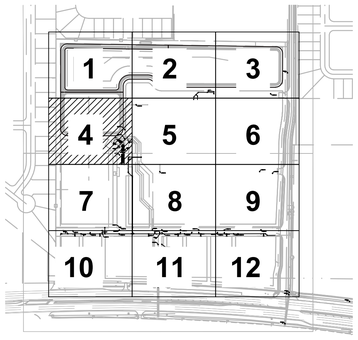
25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.

SHEET KEY
SCALE: 1"=400'-0"




MATCHLINE 1
MATCHLINE 4

TOP OF BANK (TYP.)

PROPERTY LINE (TYP.)

EXISTING TREE TO BE PRESERVED IN PLACE (TYP.)

PNA (SOD).
CONFIRM EXTENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

TD 15
PED 10
IVN 84
MOC 9
QVH 8
HPF 41
SC 7
IC 8
CA 107
CE 10

CONFLICT 54
CONFLICT 53
CONFLICT 31
CONFLICT 30
CONFLICT 47
CONFLICT 28

MATCHLINE 4
MATCHLINE 5

MATCHLINE 4
MATCHLINE 7

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP104

MATCHLINE 2
MATCHLINE 5

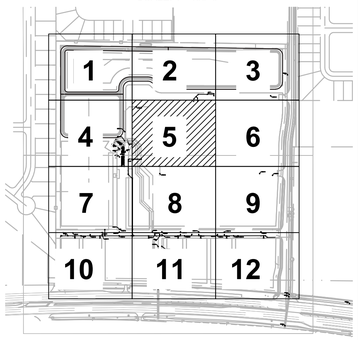
MATCHLINE 4
MATCHLINE 5

MATCHLINE 5
MATCHLINE 6

CONFLICT 48

# NO LANDSCAPE DESIGN ON THIS SHEET

SHEET KEY
SCALE: 1"=400'-0"




1

MATCHLINE 5
MATCHLINE 8

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

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Kissimmee, FL 34744
(321) 388-4781

SEAL:

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|---|---|
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| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP105

MATCHLINE 3
MATCHLINE 6

MATCHLINE 5
MATCHLINE 6

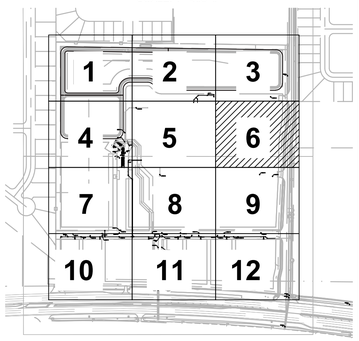
SEE STREET TREE PLANS FOR
STREET TREE SPECIFICATIONS

PROPERTY
LINE (TYP.)

EXISTING TREE TO BE
PRESERVED (TYP.)
SEE TREE MITIGATION PLAN

PUFFIN ROAD

SHEET KEY
SCALE: 1"=400'-0"




MATCHLINE 6
MATCHLINE 9

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP106

MATCHLINE 4
MATCHLINE 7

WEST BUFFER

MEDIUM BUFFER

25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

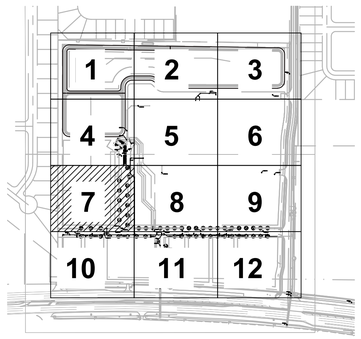
**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.

**EXISTING TREE TO BE PRESERVED (TYP.) SEE TREE MITIGATION PLAN**

**PROPERTY LINE (TYP.)**

SHEET KEY
SCALE: 1"=400'-0"




SC 2

PED 10

IVN 71

QVH 9

MOC 14

HPF 35

**SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS**

9

STREET C

IRR

CONFLICT 11

CONFLICT 12

MATCHLINE 7
MATCHLINE 8

MATCHLINE 7
MATCHLINE 10

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

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SEAL:

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| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

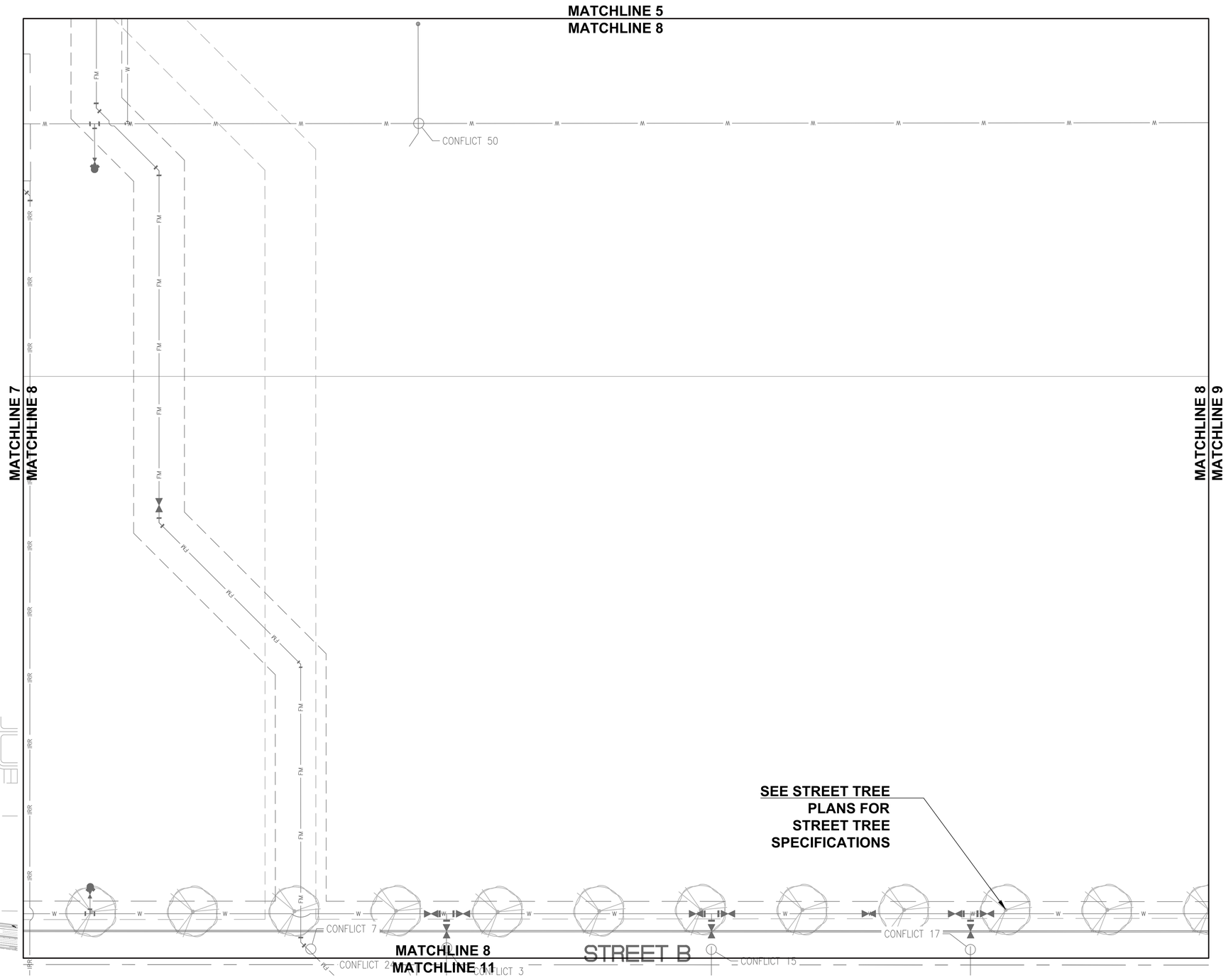
SHEET TITLE:

LANDSCAPE PLAN

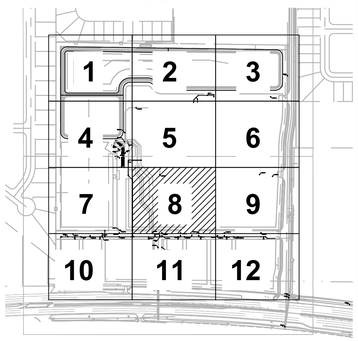
SHEET NUMBER:

LP107

Xref ./Project Name_Titleblock 24 x 36.dwg




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP108

MATCHLINE 6
MATCHLINE 9

MATCHLINE 8
MATCHLINE 9

CONFLICT 51

CONFLICT 52

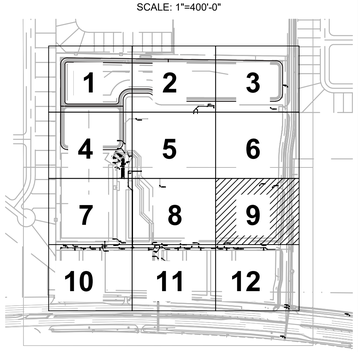
PROPERTY
LINE (TYP.)

SEE STREET TREE
PLANS FOR
STREET TREE
SPECIFICATIONS

CONFLICT 19

MATCHLINE 9
MATCHLINE 12

SHEET KEY
SCALE: 1"=400'-0"

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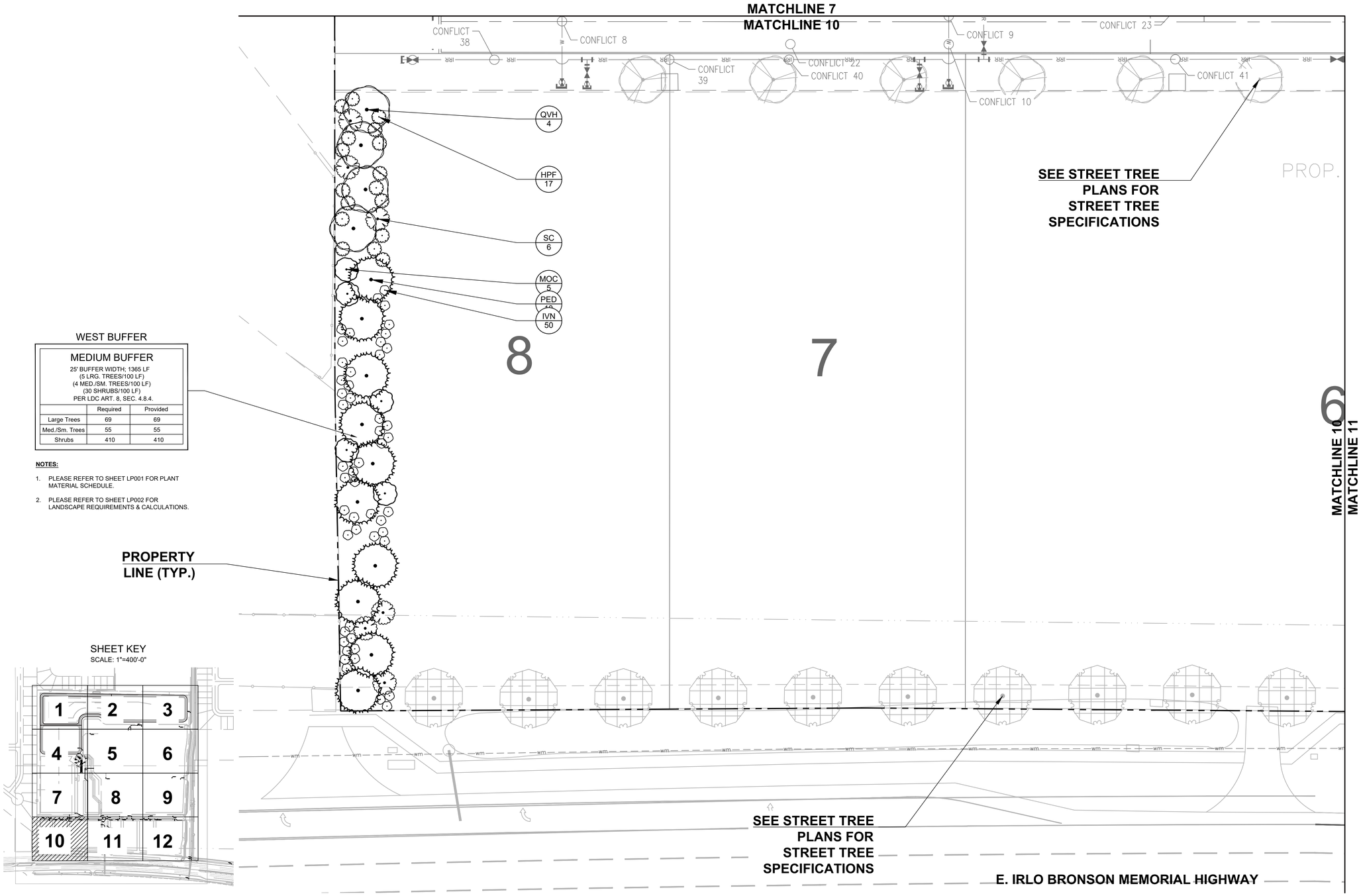
SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP109

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PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP110

MATCHLINE 8
MATCHLINE 11

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

CONFLICT 24
CONFLICT 3
CONFLICT 15
CONFLICT 6
CONFLICT 2
CONFLICT 23
CONFLICT 25
CONFLICT 43
CONFLICT 18
CONFLICT 26
CONFLICT 37
CONFLICT 5
CONFLICT 1
CONFLICT 13

STREET A

5

4

MATCHLINE 10
MATCHLINE 11

MATCHLINE 11
MATCHLINE 12

CONFLICT 4
CONFLICT 14

SHEET KEY
SCALE: 1"=400'-0"

| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |
| 10 | 11 | 12 |

E. IRLO BRONSON MEMORIAL HIGHWAY

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

PROPERTY LINE (TYP.)

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20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

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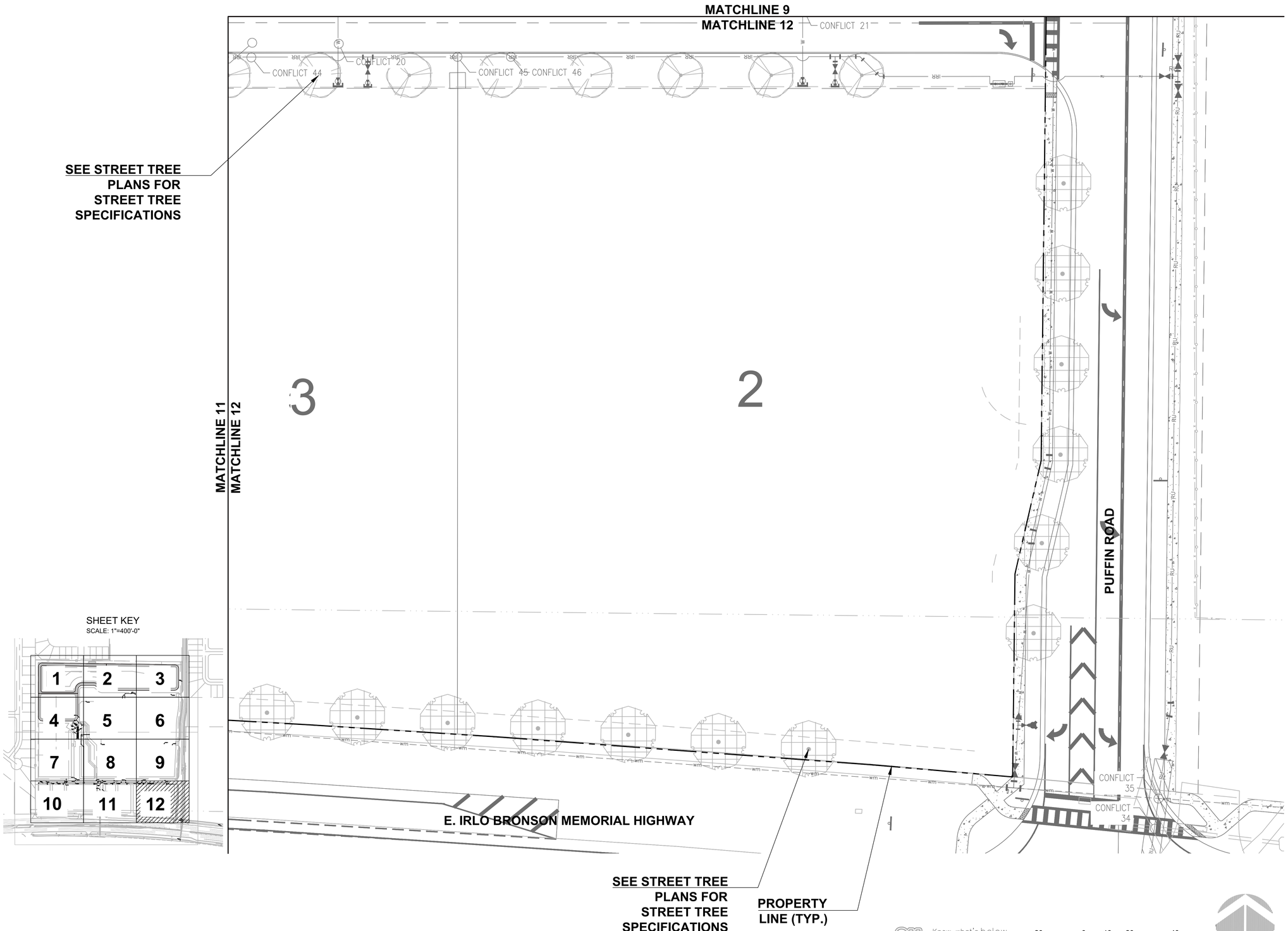
PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP111




PSP25-00004

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ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
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SEAL:

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| | |

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| DATE: | 11/03/2025 |

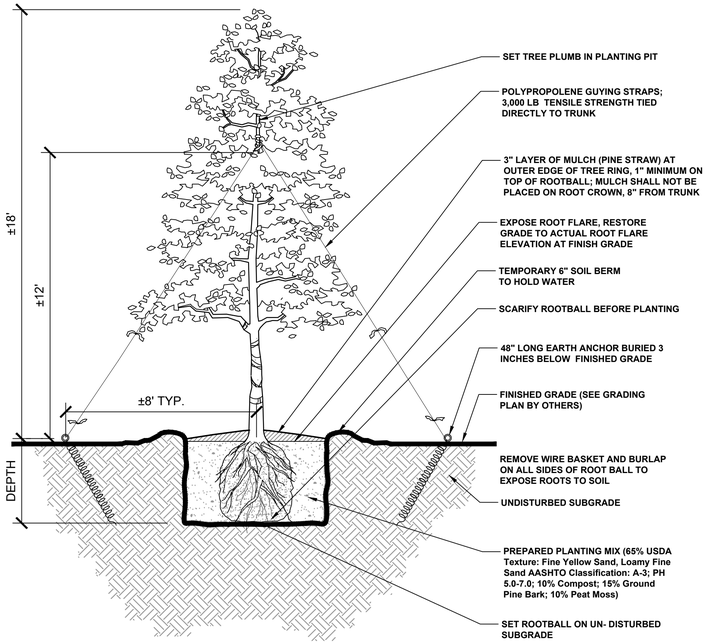
PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP112

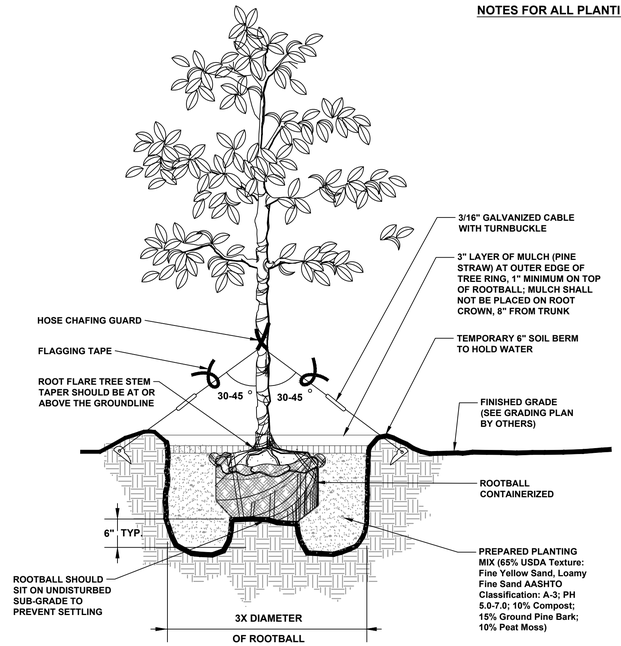



## LARGE TREE PLANTING & GUYING DETAIL

N.T.S.

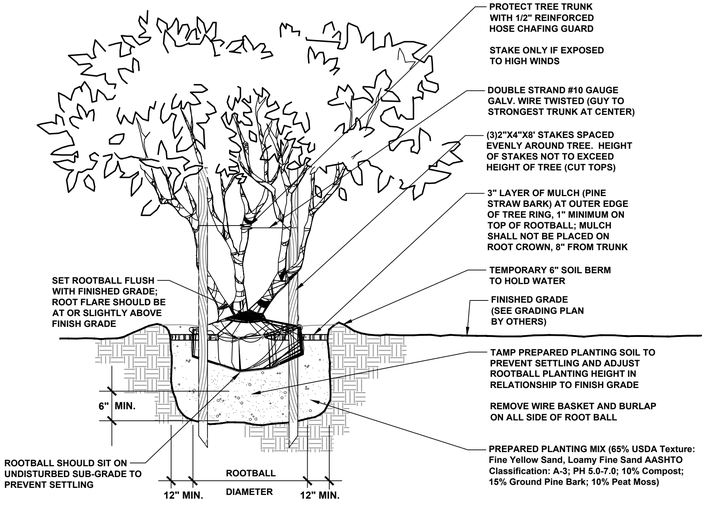
**NOTES FOR ALL PLANTINGS:**

1. DO NOT MOUND OR INSTALL MULCH AGAINST THE TRUNK OR STEM OF TREES AND SHRUBS OR THE CROWN OF PERENNIALS AND GROUNDCOVERS. THERE SHOULD BE FREE AND OPEN AIR CIRCULATION AROUND THE TRUNK OF THE PLANT AND THE GROUND IN THE IMMEDIATE AREA AT THE BASE OF THE TRUNK.
2. CONTRACTOR TO REMOVE ALL WIRE BASKETS AND BURLAP FROM B&B PLANTS LEAVING ONLY THE FABRIC AND WIRE ON THE VERY BOTTOM OF BALL IF IMPOSSIBLE TO REMOVE.




## SMALL TREE PLANTING & GUYING DETAIL

N.T.S.




## MULTI-TRUNK TREE PLANTNG DETAIL

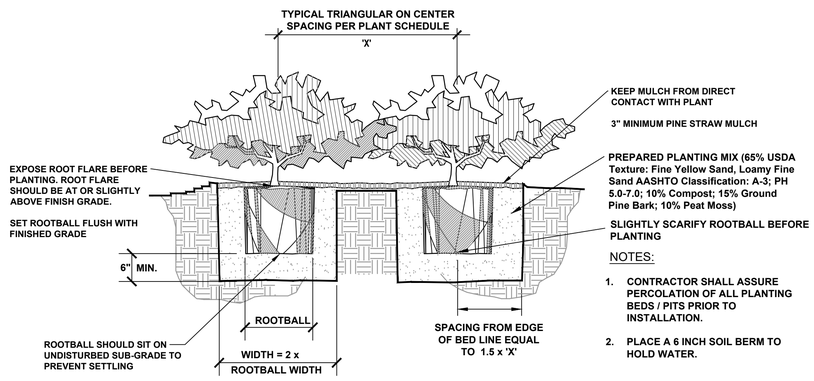
N.T.S.




STAKING DIAGRAM
PLAN VIEW

NOTES:

1. ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE LANDSCAPE NOTES ON SEPARATE SHEET.
2. WATERING REQUIREMENTS ARE DIFFERRENT FOR EACH TREE SPECIES AND SOIL CONDITION. CONSULT AN ARBORIST AS TO THE APPROPRIATE WATER REGIMEN.
3. DISCARD SUBGRADE REMOVED FROM PLANTING PIT AND REPLACE WITH PREPARED SOIL MIX, PER SPECIFICATIONS. PLACE NEW SOIL MIX AROUND ROOTBALL IN SIX-INCH LAYERS, FIRMLY TAMPING AND WATERING EACH LAYER UNTIL THE PLANTING PIT IS FILLED TO FINISHED GRADE LEVEL.
4. TREES UNDER 3 INCH CALIPER DO NOT REQUIRE TO BE GUYED; HOWEVER CONTRACTOR IS RESPONSIBLE TO ENSURE TREES DO NOT BLOW OVER DURING MAINTENANCE PERIOD.

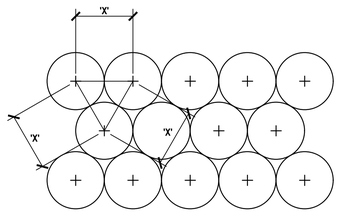



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS / PITS PRIOR TO INSTALLATION.
2. PLACE A 6 INCH SOIL BERM TO HOLD WATER.

## GROUNDCOVER & SHRUB PLANTING DETAIL

N.T.S.




ALL SHRUBS & GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT SCHEDULE FOR INDIVIDUAL PLANT SPACING 'X'

## TYPICAL PLANT SPACING DETAIL

N.T.S.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE INSTALLATION DETAILS

SHEET NUMBER:

LP201

## STREET TREE SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| STREET TREES | | | | | | |
| | AR | 66 | ACER RUBRUM | FLORIDA RED MAPLE | 65 GAL. / 3" CAL. | 8-10' HT. X 4-5' SP. |
| | MG | 53 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 65 GAL. / 3" CAL. | 12-14' HT. X 5-6' SP. |

## STREET TREE CALCULATIONS

### EXTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

PUFFIN ROAD (WEST FRONTAGE)
1390 LF/ 55 LF = 26 LARGE TREES REQUIRED
= 26 LARGE TREES PROVIDED

E. IRLO BRONSON MEMORIAL HIGHWAY (NORTH FRONTAGE)
1,311 LF/ 55 LF = 24 LARGE TREES REQUIRED
= 24 LARGE TREES PROVIDED

### INTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

STREET A (EAST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

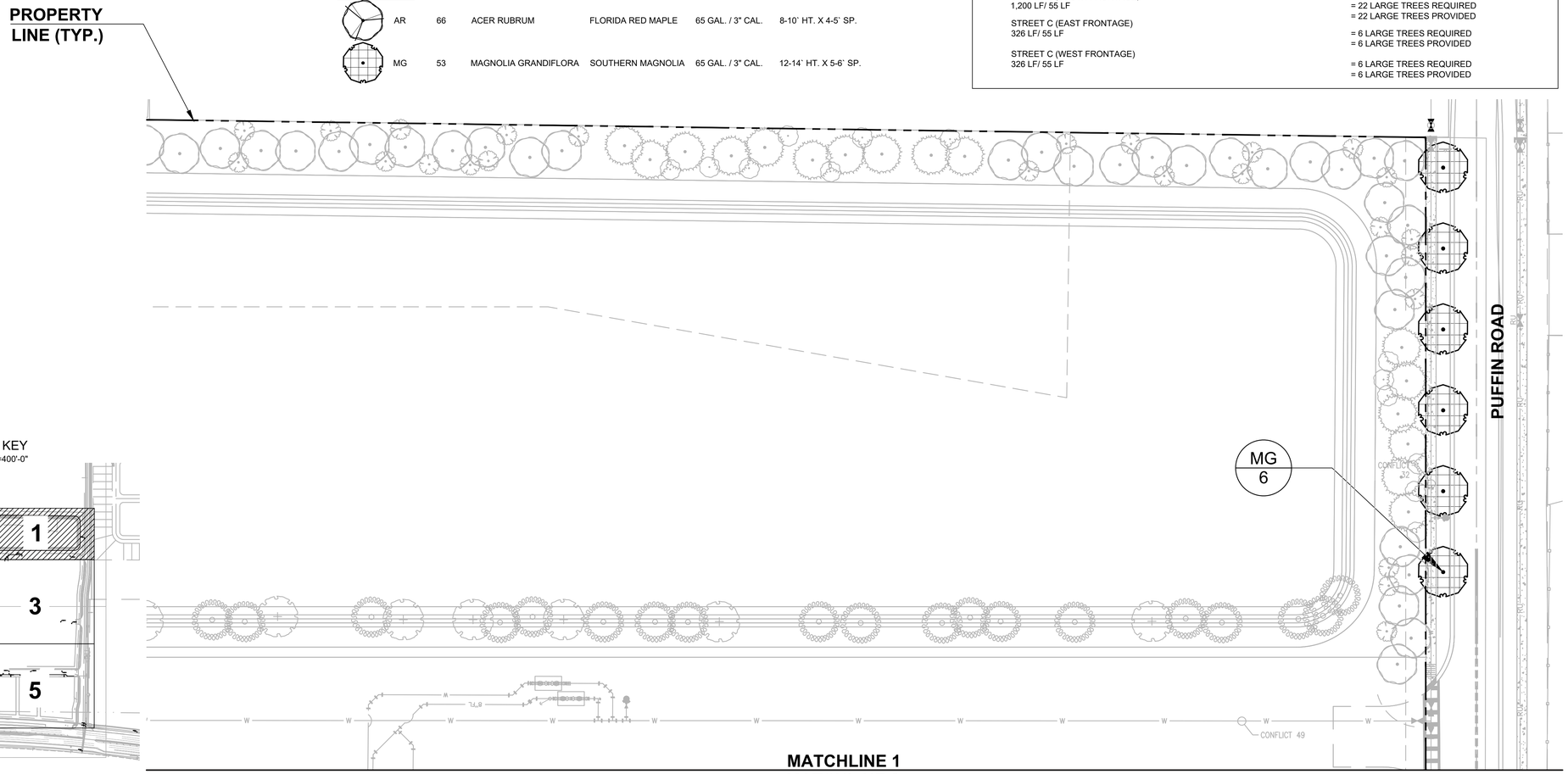
STREET A (WEST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

STREET B (NORTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

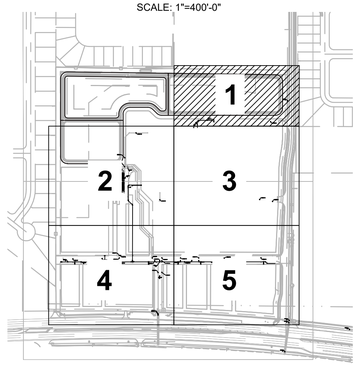
STREET B (SOUTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

STREET C (EAST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED

STREET C (WEST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

SCALE: 1" = 30'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

| REVISIONS | DATE |
|---|---|

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

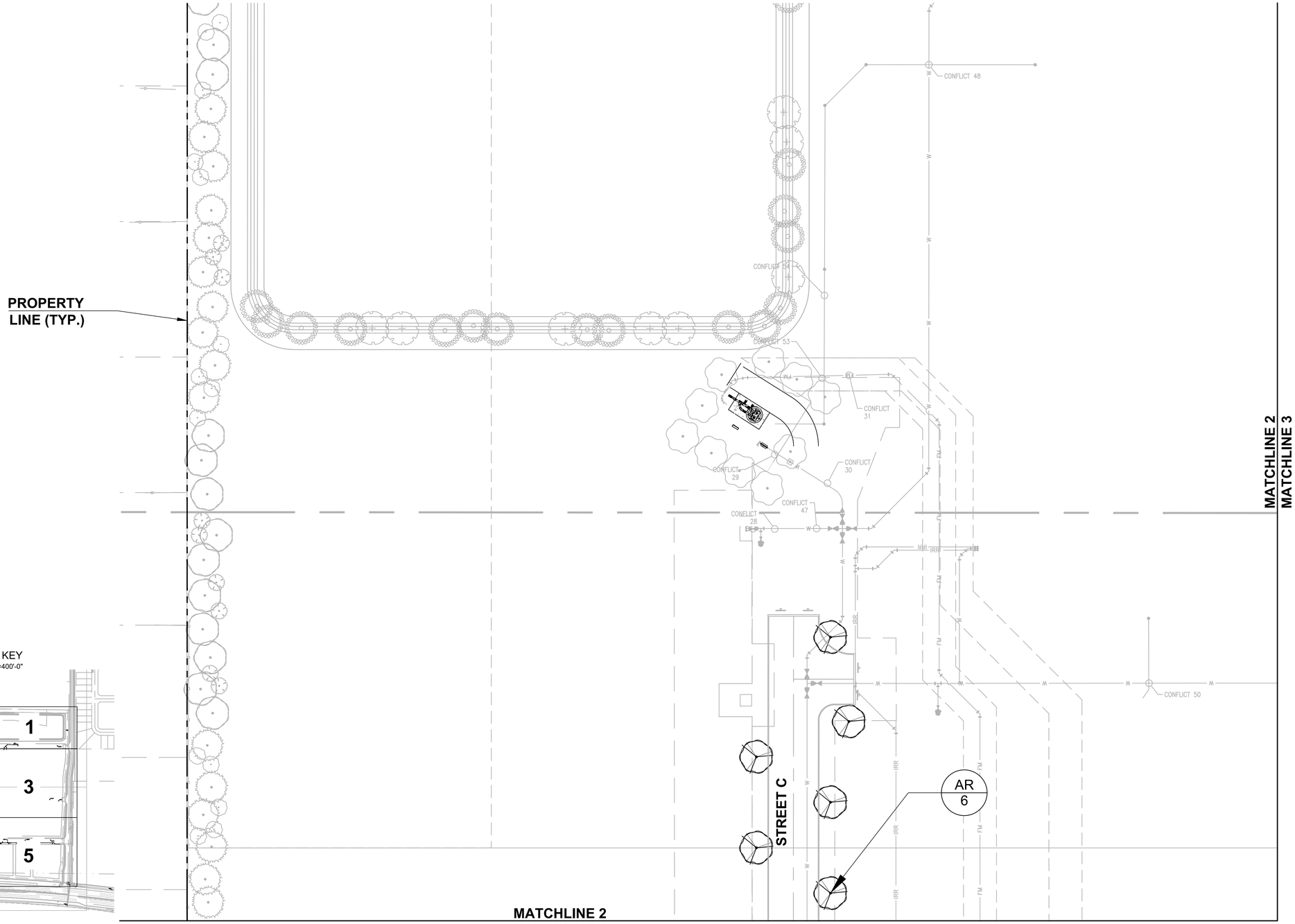
PROJECT NUMBER: 5450

SHEET TITLE:

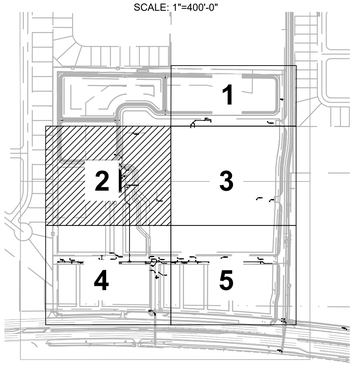
STREET TREE PLAN

SHEET NUMBER:

ST101




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

30 0 15 30 60
SCALE: 1" = 30'

NORTH

PSP25-00004

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PROJECT:

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SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

ST102

MATCHLINE 1
MATCHLINE 3

MATCHLINE 2
MATCHLINE 3

PROPERTY
LINE (TYP.)

PUFFIN ROAD

1

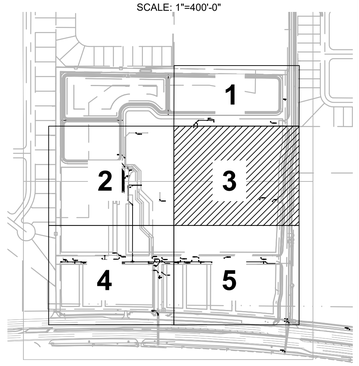
CONFLICT 51

CONFLICT 52

MG
10

MATCHLINE 3
MATCHLINE 5

SHEET KEY
SCALE: 1"=400'-0"

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SHEET TITLE:

STREET TREE
PLAN

SHEET NUMBER:

ST103

MATCHLINE 2
MATCHLINE 4

PROPERTY LINE (TYP.)

AR 34

MG 14

STREET C

STREET B

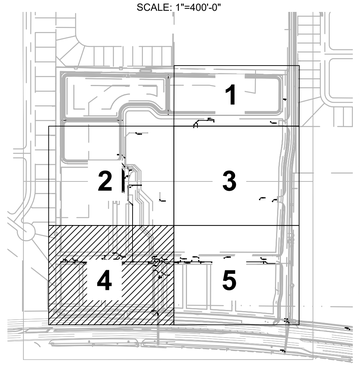
STREET A

CONFLICT 1
CONFLICT 2
CONFLICT 3
CONFLICT 4
CONFLICT 5
CONFLICT 6
CONFLICT 7
CONFLICT 8
CONFLICT 9
CONFLICT 11
CONFLICT 12
CONFLICT 13
CONFLICT 14
CONFLICT 22
CONFLICT 23
CONFLICT 24
CONFLICT 38
CONFLICT 39
CONFLICT 40

MATCHLINE 4
MATCHLINE 5

E. IRLO BRONSON MEMORIAL HIGHWAY

SHEET KEY
SCALE: 1"=400'-0"

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SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

ST104

MATCHLINE 3
MATCHLINE 5

AR
26

PROPERTY
LINE (TYP.)

STREET B

CONFLICT 15
CONFLICT 17
CONFLICT 18
CONFLICT 21
CONFLICT 25
CONFLICT 43

MATCHLINE 4
MATCHLINE 5

4
3
2

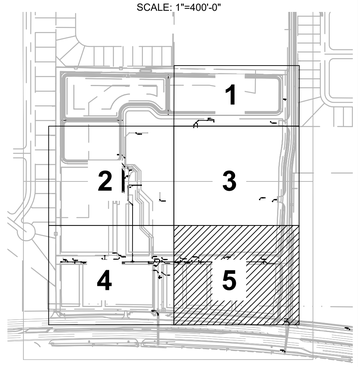
PUFFIN ROAD

MG
23

CONFLICT 35

E. IRLO BRONSON MEMORIAL HIGHWAY

SHEET KEY
SCALE: 1"=400'-0"

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PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE
PLAN

SHEET NUMBER:

ST105

**Meeting:** January 8, 2026

**Agenda Item Type:** Consent Agenda Final Master Plan for Eastside Park PUD, PUD25-00002

**Community Development Agenda Item:**
Request City Council's approval of a Final Master Plan for Eastside Park PUD, PUD25-00002.
**COST:** No cost associated with this item.
**This item is to approve the Final Master Plan for Eastside Park PUD, which contains 94 single-family duplex units with site open space, amenities, and associated infrastructure on approximately +/- 17.18 acres of land, generally located north of East 10th Street, east of Overcup Avenue, and west of Whisler Court.**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
The subject property is generally located north of East 10th Street, east of Old Overcup Avenue, and west of Whisler Court. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and auxiliary access to arterial roadways.

The proposed Residential FMP maintains the general layout of the original PUD (Ordinance No. 2025-15) by proposing 94 single-family duplex units. The proposed development will provide for infill residential development at a density of 6.5 dwelling units per acre compatible with the underlying medium-density residential Future Land Use that allows 4.1 to 10 dwelling units per acre.

The property was annexed into the City of St. Cloud by Ordinance No. 2024-64. The property received a Future Land Use designation of medium density residential (Ordinance No. 2025-14) and a Planned Unit Development "PUD" zoning district (Ordinance No. 2025-15) to allow for the development of 94 single-family duplex dwelling units with site open space, amenities, and associated infrastructure.

**Legal Authority:**
Per Land Development Code Section 1.1.7 – the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.4.

**Budget and Recommendation:**
There is no cost associated with this item.

Staff reviewed this request for a Final Master Plan on or before December 15, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the Final Master Plan (FMP) for Eastside Park PUD, subject to the following condition:

• All landscape plans shall be signed and sealed prior to stamping.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
1/8/26- Final Action

**Attachments:**
1. 1. PUD25-00002 Eastside Park FMP Staff Report 12.10.25 CC
2. 2. PUD25-00002 School Capacity Report
3. 3. PUD25-00002 Eastside Park PUD FMP Plans

# City Council Meeting
## Meeting Date: January 08, 2026

**DRC Case No.**
PUD25-00002

**Type of Application**
Final Master Plan

**Case Name**
Eastside Park PUD

**Applicant/Agent**
Luxer Development / B Taylor & Associates.

**Owner(s)**
Jonanthan W. McBurney

**Address/Location**
North of East 10th St, West of Overcup Ave, and West of Whisler Ct.

**Parcel ID Nos.**
062631495000012780, and 062631495000013000

**Total Land Area**
+/- 17.18 acres

**Project Planner**
Zhaokai Liu,
Principal Planner
Community Development

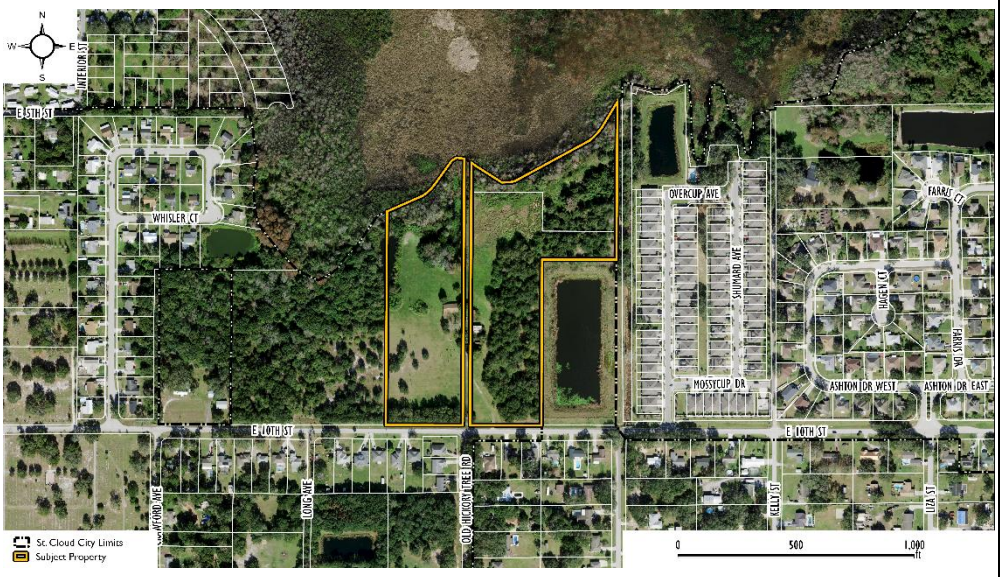



**Figure 1 – Aerial Map**

## Request

The applicant is requesting approval of the Final Master Plan (FMP) for Eastside Park PUD, a residential subdivision on approximately +/-17.18 acres of land. The property is shown in **Figure 1** above.

## Background

The subject property is generally located north of East 10th Street, east of Old Overcup Avenue,and west of Whisler Court. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and auxiliary access to arterial roadways.

The proposed Residential FMP maintains the general layout of the original PUD (Ordinance No. 2025-15) by proposing 94 single-family duplex units. The proposed development will provide for infill residential development at a density of 6.5 dwelling units per acre compatible with the underlying medium-density residential Future Land Use that allows 4.1 to 10 dwelling units per acre.

The property was annexed into the City of St. Cloud by Ordinance No. 2024-64. The property received a Future Land Use designation of medium density residential (Ordinance No. 2025-14) and a Planned Unit Development "PUD" zoning district (Ordinance No. 2025-15) to allow for the development of 94 single-family duplex dwelling units with site open space, amenities, and associated infrastructure.

## Project Description

The proposed development encompasses two vacant lots for a combined acreage of +/- 17.18 acres of land and will provide an additional 94 single-family duplex units to the surrounding area. These units will be compatible with the size, architecture, and pricing structure of the existing subdivisions and single-family duplex units in the surrounding area.

Primary access for residents will be to and from East 10th Street, with one additional road connection for future development connections to the western property line. The homes proposed within the development will be all single-family duplex units and will be rear-loaded types.

The stormwater management pond will be in the northeast corner of the subject property with a lakefront pedestrian trail along the pond's shoreline. This lakefront pedestrian trail will be for the use of all residents within the area.

To provide the community with added benefits above and beyond the minimum code requirements, the applicant has:

1. Provided 4.61 acres of recreation and open space, exceeding the 4.37 acres of open space approved under Ordinance No. 2025-15
2. Five-pocket parks
3. A 0.687-acre (29,925 sf) dog park
4. One pickleball court
5. Eight exercise stations
6. A ¼ mile natural walking trail with 22 benches, exceeding the 15 benches approved under Ordinance No. 2025-15
7. Connected sidewalks inside the community and to a nearby trail system.

## Development Program

| Use | Total Units |
|---|---|
| Single-Family duplex units | 94 |

## School Capacity Report

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees. See attached School Capacity Report for further information.

## Consistency With Strategic Plan Goals:

The proposed Preliminary Subdivision Plan meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** *Focus on the continuity and sustainability of core public services.*

## Staff Recommendation

Staff reviewed this request for a Final Master Plan on or before December 15, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the Final Master Plan (FMP) for Eastside Park PUD, subject to the following condition:

- All landscape plans shall be signed and sealed prior to stamping.

## City Council Requested Action

Per Land Development Code Section 1.1.7 – the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.4.

## Attachments

- School Capacity Report
- Final Master Plan

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**

**PLANNING SERVICES DEPARTMENT**

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

| | | | |
|---|---|---|---|
| **Date:** | 9.12.25 | **Current FLU:** | MDR |
| **SDOC #:** | 2023/24-0109 | **Requested FLU:** | N/A |
| **Jurisdiction:** | St. Cloud | **Current Zoning:** | PUD |
| **DRC #:** | PUD25-00002 | **Requested Zoning:** | N/A |
| **Project Name:** | Eastside Park Final Master Plan | **PID:** | 06-26-31-4950-0001-2780 |
| **Project Location:** | 1310 East 10th St., St. Cloud, 34771 | | 06-26-31-4950-0001-3000 |
| **Comments Due Date:** | 9.2.25 | | |
| **AC:** | 17+/- | | |

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1. - 6.7. of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.[2012]). "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2964.

**Total Proposed Residential Units by Type**

| | | | | | |
|---|---|---|---|---|---|
| **SF** | 94 | **TH** | 0 | **MF** | 0 |
| Single Family | | Townhome | | Multi-Family | |
| **Condo** | 0 | **MH** | 0 | **STR** | 0 |
| Condominium | | Mobile Home | | Short Term Rental | |
| **HOP** | 0 | **VV** | 0 | **AWH** | 0 |
| Housing for Older Persons | | Vacation Villas | | Affordable-Workforce Housing | |

**Estimated Number of New Students Generated by Proposed Development**

| | | | | | |
|---|---|---|---|---|---|
| **Elem. (K-5)** | 14 | **Middle (6-8)** | 9 | **High (9-12)** | 14 |

**Student Generation Calculations**

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

| Residential Categories | | | | | |
|---|---|---|---|---|---|
| Total Units | SF | TH | MF | Condo | MH |
| 94 | 94 | 0 | 0 | 0 | 0 |

| Student Generations Rates | | | |
|---|---|---|---|
| | Elem. (K-5) | Middle (6-8) | High (9-12) |
| SF | 0.139 | 0.086 | 0.144 |
| TH | 0.096 | 0.052 | 0.089 |
| MF | 0.157 | 0.083 | 0.114 |
| CONDO | 0.059 | 0.03 | 0.047 |
| MH | 0.107 | 0.065 | 0.082 |

| Total Students | |
|---|---|
| Elem (K-5) | 14 |
| Middle (6-8) | 9 |
| High (9-12) | 14 |

**Level of Service (LOS)**

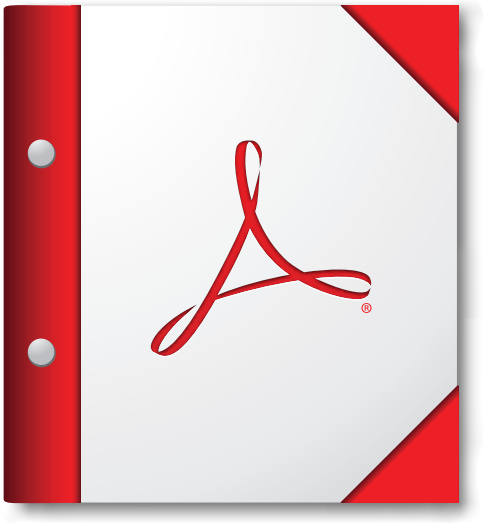
| | 2024/2025 | | | 2027/2028 | | |
|---|---|---|---|---|---|---|
| School Boundaries Impacted | COFTE | Permanent Student Capacity | Current Level of Service | 3 YR. Projected COFTE | Projected COFTE w/ Impact | Projected LOS w/ Impact |
| LVES | 728 | 852 | 85% | 717 | 731 | 86% |
| SCMS | 1,224 | 1,442 | 85% | 1,211 | 1,220 | 85% |
| SCHS | 2,265 | 2,715 | 83% | 2,174 | 2,188 | 81% |

**Comments**

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Lakeview Elementary utilizes five (5) relocatables to accommodate its existing enrollment. Capacity may be met through space reconfigurations, rezoning and/or charter schools.

St. Cloud High is overcapacity and utilizes seven (7) relocatables to accommodate its existing enrollment. A classroom wing addition opened for the 2024/2025 school year and provided relief to the school. Capacity may be met through existing space reconfigurations, classroom wing additions, rezoning, and/or charter schools.



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**Meeting:** January 8, 2026

**Agenda Item Type:** Public Hearings
Ordinance No. 2024-50 Future Land Use Element

**Community Development Agenda Item:**
**FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50,** an ordinance of the City Council of the City of St. Cloud, Florida, readopting the ordinance adopting a Large Scale Comprehensive Plan Amendment incorporating comments submitted by the State of Florida after the initial adoption of the ordinance and pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scriveners errors, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2024-50**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
Ordinance No. 2024-50 amends the existing Future Land Use Element of the Comprehensive Plan. This updated element includes principles, guidelines, and strategies consistent with Florida Statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The FLU Element will further describe the appropriate location for future uses and include Goals, Objectives, and Policies (GOPs) that establish the location and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

During the month of April 2022, a public meeting was held at the St. Cloud Community Church along with an online meeting for those who couldn't attend in person. Subsequently, an online survey was sent out through the City's social media platforms and flyers. Feedback from the meeting and the online surveys showed:

- A high percentage of respondents wanted less growth or no growth.
- A high percentage of respondents wanted more high-quality commercial, retail, and entertainment options.
- Transportation was the main concern, followed by the environment.
- Respondents felt the primary area for commercial development should be focused along the US Highway 192 corridor and expressed a desire for the redevelopment and expansion of the existing downtown.

The City Council approved the transmittal of the CPA package to the Florida Department of Commerce (DOC) at the transmittal hearing held on August 8, 2024.

Following individual briefings with Mayor Robertson and the City Council members, the City Council requested staff host more community meetings to gather additional feedback and provide more information on the intent of the Future Land Use Element update. The additional community meetings were held on December 3rd and 5th of 2024 at City Hall. The public meetings were advertised through several outlets including social media, the City's website, newspaper and mailed notices to landowners whose properties were proposed for a change. A total of 196 citizens attended the meetings.

A City Council workshop was hosted to discuss the amendment further on January 24, 2025. Meetings were also held with the Chamber of Commerce on January 29, 2025, and the Economic Development Advisory Committee (EDAC) on March 26, 2025.

The City Council approved the transmittal of the Large-Scale CPA adoption package to DOC at the adoption hearing held on October 9, 2025. The adoption of CPA24-00007 (DEO# 2024-03ESR//Ordinance #2024-50) was denied by DOC based on interpretation that it violated provisions of SB 180 (Chapter 2025-190, Section 28, Laws of Florida).

According to SB 180, any new policy that creates standards or processes not already adopted through other means (Land Development Code, Joint Planning Agreement, previously adopted Comprehensive Plan, etc.) is deemed more restrictive or burdensome. DOC provided a list of policies that were determined to be "more restrictive or burdensome" or "potentially more restrictive or burdensome" based on these provisions. Staff reviewed the list of policies and removed or amended the proposed policies to ensure compliance with SB 180 and address any concerns raised by DOC. The following policies have been removed entirely with this re-adoption:

- F.1.1.7 – Guidelines for Amending Development Plans
- F.2.4.3 – Incremental Development
- F.3.2.2 – Support Interconnectivity and Continuation of Blocks and Roadways
- F.3.2.6 – Trail-Oriented Development Implementation

Additionally, there was a map cleanup for 2 parcels that were inadvertently changed from Medium Density Residential (MDR) to JPA Employment Center. Staff has corrected the map to revert the future land use back to MDR for the following parcels: 05-26-30-00U0-0080-0000 & 08-26-30-00U0-0010-0000

Overall, this proposed amendment includes the following provisions:

- Updated Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA)
- Updated FLU Map Series
- Updated Goals, Objectives, and Policies (GOPs)

The staff memo contains a matrix that includes an explanation and justification for the proposed changes based on policies already adopted prior to August 2024 through other means such as the Land Development Code, Joint Planning Agreement, previously adopted Comprehensive Plan, etc.

**Legal Authority:**
Florida Statutes, Section 163.3161 - Community Planning Act

**Budget and Recommendation:**
There is no cost associated with this item.

On August 19, 2025, the Planning Commission – Second Motion by Grigsby that the split decision of Planning Commission is final. Seconded by Marshall. Passed 4-0.

Staff recommends **APPROVAL** of Ordinance No. 2024-50 for the amendment of the Future Land Use Element of the Comprehensive Plan.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
1/8/26- Final Action
10/9/25 - Motion to approve transmittal of Ordinance No. 2024-50 to the Florida Department of Commerce. Motion to approve by Urban. Seconded by Gilbert. Passed 4-0
8/8/24 - Motion to approve by Urban. Seconded by Gilbert. Matheny voted nay. Passed 4-1.

**Attachments:**
1. 1. CPA24-00007 Future Land Use Element Staff Memo and Matrix
2. 2. 2024-50 FLUE Ordinance 01.08.26 CC
3. 3. CPA24-00007 FLU Data Inventory and Analysis Report 010826 CC
4. 4. Ordinance No 2024-50 BIE 010826 CC

**MEMORANDUM REPORT**
**FOR CITY COUNCIL - ON JANUARY 08, 2026**

**To:** City Council Members

**From:** Caroline Horton, Senior Planner

**Thru:** Melissa Dunklin, CPM, Community Development Director

**Subject:** Comprehensive Plan Future Land Use Element Amendment
Case No. CPA24-00007 – Comprehensive Plan Amendment

**Date:** January 08, 2026

---

**REQUEST:** The request is to amend the Future Land Use Element in accordance with Florida Statute 163.3161(4) and 187.201

**BACKGROUND: Ordinance No. 2024-50** amends the existing Future Land Use Element of the Comprehensive Plan. This updated element includes principles, guidelines, and strategies consistent with Florida Statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The FLU Element will further describe the appropriate location for future uses and include Goals, Objectives, and Policies (GOPs) that establish the location and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

During the month of April 2022, a public meeting was held at the St. Cloud Community Church along with an online meeting for those who couldn't attend in person. Subsequently, an online survey was sent out through the City's social media platforms and flyers. Feedback from the meeting and the online surveys showed:

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According to SB 180, any new policy that creates standards or processes not already adopted through other means (Land Development Code, Joint Planning Agreement, previously adopted Comprehensive Plan, etc.) is deemed more restrictive or burdensome. DOC provided a list of policies that were determined to be "more restrictive or burdensome" or "potentially more restrictive or burdensome" based on these provisions. Staff reviewed the list of policies and removed or amended the proposed policies to ensure compliance with SB 180 and address any concerns raised by DOC. The following policies have been removed entirely with this re-adoption:

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- F.2.4.3 – Incremental Development
- F.3.2.2 – Support Interconnectivity and Continuation of Blocks and Roadways
- F.3.2.6 – Trail-Oriented Development Implementation

Overall, this proposed amendment includes the following provisions:

- Updated Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA)
- Updated FLU Map Series
- Updated Goals, Objectives, and Policies (GOPs)

The following section of this document is a matrix that analyzes each individual policy change starting with the current Future Land Use Element text in the first column; the proposed policy changes in the second column; and the explanation for the proposed changes in the third column. The explanation includes justification for the proposed changes based on policies already adopted prior to August 2024 through other means such as the Land Development Code, Joint Planning Agreement, previously adopted Comprehensive Plan, etc.

## Policy F.1.1.5:

This policy clarifies where to locate the existing method for calculation of density and intensity for land use categories that currently exist within our Land Development Code. This clarification does not change the existing method of calculation; therefore, it is not more restrictive or burdensome in its approach.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 1.1.2:** *Density/Intensity*. The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table. | **Policy F.1.1.~~3~~5: Calculating Density and Intensity.**<br>~~The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table.~~ The Future Land Use Designations have an established minimum and maximum residential density and non-residential intensity. Density and intensity calculations shall be made as specifically regulated by the Land Development Code, adopted by Ordinance 2023-50, on December 14, 2023. | • Change is necessary to address recommendations in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.<br>• Ordinance No. 2023-50 was adopted on December 14, 2023, which established density calculations in the Land Development Code.<br>• Policy number has changed due to updates in document structure. |

**Policy F.1.1.7:**

Policy being removed based on Florida Commerce concerns.

| Current Future Land Use Element | Proposed Policy Changes - Transmittal | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|---|
| NEW Policy | **Policy F.1.1.7: Guidelines for Amending Development Plans.**<br>To ensure alignment with the established goals and policies of relevant land use designations when significant changes are proposed to an approved Development Plan. These guidelines aim to uphold transparency, accountability, and adherence to city policies and regulations and universally recognized sound planning standards, thereby promoting sustainable and well-coordinated urban development.<br>1) When modifying an approved Development Plan, the proposed amendment must include:<br>a. The proposed updated development program demonstrating consistency with the approved densities and intensities of the initial Development Plan;<br>b. An urban form supportive of the city's development goals and policies, including an urban roadway network that supports the Comprehensive Plan goals and policies;<br>c. Provide a demand analysis for additional public facility improvements necessary to maintain an acceptable level of service and mitigate impacts on surrounding areas; and<br>d. Address any environmental resource issues identified in the initial Development Plan. | **REMOVED** | • Policy removed in to address Florida Commerce concerns |

## Policy F.1.3.2:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Agriculture/Rural land use includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |

**Policy F.1.1.~~3~~.~~1~~2: ~~*Categories*~~ Agriculture/Rural (A/R).**

*(1) Purpose and Intent*

~~Agriculture/Rural~~ This future land use includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development.

*(2) Designation Description*

This future land use designation is reserved for existing agricultural areas, related residential uses, and for lands that already have an agricultural designation upon annexation.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) (1) |
|---|---|---|---|
| 0.00 | 1.00 | 0.00 | 0.10 |

1) Does not preclude an Accessory Commercial Unit.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |

- The current designation description for the Agriculture/Rural (A/R) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy intent.
- The current policy does not allow for non-residential development in A/R. This proposed policy change expands the uses to allow for accessory commercial units. Therefore, the allowance of accessory commercial units requires the addition of a maximum FAR. The proposed update is less restrictive than the currently adopted policy.
- Removed section (4) Compatible Uses and section (3) note 1, due to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.3:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Low Density Residential land use includes those areas of the City where single family detached structures and residential subdivision development has occurred with four or less units per gross acre **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~1~~3.~~1~~3: ~~*Categories*~~ Low Density Residential (LDR).**

*(1) Purpose and Intent*

~~Low Density Residential~~ This future land use includes those areas of the City where single family detached structures and residential subdivision development has occurred with four or less units per gross acre.

*(2) Designation Description*

Areas used primarily as single-family detached housing and compatible limited neighborhood-serving non-residential uses when developed as part of a master planned neighborhood.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) (1)(2) |
|---|---|---|---|
| 0.00 | 4.00 | 0.00 | 0.35 |

1) Does not preclude an Accessory Commercial Unit.

2) When developed as part of a master planned neighborhood

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |

### Explanation

- The current designation description for the Low Density Residential (LDR) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Removed section (4) Compatible Uses and section (3) note 1 in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.4:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Medium Density Residential land use includes those areas of the City where single-family dwellings, duplexes, mobile homes, townhouses and condominium development has occurred at densities between 4.1 and 10 units per gross acre **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~1~~3.~~1~~4: ~~*Categories*~~ Medium Density Residential (MDR).**

*(1) Purpose and Intent*

~~Medium Density Residential~~ This future land use includes those areas of the City where single-family dwellings, duplexes, mobile homes, townhouses and condominium development has occurred at densities between 4.1 and 1~~0~~8 units per gross acre.

*(2) Designation Description*

Areas used for single-family detached and attached units, multi-unit housing and compatible neighborhood serving non-residential uses when developed as part of a master planned neighborhood.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) (1) |
|---|---|---|---|
| ≥4.00 | 18.00 | 0.00 | 0.50 |

1) Does not preclude an Accessory Commercial Unit.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |

### Explanation

- The current designation description for the Medium Density Residential (MDR) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.5:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- High Density Residential land use is site specific to those areas where existing residential uses exceed a density of ten (10) dwelling units per gross acre **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~13~~.15: ~~*Categories*~~ High Density Residential (HDR).**

*(1) Purpose and Intent*

~~High Density Residential~~ This future land use is site specific to those areas where existing residential uses exceed a density of ~~ten (10)~~ eighteen (18) dwelling units per gross acre.

*(2) Designation Description*

High-Density Residential land uses are located near urban amenities and services in areas that can accommodate additional development density while maximizing the use of existing infrastructure investments.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| ≥18.00 | 40.00 | 0.00 | 1.15 |

*(4) Development Requirements*

The City shall allow High Density Residential land use classifications only in those areas which meet the following criteria:

a. Property located within two (2) miles of an elementary school.

b. Property located within three (3) miles of a fire station.

c. Property has direct access to an arterial road (State classified State principal or minor arterial or County minor arterial) or to collector (County rural major, rural minor, or urban), which is operating at a Level of service D or better.

d. Property is located in an area which is served by a "looped" water main system which can provide gallon per minute fire flows at adopted levels of service for High Density Residential land uses.

e. Property meets all level of service criteria.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|

### Explanation

- The current designation description for the High Density Residential (HDR) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- The development requirements stated in the new section (4) were previously adopted in Policy 1.4.2 of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Removed note (1) in Density and Intensity Standards in response to FL Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

**Policy 1.4.2:**

The City shall allow High Density Residential land use classifications only in those areas which meet the following criteria:

a. Property located within two (2) miles of an elementary school.

b. Property located within three (3) miles of a fire station.

c. Property has direct access to an arterial road (State classified State principal or minor arterial or County minor arterial) or to collector (County rural major, rural minor, or urban), which is operating at a Level of service D or better.

d. Property is located in an area which is served by a "looped" water main system which can provide gallon per minute fire flows at adopted levels of service for High Density Residential land uses.

e. Property meets all level of service criteria.

| | |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.6:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Commercial land use includes those areas of the City where commercial development has occurred. Commercial land uses are those that provide for retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also allowed in the commercial land use designation are areas for offices and the provision of services **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**3. Future Land Use Needs**

b. *Commercial Land Use Needs:* New Commercial land uses should be encouraged to infill the Central Business District, as well as along major corridors and neighborhood intersections that provide access for both vehicles and pedestrians.

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~1~~3.~~1~~6: ~~*Categories*~~ Commercial (COM).**

*(1) Purpose and Intent*

~~Commercial~~ This future land use includes those areas of the City where commercial development has occurred. Commercial land uses are those that provide for retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also allowed in the commercial land use designation are areas for offices and the provision of services.

*(2) Designation Description*

New Commercial land uses should be encouraged to infill the Central Business District, as well as along major corridors and neighborhood intersections that provide access for both vehicles and pedestrians.

*(3) Density and Intensity Standards*

| Location of Property | | Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|---|---|
| Major Corridors | | 18.00(1) | 40.00(1) | 0.5 | 3.00 |
| Central Business District (CBD) | Core | 0.00 | 40.00 | 0.5 | 4.00 |
| | Perimeter | 0.00 | 40.00 | 0.5 | 2.50 |

1.) Applies only when residential use is ancillary to commercial use.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |

### Explanation

- The current designation description for the Commercial (COM) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Revised section (3) to allow for residential use when ancillary to commercial use. The current policy does not allow for residential development in the Commercial Future Land Use designation along major corridors; residential is currently only permitted within the Central Business District. This proposed policy change expands the uses to allow for residential units along major corridors. Therefore, the allowance of residential units requires the addition of minimum and maximum density. The proposed update is less restrictive than the currently adopted policy.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.7:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**New Land Use Category**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~1~~3.~~1~~7: ~~*Categories*~~ Neighborhood Commercial (NC).**

*(1) Purpose and Intent*

This future land use fosters a diverse range of commercial and residential activities within established neighborhoods in a compatible way to enhance economic growth while preserving community character.

*(2) Designation Description*

The application of this category is assigned to properties or parcels that meet the following criteria:

a. Within the Florida Avenue Overlay.

b. Within the Lakeshore Boulevard Overlay, between Massachusetts and Michigan Avenues.

c. Where neighborhood-scale commercial uses like local shops and services are appropriate.

*(3) Density and Intensity Standards*

| Location of Property | Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|---|
| Florida Avenue Corridor | 4.00(1) | 18.00 | 0.00 | 1.50 |
| Lakeshore Boulevard Corridor | 0.00 | 18.00 | 0.00 | 1.50 |

1.) The minimum density only applies to properties located south of 5th Street

*(4) Compatible Uses*

a. Along Florida Avenue Corridor: Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, new commercial development proposals shall be reviewed through the conditional use permit process.

b. Along Lakeshore Boulevard Corridor, between Massachusetts Avenue and Michigan Avenue: bed and breakfasts, cafes, and restaurants.

### Explanation

- New Land Use Category added to provide more opportunities for neighborhood-scale commercial uses to link our downtown to lakefront.
- Revised title in section (2) to accurately reflect policy content.
- Minimum densities have been modified to address FL Commerce concerns. The minimum density only applies to areas that were previously designated Medium Density Residential where a 4.0 minimum already applies.
- Section (4) allows for neighborhood-scale commercial uses. The existing Future Land Use designations of Low Density and Medium Density Residential precludes commercial development. By designating this corridor as Neighborhood Commercial, this update allows for neighborhood serving commercial uses while retaining prior residential development rights; therefore, the proposed update is less restrictive.
- Removed section (5) Neighborhood Commercial Compatibility and Integration in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| | development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.8:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Industrial land use includes those areas of the City where light and heavy industrial development has occurred. **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**3. Future Land Use Needs**

c. *Industrial Use:* These districts include Light Industrial (I-I) for research and technology, Industrial II (I-II) for customary industrial enterprise, and Industrial Park Planned Unit Developments (I-III) for flexible, negotiated industrial development design.

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~1~~3.~~1~~8: ~~*Categories*~~ Employment (EMP).**

*(1) Purpose and Intent*

~~Industrial~~ This future land use includes those areas of the City where light and heavy industrial development has occurred.

*(2) Designation Description*

These districts include ~~Light Industrial (I-I)~~ areas where location of employment generating activities, such as research and technology, ~~Industrial II (I-II)~~ customary industrial enterprises, and Industrial Park Planned Unit Developments ~~(I-III)~~ are supported for flexible, negotiated industrial development design.

*(3) Density and Intensity Standards*

| Minimum Residential Density(1) (DU/Acre) | Maximum Residential Density(1) (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 12.00 | 40.00 | 0.00 | 1.50 |
| *1.)* Applies only when residential use is ancillary to employment use. | | | |

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |

### Explanation

- Changing nomenclature from Industrial to Employment Future Land Use category.
- The current designation description for the Industrial (being replaced by Employment (EMP)) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Revised section (3) to allow for residential use when ancillary to employment use. The current policy does not allow for residential development in the Industrial Future Land Use designation. This proposed policy change expands the uses to allow for residential units. Therefore, the allowance of residential units requires the addition of minimum and maximum density. The proposed update is less restrictive than the currently adopted policy.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| | 2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.9:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Public/Institutional land use includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc. **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~13~~.~~19~~: ~~*Categories*~~ Institutional (INST).**

*(1) Purpose and Intent*

~~Public/Institutional~~ This future land use includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc.

*(2) Designation Description*

Institutional Land Use includes lands used primarily for public, quasi-public, or nonprofit facilities that provide educational, governmental, health, religious, cultural, or community services.

*(3) Density and Intensity Standards*

| Minimum Residential Density(1) (DU/Acre) | Maximum Residential Density(1) (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 0.00 | 18.00 | 0.00 | 1.00 |
| 1.) Applies only when residential use is ancillary to institutional use. | | | |

*(4) Development Process*

The City's Land Development Code regulations shall establish Conditional Use Permit criteria for ancillary residential uses on Institutional designated land.

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |

### Explanation

- The current designation description for the Institutional (I) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Revised section (3) to allow for residential use when ancillary to institutional use. The current policy does not allow for residential development in the Institutional Future Land Use designation. This proposed policy change expands the uses to allow for residential units. Therefore, the allowance of residential units requires the addition of minimum and maximum density. The proposed update is less restrictive than the currently adopted policy.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- Created new section (4) Development Process to allow for ancillary residential uses through a Conditional Use permit, which less restrictive as it is not currently permitted.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Industrial | 1.0 floor area ratio |
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

| | |
|---|---|
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.1.3.10:

The policy was reformatted to allow for each individual Future Land Use category to have its own number for clarity and readability. The existing land use category descriptions are adopted as part of the Data and Inventory within the currently adopted Future Land Use Element. The specific Land Use density and intensity are currently separated from the category description. The designation description and density/intensity were consolidated for ease of use.

### Current Future Land Use Element

**DATA AND INVENTORY:**

**1. Existing Land Use Categories**

The following inventory details the specific existing land uses within the City:

- Park/Open Space land use includes park and recreation facilities and lands deemed worthy of preservation for passive open space, such as common open space areas and significant buffers **(See page I-2 of the existing Data and Inventory within the currently adopted Future Land Use Element).**

**GOALS, OBJECTIVES AND POLICIES:**

**Policy 1.1.1:** *Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.

| Future Land Use Categories | Maximum Density/Intensity |
|---|---|
| Agriculture/Rural | 1 dwelling unit per gross acre |
| Low Density Residential | 4 dwelling units per gross acre |
| Medium Density Residential | 10 dwelling units per gross acre |
| High Density Residential | 18 dwelling units per gross acre |
| Commercial | 25 dwelling units per gross acre in CBD-1 and CBD-II<br>0.5-0.75 floor area ratio<br>2.5 floor area ratio in CBD-II<br>4.0 floor area ratio in CBD-I |
| Industrial | 1.0 floor area ratio |

### Proposed Policy Changes – Re-Adoption

**Policy F.1.~~13.1~~10: ~~*Categories*~~ Park/Open Space (P/OS).**

*(1) Purpose and Intent*

~~Park/Open Space~~ This future land use includes park and recreation facilities and lands deemed worthy of preservation for passive open space, such as common open space areas and significant buffers.

*(2) Designation Description*

Areas designated for parks, recreation, conservation, and open space uses intended to preserve natural resources, provide recreational opportunities, and enhance environmental and community quality of life.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density(1) (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 0.00 | 1.00 | 0.00 | 0.50 |
| 1.) Residential development shall support park operations | | | |

~~*Categories*. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in this element.~~

| ~~Future Land Use Categories~~ | ~~Maximum Density/Intensity~~ |
|---|---|
| ~~Agriculture/Rural~~ | ~~1 dwelling unit per gross acre~~ |
| ~~Low Density Residential~~ | ~~4 dwelling units per gross acre~~ |
| ~~Medium Density Residential~~ | ~~10 dwelling units per gross acre~~ |
| ~~High Density Residential~~ | ~~18 dwelling units per gross acre~~ |

### Explanation

- The current designation description for the Park/Open Space (P/OS) land use was adopted as part of the Data & Inventory of the Future Land Use Element by Ordinance 2022-16 on July 14, 2022.
- Revised title in section (2) to accurately reflect policy content.
- Revised section (3) to allow for residential use when ancillary to park/open space use. The current policy does not allow for residential development in the Park/Open Space Future Land Use designation. This proposed policy change expands the uses to allow for residential units. Therefore, the allowance of residential units requires the addition of minimum and maximum density. The proposed update is less restrictive than the currently adopted policy.
- Removed section (4) Compatible Uses in response to Florida Commerce concerns.
- Policy number has changed due to updates in document structure.

| | |
|---|---|
| Public/Institutional | 0.60 floor area ratio |
| Private/Institutional | 0.60 floor area ratio |
| Park/Open Space | 0.30 floor area ratio |
| Conservation | Not Applicable |
| Conservation Overlay | Depends upon feasibility of development and underlying land use category. |

Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.

**Policy 1.1.7:** *Parks and Open Space*. Lands designated for park/open space shall not exceed a usable square footage of 30% of the gross land area for both active and passive recreational park land and open space.

| | |
|---|---|
| ~~Commercial~~ | ~~25 dwelling units per gross acre in CBD-1 and CBD-II~~<br>~~0.5-0.75 floor area ratio~~<br>~~2.5 floor area ratio in CBD-II~~<br>~~4.0 floor area ratio in CBD-I~~ |
| ~~Industrial~~ | ~~1.0 floor area ratio~~ |
| ~~Public/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Private/Institutional~~ | ~~0.60 floor area ratio~~ |
| ~~Park/Open Space~~ | ~~0.30 floor area ratio~~ |
| ~~Conservation~~ | ~~Not Applicable~~ |
| ~~Conservation Overlay~~ | ~~Depends upon feasibility of development and underlying land use category.~~ |

~~Minimum density of 3 dwelling units per gross acre consistent with Osceola County's established minimum density.~~

## Policy F.2.1.2:

Existing policy is being retained in response to Florida Commerce concerns. Planned unit development procedure made less restrictive by making it an optional rather than required procedure.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 1.1.4:** *Conservation Overlay*. Conservation Overlay areas are subject to the following conditions for approval:<br><br>• A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.<br><br>• The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional on a case-by-case basis at the expense of the Developer. The conservation overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.<br><br>• Development approval will be subject to an Environmental Impact Review as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.<br><br>• If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.<br><br>• Any property in a Conservation Overlay area is required to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.<br><br>• Structures may not be located in any wetland. | **Policy F.~~1~~2.1.4~~2~~: Conservation Overlay~~s~~.**<br><br>Conservation Overlay areas are subject to the following conditions for approval:<br><br>• 1) A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.<br>• 2) The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional on a case-by-case basis at the expense of the Developer. The conservation overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.<br>• 3) Development approval will be subject to an Environmental Impact Review as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.<br>• 4) If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.<br>• 5) Any property in a Conservation Overlay area ~~is~~ may be required to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.<br>• 6) Structures may not be located in any wetland. | • Existing policy being retained in response to Florida Commerce concerns.<br><br>• Planned unit development procedure made less restrictive by making it an optional rather than required procedure.<br><br>• Policy number has changed due to updates in document structure. |

## Policy F.2.4.2:

This policy consolidates Policy 2.1.1 and 2.1.2 in the currently adopted Future Land Use Element into one policy to address FL Commerce concerns.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 2.1.1**: Residential developments of eight hundred (800) units or more shall be planned as neighborhoods which include non-residential uses such as schools, neighborhood commerce areas and other public facilities. Planned Unit Development (PUD) zoning shall be permitted and encouraged to meet this policy.<br><br>**Policy 2.1.2:** Residential developments of eight hundred (800) units or less should be developed in areas that could be classified as neighborhood zones which have existing schools, parks, neighborhood commerce areas, and public facilities. | **Policy F.2.4.2: New Planned Unit Developments.**<br><br>Residential developments of eight hundred (800) dwelling units or more shall be planned as neighborhoods which include non-residential uses, such as schools, neighborhood commerce areas, and other public facilities. Planned Unit Development (PUD) zoning shall be permitted and encouraged to meet this policy.<br><br>Residential developments of eight hundred (800) units or less should be developed in areas that could be classified as neighborhood zones, which have existing schools, parks, neighborhood commerce areas, and public facilities. | • Consolidated Policy 2.1.1 and 2.1.2 and retained the language from the existing Future Land Use Element to address FL Commerce concerns. |

## Policy F.2.4.3:

Promote Incremental Development policy has been removed to address FL Commerce concerns.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| New Policy | **REMOVED** | • Policy has been removed to address FL Commerce concerns. |

## Policy F.3.1.2:

This policy has been revised to address concerns from FL Commerce. Standards already exist within the Land Development Code (Ordinance 2015-04).

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| New Policy | **Policy F.3.1.2: Mixed Use and Connected Communities.**<br>Future Mixed Use development shall conform to the established Land Development Code standards to encourage the integration, combination, variety, and connectivity of land uses within their surrounding areas and neighborhoods as adopted by Ordinance 2015-04 on May 15, 2015. | • Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.<br>• Language has been simplified to address FL Commerce concerns and to clarify that the mixed use and connect communities standards have already been adopted within the Land Development Code (2015-04, May 15, 2015).<br>○ |

## Policy F.3.2.2:

The Support Interconnectivity and Continuation of Blocks and Roadways policy has been removed to address FL Commerce concerns.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Objective 1.4:** ***Urban Sprawl.*** The City shall discourage urban sprawl to ensure orderly compact development within the City and its Urban Service Area by promoting infill development, utilizing high density land uses in areas where adequate support infrastructure is available, expanding an urban collector transportation network, and adhering to efficient provisions of sewer and water services. | **REMOVED** | • This policy has been removed to address FL Commerce concerns.<br>• Urban Sprawl objective is addressed within another policy of the Future Land Use element. |

## Policy F.3.2.3:

This policy has been revised to address concerns from FL Commerce. Standards already exist within the Land Development Code (Ordinance 2017-37).

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 2.1.4:** Residential subdivision lots adjacent to collectors, arterials and incompatible land uses shall have provide sufficient buffering, which shall be regulated in the Land Development Code. | **Policy F.3.2.3: Streetscape Design Standards.**<br>Residential subdivision lots adjacent to collectors, arterials and incompatible land uses shall ~~have~~ provide sufficient buffering, which shall be regulated in the Land Development Code and provide streetscape for neighborhoods to ensure compatibility and enhancement of the surrounding area as adopted by Ordinance 2017-37 on October 26, 2017. | • Language has been simplified to address concerns from FL Commerce and to clarify that land development standards are already adopted within the Land Development Code (Ordinance 2017-37, adopted October 26, 2017). |

## Policy F.3.2.4:

This policy has been revised to address concerns from FL Commerce. Language that could be interpreted as restrictive or burdensome has been removed.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| New Policy | **Policy F.3.2.4: Public Realm Oriented Design Standards.**<br>Future development and redevelopment shall conform to Land Development Code standards to encourage context-sensitive design and community building as adopted by Ordinance 2015-04 on May 14, 2015. | • The revised language has removed enforcement language and supports the already adopted language within the Land Development Code with Ordinance No. 2015-04 (May 14, 2015). |

## Policy F.3.2.5:

This policy has been revised to address concerns from FL Commerce. Standards already exist within the Land Development Code (Ordinance 2015-04 / Ordinance 2018-27).

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| New Policy | **Policy F.3.2.5: Pedestrian Scale Design Standards.**<br>Future development shall implement context-sensitive design standards that promote pedestrian oriented streetscapes as adopted in Ordinance 2015-04 on May 14, 2015 and Ordinance 2018-27 on April 26, 2018. | • Language has been revised to address concerns from FL Commerce and to clarify that land development standards are already adopted within the Land Development Code (Ordinance 2015-04, May 14, 2015 and Ordinance 2018-27, April 16, 2018). |

## Policy F.3.2.6:

Trail-Oriented Development Implementation policy removed to address FL Commerce concerns.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| New Policy | **REMOVED** | • Removed policy in response to FL Commerce concerns. |

## Policy F.3.2.10:

This policy retained language in the currently adopted Future Land Use Element Policy 2.1.7.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 2.1.7:** Commercial development, exclusive of the 13th Street corridor and Central Business District, shall be required to share driveways and provide cross access between adjacent properties. | **Policy F.3.2.10: Provide for Shared Driveways.**<br>Commercial development, exclusive of the 13th Street corridor and Central Business District, shall be required to share driveways and provide cross access between adjacent properties. | • Retained language in the currently adopted Future Land Use Element Policy 2.1.7, however the policy number has changed due to updates in document structure. |

## Policy F.3.3.4:

This policy retained language in the currently adopted Future Land Use Element Policy 2.5.7.

| Current Future Land Use Element | Proposed Policy Changes – Re-Adoption | Explanation |
|---|---|---|
| **Policy 2.5.7:** New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. | **Policy F.3.3.4: School Access.**<br>New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. | • Retained language in the currently adopted Future Land Use Element Policy 2.5.7, however the policy number has changed due to updates in document structure. |

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF PLANNING & ZONING
1300 9TH STREET
ST. CLOUD, FL 34769

# ORDINANCE NO. 2024-50

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, READOPTING THE ORDINANCE ADOPTING A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT INCORPORATING COMMENTS SUBMITTED BY THE STATE OF FLORIDA AFTER THE INITIAL ADOPTION OF THE ORDINANCE AND PURSUANT TO SECTION 163.3184 FLORIDA STATUTES AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN, PROJECT #CPA24-00007; PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE TEXT AND MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, CONFLICT, CODIFICATION, COPIES ON FILE, SCRIVENERS ERRORS, AND EFFECTIVE DATE.**

WHEREAS, Chapter 166, Florida Statutes, and Article VII, of the Charter Laws of the City of St. Cloud, empowers the City Council of the City of St. Cloud to prepare and enforce comprehensive plans for the development of the City, and under such authority only lawful procedures and requirements have been followed and met, prerequisite to the action of this ordinance; and,

WHEREAS, the City adopted a Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2022-16 on July 14, 2022; and,

WHEREAS, in exercise of its authority to amend adopted Comprehensive Plans pursuant to Chapter 163.3177, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the Future Land Use Element of the City of St. Cloud, Florida, Comprehensive Plan to set forth the physical plan for the development of the City of St. Cloud; and,

WHEREAS, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, confirming as those portions of the Act mandated to be accomplished by the City of St. Cloud but reserving to the City Council of the City of St. Cloud all discretionary authority permitted there under; and,

WHEREAS, the City Council has received the Planning Commission's recommendation to adopt the Comprehensive Plan amendment after the Board met August 19, 2025; and,

WHEREAS, the City did transmit as required by State Statute its analysis of the proposed amendments to the Comprehensive Plan to the Community Planning, Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party; and

WHEREAS, the Community Planning, Development and Services Division of the Florida Department of Commerce did respond with formal review for consistency as outlined in Chapter 163, Florida Statutes.

WHEREAS, the City Council has held at least one (1) public hearings on this matter consistent with the requirements of Section 163.3184 (8)(b), Florida Statutes, with said hearing being held on a week day at least 5 days after being advertised, and said advertisement being consistent with the requirements of Section 166.041 (3)(c) 2.b., Florida Statutes, and notice consistent with the requirements of Section 166.041(3)(c) 1., Florida Statutes.

WHEREAS, the required courtesy information as required in 163.3184(8)(b), F.S. was available for interested citizens, no one has completed the form to date.

WHEREAS, the City staff has prepared a staff report and will rely on the data within said report as findings of fact to support the adoption of the Future Land Use Comprehensive Plan Element.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1.
The recitals set forth above are true and correct.

SECTION 2.
Upon approval of the first reading of this Ordinance 2024-50, staff is authorized to transmit this amendment to the Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party for comment.

SECTION 3.
The City of St. Cloud, Florida, Comprehensive Plan is hereby amended in the following respects to amend the Future Land Use Element Map and Text set forth in Attachment "A" attached hereto. The subject parcel assigned a new Future Land Use designation as provided by this ordinance are identified in Attachment "B."

SECTION 4:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the City of St. Cloud Comprehensive Plan.

SECTION 5:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 6:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3177 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 7:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 8:

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 9:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.
B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.
C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Community Development Department of the City of St. Cloud. The Community Development Department shall also make copies available to the public for a reasonable publication charge.

SECTION 10: EFFECTIVE DATE

The Comprehensive Plan Amendment is not effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(9), or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(10)

Transmittal Hearing on the 8th day of August, 2024

Adoption Hearing on the 8th day of January, 2026

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

**ATTACHMENT "A" – FUTURE LAND USE ELEMENT**

COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

JANUARY 2026

*Prepared For:*

City of St. Cloud

Community Development Department

1300 9th Street

St. Cloud, Florida 34769

*Prepared By:*

225 E. ROBINSON STREET, SUITE 300

LANDMARK CENTER TWO

ORLANDO, FLORIDA 32801-4326

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# CHAPTER 1
# FUTURE LAND USE ELEMENT

## A. INTRODUCTION

The Future Land Use Element provides the foundational planning framework for the City of St. Cloud. It addresses current and future community needs while advancing a shared, community-driven vision for the City's development. By guiding the distribution, intensity, and character of land uses citywide, this Element promotes well-organized, balanced growth that aligns with St. Cloud's long-term goals and values.

The Envision St. Cloud Plan, adopted by the City Council in 2017, sets forth a vision for St. Cloud as a strong and livable town that integrates its downtown and lakefront, enhancing its character. Developed with contributions from residents, city staff, business leaders, and civic organizations, the plan reflects the community's insights and aspirations. It includes both short-term and long-term strategies for growth. That plan identified five building blocks to guide the City's growth through development that reinforces the positive qualities of its community character. These building blocks are:

1) Balance Community Character and Growth
2) Expanded Employment Opportunities
3) Celebrating Parks, Lakes, and Open Spaces
4) Improving Connectivity for All Modes of Travel
5) Enhancing the Downtown Experience

This Future Land Use Element embraces these building blocks and the recommendations of the Envision St. Cloud Plan. This includes promoting incremental growth, creating new and expanded employment centers and community areas, orienting growth towards community assets and existing infrastructure, preserving environmentally sensitive areas, adopting a mixed-use approach to enhance the quality of life throughout the city.

The 2024 Data, Inventory, and Analysis reporting for the City of St. Cloud anticipates the following changes by the 2045 planning horizon, these conditions are addressed by this Element:

1) The City's estimated population is projected to increase to over 118,00 residents.
2) The Joint Planning Area's (JPA) estimated population is projected to increase to over 79,000 residents.
3) The population forecasts increase the demand for housing and City services.
4) Continued voluntary JPA annexation of lands will increase demands for public services within the city.

The densities and intensities of Future Land Use Designations within this Element allow for

development at a scale that satisfies the projected housing and employment needs of St. Cloud. Based on population projections, the City would need to continue the annexation of JPA lands to add sufficient housing to meet the needs of the 2045 planning horizon. This Future Land Use Element aims to provide sufficient housing and employment opportunities without relying solely on extensive and costly annexations. Additionally, this Element seeks to reframe how land uses have traditionally been segregated within land use regulations, allowing for greater flexibility of uses while maintaining community character. The City's existing jobs to housing balance is relatively low, owing to its history as a part of the Orlando-Kissimmee-Stanford Metropolitan Region. Through this Element the City aims to achieve a more balanced distribution of jobs and housing, by seeking to achieve a 1:1 ratio by the planning horizon.

The Future Land Use Element plays a critical role in optimizing resource utilization. By coordinating land use planning with public services and infrastructure, it supports responsible stewardship of public funds and sustainable growth. In addition to enhancing the efficacy and efficiency of existing and planned infrastructure, it aims to elevate the quality of life for residents by expanding access to essential services, offering a variety of housing options, providing adequate land for economic and recreational purposes, and safeguarding sensitive environmental features. The Future Land Use Element also promotes the economic resilience and prosperity of its residents by designating suitable areas for business activities. It aims to attract investment to the City's dynamic commercial and industrial sectors, creating ample employment opportunities, and a vibrant, resilient, and diverse economy.

This Future Land Use Element has five goals to serve as guideposts for achieving the City's vision:

1) **Promote Sustainable Land Use Planning:** This goal establishes the land use framework, mechanisms for change, and the Future Land Use Map (FLUM) and its relationship with zoning districts. These tools collectively aim to facilitate well-planned incremental growth that is adaptable to reflect changing community needs and planning best practices.
2) **Encourage Smart Growth, Economic Development, and Sustainability:** This goal addresses the integration of land uses, development patterns, and infrastructure in order to make the best use of investments and drive sustainable, orderly growth. These policies seek to advance smart growth principles that embrace economic development, historic preservation, streamlined regulatory processes, and multi-modal transport networks.
3) **Foster Vibrant, Sustainable, and Inclusive Communities:** This goal's focus is on fostering inviting public spaces and promoting diverse land use that supports vibrant community interactions where developments are aesthetic, functional, and accessible. Achieving this goal involves implementing land development standards that facilitate incremental density, supporting mixed-use spaces, and enhancing connectivity within neighborhoods.
4) **Engage in Collaborative Annexations:** This goal's focus is on strategic, collaborative annexations to guide the growth and expansion of St. Cloud's municipal boundaries to ensure that annexations contribute positively to the overall urban framework. This goal utilizes policies which guide annexation and land use planning decisions within the Joint Planning Area.
5) **Implementation of the Future Land Use Element:** This goal's focus is the effective

implementation and continuous evaluation of the Future Land Use Element within the comprehensive plan. These policies are intended to monitor the effectiveness and implementation of the Element's goals, objectives, and policies. Additionally, this goal addresses the coordination of Comprehensive Plan with other City and Regional planning initiatives.

## B. GOALS, OBJECTIVES, AND POLICIES

### GOAL F.1: PROMOTE SUSTAINABLE LAND USE PLANNING

The City of St. Cloud will promote land use patterns which make efficient use of land, infrastructure, public services and public facilities; and contribute to the development of healthy, safe, and viable communities by encouraging an appropriate mix of land use types and a wide range of economic and housing opportunities.

Land use, development patterns, and infrastructure shall be aligned to make the best use of public and private investment to promote sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits.

**Objective F.1.1: Establish a Comprehensive Land Use Planning Framework.**

Establish and maintain a comprehensive land use planning framework that promotes efficient use of land, sustainable development patterns, and a high quality of life for residents. This framework shall guide the location, type, density, and intensity of development to ensure compatibility between land uses, protect natural and cultural resources, support economic growth, and meet the diverse needs of the community.

**Policy F.1.1.1: Implementation of Land Use Framework.**

The City shall implement its land use planning framework through the following regulatory tools:

1) **Future Land Use Map:** The official map designating the location and extent of land use categories within the City.
2) **Future Land Use Categories:** A set of distinct land use designations that define the allowable uses, densities, and intensities for all areas of the City.
3) **Land Development Code:** Outline zoning regulations, standards, and procedures.
4) **Joint Planning Agreement and Annexations:** Coordinated planning efforts with Osceola County for areas within the JPA, and strategic annexation processes to guide the City's growth and development.

These tools shall work together to guide development decisions, ensure consistency with the Comprehensive Plan, and create a well-planned, vibrant, and resilient community. The City shall regularly review and update these implementation mechanisms to address changing community needs, emerging planning best practices, and growth management strategies.

**Policy F.1.1.2: Relationship of Future Land Use Designations to Zoning Districts.**

The Future Land Use designations established in this Element are meant to provide general guidance on the compatible uses, density, and intensity for all areas of the City. Zoning Districts are established in the City of St. Cloud's Land Development Code to implement the Future Land Use designation policies.

Any proposed zoning or rezoning action, to be approved by the City Council of St. Cloud (City

Council), must be consistent with the language and the intent of the adopted Comprehensive Plan as expressed therein or as interpreted by the City Council.

**Policy F.1.1.3: Timing of Development.**

The provisions of the Future Land Use designations and associated Land Development Code requirements must be in place to address the policies of this plan at the time of application for new development.

**Policy F.1.1.4: Transition Provisions for New Development.**

The purpose of this policy is to provide a framework for allowing new development that harmonizes land uses while maintaining needed areas available for housing and job creation, and ensuring that such new developments are integrated thoughtfully, in a compatible way.

**Policy F.1.1.5: Calculating Density and Intensity.**

The Future Land Use Designations have an established minimum and maximum residential density and non-residential intensity. Density and intensity calculations shall be made as specifically regulated by the Land Development Code, adopted by Ordinance 2023-50, on December 14, 2023.

**Policy F.1.1.6: Comprehensive Plan Map Amendments.**

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1) Consistency with the Comprehensive Plan policies.
2) Compatibility with adjacent uses and surrounding land uses.
3) Environmental impacts and constraints.
4) Support for urban infill and/or redevelopment.
5) Impacts on the transportation system.
6) An analysis of the availability of land, facilities, and services.
7) Need for the additional acreage in the proposed future land use designation.
8) Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.
9) Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)9.a, F.S., as amended from time to time, and
10) Need to modify land use designations and development patterns within antiquated subdivisions as defined in Section 163.3164 (54), F.S, as amended from time to time.

**Objective F.1.2: Natural Resources.**

Ensure the coordination of future land uses with soil and topography conditions and the availability of facilities and services, as well as ensuring the protection of natural and historic resources is consistent with Florida Statutes.

**Policy F.1.2.1: Conditions to Support Development**

The City shall utilize the natural vegetative map, USGS, Soil Conservation Service and Hydric Soils of Florida Handbook to determine, at the time of application for development order, whether the soil conditions and topography are adequate to support the proposed development.

**Policy F.1.2.2: Information on Applications**

All submitted applications for development orders shall include the following information:

1) Existing topography with a minimum of one (1) foot contour elevation intervals for the proposed site,
2) All elevations shall be referenced to the United State Geological Survey datum,
3) A soil classification map shall be provided as an overlay for comparison with proposed development activities, indicating soil classifications on the site plan as identified by the United States Department of Agriculture, Soil Conservation Service, and
4) The 100-year flood elevation for the subject property.

**Policy F.1.2.3: Land Development Code Regulations.**

The City shall maintain Land Development Regulations which address the protection of natural resources, including preservation of environmentally sensitive lands, protection of rare or endangered species, and conservation and protection of potable water and groundwater sources.

1) Performance standards for the management of environmentally sensitive areas shall include, but are not limited to, upland buffering, and the mitigation and/or the transfer of development rights.
2) No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan and is approved by the South Florida Water Management District.
3) New development within the City shall be prohibited from using septic tanks to prevent soil and groundwater contamination.
4) Uses that produce hazardous waste and any other land use determined to be potentially detrimental shall be prohibited within 500 feet of all public potable water well.

**Policy F.1.2.4: Rare or Endangered Species**

Species listed in the Conservation Element of this Plan as being rare or endangered shall be protected or appropriately mitigated with Florida Fish and Wildlife Conservation Commission.

**Policy F.1.2.5: Natural Resource Coordination.**

To aid in the protection of regional and jurisdictional natural resources, the City shall coordinate with Federal, State, regional, and local agencies when proposed development activity is adjacent to or within such resources.

**Objective F.1.3: Establishment of Future Land Use Designations.**

To create a balanced and sustainable framework for future land use that promotes efficient development, protects environmental resources, enhances the quality of life for residents, and supports economic vitality. This framework will guide the allocation and use of land for residential, commercial, industrial, recreational, and public purposes, ensuring that growth is managed in a way that benefits the entire community.

**Policy F.1.3.1: Future Land Use Designations.**

The Future Land Use Designations established in the policies of this Element shall be depicted on the adopted Future Land Use Map (FLUM). The FLUM shall be used to determine the location and extent of development within the City limits.

The City of St. Cloud Future Land Use Map is organized into the following land use designations:

- Agriculture/Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Neighborhood Commercial
- Employment
- Institutional
- Park/Open Space
- Mixed-Use
- JPA Low Density Residential
- JPA Medium Density and Intensity
- JPA Infill Centers

**Policy F.1.3.2: Agriculture/Rural (AR).**

*(1) Purpose and Intent*

This future land use includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development.

*(2) Designation Description*

This future land use designation is reserved for existing agricultural areas, related residential uses, and for lands that already have an agricultural designation upon annexation.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR)[(1)] |
|---|---|---|---|
| 0.00 | 1.00 | 0.00 | 0.10 |
| 1.) Does not preclude an Accessory Commercial Unit. | | | |

**Policy F.1.3.3: Low Density Residential (LDR).**

*(1) Purpose and Intent*

This future land use includes those areas of the City where single family detached structures and residential subdivision development has occurred with four or less units per gross acre.

*(2) Designation Description*

Areas used primarily as single-family detached housing, and compatible limited neighborhood-serving non-residential uses when developed as part of a master planned neighborhood.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) (1) (2) |
|---|---|---|---|
| 0.00 | 4.00 | 0.00 | 0.35 |
| 1.) Does not preclude an Accessory Commercial and Dwelling Unit.<br>2.) When developed as part of a master planned neighborhood. | | | |

**Policy F.1.3.4: Medium Density Residential (MDR).**

*(1) Purpose and Intent*

This future land use includes those areas of the City where single-family dwellings, duplexes, mobile homes, townhouses and condominium development has occurred at densities between 4.1 and 18 units per gross acre.

*(2) Designation Description*

Areas used for single-family detached and attached units, multi-unit housing and compatible neighborhood-serving non-residential uses when developed as part of a master planned neighborhood.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) [1] |
|---|---|---|---|
| >4.00 | 18.00 | 0.00 | 0.50 |
| 1). Does not preclude an Accessory Commercial Unit. | | | |

**Policy F.1.3.5: High Density Residential (HDR).**

*(1) Purpose and Intent*

This future land use is site specific to those areas where existing residential uses exceed a density of eighteen (18) dwelling units per gross acre.

*(2) Designation Description*

High-Density Residential land uses are located near urban amenities and services in areas that can accommodate additional development density while maximizing the use of existing infrastructure investments.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| >18.00 | 40.00 | 0.00 | 1.15 |

*(4) Development Requirements*

The City shall allow High Density Residential land use classifications only in those areas which meet the following criteria:

a. Property located within two (2) miles of an elementary school.

b. Property located within three (3) miles of a fire station.

c. Property has direct access to an arterial road (State classified State principal or minor arterial or County minor arterial) or to collector (County rural major, rural minor, or urban), which is operating at a Level of service D or better.

d. Property is located in an area which is served by a “looped” water main system which can provide gallon per minute fire flows at adopted levels of service for High Density Residential land uses.

e. Property meets all level of service criteria.

**Policy F.1.3.6: Commercial (COM).**

*(1) Purpose and Intent*

This future land use includes those areas of the City where commercial development has occurred. Commercial land uses are those that provide for retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also allowed in the commercial land use designation are areas for offices and the provision of services.

*(2) Designation Description*

New Commercial land uses should be encouraged to infill the Central Business District, as well as along major corridors and neighborhood intersections that provide access for both vehicles and pedestrians.

*(3) Density and Intensity Standards*

| Location of Property | | Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|---|---|
| Major Corridors | | 18.00(1) | 40.00(1) | 0.5 | 3.00 |
| Central Business District (CBD) | Core | 0.00 | 40.00 | 0.5 | 4.00 |
| | Perimeter | 0.00 | 40.00 | 0.5 | 2.50 |
| 1.) Applies only when residential use is ancillary to commercial use. | | | | | |

**Policy F.1.3.7: Neighborhood Commercial (NC).**

*(1) Purpose and Intent*

This future land use fosters a diverse range of commercial activities within established neighborhoods in a compatible way to enhance economic growth while preserving community character.

*(2) Designation Description*

The application of this category is assigned to properties or parcels that meet the following criteria:

a. Within the Florida Avenue Overlay.

b. Within the Lakeshore Boulevard Overlay, between Massachusetts and Michigan Avenues.

c. Where neighborhood-scale commercial uses like local shops and services are appropriate.

*(3) Density and Intensity Standards*

| Location of Property | Minimum Residential Density (DU/Acre) | Maximum Residential Density (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|---|
| Florida Avenue Corridor | 4.00(1) | 18.00 | 0.00 | 1.50 |
| Lakeshore Boulevard Corridor | 0.00 | 18.00 | 0.00 | 1.50 |
| 1.) The minimum density only applies to properties located south of 5th Street | | | | |

*(4) Compatible Uses*

a. Along Florida Avenue Corridor: Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, new commercial development proposals shall be reviewed through the conditional use permit process.

b. Along Lakeshore Boulevard Corridor, between Massachusetts Avenue and Michigan Avenue: bed and breakfasts, cafes, and restaurants.

**Policy F.1.3.8: Employment (EMP).**

*(1) Purpose and Intent*

This future land use includes those areas of the City where light and heavy industrial development has occurred.

*(2) Designation Description*

These districts include areas where location of employment generating activities, such as research and technology, customary industrial enterprises, and Industrial Park Planned Unit Developments are supported for flexible, negotiated industrial development design.

*(3) Density and Intensity Standards*

| Minimum Residential Density[(1)] (DU/Acre) | Maximum Residential Density[(1)] (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 12.00 | 40.00 | 0.00 | 1.50 |
| *1.)* Residential development allowed only as ancillary to employment use. | | | |

**Policy F.1.3.9: Institutional (INST).**

*(1) Purpose and Intent*

This future land use includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc.

*(2) Designation Description*

Institutional Land Use includes lands used primarily for public, quasi-public, or nonprofit facilities that provide educational, governmental, health, religious, cultural, or community services.

*(3) Density and Intensity Standards*

| Minimum Residential Density(1) (DU/Acre) | Maximum Residential Density(1) (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 0.00 | 18.00 | 0.00 | 1.00 |
| 1.) Applies only when residential use is ancillary to institutional use. | | | |

*(4) Development Process*

The City's Land Development Code regulations shall establish Conditional Use Permit criteria for ancillary residential uses on Institutional designated land.

**Policy F.1.3.10: Park/Open Space (P/OS).**

*(1) Purpose and Intent*

This future land use includes park and recreation facilities and lands deemed worthy of preservation for passive open space, such as common open space areas and significant buffers

*(2) Designation Description*

Areas designated for parks, recreation, conservation, and open space uses intended to preserve natural resources, provide recreational opportunities, and enhance environmental and community quality of life.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density[1] (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) |
|---|---|---|---|
| 0.00 | 1.00 | 0.00 | 0.50 |
| 1.) Residential development shall support park operations | | | |

**Policy F.1.3.11: Mixed-Use (MIX).**

*(1) Purpose and Intent*

The Mixed-Use Future Land Use designation (MIX) is intended to promote a balanced mix of activities—residences, shops, schools, workplaces, public facilities, utilities, civic uses, parks, offices, professional services (including public or privately owned medical care facilities), live-work spaces, workforce housing, employment generating enterprises, and their ancillary uses. The MIX designation supports the City's strategic goal of achieving a 1:1 jobs to housing ratio, promotes pedestrian and bicycle travel, reduces auto dependency, roadway congestion, and air pollution by locating multiple destinations close to one another, provides more housing opportunities and choices closer to work, encourages economic investment, promoting efficient use of land and infrastructure among many other benefits to the community.

**Neighborhoods and Centers** (Neighborhood, Community, Urban, and Employment), and their associated form and densities and intensities, help balance the various uses within the MIX designation. The development opportunities afforded by the MIX designation are a part of an integrated development strategy and cannot be severed from the MIX design and diversity policies.

The policies in the East Lake Toho Element and the South Lake Toho Element shall apply to lands with an approved Concept Plan by Osceola County to facilitate the transition of lands within the Joint Planning Area (JPA) into the City.

*(2) Designation Criteria*

Requests for designation to the MIX Future Land Use shall be required to:

a. Demonstrate the use of universally accepted Smart Growth planning practices;

b. Application of Sustainable Development principles; and

c. Ensure neighborhoods support the City's strategic goal of achieving a 1:1 jobs to housing ratio by providing reasonable jobs/housing balance, and housing opportunities that are conducive to attracting businesses and industries and associated supportive uses into the City.

*(3) Density and Intensity Standards*

Density and intensities are calculated using the total acreage of the Area Type as shown in the table below, unless otherwise stated.

These density and intensity allowances may be modified for a Mixed-Use designation through the approval of a Concept Plan or other approved development process, as long as the densities and intensities continue to meet or exceed the minimum standard as established herein.

<table>
<tr><th>Area Type</th><th>Minimum Residential Standards</th><th>Maximum Residential Standards</th><th>Minimum Non-Residential Standards</th><th>Maximum Non-Residential Standards</th></tr>
<tr><td rowspan="2">Neighborhoods</td><td>▪ Density: five (5) du/acre.<br>▪ Residential use: 65% of Area.<br>▪ Must provide a mix of housing types.</td><td>▪ Density: twenty-five (25) du/acre.<br>▪ Residential use: 80% of Area.</td><td>▪ One (1) community amenity.<br>▪ Neighborhood-serving commercial is highly encouraged.</td><td>▪ One (1) Accessory Commercial Unit (ACU) per parcel.*</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ At least 50% of units must be within ½ mile accessible walking distance of Neighborhood Center.<br>▪ ACUs not to contribute to neighborhood-serving commercial.<br>▪ Total land area of the neighborhood project may not exceed one hundred-sixty (160) acres.<br>▪ Recreation/Open Space: 20% of Area.<br>▪ Public/Civic/Park: 5% of Area.<br>▪ * Actual allowed maximum may be lower depending on the neighborhood type.</td></tr>
<tr><td rowspan="2">Neighborhood Center</td><td>▪ Density: eighteen (18) du/acre.</td><td>▪ Density: twenty-five (25) du/acre.</td><td></td><td>▪ 75% of Area as non-residential.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ Minimum one (1) mile separation from same Area Type.<br>▪ One per Neighborhood, except when exceeding 1 mile separation criteria.<br>▪ Along Framework Streets.<br>▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.<br>▪ Any residential must be above ground floor.<br>▪ Total Area may not exceed five (5) acres.<br>▪ Recreation/Open Space: 15% of Area.<br>▪ Public/Civic/Park: 25% of Area.<br>▪ Maximum non-residential 0.35 FAR calculated by parcel.</td></tr>
</table>

<table>
<tr><td rowspan="2">Community Center</td><td>▪ Density: eighteen (18) du/acre.<br>▪ Residential use: 10% of Area.</td><td>▪ Density: twenty-five (25) du/acre.</td><td>▪ Commercial: 40% of Area.</td><td>▪ Commercial: 75% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ Minimum 1.5-mile separation from same Area type.<br>▪ Residential development is required as part of a Community Center.<br>▪ Residential must be above ground floor.<br>▪ Recreation/Open Space: 15% of Area.<br>▪ Public/Civic/Park: 10% of Area.<br>▪ Total Area minimum of four (4) acres.<br>▪ Along Framework Streets.<br>▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.<br>▪ Maximum non-residential 1.00 FAR calculated by parcel.</td></tr>
<tr><td rowspan="2">Urban Center</td><td>▪ Density: eighteen (18) du/acre.<br>▪ Residential use: 15% of Area.</td><td>▪ Density: forty (40) du/acre.</td><td>▪ Commercial: 55% of Area.</td><td>▪ Commercial: 75% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ Minimum 5-mile separation from same Area type.<br>▪ Residential development is required as part of an Urban Center.<br>▪ Residential must be above ground floor.<br>▪ Recreation/Open Space: 10% of Area.<br>▪ Public/Civic/Park: 10% of Area.<br>▪ Total Area minimum of twenty (20) acres.<br>▪ Adjacent to two 4-lane or arterials or higher-level streets.<br>▪ Maximum non-residential 2.50 FAR calculated by parcel.</td></tr>
<tr><td rowspan="2">Employment Center</td><td>▪ Density: eighteen (18) du/acre.<br>▪ Residential use: 10% of Area.</td><td>▪ Density: forty (40) du/acre.</td><td>▪ Commercial, Office, or Industrial: 65% of Area.</td><td>▪ Commercial, Office, or Industrial: 80% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ Residential development is ancillary to employment uses.<br>▪ Residential development must be above ground floor.<br>▪ Recreation/Open Space: 10% of Area.<br>▪ Public/Civic/Park: 10% of Area.<br>▪ Total Area minimum of 20 acres.<br>▪ Along Framework Streets.<br>▪ Maximum non-residential 2.50 FAR calculated by parcel.</td></tr>
</table>

*(4) Ensure consistency of Mixed-Use Development with Approved Plans*

Development proposals within Mixed-Use designations must be consistent with the adopted Conceptual Master Plan. Any development proposal shall demonstrate its alignment with the development program and desired densities and urban form outlined in these adopted plans.

1) Lands within Mixed-Use designations that have an approved Concept Plan by Osceola County at the time of annexation shall be developed according to that plan.
2) Major changes to an approved County's Concept Plan require an amendment to the Concept Plan for City Council's consideration. These amended Concept Plans must be consistent with the adopted Conceptual Master Plan and Future Land Use Mixed-Use policies. Major changes consist of modifications that:
    a. Alter the development's intent and character;
    b. Land use pattern;
    c. Decrease approved densities or intensities;
    d. Change the location or dimensions of major streets or wildlife corridors; or
    e. Add/remove land from the Plan boundary.
3) The Land Development Code shall include regulations to ensure consistency of development proposals within Mixed-Use designations with the adopted Conceptual Master Plans.
4) Minor changes to an adopted County's Concept Plan shall require approval through an Administrative Amendment process.
5) An Administrative Amendment is a staff evaluation of a concept plan change that does not require a formal multidisciplinary review by the Development Review Committee. An applicant seeking an Administrative Amendment shall file a completed application and updated Concept Plan for review. Staff shall review the application and make the following determination:
    a. That the requested changes do not constitute a major change, and;
    b. The requested changes are not contrary to the stated purpose and intent described in this Policy.

    Requests for Administrative Amendment consistent with the provisions of this Plan shall be reviewed by staff and approved by the Development Services Director, or his/her designee.

**Policy F.1.3.12: JPA Low Density Residential (JPA-LDR).**

*(1) Purpose and Intent*

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Low Density Residential designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

*(2) Designation Criteria*

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Low Density Residential at the time of annexation into the City.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density[(1) (2)] (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) [(1) (2) (3)] |
|---|---|---|---|
| 3.00 | 8.00 | 0.00 | 0.35 |
| 1.) Actual allowed maximum may be lower depending on the zoning district of the property.<br>2.) Does not preclude Accessory Dwelling Units.<br>3.) Commercial development allowed only when part of a master planned neighborhood. | | | |

*(4) Compatible Uses*

Residential single-family attached and detached units; public and private schools grades K-12; public utilities; home occupations; recreational activities such as park space; accessory uses associated with the primary use including Accessory Dwelling Units.

**Policy F.1.3.13: JPA Medium Density and Intensity (JPA-MDI).**

*(1) Purpose and Intent*

This Future Land Use designation is intended for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors.

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Medium Density and Intensity (MDI) designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

*(2) Designation Criteria*

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Medium Density and Intensity at the time of annexation into the City.

*(3) Density and Intensity Standards*

| Minimum Residential Density (DU/Acre) | Maximum Residential Density [(1) (2)] (DU/Acre) | Minimum Intensity (FAR) | Maximum Intensity (FAR) [(2)] |
|---|---|---|---|
| >8.00 | 18.00 | 0.00 | 1.00 |
| 1.) Actual allowed maximum may be lower depending on the zoning district of the property.<br>2.) Does not preclude Accessory Commercial and Dwelling Units. | | | |

*(4) Compatible Uses*

Residential uses, offices and professional services, ancillary commercial uses, support uses including schools, parks, and places of worship.

*(5) Development Restrictions*

Development shall provide a transition between higher intensity areas and lower density residential areas; support and enhance access to transit services, where available; and prioritize pedestrian and bicycle connectivity.

**Policy F.1.3.14: JPA Infill Centers.**

*(1) Purpose and Intent*

The JPA Infill Centers designation promotes the creation of integrated urban environments that encourage walkability and transit use through compact development and design standards. Centers shall include varying scales of intensity and density identified herein.

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Urban Infill Centers designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

JPA Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. Core areas shall contain the highest intensity of development and generally concentrate most of the non-residential uses. Perimeter areas shall provide a transition between the intensity of the core and less intense surroundings and generally contain more residential uses than the core.

*(2) Designation Criteria*

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Urban Infill Centers at the time of annexation into the City.

*(3) Density and Intensity Standards*

<table>
<tr><th>Infill Center Type</th><th>Minimum Residential Standards</th><th>Maximum Residential Standards</th><th>Minimum Non-Residential Standards</th><th>Maximum Non-Residential Standards</th></tr>
<tr><td rowspan="2">JPA Neighborhood Center (JPA-NC)</td><td>▪ Density: eight (8) du/acre.</td><td>▪ Density: eighteen (18) du/acre.</td><td>▪ 5,000 square feet of neighborhood-serving commercial.</td><td>▪ 30,000 square feet of neighborhood-serving commercial.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:<br>▪ Minimum one-half (½) mile separation from any approved Neighborhood Center.<br>▪ Along Framework Streets.<br>▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.<br>▪ Any residential must be above ground floor.<br>▪ Total Area may not exceed ten (10) acres.<br>▪ Recreation/Open Space: 15% of Area.<br>▪ Maximum non-residential 0.25 FAR calculated by parcel.<br>▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.</td></tr>
</table>

| Infill Center Type | Area | Minimum Residential Standards | Maximum Residential Standards | Minimum Non-Residential Standards | Maximum Non-Residential Standards |
|---|---|---|---|---|---|
| JPA Community Center (JPA-CC) | ▪ Core | ▪ Density: eighteen (18) du/acre. | ▪ Density: forty (40) du/acre. | ▪ Total Area of ten (10) acres.<br>▪ 40,000 square feet of non-residential use.<br>▪ Height: two (2) stories. | ▪ Total Area of seventy (70) acres.*<br>▪ 300,000 square feet of non-residential use.<br>▪ Height: five (5) stories.<br>▪ 0.5 FAR |
| | ▪ Perimeter | ▪ Density: eighteen (18) du/acre. | ▪ Density: forty (40) du/acre. | - | ▪ Height: three (3) stories.<br>▪ 0.35 FAR |
| | **Development Thresholds & Related Standards:**<br>▪ Minimum 4-miles separation from any existing or approved Community Center.<br>▪ Along two collector, arterial; or premium transit corridors.<br>▪ Generally, extend one-half (½) mile outside of the Center Core.<br>▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.<br><br>* Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio). | | | | |

| | | | | | |
|---|---|---|---|---|---|
| JPA Urban Center (JPA-UC) | ▪ Core | ▪ Density: thirty (30) du/acre. | | ▪ Total Area of seventy (70) acres.*<br>▪ 300,000 square feet of non-residential use.<br>▪ Height: two (2) stories. | ▪ 1.0 FAR |
| | ▪ Perimeter | ▪ Density: eighteen (18) du/acre. | ▪ Density: forty (40) du/acre. | ▪ Height: two (2) stories. | ▪ Height: five (5) stories.<br>▪ 0.5 FAR |
| | **Development Thresholds & Related Standards:**<br>▪ Minimum 10-mile separation from any existing or approved Urban Center.<br>▪ Adjacent to two collectors, arterials; or premium transit corridors.<br>▪ Generally, extend one (1) mile outside of the Center Core.<br>▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.<br><br>* Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio). | | | | |
| JPA Employment Center (JPA-EC) | ▪ Core | ▪ Density: thirty (30) du/acre. | | ▪ Total Area of seventy (70) acres.*<br>▪ 300,000 square feet of non-residential use.<br>▪ Height: two (2) stories. | ▪ 1.0 FAR |
| | ▪ Perimeter | ▪ Density: eighteen (18) du/acre. | ▪ Density: forty (40) du/acre. | ▪ Height: two (2) stories. | ▪ Height: five (5) stories.<br>▪ 0.5 FAR |
| | **Development Thresholds & Related Standards:**<br>▪ Residential development is ancillary to employment uses.<br>▪ Residential development must be above ground floor.<br>▪ Minimum 10-mile separation from any existing or approved Employment Center.<br>▪ Generally, extend one (1) mile outside of the Center Core.<br>▪ Adjacent to two collector, arterial; or premium transit corridors.<br>▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.<br><br>* Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio). | | | | |

*(4) Compatible Uses*

The City will develop Land Development Code regulations to define specific uses, development criteria, and compatibility standards for JPA Infill Centers.

*(5) Development Restrictions*

JPA Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. The hierarchy and mix of uses within the JPA Infill Centers, as well as compatibility with neighboring uses, shall be implemented through the zoning process. The Core and Perimeter shall be specifically identified through a zoning designation identified in the Land Development Code for each JPA Infill Center type.

**Policy F.1.3.15: Development Standards for JPA Infill Center Projects.**

The Land Development Code shall provide site and building design standards consistent with the following:

1) Active ground floor uses that are conducive to pedestrian activity along all primary roadway frontages; parking is not considered an active ground floor use;
2) Pedestrian-friendly urban design elements including appropriate site design, scale, massing, design, façade and roof articulation, and streetscape features that are supportive of pedestrian activity;
3) Streetscape features including wider sidewalks, on-street parking, traffic calming, appropriate lighting heights and intensity for location and function, landscaping, street furniture elements, and necessary transit improvements;
4) The project shall provide interconnectivity including vehicular, bicycle, and pedestrian connections to and from existing or potential public sidewalks and future developments on adjacent parcels. Cross-access agreements, new streets, and sidewalks shall facilitate travel between adjacent land uses and provide access to transit without requiring the use of major thoroughfares. Gated roadway access are prohibited in the JPA Infill Centers;
5) Parking, except for on-street parking, shall be provided to the rear or side of the property, minimizing potential conflicts with vehicular access. In order to create an inviting pedestrian environment and an attractive street, the orientation of new residential and non-residential buildings along streets or publicly accessible open spaces shall be toward the street;
6) Non-residential areas shall meet open space through a combination of highly accessible, well designed landscaped areas, including plazas, squares, and/or courtyards that are connected to the public sidewalk system. Open space in residential areas shall be located so that they are highly visible and easily accessed by all residents; and
7) In order to achieve the required intensity of non-residential development over time, transitional development plans may be approved.

**Policy F.1.3.16: Separation Criteria for Proposed Centers.**

To ensure the viability of approved JPA Infill Centers, separation requirements between like centers must be maintained as required herein, unless a market study that supports a reduced separation distance can be provided for Neighborhood, Community, Urban and Employment Centers.

**Policy F.1.3.17: New JPA Infill Centers.**

Applications may be considered for parcels that exhibit the following characteristics:

1) Meets minimum separation criteria for the proposed Center type; and
2) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed JPA Infill Center type.

**Policy F.1.3.18: JPA Infill Centers Expansion.**

Applications may be considered for parcels that exhibit the following characteristics:

1) At least 25 percent of the parcel boundary is contiguous to an adopted Center;
2) The parcel is not disconnected or isolated from existing Center due to natural or manmade features;
3) Demonstrate that accessibility to the existing Center and surrounding transportation network is sufficient, as well as the potential for connectivity to surrounding development;
4) The parcel is of sufficient size to promote the desired type of development or redevelopment;
5) Compatibility with adjacent existing neighborhoods will be maximized;
6) The applicant is able to demonstrate that there will be adequate public facilities to support the proposed expansion;
7) Meets minimum separation criteria for the proposed Center type; and
8) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed Center type expansion.

## GOAL F.2: ENCOURAGE SMART GROWTH, ECONOMIC DEVELOPMENT, AND SUSTAINABILITY

Align land use, development patterns, and infrastructure in a manner conducive to producing sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits.

### Objective F.2.1: Ensure Sustainable Land Use to Support Economic Growth.

The City shall ensure that growth and development opportunities are distributed across all neighborhoods, providing a variety of housing options and services for all residents.

1) Attract diverse economic opportunities by creating an environment that encourages innovation, entrepreneurship, and job creation.
2) Support the blending of different land uses in appropriate areas, promoting the development of vibrant, walkable neighborhoods.
3) The City shall support the adoption of policies and zoning regulations that enhance the economic resilience and competitiveness of the community.

### Policy F.2.1.1: Clarity in the Land Development Code.

Ensure that all regulations adopted as part of the Land Development Code to implement the policies in this Comprehensive Plan are clear to the general public. This may include any information regarding application and review processes, development standards, fee payments, or similar requirements for the approval of a development order.

1) Unless otherwise required by Florida Statutes, the City will develop review and administrative approval processes and development standards in the Land Development Code to simplify language, improve organization and streamline efficiency for the administrative review and approval of applications consistent with the Comprehensive Plan and applicable Statutory requirements.

### Policy F.2.1.2: Conservation Overlays.

Conservation Overlay areas are subject to the following conditions for approval:

1) A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.

2) The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional on a case-by-case basis at the expense of the Developer. The conservation overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.

3) Development approval will be subject to an Environmental Impact Review as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.

4) If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.

5) Any property in a Conservation Overlay area may be required to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

6) Structures may not be located in any wetland.

**Policy F.2.1.3: Density or Intensity Bonuses.**

The City should include regulations in the Land Development Code to guide the process of providing for density or intensity bonuses. The City may consider providing density or intensity bonuses to allow for:

1) Efficient utilization of land and infrastructure;
2) Creating accessible or workforce housing options;
3) Promoting environmental conservation;
4) Promoting multimodal transportation options; and
5) Implementing other goals, objectives and policies of this Plan.

**Policy F.2.1.4: Promote Inclusive Zoning Districts.**

The City shall revise the Land Development Code regulations to provide for a broader range of uses, densities and intensities, and allow for a greater diversity of housing types and small-scale neighborhood serving commercial uses supportive of orderly incremental growth within each zoning district. Specific regulations shall be implemented in the Land Development Code after adoption of this update.

**Policy F.2.1.5: Support the Conditions for Economic Development.**

The City shall support conditions conducive to increased economic development through practices that may include:

1) Promoting a safe environment through active public spaces and people-centered design.
2) Providing and maintaining quality infrastructure including parks and multi-modal transportation systems.
3) Supporting sufficient residential density to attract Targeted Industries businesses and employers.
4) Encouraging the development and preservation of vibrant and attractive neighborhoods, corridors, and nodes.

**Policy F.2.1.6: Encourage Economic Vitality within the Central Business District.**

Development proposals shall complement the character of the Historic Preservation Overlay

District and preserve distinctive elements of St. Cloud's architecture. This character shall be preserved and augmented to enhance the downtown experience consistent with the Historic Preservation Plan and design guidelines.

**Policy F.2.1.7: Provide for Interconnected Green Spaces.**

Interconnected networks of green spaces support economic development through sustainable land use. These green space networks integrate parks, natural features, community gardens, and recreational areas, ensuring accessibility for all residents.

1) Green spaces shall be strategically located and connected by multi-modal trails, pedestrian and bicycle paths to promote non-motorized transportation, reduce traffic congestion, and enhance the urban environment. This will improve the quality of life, attract businesses and tourism, and contribute to the City's overall strategic goals.
2) Development proposals shall incorporate green spaces as part of the Land Development Code Open Space requirements, ensuring they meet universally recognized planning and design standards and provide economic, social, and environmental benefits.

**Policy F.2.1.8: Lakeshores and Canals Protection Areas.**

The City recognizes the multiple benefits that enjoyment of lakes and canals bring to its citizens and the importance of ensuring they are preserved through best practices to promote equitable access to lakes for recreation, education, and community enjoyment, while prioritizing the preservation of natural ecosystems and maintaining safe, sustainable use.

1) The City shall develop regulations in the Land Development Code to guide development along lakeshores and canals to establish standards for the protection of shores and banks, such as development setbacks, buffers from the controlled mean high water (MHW), pollution prevention, and impervious surface maximums.
2) A minimum 250-foot setback shall be maintained between the MHW of a lake and the nearest structure. Within the Lakeshores and Canals Protection Areas, impervious surfaces shall not exceed 5% of the total surface area and no structures shall be allowed except the following:

   a. Public open spaces and passive recreation facilities.

   b. Non-vehicular public access for fishing and passive use of the public area.

**Objective F.2.2: Support Housing Options, Availability, and Diversity.**

The City shall encourage the development of all housing types to provide a diversity of housing options that are accessible to all citizens. Residential development proposals shall maximize efficiency in the use of land and infrastructure through higher density type developments to increase housing availability.

**Policy F.2.2.1: Facilitate Orderly Incremental Density.**

Encourage a gradual increase in density within the designated medium and high-density residential areas in the established City grid through strategic urban planning and zoning regulations. Promote development that integrates with existing neighborhoods while enhancing infrastructure and public

services to support growth. This policy aims to ensure that higher density is introduced in a controlled and sustainable manner, maintaining community character, minimizing disruption, and optimizing land use efficiency. By facilitating orderly incremental density, the City will foster vibrant, resilient communities that provide diverse housing options and economic opportunities while preserving the quality of life for all residents.

1) To allow for a greater diversity in housing types including missing middle housing, the City shall create flexibility in the requirements for lot and unit size minimums in all applicable zoning districts in the Land Development Code.
2) The City shall continue to support the use of Accessory Dwelling Units in residential zoning districts in order to achieve incremental housing goals.

**Policy F.2.2.2: Live Local Act Implementation.**

Qualifying and authorized development proposals under the provisions of the Florida Live Local Act shall meet and be processed in accordance with the provisions of the Act, as amended, repealed, or replaced, by the State.

**Objective F.2.3: Discourage Urban Sprawl.**

The City shall continue to foster quality development while respecting the context and heritage of urban growth. These policies encourage a more efficient and sustainable pattern of development that must be planned and designed holistically in a way that does not contribute to urban sprawl, leapfrogging, or strip development.

**Policy F.2.3.1: Use Existing Infrastructure for Development.**

Promote the utilization of existing infrastructure to accommodate new development needs. Direct growth toward areas with established infrastructure to ensure the efficient and effective use of available resources.

1) Encourage projects to fill in gaps within the community through redevelopment, retrofit, and revitalization of underdeveloped properties.
2) Explore options for streamlined review of applications for projects that effectively use existing infrastructure, promoting cost-effective, environmentally friendly, and community-focused development.

**Policy F.2.3.2: Access and Connectivity Requirements for Placemaking.**

To foster a distinct and vibrant community character, enhance walkability, and create a strong sense of place, the City shall adopt regulations within the Land Development Code to implement access and connectivity requirements consistent with the Transportation Element, including:

1) Shared Driveways and Cross Access: Commercial and multifamily developments shall provide shared driveways and cross access between adjacent properties.
2) Compatible Development Design: Non-residential developments adjacent to existing or planned residential uses shall incorporate appropriate compatibility-enhancing design measures, such as matching scale and design character.
3) Multiple Access Points: All new developments shall be encouraged to connect to the existing street and sidewalk network through more than one access point promoting connectivity and alternative travel routes.
4) Multi-Modal Networks: All new developments shall provide connecting infrastructure to planned and existing trails and bike lanes in surrounding areas.
5) Walkable Block Lengths: New road systems shall be configured utilizing walkable block lengths to enhance pedestrian accessibility and create a more cohesive urban fabric.

**Policy F.2.3.3: Balance Development Needs Through Land Use Planning and Design.**

Ensure a harmonious balance between development needs and community priorities through thoughtful land use planning and design. Foster sustainable growth by integrating smart design principles, optimizing land resources, and enhancing the built environment to support economic vitality, environmental stewardship, and quality of life by:

1) Ensuring zoning codes and land development regulations align with Smart Growth principles,

mixed-use development, and context-sensitive design.

2) Partnering with developers, businesses, and community stakeholders to create balanced, well-integrated developments that meet economic, environmental, and social objectives.
3) Establishing and enforcing design guidelines that promote walkability, civic engagement, and compatibility between new developments and existing neighborhoods.
4) Coordinating transportation, utility, and public service infrastructure improvements to support balanced growth and avoid leapfrogging development patterns.
5) Encouraging public input helps inform land use decisions and reflects community needs.
6) Regularly assessing development trends, conduct impact studies, and adjusting land use policies to respond to changing needs and emerging best practices.

**Objective F.2.4: Protect Vested Property Rights.**

In compliance with Florida Statutes, the City of St. Cloud shall consider private property rights in its local decision-making in accordance with the policies herein.

The City will follow clear and consistent procedures in its administrative practices so that landowners, developers, residents, and all other stakeholders have equal access to the development process.

**Policy F.2.4.1: Unification and Simplification of Vested Property Rights.**

To promote redevelopment and enhance the accessibility of the development regulatory framework within the City, built-out developments with development conditions adopted as policies in previous versions of this Comprehensive Plan Element shall be assigned a Future Land Use designation which is generally consistent with the previously adopted entitlements. These changes do not affect the ability to develop vested entitlements approved prior to the effective date of this Plan that have not expired.

The designations assigned are based on individual development plans or similar regulatory documents. These Future Land Use assignments enable more uniform development regulations and eliminate unnecessary complexity within the City's regulatory framework supporting this Element's goals in facilitating and streamlining development processes for applicants.

**Policy F.2.4.2: New Planned Unit Developments.**

Residential developments of eight hundred (800) dwelling units or more shall be planned as neighborhoods which include non-residential uses, such as schools, neighborhood commerce areas, and other public facilities. Planned Unit Development (PUD) zoning shall be permitted and encouraged to meet this policy.

Residential developments of eight hundred (800) units or less should be developed in areas that could be classified as neighborhood zones, which have existing schools, parks, neighborhood commerce areas, and public facilities.

**Policy F.2.4.3: [RESERVED]**

**Policy F.2.4.4: Vestment Timing.**

Property owners' rights of development shall be vested when a final development order is issued by the City and the development order has not expired, or development has commenced and is continuing in good faith prior to the effective date of this Plan.

**Policy F.2.4.5: Non-Conforming Uses.**

Land uses which were lawful prior to the effective date of this Plan or any subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or subsequent amendment, shall be considered non-conforming. Such uses shall be allowed to remain in a non-conforming condition, until the use is discontinued or abandoned for a period of 180 consecutive days.

**Policy F.2.4.6: Non-Conforming Structures.**

Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or a subsequent amendment, shall be considered non-conforming structures. Such structures shall be allowed to remain in a non-conforming condition in perpetuity and must follow the requirements of this Plan and the Land Development Code.

**Policy F.2.4.7: Parcels and Lots of Record.**

Parcels of record or recorded plated lots within a land use designation that allows for residential dwellings that existed on or prior to the effective date of this Plan shall be permitted to develop at least one residential dwelling per parcel or recorded lot.

## GOAL F.3: FOSTER VIBRANT, SUSTAINABLE, AND INCLUSIVE COMMUNITIES

Promote the development of vibrant, sustainable, and inclusive communities through strategic land use planning, Smart Growth policies, and innovative urban design practices. Create community benefits by removing barriers to infill and redevelopment throughout the development process.

### Objective F.3.1: Incremental Density and Infill Development.

The City acknowledges that increased density and intensity through infill development supports the City's overall goal of a balanced 1:1 housing to jobs ratio, which is a component of economic development. Increases in housing and employment density and intensity are essential to achieving the City's goal. Proposed density and intensity increases should adapt to the location and context, ensuring compatibility with adjacent uses.

#### Policy F.3.1.1: Infill-Supportive Land Development Code Standards.

The City shall revise the Land Development Code regulations to provide for more infill-supportive standards to facilitate incremental density and intensity that supports the City's strategic goals for economic development.

#### Policy F.3.1.2: Mix of Uses and Connected Communities.

Future Mixed Use development shall conform to the established Land Development Code standards to encourage the integration, combination, variety, and connectivity of land uses within their surrounding areas and neighborhoods as adopted by Ordinance 2015-04 on May 15, 2015.

#### Policy F.3.1.3: Provide Transit and Multi-Modal Ready Communities.

The City shall support the enhancement of the viability of multi-modal transportation options including transit, cycling, and walking consistent with the Transportation Element policies.

#### Policy F.3.1.4: Explore Innovative Parking Supply Solutions.

The City may explore innovative solutions and approaches to managing the supply of vehicular parking within the Land Development Code regulations.

#### Policy F.3.1.5: Code Compliance, Outreach, and Prevention Programs.

Champion and support code enforcement activities including both enhanced outreach and prevention programs and effective enforcement through public education and awareness.

#### Policy F.3.1.6: Support Accessory Commercial Units.

Accessory Commercial Units (ACUs) may be developed as an ancillary use on residential properties that meet specific criteria. Allowing ACUs promotes incremental growth and vibrant communities by integrating neighborhood commercial and residential uses. This policy supports local job creation, small business incubation, neighborhood vitality, and economic resilience and accessibility. The City shall develop regulations in the Land Development Code for the approval of ACUs.

**Policy F.3.1.7: Seaplane Airports Development.**

The City shall support the development of seaplane airports by adopting land use compatibility standards for areas adjacent to potential seaplane operations, developing airport zoning regulations in accordance with Florida Statutes, and coordinating with the Florida Department of Transportation, the Greater Orlando Aviation Authority, Federal Aviation Commission, US Army Corps of Engineers, and Florida Department of Environmental Protection, to ensure compliance with applicable state and federal aviation regulations. Land Use compatibility policies shall be based upon the most recent version of FDOT's Airport Land Use Compatibility Guidebook.

**Objective F.3.2: Promote Vibrant and Attractive Neighborhoods, Corridors, and Nodes.**

Enhance major transportation corridors by integrating land use, transportation, urban design, and economic development strategies. Prioritize corridor-specific planning, context-sensitive design, mixed-use development, and streetscape improvements to create safe, efficient, and vibrant multi-modal gateways that connect neighborhoods and support the City's development goals.

**Policy F.3.2.1: Land Use Designations Along Framework Streets and Intersections.**

Encourage mixed-use development of high-density and intensity along Framework Streets and key intersections to support multi-modal transit and vibrant activity centers. Prioritize land use that integrates residential, commercial, and employment uses within walking distance of transit and major intersections, fostering walkable, transit-oriented neighborhoods and commercial hubs.

**Policy F.3.2.2: [RESERVED]**

**Policy F.3.2.3: Streetscape Design Standards.**

Residential subdivision lots adjacent to collectors, arterials and incompatible land uses shall provide sufficient buffering, which shall be regulated in the Land Development Code and provide streetscape for neighborhoods to ensure compatibility and enhancement of the surrounding area as adopted by Ordinance 2017-37 on October 26, 2017.

**Policy F.3.2.4: Public Realm Oriented Design Standards.**

Future development and redevelopment shall conform to Land Development Code standards to encourage context-sensitive design and community building as adopted in Ordinance 2015-04 on May 14, 2015.

**Policy F.3.2.5: Pedestrian Scale Design Standards.**

Future development shall implement context-sensitive design standards that promote pedestrian oriented streetscapes as adopted in Ordinance 2015-04 on May 14, 2015 and Ordinance 2018-27 on April 26, 2018.

**Policy F.3.2.6: [RESERVED]**

**Policy F.3.2.7: Multi-Modal Transportation Networks Implementation.**

The City shall develop regulations in the Land Development Code and implement a straightforward process to promote multi-modal transportation networks near existing and planned Premium Transit Corridors consistent with the Transportation Element. This process shall support land use changes that allow for higher densities and mixed uses in transit-served areas, such as reducing parking requirements. By encouraging multi-modal transportation networks, the City aims to reduce traffic congestion, promote walkable communities and transportation choices, support local businesses, foster economic development and job creation, and enhance the quality of life in the community.

**Policy F.3.2.8: Neighborhood Commercial Nodes.**

The City shall support land use changes which would result in the creation of neighborhood serving commercial nodes in existing residential communities. These nodes shall be implemented through zoning districts which ensure compatibility with adjacent residential uses.

**Policy F.3.2.9: 13th Street Corridor Enhancement.**

The City shall support the improvement in the appearance, livability, economic performance, and mobility options within its primary east-west corridor through the following strategies:

1) The City shall promote these changes with continued coordination with the Florida Department of Transportation (FDOT) on Complete Street improvements to enhance the appearance, multimodal performance, and safety of the roadway.
2) The City shall promote the transition of the 13th Street/US 192/E Irlo Bronson Memorial Highway corridor from highway-oriented commercial uses to a more mixed-use street front and pedestrian friendly environment through developing and implementing design standards in the Land Development Code to guide the redevelopment of properties along the corridor.

**Policy F.3.2.10: Provide for Shared Driveways.**

Commercial development, exclusive of the 13th Street corridor and Central Business District, shall be required to share driveways and provide cross access between adjacent properties.

**Policy F.3.2.11: Extension and Access to Surrounding Transportation Network.**

Neighborhoods shall be planned to connect all users to the surrounding transportation network consistent with the Transportation Element.

**Policy F.3.2.12: JPA Corridors and Nodes.**

The City shall continue to coordinate with Osceola County on the County's Future Land Use designations for JPA lands to ensure corridors and nodes along Framework Streets are appropriately developed to provide nearby commercial opportunities.

**Objective F.3.3: Support Efficient School Siting.**

The City shall ensure that schools are strategically located and are easily accessible to promote safe multimodal transportation systems and meet the needs of the surrounding community. This involves analyzing factors such as population density, proximity to residential areas, transportation infrastructure capacity, and potential environmental impacts.

**Policy F.3.3.1: School District of Osceola County Standards and Innovative Design.**

The size of new public school facilities and land area should satisfy the minimum design standards established by the Osceola County School District, whenever possible, unless an innovative design is created and is accepted by the Osceola County School District.

**Policy F.3.3.2: Compatible Future Land Use and Zoning Districts.**

Schools shall be allowed in all future land use designations except Employment and Conservation. Public Schools shall be listed in all zoning districts in the City's Land Development Code with the exception of the MH-A zoning district.

**Policy F.3.3.3: Community Benefit and Community Schools.**

Integrate new schools as "community schools" by minimizing impacts and enhancing surrounding neighborhoods. Ensure proper site location, design, access, parking, and buffers to maximize benefits and support nearby residents and communities.

**Policy F.3.3.4: School Access.**

New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

## GOAL F.4: ENGAGE IN COLLABORATIVE ANNEXATIONS

The City of St. Cloud will continue to take a strategic approach to growth and the expansion of its municipal boundary consistent with Florida Statutes regulating annexation and the Joint Planning Area Interlocal Agreement (JPAIA) with Osceola County. This approach will discourage sprawling development patterns, accommodate the City's growing population, provide diverse economic development opportunities, support job creation, minimize transportation impacts, and protect sensitive environmental lands and community character.

**Objective F.4.1: Coordination with Osceola County.**

The City shall continue to coordinate annexations with Osceola County recognizing that mutual coordination of land use densities, intensities, and designations is necessary to maintain community character, support urban infrastructure, accommodate future populations and achieve the community development goals of the City of St. Cloud.

**Policy F.4.1.1: Land Use Planning within the Joint Planning Area.**

The City shall continue to work with Osceola County on planning and development efforts within the Joint Planning Area (JPA). These efforts will include continued coordination on City, County, and JPA policies that foster improved governmental efficiency and effectiveness and resolve incompatibilities or conflicts, and advance mutually beneficial goals.

**Objective F.4.2: Actively Pursue JPA Annexations.**

The City shall proactively annex those lands within the JPA that qualify for annexation on an ongoing basis, consistent with the provisions in the JPAIA.

1) To ensure the efficient use of public services, the City shall actively pursue the annexation of lands and/or parcels that create enclaves surrounded by the city limits.
2) Voluntary annexations that meet Florida Statutes requirements shall be considered on an ongoing basis.

**Policy F.4.2.1: Concurrent Applications.**

To facilitate the processing of annexations, the City may consider simultaneous applications for the annexation, Comprehensive Plan Map amendment, and rezoning of lands in the JPA.

**Policy F.4.2.2: Conforming Lots Annexations.**

Any parcel outside of the city limits legally created according to the requirements of the Osceola County Comprehensive Plan and Land Development Code regarding its size at the time it was split or recorded as a lot, shall be considered a conforming lot at the time it is annexed into the City. Future development of the parcel shall meet any other requirements of the City of St. Cloud Comprehensive Plan and Land Development Code.

**Policy F.4.2.3: Conversion Matrix for Annexed Lands.**

The City shall include a matrix in the Land Development Code to guide the conversion of Future Land Uses for lands as they are annexed from the JPA into the City of St. Cloud. Voluntary

Annexation applications may request a City Future Land Use designation concurrently or within 12 months of annexation.

## GOAL F.5: IMPLEMENTATION OF THE FUTURE LAND USE ELEMENT

The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan to ensure the effective implementation of the Future Land Use Element.

### Objective F.5.1: Implementation of the Future Land Use Element.

The effectiveness of the Future Land Use Element shall be measured by the City's success in achieving its land use Goals, Objectives, and Policies. The Future Land Use Element incorporates a systematic planning process for addressing land use incompatibilities or conflicts. The City shall use the following policies as criteria in evaluating the effectiveness of the Future Land Use Element.

### Policy F.5.1.1: Future Land Use Element Action Table.

The timely scheduling, programming, budgeting, and implementation of programmed Future Land Use Element activities identified in the Action Table shall be evidence of the City's effectiveness in implementing adopted Future Land Use Goals, Objectives and Policies.

| ID # | FLU Reference | Action Item |
|---|---|---|
| 1 | Policy F.1.1.1: | Conduct a comprehensive review and revision of the Land Development Code to simplify language, improve organization, and ensure consistency with the Comprehensive Plan. |
| 2 | Policy F.1.1.6: | Establish a comprehensive review process for Comprehensive Plan Map amendments based on the criteria outlined in the policy. |
| 3 | Policy F.1.3.9: | Adopt Conditional Use criteria for residential development in the Institutional district. |
| 4 | Policy F.2.1.3: | Develop and implement density bonus provisions in the Land Development Code. |
| 5 | Policy F.2.1.4: | Amend existing zoning districts or create new ones to allow for a broader range of uses, densities, and intensities. |
| 6 | Policy F.2.2.1: | Update zoning regulations to allow for greater housing diversity. |
| 7 | Policy F.2.2.1: | Amend Land Development Code to facilitate medium density and missing middle housing development. |
| 8 | Policy F.2.2.1: | Explore opportunities for flexibility in lot and unit size minimums in all zoning districts. |
| 9 | Policy F.2.2.2: | Develop procedures for processing qualifying development proposals under the Live Local Act. |
| 10 | Policy F.2.3.2: | Update the Land Development Code to include specific access and connectivity requirements for new developments. |

| | | |
|---|---|---|
| 11 | Policy F.2.3.3: | Develop regulations in the Land Development Code to support innovative design and sustainable development approaches. |
| 12 | Policy F.2.4.2: | Revise the Land Development Code to establish flexible zoning districts that reduce the need for Planned Unit Developments. |
| 13 | Policy F.3.1.1: | Revise the Land Development Code to support more infill-supportive standards and streamlined development approvals. |
| 14 | Policy F.3.1.4: | Explore and potentially implement innovative parking supply solutions in the Land Development Code. |
| 15 | Policy F.3.1.6: | Establish criteria and regulations for Accessory Commercial Units (ACUs) in the Land Development Code. |
| 16 | Policy F.3.1.7: | Establish criteria and standards for an Airport Overlay in support of the creation of seaplane airports. |
| 17 | Policy F.3.2.3: | Develop and implement streetscape design standards in the Land Development Code. |
| 18 | Policy F.3.2.4: | Create and implement public realm oriented design standards in the Land Development Code. |
| 19 | Policy F.3.2.5: | Develop and implement pedestrian-scale design standards in the Land Development Code. |
| 20 | Policy F.3.2.6: | Create and implement trail-oriented development standards in the Land Development Code. |
| 21 | Policy F.3.2.7: | Develop a process and standards for multi-modal transportation networks in the Land Development Code. |
| 22 | Policy F.3.2.8: | Establish zoning provisions for neighborhood commercial nodes in existing residential areas. |
| 23 | Policy F.3.2.7: &<br><br>Policy F.3.2.9: | Identify and implement tactical urbanism strategies in downtown and along specific corridors. |
| 24 | Objective F.4.2: | Pursue annexation of enclave areas surrounded by the city limits. |
| 25 | Policy F.4.2.1: | Develop procedures for concurrent processing of Annexation, Comprehensive Plan Map amendment, and Zoning Map amendments requests. |

**Policy F.5.1.2: Continued Evaluation and Refinement.**

To ensure that the City remains responsive and adaptive to changing demographic, economic, and environmental conditions regarding the City's strategic goal of increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio), the City shall:

1) Regularly assess and evaluate population trends, land use distribution, and characteristics to anticipate evolving land use needs.
2) Evaluate the policy implications of significant changes in land use characteristics and development patterns on an ongoing basis.
3) Revise and update land use designations to effectively address emerging challenges and trends.
4) Revise the Land Development Code as necessary to achieve the performance measures identified by the policies in this Element.

**Policy F.5.1.3: Intergovernmental Coordination.**

The City shall maintain a process of intergovernmental coordination consistent with the provisions within the Intergovernmental Element. The effectiveness of this approach shall be evaluated by the success of the coordination mechanisms in resolving land use challenges and advancing the City's strategic goal of increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio).

**Policy F.5.1.4: Implementation Through Land Development Code Regulations.**

Specific regulations that support the Goals, Objectives and Policies included in the Future Land Use Element shall be implemented in the Land Development Code after adoption of this Element.

**Objective F.5.2: Relation of Comprehensive Plan to Other Plans.**

Master plans developed for specific geographic areas or thematic purposes, shall be consistent with the City's Comprehensive Plan by ensuring coordination across all planning efforts. Regular updates and revisions to master plans shall reflect relevant changes in demographics, economic conditions, and community priorities, thereby maintaining consistency and effectiveness in achieving comprehensive planning goals.

**Policy F.5.2.1: City Master Plans.**

The City of St. Cloud will ensure the implementation of this Element aligns with key components of various city plans through the development of specific Land Development Code regulations. As plans are updated or adopted, the City will ensure plans maintain consistency with the Comprehensive Plan by:

1) Coordinating the implementation of master plans through the creation of Land Development Code regulations, where needed.
2) Ensuring future master plan updates incorporate relevant goals and objectives from the Comprehensive Plan.
3) Maintaining consistency with land use densities and intensities and development patterns

established in this Element.

**Policy F.5.2.2: Regional Plans.**

In accordance with Florida Statutes, the City will coordinate with its regional partners to promote consistency and mutual benefit in the implementation of the Comprehensive Plan. The City will align its plans with regional partner plans where appropriate, engage in ongoing dialogue during updates, and consider regional perspectives in local decision-making.

For each regional plan, the City will:

1) Align implementation through Land Development Code updates where necessary.
2) Engage with regional partners during plan updates to promote consistency.
3) Consider regional partner objectives and regional perspectives in local planning decisions.
4) Coordinate on shared interests such as growth patterns, service provision, and regional initiatives.

**Policy F.5.2.3: Interlocal Agreements.**

Interlocal Agreements (ILAs) establish formalized cooperation between the City of St. Cloud with other agencies on shared interests and responsibilities. The City will continue to coordinate with its interlocal partners to ensure that ILAs fulfill relevant City goals consistent with the provisions of the Comprehensive Plan.

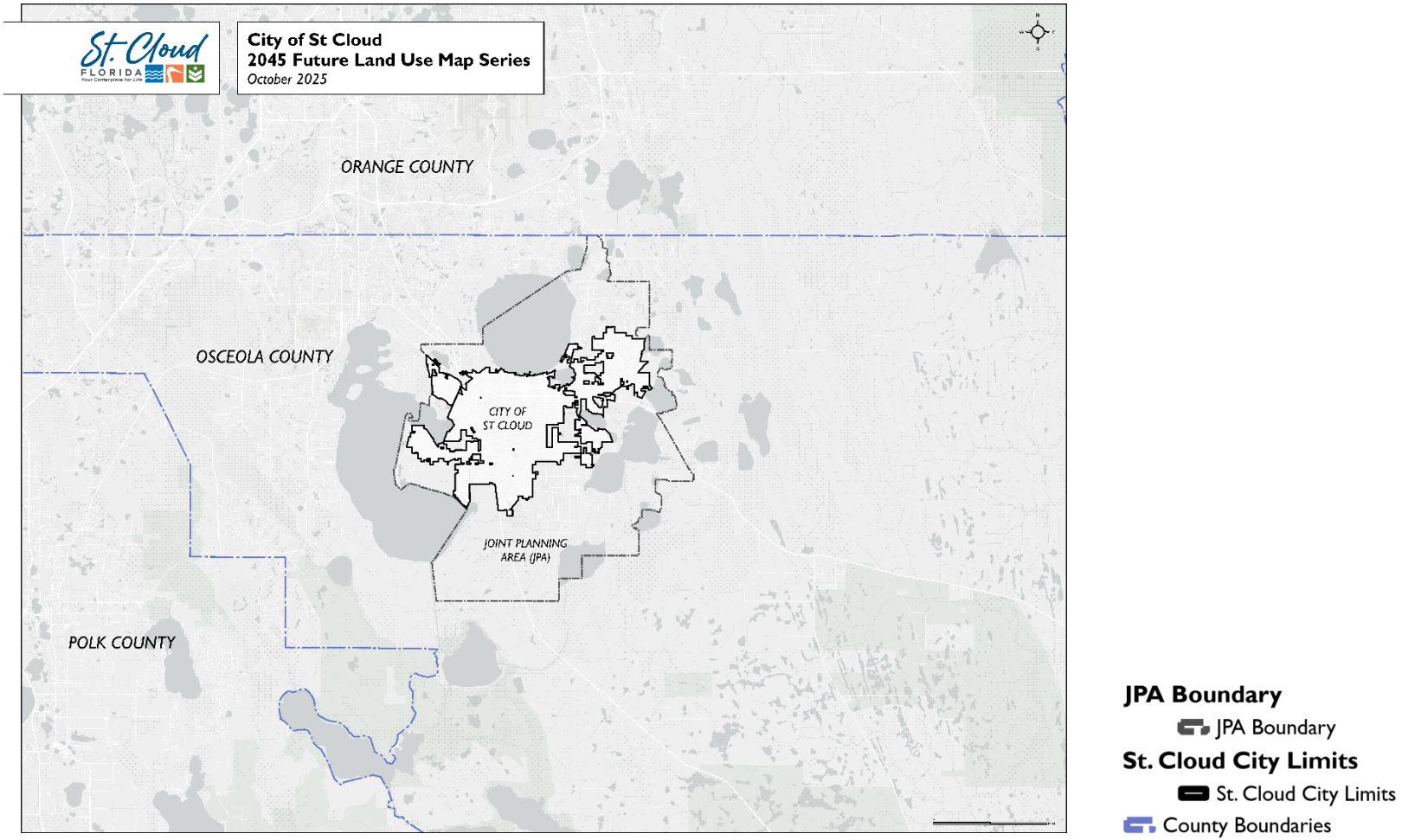
## C. GLOSSARY OF TERMS

1) **Accessory Commercial Unit (ACUs):** A small business unit operated on a primary residence in a separate attached or detached structure, such as a small boutique shop, subordinate in size and appearance to the primary residential use.
2) **Administrative Amendment:** An amendment to an approved Mixed-Use Concept Plan that does not meet the requirements of any Major Change, as defined in this Element.
3) **Conservation Easement:** The legal definition of Conservation Easement is as set forth in Florida Statutes which govern private property rights, construction and operation of Linear Facilities and public utilities, and identification of prohibited uses that are not compatible with the environmental function and value of the natural areas protected under the Conservation Easement.
4) **Established City Grid:** The historical portion of the City, developed in the form of a north/south and east/west roadway grid pattern. Its boundaries are East Lake Tohopekaliga to the north, 17th Street to the south, Columbia Avenue to the west, and Eastern Avenue to the east. These boundaries are based on the 1940 historical map of the City's boundary established in 1910.
5) **Linear Facilities**: The legal definition of Linear Facilities is set forth in Florida Statutes, and includes electric, telecommunication and other transmission and distribution lines and facilities, and public or private transportation corridors and related appurtenances. Linear facilities also include water distribution and sewer collection systems.
6) **New Development** is defined as:
    - A division of a parcel of land that results in more than 2 residential lots; or
    - Existing multi-family residential property that increases the number of units by more than five (5) percent; or
    - Non-residential development that:
        - increases the building square footage on an existing non-residential property by more than five (5) percent,
        - results in any vertical improvement on a vacant property, or
        - results in the demolition and reconstruction of existing structures whereby more than fifty (50) percent of the existing structure(s) is removed in the process.
7) **Open Space:** Undeveloped lands, including wetlands, required buffers, mitigation areas, upland habitats, natural and man-made lakes, and recreational areas.
8) **Targeted Industries:** Business sectors the City is seeking to promote, attract, or grow, as identified by the St. Cloud Strategic Plan (2024-2029), as may be amended, and the City's Economic Development Department.
9) **Urban Sprawl:** The legal definition of Urban Sprawl is set forth in Florida Statutes as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation

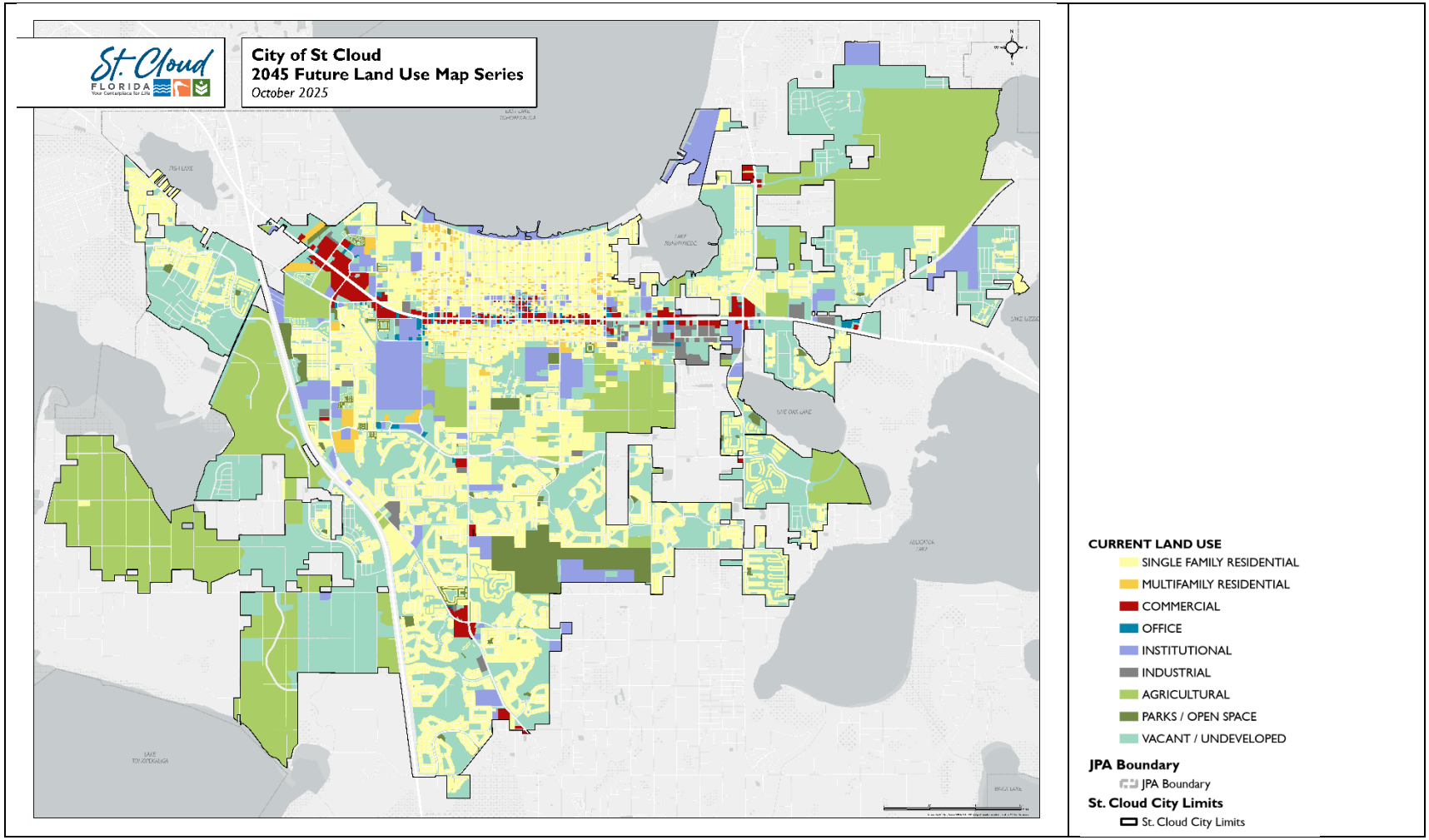
between urban and rural uses.

## D. FUTURE LAND USE MAP SERIES

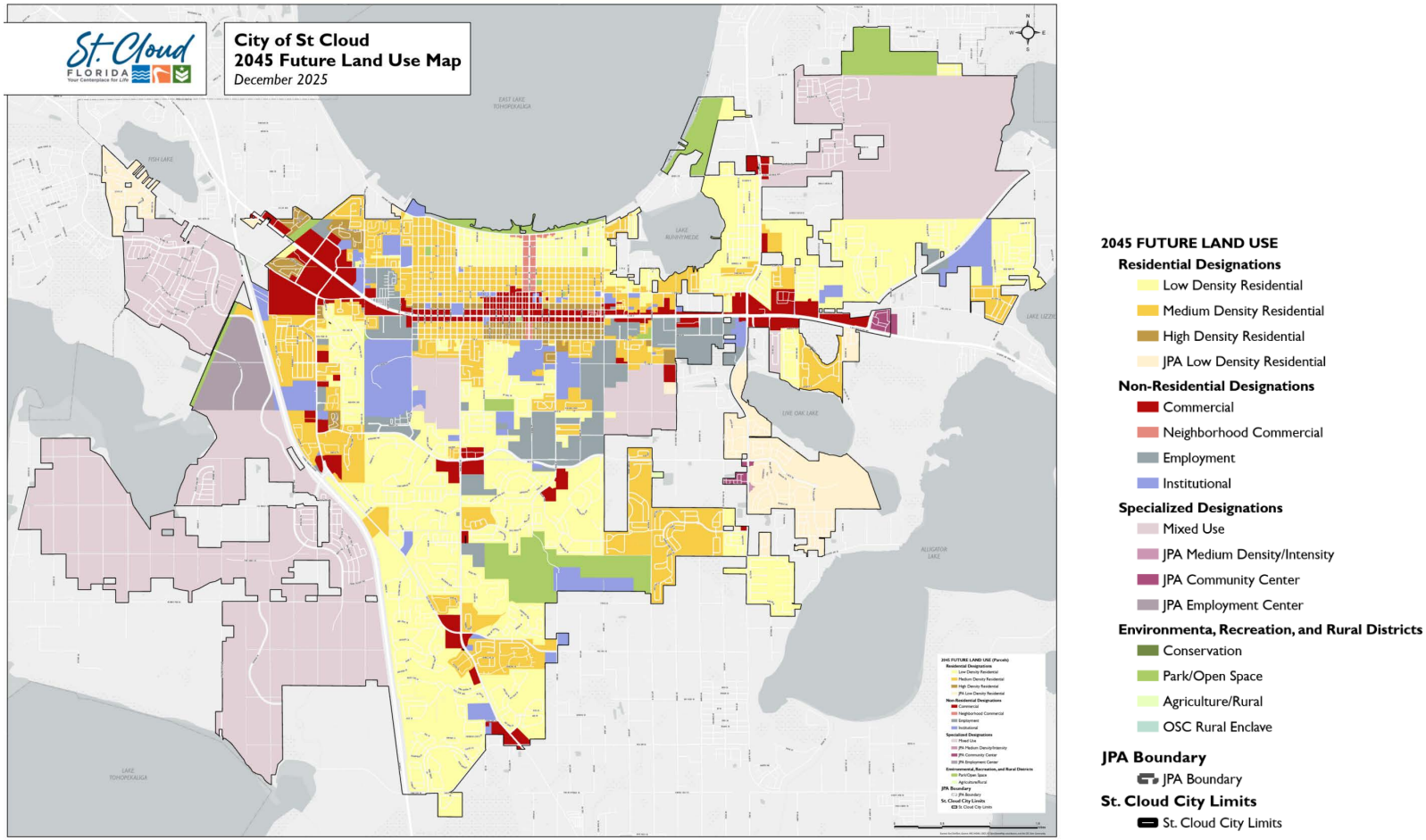
Map I-1: General Location



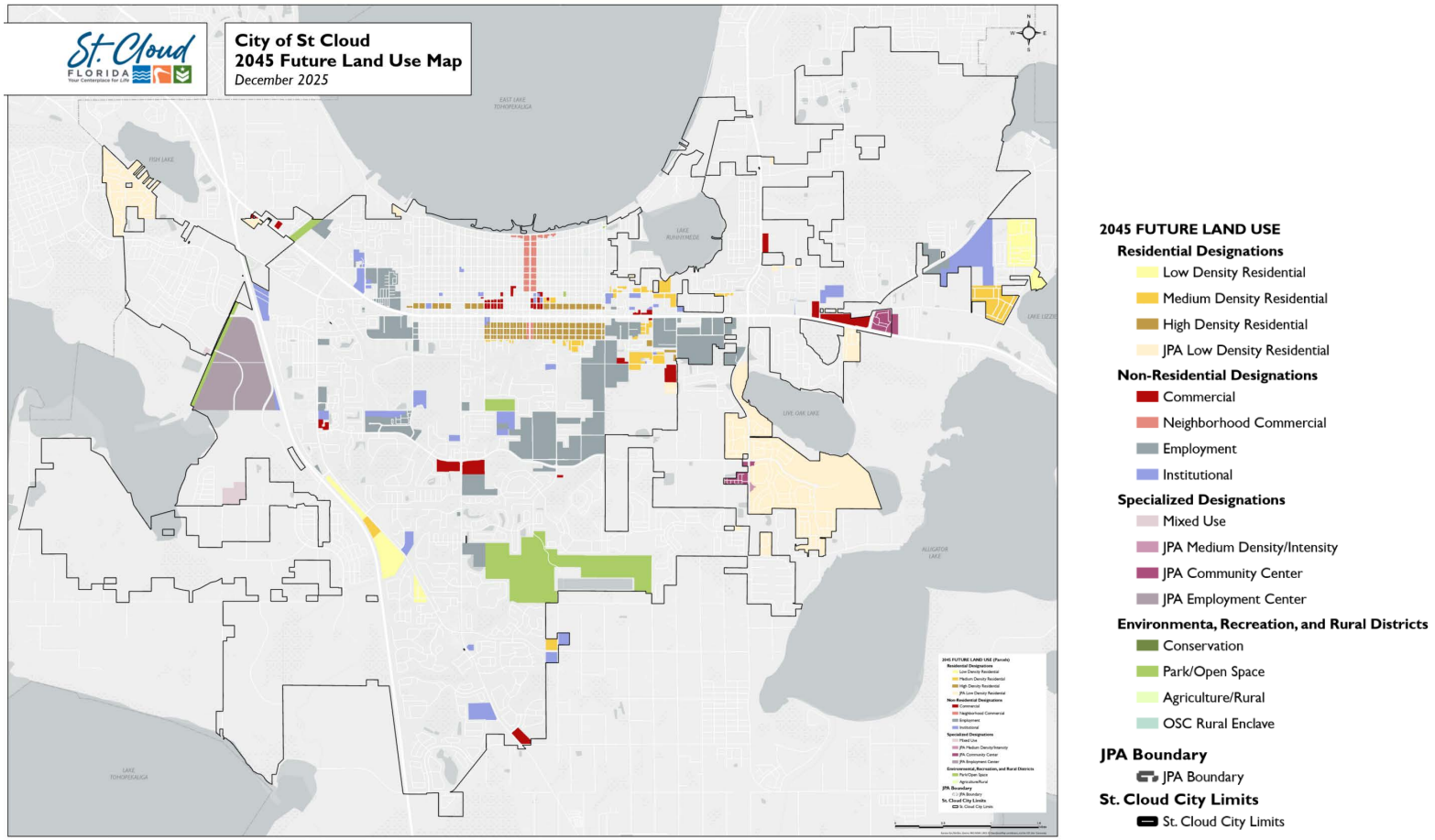
Map I-2: Existing Uses of Land



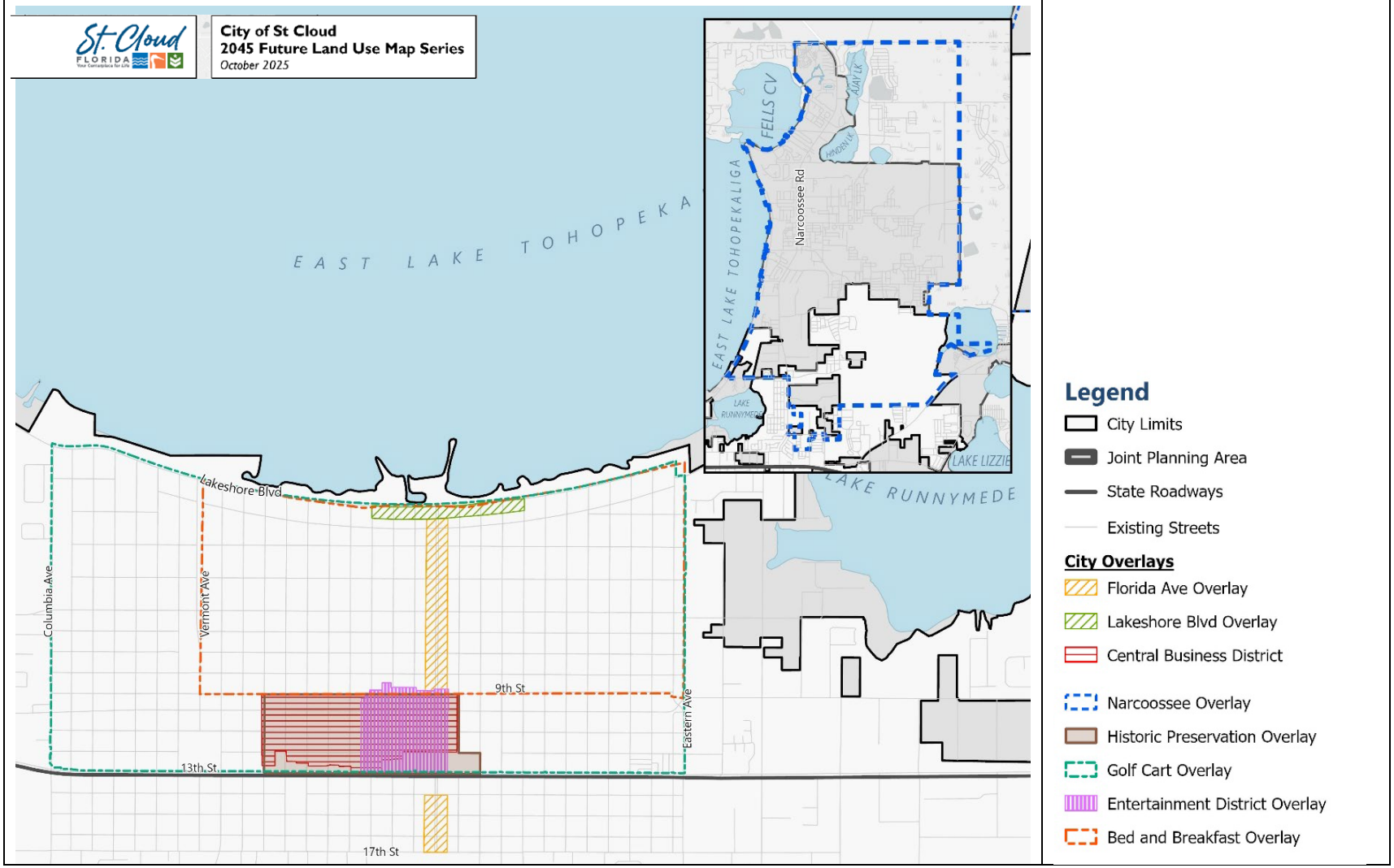
Map I-3: 2045 Future Land Use Map



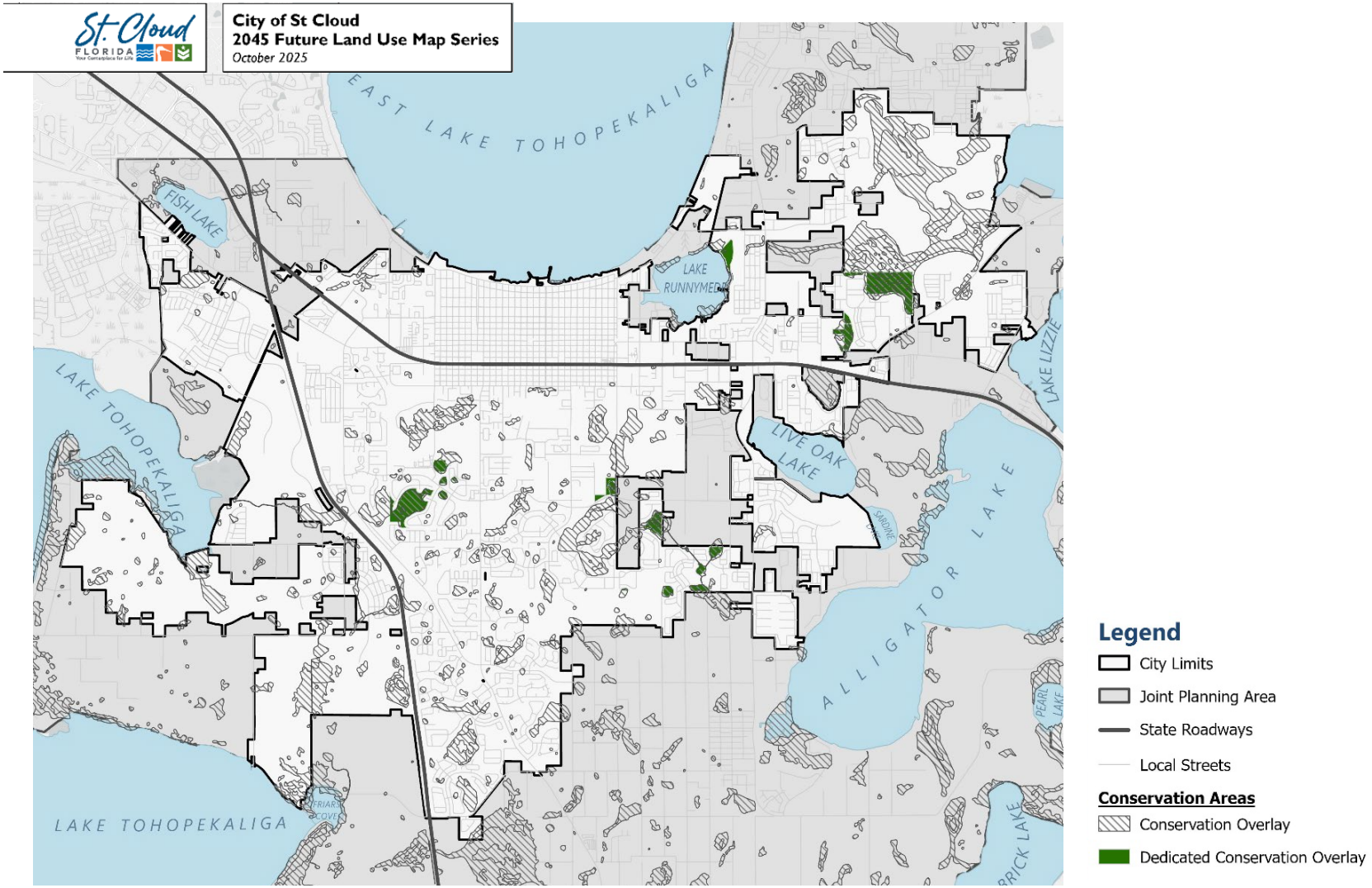
## Map I-4: Future Land Use Changes Map



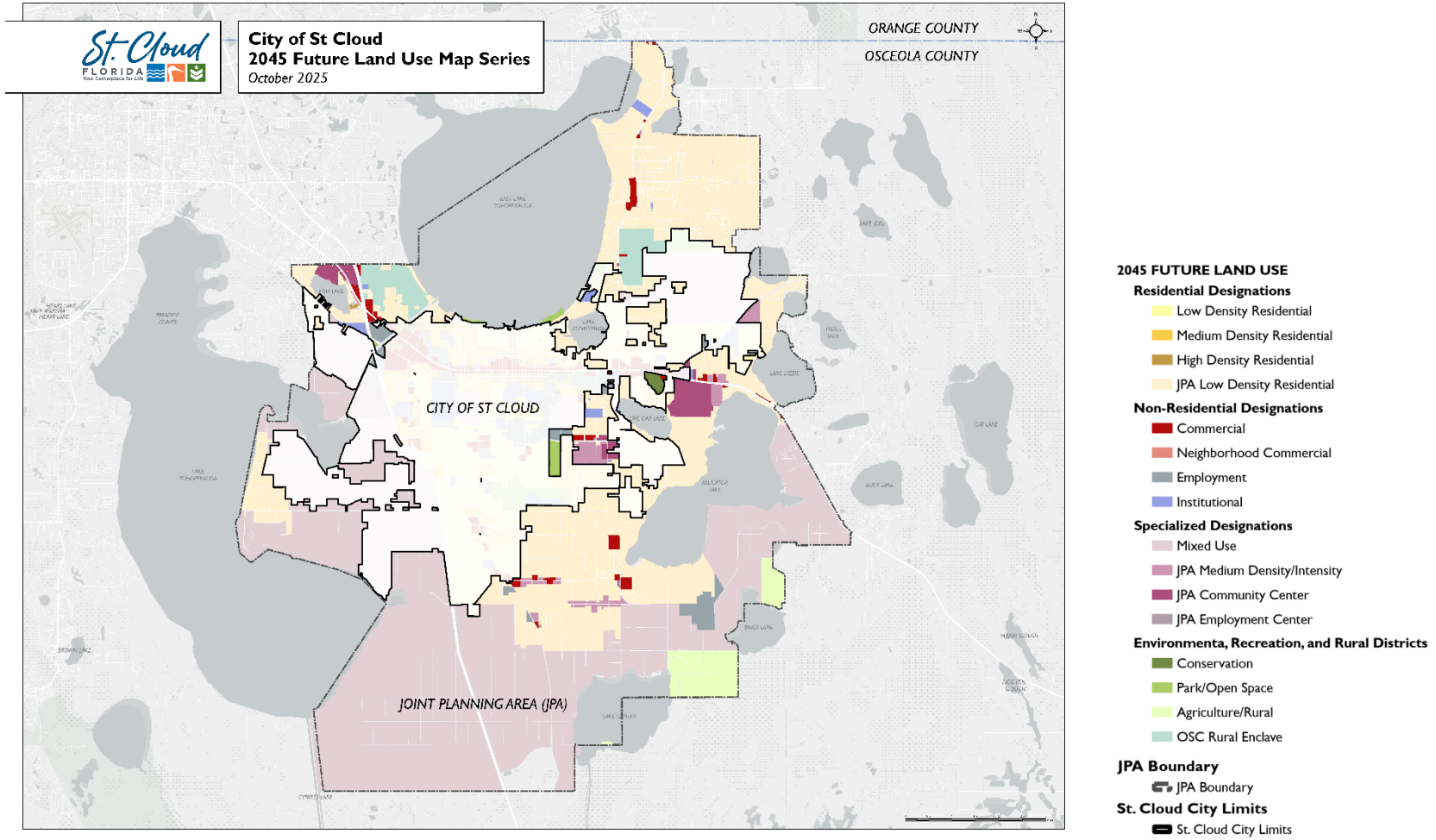
Map I-5: Overlay Map



Map I-6: Conservation Overlay Map



Map I-7: Joint Planning Area Use of Land Map



**ATTACHMENT "B" – LIST OF PARCELS**

## LIST OF PARCELS

| PARCEL ID | ACREAGE | 2045 FLU | FLU CHANGE |
|---|---|---|---|
| 13-26-30-0666-0001-00L0 | 10.35 | Employment | LDR TO EMP |
| 13-26-30-0666-0001-00U0 | 0.7 | Employment | LDR TO EMP |
| 13-26-30-0725-0001-0050 | 4.8 | Employment | LDR TO EMP |
| 13-26-30-2541-0001-0020 | 0.5 | Employment | LDR TO EMP |
| 13-26-30-2541-0001-0030 | 0.55 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0380 | 4.91 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0570 | 1.88 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0575 | 1 | Employment | LDR TO EMP |
| 13-26-30-4852-0001-0040 | 0.64 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0410 | 1.53 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0430 | 4.87 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0540 | 4.88 | Employment | LDR TO EMP |
| 13-26-30-0725-0001-0110 | 26.12 | Employment | LDR TO EMP |
| 13-26-30-2541-0001-0040 | 0.35 | Employment | LDR TO EMP |
| 13-26-30-4852-0001-0010 | 1.7 | Employment | LDR TO EMP |
| 13-26-30-4852-0001-0030 | 0.76 | Employment | LDR TO EMP |
| 13-26-30-4852-0001-0050 | 0.61 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0090 | 5.15 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0100 | 5.02 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0550 | 4.91 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0560 | 2.01 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0565 | 3.02 | Employment | LDR TO EMP |
| 13-26-30-2541-0001-0010 | 0.4 | Employment | LDR TO EMP |
| 13-26-30-4852-0001-0020 | 0.76 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0395 | 1.98 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0415 | 0.9 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0420 | 4.91 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0580 | 4.61 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0710 | 3.73 | Employment | LDR TO EMP |
| 13-26-30-4950-0001-0883 | 1.01 | Commercial | LDR TO COM |
| 13-26-30-0666-0001-00M0 | 7.12 | Employment | LDR TO EMP |
| 13-26-30-0725-0001-0390 | 2.95 | Employment | MDR TO EMP |
| 05-26-30-0084-0042-0090 | 22.15 | Institutional | AG TO INST |
| 05-26-30-00U0-0120-0000 | 1.51 | Park/Open Space | PEND TO P/OS |
| 05-26-30-0084-0042-0271 | 0.65 | Institutional | AG TO INST |
| 05-26-30-00U0-0130-0000 | 2.01 | Park/Open Space | PEND TO P/OS |
| 01-26-30-0001-0011-0070 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0011-0220 | 0.26 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0180 | 0.26 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0230 | 0.17 | Neighborhood Commercial | MDR TO NC |

| | | | |
|---|---|---|---|
| 01-26-30-0001-0047-0030 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0047-0050 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0047-0220 | 0.26 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0069-0220 | 0.14 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0070-0070 | 0.17 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0103-0010 | 0.17 | Commercial | MDR TO COM |
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| 01-26-30-0001-0105-0120 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0120 | 0.23 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0190 | 0.21 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0022-0060 | 1.34 | Institutional | MDR TO INST |
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| 01-26-30-0001-0012-0070 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0090 | 0.34 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0130 | 0.26 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0105-0010 | 0.17 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0069-0090 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0069-0130 | 0.06 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0069-0135 | 0.11 | Neighborhood Commercial | MDR TO NC |

| | | | |
|---|---|---|---|
| 01-26-30-0001-0069-0225 | 0.12 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0110 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0170 | 0.17 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0047-0170 | 0.2 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0048-0210 | 0.34 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0069-0070 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0069-0150 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0069-0200 | 0.22 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0040 | 0.26 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0090 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0210 | 0.17 | Neighborhood Commercial | MDR TO NC |
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| 01-26-30-0001-0158-0110 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0158-0170 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0159-0135 | 0.07 | Commercial | MDR TO COM |
| 01-26-30-0001-0159-0180 | 0.21 | Commercial | MDR TO COM |
| 01-26-30-0001-0164-0090 | 0.16 | Institutional | PROF TO INST |
| 01-26-30-0001-0164-0115 | 0.04 | Institutional | PROF TO INST |
| 01-26-30-0001-0164-0117 | 0.03 | Institutional | PROF TO INST |
| 01-26-30-0001-0164-0170 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0166-0010 | 0.57 | Commercial | PROF TO COM |
| 01-26-30-0001-0167-0130 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0150 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0190 | 0.13 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0200 | 0.13 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0011-0010 | 0.28 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0011-0040 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0160 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0012-0210 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0047-0070 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0047-0110 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0047-0190 | 0.28 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0048-0010 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0048-0090 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0048-0170 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0130 | 0.34 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0070-0190 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0156-0010 | 0.25 | Commercial | MDR TO COM |
| 01-26-30-0001-0157-0070 | 0.24 | Commercial | PROF TO COM |

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| 01-26-30-0001-0158-0090 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0159-0130 | 0.08 | Commercial | MDR TO COM |
| 01-26-30-0001-0159-0150 | 0.19 | Commercial | MDR TO COM |
| 01-26-30-0001-0164-0135 | 0.1 | Commercial | PROF TO COM |
| 01-26-30-0001-0165-0130 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0165-0150 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0165-0190 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0166-0130 | 0.24 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0010 | 0.26 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0015 | 0.26 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0070 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0110 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0175-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0175-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0175-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0040 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0157-0130 | 0.4 | Commercial | PROF TO COM |
| 01-26-30-0001-0159-0050 | 0.24 | Commercial | MDR TO COM |
| 01-26-30-0001-0164-0130 | 0.06 | Commercial | PROF TO COM |
| 01-26-30-0001-0164-0150 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0164-0190 | 0.32 | Commercial | PROF TO COM |
| 01-26-30-0001-0165-0010 | 0.96 | Institutional | PROF TO INST |
| 01-26-30-0001-0165-0170 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0165-0210 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0166-0080 | 0.16 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0166-0100 | 0.24 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0166-0160 | 0.16 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0166-0180 | 0.16 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0166-0220 | 0.07 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0166-0225 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0175-0150 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0175-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0160 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0176-0200 | 0.17 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0177-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0010 | 0.43 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0080 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0185-0220 | 0.12 | Commercial | PROF TO COM |
| 01-26-30-0001-0103-0210 | 0.17 | Commercial | MDR TO COM |
| 01-26-30-0001-0103-0230 | 0.17 | Commercial | MDR TO COM |
| 01-26-30-0001-0105-0050 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0105-0150 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0105-0170 | 0.11 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0110 | 0.13 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0140 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0160 | 0.22 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0126-0150 | 0.21 | Commercial | MDR TO COM |
| 01-26-30-0001-0141-0050 | 0.8 | Institutional | MDR TO INST |
| 01-26-30-0001-0296-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0095 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0140 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0200 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0120 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0220 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0160 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0090 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0010 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0080 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0050 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0030 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0170 | 0.16 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0308-001M | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0030 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0200 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0319-0010 | 0.63 | Employment | PROF TO EMP |
| 01-26-30-0001-0319-0130 | 0.94 | Employment | PROF TO EMP |
| 01-26-30-0001-0320-0100 | 0.29 | Employment | PROF TO EMP |
| 01-26-30-0001-0331-0070 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0331-0140 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0331-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0080 | 0.13 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0100 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0100 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0337-0050 | 0.22 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0337-0110 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0337-0155 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0015 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0050 | 0.2 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0339-0070 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0339-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0340-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0340-0100 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0100 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0140 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0342-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0020 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0110 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0050 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0190-0030 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0130 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0050 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0230 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0030 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0070 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0130 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0193-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0193-0130 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0193-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0193-0190 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0200 | 0.43 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0060 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0160 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0180 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0170 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0200 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0100 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0130 | 0.31 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0190-0010 | 0.11 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0160 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0190 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0230 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0070 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0090 | 0.32 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0130 | 0.08 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0160 | 0.4 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0230 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0193-0015 | 0.11 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0193-0070 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0193-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0040 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0120 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0150 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0180 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0040 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0160 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0200 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0201-0010 | 2.07 | Institutional | PROF TO INST |
| 01-26-30-0001-0202-0010 | 0.17 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0202-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0050 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0130 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0202-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0120 | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0122-0080 | 0.97 | Park/Open Space | INST TO P/OS |
| 01-26-30-0001-0126-0110 | 0.38 | Institutional | MDR TO INST |
| 01-26-30-0001-0130-0060 | 0.13 | Commercial | INST TO COM |
| 01-26-30-0001-0132-0020 | 0.38 | Commercial | MDR TO COM |
| 01-26-30-0001-0132-0110 | 0.19 | Commercial | MDR TO COM |
| 01-26-30-0001-0135-0010 | 1.22 | Institutional | MDR TO INST |
| 01-26-30-0001-0135-0060 | 0.29 | Institutional | MDR TO INST |
| 01-26-30-0001-0250-0030 | 1.79 | Institutional | PROF TO INST |
| 01-26-30-0001-0262-0090 | 0.55 | Employment | PROF TO EMP |
| 01-26-30-0001-0273-0010 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0060 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0080 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0135 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0190 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0130 | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0140 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0030 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0279-0130 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0279-0170 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0210 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0281-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0010 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0070 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0170 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0220 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0200 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0070 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0286-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0180 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0182-0010 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0050 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0070 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0110 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0235 | 0.11 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0184-0030 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0150 | 0.32 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0210 | 0.08 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0220 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0019 | 0.05 | Commercial | PROF TO COM |
| 01-26-30-0001-0296-0180 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0040 | 0.43 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0120 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0150 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0180 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0130 | 0.33 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0170 | 0.28 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0010 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0040 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0160 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0010 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0040 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0060 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0220 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0010 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0040 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0060 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0303-0100 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0150 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0220 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0190 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0210 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0090 | 0.17 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0307-0190 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0080 | 0.44 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0331-0040 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0080 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0120 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0020 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0050 | 0.2 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0080 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0100 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0160 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0337-0010 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0337-0150 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0150 | 0.15 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0338-0155 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0339-0040 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0339-0105 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0339-0140 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0340-0010 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0185-0225 | 0.08 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0015 | 0.05 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0010 | 0.32 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0210 | 0.28 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0010 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0100 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0210 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0193-0010 | 0.23 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0193-0110 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0080 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0180 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0020 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0050 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0050 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0200-0080 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0408-0010 | 0.43 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0030 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0040 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0050 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0060 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0070 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0100 | 0.24 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0020 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0090 | 0.25 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0126-0010 | 0.86 | Commercial | MDR TO COM |
| 01-26-30-0001-0126-0080 | 0.26 | Institutional | MDR TO INST |
| 01-26-30-0001-0130-0095 | 0.66 | Commercial | INST TO COM |
| 01-26-30-0001-0132-0010 | 0.15 | Commercial | MDR TO COM |
| 01-26-30-0001-0408-0020 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0090 | 0.22 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0095 | 0.22 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0010 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0030 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0040 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0050 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0060 | 0.2 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0070 | 0.25 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0179-0050 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0184-0060 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0015 | 0.04 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0017 | 0.05 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0090 | 0.08 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0100 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0177-0001-0010 | 0.25 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0001-0273-0040 | 0.17 | Institutional | MDR TO INST |
| 01-26-30-0001-0273-0105 | 0.11 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0220 | 0.34 | Institutional | MDR TO INST |
| 01-26-30-0001-0274-0080 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0100 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0130 | 0.24 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0275-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0150 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0180 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0010 | 0.12 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0020 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0080 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0100 | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0200 | 0.3 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0279-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0190 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0281-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0090 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0170 | 0.33 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0171 | 0.05 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0190 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0040 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0060 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0220 | 0.52 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0080 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0170 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0010 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0050 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0180 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0090 | 0.25 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0210 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0158-0060 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0158-0130 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0158-0150 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0159-0080 | 0.24 | Commercial | MDR TO COM |

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| 01-26-30-0001-0159-0110 | 0.16 | Commercial | MDR TO COM |
| 01-26-30-0001-0164-0010 | 0.48 | Institutional | PROF TO INST |
| 01-26-30-0001-0164-0070 | 0.16 | Institutional | PROF TO INST |
| 01-26-30-0001-0164-0110 | 0.09 | Institutional | PROF TO INST |
| 01-26-30-0001-0165-0230 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0166-0200 | 0.16 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0090 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0170 | 0.17 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0167-0220 | 0.26 | Medium Density Residential | PROF TO MDR |
| 01-26-30-0001-0296-0130 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0103-0130 | 0.28 | Commercial | MDR TO COM |
| 01-26-30-0001-0103-0170 | 0.17 | Commercial | MDR TO COM |
| 01-26-30-0001-0105-0090 | 0.19 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0105-0180 | 0.11 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0105-0190 | 0.22 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0105-0220 | 0.26 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0010 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0030 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0050 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0070 | 0.13 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0106-0210 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0262-0010 | 0.16 | Employment | PROF TO EMP |
| 01-26-30-0001-0273-0130 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0273-0190 | 0.25 | Institutional | MDR TO INST |
| 01-26-30-0001-0274-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0050 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0010 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0060 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0185-0230 | 0.04 | Commercial | PROF TO COM |
| 01-26-30-0001-0190-0050 | 0.64 | Commercial | MDR TO COM |
| 01-26-30-0001-0190-0210 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0191-0135 | 0.44 | Commercial | PROF TO COM |
| 01-26-30-0001-0192-0050 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0193-0080 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0050 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0130 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0194-0160 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0160 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0195-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0195-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0198-0070 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0080 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0180 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0199-0200 | 0.09 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0200-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0070 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0170 | 0.31 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0203-0210 | 0.31 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0409-0015 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0045 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0065 | 0.21 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0080 | 0.33 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0176-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0010 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0160 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0180 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0150 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0180 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0040 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0182-0030 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0090 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0130 | 0.26 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0190 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0230 | 0.06 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0184-0010 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0100 | 0.24 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0190 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0040 | 0.11 | Commercial | PROF TO COM |
| 01-26-30-0001-0273-0100 | 0.13 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0274-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0040 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0275-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0150 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0170 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0015 | 0.07 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0277-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0090 | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0160 | 0.27 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0060 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0279-0040 | 0.08 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0090 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0110 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0280-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0160 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0280-0230 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0281-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0225 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0010 | 0.33 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0070 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0080 | 0.43 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0170 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0080 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0110 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0150 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0170 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0286-0040 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0060 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0210 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0040 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0130 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0110 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0175-0010 | 0.52 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0175-0070 | 0.52 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0040 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0095 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0177-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0178-0220 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0179-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0179-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0190 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0180-0210 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0150 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0181-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0182-0160 | 0.26 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0182-0210 | 0.17 | High Density Residential | PROF TO HDR |
| 01-26-30-0001-0184-0080 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0184-0130 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0010 | 0.07 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0050 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0070 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0150 | 0.16 | Commercial | PROF TO COM |
| 01-26-30-0001-0185-0210 | 0.4 | Commercial | PROF TO COM |
| 01-26-30-0001-0373-0100 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0105 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0177-0001-0370 | 0.31 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0001-0291-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0180 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0010 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0433-0040 | 0.31 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0287-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0190 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0040 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0135 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0200 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0010 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0170 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0200 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0020 | 0.21 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0290-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0090 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0150 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0015 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0010 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0100 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0170 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0432-0010 | 0.4 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0433-0020 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0433-0050 | 0.25 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-4950-0001-3600 | 0.46 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-5096 | 0.12 | Commercial | MDR TO COM |
| 01-26-30-0001-0408-0065 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0408-0080 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0409-0095 | 0.41 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0276-0040 | 0.31 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0276-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0010 | 0.25 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0277-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0080 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0100 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0130 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0190 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0278-0220 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0279-0010 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0050 | 0.08 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0060 | 0.08 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0070 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0279-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0280-0140 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0281-0010 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0281-0130 | 0.16 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0281-0190 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0282-0200 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0150 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0283-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0050 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0284-0140 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0010 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0285-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0015 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0287-0160 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0288-0095 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0289-0090 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0060 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0090 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0290-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0291-0015 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0050 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0292-0190 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0130 | 0.43 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0293-0230 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0220 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0070 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0100 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0030 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0432-0020 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0432-0050 | 0.4 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0433-0010 | 0.25 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0433-0055 | 0.28 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0725-0001-3880 | 1.87 | Institutional | LDR TO INST |
| 01-26-30-0725-0001-3920 | 1.42 | Institutional | PROF TO INST |
| 01-26-30-0570-0001-0010 | 2.3 | Institutional | PROF TO INST |
| 01-26-30-0580-0001-0070 | 1.06 | Employment | IND TO EMP |
| 01-26-30-0600-000B-0010 | 0.25 | Park/Open Space | LDR TO P/OS |
| 01-26-30-0650-0001-0430 | 0.39 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0450 | 0.23 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0460 | 0.5 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0470 | 0.46 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0520 | 0.62 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0535 | 0.17 | Neighborhood Commercial | LDR TO NC |

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| 01-26-30-0650-0001-0537 | 0.1 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0555 | 0.21 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0575 | 0.55 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0595 | 0.19 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-4950-0001-3780 | 0.44 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-3793 | 0.24 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-3794 | 0.12 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-3910 | 1.14 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-4770 | 1.19 | Institutional | MDR TO INST |
| 01-26-30-4950-0001-4810 | 1.84 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5098 | 0.12 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5102 | 0.12 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5104 | 0.16 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5117 | 0.27 | Commercial | MDR TO COM |
| 01-26-30-0725-0001-4140 | 1.88 | Institutional | LDR TO INST |
| 01-26-30-3045-0001-0020 | 0.5 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0650-0001-0500 | 0.31 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0530 | 0.45 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0550 | 0.42 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0560 | 0.41 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0565 | 0.28 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0602 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-3045-0001-0030 | 0.5 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0650-0001-0440 | 0.21 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0480 | 0.44 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0510 | 0.35 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0515 | 0.38 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0547 | 0.18 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0600 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-4950-0001-3796 | 0.12 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-4802 | 0.91 | Institutional | MDR TO INST |
| 01-26-30-4950-0001-3570 | 1.52 | Medium Density Residential | AG TO MDR |
| 01-26-30-0001-0294-0030 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0060 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0294-0090 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0040 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0130 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0295-0190 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0432-0035 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0432-0040 | 0.48 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0433-0030 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0420 | 0.23 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0490 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0540 | 0.28 | Neighborhood Commercial | LDR TO NC |

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| 01-26-30-0650-0001-0545 | 0.28 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0650-0001-0597 | 0.19 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0725-0001-3540 | 2.38 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0725-0001-3915 | 1.06 | Institutional | PROF TO INST |
| 01-26-30-3045-0001-0010 | 0.5 | Medium Density Residential | LDR TO MDR |
| 01-26-30-3045-0001-0040 | 0.5 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-2920 | 1.13 | JPA Low Density Residential | NONE TO JPA-LDR |
| 01-26-30-4950-0001-3460 | 0.39 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-3790 | 0.14 | Medium Density Residential | LDR TO MDR |
| 01-26-30-4950-0001-4830 | 0.78 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5100 | 0.2 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5110 | 0.39 | Commercial | MDR TO COM |
| 01-26-30-4950-0001-5115 | 0.05 | Commercial | MDR TO COM |
| 05-26-31-0725-0001-0950 | 20.54 | Institutional | LDR TO INST |
| 05-26-31-0105-0001-00B0 | 1.56 | Institutional | COM TO INST |
| 05-26-31-4950-0001-0595 | 0.99 | JPA Low Density Residential | NONE TO JPA-LDR |
| 05-26-31-4950-0001-0690 | 4.64 | JPA Low Density Residential | NONE TO JPA-LDR |
| 05-26-31-4950-0001-0705 | 1.46 | JPA Low Density Residential | NONE TO JPA-LDR |
| 02-26-30-0050-0001-0060 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0100 | 0.05 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0150 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0170 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0190 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0552-0001-0020 | 0.61 | Institutional | MDR TO INST |
| 05-26-31-2508-0001-0210 | 0.5 | JPA Low Density Residential | NONE TO JPA-LDR |
| 05-26-31-4950-0001-0600 | 1.12 | JPA Low Density Residential | NONE TO JPA-LDR |
| 02-26-30-0050-0001-0010 | 0.05 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0020 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0080 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0160 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0050 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0070 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0090 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-00A0 | 1.39 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0130 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0140 | 0.03 | High Density Residential | MDR TO HDR |
| 05-26-31-0725-0001-0070 | 7.96 | Commercial | LDR TO COM |
| 05-26-31-2508-0001-0140 | 0.5 | JPA Low Density Residential | NONE TO JPA-LDR |
| 05-26-31-4950-0001-0605 | 0.56 | JPA Low Density Residential | NONE TO JPA-LDR |
| 02-26-30-0050-0001-0030 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0040 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0110 | 0.05 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0120 | 0.03 | High Density Residential | MDR TO HDR |
| 02-26-30-0050-0001-0180 | 0.03 | High Density Residential | MDR TO HDR |

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| 02-26-30-0050-0001-0200 | 0.05 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0296-0220 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0110 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0210 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0020 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0090 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0190 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0180 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0110 | 0.08 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0160 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0302-0210 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0190 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0060 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0220 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0010 | 0.08 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0050 | 0.2 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0319-0090 | 0.31 | Employment | PROF TO EMP |
| 01-26-30-0001-0320-0010 | 0.31 | Employment | PROF TO EMP |
| 01-26-30-0001-0320-0050 | 0.16 | Employment | PROF TO EMP |
| 01-26-30-0001-0320-0160 | 0.24 | Employment | PROF TO EMP |
| 01-26-30-0001-0331-0010 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0015 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0140 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0050 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0010 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0050 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0070 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0100 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0336-0150 | 0.16 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0337-0015 | 0.18 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0339-0010 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0339-0100 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0340-0160 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0070 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0342-0060 | 0.3 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0170 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0070 | 0.2 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0110 | 0.27 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0050 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0030 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0015 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0110 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0115 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0349-0040 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0297-0090 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0298-0070 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0090 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0299-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0010 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0070 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0300-0150 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0110 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0301-0130 | 0.24 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0301-0200 | 0.16 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0120 | 0.08 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0302-0190 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0170 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0210 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0303-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0050 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0180 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0200 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0304-0230 | 0.1 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0030 | 0.16 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0305-0070 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0190 | 0.32 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0305-0230 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0030 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0306-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0095 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0307-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0130 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0308-0170 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0320-0070 | 0.21 | Employment | PROF TO EMP |
| 01-26-30-0001-0320-0140 | 0.16 | Employment | PROF TO EMP |
| 01-26-30-0001-0331-0100 | 0.29 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0050 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0332-0100 | 0.13 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0333-0010 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0050 | 0.16 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0334-0070 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0335-0015 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0337-0080 | 0.22 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0337-0130 | 0.22 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0080 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0338-0100 | 0.17 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0338-0130 | 0.2 | Neighborhood Commercial | MDR TO NC |
| 01-26-30-0001-0340-0070 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0340-0130 | 0.24 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0105 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0342-0110 | 0.31 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0342-0160 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0010 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0040 | 0.26 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0345-0130 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0060 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0115 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0180 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0055 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0150 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0155 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0341-0050 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0342-0030 | 0.26 | High Density Residential | MDR TO HDR |

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| 01-26-30-0001-0342-0140 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0070 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0343-0150 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0010 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0060 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0110 | 0.21 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0020 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0150 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0130 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0344-0150 | 0.34 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0346-0110 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0070 | 0.19 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0347-0110 | 0.2 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0010 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0349-0020 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0349-0030 | 0.15 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0372-0030 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0035 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0040 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0050 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0070 | 0.52 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0090 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0100 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0010 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0050 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0060 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0080 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0347-0150 | 0.17 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0348-0050 | 0.18 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0349-0010 | 0.14 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0351-0010 | 1.69 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0354-0020 | 0.42 | High Density Residential | MDR TO HDR |
| 01-26-30-0001-0372-0025 | 0.26 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0065 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 06-26-31-0735-0001-0020 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0060 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0010 | 0.3 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0030 | 0.26 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0030 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0050 | 0.39 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0060 | 0.39 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0070 | 0.3 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0090 | 0.26 | Medium Density Residential | LDR TO MDR |

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| 06-26-31-4950-0001-3070 | 10.44 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0050 | 0.26 | Medium Density Residential | LDR TO MDR |
| 06-26-31-7500-0001-0301 | 0.28 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0020 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0080 | 0.26 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0080 | 0.36 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0020 | 0.26 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0060 | 0.27 | Medium Density Residential | LDR TO MDR |
| 06-26-31-7500-0001-0302 | 0.52 | Medium Density Residential | LDR TO MDR |
| 06-26-31-4950-0001-4640 | 1.16 | Institutional | MDR TO INST |
| 06-26-31-0837-0001-0010 | 0.48 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0837-0001-0040 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-4950-0001-4290 | 3.51 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0725-0001-0081 | 2.46 | Institutional | LDR TO INST |
| 06-26-31-0735-0001-0010 | 0.38 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0030 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0050 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0070 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0736-0001-0040 | 0.26 | Medium Density Residential | LDR TO MDR |
| 06-26-31-0735-0001-0040 | 0.4 | Medium Density Residential | LDR TO MDR |
| 06-26-31-7500-0001-0340 | 0.41 | Medium Density Residential | LDR TO MDR |
| 01-26-30-0001-0372-0010 | 0.18 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0015 | 0.16 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0020 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0060 | 0.52 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0085 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0372-0105 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0020 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0095 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0030 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0040 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0070 | 0.34 | Neighborhood Commercial | LDR TO NC |
| 01-26-30-0001-0373-0090 | 0.17 | Neighborhood Commercial | LDR TO NC |
| 03-26-30-0730-0001-0060 | 0.2 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0070 | 0.25 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2705 | 0.37 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2720 | 0.15 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2726 | 0.18 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3060 | 0.8 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3390 | 0.58 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3714 | 0.24 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3980 | 0.49 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-4282 | 0.23 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-4284 | 0.26 | Employment | MDR TO EMP |

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| 03-26-31-5325-0001-0070 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00D0 | 2.91 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00F0 | 6.02 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00J0 | 0.03 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00R0 | 0.2 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0140 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-3522-0001-0040 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-30-0730-0001-0010 | 0.28 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0020 | 0.34 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0050 | 0.18 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0080 | 0.25 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0090 | 0.25 | Employment | MDR TO EMP |
| 03-26-31-3522-0001-0030 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00C0 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00K0 | 0.87 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00V0 | 0.02 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0130 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0210 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0220 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0290 | 0.2 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0370 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0380 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0470 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0480 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0500 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0540 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0640 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0670 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0680 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0740 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0770 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0780 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0880 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0900 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0940 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1010 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1020 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1060 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1110 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1120 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-5325-0001-0020 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0040 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00A0 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00Q0 | 0.04 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5325-0001-0110 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0130 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0180 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0190 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0220 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0300 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0330 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0380 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0410 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0460 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0480 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0490 | 0.2 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0510 | 0.11 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0540 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0560 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0620 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0720 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0810 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0840 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0860 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1100 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1130 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1160 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1170 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1190 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1240 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1280 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1310 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1370 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1400 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1420 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1430 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1450 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1460 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1490 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1520 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1550 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1590 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1640 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1680 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1780 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1820 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1850 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-3522-0001-00E0 | 1.3 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3522-0001-00M0 | 0.07 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00R0 | 0.06 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00U0 | 0.02 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00W0 | 0.76 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0100 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0310 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0320 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0350 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0390 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0410 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0420 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0450 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0490 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0530 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0610 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0620 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0630 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0650 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0660 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0730 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0750 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0760 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0810 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0820 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0850 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0890 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0930 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0960 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0DD0 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1000 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1040 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1050 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1070 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1100 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1140 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1150 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1170 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1220 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1300 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1380 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1390 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1410 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1420 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1540 | 0.14 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3522-0001-1550 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1570 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1630 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1660 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1780 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1790 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1880 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1890 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1900 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1940 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1950 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1970 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2000 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2010 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00D0 | 2.74 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00G0 | 0.05 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00H0 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00I0 | 3.93 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00J0 | 0.44 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00Y0 | 0.07 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2110 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2170 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2180 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2230 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2330 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2420 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2450 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2460 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2490 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2520 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2590 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2640 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2650 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2660 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2720 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2750 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2760 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2790 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2810 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2870 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2880 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2900 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2910 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2940 | 0.17 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3569-0001-2970 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2980 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3010 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3050 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-30-4690-0001-0070 | 0.18 | High Density Residential | MDR TO HDR |
| 03-26-30-4690-0001-0080 | 0.18 | High Density Residential | MDR TO HDR |
| 03-26-30-4950-0001-2700 | 0.23 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2755 | 0.24 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3030 | 1.15 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3045 | 0.88 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3387 | 0.05 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3370 | 0.74 | Institutional | MDR TO INST |
| 03-26-30-0725-0001-3680 | 1.18 | Institutional | MDR TO INST |
| 03-26-30-0725-0001-4057 | 0.12 | Employment | HDR TO EMP |
| 03-26-30-0725-0001-4300 | 32.32 | Employment | HDR TO EMP |
| 03-26-31-3522-0001-0070 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0080 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00L0 | 0.05 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00N0 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00Q0 | 0.07 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00X0 | 0.02 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00Z0 | 4.12 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0140 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0170 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0180 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0230 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0250 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0260 | 0.18 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0300 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0340 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0400 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0440 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0510 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0520 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0550 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0560 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0590 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0600 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0690 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0700 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0710 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0720 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0790 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0800 | 0.09 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3522-0001-0840 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0870 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0910 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0920 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0950 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0990 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0AA0 | 0.2 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0EE0 | 0.3 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1080 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1090 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1180 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1190 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1210 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1230 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1260 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1310 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1320 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1430 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1460 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1500 | 0.1 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1590 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1600 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1640 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1650 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1670 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1710 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1720 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1760 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1810 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1820 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1860 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1980 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1990 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2020 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0CC0 | 0.06 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0GG0 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0HH0 | 0.19 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0KK0 | 0.08 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2060 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2090 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2130 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2320 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2390 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2400 | 0.14 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3569-0001-2440 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2470 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2500 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2540 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2550 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2560 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2570 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2600 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2610 | 0.21 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2670 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2680 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2700 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2740 | 0.13 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2770 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2780 | 0.26 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2830 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2930 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3000 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3070 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3090 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3110 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-0000-0120-0000 | 0.55 | JPA Low Density Residential | LDR TO JPA-LDR |
| 03-26-31-5326-0001-3080 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3100 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3110 | 0.21 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0030 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0050 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00C0 | 0.31 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00G0 | 1.48 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00M0 | 0.23 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00N0 | 0.67 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00O0 | 0.05 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00S0 | 0.07 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0120 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0210 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0230 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0280 | 0.23 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0290 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0320 | 0.23 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0340 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0470 | 0.21 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0500 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0550 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0570 | 0.08 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5325-0001-0630 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0680 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0690 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0730 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0780 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0790 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0800 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0850 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0870 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0910 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0980 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0990 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1010 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1070 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1140 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1180 | 0.2 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1200 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1230 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1260 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1290 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1440 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1480 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1510 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1540 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1600 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1630 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1660 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1670 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1700 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1730 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1760 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1770 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1810 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1900 | 0.16 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1930 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1960 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1970 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2020 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2060 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2120 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2160 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2220 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2260 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2310 | 0.14 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5326-0001-2330 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2370 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2390 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2450 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2480 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-30-0725-0001-2766 | 0.26 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3040 | 0.6 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3350 | 1.53 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3360 | 0.87 | Institutional | MDR TO INST |
| 03-26-30-0725-0001-3950 | 2.36 | Employment | IND TO EMP |
| 03-26-30-0725-0001-4050 | 0.24 | Employment | HDR TO EMP |
| 03-26-30-0725-0001-4055 | 0.13 | Employment | HDR TO EMP |
| 03-26-30-4950-0001-2725 | 0.29 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2764 | 0.63 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3020 | 4.04 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3065 | 0.35 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0030 | 0.18 | Employment | MDR TO EMP |
| 03-26-30-0730-0001-0040 | 0.18 | Employment | MDR TO EMP |
| 03-26-30-4690-0001-0050 | 0.36 | High Density Residential | MDR TO HDR |
| 03-26-30-4950-0001-2701 | 0.34 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2723 | 0.29 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2750 | 0.91 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-2760 | 0.35 | Employment | MDR TO EMP |
| 03-26-30-4950-0001-3715 | 0.24 | Employment | MDR TO EMP |
| 03-26-31-0000-0040-0000 | 5.64 | Employment | IND TO EMP |
| 03-26-31-0000-0075-0000 | 16.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-00U0-0113-0000 | 115.46 | Institutional | LDR TO INST |
| 03-26-31-3522-0001-0010 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0020 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0050 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0060 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0090 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00G0 | 0.21 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00P0 | 10 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-00S0 | 0.21 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0110 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0120 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0150 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0160 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0190 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0200 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0240 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0270 | 0.22 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0280 | 0.27 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3522-0001-0330 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0360 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0430 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0460 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0570 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0580 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0830 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0860 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0970 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0980 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0BB0 | 0.36 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-0LL0 | 0.31 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1030 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1130 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1200 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1280 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1290 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1340 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1350 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1370 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1400 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1480 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1490 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1510 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1530 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1560 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1610 | 0.23 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1620 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1700 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1740 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1750 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1770 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1800 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1840 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1850 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1870 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1930 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2030 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2050 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00O0 | 0.08 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00T0 | 0.02 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0FF0 | 0.18 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0JJ0 | 0.1 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2080 | 0.14 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3569-0001-2100 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2140 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2150 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2160 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2200 | 0.27 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2210 | 0.18 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2240 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2270 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2280 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2310 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2370 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2380 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2430 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2530 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2620 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2690 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2800 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2840 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2850 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2860 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2920 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-5326-0001-3090 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-30-0725-0001-2680 | 0.28 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2692 | 0.19 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2730 | 1.2 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2762 | 0.2 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2765 | 0.2 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3050 | 0.91 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-3660 | 1.16 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-4270 | 6.8 | Employment | IND TO EMP |
| 03-26-30-0725-0001-4680 | 0.11 | Employment | HDR TO EMP |
| 03-26-31-5326-0001-3070 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-3522-0001-1160 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1240 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1250 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1270 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1330 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1360 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1440 | 0.09 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1450 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1470 | 0.11 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1520 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1580 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1680 | 0.14 | Low Density Residential | PEND TO LDR |

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| 03-26-31-3522-0001-1690 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1730 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1830 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1910 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1920 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-1960 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3522-0001-2040 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00A0 | 6.38 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-00F0 | 0.37 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-0II0 | 0.05 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2070 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2120 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2190 | 0.18 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2220 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2250 | 0.18 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2260 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2290 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2300 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2340 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2350 | 0.16 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2360 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2410 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2480 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2510 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2580 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2630 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2710 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2730 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2820 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2890 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3020 | 0.15 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3030 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3040 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3060 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3100 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-30-0725-0001-2683 | 0.23 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2690 | 0.2 | Employment | MDR TO EMP |
| 03-26-30-0725-0001-2691 | 0.2 | Employment | MDR TO EMP |
| 03-26-31-5325-0001-0010 | 0.18 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0060 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0080 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0090 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00E0 | 4.18 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00H0 | 0.46 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5325-0001-00I0 | 0.76 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00L0 | 0.46 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-00P0 | 0.07 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0100 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0150 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0170 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0240 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0260 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0350 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0370 | 0.21 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0400 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0430 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0450 | 0.21 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0530 | 0.09 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0580 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0590 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0610 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0640 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0660 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0710 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0740 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0760 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0830 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0880 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0890 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0920 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0940 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0960 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1000 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1020 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1030 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1050 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1060 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1090 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1110 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1220 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1250 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1340 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1380 | 0.2 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1410 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1470 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1500 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1530 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1560 | 0.2 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5325-0001-1570 | 0.18 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1620 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1650 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1690 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1720 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1750 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1790 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1800 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1830 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1860 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1870 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1920 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1950 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1990 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2180 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2300 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2320 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2340 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2410 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2430 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2490 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2520 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2540 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2560 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2610 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2630 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2670 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-3569-0001-2950 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2960 | 0.17 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-2990 | 0.14 | Low Density Residential | PEND TO LDR |
| 03-26-31-3569-0001-3080 | 0.14 | Low Density Residential | PEND TO LDR |
| 04-26-30-0060-0001-0010 | 4.95 | Employment | IND TO EMP |
| 04-26-30-00U0-0055-0000 | 1.66 | Institutional | PROF TO INST |
| 04-26-30-0725-0001-0080 | 7.6 | Park/Open Space | PEND TO P/OS |
| 04-26-30-0725-0001-0RW0 | 2.8 | Park/Open Space | PEND TO P/OS |
| 04-26-30-0725-0001-1620 | 9.04 | Institutional | PROF TO INST |
| 04-26-30-0725-0001-2560 | 0.29 | Employment | PROF TO EMP |
| 04-26-30-0049-0001-00C0 | 6.97 | Employment | IND TO EMP |
| 04-26-30-0725-0001-2265 | 0.94 | Employment | PROF TO EMP |
| 04-26-30-00U0-0050-0000 | 10.79 | Institutional | PROF TO INST |
| 04-26-30-2606-2901-00B0 | 0.03 | Commercial | NONE TO COM |
| 04-26-31-0000-0040-0000 | 11.28 | Employment | LDR TO EMP |
| 04-26-30-0041-0001-0520 | 0.16 | Employment | PROF TO EMP |
| 04-26-30-0725-0001-CANL | 1.15 | Park/Open Space | PEND TO P/OS |

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| 04-26-30-0041-0001-0550 | 0.16 | Employment | PROF TO EMP |
| 04-26-31-0000-0043-0000 | 6.67 | Employment | IND TO EMP |
| 07-26-31-0000-0084-0000 | 0.33 | High Density Residential | LDR TO HDR |
| 07-26-31-0091-0001-001B | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-001F | 0.03 | Employment | IND TO EMP |
| 07-26-31-00U0-0060-0000 | 1.98 | Employment | IND TO EMP |
| 07-26-31-00U0-0067-0000 | 0.23 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0030 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0060 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0070 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0080 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0010 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0030 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0080 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-COMM | 1 | Employment | IND TO EMP |
| 07-26-31-0178-0001-0010 | 1.02 | Employment | IND TO EMP |
| 07-26-31-0212-0001-0010 | 1.15 | Employment | IND TO EMP |
| 07-26-31-0235-0001-0020 | 4.63 | Employment | IND TO EMP |
| 07-26-31-0237-0001-COMM | 4.6 | Employment | IND TO EMP |
| 07-26-31-0237-0B4A-1111 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B4E-1111 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B5B-1113 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B5C-1113 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B6C-1117 | 0.03 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00F0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0604-0001-0040 | 14.4 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0050 | 1.42 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0070 | 1.43 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0080 | 1.46 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0100 | 1.14 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0130 | 2.04 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0190 | 1.08 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0200 | 1.08 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0310 | 1 | Employment | IND TO EMP |
| 07-26-31-0620-0001-0270 | 1.03 | Employment | IND TO EMP |
| 07-26-31-0621-0001-00A0 | 0.37 | Employment | IND TO EMP |
| 07-26-31-0725-0001-0380 | 2.07 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1020 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1050 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-COMM | 1.09 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2070 | 0.04 | Employment | IND TO EMP |
| 03-26-31-5326-0001-2500 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2510 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2530 | 0.15 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5326-0001-2570 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2590 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2650 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2680 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2700 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2740 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2770 | 0.15 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2830 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2850 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2900 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2920 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2940 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2970 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3020 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3060 | 0.13 | Medium Density Residential | PEND TO MDR |
| 04-26-30-0000-0019-0000 | 2.78 | Commercial | NONE TO COM |
| 04-26-30-0041-0001-0530 | 0.16 | Employment | PROF TO EMP |
| 03-26-31-5325-0001-1890 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2030 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2050 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2080 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2110 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2130 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2150 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2190 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2230 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2250 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2280 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2360 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2400 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2420 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2440 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2470 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2600 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2620 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2640 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2780 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2820 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2860 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2950 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2980 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3000 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3030 | 0.21 | Medium Density Residential | PEND TO MDR |
| 07-26-31-3559-0001-0030 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 07-26-31-3559-0001-0040 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0060 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-00A0 | 0.72 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0100 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0030 | 3.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0080 | 1.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0180 | 5.7 | Employment | IND TO EMP |
| 07-26-31-5480-0001-0010 | 0.68 | Institutional | LDR TO INST |
| 07-26-31-5480-0001-0050 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0110 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-0000-0081-0000 | 0.11 | High Density Residential | LDR TO HDR |
| 07-26-31-0000-0082-0000 | 0.22 | High Density Residential | LDR TO HDR |
| 07-26-31-0000-0090-0000 | 0.32 | High Density Residential | LDR TO HDR |
| 07-26-31-0091-0001-001D | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-COMM | 1.93 | Employment | IND TO EMP |
| 07-26-31-00U0-0065-0000 | 4.83 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0010 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0020 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0040 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0060 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0090 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0212-0001-0040 | 6.47 | Employment | IND TO EMP |
| 07-26-31-0237-00B1-2108 | 0.09 | Employment | IND TO EMP |
| 07-26-31-0237-0B6A-1117 | 0.03 | Employment | IND TO EMP |
| 07-26-31-0237-0B6D-1117 | 0.03 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00C0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00D0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0557-0001-COMM | 1 | Employment | IND TO EMP |
| 07-26-31-0604-0001-0030 | 4.82 | Employment | IND TO EMP |
| 07-26-31-0604-0001-0041 | 1.58 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0015 | 1.14 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0150 | 2.07 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0170 | 1.1 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0180 | 1.08 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0280 | 1.01 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0300 | 1.01 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0360 | 1 | Employment | IND TO EMP |
| 07-26-31-0605-0004-0010 | 2.05 | Employment | IND TO EMP |
| 07-26-31-0620-0001-00V0 | 3.15 | Employment | IND TO EMP |
| 07-26-31-0621-0001-0370 | 1.37 | Employment | IND TO EMP |
| 03-26-31-5325-0001-0160 | 0.19 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0200 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0250 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0270 | 0.13 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5325-0001-0310 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0360 | 0.21 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0390 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0420 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0440 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0520 | 0.1 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0600 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0650 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0670 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0700 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0750 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0770 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0820 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0900 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0930 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0950 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-0970 | 0.08 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1040 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1080 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1120 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1150 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1210 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1270 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1300 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1320 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1330 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1350 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1360 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1390 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1580 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1610 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1710 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1740 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1840 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1880 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5325-0001-1910 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1940 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-1980 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2000 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2010 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2040 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2070 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2090 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2100 | 0.13 | Medium Density Residential | PEND TO MDR |

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| 03-26-31-5326-0001-2140 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2170 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2200 | 0.24 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2210 | 0.16 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2240 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2270 | 0.17 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2290 | 0.18 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2350 | 0.18 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2380 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2460 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2550 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2580 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2660 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2710 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2730 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2750 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2790 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2880 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2910 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2930 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2990 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3050 | 0.13 | Medium Density Residential | PEND TO MDR |
| 07-26-31-3559-0001-0080 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0090 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0150 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0020 | 3.45 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0040 | 2.04 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0350 | 2.92 | Employment | IND TO EMP |
| 07-26-31-4950-0001-0555 | 0.52 | High Density Residential | LDR TO HDR |
| 07-26-31-4950-0001-0573 | 0.19 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0060 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0070 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0080 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0100 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-0770-0001-1030 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1060 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1080 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2010 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2020 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2060 | 0.04 | Employment | IND TO EMP |
| 04-26-30-0725-0001-0100 | 5 | Park/Open Space | PEND TO P/OS |
| 04-26-30-0060-0001-0020 | 3.95 | Employment | IND TO EMP |
| 04-26-30-0060-0001-00A0 | 0.52 | Employment | IND TO EMP |
| 04-26-30-0190-0001-00C0 | 1.14 | Institutional | PROF TO INST |

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| 04-26-30-0041-0001-0510 | 0.16 | Employment | PROF TO EMP |
| 07-26-31-0000-0080-0000 | 0.48 | High Density Residential | LDR TO HDR |
| 07-26-31-0091-0001-001C | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-001G | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-001H | 0.05 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0020 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0100 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0070 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0212-0001-0030 | 1.14 | Employment | IND TO EMP |
| 07-26-31-0237-00B1-2104 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-00B1-2106 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-00B2-1101 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-00B2-1103 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B3A-1107 | 0.07 | Employment | IND TO EMP |
| 07-26-31-0237-0B4C-1111 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B5D-1113 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00A0 | 0.07 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00E0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0090 | 1.15 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0110 | 1.08 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0290 | 1.01 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0320 | 1 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0550 | 2.22 | Employment | IND TO EMP |
| 07-26-31-0605-0003-0010 | 1.95 | Employment | IND TO EMP |
| 07-26-31-0605-0009-0010 | 23.48 | Employment | IND TO EMP |
| 07-26-31-0621-0001-0010 | 2.78 | Employment | IND TO EMP |
| 04-26-30-2606-2901-00A0 | 0.03 | Commercial | NONE TO COM |
| 04-26-30-2606-2901-00D0 | 0.03 | Commercial | NONE TO COM |
| 04-26-31-0000-0042-0000 | 5.04 | Employment | LDR TO EMP |
| 03-26-31-5326-0001-2690 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2720 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2760 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2800 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2810 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2840 | 0.13 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2870 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2890 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-2960 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3010 | 0.14 | Medium Density Residential | PEND TO MDR |
| 03-26-31-5326-0001-3040 | 0.13 | Medium Density Residential | PEND TO MDR |
| 07-26-31-3559-0001-0010 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0020 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0070 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0130 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 07-26-31-3559-0001-0140 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0160 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0050 | 1.68 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0060 | 1.35 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0090 | 0.95 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0553 | 0.17 | High Density Residential | LDR TO HDR |
| 07-26-31-4950-0001-0570 | 0.19 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0572 | 0.18 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0575 | 0.27 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0576 | 0.19 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0030 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0040 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-0725-0001-0022 | 3.5 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1010 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1040 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0770-0001-1070 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2080 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-COMM | 1.09 | Employment | IND TO EMP |
| 07-26-31-2504-0001-0030 | 0.43 | Medium Density Residential | LDR TO MDR |
| 07-26-31-2504-0001-0040 | 0.3 | Medium Density Residential | LDR TO MDR |
| 04-26-30-2606-2901-00C0 | 0.03 | Commercial | NONE TO COM |
| 07-26-31-0000-0083-0000 | 0.27 | High Density Residential | LDR TO HDR |
| 07-26-31-0000-0100-0000 | 0.19 | High Density Residential | LDR TO HDR |
| 07-26-31-0091-0001-001A | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-001E | 0.03 | Employment | IND TO EMP |
| 07-26-31-0091-0001-001I | 0.07 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0040 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0050 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-0090 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0113-0001-COMM | 1.1 | Employment | IND TO EMP |
| 07-26-31-0168-0001-0050 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0178-0001-0020 | 1.27 | Employment | IND TO EMP |
| 07-26-31-0178-0001-0030 | 2.82 | Employment | IND TO EMP |
| 07-26-31-0212-0001-0020 | 1.25 | Employment | IND TO EMP |
| 07-26-31-0235-0001-0010 | 2.61 | Employment | IND TO EMP |
| 07-26-31-0235-0001-00A0 | 0.86 | Employment | IND TO EMP |
| 07-26-31-0237-00B2-1105 | 0.09 | Employment | IND TO EMP |
| 07-26-31-0237-0B3B-1107 | 0.07 | Employment | IND TO EMP |
| 07-26-31-0237-0B3C-1107 | 0.07 | Employment | IND TO EMP |
| 07-26-31-0237-0B4B-1111 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B4D-1111 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B5A-1113 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B5E-1113 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0237-0B6B-1117 | 0.03 | Employment | IND TO EMP |

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| 07-26-31-0557-0001-00B0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0557-0001-00G0 | 0.05 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0040 | 1.42 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0060 | 1.43 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0120 | 1.11 | Employment | IND TO EMP |
| 07-26-31-0605-0001-0350 | 1 | Employment | IND TO EMP |
| 07-26-31-0605-0002-0010 | 2.02 | Employment | IND TO EMP |
| 07-26-31-0605-0006-0010 | 0.02 | Employment | IND TO EMP |
| 07-26-31-0605-0008-0010 | 25.92 | Employment | IND TO EMP |
| 07-26-31-0620-0001-0250 | 1.03 | Employment | IND TO EMP |
| 07-26-31-0620-0001-0260 | 1.01 | Employment | IND TO EMP |
| 07-26-31-0621-0001-0030 | 1.42 | Employment | IND TO EMP |
| 07-26-31-0725-0001-0385 | 0.99 | Employment | IND TO EMP |
| 07-26-31-0725-0001-0480 | 3.53 | Employment | IND TO EMP |
| 07-26-31-0725-0001-0710 | 13.98 | Commercial | LDR TO COM |
| 07-26-31-0771-0001-2030 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2040 | 0.04 | Employment | IND TO EMP |
| 07-26-31-0771-0001-2050 | 0.04 | Employment | IND TO EMP |
| 07-26-31-2504-0001-0010 | 0.3 | Medium Density Residential | LDR TO MDR |
| 07-26-31-3559-0001-0050 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0110 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0120 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3559-0001-0170 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0010 | 3.99 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0070 | 1.03 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-3590-0001-0100 | 2.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0356 | 1.26 | Employment | LDR TO EMP |
| 07-26-31-4950-0001-0460 | 0.75 | Employment | LDR TO EMP |
| 07-26-31-4950-0001-0571 | 0.26 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0574 | 0.26 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0578 | 0.77 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0579 | 0.77 | Medium Density Residential | LDR TO MDR |
| 07-26-31-4950-0001-0580 | 0.52 | High Density Residential | LDR TO HDR |
| 07-26-31-4950-0001-0630 | 4.53 | Employment | NONE TO EMP |
| 07-26-31-4950-0001-0650 | 6.9 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0655 | 4.75 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-4950-0001-0900 | 4.87 | JPA Low Density Residential | NONE TO JPR-LDR |
| 07-26-31-5480-0001-0090 | 0.34 | Medium Density Residential | LDR TO MDR |
| 07-26-31-5480-0001-0120 | 0.33 | Medium Density Residential | LDR TO MDR |
| 07-26-31-2504-0001-0020 | 0.43 | Medium Density Residential | LDR TO MDR |
| 08-26-31-0000-0010-0000 | 6.82 | Commercial | NONE TO COM |
| 08-26-31-0000-0113-0000 | 1.44 | JPA Low Density Residential | NONE TO JPR-LDR |
| 08-26-30-00U0-0030-0000 | 0.2 | Park/Open Space | MDR TO P/OS |
| 08-26-31-0000-0025-0000 | 1.96 | Commercial | NONE TO COM |

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| 08-26-30-00U0-0012-0000 | 37.69 | JPA Employment Center | MDR TO JPA-EC |
| 08-26-31-0000-0110-0000 | 0.5 | JPA Low Density Residential | NONE TO JPR-LDR |
| 08-26-31-0128-TRAC-0460 | 0.01 | Commercial | LDR TO COM |
| 08-26-30-00U0-0040-0000 | 24.54 | Park/Open Space | PEND TO P/OS |
| 08-26-31-0000-0020-0000 | 2.62 | Commercial | NONE TO COM |
| 08-26-31-0000-0112-0000 | 2.44 | JPA Low Density Residential | NONE TO JPR-LDR |
| 08-26-31-3973-0001-00O0 | 0.14 | JPA Low Density Residential | MDR TO JPA-LDR |
| 08-26-31-3974-0001-00Y0 | 0.21 | JPA Low Density Residential | MDR TO JPA-LDR |
| 09-26-30-00U0-0061-0000 | 4.3 | Institutional | MDR TO INST |
| 09-26-30-00U0-0070-0000 | 3.31 | Employment | PROF TO EMP |
| 09-26-30-00U0-0073-0000 | 0.23 | Employment | PROF TO EMP |
| 09-26-30-00U0-0080-0000 | 9.27 | Employment | PROF TO EMP |
| 09-26-30-00U0-0081-0000 | 0.01 | Employment | PROF TO EMP |
| 09-26-30-00U0-0060-0000 | 7.41 | JPA Employment Center | MDR TO JPA-EC |
| 09-26-31-0000-0040-0000 | 1.87 | Commercial | NONE TO COM |
| 09-26-31-0000-0050-0000 | 1.73 | Commercial | NONE TO COM |
| 09-26-31-5042-0001-0040 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00K0 | 0.93 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00L0 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0200 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0220 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0260 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0280 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0340 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0430 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0440 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0470 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0510 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0540 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0630 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0640 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0670 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0710 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0790 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0830 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0870 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0910 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0950 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0960 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0990 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1040 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1120 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1180 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 09-26-31-4004-0001-0010 | 4.73 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-4004-0001-0020 | 2.43 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-4004-0001-00D0 | 0.12 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-5042-0001-0030 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0070 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00A0 | 1.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00F0 | 0.4 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0100 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0160 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0180 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0210 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0250 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0290 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0330 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0370 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0530 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0570 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0730 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0740 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0770 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0940 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1010 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1070 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1090 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1140 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-0000-0030-0000 | 8.1 | Commercial | NONE TO COM |
| 09-26-31-0000-0070-0000 | 4.89 | Commercial | NONE TO COM |
| 09-26-31-4004-0001-0030 | 13.38 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-4004-0001-00C0 | 3.15 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-5042-0001-0020 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0080 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00B0 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00D0 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00G0 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0110 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0150 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0190 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0230 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0240 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0270 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0300 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0320 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0380 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 09-26-31-5042-0001-0400 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0420 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0460 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0480 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0580 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0600 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0620 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0660 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0680 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0800 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0820 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0850 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0860 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0880 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0890 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0930 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0970 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1000 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1050 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1060 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1110 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1170 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1190 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-30-4950-0001-0360 | 4.84 | Employment | PROF TO EMP |
| 09-26-31-4004-0001-00A0 | 1.62 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-4004-0001-00B0 | 0.96 | JPA Community Center | NONE TO JPA-CC |
| 09-26-31-5042-0001-0010 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0050 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0060 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0090 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00C0 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00E0 | 0.09 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00H0 | 2.62 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-00J0 | 8.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0140 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0170 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0310 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0350 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0360 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0390 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0410 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0450 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 09-26-31-5042-0001-0490 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0500 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0520 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0550 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0560 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0590 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0610 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0650 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0690 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0700 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0720 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0750 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0760 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0780 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0810 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0840 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0900 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0920 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-0980 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1080 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1100 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1130 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1150 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1160 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 09-26-31-5042-0001-1200 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 10-26-30-0220-0001-0340 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0350 | 0.04 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-0020 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0674-0001-2010 | 0.08 | Employment | PROF TO EMP |
| 10-26-30-0740-0001-3004 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-3018 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-COMM | 1.91 | Employment | IND TO EMP |
| 10-26-30-0920-0003-0040 | 1.43 | Employment | IND TO EMP |
| 10-26-30-0920-0004-0010 | 2.26 | Employment | IND TO EMP |
| 10-26-30-1638-0001-0040 | 0.14 | Employment | PROF TO EMP |
| 10-26-30-1638-0001-00B0 | 0.02 | Employment | PROF TO EMP |
| 10-26-30-4950-0001-0366 | 0.88 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-0030 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-0040 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-0050 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0740-0001-3000 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-3012 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-3014 | 0.04 | Employment | IND TO EMP |

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| 10-26-30-0920-0001-00B1 | 2.18 | Employment | PROF TO EMP |
| 10-26-30-0920-0003-0050 | 2.2 | Employment | IND TO EMP |
| 10-26-30-0920-0004-0040 | 1.44 | Employment | IND TO EMP |
| 10-26-30-1638-0001-0010 | 0.28 | Employment | PROF TO EMP |
| 10-26-30-1638-0001-0020 | 0.08 | Employment | PROF TO EMP |
| 10-26-30-1638-0001-00A0 | 3.27 | Employment | PROF TO EMP |
| 10-26-30-00U0-0022-0000 | 15.04 | Employment | PROF TO EMP |
| 10-26-30-00U0-0050-0000 | 1.28 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0130 | 0 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0210 | 0.02 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0250 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0280 | 0 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0320 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0026-0001-0010 | 0.09 | Employment | PROF TO EMP |
| 10-26-30-00U0-0040-0000 | 8.12 | Employment | IND TO EMP |
| 10-26-30-0220-0001-00C0 | 0.36 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0120 | 0 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0300 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-00A0 | 0.4 | Employment | PROF TO EMP |
| 10-26-30-0674-0001-1020 | 0.05 | Employment | PROF TO EMP |
| 10-26-30-0674-0001-2020 | 0.05 | Employment | PROF TO EMP |
| 10-26-30-0674-0001-COMM | 0.92 | Employment | PROF TO EMP |
| 10-26-30-0740-0001-3002 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-3010 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0740-0001-3016 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0920-0004-0030 | 1.12 | Employment | IND TO EMP |
| 10-26-30-1638-0001-0030 | 0.21 | Employment | PROF TO EMP |
| 10-26-30-1638-0001-00C0 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0026-0001-COMM | 0.71 | Employment | PROF TO EMP |
| 10-26-30-00U0-0010-0000 | 6.22 | Employment | PROF TO EMP |
| 10-26-30-00U0-0025-0000 | 0.82 | Employment | PROF TO EMP |
| 10-26-30-00U0-0065-0000 | 0.59 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0010 | 0.05 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0100 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0110 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0140 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0150 | 0.04 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0270 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0310 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0585-0001-0010 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0674-0001-1010 | 0.08 | Employment | PROF TO EMP |
| 10-26-30-0725-0001-0450 | 2.93 | Employment | PROF TO EMP |
| 10-26-30-0725-0001-1090 | 14.46 | Institutional | LDR TO INST |
| 10-26-30-0740-0001-3006 | 0.04 | Employment | IND TO EMP |

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| 10-26-30-0740-0001-3008 | 0.04 | Employment | IND TO EMP |
| 10-26-30-0920-0001-00C2 | 1.4 | Employment | PROF TO EMP |
| 10-26-30-0920-0003-0010 | 2.23 | Employment | IND TO EMP |
| 10-26-30-0920-0003-0030 | 1.11 | Employment | IND TO EMP |
| 10-26-30-0026-0001-0020 | 0.08 | Employment | PROF TO EMP |
| 10-26-30-00U0-0060-0000 | 0.41 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0260 | 0.01 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0290 | 0 | Employment | PROF TO EMP |
| 10-26-30-0220-0001-0330 | 0 | Employment | PROF TO EMP |
| 11-26-30-0725-0001-0659 | 0 | Institutional | PROF TO INST |
| 11-26-30-0725-0001-1214 | 1.74 | Employment | PROF TO EMP |
| 11-26-30-2980-000D-0250 | 0.14 | Medium Density Residential | LDR TO MDR |
| 11-26-30-5141-0001-00A0 | 0.31 | Medium Density Residential | LDR TO MDR |
| 11-26-30-5520-000A-0010 | 0.17 | Medium Density Residential | LDR TO MDR |
| 11-26-30-0725-0001-0655 | 4.17 | Institutional | PROF TO INST |
| 11-26-30-0725-0001-1160 | 24.32 | Park/Open Space | LDR TO P/OS |
| 11-26-30-2980-000D-0270 | 0.16 | Medium Density Residential | LDR TO MDR |
| 11-26-30-4950-0001-1210 | 2.91 | Employment | PROF TO EMP |
| 11-26-30-5141-0001-00H0 | 0.33 | Medium Density Residential | LDR TO MDR |
| 11-26-30-0725-0001-0657 | 0.07 | Low Density Residential | PROF TO LDR |
| 11-26-30-2980-000D-0010 | 0.14 | Medium Density Residential | LDR TO MDR |
| 11-26-30-0625-0001-0020 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-5520-000B-0510 | 0.33 | Medium Density Residential | LDR TO MDR |
| 11-26-30-5520-000B-0990 | 0.33 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0020-0001-0020 | 0.51 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0050 | 0.51 | Employment | IND TO EMP |
| 12-26-30-0020-0001-00A0 | 0.82 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0100 | 0.5 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0040 | 0.51 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0070 | 0.42 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0110 | 0.5 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0030 | 0.51 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0080 | 0.59 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0120 | 0.5 | Employment | IND TO EMP |
| 11-26-30-0625-0001-0010 | 0.11 | Medium Density Residential | HDR TO MDR |
| 11-26-30-0625-0001-0330 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-0625-0001-0340 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-5520-000A-0490 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0127-0001-0050 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0149-0001-0020 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0040 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0120 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0160 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0501-0001-0080 | 0.03 | Employment | IND TO EMP |

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| 12-26-30-0501-0001-00A0 | 0.73 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0110 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0150 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0170 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0190 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0200 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0220 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0230 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0155 | 2.21 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0301 | 0.48 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0360 | 2.89 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0365 | 1.72 | Employment | IND TO EMP |
| 12-26-30-0725-0001-1010 | 2.42 | Employment | LDR TO EMP |
| 12-26-30-0725-0001-1240 | 4.55 | Employment | LDR TO EMP |
| 12-26-30-3190-000A-0040 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000A-0050 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000B-0040 | 0.68 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000B-0060 | 0.69 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000B-0080 | 0.69 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0133 | 0.3 | Employment | MDR TO EMP |
| 12-26-30-4950-0001-016F | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016H | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016I | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016M | 0.43 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017A | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017B | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017J | 0.25 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017K | 0.25 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0200 | 0.74 | Employment | IND TO EMP |
| 12-26-30-4950-0001-031G | 0.37 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-033C | 0.38 | High Density Residential | LDR TO HDR |
| 12-26-30-4950-0001-033D | 0.38 | High Density Residential | LDR TO HDR |
| 12-26-30-4950-0001-0382 | 0.52 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0395 | 0.35 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0424 | 0.29 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0425 | 0.03 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0441 | 0.37 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0445 | 0.37 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0530 | 4.87 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0590 | 4.57 | Employment | MDR TO EMP |
| 12-26-30-0020-0001-0010 | 0.51 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0060 | 0.48 | Employment | IND TO EMP |
| 12-26-30-0020-0001-0130 | 0.5 | Employment | IND TO EMP |
| 12-26-30-0127-0001-0010 | 0.02 | Employment | IND TO EMP |

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| 12-26-30-0127-0001-0030 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0149-0001-0010 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0050 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0090 | 0.21 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-00A0 | 1.8 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-00B0 | 3.86 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0110 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0140 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0501-0001-0020 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0030 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0040 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0060 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0180 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0370 | 3.11 | Employment | MDR TO EMP |
| 12-26-30-0725-0001-1015 | 2.42 | Employment | LDR TO EMP |
| 12-26-30-3190-000A-0010 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000A-0120 | 0.35 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3690-0001-0020 | 2.63 | Employment | MDR TO EMP |
| 12-26-30-3690-0001-0030 | 1.47 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-001F | 0.01 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-001J | 0.23 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-016C | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016E | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016L | 0.23 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017H | 0.25 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017I | 0.25 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0310 | 0.96 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-031B | 0.33 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0385 | 0.09 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0402 | 0.19 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0407 | 0.22 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0440 | 1.99 | Employment | AG TO EMP |
| 12-26-30-4950-0001-0600 | 14.02 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0642 | 0.25 | Institutional | LDR TO INST |
| 12-26-30-4950-0001-0646 | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0660 | 3.84 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0675 | 2.31 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0785 | 2.43 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0840 | 4.85 | Employment | LDR TO EMP |
| 11-26-30-0625-0001-0350 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-0625-0001-0030 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-0625-0001-0040 | 0.09 | Medium Density Residential | HDR TO MDR |
| 11-26-30-0625-0001-0360 | 0.11 | Medium Density Residential | HDR TO MDR |
| 12-26-30-0127-0001-0060 | 0.01 | Employment | IND TO EMP |

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| 12-26-30-0127-0001-COMM | 0.48 | Employment | IND TO EMP |
| 12-26-30-0149-0001-0030 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0080 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0130 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0150 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0501-0001-0100 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0120 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0130 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0140 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0160 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0210 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0725-0001-001C | 0.11 | Commercial | MDR TO COM |
| 12-26-30-0725-0001-0145 | 2.61 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0180 | 1.48 | Employment | IND TO EMP |
| 12-26-30-3190-000A-0020 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000A-0140 | 0.35 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000A-0160 | 0.55 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000A-0190 | 0.31 | Medium Density Residential | LDR TO MDR |
| 12-26-30-3190-000B-0100 | 0.34 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-001A | 0.02 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-001E | 0.01 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-001K | 0.94 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0131 | 0.22 | Employment | MDR TO EMP |
| 12-26-30-4950-0001-0132 | 0.23 | Employment | MDR TO EMP |
| 12-26-30-4950-0001-016D | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017C | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017E | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017F | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0182 | 0.26 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0293 | 0.95 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-033B | 0.51 | High Density Residential | LDR TO HDR |
| 12-26-30-4950-0001-033E | 0.98 | High Density Residential | LDR TO HDR |
| 12-26-30-4950-0001-0375 | 0.41 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0390 | 0.44 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0391 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0404 | 0.22 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0405 | 0.18 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0455 | 2.42 | Employment | AG TO EMP |
| 12-26-30-4950-0001-0490 | 4.76 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0645 | 0.34 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0670 | 2.31 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0830 | 7.33 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0910 | 4.79 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0920 | 4.84 | Employment | LDR TO EMP |

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| 12-26-30-4950-0001-0610 | 7.83 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0643 | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0665 | 0.78 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0750 | 4.81 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0770 | 4.85 | Employment | LDR TO EMP |
| 12-26-30-0127-0001-0020 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0127-0001-0040 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0149-0001-0060 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0070 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-00C0 | 0.7 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0149-0001-0100 | 0.17 | Medium Density Residential | LDR TO MDR |
| 12-26-30-0501-0001-0010 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0050 | 0.03 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0070 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-0090 | 0.02 | Employment | IND TO EMP |
| 12-26-30-0501-0001-00B0 | 0.44 | Employment | IND TO EMP |
| 12-26-30-0501-0001-00C0 | 0.49 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0150 | 2.66 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0190 | 1.34 | Employment | IND TO EMP |
| 12-26-30-0725-0001-0292 | 1 | Employment | PROF TO EMP |
| 12-26-30-0725-0001-0302 | 1.33 | Employment | IND TO EMP |
| 12-26-30-0725-0001-1020 | 4.8 | Employment | LDR TO EMP |
| 12-26-30-0725-0001-1070 | 14.49 | Employment | LDR TO EMP |
| 12-26-30-3690-0001-0010 | 0.82 | Employment | IND TO EMP |
| 12-26-30-4950-0001-001B | 0.11 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-016A | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016B | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-016J | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017D | 0.24 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-017G | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0185 | 1.95 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0187 | 1.18 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0201 | 0.28 | Employment | IND TO EMP |
| 12-26-30-4950-0001-031C | 0.39 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-031J | 0.32 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0387 | 0.29 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0392 | 0.35 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0393 | 0.34 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0398 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0406 | 0.51 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0422 | 0.12 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0442 | 2.09 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0450 | 2.42 | Employment | AG TO EMP |
| 12-26-30-4950-0001-0520 | 1 | Employment | LDR TO EMP |

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| 12-26-30-4950-0001-0521 | 5.25 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0620 | 3.62 | Commercial | LDR TO COM |
| 12-26-30-4950-0001-0644 | 0.26 | Medium Density Residential | LDR TO MDR |
| 12-26-30-4950-0001-0700 | 4.56 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0850 | 4.84 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0860 | 4.8 | Employment | LDR TO EMP |
| 12-26-30-4950-0001-0930 | 4.84 | Employment | LDR TO EMP |
| 14-26-30-2636-0001-0020 | 0.72 | Employment | LDR TO EMP |
| 14-26-30-4127-0001-0010 | 0.86 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0020 | 2.43 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0145 | 2.21 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0150 | 4.94 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0180 | 4.84 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0332 | 2.61 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0470 | 4.84 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0492 | 4.82 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0495 | 1.14 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0730 | 9.29 | Commercial | LDR TO COM |
| 14-26-30-4950-0001-1030 | 9.48 | Employment | LDR TO EMP |
| 14-26-30-5279-0001-0020 | 0.54 | Employment | LDR TO EMP |
| 14-26-30-5279-0001-0040 | 0.54 | Employment | LDR TO EMP |
| 14-26-30-0048-TRAC-00B0 | 0.29 | Employment | PROF TO EMP |
| 14-26-30-4950-0001-0190 | 4.81 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0310 | 3.84 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0315 | 1.04 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0485 | 2.19 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0510 | 14.56 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0650 | 4.6 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0651 | 2.63 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0870 | 4.69 | Commercial | LDR TO COM |
| 14-26-30-4950-0001-0875 | 4.71 | Employment | LDR TO EMP |
| 14-26-30-5279-0001-0030 | 0.54 | Employment | LDR TO EMP |
| 14-26-30-5279-0001-0050 | 1.04 | Employment | LDR TO EMP |
| 14-26-30-2636-0001-0010 | 0.47 | Employment | LDR TO EMP |
| 14-26-30-2636-0001-0030 | 0.49 | Employment | LDR TO EMP |
| 14-26-30-4127-0001-0020 | 3.03 | Employment | LDR TO EMP |
| 14-26-30-4127-0001-0030 | 0.86 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0025 | 2.41 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0160 | 4.89 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0290 | 5.39 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0324 | 0.37 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0330 | 0.49 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0335 | 1.92 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0450 | 9.74 | Employment | LDR TO EMP |

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| 14-26-30-4950-0001-0475 | 4.86 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0637 | 0.57 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0710 | 1 | Commercial | LDR TO COM |
| 14-26-30-4950-0001-0800 | 3.14 | Employment | PROF TO EMP |
| 14-26-30-4950-0001-0890 | 9.42 | Employment | PROF TO EMP |
| 14-26-30-5279-0001-0010 | 0.53 | Employment | LDR TO EMP |
| 14-26-30-5279-0001-0060 | 1.06 | Employment | LDR TO EMP |
| 14-26-30-0725-0001-1050 | 14.64 | Employment | PROF TO EMP |
| 14-26-30-2636-0001-0040 | 3.15 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0010 | 4.9 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0140 | 2.73 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0300 | 2.36 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0305 | 1.97 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0320 | 4.48 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0340 | 2.43 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0500 | 1.18 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0630 | 0.53 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0635 | 1.1 | Employment | LDR TO EMP |
| 14-26-30-4950-0001-0711 | 1.35 | Commercial | LDR TO COM |
| 14-26-30-4950-0001-0713 | 1.78 | Commercial | LDR TO COM |
| 14-26-30-4950-0001-0720 | 3.03 | Commercial | LDR TO COM |
| 14-26-30-0725-0001-0050 | 22.36 | Institutional | LDR TO INST |
| 14-26-30-0725-0001-0210 | 4.9 | Employment | LDR TO EMP |
| 15-26-30-0633-0001-0030 | 1.47 | Commercial | LDR TO COM |
| 15-26-30-0633-0001-0050 | 1.38 | Commercial | LDR TO COM |
| 15-26-30-0633-0001-0060 | 1.2 | Commercial | LDR TO COM |
| 14-26-30-0725-0001-0170 | 4.78 | Employment | LDR TO EMP |
| 15-26-30-0633-0001-0070 | 1.56 | Commercial | LDR TO COM |
| 15-26-30-0633-0001-0040 | 1.38 | Commercial | LDR TO COM |
| 15-26-30-0700-TRAC-0010 | 2.29 | Employment | LDR TO EMP |
| 15-26-30-0700-TRAC-0LL0 | 0.09 | Low Density Residential | LDR TO LDR |
| 15-26-30-0701-0001-0100 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0030 | 2.2 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0100 | 10.84 | Employment | LDR TO EMP |
| 15-26-30-4950-0001-0330 | 4.69 | Institutional | LDR TO INST |
| 15-26-30-0633-0001-0010 | 3.32 | Commercial | LDR TO COM |
| 15-26-30-0699-0001-00B0 | 6.31 | Commercial | LDR TO COM |
| 15-26-30-0700-TRAC-0020 | 2.47 | Employment | LDR TO EMP |
| 15-26-30-0700-TRAC-00O0 | 2.02 | Employment | LDR TO EMP |
| 15-26-30-0700-TRAC-00P0 | 0.26 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0010 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0020 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0050 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0110 | 0.56 | Employment | LDR TO EMP |

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| 15-26-30-0701-0001-0120 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0704-0001-08A0 | 5.5 | Employment | LDR TO EMP |
| 15-26-30-0704-0001-08B0 | 2.82 | Employment | LDR TO EMP |
| 15-26-30-0700-TRAC-00B0 | 2.42 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0060 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0080 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0090 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0150 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0160 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-COMM | 2.84 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0040 | 1.99 | Employment | LDR TO EMP |
| 15-26-30-0703-0001-08F0 | 10.57 | Employment | LDR TO EMP |
| 15-26-30-0704-0001-0A10 | 4.98 | Institutional | LDR TO INST |
| 15-26-30-0704-0001-0A20 | 11.15 | Institutional | LDR TO INST |
| 15-26-30-0700-TRAC-00N0 | 0.61 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0030 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0040 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0070 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0130 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0701-0001-0140 | 0.56 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0050 | 2.01 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0130 | 2.27 | Employment | LDR TO EMP |
| 15-26-30-0702-0001-0140 | 1.68 | Employment | LDR TO EMP |
| 16-26-30-00U0-0091-0000 | 1.45 | Employment | PROF TO EMP |
| 16-26-30-0757-0001-00D0 | 6.42 | Institutional | MDR TO INST |
| 16-26-30-0757-0001-00D1 | 0.1 | Institutional | MDR TO INST |
| 16-26-30-0757-0001-00E4 | 0.19 | High Density Residential | MDR TO HDR |
| 16-26-30-0757-0001-00E2 | 5.01 | High Density Residential | MDR TO HDR |
| 16-26-30-0586-0001-00B0 | 13.27 | Institutional | LDR TO INST |
| 17-26-31-5262-0001-6240 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6250 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6290 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6310 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6320 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6370 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6410 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6420 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6470 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6520 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6680 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6710 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6760 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6770 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6810 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-6860 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6870 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7000 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7040 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7090 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7110 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7200 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7220 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7230 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7240 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7290 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7300 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7320 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7330 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7340 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7390 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7470 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7480 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7500 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7520 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7540 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7560 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7600 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7640 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7660 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6280 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6330 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6360 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6430 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6460 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6510 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6560 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6570 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6610 | 0.29 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6620 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6670 | 0.26 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6700 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6730 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6740 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6750 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6800 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6830 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-6910 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6920 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6960 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6970 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7060 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7070 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7190 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7260 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7270 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7360 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7370 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7410 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7450 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7570 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7580 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7650 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7670 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7680 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7790 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7800 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7840 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7860 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS18 | 3.92 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS19 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS27 | 0.64 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0010 | 2.4 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0030 | 1.7 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0060 | 0.64 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0080 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0110 | 0.5 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0120 | 0.29 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0140 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0160 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0170 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0SWN-0160 | 3.93 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0SWN-0200 | 3.63 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7900 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7940 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7960 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7970 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8010 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8040 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5264-0001-8120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8150 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8230 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8260 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8290 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8340 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8360 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8430 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8460 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8490 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8530 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8560 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8590 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8650 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8670 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8700 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8780 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8830 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8860 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8890 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8920 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8950 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8970 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9150 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9160 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9190 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9200 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9230 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9270 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9350 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-SW12 | 8.33 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-SW13 | 2.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-0300 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1000 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1002 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9400 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9420 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9430 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9470 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9650 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9660 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9690 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9750 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9760 | 0.33 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5267-0001-9790 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9810 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9820 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9840 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9880 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-OS39 | 1.84 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1381 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1382 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1383 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1386 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1389 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1390 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1397 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1398 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1402 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1408 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1417 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1419 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1420 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1424 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6380 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6480 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6490 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6580 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6590 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6600 | 0.33 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6640 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6650 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6690 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6720 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6820 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6940 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6950 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6980 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6990 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7150 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7170 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7180 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7400 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7440 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7460 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7530 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7590 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7620 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-7630 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7690 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7760 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7770 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS23 | 0.44 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0150 | 0.05 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0SWN-0250 | 6.45 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7910 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5258-0001-FD30 | 34.72 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5258-0001-FD50 | 58.83 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0030 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0040 | 0.26 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0050 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0080 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0260 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0270 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0370 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0390 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0400 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0420 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0430 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0440 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0450 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0500 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0510 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0520 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0530 | 0.33 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0540 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0550 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0600 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7990 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8020 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8080 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8160 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8190 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8220 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8250 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8270 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8320 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8380 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8420 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8450 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8470 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5264-0001-8520 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8550 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8570 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8600 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8630 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8660 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8690 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8710 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8740 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8820 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8850 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8930 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8960 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8990 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9010 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9040 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9060 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9080 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9100 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9130 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9170 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9250 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9260 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9290 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9300 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9320 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9330 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-0310 | 0.37 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-032A | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-032B | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1005 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9380 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9490 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9510 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9540 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9550 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9560 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9600 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9630 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9670 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9700 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9730 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9770 | 0.29 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9910 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5267-0001-9940 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9980 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-OS36 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1355 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1360 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1367 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1368 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1370 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1384 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1385 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1387 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1388 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1396 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1406 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1407 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1409 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1412 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1421 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1423 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1425 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1428 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1431 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1433 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0050 | 0.54 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1444 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1446 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1449 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1453 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1458 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1461 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1464 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1465 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1469 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1471 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1475 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1484 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1486 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1488 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1493 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1500 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1502 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1505 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1507 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7710 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-7750 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7780 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7820 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7830 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7890 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-FD10 | 2.06 | JPA Medium Density/Intensity | NONE TO JPA-MDI |
| 17-26-31-5262-0001-OS21 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS24 | 0.45 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS26 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS28 | 0.31 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-SW10 | 7.79 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-SW14 | 4.92 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-SW15 | 1.89 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-WB20 | 4.55 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0070 | 0.61 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0100 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-0R10 | 6.35 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7920 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7930 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8050 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8070 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8100 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8180 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8210 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8240 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8310 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8350 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8370 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8410 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8440 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8510 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8540 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8620 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8680 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8730 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8760 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8790 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8810 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8840 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8870 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8900 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8980 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9050 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9090 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5264-0001-9110 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9120 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9140 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9180 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9310 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9340 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-0290 | 0.92 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-0330 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1003 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1004 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9360 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9390 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9590 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9610 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9620 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9640 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9680 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9710 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9720 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9740 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9780 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9800 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9830 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9870 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9950 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9960 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9990 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-OS37 | 0.85 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-00LS-104A | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1356 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1359 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1364 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1365 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1374 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1375 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1377 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1378 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1391 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1392 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1393 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1399 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1400 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1404 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1411 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5268-0001-1413 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1415 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1418 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1426 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1427 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1429 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1435 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0010 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0030 | 0.61 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0040 | 0.01 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0RD4-0010 | 3.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1439 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1443 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1448 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1450 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1452 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1457 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1466 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1468 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1474 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1476 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1478 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1479 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1483 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1490 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1492 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1497 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1501 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1504 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0RD4-0020 | 1.87 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6260 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6270 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6300 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6340 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6350 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6390 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6400 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6440 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6450 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6500 | 0.31 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6530 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6540 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6550 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6630 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-6660 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6780 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6790 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6840 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6850 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6880 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6890 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6900 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6930 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7010 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7050 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7080 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7100 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7140 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7160 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-30-4950-0001-1150 | 4.7 | Mixed Use | PEND TO MIX |
| 17-26-30-4950-0001-1265 | 2.01 | Mixed Use | PEND TO MIX |
| 17-26-31-0000-0065-0000 | 1.37 | JPA Community Center | NONE TO JPA-CC |
| 17-26-31-5258-0001-FD60 | 127.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0060 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0070 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0090 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0110 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0120 | 0.26 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0130 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0200 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0210 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0220 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0230 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0240 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0250 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0340 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0350 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0380 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0460 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0470 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0490 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0560 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0570 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0660 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0670 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0690 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0740 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0750 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5261-0001-0780 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0860 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0870 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0980 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R70 | 6.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1010 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1090 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1150 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1180 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1200 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1240 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1280 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1350 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1390 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1400 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1440 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1480 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1500 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1540 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1580 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1620 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1630 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1660 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1670 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1710 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1800 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1880 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1910 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1950 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1990 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2000 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2030 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2060 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2070 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2210 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-DED1 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS05 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS07 | 5.62 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS11 | 1.02 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS2A | 0.73 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW02 | 3.39 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW05 | 3.86 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6030 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6110 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5262-0001-6120 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6170 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6230 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7210 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7250 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7280 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7310 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7350 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7380 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7420 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7430 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7490 | 0.26 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7510 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7550 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7610 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7700 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7720 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7730 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7740 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7810 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7850 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7870 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-7880 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS20 | 0.5 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS22 | 1.35 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-OS25 | 1.37 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-SW90 | 2.69 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5263-0OSN-0090 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7950 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-7980 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8000 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8030 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8060 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8090 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8110 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8140 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8170 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8200 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8280 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8300 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8330 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8390 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8400 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8480 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5264-0001-8500 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8580 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8610 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8640 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8720 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8750 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8770 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8800 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8880 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8910 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-8940 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9000 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9070 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9210 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9220 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9240 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-0001-9280 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5264-00OS-0340 | 1.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-0R11 | 3.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-1001 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9370 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9410 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9440 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9450 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9460 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9480 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9500 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9520 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9530 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9570 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9580 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9850 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9860 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9890 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9900 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9920 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9930 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5267-0001-9970 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1357 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1358 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1361 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1362 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5268-0001-1363 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1366 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1369 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1371 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1372 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1373 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1376 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1379 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1380 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1394 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1395 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1401 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1403 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1405 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1410 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1414 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1416 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1422 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1432 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1437 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1440 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1441 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1442 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1445 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1454 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1456 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1459 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1460 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1462 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1467 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1470 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1472 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1477 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1481 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1485 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1489 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1496 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1498 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1503 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1508 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-30-4950-0001-0990 | 9.39 | Mixed Use | PEND TO MIX |
| 17-26-31-0000-0140-0000 | 0.4 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0160 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0170 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5261-0001-0190 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0290 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0300 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0310 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0320 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0330 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0480 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0580 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0700 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0710 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0720 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0730 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0880 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0900 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0910 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0920 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0930 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0940 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0950 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R10 | 1.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R60 | 5.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1110 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1190 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1250 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1290 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1310 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1450 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1490 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1510 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1550 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1590 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1600 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1640 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1680 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1720 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1730 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1760 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1770 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1810 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1850 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1890 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1930 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5261-0001-2110 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2150 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2190 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2200 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2220 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS03 | 0.35 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS15 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS17 | 0.04 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS2B | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW04 | 3.6 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-00LS-1040 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-0R80 | 11.58 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6010 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6020 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6060 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6070 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6180 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6210 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6220 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0630 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0640 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0650 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0680 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0760 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0770 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0790 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0800 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0810 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0820 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0830 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0840 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0850 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0990 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R40 | 0.53 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R50 | 2.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1000 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1040 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1060 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1070 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1120 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1130 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1210 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1320 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1330 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5261-0001-1360 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1370 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1410 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1530 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1650 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1690 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1700 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1740 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1780 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1820 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1830 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1920 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1960 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1970 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2050 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2090 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2140 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2170 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2180 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2230 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-FD01 | 0.02 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS02 | 2.7 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS04 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS06 | 0.57 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS12 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS13 | 0.77 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS14 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW01 | 3.26 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW06 | 2.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW08 | 0.04 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6100 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6140 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6150 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6190 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1430 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1434 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0001-1436 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0DD4-0010 | 1.39 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0020 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0OS4-0060 | 0.36 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5268-0SW4-0170 | 8.05 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1438 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1447 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5269-0001-1451 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1455 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1463 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1473 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1480 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1482 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1487 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1491 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1494 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1495 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1499 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0001-1506 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5269-0OS4-0070 | 0.01 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-30-4950-0001-1090 | 13.4 | Mixed Use | PEND TO MIX |
| 17-26-31-5258-0001-0R10 | 6.96 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0010 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0020 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0100 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0140 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0150 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0180 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0280 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0360 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0410 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0590 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0610 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0620 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0890 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0960 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0970 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R20 | 1.57 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-0R30 | 1.56 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1050 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1080 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1100 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1140 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1160 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1170 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1220 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1230 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1260 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1270 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1300 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1340 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 17-26-31-5261-0001-1380 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1420 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1430 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1460 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1470 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1520 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1560 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1570 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1610 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1750 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1790 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1840 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1860 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1870 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1900 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1940 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-1980 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2010 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2040 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2080 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-2160 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS01 | 7.68 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS08 | 0.67 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS09 | 1.72 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS10 | 0.29 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-OS16 | 0.04 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW03 | 2.46 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-SW07 | 9.8 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5261-0001-WB01 | 1.29 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6000 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6040 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6050 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6080 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6090 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6130 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6160 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 17-26-31-5262-0001-6200 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3447-0001-0010 | 1.76 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0070 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0090 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0140 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0170 | 0.06 | JPA Community Center | NONE TO JPA-CC |

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| 18-26-31-3665-0001-0210 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0280 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0340 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0370 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0390 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0420 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0430 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0460 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0010 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0050 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0080 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0100 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0130 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0150 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0180 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0220 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0270 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0290 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0300 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0310 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0350 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0380 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0410 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0500 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-4383-0001-4150 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00O0 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00R0 | 4.82 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4270 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4280 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4370 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4380 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4430 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4550 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4590 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4600 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4610 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4620 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4640 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4660 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4750 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4790 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4810 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4840 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4860 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4384-0001-4900 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4920 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4930 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5010 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5060 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5080 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5140 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5160 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5230 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5300 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5370 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5410 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5460 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5480 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5510 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5560 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5580 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5620 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5640 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5690 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5720 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3665-0001-0540 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0570 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0620 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0630 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0660 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0700 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0730 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0750 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0780 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0810 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0940 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0970 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1000 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1020 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1080 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1100 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1180 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1240 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1290 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1340 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS03 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS04 | 0.14 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS10 | 0.05 | JPA Community Center | NONE TO JPA-CC |

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| 18-26-31-4383-0001-00M0 | 1.34 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00Q0 | 6.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00T0 | 0.39 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2510 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2680 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2690 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2750 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2850 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2960 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2970 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2980 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2990 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3010 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3050 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3120 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3130 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3160 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3170 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3220 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3230 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3280 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3320 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3330 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3380 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3450 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3490 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3540 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3580 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3650 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3700 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3790 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3820 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3830 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3860 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3870 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3950 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3990 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4000 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4010 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4040 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4060 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4130 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00J0 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00K0 | 0.36 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4384-0001-4160 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4190 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4200 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4220 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4310 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4340 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4360 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4410 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4440 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4450 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4490 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4520 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4530 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4670 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4680 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4700 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4720 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4730 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4870 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4880 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4950 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4990 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5030 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5050 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5100 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5130 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5170 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5260 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5320 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5340 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5360 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5430 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5450 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5530 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5550 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5600 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5670 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5700 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5710 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3665-0001-0040 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0110 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0200 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0230 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0250 | 0.04 | JPA Community Center | NONE TO JPA-CC |

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| 18-26-31-3665-0001-0260 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0440 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0470 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0490 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0510 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0580 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0640 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0670 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0690 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0720 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0760 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0790 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0800 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0850 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0880 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0910 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0R10 | 4.14 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-4384-0001-00C0 | 3.85 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00I0 | 0.69 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00L0 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00S0 | 0.36 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4230 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4300 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4320 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4330 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4400 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4420 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4460 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4570 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4580 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4650 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4690 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4770 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4780 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4850 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4890 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4910 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4940 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4960 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5000 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5070 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5110 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5180 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5220 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4384-0001-5240 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5250 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5290 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5330 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5350 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5390 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5400 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5470 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5500 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5570 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5610 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5660 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5680 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4950-0001-0160 | 4.67 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3665-0001-0R1A | 0.21 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0R1B | 0.18 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1010 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1050 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1090 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1110 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1120 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1150 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1230 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1260 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1270 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1330 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS01 | 0.79 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS06 | 0.4 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS07 | 0 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS09 | 0.07 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-4383-0001-00A0 | 3.79 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2580 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2590 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2600 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2620 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2630 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2640 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2660 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2670 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2710 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2810 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2900 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2920 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2930 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4383-0001-2940 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3000 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3090 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3110 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3210 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3260 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3270 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3310 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3360 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3370 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3400 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3440 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3480 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3520 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3530 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3560 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3570 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3600 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3640 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3690 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3720 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3740 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3780 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3810 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3900 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3940 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4020 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4030 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3665-0001-0530 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0550 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0560 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0740 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0770 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0820 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0830 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0860 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0890 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0900 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0930 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0950 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0960 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0980 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1040 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1140 | 0.04 | JPA Community Center | NONE TO JPA-CC |

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| 18-26-31-3665-0001-1190 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1200 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1220 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1280 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1300 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1320 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS02 | 0.26 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS05 | 0.23 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS11 | 0.01 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-4383-0001-00F0 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00G0 | 0.8 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-0DD0 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2500 | 0.12 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2530 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2540 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2560 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2570 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2650 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2760 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2770 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2780 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2790 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2880 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2890 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2950 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3020 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3040 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3080 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3150 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3190 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3250 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3350 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3420 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3430 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3460 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3470 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3510 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3550 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3620 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3630 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3680 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3730 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3760 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3770 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4383-0001-3850 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3890 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3920 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3930 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3960 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3980 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4070 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4080 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4110 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4140 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-00H0 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4170 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4180 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4210 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4240 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4250 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4260 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4290 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4350 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4390 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4470 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4480 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4500 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4510 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4540 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4560 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4630 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4710 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4740 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4760 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-3665-0001-0020 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0030 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0060 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0120 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0160 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0190 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0240 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0320 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0330 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0360 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0400 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0450 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0480 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0520 | 0.05 | JPA Community Center | NONE TO JPA-CC |

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| 18-26-31-3665-0001-0590 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0600 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0610 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0650 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0680 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0710 | 0.06 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0840 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0870 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0920 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-0990 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1030 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1060 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1070 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1130 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1160 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1170 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1210 | 0.05 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1250 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-1310 | 0.04 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS08 | 0.01 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-3665-0001-OS62 | 0.1 | JPA Community Center | NONE TO JPA-CC |
| 18-26-31-4382-0001-0D10 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00B0 | 4.03 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00D0 | 1.72 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00E0 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00N0 | 0.27 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-00P0 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2520 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2550 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2610 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2700 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2720 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2730 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2740 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2800 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2820 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2830 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2840 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2860 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2870 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-2910 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3030 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3060 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3070 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4383-0001-3100 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3140 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3180 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3200 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3240 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3290 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3300 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3340 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3390 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3410 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3500 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3590 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3610 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3660 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3670 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3710 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3750 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3800 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3840 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3880 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3910 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-3970 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4050 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4090 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4100 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4383-0001-4120 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4800 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4820 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4830 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4970 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-4980 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5020 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5040 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5090 | 0.11 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5120 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5150 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5190 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5200 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5210 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5270 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5280 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5310 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5380 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5420 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 18-26-31-4384-0001-5440 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5490 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5520 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5540 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5590 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5630 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5650 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4384-0001-5730 | 0.1 | JPA Low Density Residential | NONE TO JPR-LDR |
| 18-26-31-4950-0001-0815 | 2.04 | JPA Community Center | NONE TO JPA-CC |
| 19-26-31-4950-0001-0313 | 0.57 | JPA Low Density Residential | NONE TO JPR-LDR |
| 19-26-31-4950-0001-0320 | 1.79 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0690 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0720 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0730 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0740 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4950-0001-0475 | 6.51 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0710 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1009 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1012 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1013 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1015 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1022 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1025 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1037 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1039 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1045 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1046 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1052 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1053 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1063 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1070 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1076 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1077 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1082 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1083 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1085 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1092 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1095 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1102 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1105 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1107 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1111 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1113 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5265-0001-1121 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1123 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1132 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0LS8-0010 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0010 | 0.97 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0060 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1133 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1137 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1144 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1150 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1151 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1156 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1158 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1160 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1161 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1166 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1168 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1172 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0060 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00C0 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00D0 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00E0 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00G0 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00J0 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0110 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0180 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0260 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0320 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0330 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0340 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0350 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0370 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0390 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0430 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0440 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0560 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0600 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0620 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1010 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1011 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1019 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1021 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1029 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1032 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5265-0001-1033 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1041 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1044 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1048 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1050 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1057 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1060 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1067 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1073 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1074 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1078 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1080 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1081 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1089 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1091 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1099 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1101 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1103 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1109 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1112 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1115 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1117 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1122 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1125 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1127 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1131 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0040 | 1.39 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0050 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1136 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1138 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1141 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1145 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1149 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1152 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1153 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1157 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1162 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1163 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1167 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1171 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1178 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1183 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1187 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1193 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5266-0001-1195 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1197 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1199 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1200 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1203 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1204 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1216 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1218 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1228 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1230 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0030 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0040 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0070 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00B0 | 0.06 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00I0 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0160 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0230 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0240 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0270 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0300 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0310 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0380 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0420 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0450 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0470 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0490 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0530 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0540 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0610 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0680 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0700 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1006 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1007 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1014 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1018 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1023 | 0.33 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1024 | 0.3 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1028 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1035 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1036 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1042 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1043 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1051 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1054 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5265-0001-1058 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1059 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1061 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1064 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1068 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1069 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1072 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1075 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1084 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1088 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1093 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1094 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1098 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1106 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1108 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1110 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1114 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1119 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1124 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1129 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0070 | 0.07 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1134 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1140 | 0.21 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1146 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1148 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1155 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1159 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1165 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1169 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1170 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1176 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1181 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1185 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1188 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1189 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1191 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1198 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1201 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1205 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1207 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1219 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1223 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1229 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5266-0001-1231 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1234 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1235 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1237 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1240 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1243 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0020 | 0.13 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0050 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0120 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0130 | 0.28 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1252 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1254 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1256 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1261 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1265 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1278 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1279 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1281 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1285 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1287 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1291 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1301 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1302 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1303 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1306 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1307 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1314 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1318 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1319 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1325 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1330 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1340 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1351 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1352 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1353 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0080 | 0.05 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0160 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0050 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0090 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00F0 | 0.01 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0140 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0150 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-4466-0001-0170 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0200 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0220 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0250 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0290 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0360 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0400 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0410 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0480 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0520 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0550 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0570 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0590 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0660 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1233 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0010 | 0.09 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0110 | 0.24 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1250 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1253 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1258 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1259 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1267 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1271 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1275 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1277 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1286 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1295 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1297 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1304 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1305 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1308 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1309 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1315 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1320 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1332 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1333 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1336 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1337 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1343 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1346 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1347 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1354 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0100 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1174 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5266-0001-1180 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1186 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1190 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1196 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1202 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1206 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1208 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1210 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1213 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1214 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1220 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1224 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1232 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1236 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1238 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1241 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1244 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1245 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0040 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0140 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0OS7-0150 | 0.23 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0SW7-0240 | 5.47 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-DED7-0020 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1257 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1260 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1262 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1263 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1268 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1269 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1270 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1272 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1273 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1274 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1288 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1289 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1290 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1292 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1293 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1298 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1299 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1300 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1311 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1312 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1313 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5331-0001-1316 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1317 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1324 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1328 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1329 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1335 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1345 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1350 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0060 | 0.01 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0070 | 0.01 | JPA Low Density Residential | NONE TO JPR-LDR |
| 21-26-30-3643-TRAC-2050 | 0.01 | Mixed Use | MIX TO MIX |
| 20-26-31-4466-0001-0010 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0080 | 0.16 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00A0 | 2.33 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00H0 | 0.25 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-00K0 | 0.43 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0100 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0120 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0190 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0210 | 0.32 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0280 | 0.2 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0460 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0500 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0510 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0580 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0630 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0640 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0650 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-4466-0001-0670 | 0.17 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1008 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1016 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1017 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1020 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1026 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1027 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1031 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1034 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1038 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1040 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1047 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1049 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1055 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1056 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1062 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5265-0001-1065 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1066 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1071 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1079 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1086 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1087 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1090 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1096 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1097 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1100 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1104 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1116 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1118 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1126 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1128 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0001-1130 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0020 | 0.08 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-0OS8-0030 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5265-ERD8-0010 | 0.51 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1135 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1139 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1142 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1143 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1147 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1154 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1164 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1173 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1175 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1177 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1179 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1182 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1184 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1192 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1194 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1209 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1211 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1212 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1215 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1217 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1221 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1222 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1225 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1226 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1227 | 0.22 | JPA Low Density Residential | NONE TO JPR-LDR |

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| 20-26-31-5266-0001-1239 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1242 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1246 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0001-1247 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5266-0SW7-0270 | 4.9 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1248 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1249 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1251 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1255 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1264 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1266 | 0.15 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1276 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1280 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1282 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1283 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1284 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1294 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1296 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1310 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1321 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1322 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1323 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1326 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1327 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1331 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1334 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1338 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1339 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1341 | 0.19 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1342 | 0.18 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1344 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1348 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0001-1349 | 0.14 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-0OS7-0090 | 0.49 | JPA Low Density Residential | NONE TO JPR-LDR |
| 20-26-31-5331-DED7-0010 | 0.92 | JPA Low Density Residential | NONE TO JPR-LDR |
| 21-26-30-3645-TRAC-2049 | 0.01 | Mixed Use | MIX TO MIX |
| 22-26-30-0607-0001-00F0 | 0.9 | Employment | PROF TO EMP |
| 23-26-30-0725-0001-0550 | 29.13 | Employment | PROF TO EMP |
| 23-26-30-0725-0001-0340 | 255.09 | Park/Open Space | INST TO P/OS |
| 24-26-30-0725-0001-0650 | 146.58 | Park/Open Space | INST TO P/OS |
| 26-25-29-3140-0033-0040 | 3.98 | JPA Low Density Residential | NONE TO JPA-LDR |
| 26-25-29-0515-0030-0070 | 1.72 | JPA Employment Center | MDR TO JPA-EC |
| 26-26-30-0067-0001-0010 | 1 | Medium Density Residential | LDR TO MDR |
| 26-26-30-0067-0001-0050 | 1 | Medium Density Residential | LDR TO MDR |

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| 26-26-30-0067-0001-0060 | 1.32 | Medium Density Residential | LDR TO MDR |
| 26-25-29-3140-0033-0020 | 1.66 | JPA Low Density Residential | NONE TO JPA-LDR |
| 26-25-29-3140-0033-0030 | 1.99 | JPA Low Density Residential | NONE TO JPA-LDR |
| 26-26-30-0067-0001-0070 | 2.08 | Medium Density Residential | LDR TO MDR |
| 26-25-29-0515-0029-0110 | 1.51 | JPA Employment Center | MDR TO JPA-EC |
| 26-25-29-0515-0030-0310 | 1.75 | JPA Employment Center | MDR TO JPA-EC |
| 26-26-30-0067-0001-0020 | 1.32 | Medium Density Residential | LDR TO MDR |
| 26-26-30-0067-0001-0040 | 1 | Medium Density Residential | LDR TO MDR |
| 26-25-29-0515-0029-0010 | 210.21 | JPA Employment Center | MDR TO JPA-EC |
| 26-25-29-0515-0030-0060 | 67.11 | JPA Employment Center | MDR TO JPA-EC |
| 26-26-30-0067-0001-0030 | 1.32 | Medium Density Residential | LDR TO MDR |
| 26-26-30-0067-0001-0080 | 8.59 | Institutional | LDR TO INST |
| 25-26-30-0661-0001-0410 | 2.31 | Institutional | LDR TO INST |
| 25-26-30-0661-0001-0415 | 2.31 | Institutional | LDR TO INST |
| 25-26-30-0661-0001-0565 | 4.62 | Institutional | LDR TO INST |
| 26-26-30-0725-0001-0575 | 2.54 | Institutional | MDR TO INST |
| 31-25-30-3612-0001-0300 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0310 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0380 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0460 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0530 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0560 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0570 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0660 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0670 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0010 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0080 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0140 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0150 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0230 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0360 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0370 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0430 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0140 | 1.19 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0141 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0160 | 1.08 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0161 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0200 | 1.45 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0040 | 0.43 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-00A0 | 4.81 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-00A1 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-00D0 | 0.32 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-00D1 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0100 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-4261-0001-0110 | 0.54 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0180 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0250 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0290 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0320 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0360 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0380 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0390 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0440 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0530 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0550 | 0.33 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0590 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0620 | 0.45 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0660 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0670 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0010 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0020 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0280 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0340 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0400 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0410 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0480 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0500 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0520 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0550 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0590 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0600 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0040 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-00B0 | 0.14 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0110 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0130 | 0.48 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0180 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0220 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0240 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0250 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0290 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0300 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0420 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0440 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0450 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0050 | 1.59 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0051 | 0.08 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0130 | 1.26 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0131 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-3990-0001-0170 | 1.19 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0171 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0210 | 1.52 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0040 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0070 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-00B0 | 1.81 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0130 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0170 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0200 | 0.49 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0240 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0280 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0290 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0350 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0360 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0400 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-00C0 | 0 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0450 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0460 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0500 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0510 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0540 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0660 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0010 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0130 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0150 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0180 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0220 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0260 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2579-0001-0330 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2579-0001-0350 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0060 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0070 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-00B0 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0100 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0240 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0250 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0020 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0060 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-00B0 | 1.85 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0100 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0140 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0170 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0300 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2579-0001-0310 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-2579-0001-0340 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-00A0 | 1.55 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0160 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0170 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0210 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0230 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0010 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0080 | 0.48 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-00B0 | 0.89 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0140 | 0.49 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0260 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0270 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0330 | 0.46 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0350 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0370 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0400 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0410 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0480 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0520 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0560 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0570 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0630 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0650 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0690 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0050 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0060 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0180 | 0.6 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0190 | 0.54 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0230 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0260 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0300 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0310 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0320 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0340 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0440 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0550 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0560 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0630 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0680 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0720 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0840 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0880 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0910 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0960 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-5523-0001-0990 | 0.26 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1020 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1040 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1080 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1090 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1110 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0260 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0270 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0320 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0350 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0390 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0430 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0470 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0510 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0580 | 0.43 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0610 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0630 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0680 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0020 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0050 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0090 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-00A0 | 2.84 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0160 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0170 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0200 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0210 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0280 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0310 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0330 | 0.43 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0380 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0400 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0410 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0070 | 1.57 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0071 | 0.08 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0090 | 1.57 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0091 | 0.08 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0120 | 1.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0121 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0211 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0030 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0050 | 0.31 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0080 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0120 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0160 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-2578-0001-0200 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0210 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0240 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0270 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0290 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2579-0001-0320 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0010 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0030 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0080 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-00C0 | 0.17 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0120 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0140 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0150 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0190 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0020 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0060 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0070 | 0.42 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0130 | 0.66 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0150 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0190 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0220 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0240 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0300 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0310 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0420 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0460 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0470 | 0.51 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0540 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0600 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0610 | 0.43 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0680 | 0.42 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0080 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0090 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0100 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0110 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0120 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0140 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0250 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0330 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0370 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0430 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0470 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0580 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0590 | 0.28 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-5518-0001-0650 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0690 | 0.32 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0700 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0730 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0750 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0770 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0810 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0860 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0890 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0920 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0970 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0991 | 0.33 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1010 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1150 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0290 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0330 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0360 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0370 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0420 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0440 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0450 | 0.48 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0490 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0540 | 0.43 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0620 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0640 | 0.42 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0650 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0690 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0030 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0060 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0070 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0100 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0120 | 0.42 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0190 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0260 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0270 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0320 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0340 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0350 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0390 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3613-0001-0460 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0040 | 1.53 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0041 | 0.08 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0060 | 1.55 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3990-0001-0061 | 0.08 | JPA Low Density Residential | NONE TO JPA-LDR |

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| 31-25-30-3990-0001-0201 | 0.09 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0030 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0050 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0090 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0120 | 0.59 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0160 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0170 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0200 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0210 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0230 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0280 | 0.4 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4261-0001-0340 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0430 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0450 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0490 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0500 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0510 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0580 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-4263-0001-0640 | 0.36 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0030 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0150 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0160 | 0.57 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0210 | 0.44 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0220 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0270 | 0.46 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0380 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0390 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0410 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5517-0001-0420 | 0.47 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-00B0 | 2.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0480 | 0.46 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0490 | 0.41 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0520 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0530 | 0.38 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0570 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0600 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0610 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0620 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5518-0001-0640 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0670 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0710 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0760 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0790 | 0.37 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0800 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |

| | | | |
|---|---|---|---|
| 31-25-30-5522-0001-0830 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0850 | 0.28 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0870 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0940 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1000 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1030 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1060 | 0.26 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1070 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1120 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1140 | 0.27 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1180 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1190 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1200 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0040 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0070 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0090 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0110 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0190 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0230 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0250 | 0.29 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-2578-0001-0280 | 0.25 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0020 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0040 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0050 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0090 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0110 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0130 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0180 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0200 | 0.34 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-3612-0001-0220 | 0.35 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0740 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0780 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5522-0001-0820 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0900 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0930 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0950 | 0.39 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-0980 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1050 | 0.32 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1100 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1130 | 0.23 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1160 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 31-25-30-5523-0001-1170 | 0.24 | JPA Low Density Residential | NONE TO JPA-LDR |
| 32-25-31-3130-0001-001H | 1.99 | JPA Low Density Residential | COM TO JPA-LDR |
| 34-25-30-3329-0001-0020 | 0.59 | JPA Low Density Residential | NONE TO JPA-LDR |

| | | | |
|---|---|---|---|
| 34-25-30-3329-0001-0030 | 0.72 | JPA Low Density Residential | NONE TO JPA-LDR |
| 34-25-30-3329-0001-0010 | 0.51 | JPA Low Density Residential | NONE TO JPA-LDR |
| 34-25-30-4950-0001-4690 | 1.78 | JPA Low Density Residential | NONE TO JPA-LDR |
| 34-25-30-4950-0001-4910 | 1.19 | JPA Low Density Residential | NONE TO JPA-LDR |
| 35-26-30-0725-0001-0100 | 29.07 | Institutional | LDR TO INST |
| 36-25-30-0600-000B-0020 | 0.1 | Park/Open Space | LDR TO P/OS |
| 35-26-30-0725-0001-0450 | 11.53 | Commercial | LDR TO COM |

UPDATED COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT (FY 24-25)

Continuing Planning & Landscape Architectural Services (Authorization 7)

# DATA, INVENTORY & ANALYSIS REPORT

OCTOBER 2025


Prepared For:
City of St. Cloud - Planning Department
1300 9th Street
St. Cloud, Florida 34769

Prepared By:

225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, Florida 32801-4326

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# 1.0 Introduction

The Comprehensive Plan Future Land Use (FLU) Element's Data, Inventory and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The DIA Report informs the FLU Element's Goals, Objectives, and Policies (GOPs) which establishes the City's land use planning framework, guides the distribution and character of land uses, set provisions for development, and advances a community-driven vision for the City.

## 1.1 Purpose

As required by Florida Statute Chapter 163, Part II, Growth Policy; County and Municipal Planning; Land Development requirements, the Existing Land Use Map also considers the effects of existing land uses adjacent to the City limits in Osceola County and the City of Kissimmee. It is not the intent of the FLU Element to make future land use recommendations for any lands outside the corporate limits of the City as depicted on the Future Land Use Map. The Future Land Use Map late in this report will illustrate the location and distribution of future land uses through the year 2035 and 2045 plan horizons within the City limits.

With the adoption of the 2025 Comprehensive Plan FLU Element Update, the City will continue its planning initiatives by creating a clear and strong emphasis on the integration of land use with transportation systems and delivery of public services. The City's vision of a sustainable community that preserves its sense of community and provides services consistent with its ability to financially support them can be achieved through the implementation of the policies and programs identified in the GOPs of the FLU Element of the Comprehensive Plan.

This DIA report addresses status of land uses for all of the incorporated lands within the City of St. Cloud. The Existing Land Use Map in Figure 7 identifies the location and distribution of existing land uses in St. Cloud based on the property information provided by Osceola County Property Appraiser Office (OCPAO).

## 1 . 2 Growth Management Regulations

The purpose of the St. Cloud Comprehensive Plan is to encourage the most appropriate use of land, water and resources within St. Cloud, consistent with the interests of the citizens of St. Cloud and aligned with the goals of the City of St. Cloud Strategic Plan. Each local Florida governmental jurisdiction is required to enact and regularly update a Comprehensive Plan that is consistent with Florida Statute Chapter 163, Part II, Growth Policy; County and Municipal Planning; Land Development requirements. These plans include an inventory of natural resources, identify planning trends, and guide the local government's future growth and the delivery of public services.

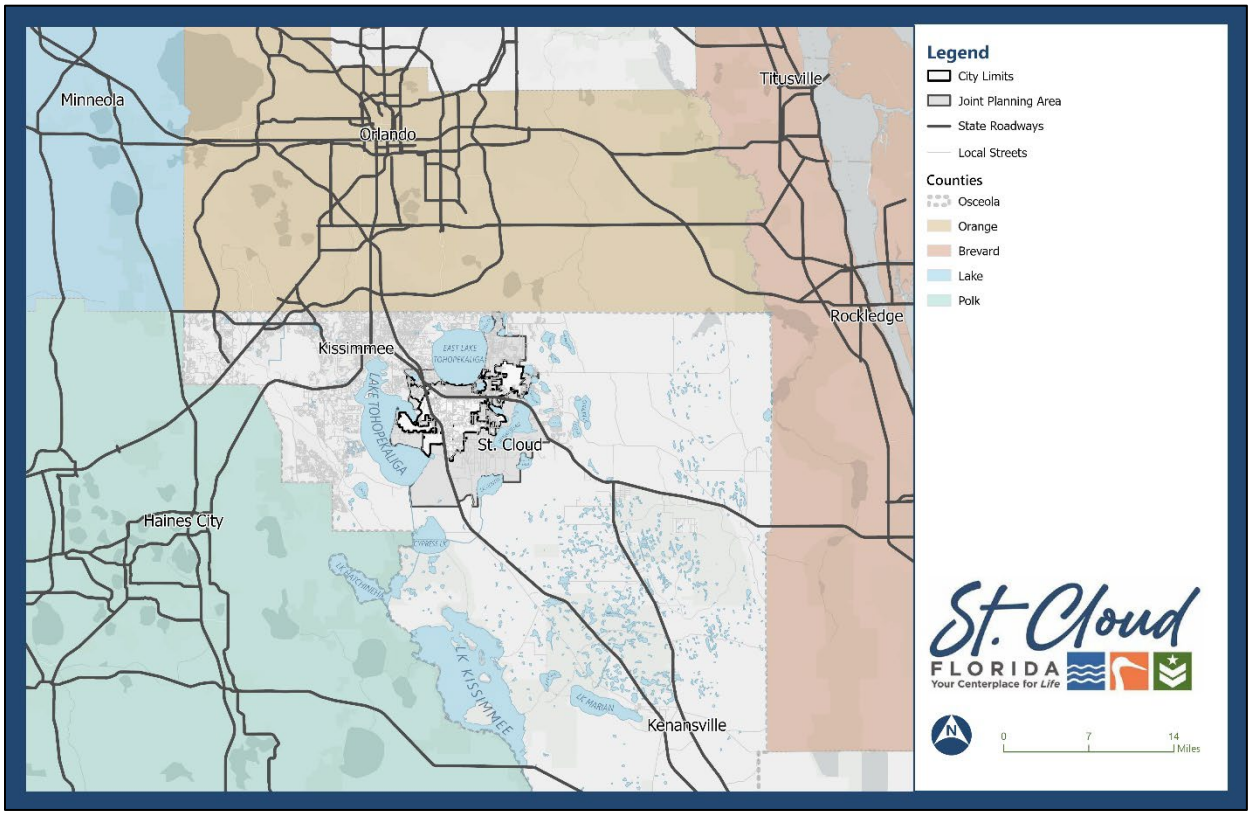
The Comprehensive Plan sets forth GOPs that will guide development activity within the city and promote, preserve, and protect the health, safety and general welfare of the citizens of St. Cloud. Specifically, the Comprehensive Plan is created using data and analysis on the use of land, transportation, housing, water, sewer, drainage, aquifer recharge, solid waste, parks and recreation, natural resources, intergovernmental coordination, and capital improvements related to elements of the Comprehensive Plan. The information contained within this DIA report provides an inventory and analysis of currently available planning data for the City of St. Cloud. The data and analysis is intended to be used by the City to evaluate and revise its GOPs to guide future development within its FLU Element.

## 1.3 Location

St. Cloud is generally located in central Florida and is an incorporated municipality within Osceola County. Osceola County is in a region of Florida that is experiencing rapid growth. The county is bordered by Orange, Polk, Brevard, and Indian River Counties; all of which are urbanizing with new residential and support services surrounding major employment centers. St. Cloud and the adjacent City of Kissimmee are within the northern third of the County, the southern portion of the county being primarily state conservation land and agriculture.

The City of St. Cloud is located within the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA) in Central Florida which includes a projected population of 2,679,131 in 2020. St. Cloud is more specifically located within northern portion of Osceola County to the southeast of the City of Kissimmee. The City is generally bounded to the north by East Lake Tohopekaliga, to the west by portions of the Florida's Turnpike and Lake Tohopekaliga, to the south by limits near Deer Run Road, and to the east by limits of Hickory Tree Road. The City's municipal boundary has grown since 2017 and now encompasses approximately 19,440-acres in total area. This is a 58% increase from the past 2017 Comprehensive Plan totals.

*Figure 1: Location Map*

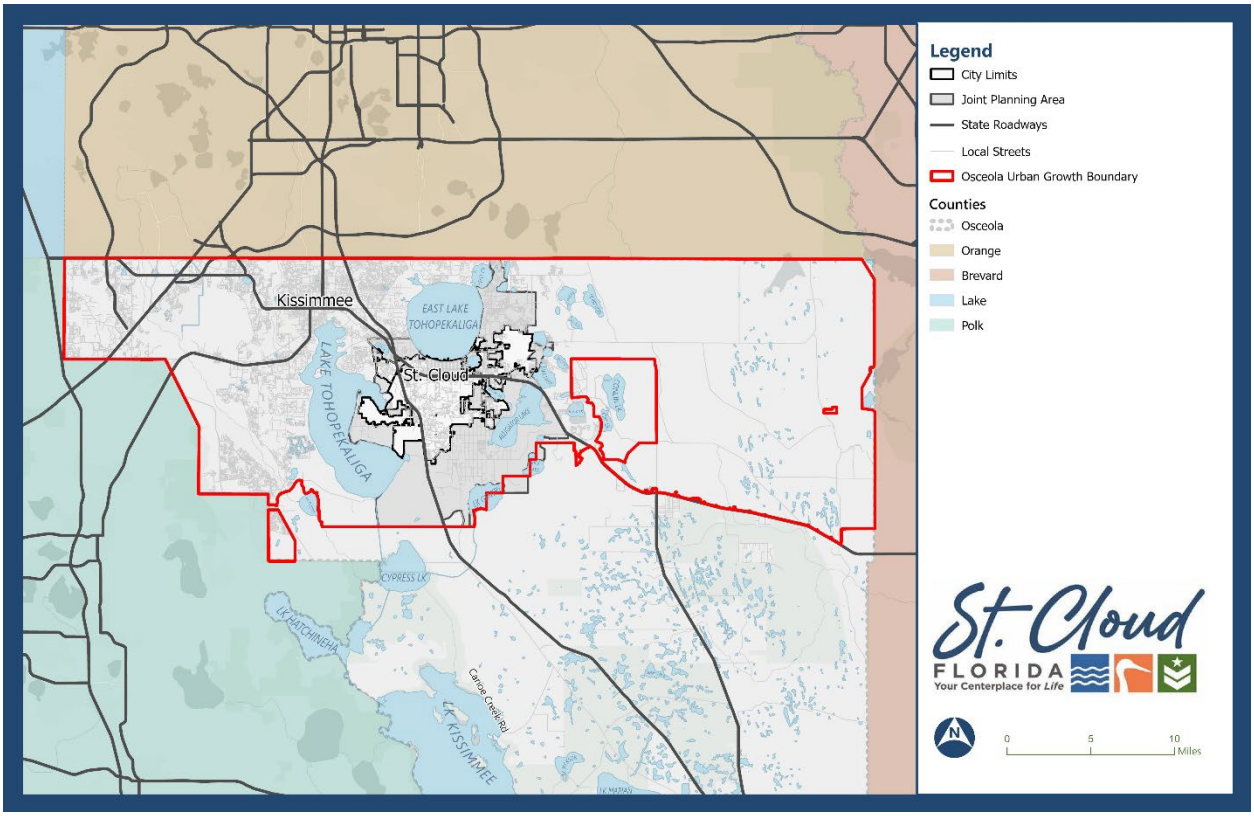



*Source: Osceola County GIS*

## 1.4 Osceola County Urban Growth Boundary

St. Cloud is located within Osceola County's Comprehensive Urban Growth Boundary (UGB) that encompasses the area where the majority of future growth is anticipated to occur. The UGB is contains both the County's municipalities, is in close proximity to employment centers in Orange and Polk Counties, and is intended to allow for the efficient provision of services and the preservation of natural lands. The following figure shows the St. Cloud and Kissimmee city municipal boundaries in light green and Osceola County's Urban Growth Boundary (UGB) in red.

*Figure 2: Osceola County Urban Growth Boundary*




*Source: Osceola County GIS, VHB*

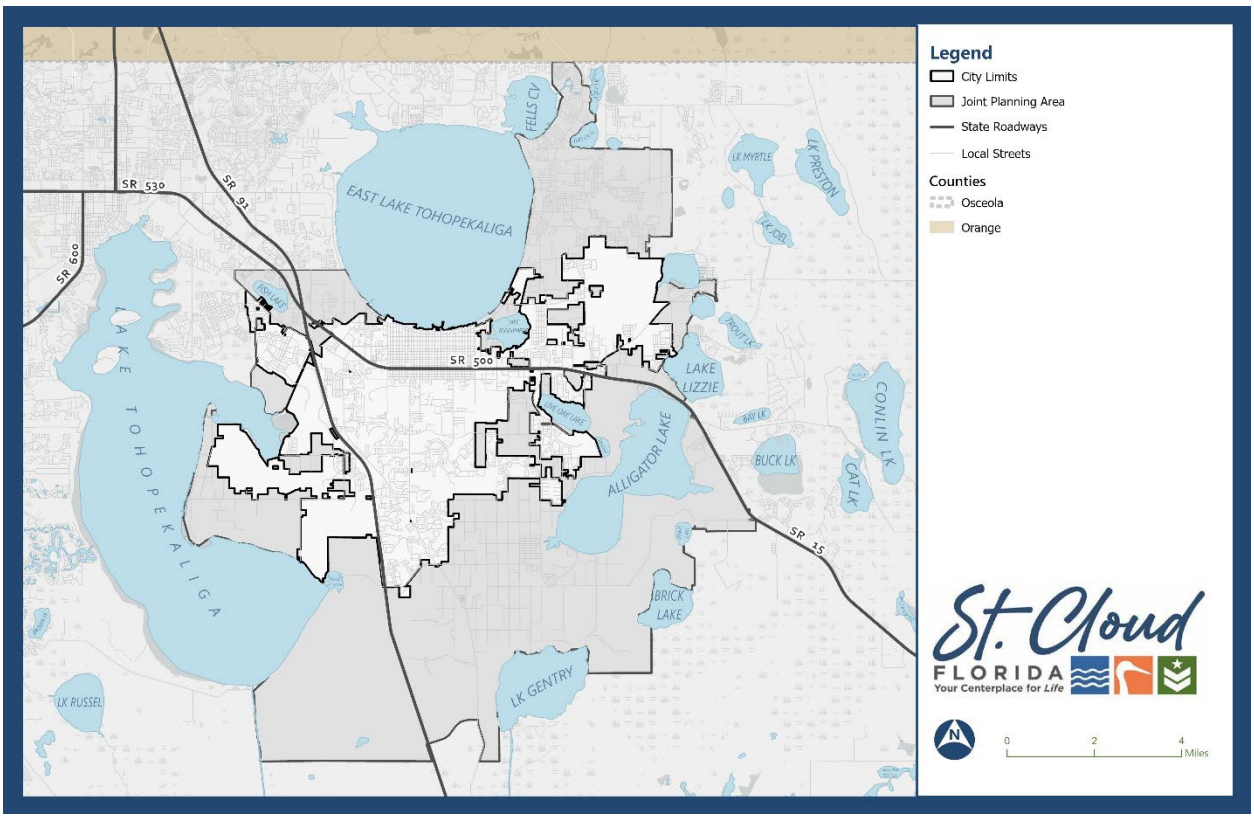
## 1.5 Osceola County and City of St. Cloud Joint Planning Area

The City and Osceola County adopted the original Joint Planning Area (JPA) Interlocal Agreement on March 17, 2014. This 20-year Agreement confirmed the boundaries of the JPA, agreed to the conditions of annexation of parcels within the boundary, and set forth the way development is approved within the boundary. The Agreement stipulated that a JPA map would be added to the Intergovernmental Coordination Element. In addition, multiple land use, zoning, and public facility commitments were agreed upon.

This Agreement has been modified from time to time. A First Amendment to the JPA was signed on June 8, 2015, and requires that the City will annex all parks and recreational facilities within the JPA at some point, with no date certain identified. It also agrees that all facilities will be owned and maintained by the City. On December 7, 2020, a Second Amendment to the JPA was presented and outlines the transfer of impact fees and three specific parks to the City.

The following figure shows the St. Cloud and Kissimmee municipal boundaries in green, the Osceola County Urban Growth Boundary (UGB) in red, and the JPA limits in gray. Future City growth through JPA annexations is anticipated along all perimeters of the City, with the majority of growth identified to the south.

*Figure 3: Osceola County / St. Cloud Joint Planning Area (JPA)*

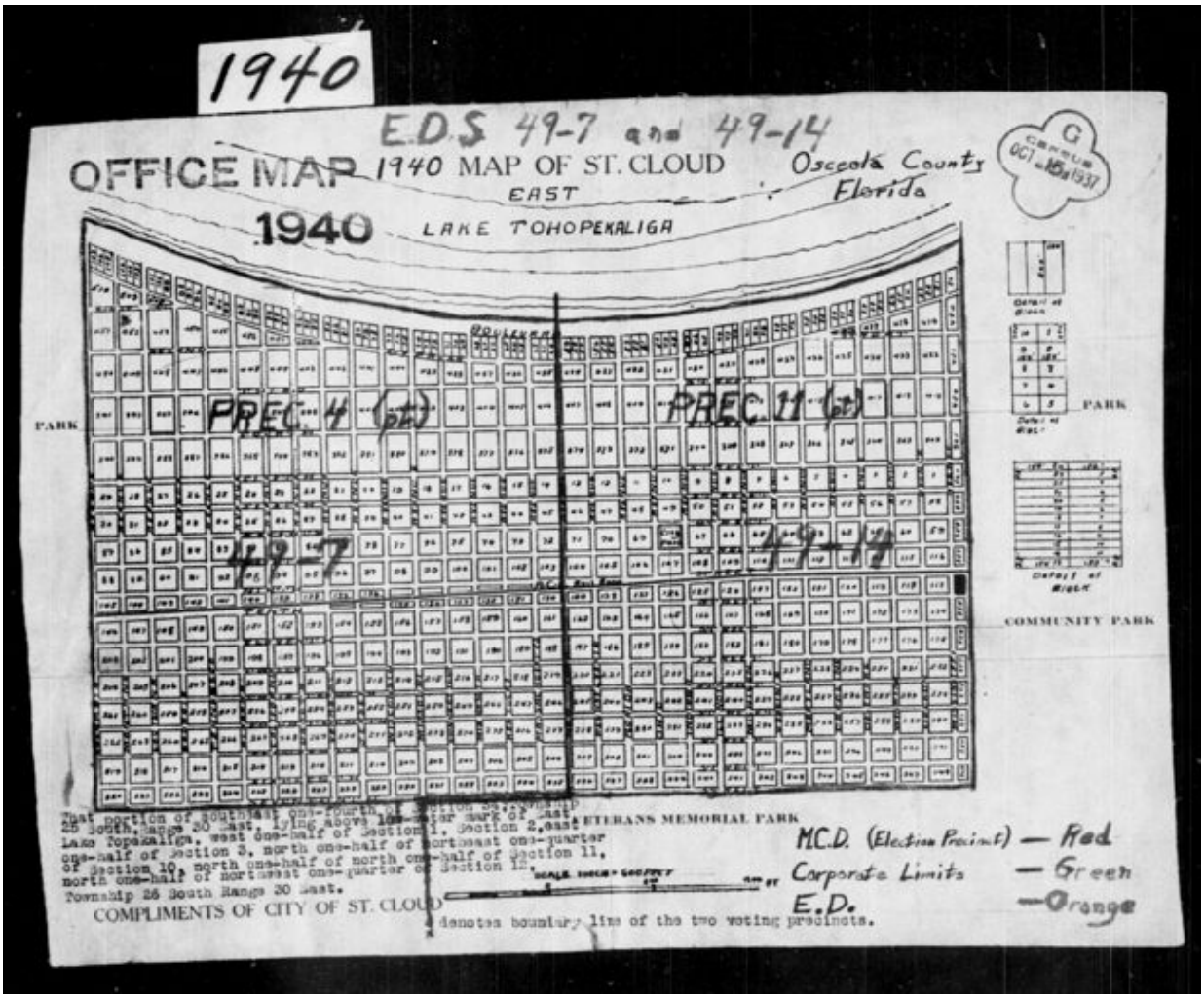



*Source: Osceola County GIS*

## 1.6 Community Context and Past Plans

St. Cloud was founded on April 16, 1909, as a retirement community for Union veterans of the Civil War. The City was incorporated on January 3, 1911. The primary east-west corridor, U.S. Hwy 192 (13th St.) runs through the northern portion of town. The Florida Turnpike runs north and south on the western edge of St. Cloud. The historical portion of the City was developed in the form of a north/south and east/west roadway grid pattern. Located primarily directly south of East Tohopekaliga (Lake Toho), this grid network is comprised of primarily residential uses in addition to the historic downtown which is now a Central Business District along New York Avenue. The lakefront is used recreationally and has been a primary place for fishing, boating, and walking among other recreational uses for city and county residents.

*Figure 4: Map of Historic City Grid (1940)*




*Source: City of St. Cloud*

The northern portion of the City directly south of East Lake Toho is predominately single-family residential uses arranged in a grid street pattern from Lakeshore Blvd. south to 17th Street. The area between Lakeshore Blvd., 5th Street, Dakota Ave., and Eastern Ave. consists of approximately 356 acres. Within the area, the City's greatest concentration of commercial uses surround 13th Street (U.S. 192) which is a major east-west connection. Downtown St. Cloud is located along 13th Street, between Florida Avenue and Massachusetts Avenue, and north to 8th Street.

The Downtown and the 13th Street Corridor are within the St. Cloud Community Redevelopment Area (CRA) boundary. The St. Cloud CRA was established prior to the Envision St. Cloud Master Plan, but the vision for quality of life remains similar in its prioritization of additional commercial and residential uses that enhance the character and charm of the community. The city has revised local regulations to assist in redevelopment efforts of the downtown and CRA boundary. These efforts include recognition for the historic importance of the downtown neighborhoods.

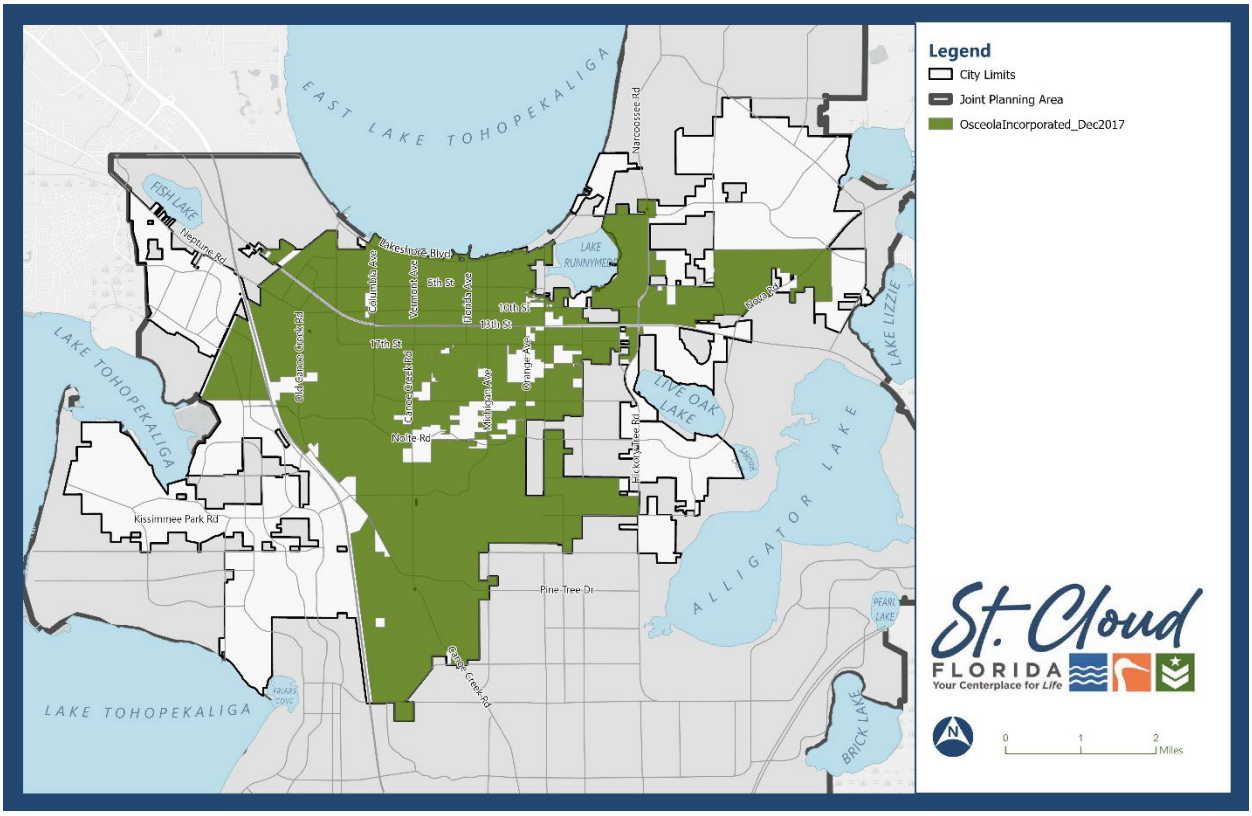
### 1.6.1 Comprehensive Plans

At the time St. Cloud was incorporated in 1911, the general development pattern included a centralized gridded street network. The city's first Comprehensive Plan was adopted in 1991 and included approximately 4,501-acres within the city limits. At that time approximately 34% (1,532-acres) were contained within the central grid pattern of the city. In that limit 1,259-acres were composed of residential use and the remainder 162-acres in commercial use. The remainder of the city outside of the central gridded area were a mix of residential and non-residential uses.

In 1999, the first update of the Comprehensive Plan was completed based on the findings of the 1999 adopted Evaluation and Appraisal Report (EAR). Additionally, the data and analysis portions of each element were updated with current information to provide a new foundation for the goals, objectives and policies of the plan. All objectives within the Comprehensive Plan were revised to provide measurable policies that will assist the city in determining whether the intent of these objectives has been met.

In April 2017, the City of St. Cloud approved a major update to its Comprehensive Plan as part of the EAR-based amendments for each element. During the previous planning period, the city increased to approximately 9.5 square miles in area and a population of 20,074-persons, according to the 2000 United States Census. The municipal boundary had grown to encompass approximately 12,305.03-acres in total area as shown in light green shade in following figure. The dashed line depicts the expanded 2024 existing City limits.

*Figure 5: City of St. Cloud Limits (2017)*



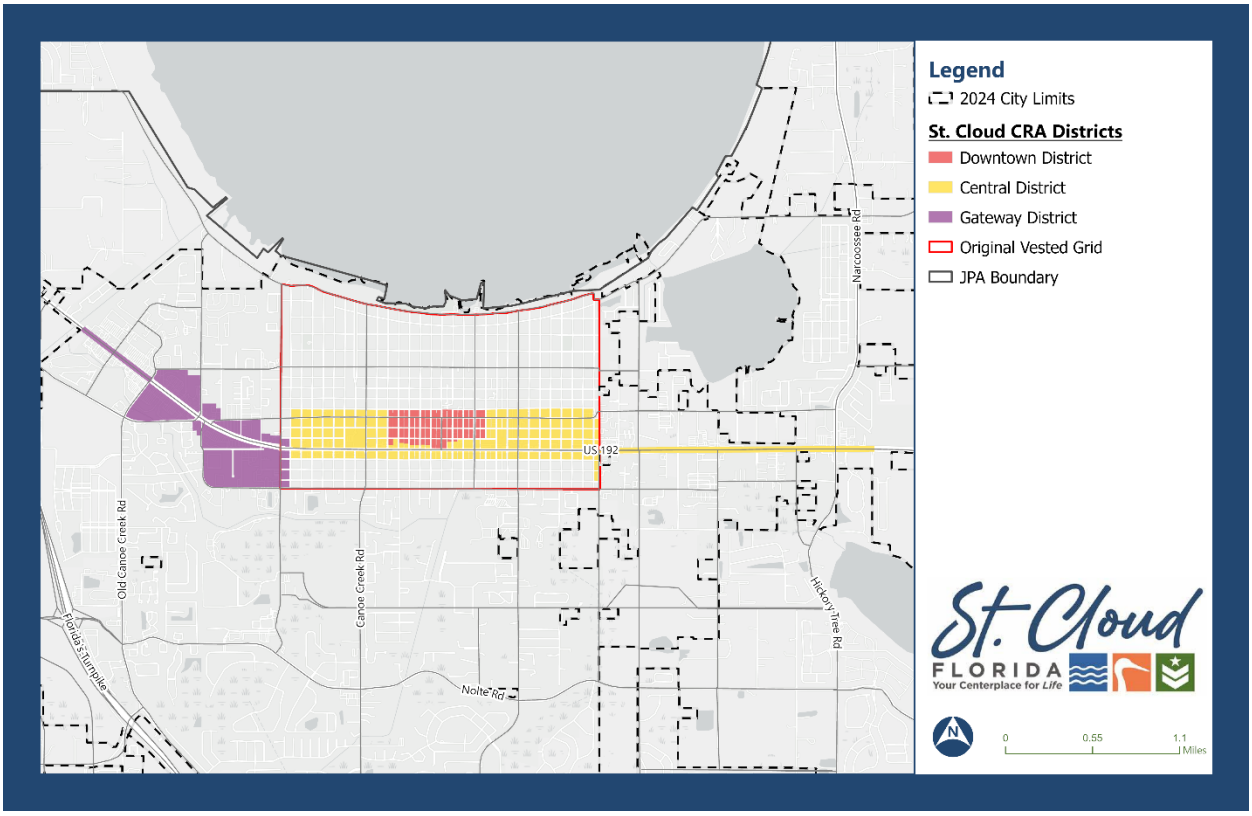

*Source: City of St. Cloud GIS, VHB (2024)*

The adopted amendments within the Future Land Use Element focused on coordination and consistency between the Land Development Code and the Future Land Use Element, development within adjacent unincorporated areas, the protection of natural resources, the discouragement of urban sprawl and the encouragement of innovative land development techniques. At that time, it was estimated that approximately 2,439 additional dwelling units were going to be needed to meet the estimated population growth.

### 1.6.2 St. Cloud Community Redevelopment Area (CRA)

The St. Cloud Community Redevelopment Agency (CRA) Master Plan was established in 2007 and updated in 2009. The boundaries of the CRA include the primary business corridor along U.S. 192, from the St. Cloud Canal at the west end to 1,200 linear feet east of the Narcoossee Road intersection at the east. The CRA Master Plan articulates the overall vision for the CRA and summarizes the strategies and guidelines to implement the CRA's redevelopment concepts. The recommendations as outlined in this document are intended for use by applicants of new development and redevelopment that is anticipated to occur within the CRA area in the coming years.

*Figure 6: City of St. Cloud CRA Limits*




*Source: City of St. Cloud GIS, VHB*

The CRA Master Plans (CRA-MPs) recommendations are intended to preserve the economic investments made in the CRA area by ensuring that all future improvements maintain a consistent visual character and a high quality of design and construction. Businesses and property owners already established in the CRA area will not be required to change/modify or redevelop existing properties to meet the newly established guidelines for the CRA area. However, they are encouraged to bring their property into compliance with the existing City of St. Cloud Land Development Code and other applicable regulations. Commercial property owners wishing to remodel their property to adhere to the new guidelines may be eligible for any incentives available through the CRA. Additions to existing businesses or properties shall follow the CRA Master Plan template. The CRA identifies three sub-districts:

- Downtown District
- Central District (13th Street Corridor)
- West End District (Commercial Centers)

The overall intent of the recommendations in the CRA-MPs is to ensure that residents and businesses that have made investments based on the quality and character of the built environment within the CRA have a reasonable assurance that those investments are supported into the future through a consistent vision for the CRA area. The use of agreed-upon guidelines

for new development benefit everyone in the long run by ensuring that the CRA area will maintain a consistently high-quality design character that is a source of pride to all citizens of St. Cloud.

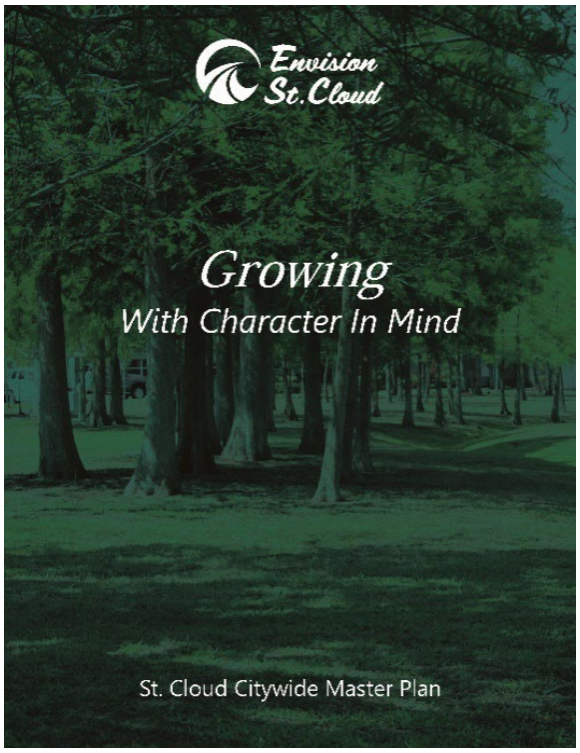
### 1.6.3 Envision St. Cloud

In October 2017, the City of St. Cloud accepted the Envision St. Cloud, The St. Cloud Citywide Master Plan – Growing With Character In Mind. The document outlines a community-driven vision of the future for St. Cloud but did not change the Future Land Use or Zoning of any property. However, through a series of interactive community conversations, the plan shapes a vision for a strong town that is based upon the following five building blocks for the future:

- Balance Community Character and Growth
- Expand Employment Opportunities
- Celebrate Parks, Lakes, and Open Spaces
- Improve Connectivity for All Modes of Travel
- Enhance the Downtown Experience

The master plan included a proposed Urban Framework Plan that reinforced the importance of the downtown character, strives for livable and new suburbs providing easy access to daily services, respected a rural line, and active employment nodes with local jobs.

*Figure 7: Envision St. Cloud Master Plan (2017)*

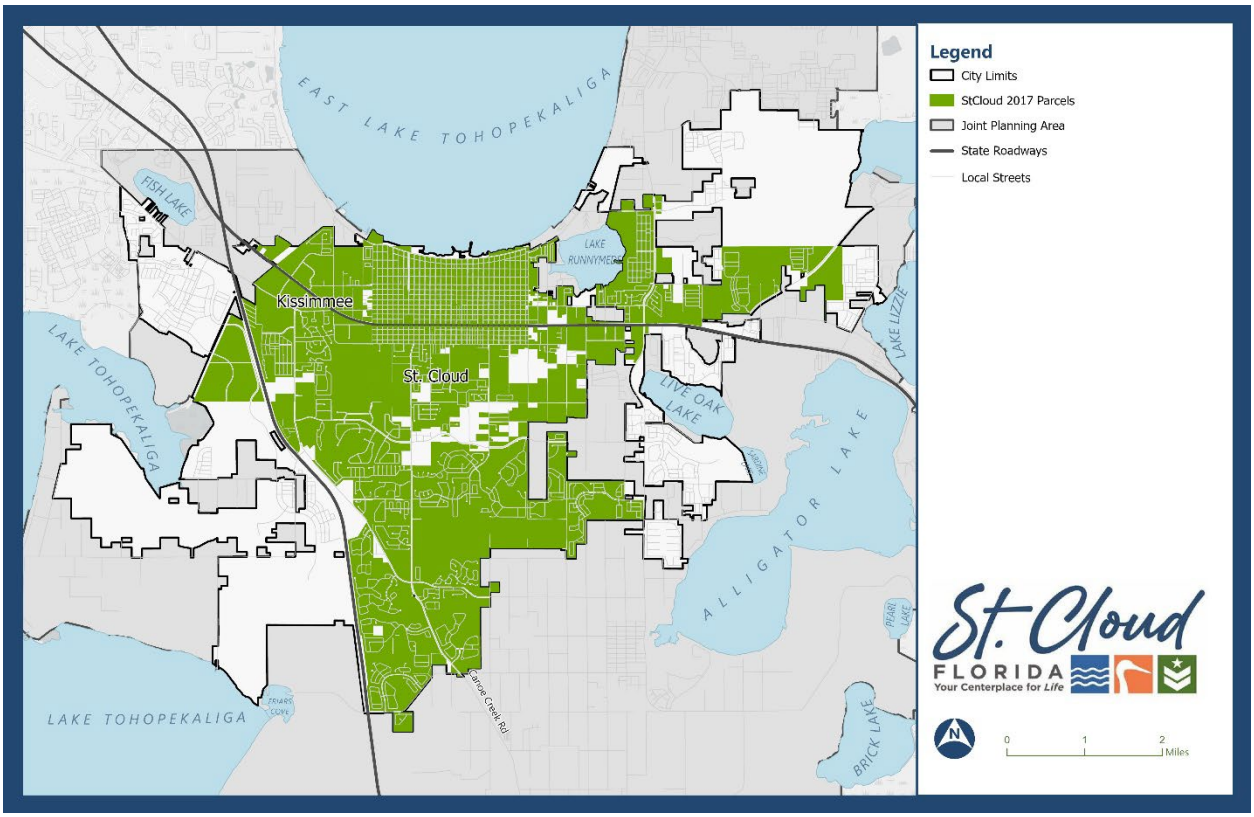



*Source: City of St. Cloud, GAI Consultants, LLC*

### 1.6.4 St. Cloud Today

St. Cloud has continued to expand its limits through voluntary annexations. The City's geography has increased by approximately 60% in size from 2017 to 2025. The municipal boundary currently encompassed approximately 19,645.96-acres in total area as shown in white in the following figure. The green shaded area depicts the 2017 City limits.

*Figure 4: City of St. Cloud Limits (2024)*




*Source: City of St. Cloud GIS, VHB*

According to the latest Bureau of Economic and Business Research (BEBR) population estimates, St. Cloud's population is approaching 60,000 residents. This represents a significant increase in the City's population of just over 35,000 in 2000. Growth in St. Cloud over the prior decade has been driven by access to affordable housing opportunities near economic hubs in Orange and Osceola County, providing opportunities for homeownership for both retirees and young families. Since 2020, these motivations have been exasperated by the increase of work-from-home and telecommuting. In the coming years, St. Cloud is expected to continue growing as more people seek out the city's suburban lifestyle and new development opportunities. This is anticipated to lead to the need for redevelopment of existing lands and annexation of adjacent JPA lands in the future to meet the demand.

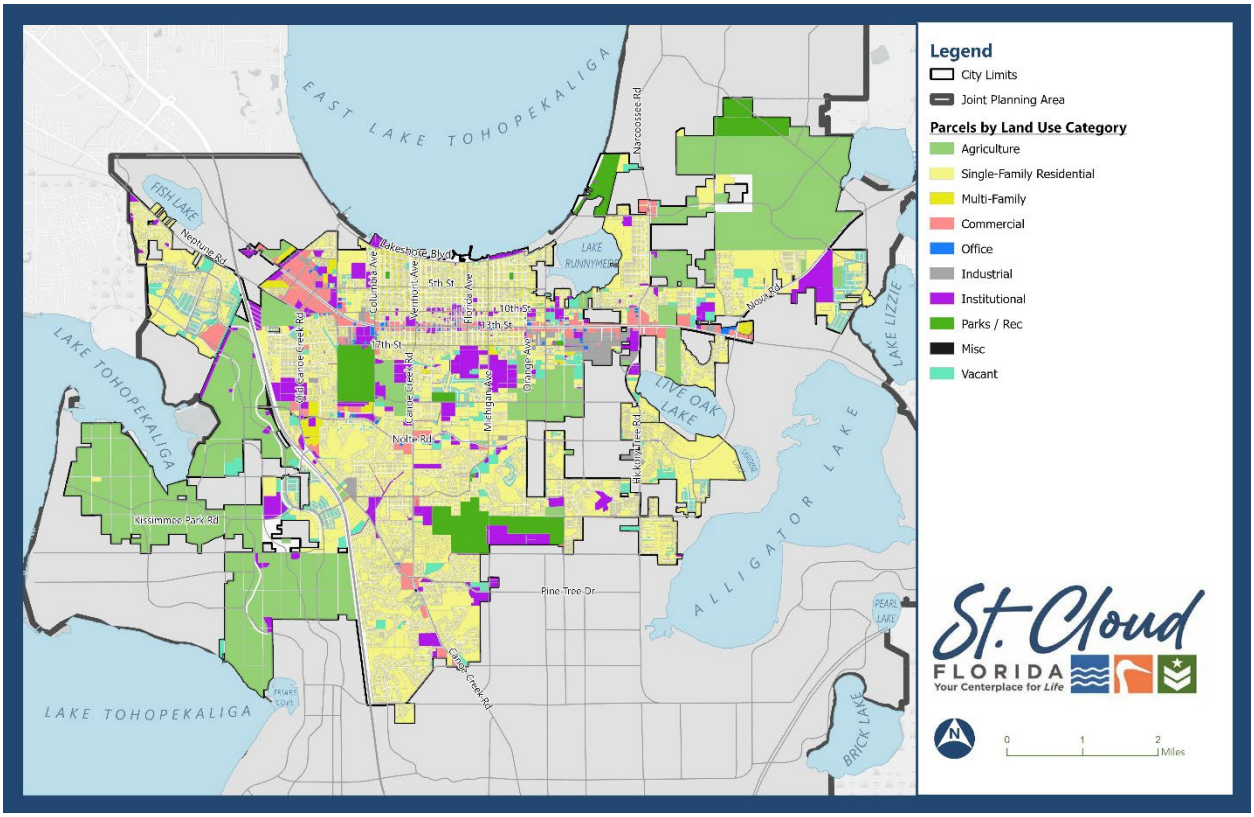
# 2.0 Existing Use of Land Data and Inventory

An inventory of existing uses on the land is necessary to understand the character of the City's built environment. The inventory is used to identify the location and extent of all uses of land and to evaluate the effectiveness of past planning decisions. This information is used to guide future development and to inform the planning decisions of the Comprehensive Plan. This section describes the existing use of land patterns within the City of St. Cloud using parcel data from the Osceola County Property Appraiser dated March 2024.

## 2.1 St. Cloud's Existing Uses of Land Map

The City's Existing Use of Land acreage is most predominately designated as low density single-family residential (7,568-acres or 44.9%) with very limited multi-family (249-acres or 1.5%) occurring in the city. Agricultural (4,805-acres or 28.5%) lands and Institutional (1,596-acres or 9.5%) are the second and third greatest use of land in the city. Major Commercial (674-acres or 4.0%) uses are concentrated mainly along the U.S. 192 corridor but also occur at major intersection nodes along the Canoe Creek Road corridor. The entire Existing Use of Land distribution is shown on the following figure and described in the following table.

*Figure 5: St. Cloud Existing Use of Land Map*




*Source: 2024 OCPAO Parcel Data, VHB*

*Table 1: St. Cloud's Existing Use of Land Distribution (2024)*

| Existing Use of Land (DOR Code) | Parcels Count | Acres | Percentage |
|---|---|---|---|
| Agriculture | 126 | 6,061.7 | 30.9% |
| Residential (LDR) | 24,569 | 8,744.5 | 44.5% |
| Multi-Family (MDR and HDR) | 396 | 265.8 | 1.4% |
| Commercial | 476 | 697.2 | 3.5% |
| Office | 193 | 76.8 | 0.4% |
| Industrial | 164 | 269.1 | 1.4% |
| Institutional | 412 | 1,437.0 | 7.3% |
| Parks / Rec | 12 | 1,015.9 | 5.2% |
| Misc | 99 | 66.0 | 0.3% |
| Vacant | 3,798 | 1012.0 | 5.2% |
| Total | 30,245.0 | 19,646.0 | 100.0% |

Source: OCPAO Parcel Data (2024), VHB

The City Existing Use of Land GIS boundary measures approximately 40-acres less than the GIS FLU boundary. It is identified that two (2) East Lake Tohopekaliga waterfront parcels are not included within the OCPAO parcel datasets, therefore causing the difference.

Compared to St. Cloud's 2002 Comprehensive Plan the amount of land within the City devoted to residential development has increased from 33% to 46%, with the primary increase being for low-density development going from 11.7% to nearly 45%, this shows a significant shift of the city's medium-density housing stock, which made up nearly 21% of the city's acreage in 2002. Commercial acreage in 2002 was calculated to account for 5% but has since decreased to 4%. Industrial uses have remained steady around 1% of the city's acreage. Institutional uses, both public and private, has decreased from 17% to nearly 7% of the city's acreage. Agricultural uses in the city have increased from 4% of the total land area to nearly 31%, and vacant land has decreased from 25% of the total land area to 5%.

These changes paint a picture of a city that has changed largely to provide single-family housing, notable in how medium density housing, commercial, and institutional uses have largely decreased in the city as a percentage of the total use of land. The large increase in agricultural uses can be attributed to recently annexed areas from the Joint-Planning Area that are presently in the beginning of the development pipeline. Lastly, the reduction of vacant land in the city suggests that continued annexations will be necessary as the city's population continues to grow.

## 2.2 Description of Existing Uses of Land

The following inventory describes the specific existing uses of land within the City:

- **Agriculture** - includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This use is considered a holding category until adequate public facilities become available for more intense development.
- **Single-Family Residential** – includes areas of the city where predominantly single-family detached structures and residential subdivision development has occurred with densities of four or less units per gross acre.
- **Multi-Family Residential** – includes medium and high-density residential uses and those areas of the city where single-family dwellings, duplexes, mobile homes, townhouses and condominium development has occurred at densities exceeding 4.1 units per gross acre.
- **Commercial** – includes areas of the city where commercial development has occurred. Commercial uses are those that provide for retail sale of items and services to the public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also, commercial use includes areas for offices and the provision of services.
- **Office** – includes areas of the city which consist of general, professional and medical office uses, including those services generally provided in an office park campus.
- **Industrial** – includes areas of the city where light and heavy industrial development has occurred.
- **Institutional** – includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc.
- **Parks/Rec** – includes park and recreation facilities and lands deemed worthy of preservation for passive open space, such as common open space areas and significant buffers.
- **Vacant** – includes lands that have not yet been built upon or retained for conservation. In situations where subdivision development orders have been approved, but a building permit has not yet been issued, the land was considered vacant.

The City has predominance of established low density single-family neighborhoods, small strip commercial uses occurring along the U.S. 192 corridor, a stable central business district with limited office uses, and other industries. With approximately 1,012-acres of Vacant land, approximately 5.2 percent of the City's land area, St. Cloud has capacity for near term (prior to 2035) development before experiencing functional build-out. Additionally, approximately 6,061-acres of Agricultural use of land exist, which is 30.8 percent of the city's land area. It is anticipated the future development of these lands will occur and assist the City in meeting its 2045 projected growth needs.

The opportunity for redevelopment and infill will also have an impact on the City's future. This is evident in the focus of Central Business District and the Highway Commercial uses along U.S. Hwy

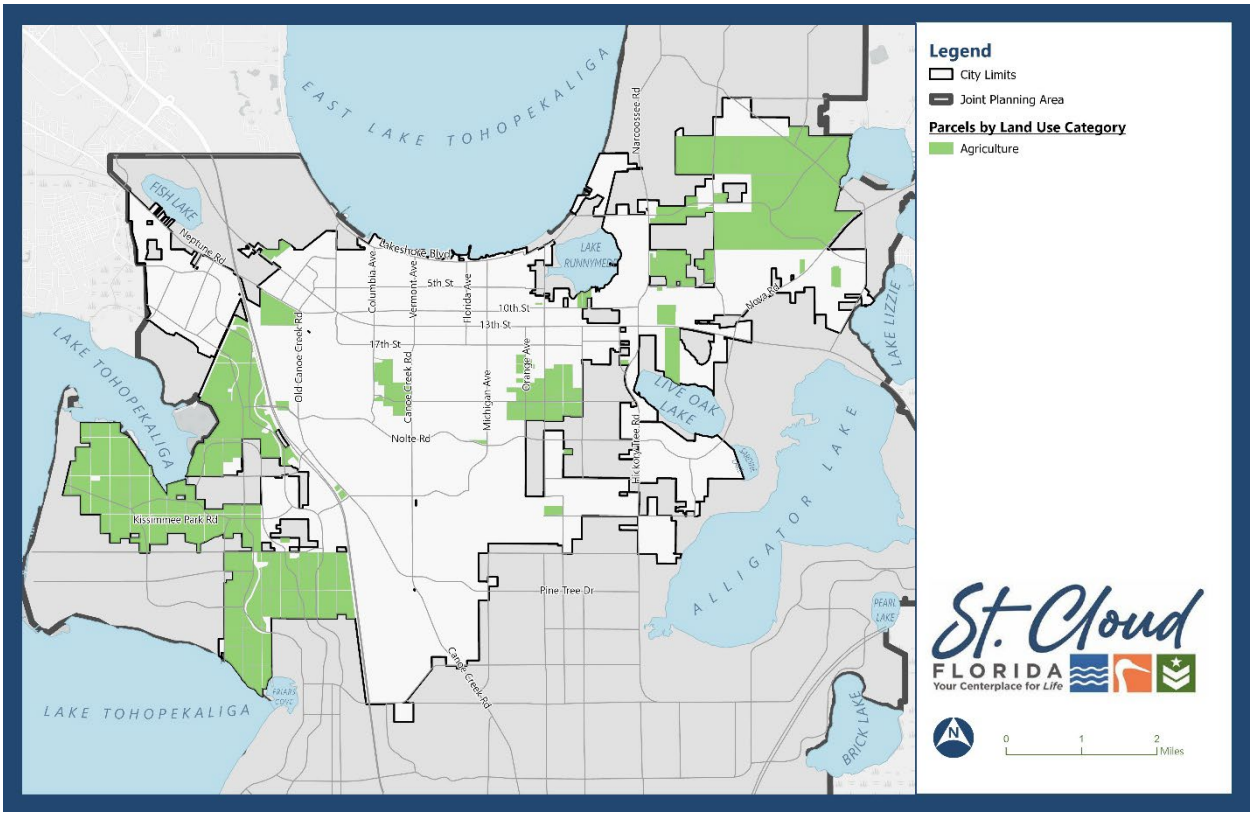
192 corridor. While commercial user occupancy appears to be high, redevelopment or infill of these lands could add substantially to the community's character and residents' overall quality of life. Denser, vertical mixed-use developments could provide alternative housing options, contribute to local employment creation, and help to maximize return on public infrastructure investments.

Ultimately, St. Cloud's JPA interlocal agreement with Osceola County provides a large amount of future JPA annexation lands that represent the easiest opportunity for future growth to accommodate development through the 2045 plan horizon. Historically, the development market has primarily delivered low-density residential development in master planned subdivisions with limited non-residential support uses. The Osceola County use of land designation for in much of these JPA areas is Mixed Use. Areas to the south of St. Cloud in Osceola County are also designated Mixed-Use and Environmental. The Mixed-Use entitlement through Osceola County land development process appears to limit developer commitments to deliver actual future supporting non-residential uses with the low-density residential developments. The apparent development pattern is to seek project approvals through the County, permit and initiate property development; then when vertical development is ready, property developers seek annexation into the City.

### 2.2.1 Agriculture

The agricultural use in the City of St. Cloud is primarily located in large parcels concentrated in the western and eastern regions, with significant areas west of Old Canoe Creek Road and north of Kissimmee Park Road, as well as north of Nolte Road and east of Narcoossee Road. Smaller agricultural use parcels are scattered throughout the central and southern regions, including areas around Nolte Road and south of Pine Tree Drive. Notable agricultural areas also exist north of US-192, particularly around Rummell Road. Despite their current designation, most of these parcels are slated for future development, highlighting the city's ongoing growth and development.

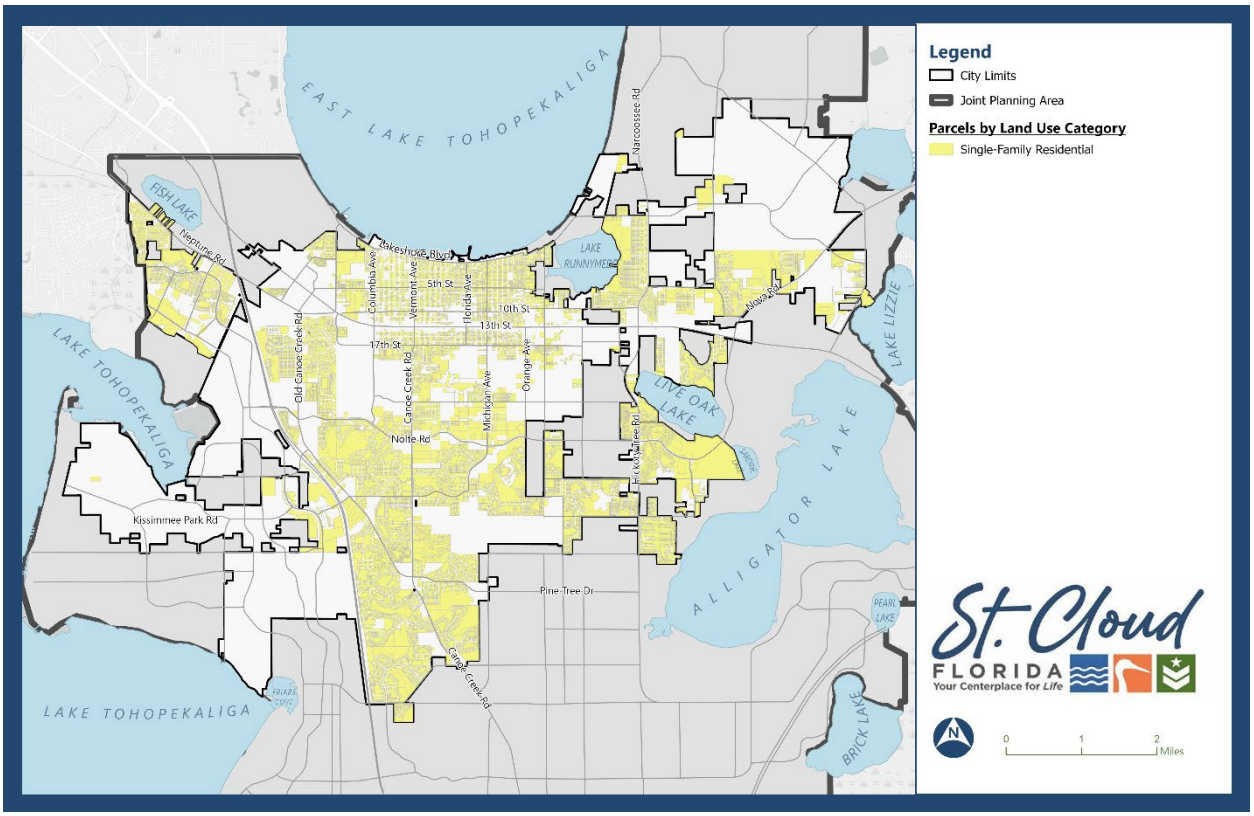
*Figure 6: Existing Use of Land; Agriculture.*



### 2.2.2 Single-Family Residential

Single-family residential use in the City of St. Cloud, represented by yellow on the map, comprises nearly half of the City of St. Cloud. Totaling approximately 8,744.5 acres. Low-density residential is significantly more predominant than any other single use, accounting for 44.5% of the city's land area.

*Figure 7: Existing Use of Land; Single-Family Residential.*

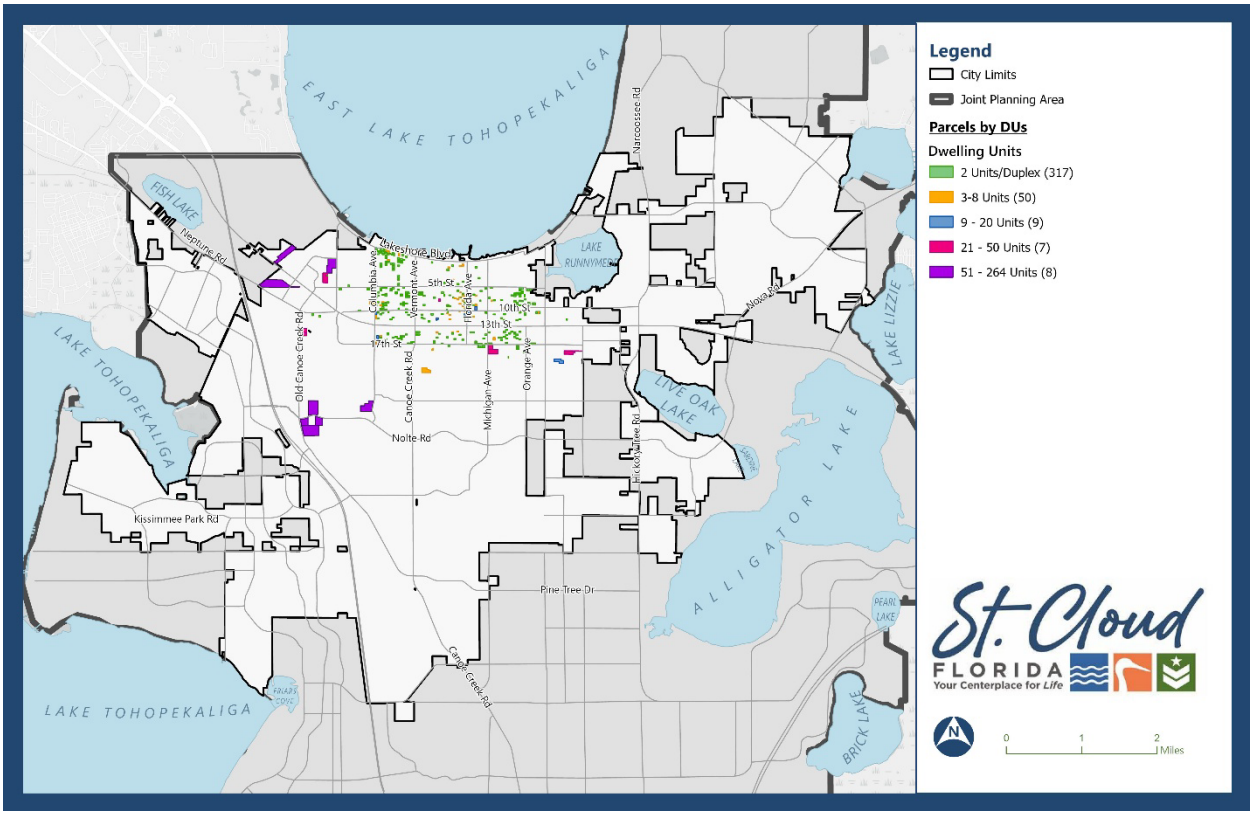


### 2.2.3 Multi-Family Residential

There are approximately 400 multi-family residential properties within the city, totaling 249 acres or 1.4% of the city's land area. There are over 300 duplexes within the city, overwhelmingly within the original grid. The area also contains nearly 50 small-scale multiplexes or apartments (3-8 units), and several apartments under 20 units. With some exceptions, the multifamily development outside of the grid area has been more large-scale developments with 21 or more units.

This contrast highlights trends in St. Cloud's development history as well as broader market trends away from smaller-scale incremental development and towards large-scale, capital-intensive projects. The strategies presented in this update seek to enable more incremental development while ensuring larger-scale development enhances quality of life, especially through the provision of mixed-use communities.

*Figure 8: Existing Use of Land; Multi-Family Residential.*

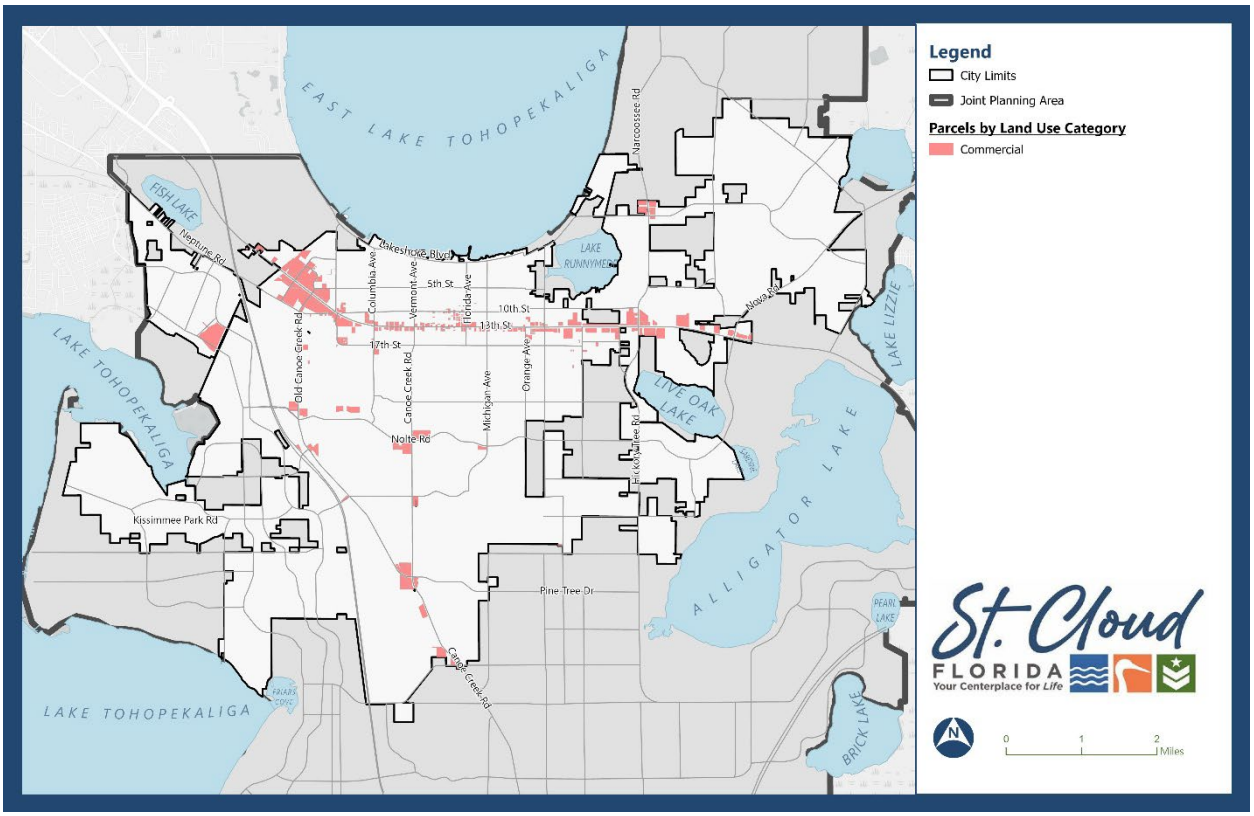



MAP NOTE: NO MULTI-FAMILY PARCELS OUTSIDE OF MAP EXTENT.

### 2.2.4 Commercial

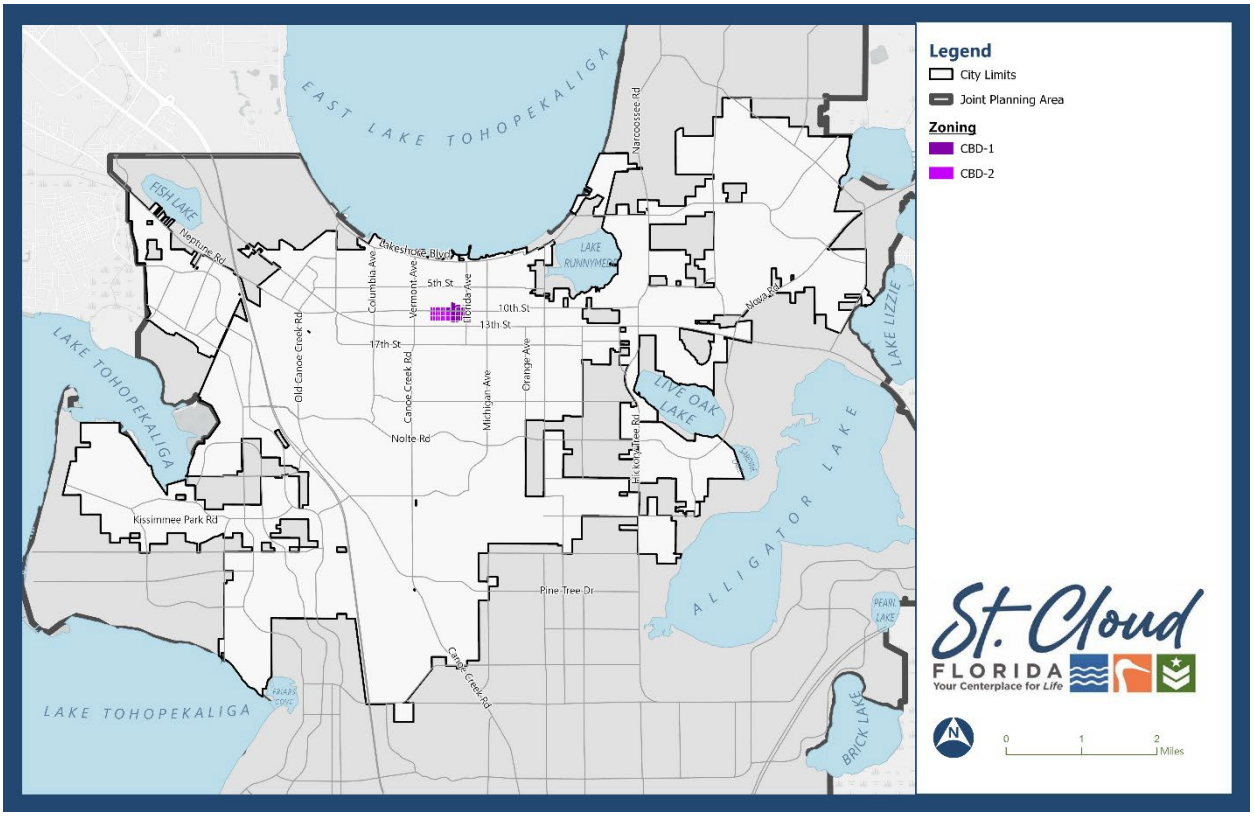
There are 476 commercial parcels within the city totaling 697.2 acres or 3.5% of the city. This commercial use includes retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Other commercial uses, such as industrial and office uses, are contained in following sections.

*Figure 9: Existing Use of Land; Commercial.*




The Downtown Commercial Business District (CBD) is approximately 36 acres in area, located north-south from U.S. 192-441 corridor to 8th Street, between Missouri and Ohio Avenues. **Map I-6** identifies the location of the CBD. Uses found within the CBD include hotels/motels, restaurants, professional offices, governmental offices, retail shops, banks, among others. On-street parking and zero lot line buildings characterize the core of the CBD. To provide for future development of the CBD, the City maintains a second Central Business zoning district, CBD-2. This secondary district considers the need for off-street parking and increased building setbacks just outside the central core. Future development and expansion of the CBD is essential to the preservation of the City's Downtown and is a prime element of the City's historic preservation efforts. The maximum intensity allowed in the Downtown CBD-I (central core) is a floor area ratio of 4.0.

*Map I-6. CBD Area*




Most of the commercial activity within St. Cloud occurs generally along East Irlo Bronson Memorial Highway/13th Street (U.S. 192-441) corridor from the east of Florida Turnpike to Nova Road (C.R. 532). Uses along this corridor include restaurants, convenience stores, strip commercial centers, retail stores, banks, warehousing, etc. Residential uses within this corridor are limited, as mentioned earlier.

These properties include a wide diversity of building types, with the most frequent being free standing one-story retail (19.1%), multi-tenant strip retail centers (13.8%), and free-standing retail (13.2%), . The remaining types are shown in the table below.

*Table 2: Breakdown of Commercial Use Building Types*

| Commercial Use | Number of Parcels | Percent |
|---|---|---|
| RETAIL FREE STANDING 1 STORY | 58 | 19.1% |
| RETAIL STRIP CENTER - MULTI TENANT | 42 | 13.8% |
| STOR/OFC/RES/CONDO-I | 40 | 13.2% |
| DRIVE-IN REST-IMP | 22 | 7.2% |
| RESTAURANT/CAFE-IMP | 19 | 6.3% |
| RETAIL CONVENIENCE STORE (7-11, WAWA) | 18 | 5.9% |
| SELF STORAGE/MINI WAREHOUSE | 16 | 5.3% |

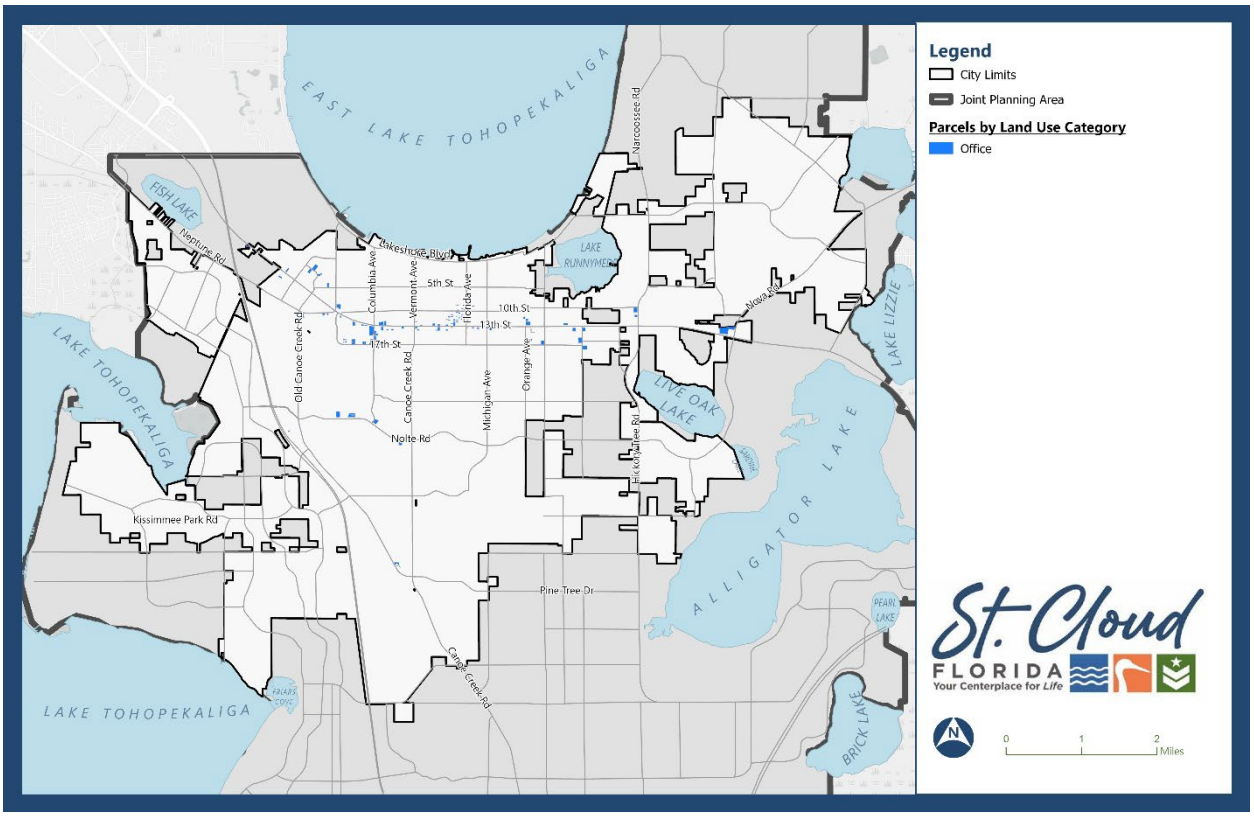
| | | |
|---|---|---|
| COMMUNITY SHOPPING CENTERS | 13 | 4.3% |
| FINANCIAL BLDG-IMP | 13 | 4.3% |
| GENERAL AUTO REPAIR | 12 | 3.9% |
| TIRE/AUTO SERVICE FACILITIES | 10 | 3.3% |
| HOTELS & MOTELS-IMP | 7 | 2.3% |
| RETAIL PHARMACY | 7 | 2.3% |
| AUTO DEALERSHIP-SALES & SERVICE (RV & MOTORCYCLE) | 5 | 1.6% |
| CAR WASH | 5 | 1.6% |
| *All others less than 1.0%* | | |

The City's historical position as a bedroom community for the Orlando Metro Area has left it with an unbalanced jobs to housing ratio. This plan proposes changes to the density of non-residential developments in order to encourage increased development of employment opportunities. This update aims to promote more incremental development in established commercial areas without the need for encroachment into existing residential neighborhoods.

### 2.2.5 Office

There are 193 office parcels within the city, totaling 76.8 acres. These uses are mostly located along the East Irlo Bronson Memorial Highway/13th Street (U.S. 192-441) corridor, with some additional office parcels along Nolte Road.

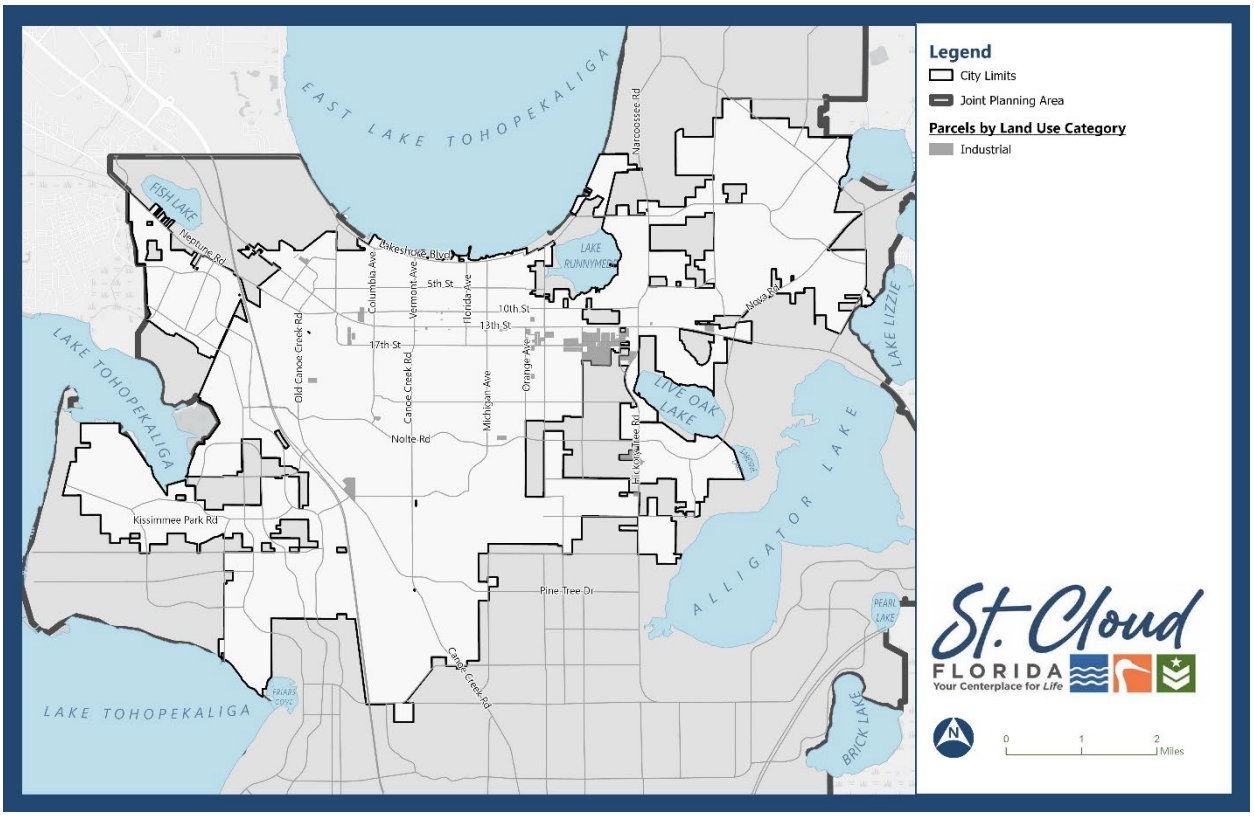
*Figure 10: Existing Use of Land; Office.*



### 2.2.6 Industrial

There are 164 industrial use parcels in the city, totaling 269.1 acres or 1.4% of the city's land area.

*Figure 11: Existing Use of Land; Industrial.*



### 2.2.7 Institutional

There are 412 institutional use parcels within the city, comprising approximately 1,437.0 acres and 7.3% of the city's land area. The Institutional use of land identified in the map below contains a combination of several public or quasi-public ownerships as noted in the following table. The largest concentration being Public Schools (542.1-acres or 37.7%) followed by Municipal-owned lands (423.7-acres or 29.5%) .

*Figure 12: Existing Use of Land; Institutional.*

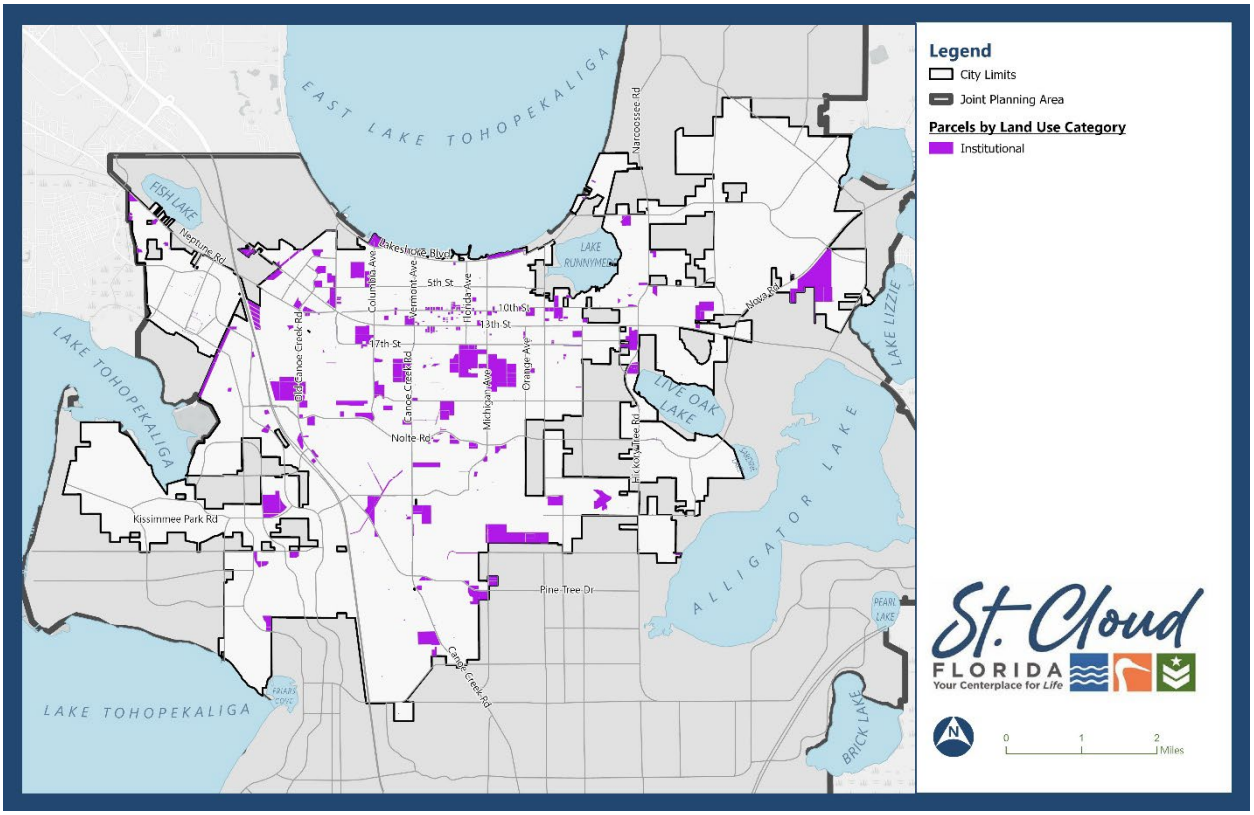


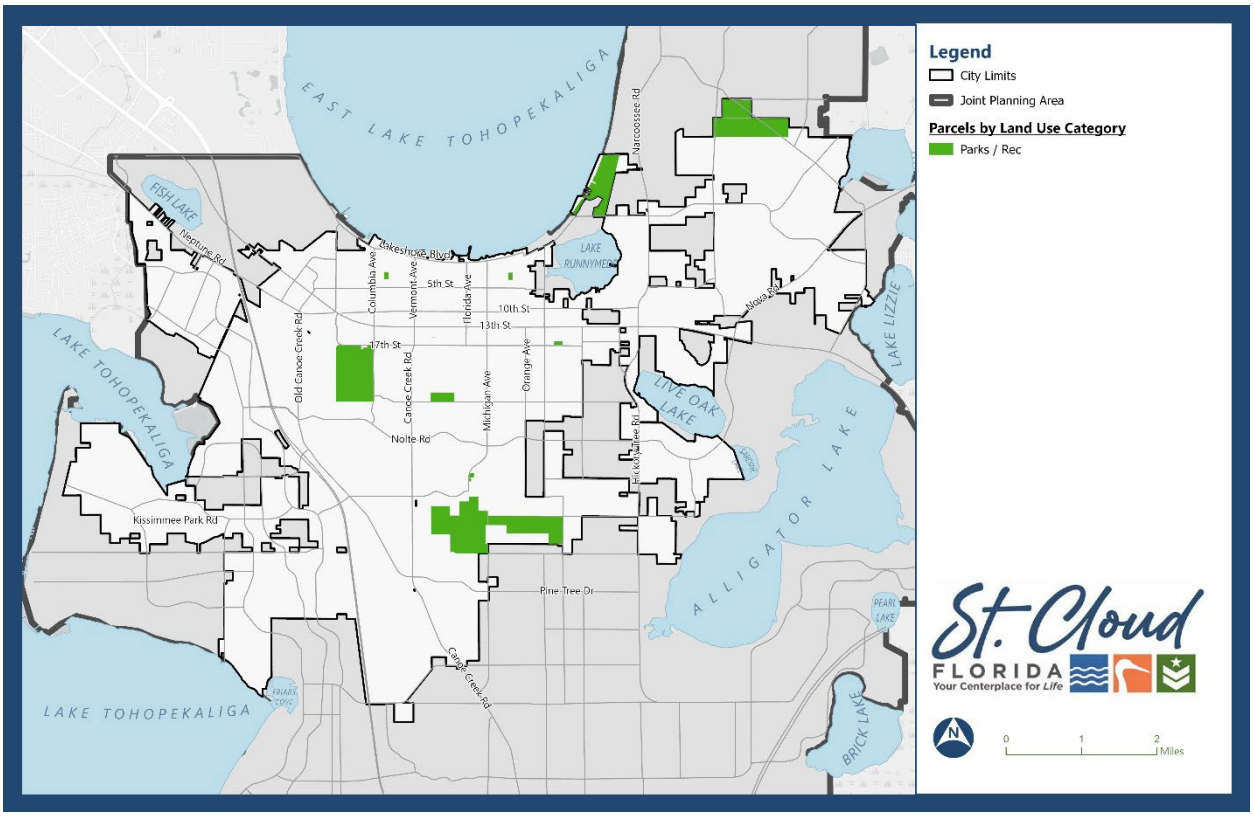

*Table 3: St. Cloud's Institutional Use of Land Ownerships*

| Institutional Uses of Land | Acres | Percent |
|---|---|---|
| Public Schools | 542.1 | 37.7% |
| Municipal | 423.7 | 29.5% |
| County | 190.8 | 13.3% |
| State | 27.6 | 1.9% |
| Federal | 8.0 | 0.2% |
| Utilities | 5.4 | 0.7% |
| Other Institutional Uses | 239.3 | 16.9 |
| Total | 1437.0 | 100.0% |

### 2.2.8 Park/Open Space

There are 12 parks and recreational parcels within the city, totaling 1015.9 acres or 5.2% of the city's land area.

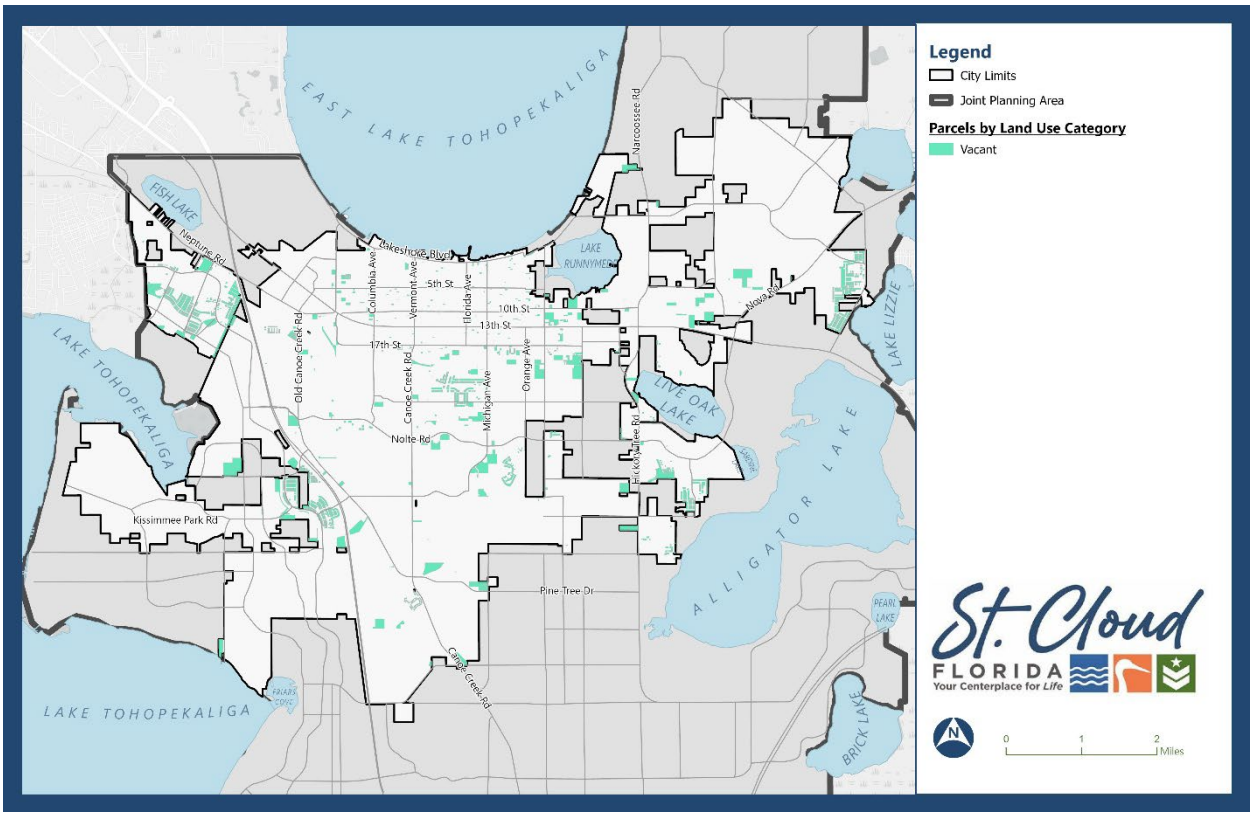
*Figure 13: Existing Use of Land; Park/Open Space*



### 2.2.9 Vacant

There are 3,798 vacant parcels within the city, comprising 1012.0 acres or 5.2% of the city's land area.

*Figure 14: Existing Vacant Parcels*



## 2.3 Natural Resources

Natural features, soils, topography, and geology can have a dramatic effect on use of land patterns within a city. Water bodies, floodplains, wetlands, and other natural features can be major constraints to development, as well as natural amenities worthy of preservation.

St. Cloud is a lakefront community with several canals and small waterways. There are no salt-water beaches, estuarine systems, rivers or bays within the City. However, the City does have a freshwater marina and certain areas of the City fall within the 100-year floodplain. This section summarizes the existing public wells, surface waters, wetlands, floodplains, minerals and soils within the City. Additional details about the City's natural resources are located in the Conservation, Potable Water, Natural Groundwater Aquifer Recharge, and Stormwater Management Elements.

### a. Public Wells

The City has five (5) public wells which are shown in the Potable Water Element. The wells include a 500-foot wellhead protection area around each of the wellhead sites. New development which is deemed to be detrimental to the City's water supply is prohibited within the wellhead protection zone.

### b. Surface Waters

The dominant water bodies in St. Cloud include East Lake Tohopekaliga, Alligator Lake, Fish Lake, and Lake Runnymede. The water quality in the lakes has substantially improved since the city received assistance from the State to redirect sewage disposal to the City's sprayfield. No additional discharge into the lakes is permitted.

### c. Floodplains

The estimated locations of floodplains within the City are shown in the Conservation Element. Over one-third of the grid is shown to be within the limits of the 500-year floodplain prepared by the Federal Emergency Management Agency. There are 100-year floodplain areas adjacent to all of the major lakes within and adjacent to the city and running the length of the East Lake Tohopekaliga lakeshore. Additionally, there are scattered 100-year floodplains throughout the City south of the grid. Nearly one-third of the large Osceola County enclave in the center of the City is within the 100-year floodplain.

### d. Wetlands

The estimated location of existing wetlands is shown in the Conservation Element. Almost all wetlands are shown south of the Downtown grid. Some of the wetlands are already dedicated to conservation lands. According to the National Wetland Inventory Data, the majority of the City's wetlands are palustrine with some lacustrine wetlands along the lakeshores.

### e. Topography

The City of St. Cloud drains primarily to the north towards East Lake Tohopekaliga or to the west and south via the St. Cloud Canal. A general topography map is included in the Drainage Element that identifies topographic contours at five-foot intervals. The City ranges from a high elevation of 85 feet to a low of 58 feet above sea level.

### f. Minerals

Commercially valuable minerals are insignificant and there are no active mining sites within St. Cloud.

### g. Soils

The dominant soils within the City consist of Smyrna, Myakka, and Basinger. These soils generally drain poorly and are sandy throughout. A map of the location of more detailed soil types is shown in the Conservation Element. The majority of the soils within St. Cloud are not suitable for septic tank use. Developed lands within the City are connected to the central wastewater system.

## 2.4 Historic Resources

The National Register of Historic Places is the official list of nationally recognized historical places that are considered important for preservation. In 2016, St. Cloud adopted ordinance 2016-55 to establish the Historic Preservation Overlay District to bring awareness and preserve certain distinct elements of the City's culture and heritage. This District was recognized as St. Cloud Downtown Historic District by The National Register of Historic Places in 2023. The St. Cloud Downtown Historic District encompasses an area of approximately 83.8 acres bounded north by 9th Street, west by Wisconsin Avenue, east by both Ohio and Indiana Avenue, and the U.S. 192-441 corridor to the south. The District contains a total of 16 structures that are eligible for the National Historic Registry, as well as the three historically significant sites currently in the Registry. The eligible structures include a collection of commercial, residential, religious, governmental, and institutional buildings dating from the town's establishment in 1909 until 1970.

Prior to 2023, The National Register of Historic Places identified three historically significant properties in St. Cloud, which are listed in Table 5 below. The Grand Army of the Republic Memorial Hall is also recognized as a structure of historic significance by the State of Florida. Since 2023, the Downtown Historic District has also been added to the National Register of Historic Places.

*Table 4: Structures Within St. Cloud Listed on the National Register of Historic Places*

| Address | Name | Historic Significance | Period of Significance |
|---|---|---|---|
| 1101 Massachusetts Avenue | Grand Army of the Republic Memorial Hall | Architecture/Engineering, Event | 1900 - 1949 |
| 915 New York Avenue | St. Cloud Depot | Event | 1918 - 1968 |
| 1012-1014 Massachusetts Avenue | Veteran's Memorial Library and Women's Club of St. Could Auditorium | Women's History | 1923- 1970 |
| Bounded by 9th St., Wisconsin Ave., Indiana Ave., Ohio Ave., and US 192-441 | The St. Cloud Downtown Historic District | Community Planning and Development; Commerce; Education; Social History; Transportation Network; Architecture | 1900- 1970 |

*Source: National Register of Historic Places*

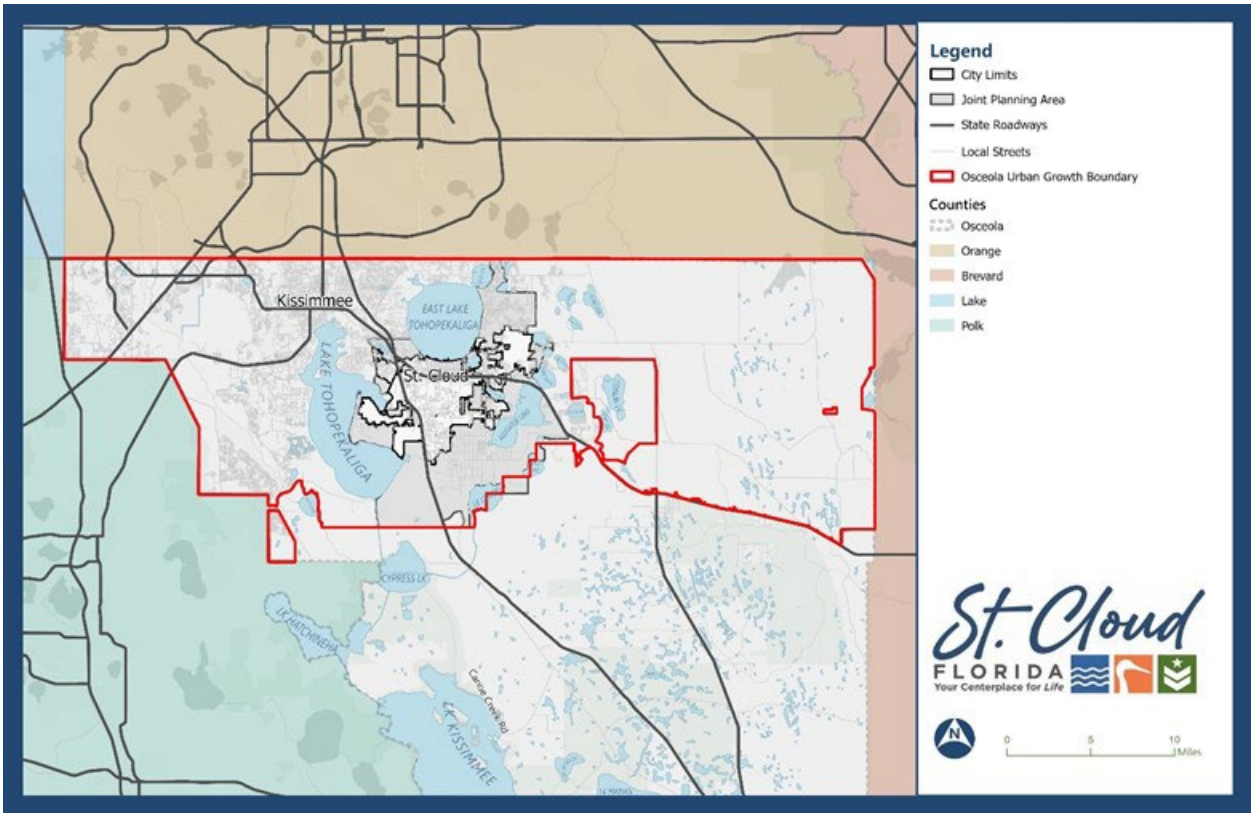
An asset of being listed on the National Register is that the Federal Rehabilitation Tax Credit provides up to a twenty (20) percent income tax credit of the allowable expenses incurred in the certified rehabilitation of a certified historic, income-producing building. In addition, a tourism economy is created with the preservation and rehabilitation of historic districts and structures. These structures should be afforded additional protection by St. Cloud.

## 2.5 Adjacent Uses and Development Context

The City maintains boundaries with portions of unincorporated Osceola County. A more urban pattern of development exists to the northwest along U.S. 192-441 corridor and the Florida Turnpike interchange, a suburban pattern of development to the northeast, and more of a rural and agricultural pattern of development to the south and southwest of the City limits.

Northwest of the City limits include similar strip commercial uses along the U.S. 192-441 corridor with higher density multi-family residential transitioning near the roadways towards larger lot single-family residential on agricultural lands near East Lake Tohopekaliga. Northeast of the city, County lands include low density single-family residential and rural lands. South and east of the City include scattered, low density single-family residential development, and rural and agricultural lands. South and west of the city includes undeveloped lands with Mixed-Use designations within the Joint Planning Area (JPA) and agricultural lands outside of the Osceola County Urban Growth Boundary. Major freshwater lakes and interconnected natural environmental systems are present throughout the region.

*Figure 15: Urban Growth Boundary*



# 3.0 Population Estimates & Projections

Understanding changes to population demographics and growth trends are key factors in preparing an update to St. Cloud's Comprehensive Plan for the 2035 and 2045 planning horizons. Population projections are instrumental in determining the efficient allocation of developable land throughout the planning horizon. These projections allow the city to plan for the housing needs of future residents through density targets and the future land use map while allocating other lands to fulfill other strategic goals.

## 3.1 Historic Population

The State of Florida, Osceola County, and the City of St. Cloud has experienced continual population growth during the last century. The following table identifies the US Census documented population growth for each.

Analyzing the post WWII (1950-2020) Annual Average Rate of Population Growth for this data shows the State of Florida has been averaging a 3.0% **annual population growth** rate increase. Osceola County and the City of Kissimmee have experienced a 5.2% and 4.2% annual average growth rate increase, respectively. The City of St. Cloud's average annual rate increase has been 4.3% for the same period. The US Census data trend projects that Osceola County's and the City of St. Cloud's average annual growth rate will continue to increase through the 2045 planning horizon as available vacant and adjacent JPA annexation lands are present.

The trend for continued average annual population growth must be recognized within St. Cloud's Comprehensive Plan as the results of increased population generates greater demands upon existing land uses, and ultimately the delivery of future public services.

*Table 5: Population Trends (1910-2020)*

| Table 1: Population Trends, 1910-2022 | 1910 | 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Florida | 752,619 | 968,470 | 1,468,211 | 1,897,414 | 2,771,305 | 4,951,560 | 6,789,443 | 9,746,324 | 12,937,926 | 15,982,378 | 18,801,310 | 21,538,187 |
| Osceola County | 5,507 | 7,195 | 10,699 | 10,119 | 11,406 | 19,029 | 25,267 | 49,287 | 107,728 | 172,493 | 268,685 | 388,656 |
| Orlando-Kissimmee-Sanford Metropolitan Statistical Area | - | - | - | - | 114,950 | 318,487 | 428,003 | 700,555 | 1,224,852 | 1,644,561 | 2,134,411 | 2,673,391 |
| St. Cloud | - | 2,011 | 1,863 | 2,042 | 3,001 | 4,353 | 5,041 | 7,840 | 12,453 | 20,074 | 35,183 | 58,964 |
| Kissimmee | 2,157 | 2,722 | 3,163 | 3,225 | 4,310 | 6,845 | 7,119 | 15,487 | 30,050 | 47,815 | 59,682 | 79,226 |

*Source: 1910-2020 Decennial Census*

## 3.2 Demographics

As previously stated, the City of St. Cloud has experienced significant increases in population since 2010, averaging a 6.8% annual growth rate over the decade. The total population of the City has increased by 67.6%, much higher than neighboring Kissimmee (32.7%) and the State of Florida overall (14.6%). Table 7 shows the population growth relative to St. Cloud, Kissimmee, Osceola County, and Florida.

*Table 6: Total Population (2010 – 2020, St. Cloud, Kissimmee, Osceola & Florida)*

| | St Cloud | | Kissimmee | | Osceola County | | State of Florida | |
|---|---|---|---|---|---|---|---|---|
| **Total Population** | **No.** | **Percent** | **No.** | **Percent** | **No.** | **Percent** | **No.** | |
| 2010 | 35,183 | 13.1% | 59,682 | 22.2% | 268,685 | 100% | 18,801,310 | |
| 2020 | 58,964 | 15.2% | 79,226 | 20.4% | 388,656 | 100% | 21,538,187 | |
| Total Population Change | 23,781 | | 19,544 | | 119,971 | | 2,736,877 | |
| Total Population % Change | 67.6% | | 32.7% | | 44.7% | | 14.6% | |
| Avg. Growth Rate | 6.8% | | 3.3% | | 4.5% | | 1.5% | |
| Compound Annual Rate | 5.3% | | 2.9% | | 3.8% | | 1.4% | |

*Source: 1910-2020 Decennial Census*

In 2020 40.4% of the population was between the ages of 18 and 44. A large portion of the City's population was under the age of 18 (28.5%), with more than half being between the ages of 5 and 14 (15.4%). The City's population over the age of 60 was 18%. St. Cloud's population is generally younger than Florida overall, but slightly older than the population in Osceola County and Kissimmee. Table 8 shows the population age distribution of St. Cloud, Kissimmee, Osceola County, and Florida.

*Table 7: St. Cloud Age Distribution (2020)*

| **Age Distribution (2020)** | **No.** | **Percent** | **No.** | **Percent** | **No.** | **Percent** | **No.** | **Percent** |
|---|---|---|---|---|---|---|---|---|
| 5 to 14 years | 8,183 | 15.40% | 9,268 | 12.80% | 50,075 | 13.80% | 2,354,577 | 11.10% |
| 15 to 17 years | 2,684 | 5.10% | 2,545 | 3.50% | 15,907 | 4.40% | 726,477 | 3.40% |
| Under 18 years | 15,163 | 28.50% | 16,680 | 23% | 88,829 | 24.40% | 4,214,444 | 19.90% |
| 18 to 24 years | 4,404 | 8.30% | 6,490 | 9% | 34,077 | 9.40% | 1,747,154 | 8.20% |
| 15 to 44 years | 21,463 | 40.40% | 32,209 | 44.50% | 155,314 | 42.70% | 7,807,880 | 36.80% |
| 16 years and over | 39,637 | 74.60% | 57,521 | 79.40% | 286,073 | 78.70% | 17,486,583 | 82.40% |
| 18 years and over | 37,969 | 71.50% | 55,730 | 77% | 274,837 | 75.60% | 17,002,480 | 80.10% |
| 21 years and over | 35,990 | 67.70% | 52,980 | 73.20% | 261,219 | 71.80% | 16,262,271 | 76.60% |
| 60 years and over | 9,549 | 18% | 12,905 | 17.80% | 66,345 | 18.20% | 5,719,815 | 27% |
| 62 years and over | 8,213 | 15.50% | 11,515 | 15.90% | 58,691 | 16.10% | 5,148,235 | 24.30% |
| 65 years and over | 6,709 | 12.60% | 9,011 | 12.40% | 47,588 | 13.10% | 4,347,912 | 20.50% |
| 75 years and over | 3,032 | 5.70% | 3,624 | 5% | 18,637 | 5.10% | 1,954,208 | 9.20% |

*Source: 1910-2020 Decennial Census*

Table 9 shows St. Cloud's racial demographics. The largest segments of the City's population race distribution show as Hispanic or Latino 47.6%, 40.4% White, 5.8% Black or African American, 3.5% Two or More Races, and 2.7% Other. Notably a 52.4% Not Hispanic or Latino segment.

*Table 8: St. Cloud Race Distribution (2020)*

| Race Distribution (2020) | No. | Percent |
|---|---|---|
| Hispanic or Latino | 28,080 | 47.60% |
| Not Hispanic or Latino | 30,884 | 52.40% |
| White alone | 23,799 | 40.40% |
| Black or African American alone | 3,392 | 5.80% |
| American Indian and Alaska Native alone | 100 | 0.20% |
| Asian alone | 1,111 | 1.90% |
| Native Hawaiian and Other Pacific Islander alone | 51 | 0.10% |
| Some Other Race alone | 393 | 0.70% |
| Two or More Races | 2,038 | 3.50% |

*Source: 1910-2020 Decennial Census*

## 3.3 Population Estimates

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. Their reports present a set of projections and describe the methodology used to construct those projections. To account for uncertainty regarding future population growth, BEBR publishes three series of projections: Low, Medium, and High. BEBR recommends using the Medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties.

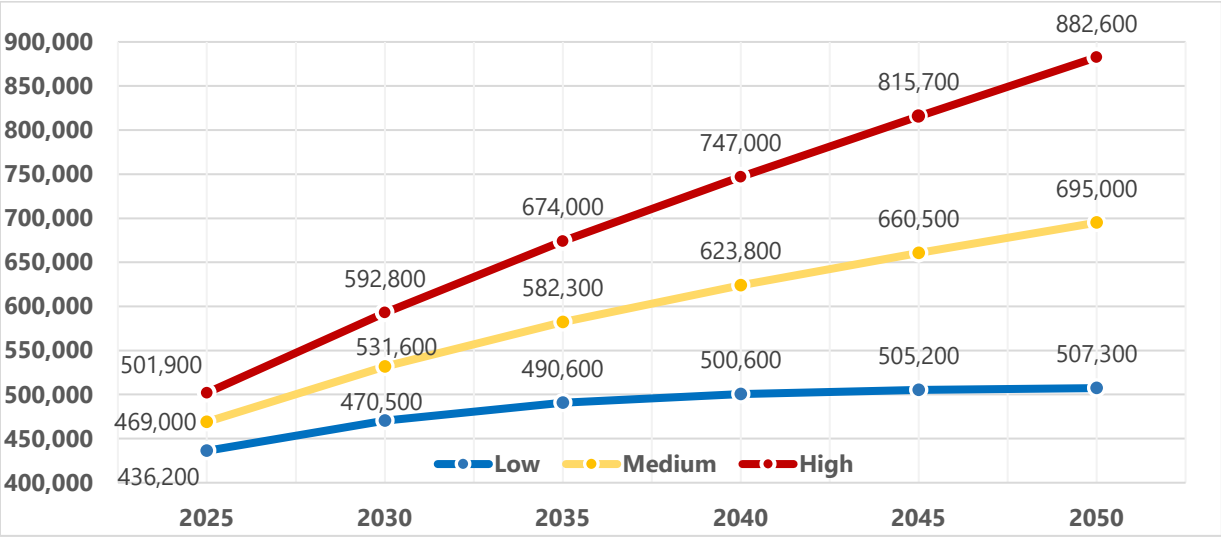
The BEBR Medium series data contained in the following table identifies continued population growth in Osceola County through 2050. Population is anticipated to grow from 439,225 persons in 2023 to 582,300 persons by 2035, and to more than 660,500 persons by 2045. This represents a 24.9% increase by 2035 and 34.6% increase by 2045.

*Table 9: BEBR Projections of Osceola County, with Estimate for 2023*

| | 2023 Estimate | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| Low | 439,225 | 436,200 | 470,500 | 490,600 | 500,600 | 505,200 | 507,300 |
| Medium | | 469,000 | 531,600 | 582,300 | 623,800 | 660,500 | 695,000 |
| High | | 501,900 | 592,800 | 674,000 | 747,000 | 815,700 | 882,600 |
| **% Change** | **103.36%** | | **100.11%** | **99.36%** | **99.05%** | **98.77%** | **98.64%** | **98.47%** |

*Source: Bureau of Economic and Business Research (BEBR), University of Florida.*

*Figure 16: BEBR Florida Estimates of Population (2023)*




*Source: Bureau of Economic and Business Research (BEBR), University of Florida.*

*Table 10: BEBR Florida Estimates of Population (2022)*

| | 2020 Census | 2022 Est. | Total Change (2020-2022) |
|---|---|---|---|
| Osceola County | 388,656 | 424,964 | 36,290 |
| Kissimmee | 79,226 | 82,168 | 2,942 |
| St. Cloud | 58,964 | 61,331 | 2,367 |
| Unincorporated | 250,466 | 281,447 | 30,981 |

*Source: Bureau of Economic and Business Research (BEBR), University of Florida.*

*Table 11: Metro Forecast Housing Units and Population Projections (2021 to Buildout)*

| | 2025-2045 | | 2025-Buildout | | Delta | |
|---|---|---|---|---|---|---|
| | Housing Units | Population | Housing Units | Population | Housing Units | Population |
| City Limits | 16,940 | 44,094 | 20,170 | 52,116 | 3,230 | 8,022 |
| JPA Limits | 12,054 | 30,084 | 49,036 | 121,099 | 36,982 | 91,015 |
| Delta | 4,886 | 14,010 | 28,866 | 68,983 | 33,752 | 82,993 |

*Source: Metro Forecasting (MF), St. Cloud Interactive Growth Model (March 2022).*

*Table 12: Metro Forecast Population Projections By 5-Year Interval (2021 to 2050)*

| | 2025 | 2030 | 2040 | 2050 |
|---|---|---|---|---|
| City Limits | 71,451 | 84,601 | 108,626 | 118,775 |
| JPA Limits | 38,543 | 45,190 | 58,873 | 79,672 |
| Total | 109,994 | 129,791 | 167,499 | 198,447 |

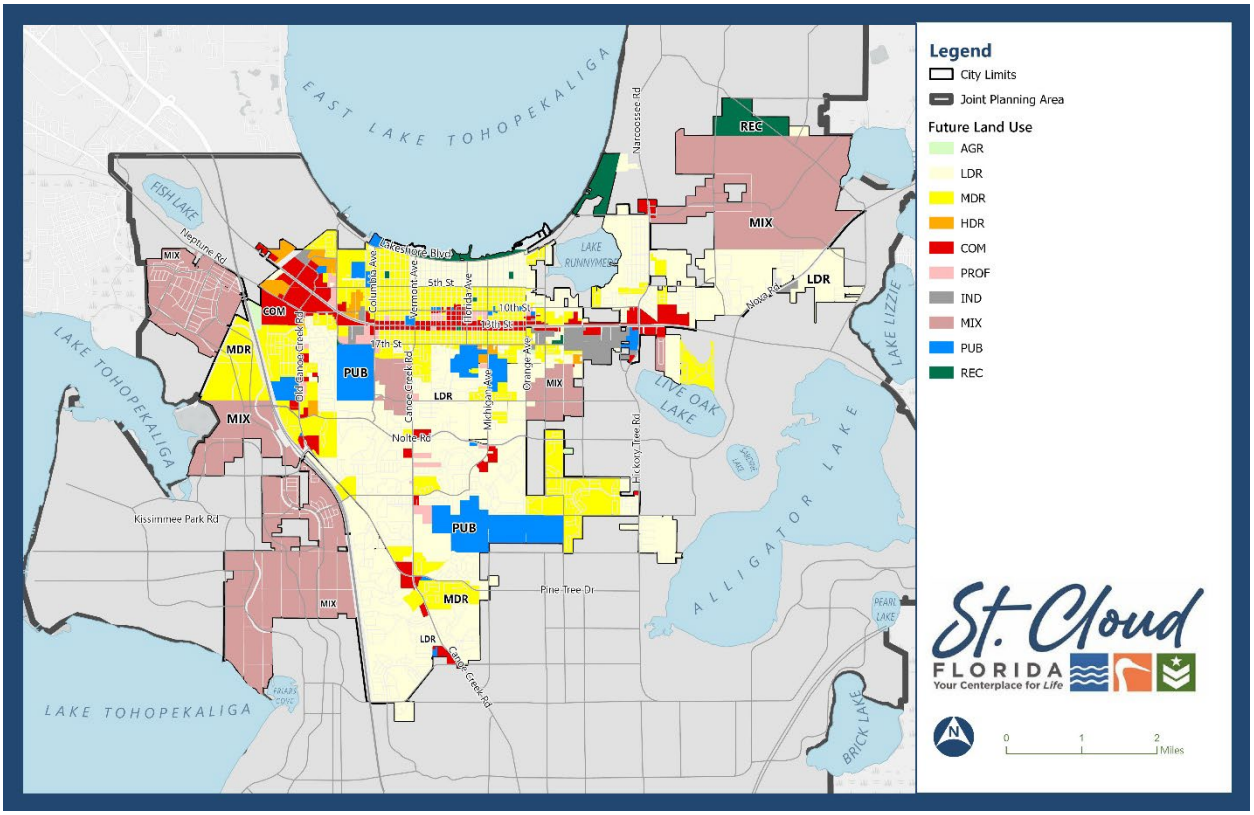
*Source: Metro Forecasting (MF), St. Cloud Interactive Growth Model (May 2025).*

# 4.0 Future Land Use Analysis

## 4.1 2045 Future Land Use Map

The Future Land Use Map (FLUM) is the fundamental instrument by which the City regulates the type of development particular to a parcel of property. The FLUM is used to guide where, how, and to what intensity the City seeks to grow. The assignment of a Future Land Use category to a parcel on the FLUM is then further implemented and regulated through compatible zoning by the Land Development Code.

*Figure 17: 2025 Future Land Use Map*




*Source: St. Cloud GIS, VHB (2024)*

## 4.2 Current Future Land Use Map Designations

The current Future Land Use categories are included in St. Cloud's adopted Comprehensive Plan.

- Agriculture/Rural (AR): the areas of the city used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development. It allows a maximum of one (1) dwelling unit to the acre (du/acre). This Future Land Use designation shall be retained.
- Low Density Residential (LDR): the areas of the city where single family detached structures and residential subdivision development has occurred with four (4) or less dwelling units per gross acre. This Future Land Use shall be retained.Medium Density Residential (MDR): the areas of the city where single-family dwellings, duplexes, mobile homes, townhouses, and condominium development has occurred at densities between 4.1 and ten (10) dwelling units per gross acre. This Future Land Use shall be retained, though both the minimum and maximum densities should be increased.
- High Density Residential (HDR): the areas of the city where existing residential uses exceed a density of ten (10) dwelling units per gross acre. This Future Land Use shall be retained, though both the minimum and maximum densities should be increased.
- Commercial (COM): the areas of the city where commercial development has occurred. Commercial land uses are those that provide for retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also allowed in the commercial land use designation are areas for offices and the provision of services. This district permits 25 dwelling units per gross acre in CBD-I and CBD-II. Non-residential uses may have the intensity measured between 0.5-0.75 floor area ratio and 2.5 floor area ratio in CBD-II, and 4.0 floor area ratio in CBD-I. This Future Land Use shall be retained. Changes required by the Live Local Act, passed in 2023, require adjustments to allow for residential densities in this Future Land Use district.
- Industrial (IND): the areas of the city where light and heavy industrial development has occurred. It allows a maximum intensity of one (1) floor area ratio. This Future Land Use designation shall be changed to Employment to broaden the types of uses permitted, though development intensities should remain the same.

  Public/Institutional (INS): includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc. It is recommended to combine this and the Private/Institutional category. It allows maximum intensity of 0.6 floor area ratio. This Future Land Use designation shall be consolidated to remove the public and private designations,, replacing with Institutional (I).

- Private/Institutional (PROF): the areas of the city which consist of general, professional and medical office uses, including those services generally provided in an office park campus.

It is recommended to combine this designation with the Employment category. It currently allows maximum intensity of 0.6 floor area ratio, though that would increase to the intensity of the Employment category. This Future Land Use designation shall be consolidated to remove the public and private designations, replacing with Institutional (I).

- Park/Open Space (PARK/OPEN): includes park and recreation facilities and lands deemed worthy of preservation for public open space, such as common open space areas and significant buffers. This Future Land Use designation shall be retained as Park/Open Space (P/OS).
- Mixed Use (MXD): The Mixed-Use category was created "to provide for creation of functional mixed use communities." This category is encompassing and allows for intensive development with a balance of uses and activities within this singular category. It requires a minimum of five (5) (du/acre) with a maximum of twenty-five (25) du/acre. Non-residential uses may have the intensity measured between 0.35 and 2.5 floor area ratio.

  This category has been used primarily in circumstances when annexations occur from Osceola County into St. Cloud. Because this policy language mimics the Osceola County Mixed Use Design category (see Policy 1-1.2.12 through 1-1.2.15 of the Osceola County Comprehensive Plan), the development potential is not substantially different when property is annexed into the City, allowing for an advantage of development demand upon services at the time of annexation. The recommendation is to retain this category and policy language as stated.

In addition, within the Comprehensive Plan there are two additional categories that are not mapped. These include:

- Conservation, which is indicated in Policy 1.1.1 as "not mapped". However, the description is provided in the analysis portion of the Future Land Use Element as: "includes public lands that have been acquired or privately owned lands that have been reserved by mutual agreement with the property owner for the preservation and protection of St. Cloud's natural resources. These lands are typically identified as wetlands, environmentally sensitive lands, and other lands deemed necessary for natural preservation and flood control. As a Future Land Use category, this category is recommended to be mapped as needed to preserve environmentally sensitive lands such as flood plains and wetlands. This Future Land Use designation shall not be retained.
- Conservation Overlay: These areas are determined by suitability and are not considered with an exact boundary but rather to indicate potential conservation area. It is described in the analysis portion of the Future Land Use Element as: is shown on the Existing and Future Land Use Maps to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, freshwater marshes, and special vegetative communities.

*Table 13: Existing FLU Element Density and Intensity*

| Existing Future Land Use Category | Density (DU/Acre) | FAR |
|---|---|---|
| A – Agriculture/ Rural | 1.0 | N/A |
| LDR – Low Density Residential | 4.0 | N/A |
| MDR – Medium Density Residential | 4.1 - 10.0 | N/A |
| HDR – High Density Residential | 10.1 - 18.0 | N/A |
| PROF – Private/Institutional | N/A | 1.00 |
| COM – Commercial | | |
| CBD-1 | 25.0 | 4.00 |
| CBD-2 | 25.0 | 2.50 |
| Other (Outside CBD) | NA | 0.50 - 0.75 |
| IND – Industrial | N/A | 1.00 |
| PUB – Public / Institutional | N/A | 0.60 |
| REC – Park / Open space | NA | 0.30 |
| CON – Conservation | NA | NA |
| MXD – Mixed Use | 5.0 - 25.0 | 0.35 - 2.50 |

*Source: St. Cloud Comprehensive Plan*

## 4.3 Potential FLUM Buildout

The existing Future Land Use acreages and the associated development standards are shown in Table 14. Using these development potential development standards, two build out scenarios were created to determine whether or not the current Future Land Use Map meets the City's projected needs by the planning horizon. The results of this analysis are in Table 15.

*Table 14: St. Cloud Existing FLUM Acreage and Development Standards*

| | Acres | % of Total | Density (DU/Acre) | FAR |
|---|---|---|---|---|
| 2024 City Boundary | 19,439.83 | 100.0% | | |
| 2024 City FLUM Acres | 16,912.59 | 87.0% | | |
| Agriculture/Rural | 34.26 | 0.2% | 1 | - |
| Low Density Residential | 5880.32 | 34.8% | 4 | - |
| Medium Density Residential | 2747.70 | 16.2% | 10 | - |
| High Density Residential | 204.99 | 1.2% | 18 | - |
| Commercial | 878.89 | 5.2% | | |
| CBD-1 | | | 25.0 | 4.00 |
| CBD-2 | | | 25.0 | 2.50 |
| Other (Outside CBD) | | | NA | 0.50 - 0.75 |
| Industrial | 268.68 | 1.6% | - | 1.00 |
| Private/Institutional | 183.00 | 1.1% | - | 0.60 |
| Public/Institutional | 1114.07 | 6.6% | - | 0.60 |
| Park/Open Space | 411.42 | 2.4% | - | 0.30 |
| Mixed Use | 5189.26 | 30.7% | - | - |
| Other (Right-of-way, Water, etc.) | 2,527.24 | 13.0% | - | - |

*Source: St. Cloud FLU Map GIS Analyses, VHB (2024)*

The two development scenarios included a historic development pattern and a maximum development scenario. The maximum development scenario assumed 70% of the available land would be utilized to satisfy right-of-way, stormwater, open space, or other miscellaneous needs, and is considered the upper bound of all development. The historic development scenario

assumed the city would continue developing at densities and intensities that have typified the last few decades. The associated densities and intensities for each Future Land Use category were determined by examining the primary land uses within each future land use and computing the density and average FAR representative of each category. For situations where the Future Land Use allowed for both residential and non-residential development, Commercial FLU for example, it was assumed that no more than 40% would be developed as a residential use.

*Table 15: Existing 2024 FLUM Buildout*

| | Historic Scenario | | Max Scenario | |
|---|---|---|---|---|
| | Units | SF | Units | SF |
| Agriculture/Rural | 17 | - | 24 | - |
| Low Density Residential | 15,504 | - | 16,506 | - |
| Medium Density Residential | 13,436 | - | 19,234 | - |
| High Density Residential | 2,122 | - | 2,583 | - |
| Commercial | 3,639 | 8,422,607 | 6,152 | 23,043,490 |
| Industrial | - | 4,564,481 | - | 8,192,658 |
| Private/Institutional | - | 2,790,022 | - | 3,348,026 |
| Public/Institutional | - | *** | - | 21,194,545 |
| Park/Open Space | - | - | - | - |
| Est. Totals | 47,075 | 25,712,855 | 75,394 | 80,618,081 |

*Source: St. Cloud FLU Map GIS Analyses, VHB (2024)*

****Public/Institutional Uses were not included in this calculation due to the wide range of build types associated with this FLU category.*

Both the historic and maximum build out scenarios proposed by the current comprehensive plan do not meet the projected housing needs shown in Section 3.3 above. These shortfalls suggest a need for modifications in order to meet the projected development needs of the city throughout the planning horizon.

## 4.4 Future Land Use Map Assessment

The Future Land Use Map (FLUM) is the main tool that the City uses to control the kind of development specific to a piece of land. The FLUM is used to direct the density and intensity of growth across the City. The Future Land Use category applied to parcels is then further regulated by compatible zoning and related standards within the Land Development Code.

The acreage for each Future Land Use (FLU) category as of March 2024 are depicted in the following tables. The City has grown significantly from 2017 to 2024 due to the increased use of voluntary annexations, growing from 12,305 acres to 16,882 acres in that period. The strictly residential Future Land Uses (Low, Medium, or High Density) within the City have decreased as an overall percentage of the total land use area, but that is due to the annexation of Mixed Use areas on the west side of the City. The current Future Land Use Map shows that 8,833 acres or 52.2% of the City's land primarily supports a residential Future Land Use designation where 2,846 acres or 16.8% of the land has strictly non-residential future land use designations. Table 17 also illustrates the City's growth between 2017 FLU acres and 2024 FLU acres. This table shows a net gain of FLUM acres in all Future Land Use designations, with the largest increases in Mixed Use acreage followed by Low Density Residential and Park /Open Space.

As illustrated in Section 4.10, the current map does not meet the projected land use needs. Section 5 provides a series of recommendations to meet the gap as well as achieve other community goals.

*Table 16: Future Land Use Acreage 2000, 2017, 2024*

| Future Land Use Designation | 2000 FLU Plan (Acres) | 2017 FLU Plan (Acres) | 2024 FLU Plan (Acres) | Change 2017 to 2024 (Acres) |
|---|---|---|---|---|
| Agriculture/Rural | 234.0 | 25.9 | 34.3 | 8.4 |
| Low Density Residential | 709.0 | 4,991.7 | 5,880.3 | 888.6 |
| Medium Density Residential | 1,243.0 | 2,656.3 | 2,747.7 | 91.4 |
| High Density Residential | 60.0 | 205.0 | 205.0 | 0.0 |
| Commercial | 370.0 | 805.0 | 878.9 | 73.9 |
| Industrial | 61.0 | 249.3 | 268.7 | 19.4 |
| Private/Institutional | 107.0 | 167.5 | 183.0 | 15.5 |
| Public/Institutional | 782.0 | 1,021.8 | 1,114.1 | 92.3 |
| Park/Open Space | 221.0 | 68.5 | 411.4 | 342.9 |
| Mixed Use | 0.0 | 463.4 | 5,189.3 | 4,725.8 |

*Source: St. Cloud FLU Map GIS Analyses, VHB (2024)*

The proposed Future Land Use (FLU) category acres as of March 2024 are depicted in the following table. The proposed acreages for each FLU category reflect the City's desire to provide a more balanced jobs to housing ratio as well as allowing for a more robust mix of uses and densities throughout the incorporated area.

*Table 17: Proposed 2025 Future Land Use Map Acreage*

| Future Land Use Designation | Current FLUM (Acres) | Proposed FLUM (Acres) | Change (Acres) |
|---|---|---|---|
| Agriculture/Rural | 34.3 | 4.7 | -29.6 |
| Low Density Residential | 5,880.3 | 5232.8 | -647.5 |
| Medium Density Residential | 2,747.7 | 2540.7 | -207.0 |
| High Density Residential | 205.0 | 314.5 | 109.5 |
| Commercial | 878.9 | 998.0 | 119.1 |
| Industrial / Employment* | 268.7 | 1304.7 | 1036.0 |
| Private/Institutional | 183.0 | 0.0 | -183.0 |
| Public/Institutional* | 1,114.1 | 1018.3 | -56.1 |
| Park/Open Space | 411.4 | 951.4 | 540.0 |
| Mixed Use | 5,189.3 | 6570.4 | 1381.1 |
| Neighborhood Commercial | N/A | 48.4 | 0.0 |
| JPA Low Density Residential | N/A | 1047.7 | 48.4 |
| JPA Community Infill Center | N/A | 70.5 | 1047.7 |
| JPA Medium Density/Intensity | N/A | 2.1 | 70.5 |

*Source: St. Cloud FLU Map GIS Analyses, VHB (2024) Note: * denotes were existing FLUM designations were updated to new nomenclature.*

## 4.5 Vacant Lands

There are several factors driving population growth in St. Cloud. The City's location near Orlando makes it an attractive place to live for those looking for a suburban lifestyle. Additionally, the strong economy and job market in the area are contributing to population growth. To accommodate the growing population, new housing developments are being built throughout the City.

An assessment of Osceola County Property Appraiser Office (OCPAO) parcel data included a query of Department of Revenue (DOR) property coding for "vacant" parcels within the city limits. DOR coding applies to all types of land uses. The parcel data was aligned with St. Cloud's Proposed FLUM designations. Based upon the 2024 OCPAO parcel data and the Proposed FLU map, St. Cloud has an estimated 798.1 acres of Vacant lands currently available. See the following table and figure for land use types and locations.

*Figure 18: St. Cloud Vacant Lands (2024)*

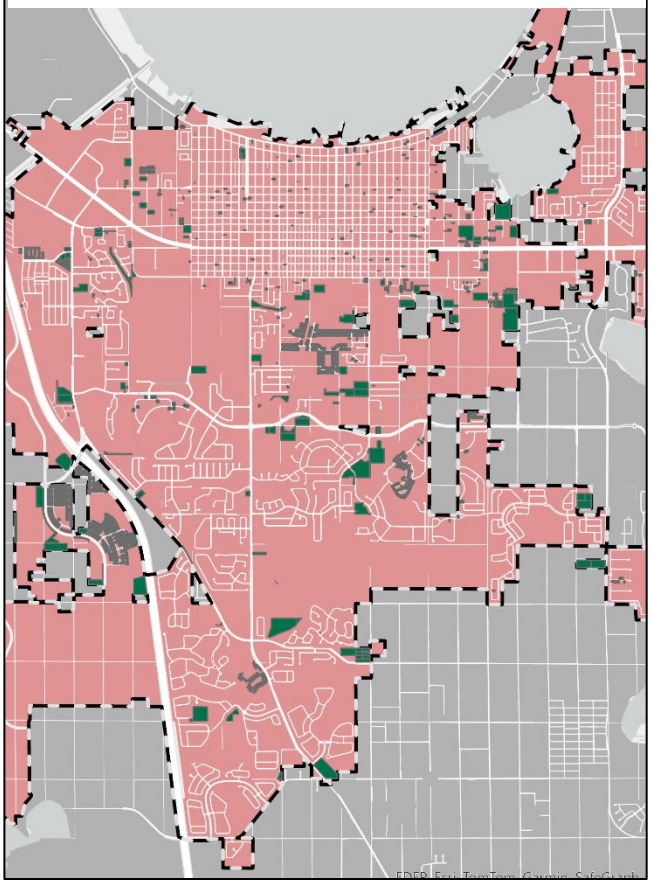


*Table 18: St. Cloud Vacant Land Acreage (2024)*

| 2025 Proposed FLUM Category | Vacant Acres |
|---|---|
| Low Density Residential | 251.0 |
| Medium Density Residential | 147.3 |
| High Density Residential | 22.0 |
| Commercial | 59.7 |
| Neighborhood Commercial | 0.8 |
| Park/Open Space | 6.2 |
| Employment | 38.7 |
| Mixed Use | 269.3 |
| Institutional | 1.7 |
| **TOTAL** | **798.1** |

*Source: OCPAO and DOR Parcel Data*

## 4.6 Annexations

Part of the growth experienced by the City of St. Cloud within its municipal boundaries is related to annexations. Since 2017, voluntary annexations have increased the municipal limits by 6,546.56 acres. The majority of the annexations were identified as Low Density Residential (LDR) land use. An inventory is provided in the following table. The average annual increase is more than 872 acres per year, approximately 7% of the city's 2017 land area. The current rate of annexation, if maintained, would incorporate the entirety of the Joint Planning Area by 2070. This development scenario is not ideal for St. Cloud as the City looks to efficiently provide services while pursuing its strategic goals in the region.

*Table 19: City of St. Cloud Voluntary Annexations (2017 to 2024)*

| Year | Total Applications (No.) | Total Area (Acres) |
|---|---|---|
| 2017 | 11 | 439.83 |
| 2018 | 6 | 1,109.04 |
| 2019 | 4 | 2,034.10 |
| 2020 | 3 | 29.75 |
| 2021 | 3 | 227.65 |
| 2022 | 9 | 1,843.65 |
| 2023 | 5 | 172.34 |
| 2024[1] | 1 | 655.86 |
| Totals | 42 | 6,546.56 |

*Source: City of St. Cloud.*

*[1]Annexation approvals as of April 2024.*

## 4.7 Redevelopment Needs

St. Cloud has an established Community Redevelopment Area (CRA) as a special district recognized by the State of Florida to eliminate contributing conditions of slum and blight.

The Comprehensive Plan will present information regarding areas in need of rehabilitation. Areas in need of future rehabilitation, as determined by the St. Cloud Community Development Department through a Housing Condition Survey, are centered primarily adjacent to the gridded downtown area. The age of the housing stock in this area lends credibility to this determination.

A blighted area is a neighborhood where more than fifty percent (50%) of the units are considered "substandard" as defined in the Housing Element of the Comprehensive Plan, and for which Community Development Block Grant funds are available for redevelopment.

The City will support the elimination of inconsistent uses found throughout existing land use categories that are typically residential in nature. Residential structures located in non-compatible land use designations are presently classified as non-conforming under the City's Land

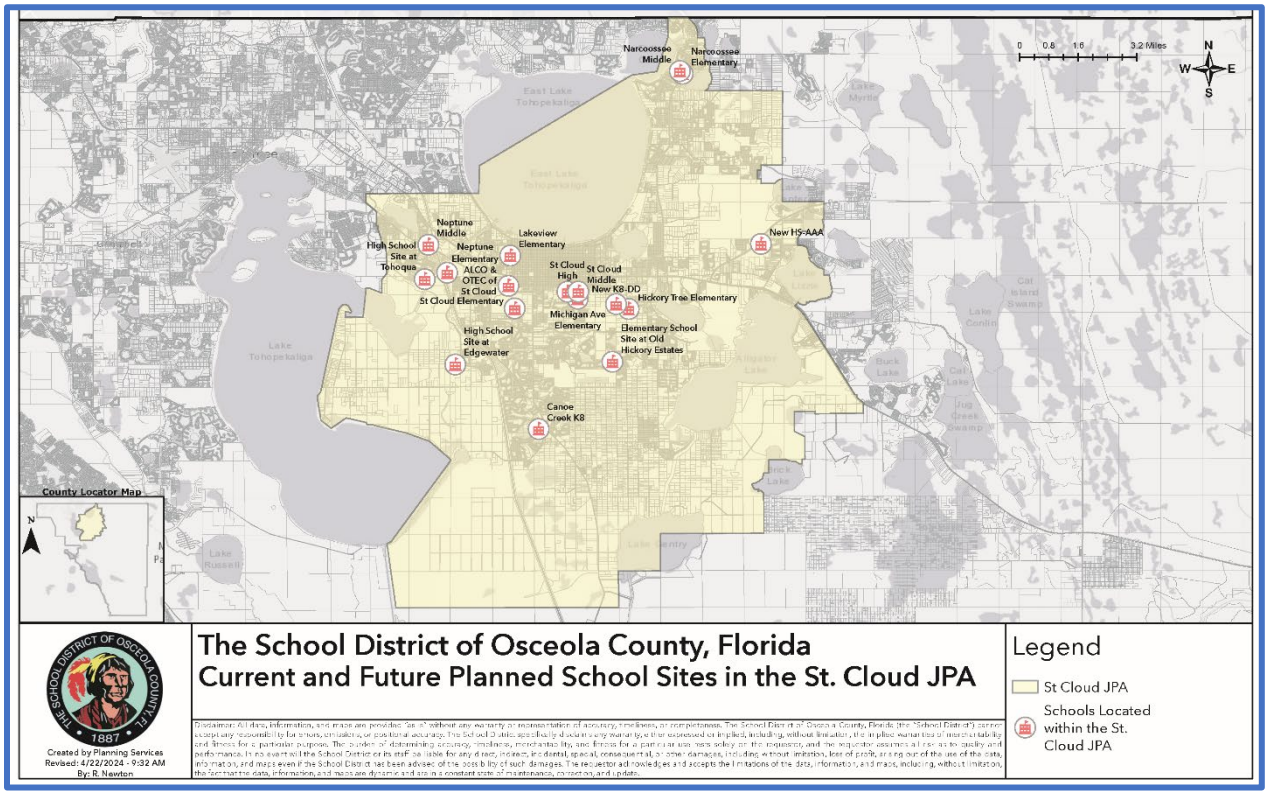
Development Code. Inconsistent land uses shall not be located adjacent to one another as shown in the FLUM. Goals, Objectives, and Policies shall be maintained to ensure that inconsistent uses are eliminated within the City.

## 4.8 Public Schools

The School District of Osceola County (SDOC) is responsible for the provision of lands to be used as public-school sites within Osceola County. The Osceola County School Board determines where facilities are to be placed. Long range planning for school facility sites is not feasible until school planners are able to determine projected growth areas. Through in-fill development and redevelopment of existing public sites, the City shall meet the future needs for this use.

The following figure depicts existing schools and proposed site locations owned by SDOC.

*Figure 19: SDOC Public School Sites*




*Source: SDOC (2024)*

## 4.9 Employment

St. Cloud's history of development has predominantly been as a bedroom community to the greater Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area (MSA) employment centers. As such, the current Jobs/Housing Ratio is relatively low at 0.57 to 1, meaning approximately one job for every two households. The City desires to increase its Jobs/Housing balance with a future attainment goal being a 1 to 1 ratio (one job per household). In order to identify St. Cloud's current and future employment capacity, a review of the current FLUM, proposed 2024 FLUM, and the current JPA limits was prepared.

### 4.9.1 Current Jobs/Housing Ratio

The following table identifies estimated projections for the Jobs/Housing balance for the area within the JPA boundary. Estimated Jobs are from MetroPlan Orlando Transportation Area Zone (TAZ) data (CFRPM 7) and the estimated housing is based on Metro Forecasting's "St. Cloud Interactive Growth Model (IGM), Results and Recommendations" report dated March 2025.

Due to the size of TAZ sections, there is not a perfect overlap with the City boundary. Some TAZ sections were not included due to only having a small overlap with the City boundary. Additionally, there is a small difference in the housing projections between the TAZ and Metro Forecasting's reports. The difference between the housing projections is about 1,000 housing units for each report forecast horizon. The TAZ housing projections are higher totaling approximately 3,000 housing units by 2045. Consequently, the Jobs/Housing ratio projection using only the TAZ data is further from the desired 1 to 1 ratio, and ranges from 66.7% in 2025 to 68.7% in 2045. Metro Forecasting's housing projections were more conservative and are used in Table 21 due to being a more recent and localized model. In either case, the current and projected Jobs/Housing condition is less than the City's 1 to 1 ratio goal.

*Table 20: St. Clouds Estimated Jobs / Housing Balance*

| Year | Estimated Jobs (#) | Estimated Housing (Units)[2] | Jobs / Housing (Ratio) |
|---|---|---|---|
| 2025 | 18,287 | 25,992 | 0.70 to 1 |
| 2030 | 21,027 | 30,892 | 0.68 to 1 |
| 2035 | 23,896 | 35,272 | 0.68 to 1 |
| 2040 | 26,765 | 40,159 | 0.67 to 1 |
| 2045 | 29,875 | 42,932 | 0.70 to 1 |

[2] *Population estimates from Metro Forecasting Models (March 2025).*

### 4.9.2 Projected Jobs/Housing Ratio

In order to identify St. Cloud's current and future employment capacity, a review of the current FLUM, proposed 2024 FLUM, and the current JPA limits was prepared. Table 22 includes a review of the major land use categories' employment capacity for vacant lands.

An estimation of building space utilization was produced using the Commercial Buildings Energy Consumption Survey (2018). The CBES, as a sample survey conducted by the U.S. Energy Information Administration that collects information on the stock of U.S. commercial buildings and their energy-related building characteristics, including floor space and number of employees. This iteration of the survey was conducted in 2018, with the results published in 2021 and revised in 2022. The Survey includes building activity subcategories, total and means of floorspace, number of workers, and hours of operations characteristics for non-residential uses. The CBES is based on a national average of space utilization and ultimately represents a capacity for future employment growth. The major takeaways are that the Current FLUM has a capacity to achieve a 0.57 to 1 jobs to housing ratio. The 2024 Proposed FLUM does add significant capacity for expanded non-residential uses within the City, with potential for the jobs to housing ratio to climb to 0.77 to 1 jobs to housing ratio, by allocating enough land for approximately 9,000 additional jobs. The Proposed FLUM capacity provides enough capacity to meet 119% the projected employment need as identified by the MetroPlan Orlando TAZ Model. The additional capacity for non-residential lands in the Proposed FLUM is intended to provide enough lands to bring the City closer to achieving the desired 1 to 1 Jobs/Housing ratio goal.

While it is assumed that redevelopment of existing non-residential future land uses may contribute to increased employment in the City, it is not expected to substantially increase the balance. The greatest opportunity for increased employment in the City presents itself in the Proposed FLUM map changes and strategic annexations in JPA areas with premium transportation visibility and access. Both of these options have the potential to create locations that are more attractive to national site selectors for target industry attraction and business retention.

*Table 21: Projected Jobs / Housing Capacity at Buildout*

| Major Land Use (Category) | Current FLUM | | | 2025 Proposed FLUM | | | 2025 Proposed FLUM + JPA | | |
|---|---|---|---|---|---|---|---|---|---|
| | Employment (Historic) | | | Employment (Historic) | | | Employment (Historic) | | |
| | Est. Capacity[1] *(# of employees)* | Vacant Land Only *(# of employees)* | Buildout *(Jobs to Housing Ratio)* | Est. Capacity | Vacant Land Only | Buildout | Est. Capacity | Vacant Land Only | Buildout |
| Commercial | 7,151 | 195 | | 8,120 | 487 | | 13,108 | 515 | |
| Employment | 2,119 | - | | 16,702 | 495 | | 18,475 | 139 | |
| Private/Institutional | 5,584 | 136 | | - | - | | - | - | |
| Neighborhood Commercial | - | - | | 394 | 5 | | 394 | 5 | |
| Mixed Use | 10,382 | 432 | | 10,382 | 432 | | 15,884 | 7,971 | |
| Medium Density / Intensity | - | - | | - | - | | 3,270 | 188 | |
| Community Center | - | - | | - | - | | 4,659 | 122 | |
| Totals | 25,235 | 763 | 57% | 35,598 | 1,420 | 80% | 55,790 | 8,935 | 51% |

*Source: Methodology from the U.S. Energy Information Administration's Commercial Buildings Energy Consumption Survey (CBES) (2022),*
*[1] VHB interpolation of FLUM data.*

Projected Jobs/housing capacity is a comparison of the number of jobs and housing the existing and proposed Future Land Use Map could theoretically support. This was calculated using a space utilization model. The US Energy Information Administration conducts regular surveys to determine the space utilized by certain industry types, in gross square footage, and the number of employees in that industry. Using this relationship an average amount of square footage can be determined per worker for each industry. Generally, this worked out to 1,178 square feet for commercial employees, 500 square feet for office employees, and 2,155 square feet for industrial employees. This model describes the supported capacity of the Future Land Use Map, i. e., how much can be built and, if all of it were developed, how many people could work here.

Extrapolating a final buildout using historical development patterns on the existing Future Land Use Map produces a similar Jobs / Housing ratio as the TAZ models: 0.57 jobs per housing unit produced. The proposed FLUM and its corresponding density and intensity increases, while still using a historic development pattern does increase the jobs capacity by a little less than 50% (by increasing from a 0.57 to 0.80 jobs to housing ratio). Reserving more space for non-residential uses accommodates needed employment growth within the City, although less than the desired 1:1 ratio. The difference would be reduced with the increased upper limits of development intensities. The space utilization model, when accounting for the additional non-residential future

land uses, covers the projected employment needs identified in the TAZ models through the 2045 planning horizon.

## 4.10 Future Land Use Demands

To prepare the FLUM, it's essential to analyze the projected demand for various development types driven by population growth. This section will assess and project development needs by land use category. The FLUM's designations must be considered in development decisions. This section aims to demonstrate future demand for each development category by FLUM designation based on needs projections.

### 4.10.1 Commercial Future Land Use Needs

As of March 2024, 674 acres of land designated with the Commercial Future Land Use existed within the City. By the planning horizons of 2035 and 2045, the projected Commercial land use demands would necessitate an increase of 141.4 acres and 232.3 acres, respectively, which represents a 0.8% (2035) and 1.4% (2045) increase to the 2024 gross City area.

New Commercial land uses should be encouraged as infill in the Central Business District, as well as along major corridors and neighborhood intersections that provide access for both vehicles and pedestrians. New strip commercial development should be discouraged, as well as sole commercial uses that dominate all four quadrants of an intersection. Transitional uses, such as office, residential (medium to high density), and institutional, should be encouraged to enhance more intense commercial areas.

- **"St. Cloud Interactive Growth Model (IGM) Results and Recommendations"** report (March 2025; Metro Forecasting) includes growth projections for non-residential uses. The Report identifies Commercial Land Uses as Shopping Center types. The following descriptions and tables summarize the future demand by use type within the City and JPA boundaries. This demand analysis helps to determine the projected Commercial Future Land Use needs through the 2045 planning horizon.
- **Shopping Centers**: Classified by type: *Neighborhood, Community,* and *Regional*. The characteristics of these shopping centers vary by location. For instance, neighborhood shopping centers in Florida tend to be large, suburban style grocery stores with a combination of commercial retail, office/ services, and drive-thru out-parcels (gas, fast food, banks). Neighborhood shopping centers in North Carolina tend to be smaller, with only a grocery store and a few adjacent services. For this reason, the IGM uses the study area's unique commercial factors to forecast future demand. The Baseline data has been used to identify the shopping centers in the study area and determine their average size and persons per shopping center. The shopping center types, and general character are described below.
- **Neighborhood:** Neighborhood shopping centers range in size from 60,000-150,000 square feet and 6-20 acres, with the average being 14 acres. These centers usually serve clusters of neighborhoods and their daily needs. The study area has six neighborhood shopping centers. The most common commercial anchors are grocery stores such as Publix, Winn-Dixie, and ALDI. Neighborhood shopping centers also include retail and office, which serves residents' daily/weekly needs, such as nail salons, gas stations, fast food/takeout, and gyms. The study

area, including the City and JPA boundaries, has a current population of 93,000 people, implying each neighborhood shopping center serves a population of approximately 15,000 people. This service area is consistent with many places across South and Central Florida.

- **Community:** Community shopping centers range from 151,000-400,000 square feet and 25-60 acres. There is one community shopping center in St. Cloud and one just outside City boundaries. Typical shopping center anchors include major department stores, such as Walmart or Target, or other destination retail locations. A destination retail location is a hub, which attracts trips from residents looking for something specific, outside of their regular shopping habits (groceries, etc.) In St. Cloud, community shopping centers currently serves a population of approximately 31,000 people within the study area.
- **Regional:** Regional shopping centers range in size from 401,000-1,000,000 square feet and 60- 200 acres, with the average being 75 acres. Some super-regional shopping centers exceed this size range and require a larger service population to be successful. Regional shopping centers may present as indoor shopping malls, large outlet malls, or a combination of community shopping centers which act as a regional hub. Modern regional shopping centers are typically master-planned walkable outlet malls or oversized community shopping centers with a combination of uses. Regional shopping centers typically serve a population of approximately 150,000 people.

The projected demand for each shopping center type is shown in the following table, which converts the projected square footage need into acreage for the City in five-year increments. The table shows the projected demand for each type of shopping center as a percentage. This analysis is meant to provide a general metric for gauging if there is enough commercial land to meet local demands taking into consideration the average size of each shopping center.

*Table 22: St. Cloud Shopping Center Land Use Demand*

| | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|
| **Neighborhood Shopping Center Demand** | 25% | 99% | 181% | 230% |
| **k GSF** (105k GSF average)[1] | 26.2 | 104.0 | 190.1 | 241.5 |
| **Acres** (14 Acres Average)[1] | 3.5 | 13.9 | 25.3 | 32.2 |
| **Community Shopping Center Demand** | 74% | 109% | 149% | 171% |
| **k GSF** (275k GSF average)[1] | 203.5 | 299.8k | 409.8k | 470.3 |
| **Acres** (42 Acres Average)[1] | 31.1 | 45.8 | 62.6 | 71.8 |
| **Regional Shopping Center Demand** | 56% | 109% | 149% | 171% |
| **k GSF** (721k GSF average)[1] | 403.8 | 785.9 | 1,074.3 | 1,232.9 |
| **Acres** (75 Acres Average)[1] | 42.0 | 81.8 | 111.8 | 128.3 |
| **Total Shopping Center Demand** (k GSF) | | **1,189.6** | | **1,944.7** |
| **Total Shopping Center Demand (**Acres) | | **141.4** | | **232.3** |

*Source: Metro Forecasting Models, St. Cloud Interactive Growth Model (IGM) Results and Recommendations Report (March 2025).*

*[1] VHB interpolation of Metro Forecasting data.*

### 4.10.2 Industrial Future Land Use Needs

Major transportation networks connect Central Florida with the rest of the State. St. Cloud's proximity to the growing Orlando International Airport, the Orlando-Kissimmee-Sanford MSA urban employment area, and its location along the U.S. 192-441 corridor and the Florida Turnpike, give St. Cloud a strategic logistic location for medium intensity industrial uses. As of March 2024, the City has 238 acres of existing Industrial land use. Industrial land uses include Mercury Marine, Comtech Industries, and two industrial development areas located on 17th Street west of Orange Avenue. Projections for 2035 and 2045 show Industrial land uses design needs would necessitate an increase of 85 and 169 acres or 0.5%-1.0% increase to the 2024 gross City area.

Metro Forecasting's "**St. Cloud Interactive Growth Model (IGM) Results and Recommendations**" report (March 2025) includes growth projections for non-residential uses. The following descriptions and tables summarize the Industrial future land use demand by use type within the City and JPA.

Industrial is considered differently than commercial retail and office. Commercial retail and office are influenced by demand. Industrial is influenced by design, or how much land is available for industrial uses. Some industrial is demanded locally, particularly for construction uses and employment opportunities. Other industrial uses do not need to be near residents but should still be planned near adequate transportation corridors which can support freight traffic and logistics operations. This analysis demonstrates the amount of industrial design needs if the City were to maintain its existing ratio of industrial building area per person.

First, an analysis was conducted to determine the existing industrial development at Baseline. The Baseline analysis established the amount of 2021 industrial square footage and acreage. The parcel data was queried by Department of Revenue code to determine likely industrial uses, then reviewed using parcel data and aerial photography. As discussed in the Commercial section, the errors regarding non-residential building areas have been addressed to represent the sum of the building areas on parcels with multiple structures.

The Buildout analysis measures the potential for industrial land based on available vacant land and land use policies. Mixed-Use projects were assessed for potential industrial uses and incorporated into the analysis. The average FAR of developed industrial parcels was analyzed to forecast the amount of industrial building area per acre. Industrial development in the City of St. Cloud has an average of 9,947 square feet per acre or 0.23 FAR, excluding outliers. Industrial demand is forecasted based on the increase in population. The table below shows the incremental increase of industrial building and land area if the City were to maintain its existing ratio of industrial land use.

*Table 23: St. Cloud Industrial Land Use Demand*

| | 2030 | 2035 | 2040 | 2045 | 2050 | Buildout |
|---|---|---|---|---|---|---|
| Sq. Ft. Building | 433,771 | 850,164 | 1,344,815 | 1,686,208 | 1,912,226 | 2,876,928 |
| Acres Land | 44 | 85 | 235 | 269 | 292 | 289 |

*Source: Metro Forecasting Models, St. Cloud Interactive Growth Model (IGM) Results and Recommendations Report (March 2025).*

*[1] VHB interpolation of Metro Forecasting data.*

### 4.10.3 Residential Future Land Use Needs

The existing densities and intensities of use for each existing residential land use category have been identified in section 4.2 of this report. In order to analyze future residential land use needs, an assessment of future residential dwelling units was performed. The assessment included assigning existing vacant or agricultural lands to residential land uses by type and assigning a density factor to those land uses, thirty percent (30%) of land area was determined to be needed for roadways and stormwater retention and was excluded from the calculation. For the Low Density Residential (LDR) netting 2.8 dwelling units per acre represents 66% of the total residential land uses. Medium and High Density Residential (MDR and HDR) were analyzed at 4 and 16 dwelling units per acre, representing 31% and 2% of the total residential land uses respectively, based on historical trends.

To determine the demand for residential acreage by category, first the projected population was converted to households based upon a 2.75 person per household factor. Projections for residential housing needs by units and acreage are detailed within the following table.

*Table 24: St. Cloud Housing Demand*

| | Current Conditions | | Estimated Need (Units) | | | | |
|---|---|---|---|---|---|---|---|
| | Estimated Units | Population Served (2.75 PPH) | 2030 | 2035 | 2040 | 2045 | 2050 |
| City | 25,915 | 71,451 | 4,849 | 9,030 | 13,586 | 16,102 | 17,276 |
| LDR Units (Acres) | | | 3,228 (1,227) | 3,841 (2,286) | 9,044 (3,439) | 10,719 (4,076) | 11,501 (4,373) |
| MDR Units (Acres) | | | 1,508 (308) | 2,809 (574) | 4,226 (864) | 5,009 (1,024) | 5,374 (1,099) |
| HDR Units (Acres) | | | 113 (11) | 210 (20) | 315 (30) | 374 (36) | 401 (39) |
| City and JPA Total Units | 38,093 | 91,805 | 6,754 | 18,133 | 33,823 | 38,917 | 52,633 |

*Source: Metro Forecasting Estimated Population (March 2025), OCPAO Parcel Data (2024), VHB.*

These housing projections indicate that, with the current development trends, the city would need to provide 4,514 additional acres of residential development by 2045 with the current mix of densities; 66% at LDR, 31% at MDR, and 2% HDR. The percentage of households in each category was estimated based upon known development submittals and historic trends. The HDR land use category is anticipated to increase by an estimated 0.4% of the total residential acreage by 2045. The amount of MDR acreage is anticipated to increase by 11.6%. The remaining balance percentage of LDR development is anticipated to increase by 46.1% of the total City acreage. However, this analysis does not include the projected demand within the JPA, which has a greater demand for additional housing further into the planning horizon. The current mix of primarily low-density development is not sufficient to meet the needs of the city and a growing JPA.

### 4.10.4 Public/Institutional Future Land Use Needs

This category of land use includes schools, public buildings and grounds, and other public facilities. Currently existing within the City are 1,114 acres of Institutional lands. Large tracts of underdeveloped or underutilized land with the potential for buildout, characterize this category of land use. This represents a 25.3% anticipated increase from 4.6% of the total 2045 City acreage.

The City collaborates with the School District of Osceola County when evaluating school facility sites. School planners determine projected growth areas and conduct long range planning for school facility sites. Five new school sites are reserved in the Tohoqua, Edgewater, and Old Hickory Estates Developments, along Nova Road, and south of 19$^{th}$ St. Through in-fill development of existing Institutional land areas and redevelopment of existing public sites, the City will meet the majority of the future needs for this land use category.

### 4.10.5 Parks / Open Space Future Land Use Needs

Future parks/open space needs will be identified and targeted in the Recreation and Open Space Element of the Comprehensive Plan. Currently there are 411 acres of Parks / Open Space lands located within the City. The development of new parks will take place only in those areas determined to be highly deficient in park acreage. By utilizing the data from this Comprehensive Plan, general areas with high residential growth rates have been targeted for the addition of park acreage.

### 4.10.6 Private/Institutional Future Land Use Needs

This category of land use is characterized by professional offices, churches, nursing homes and hospitals, and other similar uses. Currently, 183 acres of designated Private/Institutional land use exist within the City. Projections based on population and existing vacant lands show an anticipated growth to 471.5 acres of this land use, an increase of 14.6% of the total City 2045 acreage.

### 4.10.7 Agricultural Future Land Use Needs

Currently, 34 acres of Agricultural land exists within the City. With the increased urbanization of St. Cloud, landowners surrounding the City are less likely to utilize their land for agricultural purposes. For this reason, agricultural land uses are anticipated to continue to display a downward trend in the future for the City of St. Cloud as they increasingly convert to urban uses.

### 4.10.8 Conservation Lands

Existing conservation lands shall remain as such upon the Future Land Use Map. There are limited areas within the City that maintain a permanent Conservation designation via the Conservation Overlay. These lands were permanently deeded by property owners for conservation purposes. These areas shall include jurisdictional wetlands, surface waters, and other natural resources as described in the Conservation Element of this plan. The Conservation Element identifies wellheads, floodplains, and wetlands as areas of requiring specific concern. Methods for mitigation and compensation shall be established to preserve the health and safety of St. Cloud's residents and safeguard important natural resources.

# 5.0 Proposed FLU Changes

This section discusses the proposed changes to the Future Land Use Element and their relation to the above data assessment. The changes presented are intended to work together to achieve multiple community goals, as described below.

## 5.1 Rationale for Changes

### 5.1.1 Meet the Housing and Employment Targets

As discussed in Section 4.10, the current Future Land Use map and regulations do not meet the City's needs for **housing demand** or **employment/housing ratio** targets, with housing demand, based on population projections in Section 3.3, the City would need to add an additional 5,000 acres to its current boundary in order to add approximately 16,000 units by 2045 if the City were to rely solely on annexations. Additionally, the existing Future Land Use Map, if fully built out realizes a potential employment/housing ratio being 0.57 to 1, approximately one job per two households. The proposed changes aim to thoughtfully provide more housing and employment opportunities to the City of St. Cloud without relying solely on annexations. The City desires to increase its Jobs/Housing balance with a strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).

### 5.1.2 Envision St. Cloud Citywide Master Plan

The Envision St. Cloud Plan, adopted by the City Council in 2017 with input from the community, outlines a vision for St. Cloud as a strong and livable town that integrates its downtown and lakefront, enhancing its character. Developed with residents, city staff, business, and civic leaders, the plan reflects the community's insights and aspirations. It includes both short-term and long-term strategies for growth, offering a clear framework for future decisions on development, with sections on implementation, economics, and actionable projects with funding opportunities.

Envision St. Cloud established five building blocks to guide the growth of the City into a strong and livable town that embraces its Downtown and lakefront through growth that reinforces the positive town and country qualities of its community character. These building blocks are:

- Balance Community Character and Growth
- Expand Employment Opportunities
- Celebrate Parks, Lakes, and Open Spaces
- Improve Connectivity for All Modes of Travel
- Enhance the Downtown Experience

The FLUE changes considered these building blocks and the recommendations of the Master Plan. These included promoting incremental intensification; the creation of new and expanded employment centers and commercial nodes; orienting growth to community assets and existing/planned infrastructure; preservation environmentally sensitive areas and communities; a mixed-use approach that improves quality of life in existing and new neighborhoods; and enhances the community's character.

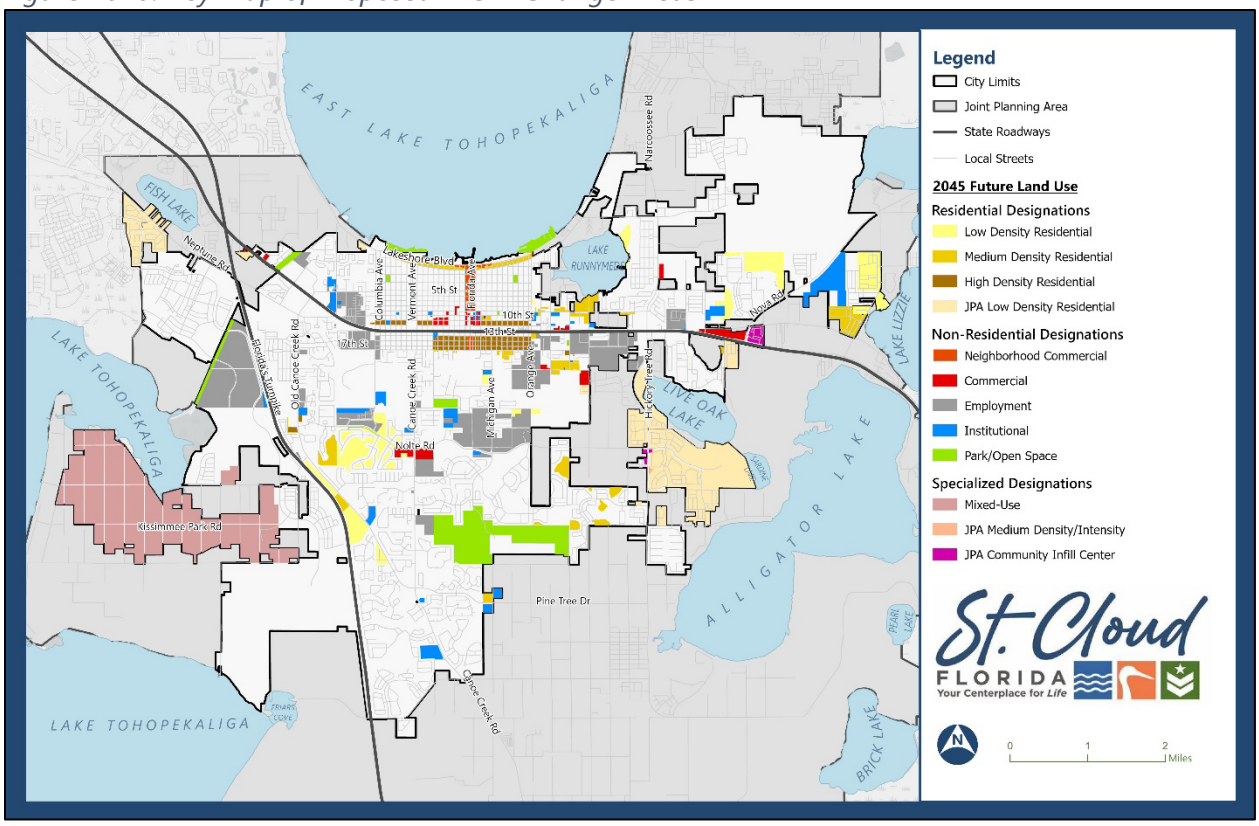
### 5.1.3 Promote Flexibility and Predictability

Recognizing that zoning regulations have had unintended consequences and responding to the growing trend towards greater flexibility, the proposed changes reframe some of the ways land uses have been conventionally segregated within land use regulations. The proposed changes place confidence in the development standards and building regulations adopted by the City to ensure new homes and businesses are consistent with the character of the community while allowing for a more traditional integration of uses and a higher quality of life. This approach also recognizes the inherent limitations involved in population projections, extrapolation of development patterns, and forecasting of long-term economic conditions used throughout this analysis.

## 5.2 Proposed FLU Map Changes

A major component of the Future Land Use Element Update is an update to the Future Land Use Map itself. This map guides the City's development patterns and serves as a roadmap for the community's growth. These changes were careful to respect property rights, not proposing designation changes to an area with less build-out potential than it previously had.

*Figure 2020: Key Map of Proposed FLUM Change Areas*




*Source: City Identification and VHB Evaluation*

The following locations depicted in the previous figure are further described as follows.

1. **Lakeshore Boulevard**
   Proposed Neighborhood Commercial corridor to take advantage of a framework roadway and natural features. The area is currently single family residential, proposed changes recommend limiting the types of commercial uses that could occur in this area to preserve the existing character of the area.

2. **Florida Avenue**
   Proposed conversion of Low Density Residential to Neighborhood Commercial along Framework Road connecting CBD to the Lakefront area.

3. **Michigan Avenue and 17th Street**
   Proposed conversion of Low Density Residential to Medium and High Density Residential and Employment along Framework Road and in proximity to existing Employment and Medium Density Residential uses.

4. **Nolte and Michigan Avenue**
   Proposed conversion of Low Density Residential to Employment along a pair of Framework Roads with direct access to the Florida Turnpike and US-192.

5. **Steven's Plantation**
   Proposed conversion of full Planned Unit Development to match adopted entitlements.

6. **General Changes**
   Proposed conversion of existing public schools, churches, and fire stations from Low Density Residential to Institutional use. Additionally, all Public/Institutional uses such as churches or public service facilities previously designated LDR were changed to Institutional.

7. **Annexations**
   As part of this Future Land Use Element Update, a number of encumbered parcels totaling approximately 2,200 acres have been annexed into the City. The majority of these annexations are within the Mixed Use Area of the JPA, but other areas are intended for new FLUM Designations.

These map changes result in the acreages and estimated yields displayed in the table on the following page.

*Figure 21 Proposed FLU Acreages*

| FLU District | Acreages | | | % of City Area | | | Commercial Square Feet (Max Build Out Scenario) | | | Residential Units (Max Build Out Scenario) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Old FLU Map | New FLU Map | % Change | Old FLU Map | New FLU Map | % Change | Old FLU Map | New FLU Map | % Change | Old FLU Map | New FLU Map | % Change |
| Agriculture/ Rural | 34.26 | 4.68 | -86.3% | 0.2% | 0.0% | -88.5% | - | - | 100.0% | 24 | 3 | -86.3% |
| Low Density Residential | 5,880.32 | 5,232.77 | -11.0% | 34.8% | 26.0% | -25.1% | - | - | 100.0% | 16,506 | 14,652 | -11.2% |
| Medium Density Residential | 2,747.70 | 2,540.72 | -7.5% | 16.2% | 12.6% | -22.2% | - | - | 100.0% | 19,234 | 32,013 | 66.4% |
| High Density Residential | 204.99 | 314.50 | 53.4% | 1.2% | 1.6% | 29.1% | - | - | 100.0% | 2,583 | 8,806 | 240.9% |
| Commercial | 878.89 | 998.02 | 13.6% | 5.2% | 5.0% | -4.5% | 23,043,490 | 40,374,943 | 75.2% | 6,152 | 11,010 | 79.0% |
| Neighborhood Commercial | - | 48.39 | 100.0% | 0.0% | 0.2% | 100% | - | 2,213,445 | 100.0% | - | 610 | 100.0% |
| Employment | - | 1,304.72 | 100.0% | 0.0% | 6.5% | 100% | - | 59,675,452 | 100.0% | - | - | 100.0% |
| Industrial | 268.68 | - | -100.0% | 1.6% | 0.0% | -100.0% | 8,192,658 | - | -100.0% | - | - | 100.0% |
| Private/Institutional | 183.00 | - | -100.0% | 1.1% | 0.0% | -100.0% | 3,348,026 | - | -100.0% | - | - | 0.0% |
| Public/Institutional | 1,114.07 | 1,018.27 | -8.6% | 6.6% | 5.1% | -23.1% | 21,194,545 | 31,048,972 | 46.5% | - | - | 100.0% |
| Park/Open Space | 411.42 | 951.44 | 131.3% | 2.4% | 4.7% | 94.5% | - | - | 0.0% | - | - | 0.0% |
| Mixed Use | 5,189.26 | 6,570.35 | 26.6% | 30.7% | 32.7% | 6.5% | 24,839,362 | 24,839,362 | 0.0% | 34,495 | 34,495 | 0.0% |
| JPA Low Density Residential | 0 | 1,047.71 | 100.0% | 0.0% | 5.2% | 100% | - | - | 0.0% | - | 5,867 | 100.0% |
| JPA Community Infill Center | 0 | 70.47 | 100.0% | 0.0% | 0.4% | 100% | - | 644,674 | 100.0% | - | 622 | 100.0% |
| JPA Medium Density/Intensity | 0 | 2.06 | 100.0% | 0.0% | 0.0% | 100% | - | 19,649 | 100.0% | - | 52 | 100.0% |
| **Est. Totals** | 16,912.59 | 20,104.10 | 18.87% | 100.0% | 100.0% | - | 80,618,081 | 158,816,497 | 96.2% | 75,394 | 101,589 | 34.7% |

## 5.3 Modifications to the FLU Categories

### 5.3.1 Institutional

This update proposes allowing for development of residential uses within the Institutional Future Land Use district. This change unlocks conversations on mixed use, live-work, and workforce housing development in combination with existing uses such as libraries, community centers, schools, places of worship, and other institutional uses. It also empowers faith communities to develop housing on surplus property; it is a "win-win" for the city and the community – helping faith organizations extend their mission, offer opportunities for congregants to live nearby, and generate revenue while creating needed housing.

Additionally, this update consolidates the institutional uses within the existing Public/Institutional and Private/Institutional Future Land Use designations into the Institutional Future Land Use (FLU) designation. The purpose of the Institutional FLU is to provide areas for public, civic, and community service uses, to include private schools and houses of worship. Uses of land which previously were designated as “Private/Institutional” such as offices, professional services, nursing homes, and hospitals have been included in the Employment Future Land Use.

### 5.3.2 Employment

The Employment Future Land Use designation is a new designation intended to consolidate some of the uses previously identified in the Private/Institutional FLU and Industrial FLU to provide areas within the city for high employment generating activities, including but not limited to professional services, industrial, and manufacturing uses. This Future Land Use designation is intended to provide some of the highest development potential in the city to help achieve the City’s jobs to housing goals by establishing nodes of diverse economic activity within the city. Zoning regulations within the Land Development Code will be the primary method of regulating specific uses within this FLUM designation.

### 5.3.3 High Density Residential

Allow for High Density Residential developments to include some commercial use in their development by-right, without the need to go through the process of changing the land use to a Mixed-Use specific district. This allows multifamily developers to include shops, restaurants, and services within the projects that promote internal trip capture, quality of life for the residents, and increasing the benefits of multi-family development to service surrounding communities.

The residential use will remain the primary use – with commercial being allowed as small portion of the site – either on ground level or as a detached use facing along external roadways when connected to the residential use with an enhanced pedestrian infrastructure.

### 5.3.4 Commercial

The Commercial district already allows some residential use in some of its implementing zoning districts. This change proposes updates to expand on this flexibility – allowing for more intense residential development to occur in appropriate locations with appropriate infrastructure.

### 5.3.5 Neighborhood Commercial

The addition of a Neighborhood Commercial FLU allows for the gradual transition of The City's Lakefront and associated Florida Avenue corridor in order to facilitate increased economic activity in the Downtown Grid.

### 5.3.6 JPA Future Land Use Map Designations

The JPA FLUM designations are intended to facilitate orderly annexations within the JPA by mirroring the densities and intensities of the corresponding designations within the County. Additionally, the JPA Infill Center and JPA Medium Density andIntensity FLUM designations allow for a flexible development profile for areas outside the existing Mixed Use areas.

### 5.3.7 Other Residential Districts

The City has already adopted an Accessory Dwelling Unit (ADU) policy that allows for ADUs to be built in residential districts that meet the appropriate criteria – promoting the incremental development patterns called for in Envision St. Cloud. To further promote incremental development, jobs, quality of life, and neighborhood character, this update proposes allowing Accessory Commercial Units (ACUs) within residential districts on appropriate sites.

ACUs are small commercial units that are accessory to the principal residential use on a property. Examples include a homeowner operating a small café, bookstore, art studio, hair salon, or bike repair shop on their residential property, often in a backyard unit, small addition, or garage conversion. These should primarily be accessible to the surrounding community and not require additional parking. Additional parking requirements would prevent the feasibility of these small shops. ACUs should be limited to areas with existing pedestrian or bicycle infrastructure. The City shall remain aware of any parking issues caused by any use – including ACUs - and ensure existing laws are enforced. The ACU policy will be flexible and simple enough to allow for small-scale developers to implement them but maintain design and site requirements that ensures consistency with the community character.

ACUs provide much-needed affordable, small-scale retail space, empowering entrepreneurs and businesses who can't afford or don't need large storefronts. This allows for a thriving local small businesses ecosystem with the potential to develop small businesses into successful enterprises, resulting in a dynamic local economy, and generation of future employment opportunities. Resulting in attractive locations for business owners and entrepreneurs which boost overall economic development.

ACUs also improve quality of life for existing residents by providing convenient access to a diversity of shops and services – run by locals sensitive to the needs and preferences of their neighbors. It also promotes walkability through the activation of street fronts, provides opportunity for social interaction, and enriches the cultural offerings of the City.

*Figure 22 - Example Accessory Commercial Units*



*Source: Congress for New Urbanism (left); The American Conservative (right)*

## 5.4 Proposed Density/Intensity Changes.

As previously mentioned in Section 4.9, the current Jobs/Housing Ratio is relatively low, 1 to 0.57. The City desires to increase its Jobs/Housing balance with a future attainment goal being a 1 to 1 ratio. The following table illustrates the existing and proposed changes to the density/intensity in order to achieve the desired jobs/housing balance.

*Table 25: Break Down of Density/Intensity Changes*

| FLU District | Existing Max DU/Acre | Proposed Max DU/Acre | Existing Max FAR | Proposed Max FAR |
|---|---|---|---|---|
| Agriculture/Rural | 1.00 | 1.00 | N/A | 0.20 |
| Low Density Residential | 4.00 | 4.00 | N/A | 0.35 |
| Medium Density Residential | 10.00 | 18.00 | N/A | 0.50 |
| High Density Residential | 18.00 | 40.00 | 0.00 | 1.15 |
| Commercial (Non-CBD) | 0.00 | 30.00 | 0.50 – 0.75 | 3.00 |
| Commercial (CBD) | 25.00 | 40.00 | 2.50 – 4.00 | 2.50 – 4.00 |
| Neighborhood Commercial | N/A | 18.00 | N/A | 1.50 |
| Employment | N/A | 40.00 | N/A | 1.50 |
| Institutional | 0.00 | 18.00 | 1.00 | 1.00 |
| Park/Open Space | 0.00 | 1.00 | 0.50 | 0.50 |
| Conservation | 0.00 | 0.00 | 0.00 | 0.25 |
| Mixed-Use | 5.00 – 25.00 | 5.00 – 25.00 | 5.00 – 25.00 | 0.35 – 2.50 |

| | | | | |
|---|---|---|---|---|
| JPA Low Density Residential | N/A | 8.00 | N/A | 0.35 |
| JPA Infill Center | N/A | 18.00 – 40.00 | N/A | 0.25 – 1.0 |
| JPA Medium Density and Intensity | N/A | 18.00 | N/A | 1.00 |

With these changes, the estimated Jobs/Housing Ratio would be 0.80 to 1, when assuming a historic development pattern. The proposed maximum development scenario pushes the jobs to housing ratio to 1.09 to 1. The proposed densities and intensities allow for development at a scale that satisfies the projected housing and employment needs of St. Cloud.

## 5.5 Visualizing Density.

As indicated in the table above, maximum density increases are proposed to the city's residential districts. The impact to the character of existing neighborhoods and the city as a whole will depend on the form of housing developments more so than the allowable density itself. The strategies presented in this update promote incremental development that enhances existing communities while allowing for growth and progression of natural urban cycles of intensification. The figures presented in this section illustrate potential typologies for the given densities. The Land Development Code will be amended to promote the desired typologies for the implementing zoning districts.

The following sections provide an overview of the densities, how they may apply in infill scenarios, and some examples of housing typologies obtained from MissingMiddleHousing.com.

### 5.5.1 Low Density Residential at 8.00 Units per Acre.

The maximum density for JPA Low Density Residential is intended to be 8.00 units per acre. Generally, this is the density duplexes become feasible, although denser typologies would be possible on larger sites utilizing cluster development techniques. The median LDR parcel is 0.20 acres, meaning that more than half of the LDR parcels would be allowed to construct a duplex. The example figure before illustrates a randomly selected LDR block within the city's original grid. Additionally, constraints within the land development code such as parking requirements and yard setbacks, would likely inhibit denser development on existing lots – or make it more expensive, making it less likely the proceeds would offset the costs of replacing an existing single-family house.

*Figure 23: Allowable Units for Typical LDR Block at 8.00 DU/Acre*



*Figure 24: Stacked Duplexes*



*Source: Missing Middle Housing*

*Figure 25: Side-by-Side Duplexes*



*Source: Missing Middle Housing*

### 5.5.2 Medium Density Residential at 18 Units per Acre.

The Medium Density Residential district was increased to 18 dwelling units per acre, and the same limit was established for allowing residential development in the Institutional district as a conditional use. The median MDR parcel has an area of 0.17 acres, which would allow for a triplex. As can be seen in the map below, the diversity of lot sizes on the established grid would allow for wide range of housing types ranging from triplexes, townhomes, and multiplexes.

*Figure 26: Allowable Units for Typical MDR Block at 18.00 DU/Acre*




*Figure 27: Stacked Triplex*



*Source: Missing Middle Housing*

*Figure 28: Townhomes*



*Source: Missing Middle Housing*

*Figure 29: Multiplexes*



*Source: Missing Middle Housing*

### 5.5.3 Density at 30 to 40 Units per Acre.

High Density Residential was increased to 40 dwelling units per acre and Commercial was increased to 30 units per acre with at least an FAR of 0.25. Both of these districts have been modified to promote more mixed use development. The following typologies would be enabled by these changes and generally fit within the density and intensity parameters.

*Figure 30: Live-Work Typologies*




*Source: Missing Middle Housing*

*Figure 31: Cottage Housing*



*Figure 32: Courtyard Housing*



*Source: Missing Middle Housing*

### 5.5.4 Density at 60 Units per Acre.

The highest density proposed for any district is the Commercial district's 60 dwelling units per acre when part of a mixed use development within the Central Business District. Generally, these parcels are between 0.25 and 1.25 acres, with some exceptions. These areas also contain a minimum FAR of 0.30 and a maximum FAR of 4.50.

The mixed-use development potential for a given 0.25-acre site is as follows:

- Minimum commercial floor area: 3,267 square feet
- Maximum commercial floor area: 38,115 square feet
- Maximum number of dwelling units: 15 units

The mixed-use development potential for a given 0.75-acre site is as follows:

- Minimum commercial floor area: 9,801 square feet
- Maximum commercial floor area: 114,345 square feet
- Maximum number of dwelling units: 45 units

The mixed-use development potential for a given one-acre site is as follows:

- Minimum commercial floor area: 13,068 square feet
- Maximum commercial floor area: 152,460 square feet
- Maximum number of dwelling units: 60 units.

*Figure 33: Example 60 DU/Acre Project (1 Mansfield Ave., Mansfield, MA)*




*Figure 34: Example 64 DU/Acre Project (30 Haven St., Reading, MA)*



*Source: [Exploring Housing at Different Densities (arcgis.com)]*

# 6.0 Summary

This 2024 Data, Inventory and Analysis reporting for the City of St. Cloud, anticipates the following changes within the Comprehensive Plan Update's 2035 and 2045 planning horizons. These conditions need to be recognized and addressed in the updates to the Comprehensive Plan Elements as needed.

## 6.1 Current Conditions

- City estimated population of 61,331 (2022) is projected to increase to 115,545 (2045).
- JPA's estimated population of 31,925 (2022) is projected to increase to 86,527 (2045).
- City housing unit demand is estimated to increase from 21,347 (2020) to 42,017 (2045).
- Continued voluntary JPA annexation of lands will increase the demands for public services within the City.

## 6.2 Future Needs

- City jobs per housing unit ratio is a low 0.57 to 1.00 (2023). Based upon national average of space utilization, the proposed 2045 FLU Map contains capacity for an improved 0.80 to 1.00 ratio utilizing the historic development pattern. Achieving a greater than 1.00 to 1.00 ratio requires City policy intervention identifying and protecting attractive sites, as well as increased FLU category density/intensity in categories.
- Existing underutilized lands are available for development. Current DOR coded Vacant lands within the City limits total 1,559.2 acres and an additional 3,535 acres of Pastureland exists. Based upon current development trends, the Vacant lands have capacity to meet 2030 demands, while the additional Pasturelands through 2040 demands. Future development of these lands maybe limited based upon owner willingness, property characteristics, or potential public opposition to localized land use change.
- The JPA provides a substantial inventory of additional lands available for annexation and development. Current DOR coded Vacant lands within the JPA limits total 4,472.14 acres, most of which would be easily converted through future development.

## 6.3 Recommendations

The existing City and County Joint Planning Agreement (JPA) Interlocal Agreement has a term from 2014-2034 and may need to be extended to align with this Comprehensive Plan's 2045 planning horizon. The Agreement is an important public implementation tool for the effective development of lands and provision of public facilities in the future.

The City should seek a refined and cooperative vision of continued coordination for future development. Low density residential market forces are solidly in place and will continue to deliver market rate housing where permitted. Land use and transportation linkages are key to accommodating the City's future population growth and increasing the market delivery of increased employment land use types.

- Explore and consider incorporating greater flexibility in the existing Future Land Use districts to promote a more traditional and integrated mixture of uses as described in Section 5.3.
- Coordinate with Osceola County to incorporate FLU Map changes within the JPA as described in Section 5.2. As part of this Data, Inventory, and Analysis reporting, a series of specific land area reviews were evaluated for FLU Map change. These areas are in locations where surrounding context may have changed or development pressures are being seen. These areas include locations where modified FLU categories should improve the pattern of development and assist in the leverage of infrastructure, delivery of increased employment and support local housing and commercial uses.
- Support the removal of FLU Elements policies that regulate specific properties. Consider converting these areas to a FLU district that is similar to the existing conditions.

# BUSINESS IMPACT ESTIMATE
# ORDINANCE NO. 2024-50

**TO:** Mayor Robertson and City Council Members

**FROM:** Bernice Gonzalez, MDUR, AICP, CMP, Principal Planner

**THRU:** Melissa Dunklin, CPM, Community Development Director

**DATE:** August 5, 2025

**SUBJECT:** Ordinance No. 2024-50 – Business Impact Estimate

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Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2024-50 is proposed to be adopted by the City on October 10, 2024, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

**1. Summary of proposed Ordinance No. 2024-50**

The proposed ordinance amends the existing Future Land Use Element of the Comprehensive Plan. This updated element includes principles, guidelines, and strategies consistent with Florida State statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory and Analysis (DIA) report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The FLU Element will further describe the appropriate location for future uses and include Goals, Objectives, and Policies (GOPs) that establish the location and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

This proposed amendment includes the following provisions:

- Updated goals, objectives, and policies
- All associated Future Land Use updates adopted by Ordinance 2024-50
- Updated data, inventory, and analysis report
- If no challenge is filed, Ordinance 2024-50 shall take effect 31 days after the State Land Planning Agency notifies the local government that the amendment package is complete. If a

challenge is filed, the amendment becomes effective after issuance of a final order by the State Land Planning Agency or the Administration Commission.
Once Ordinance No. 2024-50 is adopted, compliance shall take effect immediately for any project(s) not currently under review at the time of adoption and for which Land Development Code regulations are in place.

Please contact the Project Planner, Bernice Gonzalez, at (407) 957-7253 or at bernice.gonzalez@stcloudfl.gov with any questions.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

   a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

      The ordinance appears to have no negative fiscal impact.

   b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

      The ordinance appears to have no negative fiscal impact.

   c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

      The ordinance appears to have no fiscal impact.

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance.**

   All future land use amendment requests not currently under review at the time of adoption of Ordinance 2024-50 and for which Land Development Code regulations are not in place.

4. **Any additional information the board determines may be useful.**

   The proposed amendment to the Comprehensive Plan meets the intent of the following City of St. Cloud Strategic Goals:

   ***Growth Management:*** To create a vibrant, progressive, and diverse community through sustainable planning for all generations.

**Meeting:** January 8, 2026

**Agenda Item Type:** Public Hearings
Ordinance No. 2025-78 - Entertainment District

**Park & Recreation Agenda Item:**
**FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-78**, an ordinance of the City Council of the City of St. Cloud, Florida, generally amending Article 13 Special Purpose overlay districts, Section 3.13.3, Entertainment District, amending Subsection C "Outside Consumption in the District" deleting the requirement of permits for certain events, deleting Subsection D. 'Entertainment District Event Permit", Subsection E. "Police Protection" and Subsection F. "Fire Protection and Emergency Medical Services" providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-78**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
The Entertainment District Ordinance was adopted to support downtown revitalization by encouraging entertainment, retail, and restaurant uses within a defined boundary in the City. It provides for outdoor alcohol consumption, music, entertainment, and events within this district under specific regulations.

Previously, the ordinance required an Entertainment District Event Permit for certain activities, creating a duplicate process alongside the City's existing Special Event Ordinance. This dual requirement led to confusion for event organizers and inefficiencies in processing permits.

To streamline the process, staff has prepared an amendment that eliminates the separate Entertainment District permit provisions and instead routes all events through the Special Event Ordinance permitting process. This ensures consistency, reduces redundancy, and provides a single, clear special event permitting framework for organizers.

**Legal Authority:**
Land Development Code 3.1.1.7

**Budget and Recommendation:**
Staff recommends **APPROVAL** of Ordinance 2025-78.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
10/9/25 - Motion by Paul, seconded by Urban, Passed 4-0
1/8/26 - Final Action

**Attachments:**
1. 2025-78 - Entertainment District Ordinance staff report 12-18-25
2. Entertainment District Ordinance 2025-78

**MEMORANDUM REPORT**
**FOR CITY COUNCIL**
**January 8, 2026**

**To:** Mayor Robertson and Council Members

**From:** Stephanie Holtkamp, Parks and Recreation Director

**Subject:** Ordinance No. 2025-78 (Second Reading)

**Date:** December 18, 2025

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**REQUEST:**

The purpose of this agenda item is to request City Council approval or Ordinance No. 2025-78, amending Division 27 – Entertainment District of the Land Development Code. This ordinance removes the separate Entertainment District permit requirement for events, and such events must instead be reviewed and approved under the City's Special Event Ordinance permitting process.

**BACKGROUND:**

The Entertainment District Ordinance was adopted to support downtown revitalization by encouraging entertainment, retail, and restaurant uses within a defined boundary in the City. It provided for outdoor alcohol consumption, music, entertainment, and events within this district under specific regulations.

Previously, the ordinance required an Entertainment District Event Permit for certain activities, creating a duplicative process alongside the City's existing Special Event Ordinance. This dual requirement led to confusion for event organizers and inefficiencies in processing permits.

To streamline the process, staff has prepared an amendment that eliminates the separate Entertainment District permit provisions and instead routes all events through the Special Event Ordinance permitting process. This ensures consistency, reduces redundancy, and provides a single, clear special event permitting framework for organizers.

**STRATEGIC PLAN GOALS:**

***High-Performing Government***

**Focus on the continuity and sustainability of core public services**

***Effective Community Safety***

**Strong collaborations and partnerships with the community**

**COST:**
There is no cost associated with this item.

**STAFF RECOMMENDATION:**
Staff recommends **APPROVAL** of Ordinance No. 2025-78

**Attachment** – Ordinance No. 2025-78

ORDINANCE NO 2025-78

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, GENERALLY AMENDING ARTICLE 13 SPECIAL PURPOSE OVERLAY DISTRICTS, SECTION 3.13.3, ENTERTAINMENT DISTRICT, AMENDING SUBSECTION C "OUTSIDE CONSUMPTION IN THE DISTRICT" DELETING THE REQUIREMENT OF PERMITS FOR CERTAIN EVENTS, DELETING SUBSECTION D. 'ENTERTAINMENT DISTRICT EVENT PERMIT", SUBSECTION E. "POLICE PROTECTION" AND SUBSECTION F. "FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES" PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION AND PUBLICATION AND EFFECTIVE DATE.

**WHEREAS**, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

**WHEREAS,** the City Council of the City of St. Cloud has determined and finds that the regulations contained herein are necessary and in the best interests of the health, safety, and welfare of the general public and the citizens of, and visitors to, St. Cloud.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of St. Cloud; Florida as follows:

**SECTION 1:** The foregoing recitals are true and correct and incorporated herein by reference.

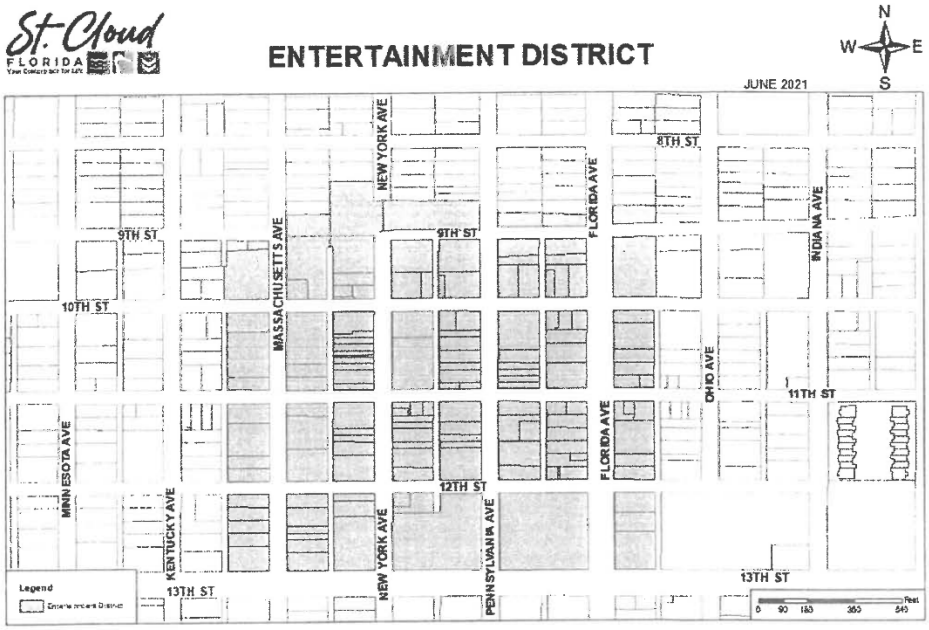
**SECTION 2.** ARTICLE 13, "SPECIAL PURPOSE OVERLAY DISTRICTS", Section 3.13.3 "Entertainment District" is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

**3.13.3. - Entertainment district.**

A. *Purpose.* The purpose of this section is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the city hereafter referred to as the entertainment district. The regulations within this section create an opportunity to offer a variety of amenities to the public in a convenient physical location that will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

B. *District boundaries.* The entertainment district shall mean an area depicted in "Exhibit A" of the ordinance this section derives and be generally described as the area bounded by 9 th Street to the North, Florida Avenue to the East, 13 th Street to the South and Massachusetts Avenue to the West. It shall also include those properties directly adjacent to the described district boundaries for the purposes of uses described herein.

Exhibit A




C. *Outside consumption in the district.* Within the district, the following shall apply:

1. *District possession/consumption hours.* Possession/consumption of any alcoholic beverages dispensed or sold by a registered establishment is authorized within the boundaries of the district, Wednesdays to Saturdays, from 11:00 a.m. to 12:00 a.m. Extended hours of consumption for city or city-sponsored events may be granted with prior approval by the city manager and/or designee, not to exceed chapter 4, alcoholic beverages, section 4.2, hours of sale.

2. *Outside drink limit.* Any registered establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an approved clear container for removal from the premises, as specified in this section, provided, however, that no establishment shall dispense to any person, under the legal age of alcohol drinking, as provided by law, more than one such alcoholic beverages at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverages from the licensed premises.

3. *Size limited to 16 fluid ounces.* No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the district, more than one alcoholic beverage in approved container that exceeds 16 fluid ounces in size.

4. *Drinking from a bottle, aluminum, or glass container is prohibited.* It shall be unlawful for any person to drink alcoholic beverages from a not approved container, or to possess in an open aluminum or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, except as authorized and approved as outdoor dining.

~~5. *Permit required.* Entertainment district event permit shall be required for events as defined in Chapter 8 in the entertainment district as required and approved by the city. Outside consumption shall be permitted as stated in these regulations for those events.~~

~~D. *Entertainment district event permit.* A permit shall be obtained from the city for all events held within the Entertainment District unless expressly permitted pursuant to sections 2.9.1 and 2.9.2.~~

~~E. *Police protection.* During the review process, the chief of police or his/her designee shall determine whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the chief of police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the chief of police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The chief of police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.~~

~~F. *Fire protection and emergency medical services.* During the review process, the fire chief, the fire marshal, or their designee shall determine the need for on-site fire watch, crowd managers or emergency medical personnel. The fire marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the fire chief or fire marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the fire chief and/or fire marshal or their designee at the sole expense of the applicant and shall prepay the expenses of such protection. Only state certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of St. Cloud Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.~~

G. *Hours for music and entertainment.* Music, singing, and/or other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district. Outdoor music, singing and entertainment shall be permitted until 1:30 a.m., providing compliance with the city's noise ordinance, unless otherwise permitted by way of ~~an entertainment district~~ special event permit.

H. *Games, sporting events, and entertainment.* Games, sporting events, artistic performances, farmer's markets and other such forms of organized entertainment and community events are encouraged and allowed within the entertainment district, subject to compliance with all applicable health and safety regulations and approved through the special event permitting process.

**SECTION 3.** Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 3.** Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 4**. Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 5.** Codification. The text of Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

**SECTION 6.** Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 11th DAY OF NOVEMBER 2025
SECOND READING ON THE 8th DAY OF JANUARY 2026

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 8th day of January, 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

**Meeting:** January 8, 2026

**Agenda Item Type:** Public Hearings
Resolution No. 2026-002R Tyson Reserve
VAR24-00001

**Community Development Agenda Item:**
**PUBLIC HEARING FOR RESOLUTION NO. 2026-002R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a subdivision variance to reduce front yard setbacks for Lots 52-88 on a previously approved Subdivision Construction Plan in the "R-1B" Zoning District on the +/- 43.259 acres of land known as Tyson Reserve (VAR24-00001), generally located north of K C Durham Road, east of Nora Tyson Road, and west of Chatsworth Circle, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-002R**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
The subject property is located within the "R-1B" Single-Family Dwelling zoning district and has a Low Density Residential Future Land Use designation.

On February 19, 2024, the Subdivision Construction Plans for Tyson Reserve (SUB23-00004) were approved by the Development Review Committee and the Final Plat (PLT24-00004) was subsequently approved on March 10, 2025. As established by Chapter 3, Article 5, Section 3.5.1.D of the Land Development Code, the required front yard setbacks in the "R-1B" zoning district are 25ft from the property line. The applicant is requesting a variance for up to 9ft encroachment into these setbacks, leaving no less than a 16ft setback to accommodate the front porches.

The provided concept plan shows that the front setback would be 20ft and the front porch setback would be 16ft should the variance be granted. The side and rear yard setbacks would still meet the required standards set forth within the Land Development Code.

The applicant has stated this variance would only be concentrated on lots 52-88 due to the required grading on the site hindering the ability to have a typical and usable backyard for their product.

**Legal Authority:**
Per LDC Section 2.4.10 – The city council may grant a variance from the applicability or specific terms of these regulations when such variance will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary hardship. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of these regulations.

**Budget and Recommendation:**
There is no cost associated with this item.

Staff reviewed this request for a Site Development Plan Variance on or before November 24, 2025, and recommends **APPROVAL** of Tyson Reserve Subdivision Variance (VAR24-00001).

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager recommends approval

**City Council Action:**
1/8/26 - Final Action

**Attachments:**
1. 1. VAR24-00001 Tyson Reserve Staff Report 01.08.26 CC
2. 2. VAR24-00001 Tyson Reserve Resolution No. 2026-002R 01.08.26 CC
3. 3. VAR24-00001 Applicant Narrative
4. 4. VAR24-00001 Proposed Plan

# City Council Staff Report

## Meeting Date: January 8, 2026

**DRC Case No. /Res No.**
VAR24-00001 / 2026-002R

**Type of Application**
Subdivision Variance

**Case Name**
Tyson Reserve

**Applicant/Agent**
Ashton Orlando Residential, LLC / Shutts & Bowen, LLP

**Owner(s)**
John Cook / CW Tyson Reserve, LLC

**Address/Location**
North of K C Durham Road, East of Nora Tyson Road, and West of Chatsworth Circle

**Parcel ID No.**
05-26-31-4950-0001-0010

**Total Land Area**
+/- 43.259 acres

**Project Planner**
Stephanie Streeter
Principal Planner

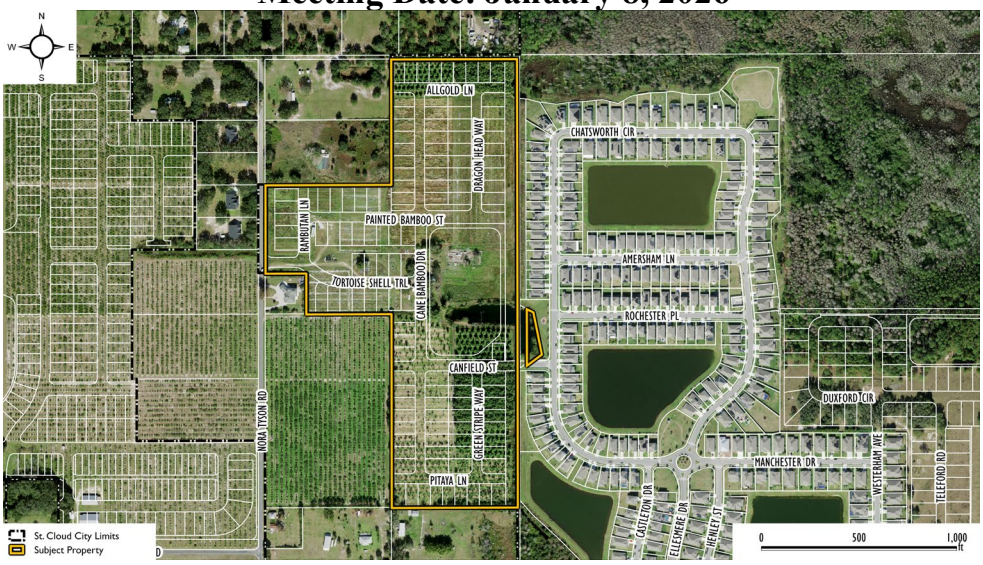



**Figure 1 – Aerial Map**

## Request

The applicant is requesting approval of a subdivision variance reducing their front yard setback. The subject property is located north of K C Durham Rd, east of Nora Tyson Rd, and west of Chatsworth Cir, as shown in **Figure 1**.

## Background

The subject property is located within the "R-1B" Single-Family Dwelling zoning district and has a Low Density Residential Future Land Use designation.

On February 19, 2024, the Subdivision Construction Plans for Tyson Reserve (SUB23-00004) were approved by the Development Review Committee and the Final Plat (PLT24-00004) was subsequently approved on March 10, 2025. As established by Chapter 3, Article 5, Section 3.5.1.D of the Land Development Code, the required front yard setbacks in the "R-1B" zoning district are 25ft from the property line. The applicant is requesting a variance for up to 9ft encroachment into these setbacks, leaving no less than a 16ft setback to accommodate the front porches.

The provided concept plan shows that the front setback would be 20ft and the front porch setback would be 16ft should the variance be granted. The side and rear yard setbacks would still meet the required standards set forth within the Land Development Code.

The applicant has stated this variance would only be concentrated on lots 52-88 due to the required grading on the site hindering the ability to have a typical and usable backyard for their product.

## Action for Approval

A written application for a subdivision variance is submitted to the City Council demonstrating the three criteria from Section 2.4.10.A.1 of the Land Development Code:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant.

## Consistency With Strategic Plan Goals:

The proposed Subdivision Variance meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** To focus on the continuity and sustainability of core public services

## Staff Recommendation

Staff reviewed this request for a Site Development Plan Variance on or before November 24, 2025, and recommends **APPROVAL** of Tyson Reserve Subdivision Variance (VAR24-00001).

## City Council Requested Action

Per LDC Section 2.4.10 – The city council may grant a variance from the applicability or specific terms of these regulations when such variance will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary hardship. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of these regulations.

### Attachment

1. Resolution No. 2026-002R
2. Applicant Narrative
3. Proposed Plans

**RESOLUTION NO. 2026-002R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, GRANTING A SUBDIVISION VARIANCE TO REDUCE FRONT YARD SETBACKS FOR LOTS 52-88 ON A PREVIOUSLY APPROVED SUBDIVISION CONSTRUCTION PLAN IN THE "R-1B" ZONING DISTRICT ON THE +/- 43.259 ACRES OF LAND KNOWN AS TYSON RESERVE (VAR24-00001), GENERALLY LOCATED NORTH OF K C DURHAM RD, EAST OF NORA TYSON RD, AND WEST OF CHATSWORTH CIRCLE, AS DESCRIBED IN THE BODY OF THIS RESOLUTION**

WHEREAS, the applicant has made application for a Subdivision Variance request a front yard setback reduction and has been assigned DRC# VAR24-00001; and

WHEREAS, the City Council held a public hearing on this request on August 14, 2025, and determined that the request for a Subdivision Variance satisfies the criteria for granting a subdivision variance required by Section 2.4.10 of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. CLOUD, FLORIDA,
as follows:

SECTION 1.

The subject property to which this Site Development Plan Variance is applicable is shown in Exhibit "A" and is described below:

A parcel of land being a portion of Lots 1, 16, 17, 18, 31, 32, 33, 48, and 49, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST, according to the plat thereof, as recorded in Plat Book B, Page 22 of the Public Records of Osceola County, Florida, and a portion of the Northwest ¼ of Section 4, Township 26 South, Range 31 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 5, Township 26 South, Range 31 East, Osceola County, Florida; thence run S89°46'57"W along the North line of the Northeast ¼ of said Section 5, a distance of 78.00 feet to the Point of Beginning; thence departing said North line, run S00°05'20"E, a distance of 20.00 feet; thence run N89°46'57"E, a distance of 58.00 feet to a point on the West line of a 20.00 feet wide platted Right of Way; thence run S00°05'20"E, a distance of 1,543.19 feet; thence run N89°58'30"E, a distance of 20.00 feet to a point on the East line of the Northeast ¼ of said Section 5; thence run N00°05'20"W along said East line, a distance of 284.85 feet to a point on the West boundary of Tract BB, LANCASTER PARK EAST PHASE 2, according to the plat thereof, as recorded in Plat Book 27, Pages 87-92 of the Public Records of Osceola County, Florida; thence along said West boundary the following three (3) courses and distances; thence run S64°29'57"E, a distance of 66.30 feet; thence run S11°19'14"E, a distance of 220.15 feet; thence run S53°14'35"W, a distance of 128.01 feet to a point on the aforesaid East line of the Northeast ¼ of said Section 5; thence run S00°05'20"E along said East line, a distance of 13.84 feet; thence departing said East line, run S89°58'30"W, a distance of 20.00 feet to a point on said West line of 20.00 feet wide platted Right of Way; thence run S00°05'20"E along said West line, a distance of 696.94 feet to a point on the North line of Lot 64 of said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run S89°48'35"W along said North line, a distance of 642.69 feet to a point on the East line of

Lot 50, of said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run N00°00'59"E along the East of Lots 50, 47 and 34, a distance of 989.90 feet to a point on the North line of Lot 34 of said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run S89°48'20"W along said North line, a distance of 436.83 feet; thence departing said North line, run N00°00'39"E, a distance of 208.71 feet; thence run S89°48'17"W, a distance of 208.71 feet to a point on the East Right of Way line of Nora Tyson Road; thence run N00°00'39"E along said East Right of Way line, a distance of 451.32 feet to a point on the South line of Lot 15 of said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run N89°48'31"E along said South line, a distance of 645.60 feet to a point on the East line of said Lot 15; thence run N00°00'59"E along the East line of Lots 15 and 2 and the Northerly extension thereof, a distance of 659.94 feet to a point on the aforesaid North line of the Northeast ¼ of said Section 5; thence run N89°46'57"E along said North line, a distance of 580.45 feet to the Point of Beginning.

Containing 1,884,376 square feet or 43.259 acres, more or less.

SECTION 2.

The Subdivision Variance is for the front yard setback reduction to encroach a maximum of 9 feet into the required 25-foot setback, leaving no less than a 16-foot front yard setback for lots 52-88.

SECTION 3.

City of St. Cloud Land Development Code Chapter 2, Article 4 provides general criteria for approval of a request for a subdivision variance.

SECTION 4.

The City Council has determined that the granting of a Subdivision Variance will not adversely affect the public interest, but rather will promote the health, safety, and general welfare. This determination is based upon, but not limited to, consideration of the following factual matters in Section 2.4.10.A.1 of the Land Development Code:

A written application for a subdivision variance is submitted to the city council demonstrating the following:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;

2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;

3. That the special conditions and circumstances do not result from the actions of the applicant.

SECTION 5.

This resolution shall take effect immediately upon its adoption by the City of St. Cloud, Florida.

ADOPTED this 8th day of January, 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

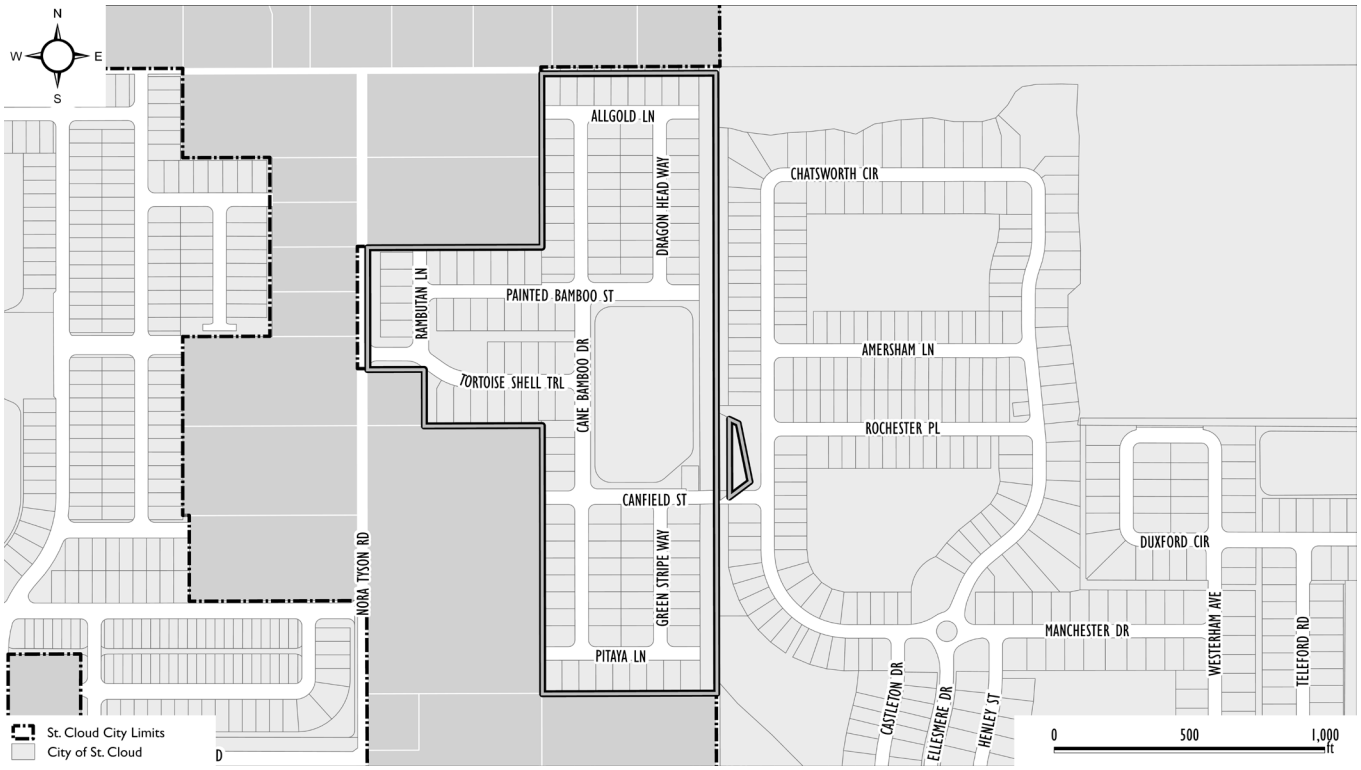
_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
DE BEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL, LLP

_____
Daniel F. Mantzaris, City Attorney
Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.

**Exhibit "A"**




PID: 05-26-31-4950-0001-0010

The applicant is requesting a waiver (subdivision variance) for the Tyson Reserve Subdivision to allow for deviation from the Saint Cloud Land Development Code, Chapter 3 - Performance and Siting Standards, Article 5 – Residential Zoning Districts, Section 3.5.1.D – Yard Requirements. Specifically, this request is for a waiver from the R1-B zoning district front yard setback of 25 feet established in Section 3.5.1.D – Yard Requirements to allow for encroachment into the front yard setback for front porches. The maximum encroachment would be 8 feet, leaving no less than a 16-foot front yard setback to front porches, and such encroachment will be concentrated on lots where grading changes cause site conditions to lose livable area, more specifically, lots 52 through 57, and 60 through 71, 72 through 80 and 81 through 88 inclusive.

Below is a list of justifications for the waiver request to allow for up to an 8-foot encroachment into the front yard setback in the R1-B zoning district for the Tyson Reserve Subdivision.

a. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;

   The steep grading on the lots does not allow for a typical, useable backyard when a deeper home plan is used. These deeper plans are more desirable for Buyers as they can provide a larger / family-style household, or a single-level ranch-style home for a small family or for aging-in-place. Inclusion of these plans also allows for greater architectural variation so we can build a more diverse range of product in the community. These plans are typically used in markets like Windermere and Winter Garden. In order to tie into existing perimeter grades, Tyson Reserve requires steep slopes in backyards that, when combined with the deeper product, does not allow for a flat enough backyard for everyday use.

b. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;

   This zoning classification does not make a setback distinction between the front façade of the home and the face of the front porch. However, in similar communities, a front porch encroachment is typically allowable per the land development code, which allows for a deeper, higher-quality product with an attached front porch. Front porches are highly desirable and add a lot of character to the home. Omitting an allowable encroachment for front porches discourages in the inclusion of these aesthetically pleasing features and in many cases renders them unfeasible on a typical depth lot.

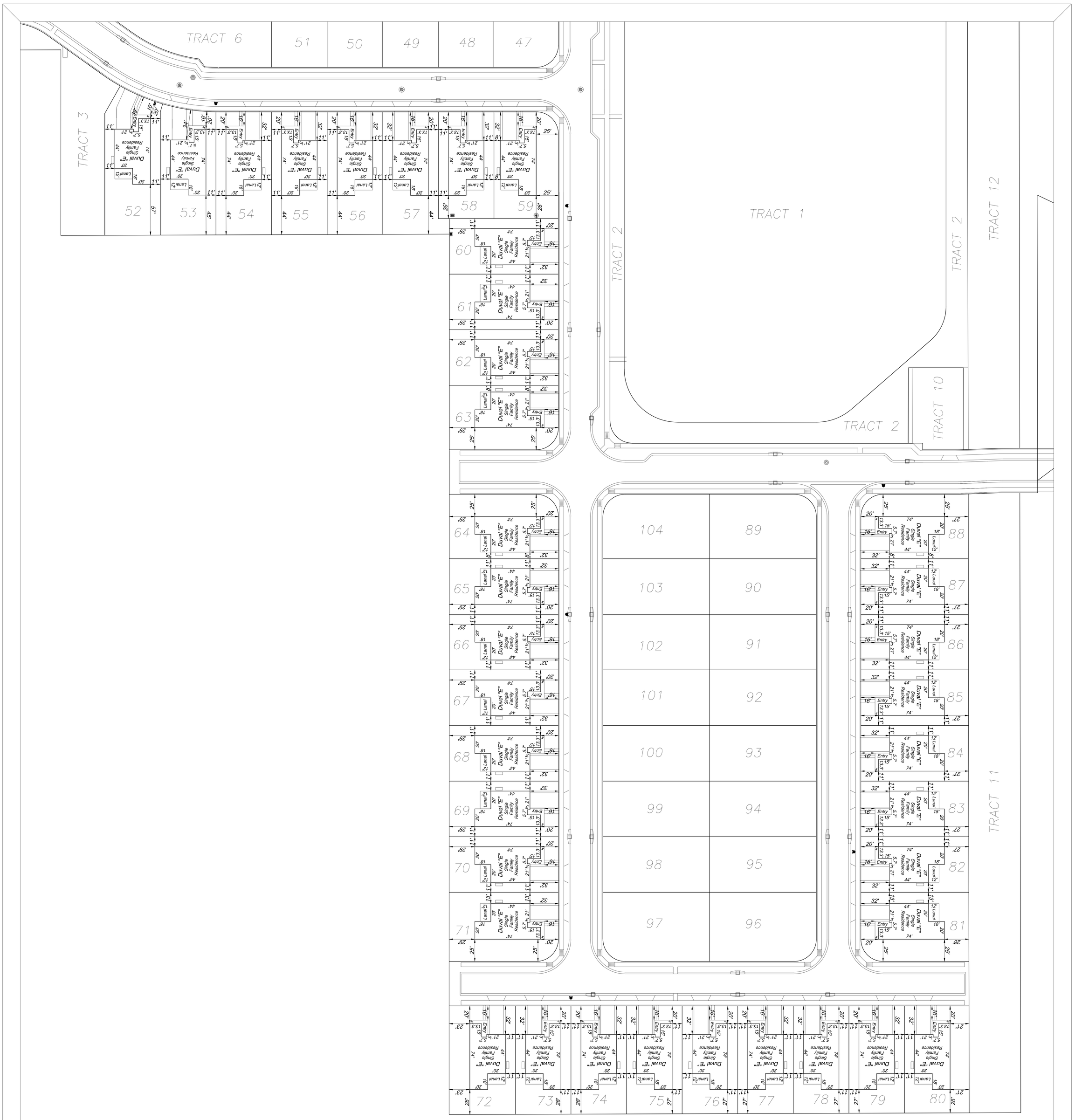
c. That the special conditions and circumstances do not result from the actions of the applicant.

   This condition is not due to actions of the applicant, as minimum grading and stormwater design criteria for the project ultimately govern the grading and elevation changes of the lots.

# ~ Tyson Reserve ~

## Lots 52-88 Variance Exhibit

## 10-24-25




Herx & Associates, Inc.

Land Surveyors

**Meeting:** January 8, 2026

**Agenda Item Type:** Council Action
Preliminary Subdivision Plan for Walker Property, PSP24-00001

**Community Development Agenda Item:**
Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.
**COST:** No cost associated with this item.
**This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
The subject property is generally located south of Chisholm Park Trail, west of S. Narcoossee Road, and north of Old Oak Trail. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and access to arterial roadways.

The current zoning pursuant to the automatic conversion of annexed land from County to City is "R-E" Single-Family Dwelling. The applicant requested to rezone the subject property to "PUD" Planned Unit Development, which is consistent with the assigned Future Land Use Map Amendment to Low Density Residential. The "PUD" Planned Unit Development was approved by City Council on April 25, 2024.

The proposed development is for 69 single-family detached homes, front loaded.
Total net developable: 25.59
Gross Residential Acreage: 20.92
Gross Residential Density 2.70 du/ac

**Legal Authority:**
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

**Budget and Recommendation:**

There is no cost associated with this item.

Staff recommends **DENIAL** of the Walker Property Preliminary Subdivision Plan (PSP24-00001).
The proposed Preliminary Subdivision Plan does not follow the development standards set forth in the approved PUD Preliminary/Final Master (approved April 25, 2024) which requires the construction of a 10' multi-purpose trail extending along Chisholm Park Trail to Narcoossee Road.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**
City Manager Miller recommends denial

**City Council Action:**
1/8/26 - Final Action

**Attachments:**
1. 1. PSP24-00001 Walker Property PSP Staff Report CC 01.08.26
2. 2. PSP24-00001 Walker Property Full Set of Plans
3. 3. PSP24-00001 Walker Property School Capacity Report

**City Council Staff Report**
**Meeting Date: January 8, 2026**

**DRC Case No. /Ord. No.**
PSP24-00001

**Type of Application**
Preliminary Subdivision Plan

**Case Name**
Walker Property

**Applicant/Agent:**
Osceola Engineering/ Broc Althafer

**Owner(s)**
Home Dynamics Narcoossee LLC/
David Shack

**Address/Location**
north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.

**Parcel ID No.**
Parcel 1:
29-25-31-4910-0051-0010
Parcel 2:
29-25-31-4910-0060-0070
Parcel 3:
29-25-31-4910-0060-0010

**Total Land Area**
+/- 25.59 acres

**Project Planner**
Tisha Manning
Zoning Manager

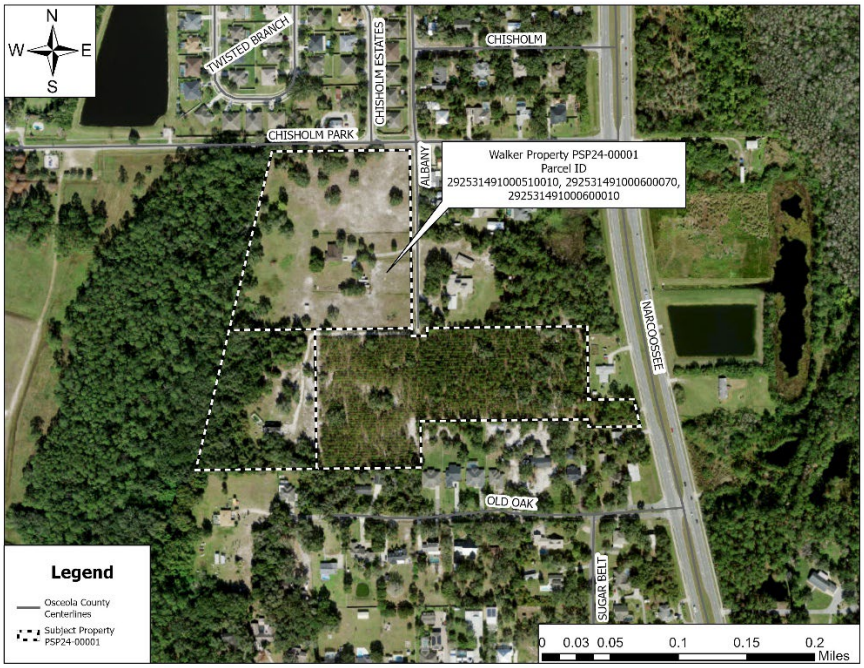



**Figure 1 – Aerial Map**

## Request

The applicant is requesting consideration of a Preliminary Subdivision Plan (PSP) for approximately +/- 25.59 acres of land, known as Walker Property, as shown in **Figure 1** above.

## Background

The subject property is generally located south of Chisholm Park Trail, west of S. Narcoossee Road, north of Old Oak Trail. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and access to arterial roadways.

The current zoning pursuant to the automatic conversion of annexed land from County to City is “R-E” Single-Family Dwelling. The applicant requested to rezone the subject property to “PUD” Planned Unit Development, which is consistent with the assigned Future Land Use Map Amendment to Low Density Residential. The “PUD” Planned Unit Development was approved by City Council April 25,2024.
The proposed development is for 69 single-family detached homes, front loaded.

Total net developable: 25.59
Gross Residential Acreage: 20.92
Gross Residential Density 2.70 du/ac

## Consistency With Strategic Plan Goals:

The proposed Preliminary Subdivision Plan meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** *Focus on the continuity and sustainability of core public services*.

## DRC/Staff Recommendation

Staff reviewed this Preliminary Subdivision Plan on or before September 12, 2025. The following **informational** comments were provided:

**Public Works**

1. A Transportation Impact Analysis will be required to be submitted and approved prior to subdivision construction plan approval.
2. Final engineering design will be reviewed with the subdivision construction plan submittal.
3. Any improvements within the Narcoossee Road right-of-way requires Osceola County permitting.
4. The improvements shall not impact on the existing drainage patterns for the site and/or adjacent properties.
5. Please be aware of the new land development code changes regarding the filling and grading of new development along adjacent properties. The new code language can be requested from the city at public.works@stcloudfl.gov.

**Osceola County School District (9/16/2025)**

1. The district has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.
2. Harmony High is overcapacity and utilizes five (5) relocatables to accommodate its existing enrollment. A new high school has been funded and is scheduled to open for the 2026/2027 school year and will provide relief for Harmony High School. Additional capacity may be met through existing space reconfigurations, rezoning, and/or charter schools.

## Staff Recommendation

Staff recommends **DENIAL** of the Walker Property Preliminary Subdivision Plan (PSP24-00001).

The proposed Preliminary Subdivision Plan does not follow the development standards set forth in the approved PUD Preliminary/Final Master plan which require the construction of a 10' multi-purpose trail extending along Chisholm Park Trail to Narcoossee Rd.

## City Council Requested Action

Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development

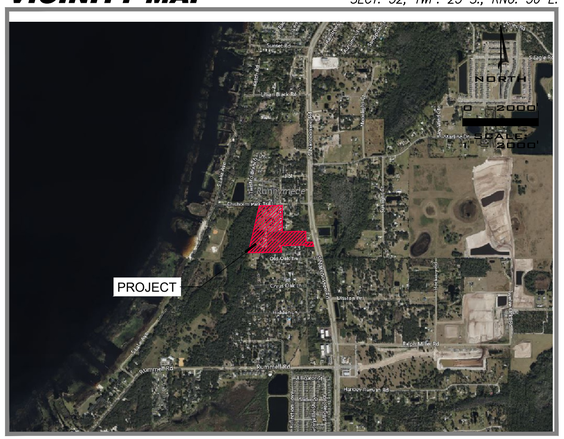
Review Committee as outlined in section 2.4.5.

## Attachments

- Walker Property Preliminary Subdivision Plan (full set of plans)
- Osceola County School Capacity Report

## VICINITY MAP

SECT. 32, TWP. 25 S., RNG. 30 E.




## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 15, 16, 17 AND 18, BLOCK 60, LOTS 1, 2, 3, 4 AND 5, BLOCK 62, THAT PORTION OF THE VACATED O STREET ABUTTING SAID LOTS, THE EAST ½ OF THE VACATED MASSACHUSETTS AVENUE ABUTTING SAID LOTS AND THE SOUTH ½ OF THE VACATED N STREET ABUTTING SAID LOTS OF THE TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALONG WITH:

BLOCKS 51 AND 52, THE TOWN OF RUNNYMEDE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED STREET BETWEEN BLOCK 51 AND 52, AND THE NORTH 1/2 OF VACATED STREET LYING SOUTH OF BLOCK 52 AND THE EAST 1/2 OF VACATED MASSACHUSETTS AVENUE LYING WEST OF SAID BLOCKS 51 AND 52.

ALONG WITH:

ALL OF BLOCK 59 AND LOTS 5–14, BLOCK 60, AND LOTS 6–10, BLOCK 62, TOGETHER WITH VACATED "O" STREET ABUTTING LOTS 10–14, BLOCK 60 AND LOTS 6–10, BLOCK 62, TOGETHER WITH NORTH HALF OF VACATED "O" STREET LYING SOUTH OF BLOCK 59, TOGETHER WITH SOUTH HALF OF VACATED "N" STREET, LYING NORTH OF BLOCK 59, TOGETHER WITH THE WEST HALF OF VACATED PENNSYLVANIA A VENUE, LYING WEST OF THE ABANDONED AMERICAN COASTLINE RAILROAD, SOUTH OF THE CENTERLINE OF "N" STREET AND NORTH OF THE CENTERLINE OF "O" STREET, TOGETHER WITH THE WEST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE EXTENSION OF THE SOUTH LINE OF LOT 10, BLOCK 62, TOGETHER WITH THE EAST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE CENTERLINE OF "O" STREET, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF LOT 1, BLOCK 64, AND PORTIONS OF LOT 16, BLOCK 58, AND PORTIONS OF VACATED "O" STREET AND PENNSYLVANIA A VENUE, OF THE PLAT OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF STATE ROAD 15, AND THAT PORTION OF ABANDONED RIGHT–OF–WAY OF KISSIMMEE–NARCOOSSEE BRANCH OF THE ATLANTIC COASTLINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 63, OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 00°12'31" EAST, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 217.19 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD 15; THENCE RUN NORTH 12°17'44" WEST, ALONG THE WESTERLY RIGHT OF–WAY LINE OF STATE ROAD 15, A DISTANCE OF 100.71 FEET TO A POINT OF CURVE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HA YING FOR ITS ELEMENTS, A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 00°04'40", A DISTANCE OF 7.86 FEET TO A POINT ON CURVE; THENCE RUN NORTH 89°50'59" WEST, DEPARTING SAID RIGHT–OF–WAY LINE (NON–RADIAL), A DISTANCE OF 193.69 FEET; THENCE RUN SOUTH 00°12'31" WEST, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, FENCE MAINTENANCE, AND UTILITIES (PUBLIC OR PRIVATE, TO INCLUDE ELECTRICITY, WATER, ETC.), WHETHER OVER, UNDER, OR ACROSS THE SUBJECT PROPERTY, WHICH USES MAY BE EXPANDED AND/OR PAVED BY THE GRANTOR OR GRANTEE, TO INCLUDE THEIR SUCCESSORS, HEIRS, AND ASSIGNS, IN REGARD TO THAT CERTAIN REAL PROPERTY BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF VACATED "N" STREET, LYING WEST OF NEW YORK AVENUE AND EAST OF MASSACHUSETTS AVENUE, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

# PRELIMINARY SUBDIVISION PLAN

FOR

# WALKER PROPERTY

## ALBANY AVENUE, ST. CLOUD, FL

## HOME DYNAMICS CORPORATION


**DAVID SCHACK**
**4755 TECHNOLOGY WAY**
**BOCA RATON, FL 33431**


## DRAWING INDEX

| SHEET | SHEET NAME | REV | DATE |
|---|---|---|---|
| C0.001 | COVER SHEET | | 11/04/2022 |
| C0.002 | EXISTING TOPOGRAPHY | | 11/04/2022 |
| C1.001 | PRELIMINARY SITE PLAN | | 11/04/2022 |
| C2.001 | PRELIMINANY TRAFFIC CIRCULATION PLAN | | 11/04/2022 |
| C3.001 | PRELIMINANY UTILITY PLAN | | 11/04/2022 |
| C4.001 | EXISTING CONDITIONS PLAN | | 11/04/2022 |

## SITE DATA

**PROPERTY LOCATION :**
THE PROJECT IS LOCATED WEST OF S. NARCOOSSEE ROAD AND SOUTH OF CHISHOLM PARK TRAIL.

**PARCEL NUMBERS :**
29–25–31–4910–0051–0010
29–25–31–4910–0060–0070
29–25–31–4910–0060–0010

Property Acreage:
Onsite Project Area = 25.59 acres
Open Space = 5.21ac
Density = 2.70 du/ac

Design Standards:
Minimum Lot area = 7,500 sf
Minimum Lot Width = 62.5 FT
Maximum Allowable Building Height = Two Stories 35Ft
Maximum Lot Imperviousness = 75%
Proposed Zoning: PUD Land Use: LDR
Minimum centerline radius: 50 Ft

Setbacks:
Minimum front yard setback for front entry garage = 25 Ft
Minimum Front yard setback for covered front porch = 10 Ft
Minimum Front Yard Setback for A/C portion of Building = 20 FT
Minimum Lot frontage = 35 Ft
Minimum Air Conditioned Living Area = 1,500sf
Minimum side yard setback for Primary or accessory structures = 5 Ft
Minimum Corner Lot side setback for Primary or accessory structures = 15 Ft
Minimum rear yard setback for Primary or accessory structures = 15 Ft
*All other setbacks for accessory structures, except as noted above, shall be governed by the Land Development Code

Proposed Uses:
69 single family detached residential units

Parking Calculations:
Parking Required:
69 Single family units @ 4.5 per unit = 310.5 Spaces

Parking Provided: 4 Spaces per detached Unit on property = 276 spaces
On Street Parking = 35 spaces
Total = 311 spaces

**SOILS:**
ACCORDING TO THE SOIL SURVEY OF OSCEOLA COUNTY, FLORIDA THIS PROPERTY CONSISTS OF POMELLO FINE SAND AND ST LUCIE FINE SAND.

**FLOOD STATEMENT:**
PER FEMA COMMUNITY PANEL NUMBER 12097C0115G EFFECTIVE JUNE 18, 2013, THE SITE LIES WITHIN ZONE X (WHITE) AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN

**TRAFFIC STATEMENT:**
PER ITE 9TH EDITION, THIS SITE WILL GENERATE 714 AVERAGE DAILY TRIPS AND 75 PEAK HOUR TRIPS BASED ON USE 210.

**LANDSCAPE & IRRIGATION:**
A LANDSCAPE & IRRIGATION PLAN MEETING THE COUNTY/CITY L.D.C. WILL BE SUBMITTED WITH THE FINAL ENGINEERING PLANS.

## PROJECT TEAM

**CIVIL ENGINEERS/PLANNERS:**

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

**SURVEYORS:**

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140

## UTILITY COORDINATION

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
It's the Law!
811 or 1-800-432-4770
Sunshine State One Call of Florida, Inc.
http://www.callsunshine.com/corp/index.html

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

## UTILITY PROVIDERS

**WATER & SEWER SERVICES**
TOHO WATER AUTHORITY
1300 9th STREET
ST. CLOUD, FL 34769
Phone: (407) 957–7344

**DRAINAGE**
OSCEOLA COUNTY
1 Courthouse Square, Suite 1100,
Kissimmee, FL 34741
Phone: (407) 343–2600

**ELECTRICITY**
OUC
1300 9th STREET
ST. CLOUD, FL 34769
Phone: (407) 957–7344

**TELEPHONE**
CENTURY LINK
33 N. MAIN STREET
WINTER GARDEN, FL 34787
Phone: (407) 814–5344

PSP24-00001

OEI 22.028
WALKER PROPERTY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OPEN SPACE CALCULATIONS
PROPOSED DEVELOPMENT

| | | |
|---|---|---|
| PROPERTY AREA | = | 25.59 AC |
| 20% REQUIRED | = | 5.12 AC |
| OPEN SPACE | = | 2.94 AC |
| (TRACTS 102, 104, 105, 106, 109, 110, 111, 113) | | |
| PONDS (3.49 AC) | = | 2.56 AC (50% OF REQ.) |
| OPEN SPACE PROVIDED | = | 5.50 AC (21.49%) |

75'x120' FRONT LOAD = 32 UNITS

62.5'x120' FRONT LOAD = 37 UNITS

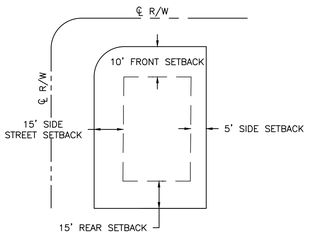
OPEN SPACE

POND

Tract Table

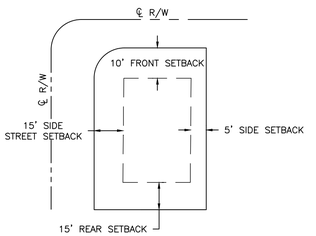
| Tract | Area (AC) | Purpose | Prop. Ownership | Prop. Maintenance |
|---|---|---|---|---|
| TRACT: 100 | 0.145 | OPEN SPACE | HOA | HOA |
| TRACT: 101 | 0.297 | OPEN SPACE | HOA | HOA |
| TRACT: 102 | 1.105 | OPEN SPACE | HOA | HOA |
| TRACT: 103 | 0.369 | OPEN SPACE | HOA | HOA |
| TRACT: 104 | 0.045 | OPEN SPACE | HOA | HOA |
| TRACT: 105 | 0.094 | OPEN SPACE | HOA | HOA |
| TRACT: 106 | 0.094 | POND | HOA | HOA |
| TRACT: 107 | 0.036 | OPEN SPACE | HOA | HOA |
| TRACT: 108 | 3.485 | OPEN SPACE | HOA | HOA |
| TRACT: 109 | 0.085 | OPEN SPACE | HOA | HOA |
| TRACT: 110 | 0.878 | OPEN SPACE | HOA | HOA |
| TRACT: 111 | 0.206 | OPEN SPACE | HOA | HOA |
| TRACT: 112 | 0.057 | LIFT STATION | TOHO WATER | TOHO WATER |
| TRACT: 113 | 0.432 | OPEN SPACE | HOA | HOA |
| TRACT: 114 | 0.025 | OPEN SPACE | HOA | HOA |
| TRACT: 115 | 6.970 | ROW | CITY OF ST CLOUD | CITY OF ST CLOUD |

| | |
|---|---|
| 6.970 | TOTAL ROW |
| 3.485 | TOTAL POND |
| 3.69 | TOTAL OPEN SPACE |
| 11.45 | TOTAL RESIDENTIAL |
| 25.59 | TOTAL |




62.5' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL

| | | |
|---|---|---|
| FRONT GARAGE | = | 25 FT |
| FRONT PORCH | = | 10 FT |
| FRONT A/C PORTION OF BUILDING | = | 20 FT |
| REAR | = | 15 FT. |
| SIDE | = | 5 FT. |
| SIDE STREET | = | 15 FT. |




75' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL

| | | |
|---|---|---|
| FRONT GARAGE | = | 25 FT |
| FRONT PORCH | = | 10 FT |
| FRONT A/C PORTION OF BUILDING | = | 20 FT |
| REAR | = | 15 FT. |
| SIDE | = | 5 FT. |
| SIDE STREET | = | 15 FT. |

PS24-00001

OSCEOLA ENGINEERING INCORPORATED

civil engineers
environmental engineers
landscape architects
& land planners

address:

osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

project:

# Walker Property

drawing:

## Preliminary Site Plan

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 100' 200'

Scale: 1" = 100'

Date: September 10, 2024

sheet:

C1.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C1.001 PSP MSP.dwg

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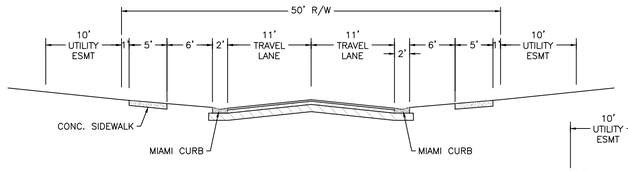
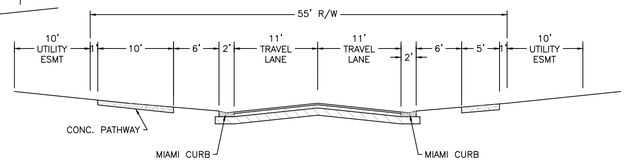
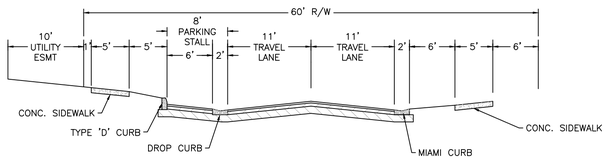


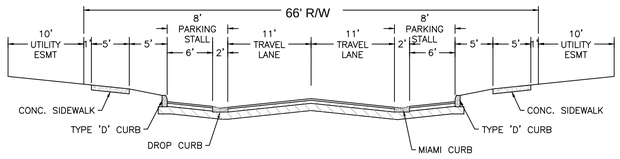

A/A LOCAL ROAD (25 MPH)




A2/A2 LOCAL ROAD (25 MPH)




B/B LOCAL ROAD - PARKING ONE SIDE (25 MPH)




C/C LOCAL ROAD - PARKING BOTH SIDES (25 MPH)





OSCEOLA ENGINEERING INCORPORATED

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environmental engineers

landscape architects

& land planners

address:

osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173


project:

# *Walker Property*

drawing:

## *Preliminary Traffic Circulation Plan*

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 100' 200'

Scale: 1" = 100'

Date: September 10, 2024

sheet:

C2.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C2.001 PSP TRAFFIC.dwg


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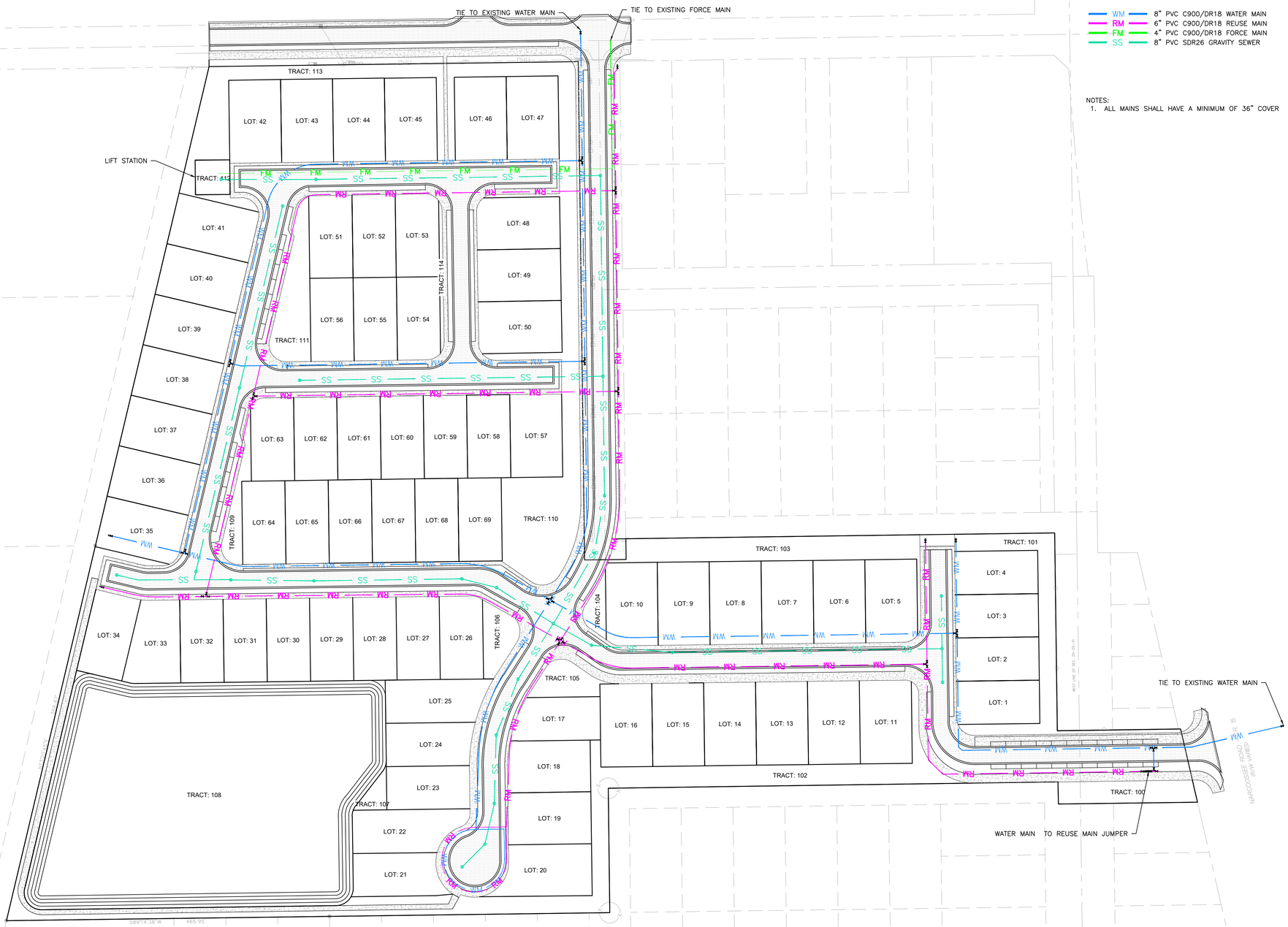


LEGEND

| | | |
|---|---|---|
| WM | 8" PVC C900/DR18 | WATER MAIN |
| RM | 6" PVC C900/DR18 | REUSE MAIN |
| FM | 4" PVC C900/DR18 | FORCE MAIN |
| SS | 8" PVC SDR26 | GRAVITY SEWER |

NOTES:
1. ALL MAINS SHALL HAVE A MINIMUM OF 36" COVER


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telephone: (407) 891-0452
facsimile: (407) 891-9173


project:

# *Walker Property*

drawing:

# *Preliminary Utility Plan*

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 80' 160'

Scale: 1" = 80'

Date: September 10, 2024

sheet:

C3.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C3.001 PSP UTIL.dwg


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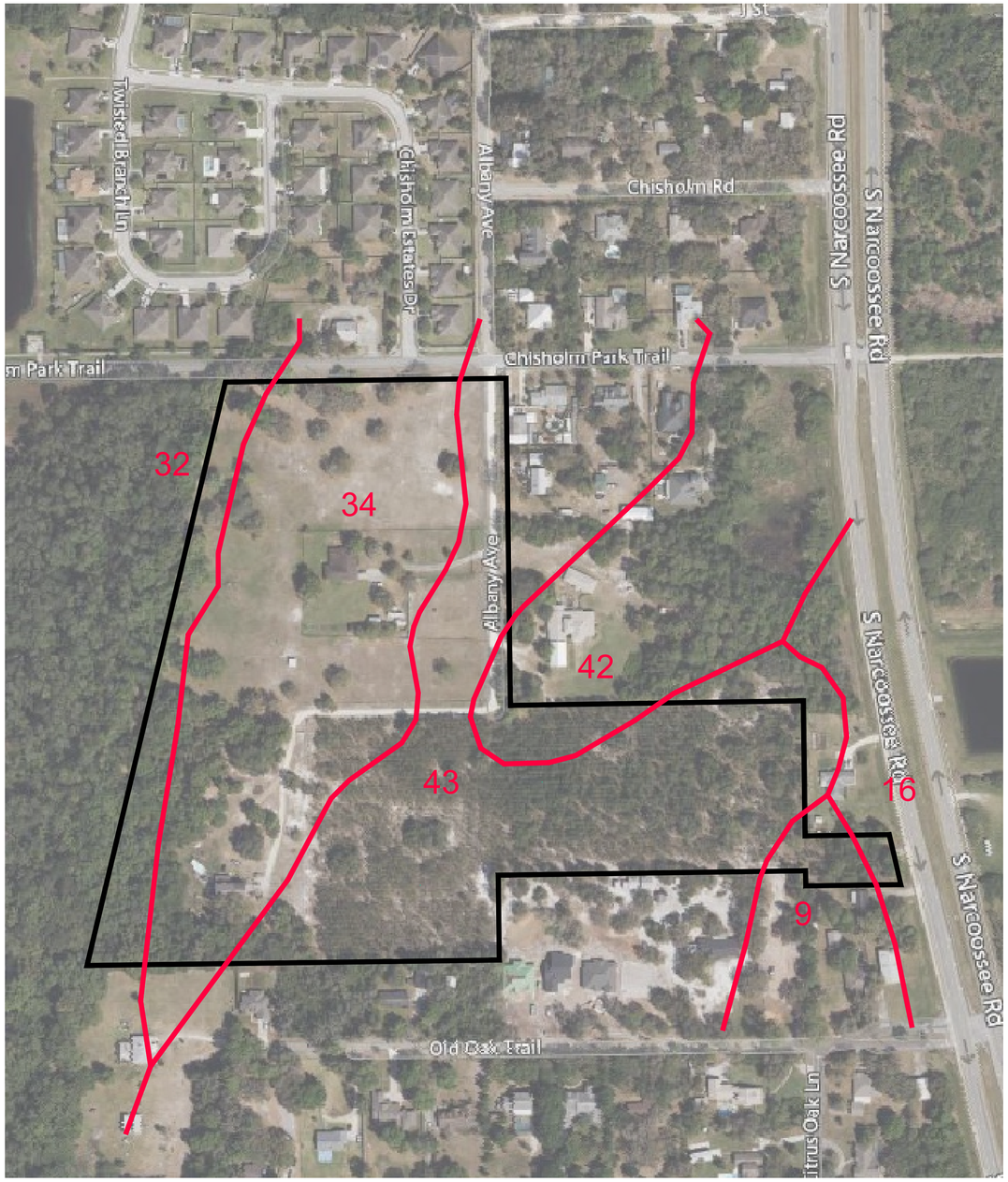
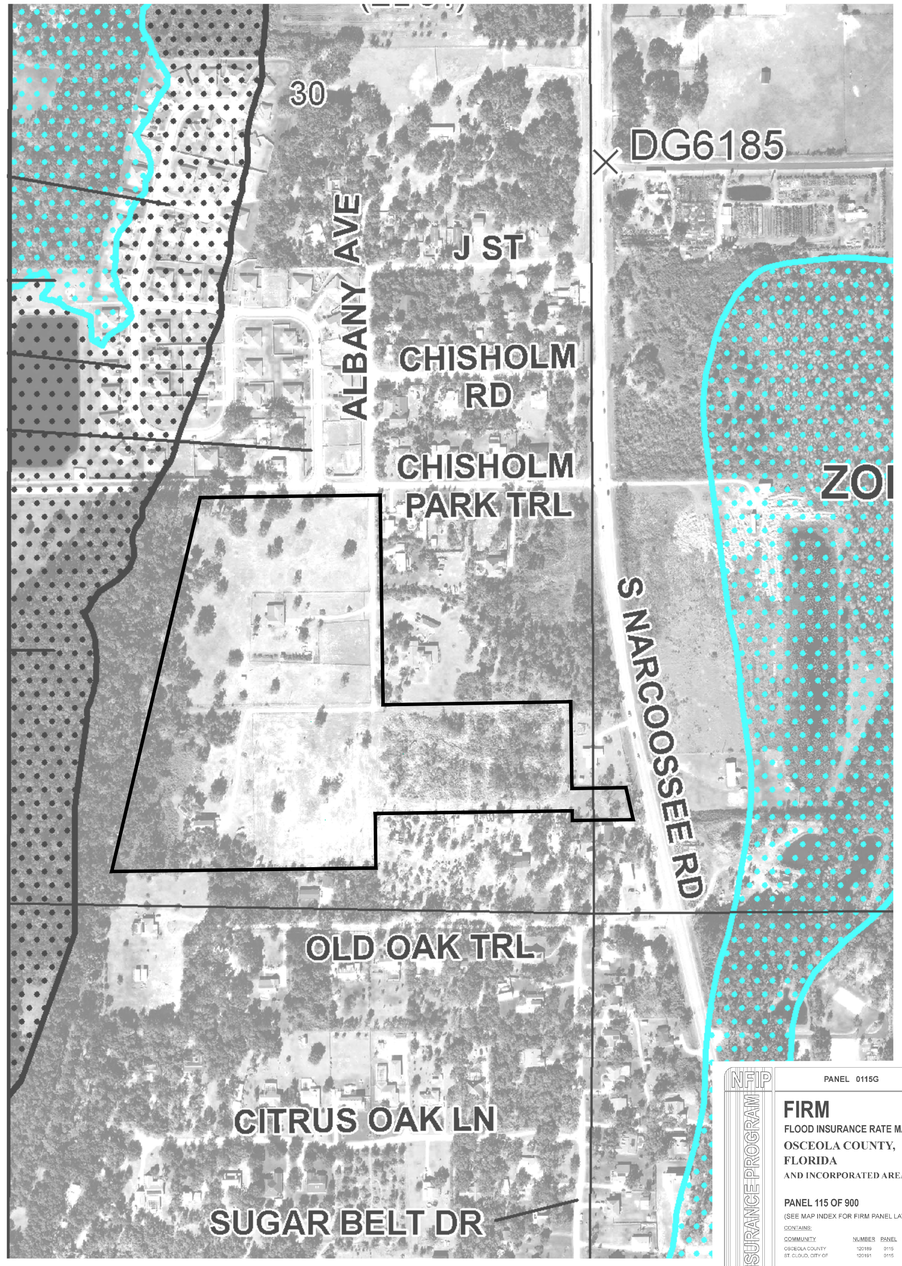



SOILS MAP
1" = 150"

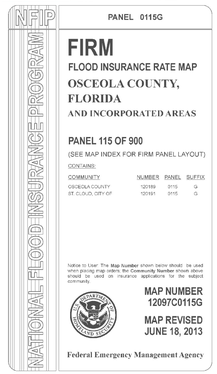
*LEGEND*

| Soil No. | Soil Name |
|---|---|
| 9 | Cassia Fine Sand |
| 16 | Immokalee Fine Sane |
| 6 | Basinger Fine Sand, Depression |
| 16 | Imookalee Fine Sand |
| 32 | Placid Fine Sand |
| 34 | Pomello Fine Sand |
| 42 | Symrna Fine Sand |
| 43 | St. Lucie Fine Sand |
| 44 | Tavares Fine Sand |

***Soil Survey for Osceola County***




FEMA FLOOD MAP
1" = 250"


NFIP
PANEL 0115G
FIRM
FLOOD INSURANCE RATE MAP
OSCEOLA COUNTY, FLORIDA
AND INCORPORATED AREAS
PANEL 115 OF 900
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY | NUMBER | PANEL | SUFFIX
OSCEOLA COUNTY | 120189 | 0115 | G
ST. CLOUD, CITY OF | 120181 | 0115 | G
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
12097C0115G
MAP REVISED
JUNE 18, 2013
Federal Emergency Management Agency
NATIONAL FLOOD INSURANCE PROGRAM

PS24-00001

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project:

*Walker Property*

drawing:

*Existing Conditions Plan*

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070
ADDRESS
St Cloud, FL 34771

North
0 80' 160'
Scale: 1" = 80'
Date: September 10, 2024

sheet:

C4.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C4.001 PSP EXIST.dwg

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**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**

**PLANNING SERVICES DEPARTMENT**

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

UPDATED

| | | | |
|---|---|---|---|
| **Date:** | 9.16.25 | **Current FLU:** | LDR |
| **SDOC #:** | 2021/22-0125 | **Requested FLU:** | N/A |
| **Jurisdiction:** | St. Cloud | **Current Zoning:** | R-E |
| **DRC #:** | PSP24-00001 | **Requested Zoning:** | N/A |
| **Project Name:** | Walker Property | **PID:** | 29-25-31-4910-0060-0070 |
| **Project Location:** | Albany Ave., St. Cloud, 34771 | | 29-25-31-4910-0051-0010 |
| **Comments Due Date:** | 9.16.25 | | 29-25-31-4910-0060-0010 |
| **AC:** | 25.59 | | |

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1. - 6.7. of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.[2012]). "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2964.

**Total Proposed Residential Units by Type**

| | | | | | |
|---|---|---|---|---|---|
| **SF** | 69 | **TH** | 0 | **MF** | 0 |
| Single Family | | Townhome | | Multi-Family | |
| **Condo** | 0 | **MH** | 0 | **STR** | 0 |
| Condominium | | Mobile Home | | Short Term Rental | |
| **HOP** | 0 | **VV** | 0 | **AWH** | 0 |
| Housing for Older Persons | | Vacation Villas | | Affordable-Workforce Housing | |

**Estimated Number of New Students Generated by Proposed Development**

| | | | | | |
|---|---|---|---|---|---|
| **Elem. (K-5)** | 10 | **Middle (6-8)** | 6 | **High (9-12)** | 10 |

**Student Generation Calculations**

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

| Residential Categories | | | | | |
|---|---|---|---|---|---|
| Total Units | SF | TH | MF | Condo | MH |
| 69 | 69 | 0 | 0 | 0 | 0 |

| Student Generations Rates | | | |
|---|---|---|---|
| | Elem. (K-5) | Middle (6-8) | High (9-12) |
| SF | 0.139 | 0.086 | 0.144 |
| TH | 0.096 | 0.052 | 0.089 |
| MF | 0.157 | 0.083 | 0.114 |
| CONDO | 0.059 | 0.03 | 0.047 |
| MH | 0.107 | 0.065 | 0.082 |

| Total Students | |
|---|---|
| Elem (K-5) | 10 |
| Middle (6-8) | 6 |
| High (9-12) | 10 |

**Level of Service (LOS)**

| | 2024/2025 | | | 2027/2028 | | |
|---|---|---|---|---|---|---|
| School Boundaries Impacted | COFTE | Permanent Student Capacity | Current Level of Service | 3 YR. Projected COFTE | Projected COFTE w/ Impact | Projected LOS w/ Impact |
| NCES | 798 | 1,452 | 55% | 786 | 796 | 55% |
| NCMS | 1,077 | 1,528 | 70% | 1,065 | 1,071 | 70% |
| HRHS | 2,571 | 2,716 | 95% | 2,467 | 2,477 | 91% |

**Comments**

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Harmony High is overcapacity and utilizes five (5) relocatables to accommodate its existing enrollment. A new high school has been funded and is scheduled to open for the 2026/2027 school year and will provided relief for Harmony High School. Additional capacity may be met through existing space reconfigurations, rezoning, and/or charter schools.

**Meeting:** January 8, 2026

**Agenda Item Type:** Council Action Resolution 2026-011R Facility Use Agreement

**Park & Recreation Agenda Item:**
A resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League; providing for conflicts; providing for severability; and providing an effective date.
**COST**: No cost associated with this item.
**This item is to update the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League**

**Strategic Key Focus Areas:**
High-Performing Government

**Background Information:**
As part of the evaluation of the proposed revised agreement and fee structure, developed in response to City Council direction provided during the March 27, 2025 City Council workshop, staff conducted coordination meetings with St. Cloud Little League leadership.

In May 2025, staff met with the newly appointed Little League President and Board to discuss how a new revised fee structure would be incorporated into the new agreement. During this meeting, Little League representatives indicated that a new fee structure was reasonable and did not express any concerns.

On **October 13, 2025**, staff met with the St. Cloud Little League President and several members of the Little League Board to review the proposed changes to the agreement, including the revised fee model. During this meeting, Little League representatives advised that the proposal would be presented to their full Board for discussion during the first week of **November 2025**.

On **December 19, 2025**, staff followed up with the Little League President regarding feedback from the Board and any concerns related to the proposed agreement. During this conversation, the President indicated that the Board had reviewed the agreement and that a marked-up version reflecting their comments would be provided to staff.

On **December 29, 2025**, staff received the marked-up agreement from St. Cloud Little League for review and further consideration.
The existing Facility Use Agreement, established in 2015, authorizes the City Manager to renew the Agreement each year. However, any substantive changes, such as those proposed by staff, requires additional City Council approval.

The following information was shared with you on October 16, 2025 by the Deputy City Manager and is being provided again regarding the City's annual baseball field maintenance costs, the existing St. Cloud Little League agreement, and a proposed revised fee structure

intended to improve cost recovery and ensure a fair allocation of expenses among users.

**Annual City Cost**

- The City's annual cost to maintain all baseball fields, including the newly constructed fields, is approximately $393,408.
- These maintenance costs cannot be funded through Parks and Recreation Impact Fees and must be supported through other revenue sources.

**Existing Agreement and Historical Payments**

- The current agreement with St. Cloud Little League has been in place for many years and requires a payment of $5 per participant, per season.
- Recent participation and payments include:
    - Fall 2024 program: 801 participants ($4,005)
    - Spring 2025 program: 829 participants ($4,145)
    - Total annual payment: $8,150
- Little League utilizes approximately 1,100 hours of field time annually, resulting in an effective rate of $7.41 per hour ($8,150 / 1,100 hours)
- A consultant determined the true operational cost of baseball fields, including staffing and maintenance, is approximately $257 per hour.

**Residency of Participants**
Participation data indicates that a majority of Little League participants reside outside the City limits of St. Cloud:

| | **Residents** | **JPA (outside St. Cloud)** | **Osceola Co.** | **City of Kissimmee** | **Out of County** |
|---|---|---|---|---|---|
| **Little League** | | | | | |
| Spring 2023 | 412 | 210 | 261 | 18 | 4 |
| Spring 2024 | 390 | 218 | 226 | 18 | 3 |
| Fall 2024 | 361 | 193 | 224 | 14 | 9 |
| Spring 2025 | 373 | 211 | 222 | 16 | 7 |

- On average, 56% of participants are non-residents, meaning they do not contribute property tax revenue to the City of St. Cloud.

**Field Cost Analysis**

The City's adopted rental rate for baseball fields is as follows:

| **CIVIC CENTER BALL FIELD COMPLEX** | | |
|---|---|---|
| | Ad-Valorem Taxpayer | Non-Ad Valorem Taxpayer |

| | | | |
|---|---|---|---|
| Monday – Friday/day | 7:00 a.m. – 3:00 p.m. | $65.00 hr. | $85.00 hr. |
| Monday – Friday/night | 3:00 p.m. – 10:00 p.m. | $75.00 hr. | $95.00 hr. |
| Saturday & Sunday | 7:00 a.m. – 10:00 p.m. | $85.00 hr. | $110.00 hr. |
| Field prep | | $65.00 per day/field | $85.00 per day/field |
| Light fee | | $30/hour/field | $30/hour/field |

- Comparable school board facilities charge approximately:
    - $435 per two-hour block (fee includes mandatory staffing and utility requirements)

**Regional Little League Fee Comparison**

- St. Cloud Little League currently charges $140 per season, which is the lowest rate among comparable programs:
    - Celebration Little League: $150
    - South Orange Little League: $150-$190 (dependent upon age group)
    - Conway Little League: $175

**Proposed Fee Model**

Staff proposes the following fee model

- $200 per team per season
- An additional $75 per non-resident participant

**Financial Impact of Proposed Model On Little League**

- St. Cloud Little League averages 50 teams per season, with approximately 12 players per team.
- Base team fee revenue:
    - 50 teams x $200 = $10,000 per season
- Cost per participant:
    - $10,000 / 829 players = $12.07 per player  *Current rate is $5.00 per player
    - This represents an increase of approximately $7 per participant if passed on to participants.
- Non-resident fee revenue:
    - 456 non-resident participants (Fall 2024 & Spring 2025) x $75 = $34,200

Even with the proposed adjustments, St. Cloud Little League would continue to offer the lowest participation cost for City residents while more equitably distributing baseball field maintenance costs between resident and non-resident users.

Attached is the Facility Use Agreement from 2015, the proposed Agreement sent to Little League by start, Little League's redlined response and comments, and the final proposal from city staff.

**Legal Authority:**
City Code Chapter 30-6 and 30-7.

**Budget and Recommendation:**
No cost associated with this item.
Staff recommends **APPROVAL** of this item.

**Finance Director's Comments:**
N/A

**Procurement Director's Comments:**
N/A

**City Manager's Comments:**

**City Council Action:**
Final Action 1/8/26

**Attachments:**
1. 2026-111R - Resolution - Facility User Agreement between the City and St. Cloud LIttle League 1-9-26
2. 2026-011R - Little League Facility Use Agreement Staff report
3. 2026-011R - Proposed Little League Agreement
4. 2026-011R - Little League Agreement - redlined Watermark copy
5. 2026-011R - Existiing Little League Agreement 3-26-2015

RESOLUTION NO. 2026-011R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING AND UPDATING THE FACILITY USE AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND ST. CLOUD LITTLE LEAGUE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud recognizes the need to periodically review and update fees and requirements associated with the use of Parks and Recreation facilities to ensure they are equitable, competitive, and sufficient to support ongoing maintenance and operations; and

WHEREAS, the City of St. Cloud and St. Cloud Little League agree it is in the best interest of the both parties to adopt a revised Facility Use Agreement .

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA AS FOLLOWS:

**SECTION I.** The City Council of the City of St. Cloud, Florida, hereby approves Facility Use Agreement with St. Cloud Little League as more particularly described in the Agreement attached hereto and incorporated herein as Exhibit "A".

**SECTION II.** The City Manager is authorized and directed to execute the Agreement as set forth in Exhibit "A" and the City Manager is authorized to take any and all action necessary and consistent with this Resolution. The City Manager is further specifically authorized to withhold the formal written agreement and completion of the transaction upon her determination of any matter or factor, hereafter coming to her attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

**SECTION III**. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City of St. Cloud this 8th day of January 2026.

City of St. Cloud

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris & Neal

_____
Daniel Mantzaris, City Attorney

**MEMORANDUM REPORT**
**FOR CITY COUNCIL**
**January 8, 2025**

**To:** Mayor Robertson and Council Members

**From:** Stephanie Holtkamp, Parks and Recreation Director

**Subject:** Resolution No. 2026-011R

**Date:** December 31, 2025

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**REQUEST:**
Staff is requesting approval of Resolution No. 2026-011R. Approval of a Facility Use Agreement between the City of St. Cloud and St. Cloud Little League**,** for the use of the City's recreational baseball and softball facilities for its youth baseball and softball league practices and games during their fall and spring seasons.

**BACKGROUND:**
As part of the evaluation of the proposed revised agreement and fee structure, developed in response to City Council direction provided during the March 27, 2025 City Council workshop, staff conducted coordination meetings with St. Cloud Little League leadership.

In May 2025, staff met with the newly appointed Little League President and Board to discuss how a new revised fee structure would be incorporated into the new agreement. During this meeting, Little League representatives indicated that a new fee structure was reasonable and did not express any concerns.

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Even with the proposed adjustments, St. Cloud Little League would continue to offer the lowest participation cost for City residents while more equitably distributing baseball field maintenance costs between resident and non-resident users.

**STRATEGIC PLAN GOALS:**
This item is consistent with the following City of St. Cloud Strategic Plan Goals:

- **High-Performing Government –** Focus on the continuity and sustainability of core public services.

**COST:** No Cost

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of Resolution No. 2026-011R
**Attachment:** Resolution No. 2026-011R

EXHIBIT “A”

**CITY OF ST. CLOUD LITTLE LEAGUE**
**FACILITY USE AGREEMENT**

THIS AGREEMENT is made and entered this __ day of _____ 2025 by and between the City of St. Cloud, a municipal corporation organized and existing under the laws of the State of Florida (CITY), and St. Cloud Little League (League).

Whereas, the CITY has developed the Civic Center fields (the Park) as public recreational facilities and he Civic Center fields contain three (2) major/minor fields, one (I) senior field, two (3) softball fields, and four (4) multi use fields, and two (2) T-ball fields available for use by the League.

Whereas, it is the CITY'S desire to optimize the use of the Park and its ball fields through partnerships with established organizations like the League; and the League wishes to obtain use of the Park's recreational baseball and softball facilities for its youth baseball and softball league practices and games during their fall and spring seasons.

NOW THEREFORE, in consideration of the premises and the mutual covenants and promises contained herein, the receipt and sufficiency of which is hereby acknowledged, the CITY and the League hereby agree as follows:

**1.** The CITY grants the League use of its three (3) major/minor fields, one (1) senior field, two (2) softball fields, four (4) multi-use fields, and two (2) T-ball fields for the League's practices and fall and spring season games. The specific fields shall be determined by the CITY at its discretion and are subject to the scheduling provisions set forth. The League may not authorize or permit any organization or group to sublet the facilities for which it is contracted. Tournaments will be billed separately at the rates adopted in Resolution No. 2025-030R.

**2.** The League President or his designee shall meet four (4) times per year with the Parks and Recreation Director or their designee in January, April, July, and October to determine the dates and times of the League's field usage during the upcoming season and regular season. The spring season begins in January and continues through May. The fall season begins the first week of September and will end the third week of November. Rainouts may extend the regular seasons beyond these timeframes as determined in coordination with the CITY.

3. The CITY grants the League the exclusive right to the Park's Concession building. The League will sell food to the general public as well as its patrons only during the use periods listed above. On a space available basis during the season, the League may store concession supplies and equipment in the concession building in authorized areas and is responsible for all the risk of loss or damage to the stored items including equipment. The League shall be solely responsible for the maintenance, repair, and upkeep of all cooking appliances and the hood system used for cooking within the concession building, including compliance with any applicable safety, health, and fire code requirements. The League agrees to open and operate the concession building when other users of the Park's facilities request in writing within thirty (30) days prior to the event. The CITY will give prior notification to the League if such an event occurs. This applies only during the designated seasons.

4. The CITY grants the League the exclusive right to use a designated storage area and a designated equipment area for storing supplies necessary for Little League practices, games, and/or

tournaments. These areas may not be used for storing personal items. The League assumes all risk of loss or damage to items stored in these areas. The League is permitted to use golf carts for board members to move throughout the complex; however, carts must be stored in a locked storage facility provided by the League. The CITY shall not be responsible for maintenance, theft, or damage to the carts or related equipment. In consideration of the rights granted herein, the League agrees to waive any claims against the CITY and shall hold harmless and indemnify the CITY from any claims, including but not limited to loss or damage of property stored in the designated areas or personal injuries occurring within those areas.

5. The League shall submit a complete season schedule of both games and practices to the Parks and Recreation Division Representative at least two weeks before the first scheduled game of the season. The League must submit any schedule changes at least 48 hours in advance. It is understood that any changes made after this time are at the CITY'S discretion and may or may not be accommodated.

6. The CITY will reserve the fields for the League’s use Monday through Saturday during varied hours. However, the CITY reserves the right to schedule adult league play on Fields 5 and 6 on Wednesdays throughout the year, as well as games or events for other user groups on Sundays and at any other times when the League is not utilizing the facilities, at the CITY’s discretion. The CITY retains priority use of the Park facilities and may preempt the League’s scheduled use by providing at least thirty (30) days’ advance notice. In such cases, the CITY will make reasonable efforts to provide the League with access to comparable ball fields.

7. The CITY agrees to provide routine maintenance for the Park. The CITY is not responsible for any improvements to the Park or maintenance beyond what is routine as a result of this Agreement. The League shall not perform any major field maintenance (including fertilizing turf or adding clay), construction, and/or alterations to CITY facilities (building or field) or hang any permanent signs without written permission from the City of St. Cloud Parks and Recreation Director or designee.

8. The CITY, at its discretion, shall schedule several weeks of downtime for field repairs and field rest after each season is complete. No play or access will be allowed during this time.

9. The League will schedule a work day with Parks and Recreation staff to edge fields, set bases, build mounds, rake baselines, etc., seventeen to thirty (17-30) calendar days before the start of each season. This workday will assist the Parks and Recreation Department in maintaining the fields to the high standards and compliance with league specifications.

10. The CITY will be responsible for marking lines on the fields prior to the start of the first scheduled game of the day using only CITY-approved marking dust. For the duration of its programs, the CITY shall be solely responsible for between-game preparation of the ball fields, and staffing and equipment necessary for play, and maintaining a litter-free, orderly environment. At the end of each game day, the CITY will inspect the ball fields, concession building, trash containers, and restrooms to verify they are left in the same condition as they were found and that the equipment doors have been secured. All trash shall be picked up and collected by League and placed in dumpsters provided or be taken off site. No vehicles shall be permitted on the fields at the Park without prior written consent of the Parks and Recreation Department Representative.

11. The League shall not charge any type of admission fee to any event held in a City of St. Cloud facility unless pre-approved by the City Manager.

12. The League may hang temporary "fence ads" only on the inside of the outfield fence "facing the

infield) of each field they are contracted to use during the season. Each ad will need to be pre-approved by the Parks and Recreation Department Director or designee, in writing. The ad signs shall not be placed in such a manner so that they can be seen outside the playing field. The League will remove said ads within 48 hours after the last scheduled game. The CITY may remove the ads if the League fails to do so and shall not be held responsible for any damage to the ads and may dispose of them if not properly retrieved.

13. The League may construct batting cages using a CITY-approved vendor vetted through the CITY's Procurement Department. The batting cages must include a concrete base, perimeter fencing, and netting. All designs and the proposed location must be reviewed and approved by the Parks and Recreation Director or their designee prior to the start of construction. At its discretion, the CITY may permit other entities or participants to use the batting cages when the League is not scheduled at the complex.

14. The CITY will issue one (1) to the League for the baseball field gates and the concession building. Keys given to the League by the CITY will be checked during the bi-annual season meetings to ensure no keys have been lost. Lost keys will result in the replacement of locks. The cost of the re-key will be charged to the League. The League must have a representative available to unlock the concession building (if applicable) so that the Building Maintenance Department can complete any necessary repairs. The hours needed for repairs will be coordinated in advance with the designated League Representative. The League shall not allow any duplicates be made of the keys issued by the CITY.

15. The League shall annually disclose the cost of registration for the League participants to the Parks and Recreation Director or designee each January and September.

16. The League shall submit a report to the CITY twice a year, at the conclusion of each season (fall and spring), including the following information:

- Total number of children registered
- Ages of participants
- Number of teams
- Any special honors or recognitions earned
- Details of any special programs, camps, or clinics held
- Number of City of St. Cloud residents registered
- Number of non-City residents registered
- Registration fees charged
- Professional affiliation fees paid

The League agrees to make its programs accessible to children whose families are unable to afford the registration fees. At the end of each season, the League shall pay the CITY $200 per team and $75 for each non-City resident registered. Payment is due within thirty (30) days following the conclusion of the season.

16. This agreement is specifically conditioned upon the League continuing to run its program in such a manner that League activities are open to all eligible youth who wish to participate, regardless of ability, sex, religion or race. The League must operate as a 501 (c)(3) non-profit corporation under the laws set forth for incorporation by the State of Florida. A certificate of incorporation and copy of the League's by- laws must be supplied to CITY annually. In the event that League changes this policy or loses its 501 (c)(3) status this Agreement shall be terminated immediately.

17. This Agreement may not be assigned or transferred in any manner by League. Any such assignment or transfer is expressly prohibited. Any previously existing oral or written agreements between the parties shall be terminated as of the date of this Agreement and shall be terminated as of the date of this Agreement and shall be deemed hereafter null and void and of no further force and effect whatsoever.

18. Each manager, coach, and supervisor of League is encouraged to be certified in Cardiopulmonary Resuscitation and First aid. As a condition precedent to Club's rights hereunder, Club shall obtain at its expense and maintain background screening reports, including but not limited to, a search of sexual predator and sexual offender registries, for every employee or volunteer who will have direct access to children. The reports shall be obtained through the Florida Department of Law enforcement and shall be no older than three (3) years. Copies of the reports shall be provided to the CITY upon CITY'S request. League shall prohibit any employee or volunteer on property of CITY if said employee or volunteer has at anytime pled no contest to, participated in pre-trail diversion or other alternative sentencing or been convicted of a crime constituting a felony under the laws of the State of Florida or any comparable law of another state. League shall provide an affidavit, in a form acceptable to CITY and executed by the League's president verifying that the above background screening was completed for all employees and volunteers who may have direct access to children. The League must submit the affidavit within thirty (30) days of the effective date hereof.

19. The League agrees to indemnify and hold harmless without limit the CITY, and its officers, agents, employees, and elected and appointed officials, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and costs of actions, including attorney's fees for trial and on appeal, of any kind an nature arising or growing out of or in any way connected with the performance of this Agreement, caused by any act or omission of the League, its agents, servants, employees, clients, guests or invitees, or because of or due to the mere existence of the Agreement between the parties. Prior to the beginning of each season, the League shall also require **all** of its players and coaches to similarly submit properly executed individual waivers holding the CITY and its officials and employees harmless from any liability associated with their use of the Park or any CITY-owned practice facilities used by League. The League shall obtain and maintain insurance in the amount of at least $1,000,000 covering personal injury and $50,000 covering property damage. The insurance policy will name the City of St. Cloud as additional insured. The League shall require the insurance carrier to provide the CITY with thirty days notice prior to cancellation of the policy. The League's failure to maintain this insurance shall be grounds for immediate termination of this Agreement by the CITY. The CITY shall be notified in writing of any reduction, cancellation, or substantial change in policy at least thirty (30) days prior to the effective date of said action.

20. This Agreement is subject to any covenants, grants and deed restrictions placed on the property by the deed that granted the property to the CITY. This Agreement shall be automatically void if it is found to violate any of these covenants or restrictions. The CITY shall notify the League immediately if the Agreements become void. The League agrees that failure to abide by these agreements will be grounds for immediate termination of this agreement by the CITY.

21. The initial term of this Agreement (the “Initial Term”) shall be five (5) years commencing on the Effective Date. Upon expiration of the Initial Term, the City Manager shall have the authority to renew this Agreement for up to three (3) additional one (1)-year renewal terms (each a “Renewal Term”) on the same terms and conditions contained in this Agreement. Any substantive

modifications to such terms and conditions shall require prior approval by the City Council.

22. In addition to the other termination provisions of this Agreement, either party may terminate by giving one hundred eighty (180) days written notice to the other party. The City Manager shall have the authority to terminate this agreement on behalf of the CITY.

Except as otherwise provided herein, notices under this Agreement shall be sent in writing, via U.S. mail, to the parties at the following addresses:

City: City Manager
1300 Ninth street
St. Cloud, Florida 34769

With copy to: St. Cloud Little League
Danielle Momenteller, President
P.O. Box 701713
St. Cloud, FL 34770-1713

IN WITNESS WHEREOF, the undersigned have executed this Agreement the day and year first above written.

CITY OF ST. CLOUD

By: _____
Veronica Miller, City Manager

ST. CLOUD LITTLE LEAGUE

By: _____
Print name: Danielle Momenteller
Title: President

EXHIBIT “A”

STATE OF FLORIDA
COUNTY OF OSCEOLA

AFFIDAVIT OF COMPLIANCE WITH FACILITY USE AGREEMENT

BEFORE ME, a notary public duly authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day personally appeared Danielle Momenteller, President, (the "Affiant") who, by me being first duly sworn, depose and say:

1. Affiant has personal knowledge of the matters stated in this Affidavit, all of which are true and correct to the best of Affiant's information and belie£ Affiant is the President of St. Cloud Little League and is authorized to make this Affidavit. This Affidavit is given in connection with the Facility Agreement dated _____ between the City of St. Cloud and St. Cloud Little League.

2. In accordance with Paragraph 16 of the above-referenced use agreement, Affiant does hereby certify that the background checks and screening as required by the license agreement have been completed on all employees and volunteers of the St. Cloud Little League.

3. Affiant understands that material reliance will be placed upon this Affidavit by the City of St. Cloud with regard to St. Cloud Little League compliance with the terms of the above-referenced use agreement.

FURTHER AFFIANT SAYETH NAUGHT.

STATE OF FLORIDA
COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____2025 by Danielle Momenteller as President of Little League, who is either personally known to me, or who has produced _____ as identification.

_____
Signature of Notary Public
Print Name:_____
My Commission Expires:

EXHIBIT “A”

Personally known: _____
OR Produced Identification: _____
Type of Identification Produced: _____

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NOW THEREFORE, in consideration of the premises and the mutual covenants and promises contained herein, the receipt and sufficiency of which is hereby acknowledged, the CITY and the League hereby agree as follows:

1. The CITY grants the League use of its three (3) major/minor fields, one (1) senior field, two (2) softball fields, four (4) multi-use fields, and two (2) T-ball fields for the League's practices and fall and spring season games. The specific fields shall be determined by the CITY at its discretion and are subject to the scheduling provisions set forth. The League may not authorize or permit any organization or group to sublet the facilities for which it is contracted. ~~Tournaments will be billed separately at the rates adopted in Resolution No. 2025-030R.~~

2. The League President or his/her designee shall meet four (4) times per year with the Parks and Recreation Director or their designee in January, April, July, and October to determine the dates and times of the League's field usage during the upcoming season and regular season. ~~The spring season begins in January and continues through May. The fall season begins the first week of September and will end the third week of November. Rainouts may extend the regular seasons beyond these timeframes as determined in coordination with the CITY.~~

   **The seasonal schedule shall follow the long-standing agreement in place for the past several decades. The Spring Season will run from January through July, and the Fall Season will run from August 1 through Thanksgiving. Monday – Saturday**

3. The CITY grants the League the exclusive right to the Park's Concession building. ~~The League will sell food to the general public as well as its patrons only during the use periods listed above. On a space available basis during the season, the League may store concession supplies and equipment in the concession building in authorized areas and is responsible for all the risk of loss or damage to the stored items including equipment. The League shall be solely responsible for the maintenance, repair, and upkeep of all cooking appliances and the hood system used for cooking within the concession building, including compliance with any applicable safety, health, and fire code requirements. The League agrees to open and operate the concession building when other users of the Park's facilities request in writing within thirty (30) days prior to the event. The CITY will give prior notification to the League if such an event occurs. This applies only~~

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~~during the designated seasons.~~

4. The CITY grants the League the exclusive right to use a designated storage area and a designated equipment area for storing supplies necessary for Little League practices, games, and/or tournaments. These areas may not be used for storing personal items. The League assumes all risk of loss or damage to items stored in these areas. The League is permitted to use golf carts for board members to move throughout the complex; however, carts must be stored in a locked storage facility provided by the League. The CITY shall not be responsible for maintenance, theft, or damage to the carts or related equipment. In consideration of the rights granted herein, the League agrees to waive any claims against the CITY and shall hold harmless and indemnify the CITY from any claims, including but not limited to loss or damage of property stored in the designated areas or personal injuries occurring within those areas.

5. The League shall submit a complete season schedule of both games and practices to the Parks and Recreation Division Representative at least two weeks before the first scheduled game of the season. The League must submit any schedule changes at least 48 hours in advance. ~~It is understood that any changes made after this time are at the CITY'S discretion and may or may not be accommodated.~~

   **Any schedule changes must be coordinated in advance with the League President or a designated Little League representative.**

6. The CITY will reserve the fields for the League's use Monday through Saturday during varied hours. ~~However, the CITY reserves the right to schedule adult league play on Fields 5 and 6 on Wednesdays throughout the year, as well as games or events for other user groups on Sundays and at any other times when the League is not utilizing the facilities, at the CITY's discretion. The CITY retains priority use of the Park facilities and may preempt the League's scheduled use by providing at least thirty (30) days' advance notice. In such cases, the CITY will make reasonable efforts to provide the League with access to comparable ball fields.~~

   **The League will work with the CITY to coordinate field availability for adult play on a season-to-season basis, provided the League is permitted to schedule its games around the adult league and the fields remain available for League use on all other days and times.**

7. The CITY agrees to provide routine maintenance for the Park. The CITY is not responsible for any improvements to the Park or maintenance beyond what is routine as a result of this Agreement. The League shall not perform any major field maintenance (including fertilizing turf or adding clay), construction, and/or alterations to CITY facilities (building or field) or hang any permanent signs without written permission from the City of St. Cloud Parks and Recreation Director or designee.

8. ~~The CITY, at its discretion, shall schedule several weeks of downtime for field repairs and field rest after each season is complete. No play or access will be allowed during this time.~~

   **The CITY, at its discretion, shall schedule several weeks of downtime for field repairs and field rest after each season is complete. No play or access will be allowed during this period. This downtime shall be scheduled at the beginning of each season based on the schedule provided by the League.**

9. ~~The League will schedule a work day with Parks and Recreation staff to edge fields, set bases, build mounds, rake baselines, etc., seventeen to thirty (17-30) calendar days before the start of each season. This workday will assist the Parks and Recreation Department in maintaining the~~

~~fields to the high standards and compliance with league specifications.~~

10. The CITY will be responsible for marking lines on the fields prior to the start of the first scheduled game of the day using only CITY-approved marking dust. For the duration of its programs, the CITY shall be solely responsible for ~~between-game preparation of the ball fields,~~ and staffing and equipment necessary for play, and maintaining a litter-free, orderly environment. ~~At the end of each game day, the CITY will inspect the ball fields, concession building, trash containers, and restrooms to verify they are left in the same condition as they were found and that the equipment doors have been secured. All trash shall be picked up and collected by League and placed in dumpsters provided or be taken off site.~~ No vehicles shall be permitted on the fields at the Park without prior written consent of the Parks and Recreation Department Representative.

**Clarification required on what trash needs to be emptied.**

11. The League shall not charge any type of admission fee to any event held in a City of St. Cloud facility unless pre-approved by the City Manager.

12. ~~The League may hang temporary "fence ads" only on the inside of the outfield fence "facing the infield) of each field they are contracted to use during the season. Each ad will need to be pre-approved by the Parks and Recreation Department Director or designee, in writing. The ad signs shall not be placed in such a manner so that they can be seen outside the playing field. The League will remove said ads within 48 hours after the last scheduled game. The CITY may remove the ads if the League fails to do so and shall not be held responsible for any damage to the ads and may dispose of them if not properly retrieved.~~

**Banners will be hung on the outside of the fence facing the park and will remain in place from Spring through Fall. Any banners in poor repair must be removed and replaced. All banners must be securely zip-tied and maintained in good condition.**

13. ~~The League may construct batting cages using a CITY-approved vendor vetted through the CITY's Procurement Department. The batting cages must include a concrete base, perimeter fencing, and netting. All designs and the proposed location must be reviewed and approved by the Parks and Recreation Director or their designee prior to the start of construction. At its discretion, the CITY may permit other entities or participants to use the batting cages when the League is not scheduled at the complex.~~

**The construction of batting cages is contingent upon final figures agreed to with the City of St. Cloud, as well as other improvements and investments.**

14. The CITY will issue ~~one (1)~~ to the League for the baseball field gates and the concession building. Keys given to the League by the CITY will be checked during the bi-annual season meetings to ensure no keys have been lost. Lost keys will result in the replacement of locks. The cost of the re-key will be charged to the League. The League must have a representative available to unlock the concession building (if applicable) so that the Building Maintenance Department can complete any necessary repairs. The hours needed for repairs will be coordinated in advance with the designated League Representative. ~~The League shall not allow any duplicates be made of the keys issued by the CITY.~~

**One (1) key will be issued to the League President and one (1) key will be issued to the League to be held in a secured lockbox. The League shall not allow any duplicates to be made of the**

**keys issued by the CITY. The Little League requests that access to the concession building not be granted without prior approval from the League**

15. The League shall annually disclose the cost of registration for the League participants to the Parks and Recreation Director or designee each January and September.

~~16. The League shall submit a report to the CITY twice a year, at the conclusion of each season (fall and spring), including the following information:~~

- ~~Total number of children registered~~
- ~~Ages of participants~~
- ~~Number of teams~~
- ~~Any special honors or recognitions earned~~
- ~~Details of any special programs, camps, or clinics held~~
- ~~Number of City of St. Cloud residents registered~~
- ~~Number of non-City residents registered~~
- ~~Registration fees charged~~
- ~~Professional affiliation fees paid~~

~~The League agrees to make its programs accessible to children whose families are unable to afford the registration fees. At the end of each season, the League shall pay the CITY $200 per team and $75 for each non-City resident registered. Payment is due within thirty (30) days following the conclusion of the season.~~

**The League agrees to pay the CITY a flat rate of $150 per team—which reflects a 150% increase from the prior rate—and shall include all registered participants. This structure is intended to help keep programs accessible to families who are unable to afford registration fees.**

16. This agreement is specifically conditioned upon the League continuing to run its program in such a manner that League activities are open to all eligible youth who wish to participate, regardless of ability, sex, religion or race. The League must operate as a 501 (c)(3) non-profit corporation under the laws set forth for incorporation by the State of Florida. A certificate of incorporation and copy of the League's by- laws must be supplied to CITY annually. In the event that League changes this policy or loses its 501 (c)(3) status this Agreement shall be terminated immediately.

17. This Agreement may not be assigned or transferred in any manner by League. Any such assignment or transfer is expressly prohibited. Any previously existing oral or written agreements between the parties shall be terminated as of the date of this Agreement and shall be terminated as of the date of this Agreement and shall be deemed hereafter null and void and of no further force and effect whatsoever.

18. Each manager, coach, and supervisor of League is encouraged to be certified in Cardiopulmonary Resuscitation and First aid. As a condition precedent to Club's rights hereunder, Club shall obtain at its expense and maintain background screening reports, including but not limited to, a search of sexual predator and sexual offender registries, for every employee or volunteer who will have direct access to children. The reports shall be obtained through the Florida Department of Law enforcement and shall be no older than three (3) years. Copies of the reports shall be provided to the CITY upon CITY'S request. League shall prohibit any employee or volunteer on property of CITY if said

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employee or volunteer has at any time pled no contest to, participated in pre-trail diversion or other alternative sentencing or been convicted of a crime constituting a felony under the laws of the State of Florida or any comparable law of another state. League shall provide an affidavit, in a form acceptable to CITY and executed by the League's president verifying that the above background screening was completed for all employees and volunteers who may have direct access to children. The League must submit the affidavit within thirty (30) days of the effective date hereof.

19. The League agrees to indemnify and hold harmless without limit the CITY, and its officers, agents, employees, and elected and appointed officials, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and costs of actions, including attorney's fees for trial and on appeal, of any kind an nature arising or growing out of or in any way connected with the performance of this Agreement, caused by any act or omission of the League, its agents, servants, employees, clients, guests or invitees, or because of or due to the mere existence of the Agreement between the parties. Prior to the beginning of each season, the League shall also require **all** of its players and coaches to similarly submit properly executed individual waivers holding the CITY and its officials and employees harmless from any liability associated with their use of the Park or any CITY-owned practice facilities used by League. The League shall obtain and maintain insurance in the amount of at least $1,000,000 covering personal injury and $50,000 covering property damage. The insurance policy will name the City of St. Cloud as additional insured. The League shall require the insurance carrier to provide the CITY with thirty days notice prior to cancellation of the policy. The League's failure to maintain this insurance shall be grounds for immediate termination of this Agreement by the CITY. The CITY shall be notified in writing of any reduction, cancellation, or substantial change in policy at least thirty (30) days prior to the effective date of said action.

20. This Agreement is subject to any covenants, grants and deed restrictions placed on the property by the deed that granted the property to the CITY. This Agreement shall be automatically void if it is found to violate any of these covenants or restrictions. The CITY shall notify the League immediately if the Agreements become void. The League agrees that failure to abide by these agreements will be grounds for immediate termination of this agreement by the CITY.

21. The initial term of this Agreement (the "Initial Term") shall be five (5) years commencing on the Effective Date. Upon expiration of the Initial Term, the City Manager shall have the authority to renew this Agreement for up to three (3) additional one (1)-year renewal terms (each a "Renewal Term") on the same terms and conditions contained in this Agreement. Any substantive modifications to such terms and conditions shall require prior approval by the City Council.

**Additionally - Upon renewal, the CITY may not increase the League's fees by more than ten percent (10%) during any renewal period without the mutual written agreement of both parties.**

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22. In addition to the other termination provisions of this Agreement, either party may terminate by giving one hundred eighty (180) days written notice to the other party. The City Manager shall have the authority to terminate this agreement on behalf of the CITY.

Except as otherwise provided herein, notices under this Agreement shall be sent in writing, via U.S. mail, to the parties at the following addresses:

City: City Manager
1300 Ninth street
St. Cloud, Florida
34769

With copy to: St. Cloud Little League
Danielle Momenteller, President
P.O. Box 701713
St. Cloud, FL 34770-1713

IN WITNESS WHEREOF, the undersigned have executed this Agreement the day and year first above written.

CITY OF ST. CLOUD

By: _____
Veronica Miller, City Manager

ST. CLOUD LITTLE LEAGUE

By: _____
Print name: Danielle Momenteller
Title: President

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STATE OF FLORIDA
COUNTY OF OSCEOLA

AFFIDAVIT OF COMPLIANCE WITH FACILITY USE AGREEMENT

BEFORE ME, a notary public duly authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day personally appeared Danielle Momenteller, President, (the "Affiant") who, by me being first duly sworn, depose and say:

1. Affiant has personal knowledge of the matters stated in this Affidavit, all of which are true and correct to the best of Affiant's information and belie£ Affiant is the President of St. Cloud Little League and is authorized to make this Affidavit. This Affidavit is given in connection with the Facility Agreement dated _____ between the City of St. Cloud and St. Cloud Little League.

2. In accordance with Paragraph 16 of the above-referenced use agreement, Affiant does hereby certify that the background checks and screening as required by the license agreement have been completed on all employees and volunteers of the St. Cloud Little League.

3. Affiant understands that material reliance will be placed upon this Affidavit by the City of St. Cloud with regard to St. Cloud Little League compliance with the terms of the above-referenced use agreement.

FURTHER AFFIANT SAYETH NAUGHT.

STATE OF FLORIDA
COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____2025 by Danielle Momenteller as President of Little League, who is either personally known to me, or who has produced _____ as identification.

_____
Signature of Notary Public
Print Name:_____
My Commission Expires:

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Personally known: _____
OR Produced Identification: _____
Type of Identification Produced: _____

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COPY

# CITY OF ST. CLOUD LITTLE LEAGUE

## FACILITY USE AGREEMENT

THIS AGREEMENT is made and entered this __26th___ day of _March___ 20_15_ by and between the City of St. Cloud, a municipal corporation organized and existing under the laws of the State of Florida (CITY), and St. Cloud Little League (League).

Whereas, the CITY has developed the Civic Center fields (the Park) as public recreational facilities and he Civic Center fields contain three (3) major/minor fields, one (1) senior field, two (2) softball fields, and four (4) practice fields available for use by the League.

Whereas, it is the CITY'S desire to optimize the use of the Park and its ball fields through partnerships with established organizations like the League; and the League wishes to obtain use of the Park's recreational baseball and softball facilities for its youth baseball and softball league practices and games during their fall and spring seasons.

NOW THEREFORE, in consideration of the premises and the mutual covenants and promises contained herein, the receipt and sufficiency of which is hereby acknowledged, the CITY and the League hereby agree as follows:

1. The CITY grants the League use of its three (3) major/minor fields, one (1) senior field, two (2) softball fields, and four (4) practice fields for the League's practices, tournaments, and fall and spring season games. The specific fields shall be determined by the CITY in its discretion and subject to the scheduling provisions set forth. The League may not authorize or permit any organization or group sublet the facilities for which it is contracted.

2. The League President or his designee shall meet twice per year with the Parks and Recreation Director or their designee in January and July to determine the dates and times of the League's field usage during the upcoming season. The spring season begins January and continues through July. The fall season begins the first week in July and will end the third week of November.

3. The CITY grants the League the exclusive right to the Park's Concession building. The League will sell food to the general public as well as its patrons only during the use periods listed above. On a space available basis during the season, the League may store concession supplies and equipment in the concession building in authorized areas and is responsible for all the risk of loss or damage to the stored items including equipment. The League agrees to open and operate the concession building when other users of the Park's facilities request in writing within thirty (30) days prior to the event. The CITY will give prior notification to the League if such an event occurs. This applies only during the designated seasons.

4. The CITY grants the League the exclusive right to use a designated storage area and a designated equipment area for the storage of any necessary supplies utilized in little league practices, games and/or tournaments and cannot be used for the storage of any personal items. The League is responsible for all risk of loss or damage to the stored items and further in consideration of the right granted herein, the League agrees to waive any claims against CITY it may have and shall hold the CITY harmless and indemnify it for any claims of any kind made against the CITY for the loss or damage of any property placed within the designated storage and equipment area or for personal injuries of any kind sustained in the designated area.

5. The League shall submit a complete season schedule of both games and practices to the Parks and Recreation Division Representative at least two weeks before the first scheduled game of the season. The

League must submit any schedule changes at least 48 hours in advance. It is understood that any changes made after this time are at the CITY'S discretion and may or may not be accommodated.

6. The CITY will reserve the fields for the League Monday through Saturday with varied hours. The CITY reserves the right to schedule games for other user groups on Sunday's and any other available times that the League is not utilizing the facilities, at the CITY'S discretion. The CITY has priority over the League with regard to use of the Park facilities and may preempt the League's use of the Park by giving thirty (30) day advance notice to the League. If this occurs, the CITY will endeavor to make other comparable ball fields available to the League.

7. The CITY agrees to provide routine maintenance for the Park. The CITY is not responsible for any improvements to the Park or maintenance beyond what is routine as a result of this Agreement. The League shall not perform any major field maintenance (including fertilizing turf or adding clay), construction, and/or alterations to CITY facilities (building or field) or hang any permanent signs without written permission from the City of St. Cloud Parks and Recreation Director or designee.

8. The CITY, at its discretion, shall schedule several weeks of downtime for field repairs and field rest after each season is complete. No play or access will be allowed during this time.

9. The League will schedule a work day with Parks and Recreation staff to edge fields, set bases, build mounds, rake baselines, etc., seventeen to thirty (7-30) calendar days before the start of each season. This workday will assist the Parks and Recreation Department in maintaining the fields to the high standards and compliance with league specifications.

10. The CITY will be responsible for marking lines on the fields prior to the start of the first scheduled game of the day using only CITY-approved marking dust. For the duration of its programs, the CITY shall be solely responsible for between-game preparation of the ball fields, and staffing and equipment necessary for play, and maintaining a litter-free, orderly environment. At the end of each game day, the CITY will inspect the ball fields, concession building, trash containers, and restrooms to verify they are left in the same condition as they were found and that the equipment doors have been secured. All trash shall be picked up and collected by League and placed in dumpsters provided or be taken off site. No vehicles shall be permitted on the fields at the Park without prior written consent of the Parks and Recreation Department Representative.

11. The League shall not charge any type of admission fee to any event held in a City of St. Cloud facility unless pre-approved by the City Manager.

12. The League may hang temporary "fence ads" only on the inside of the outfield fence "facing the infield) of each field they are contracted to use during the season. Each ad will need to be pre-approved by the Parks and Recreation Department Director or designee, in writing. The ad signs shall not be placed in such a manner so that they can be seen outside the playing field. The League will remove said ads within 48 hours after the last scheduled game. The CITY may remove the ads if the League fails to do so and shall not be held responsible for any damage to the ads and may dispose of them if not properly retrieved.

13. The CITY will issue keys to the League for the baseball field gates and the concession building. Keys given to the League by the CITY will be checked during the bi-annual season meetings to ensure no keys have been lost. Lost keys will result in the replacement of locks. The cost of the re-key will be charged to the League. The League must have a representative available to unlock the concession building (if applicable) so that the Building Maintenance Department can complete any necessary repairs. The hours needed for repairs will be coordinated in advance with the designated League Representative. The League shall not allow any duplicates be made of the keys issued by the CITY.

14. The League shall annually disclose the cost of registration for the League participants to the Parks and Recreation Director or designee each January and September.

15. The League will submit a report to the CITY at each bi-annual meeting containing the following information: the number of children registered, their ages, the number of teams, any special honors earned, special programs, camps or clinics held, the number of City of St. Cloud residents registered, and the cost of registration. The League agrees to make its program available to children whose families cannot afford the fees. The League shall pay to the CITY a $5.00 fee per participant at the start of each season.

16. This agreement is specifically conditioned upon the League continuing to run its program in such a manner that League activities are open to all eligible youth who wish to participate, regardless of ability, sex, religion or race. The League must operate as a 501 (c)(3) non-profit corporation under the laws set forth for incorporation by the State of Florida. A certificate of incorporation and copy of the League's by-laws must be supplied to CITY. In the event that League changes this policy or loses its 501 (c)(3) status this Agreement shall be terminated immediately.

17. This Agreement may not be assigned or transferred in any manner by League. Any such assignment or transfer is expressly prohibited. Any previously existing oral or written agreements between the parties shall be terminated as of the date of this Agreement and shall be terminated as of the date of this Agreement and shall be deemed hereafter null and void and of no further force and effect whatsoever.

18. Each manager, coach, and supervisor of League is encouraged to be certified in Cardiopulmonary Resuscitation and First aid. As a condition precedent to Club's rights hereunder, Club shall obtain at its expense and maintain background screening reports, including but not limited to, a search of sexual predator and sexual offender registries, for every employee or volunteer who will have direct access to children. The reports shall be obtained through the Florida Department of Law enforcement and shall be no older than three (3) years. Copies of the reports shall be provided to the CITY upon CITY'S request. League shall prohibit any employee or volunteer on property of CITY if said employee or volunteer has at anytime pled no contest to, participated in pre-trail diversion or other alternative sentencing or been convicted of a crime constituting a felony under the laws of the State of Florida or any comparable law of another state. League shall provide an affidavit, in a form acceptable to CITY and executed by the League's president verifying that the above background screening was completed for all employees and volunteers who may have direct access to children. The League must submit the affidavit within thirty (30) days of the effective date hereof.

19. The League agrees to indemnify and hold harmless without limit the CITY, and its officers, agents, employees, and elected and appointed officials, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and costs of actions, including attorney's fees for trial and on appeal, of any kind an nature arising or growing out of or in any way connected with the performance of this Agreement, caused by any act or omission of the League, its agents, servants, employees, clients, guests or invitees, or because of or due to the mere existence of the Agreement between the parties. Prior to the beginning of each season, the League shall also require all of its players and coaches to similarly submit properly executed individual waivers holding the CITY and its officials and employees harmless from any liability associated with their use of the Park or any CITY-owned practice facilities used by League. The League shall obtain and maintain insurance in the amount of at least $1,000,000 covering personal injury and $50,000 covering property damage. The insurance policy will name the City of St. Cloud as additional insured. The League shall require the insurance carrier to provide the CITY with thirty days notice prior to cancellation of the policy. The League's failure to maintain this insurance shall be grounds for immediate termination of this Agreement by the CITY. The CITY shall be notified in writing of any reduction, cancellation, or substantial change in policy at least thirty (30) days prior to the effective date of said action.

20. This Agreement is subject to any covenants, grants and deed restrictions placed on the property by the deed that granted the property to the CITY. This Agreement shall be automatically void if it is found to violate any of these covenants or restrictions. The CITY shall notify the League immediately if the Agreements become void. The League agrees that failure to abide by these agreements will be grounds for immediate termination of this agreement by the CITY.

21. The City Manager is authorized to renew this Agreement each year on the same terms and conditions as contained in this original Agreement. Any substantive changes to those terms and conditions shall require additional City Council approval.

22. This Agreement shall be effective from the date of its execution by both parties for a term of one year. In addition to the other termination provisions of this Agreement, either party may terminate by giving one hundred eighty (180) days written notice to the other party. The Director of Parks and Recreation Department shall have the authority to terminate this agreement on behalf of the CITY.

Except as otherwise provided herein, notices under this Agreement shall be sent in writing, via U.S. mail, to the parties at the following addresses:

City: City Manager

1300 Ninth Street

St. Cloud, Florida 32769

With copy to: St. Cloud Little League

Debbie Henderson, President

P.O. Box 701713

St. Cloud, FL 32770

IN WITNESS WHEREOF, the undersigned have executed this Agreement the day and year first above written.

CITY OF ST. CLOUD

By: _____

Thomas H. Hurt, City Manager

ST. CLOUD LITTLE LEAGUE

By: _____

Print Name: Deborah Henderson

Title: President

COUNTY OF OSCEOLA
STATE OF FLORIDA

AFFIDAVIT OF COMPLIANCE WITH FACILITY USE AGREEMENT

BEFORE ME, a notary public duly authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day personally appeared Deborah Henderson (the "Affiant") who, by me being first duly sworn, depose and say:

1. Affiant has personal knowledge of the matters stated in this Affidavit, all of which are true and correct to the best of Affiant's information and belief. Affiant is the President of St. Cloud Little League and is authorized to make this Affidavit. This Affidavit is given in connection with the Facility Agreement dated _March 26_, 2015 between the City of St. Cloud and St. Cloud Little League.

2. In accordance with Paragraph 16 of the above-referenced use agreement, Affiant does herby certify that the background checks and screening as required by the license agreement have been completed on all employees and volunteers of the St. Cloud Little League.

3. Affiant understands that material reliance will be placed upon this Affidavit by the City of St. Cloud with regard to St. Cloud Little League compliance with the terms of the above-referenced use agreement.

FURTHER AFFIANT SAYETH NAUGHT.

Deborah Henderson

STATE OF FLORIDA
COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of March 2015, by Deborah Henderson as President of Little League, who is either (a) personally known to me, or (b) _____ ~~who has produced~~ _____ as identification.

Kathleen W. Shumbera
Notary Public
Print Name: Kathleen W. Shumbera
My Commission Expires:

KATHLEEN W. SHUMBERA
Notary Public - State of Florida
My Comm. Expires Nov 11, 2015
Commission # EE 138961
Bonded Through National Notary Assn.

**Meeting:** January 8, 2026

**Agenda Item Type:** First Readings and Introduction There are no First Readings and Introductions at this time.

**City Clerk Agenda Item:**
There are no First Readings and Introductions at this time.

**Strategic Key Focus Areas:**

**Background Information:**

**Legal Authority:**

**Budget and Recommendation:**

**Finance Director's Comments:**

**Procurement Director's Comments:**

**City Manager's Comments:**

**City Council Action:**

**Attachments:**
None

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 22250 ARNCO CONSTRUCTION, INC. | | 420,871.76 |
| | PS2104 FIRE STATION 32 REBUILD | FS#32 WORK COMPLETED UP 10/30/25 | |
| 12/4/2025 | 22251 BIG DOG EXPRESS OF SOUTH FL INC | | 8,422.75 |
| | | VEGETATIVE WASTE DISPOSAL 11/10/25-11/21/25 | |
| 12/4/2025 | 22252 CIVICPLUS | | 45,829.60 |
| | | CIVIC ENGAGE RENEWAL 10/01/25-9/30/26 | |
| 12/4/2025 | 22253 CIVITAS LLC | | 3,900.95 |
| | | HUD TA HOURS OCT25 | |
| | | ENVIRONMNTAL REVIEW OCT25 | |
| | | GENERAL TA SERVICES FROM CIVITAS FY24/25 | |
| 12/4/2025 | 22254 DEBEAUBIEN, KNIGHT, SIMMONS | | 30.00 |
| | | SERVICES THRU 10/31/25 | |
| 12/4/2025 | 22255 FIFTH THIRD BANK | | 536,302.40 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 22256 FIRST RESPONSE TRAINING GROUP | | 26,385.00 |
| | | PARAMEDICS COURSE 1/19/25 BLAKE CARTER | |
| | | PARAMEDIC COURSE 1/19/25 ANTONIO FALOTICO | |
| | | PARAMEDIC COURSES 1/19/25 TRAVIS PETERSON | |
| 12/4/2025 | 22257 FL STATE LODGE FRAT.ORDER POLICE | | 1,277.50 |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 22258 JOHNS EASTERN COMPANY, INC (CLAIMS) | | 29,707.07 |
| | | NOVEMBER EOM 2025 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 22259 MCCI, LLC | | 71.25 |
| | | AUGUST 2025 CONSULTING SERVICES FOR IT | |
| 12/4/2025 | 22260 MISSIONSQUARE RETIREMENT | | 11,379.84 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 22261 NATIONWIDE RETIREMENT SOLUTIONS INC | | 22,038.42 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 22262 OPENGOV,INC. | | 104,841.14 |
| | | BUDGETING AND PLANNING 10/1/25 - 9/30/26 | |
| 12/4/2025 | 22263 ORLANDO UTILITIES COMMISSION | | 93,759.45 |
| | | NOV 2025 ELECTRIC BILL | |
| | | NOV 2025 ELECTRIC BILL JUFCOMTECH | |
| | | NOV 2025 ELECTRIC BILL JUFCOMTECH | |
| | | NOV 2025 ELECTRIC BILL JUFCOMTECH | |
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| | | NOV 2025 ELECTRIC BILL ALLOCATION | |
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| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
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| | | NOV 2025 ELECTRIC BILL ALLOCATION | |
| | | NOV 2025 ELECTRIC BILL | |
| | | NOV 2025 ELECTRIC BILL JUFCOMTECH | |
| | | NOV 2025 ELECTRIC BILL ALLOCATION | |
| | | NOV 2025 ELECTRIC BILL | |
| | | NOV 2025 ELECTRIC BILL ALLOCATION | |
| | | NOV 2025 ELECTRIC BILL ALLOCATION | |
| 12/4/2025 | 22264 OSCEOLA ENGINEERING, INC. | | 4,996.82 |
| | PS2401 PUBLIC SAFETY COMPLEX-PH1 | SRVCS CONSULTANT OCT25 24-007-2 PUBLIC SAFETY | |
| 12/4/2025 | 22265 PETROLEUM TRADERS CORP. | | 19,574.54 |
| | | 87 CONVENTIONAL FUEL PO NUM 085221 | |
| 12/4/2025 | 22266 POINT AND PAY, LLC. | | 11.50 |
| | | OCTOBER 2025 INVOICE 23 E CHECKS | |
| 12/4/2025 | 22267 STANDARD INSURANCE COMPANY | | 17,119.59 |
| | | NOV 2025 CITY PAID LIFE INSURANCE | |
| | | NOV 2025 LONG TERM DISABILITY | |
| | | NOV 2025 VOLUNTARY LIFE INSURANCE | |
| 12/4/2025 | 22268 THE BURTON CONSULTING COMPANY | | 1,050.00 |
| | | WORK WITH SMITH & BURTON & KARLA 10/23/25-11/19/25 | |
| 12/4/2025 | 22269 VEYTEC, INC. | | 169,696.11 |
| | | PRIOR YEAR CITY HALL WORK FY 2024/2025 | |
| | | LABOR & MATERIAL RECEIVED FOR CITY HALL AUG 2025 | |
| 12/11/2025 | 22270 ARCHITECTS DESIGN GROUP / ADG, INC. | | 405,751.80 |
| | PS2401 PUBLIC SAFETY COMPLEX-PH1 | PUBLIC SAFETY COMPLEX ARCHITECH/ENGINEER PRECON | |
| 12/11/2025 | 22271 BIDDLE CONSULTING GROUP, INC. | | 5,419.00 |
| | | LICENSE RENEWAL 10/16/25-10/15/26 | |
| 12/11/2025 | 22272 BOUNDTREE MEDICAL, LLC | | 1,022.85 |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/11/2025 | 22273 CDW-G | | 14,104.96 |
| | | 1YR SUPP/MAINT RENEWAL 8/8/25-8/7/26 | |
| 12/11/2025 | 22274 DANA SAFETY SUPPLY, INC. | | 110,914.54 |
| | | PD UNIT 12-503,12-506 12-504,12-505 EQUIPMENT | |
| | | PD UNIT 12-503,12-506 12-504,12-505 EQUIPMENT | |
| | | PD UNIT 12-503,12-506 12-504,12-505 EQUIPMENT | |
| | | PD UNIT 12-503,12-506 12-504,12-505 EQUIPMENT | |
| | | PD UNIT 12-507 EQUIPMENT | |
| | | PD UNIT 12-509 EQUIPMENT | |
| 12/11/2025 | 22275 DIGITECH COMPUTER LLC | | 9,951.05 |
| | | MONTHLY INVOICING OCT25 | |
| 12/11/2025 | 22276 EXOTIC EMBROIDERY OF CENTRAL FL. | | 4,256.32 |
| | | FIRE UNIFORMS FOR SCHOOL | |
| 12/11/2025 | 22277 FLORIDA DECORATING CENTERS, INC. | | 29,818.50 |
| | | PUBLIC SAFETY BLD REMODEL | |
| 12/11/2025 | 22278 GARTNER, INC. | | 55,717.75 |
| | | SERVICES 9/1/25-8/31/26 IT LEADRSHP TM PO 085130 | |
| | | SERVICES 9/1/25-8/31/26 IT LEADERSHIP TEAM | |
| | | SERVICES 9/1/25-8/31/26 IT LEADRSHP TM PO 085130 | |
| 12/11/2025 | 22279 HALO BUILDING SERVICES, LLC | | 34,314.28 |
| | | JANITORIAL SERVICE NOV25 | |
| 12/11/2025 | 22280 HUMANA INSURANCE COMPANY | | 4,030.01 |
| | | NOV 2025 VISION INSURANCE PREMIUM GROUP #591872 | |
| | | NOV 2025 VISION INSURANCE PREMIUM G#591872 (COBRA) | |
| 12/11/2025 | 22281 LANGTON ASSOCIATES, INC. | | 4,333.33 |
| | | GRANT WRITING FOR OCT25 | |
| 12/11/2025 | 22282 LYNCH OIL | | 1,403.17 |
| | | FUEL DELIVERY 11/21/25 | |
| | | FUEL DELIVERY 11/14/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/11/2025 | 22283 NAFECO, INC. | | 8,628.50 |
| | | SHIRT J.LUCAS | |
| | | GEAR BAG R.ENNIS | |
| | | SHIRT F.CURADO | |
| | | SHIRT C.ESPINAL | |
| | | SHIRT HEYER | |
| | | SHIRT R.ENNIS | |
| | | BELT D.THIBODEAU | |
| | | RADIO HOLSTER R.ENNIS | |
| | | SHORT T.DENNY | |
| | | JACKET P.TROMBINO | |
| | | POLO C.ACHKHANIAN | |
| | | SHIRT A.ECKSTEIN | |
| | | RAIN SHELL J.ORTIZ | |
| | | BELT M.CAPRANICA | |
| | | SHORT J.MCKENNEY | |
| | | SHIRT F.SEVER | |
| | | PANTS C.ESPINAL | |
| | | SHEARS C.ESTRADA | |
| | | GLOVES C.ESTRADA | |
| | | SHIRT F.CURADO | |
| | | BELT S.MCCALLISTER | |
| | | GLOVE D.THIBODEAU | |
| | | RAINCOAT R.IRVIN | |
| | | RAIN SHELL W.TILFORD | |
| | | SHORT J.SUPER | |
| | | RAIN SHELL F.COLON | |
| | | PANT Y.CEDENO | |
| | | SOCKS H.PEREZ | |
| | | SHOES S.MCCALLISTER | |
| | | PANT C.CLAUSEN | |
| | | PANTS M.HERNANDEZ | |
| | | PANTS G.GARCIA | |
| | | SWAY STRAP B.TAYLOR | |
| | | JOGGER A.REVUELTA | |
| | | JACKET J.MCKENNEY | |
| | | PANT J.VARGUS | |
| | | PANT T.SMOLLETT | |
| | | JOGGER J.DAWSON | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | SHORT G.PRENDERGAST | |
| | | GLOVE D.THIBODEAU | |
| | | SHIRT M.HEYER | |
| 12/11/2025 | 22284 NEXTRAN TRUCK CENTER | | 37,438.28 |
| | | UNIT #5-90 RO #64743-1 VEHICLE REPAIRS | |
| | | UNIT #5-115 RO #65057-1 VEHICLE REPAIRS | |
| | | PM SRVCS ENGINE RO#65235-1 UNIT#24-61 | |
| | | PM SRVCS & REPLACE WIPER RO#65269-1 UNIT#5-101 | |
| | | ROAD CALL & PRE DIAGNOST RO#65315-1 UNIT#5-94 | |
| | | VALVE ADJUST RO#65323-1 UNIT#5-87 | |
| | | PRE DIAGNOST & INSPECTION RO#65304-1 UNIT#5-90 | |
| | | UNIT #5-74 RO #65157-2 VEHICLE REPAIRS | |
| | | UNIT #5-91 RO #65153-2 VEHICLE REPAIRS | |
| | | ROAD CALL & PRE DIAGNOST RO#65214-1 UNIT#24-48 | |
| | | UNIT #24-59 RO #65211-1 VEHICLE REPAIRS | |
| | | ROAD CALL & PM SRVCS RO#65289-1 UNIT#24-64 | |
| 12/11/2025 | 22285 OSCEOLA ENGINEERING, INC. | | 11,112.50 |
| | PS2401 PUBLIC SAFETY COMPLEX-PH1 | SRVCS CONSULTANT SEP25 24-007-2 PUBLIC SAFETY | |
| 12/11/2025 | 22286 PETROLEUM TRADERS CORP. | | 21,464.74 |
| | | ULTRA LOW SULFUR #2 FUEL PO NUM 085430 | |
| 12/11/2025 | 22287 SCHOOL DISTRICT OF OSCEOLA COUNTY | | 620,304.00 |
| | | EDUCATION IMPACT FEES COLLECTED NOVEMBER 2025 | |
| 12/11/2025 | 22288 SNOWMAN ICE | | 7,000.00 |
| | PRE009 CHRISTMAS TREE LIGHTING | SNOW FOR TREE LIGHTNING | |
| 12/11/2025 | 22289 SONG & ASSOCIATES, INC. | | 3,104.36 |
| | PS2104 FIRE STATION 32 REBUILD | SERVICES THRU 11/28/25 NEW SCFD FS#32 | |
| 12/11/2025 | 22290 SPIES POOL, LLC | | 692.00 |
| | | SAND COMPLETE MP VALVE LABOR AND SERVICE | |
| 12/11/2025 | 22291 STRATEGIC COMMUNICATIONS, INC. | | 12,558.90 |
| | | 5/18/25-7/17/25 WRONG V#5 VOID & REISSUE CK#301203 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/11/2025 | 22292 SUMMIT GROUP CONSULTING, LLC | | 4,737.50 |
| | | FEMA CONSULTING SERVICES 11/1/25 - 11/30/25 | |
| | | FEMA CONSULTING SERVICES 10/1/25 - 10/31/25 | |
| 12/11/2025 | 22293 TEN-8 FIRE EQUIPMENT | | 19,944.78 |
| | | STRUT ENGINE KIT | |
| 12/11/2025 | 22294 TESSAH IVEY ENTERPRISES, LLC | | 787.50 |
| | PRC010 BATON LESSONS | BATON TWIRLING NOV25 | |
| 12/11/2025 | 22295 WASTE CONNECTIONS OF OSCEOLA COUNTY | | 197,739.67 |
| | | MSW DISPOSAL 11/10/25 - 11/15/25 | |
| | | MSW DISPOSAL 11/1/25 - 11/8/25 | |
| | | CONSTRUCTION DEMOLITION 11/10/25 - 11/15/25 | |
| | | MSW DISPOSAL 11/17/25 - 11/27/25 | |
| | | TIRE DIPOSAL 11/18/25 | |
| | | CONSTRUCTION DEMOLITION 11/17/25 - 11/22/25 | |
| | | CONSTRUCTION DEMOLITION 11/1/25 - 11/8/25 | |
| 12/18/2025 | 22296 ANN MARIE KNOWLTON | | 105.00 |
| | PRC022 ZUMBA CLASSES | ZUMBA CLASS NOV25 | |
| 12/18/2025 | 22297 ARNCO CONSTRUCTION, INC. | | 924,168.92 |
| | PS2103 FIRE STATION 35 NEW BUILD | FS#35 BOND TO BEGIN WORK | |
| | PS2104 FIRE STATION 32 REBUILD | FS#32 WORK COMPLETED THRU 11/30/25 | |
| 12/18/2025 | 22298 BIG DOG EXPRESS OF SOUTH FL INC | | 29,458.19 |
| | | VEGETATIVE WASTE DISPOSAL 11/29/25-12/6/25 | |
| | | VEGETATIVE WASTE DISPOSAL 12/8/25-12/13/25 | |
| | | VEGETATIVE WASTE DISPOSAL 10/14/25-10/25/25 | |
| 12/18/2025 | 22299 BOUNDTREE MEDICAL, LLC | | 9,067.28 |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE SUPPLIES/MATERIALS | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/18/2025 | 22300 BUMPUS AND ASSOCIATES, INC. | | 500.00 |
| | | ADMINISTRATIVE SERVICES BALL PARK DUGOUTS | |
| 12/18/2025 | 22301 CIVITAS LLC | | 650.00 |
| | | HOUSING & COMMUNITY DEVLP NOV25 | |
| 12/18/2025 | 22302 DANA SAFETY SUPPLY, INC. | | 38,430.00 |
| | | POLICE EQUIPMENT/SUPPLIES | |
| | | POLICE EQUIPMENT/SUPPLIES | |
| | | POLICE EQUIPMENT/SUPPLIES | |
| | | POLICE EQUIPMENT/SUPPLIES | |
| | | POLICE EQUIPMENT/SUPPLIES | |
| | | POLICE EQUIPMENT/SUPPLIES | |
| 12/18/2025 | 22303 DEBEAUBIEN, KNIGHT, SIMMONS | | 16,732.00 |
| | | LEGAL SERV THRU 11/30/25 GENERAL BUSINESS | |
| 12/18/2025 | 22304 DISTINCTIVE CARE MD LLC | | 5,084.00 |
| | | MEDICAL BILLING NOV25 | |
| | | MEDICAL BILLING DEC25 | |
| 12/18/2025 | 22305 FIFTH THIRD BANK | | 528,196.83 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 22306 FITNESS CF | | 3,073.68 |
| | | OCTOBER 2025 PAYROLL DEDUCTED GYM MEMBERSHIPS | |
| 12/18/2025 | 22307 FL STATE LODGE FRAT.ORDER POLICE | | 1,277.50 |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 22309 GEORGE E. ALVARADO | | 2,821.12 |
| | PRC023 FUTSAL TERRA INDR SOCCER | FUTSAL INDOOR SOCCER OCT | |
| | PRC023 FUTSAL TERRA INDR SOCCER | FUTSAL INDOOR SOCCER NOV | |

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/18/2025 | 22310 GOOD CALL SPORTS, LLC | | 6,382.50 |
| | PRC014 INSPIRE THE YOUTH | KICKBALL FREE AGENT NOV25 | |
| | PRC014 INSPIRE THE YOUTH | CO-ED SOFTBALL OCT25 | |
| | PRC014 INSPIRE THE YOUTH | SOFTBALL FREE AGENT OCT25 | |
| | PRC014 INSPIRE THE YOUTH | FALL KICKBALL NOV25 | |
| 12/18/2025 | 22311 HANSON, WALTER & ASSOCIATES INC. | | 8,300.00 |
| | ST2306 CREEK WOODS DR EXTENSION | COSC CREEK WOODS DR EXTN SERVICES THRU 10/31/25 | |
| 12/18/2025 | 22312 INTERNATIONAL ACCREDIATION | | 5,500.00 |
| | | RENEWAL 1/1/26-1/1/27 BDA/FPD/TPP | |
| 12/18/2025 | 22313 LANGTON ASSOCIATES, INC. | | 4,333.33 |
| | | GRANT WRITING SERV NOV25 | |
| 12/18/2025 | 22314 LYNCH OIL | | 3,745.72 |
| | | FUEL DELIVERY 11/25/25 | |
| | | FUEL DELIVERY 12/09/25 | |
| | | FUEL DELIVERY 12/05/25 | |
| | | FUEL DELIVERY 11/28/25 | |
| | | FUEL DELIVERY 11/18/25 | |
| | | FUEL DELIVERY 12/02/25 | |
| 12/18/2025 | 22315 MCCI, LLC | | 142.50 |
| | | EXPIRATION/CLOSURE NOTIFICATION/PROCEDURES | |
| 12/18/2025 | 22316 METROPOLITIAN LIFE INSURANCE CO. | | 39,321.52 |
| | | NOVEMBER 2025 PREMIUM FOR DENTAL INS GROUP#5760484 | |
| | | NOVEMBER 2025 PREMIUM FOR DENTAL INS GROUP#5760484 | |
| | | NOVEMBER 2025 PREMIUM FOR DENTAL INS GROUP#5760484 | |
| | | NOVEMBER 2025 PREMIUM FOR DENTAL INS GROUP#5760484 | |
| 12/18/2025 | 22317 MISSIONSQUARE RETIREMENT | | 10,905.04 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 22318 MOTOROLA SOLUTIONS, INC. | | 10,920.04 |
| | | MOBILE EQUIPMENT-FIRE | |
| | | PORTABLE RADIO BATTERY | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/18/2025 | 22319 NAFECO, INC. | | 1,929.80 |
| | | JACKET J.GOLDING | |
| | | PANT T.HARCUS | |
| | | JOGGER G.PRENDERGAST | |
| | | PANT S.THOMAS | |
| | | PANT G.JOHNSON | |
| | | GLOVE S.MACCALLISTER | |
| | | SHORT R.BERTOLANI | |
| | | BUCKLE X.MOCTEZUMA | |
| | | JOGGER L.O'BRIEN | |
| | | JOGGER C.SCHWAN | |
| | | PANT R.ENNIS | |
| | | PANT M.CAPRANICA | |
| | | SHORT H.PEREZ | |
| | | FLAGE C.ESTRADA | |
| | | SOCKS D.MILLER | |
| | | ROPE D.THIBODEAU | |
| 12/18/2025 | 22320 NATIONWIDE RETIREMENT SOLUTIONS INC | | 21,102.56 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 22321 OSCEOLA ENGINEERING, INC. | | 5,546.25 |
| | SW2005 ESPIRIT STMWTR POND IMPR | SERVICE CONSULTANT OCT25 22-018 ESPIRIT POND | |
| | PR2302 HOPKINS PARK MASTER PLAN | SERVICE CONSULTAN NOV25 23-031 HOPKINS PARK PH 1 | |
| | PR2301 CHISHOLM PARK MASTER PLAN | SERVICE CONSULTAN NOV25 22-040 CHISHOLM PARK PH I | |
| | ST2304 MICHIGAN AVE PED PROJECT | SERVICE CONSULTANT NOV25 23-012 MICHIGAN AVE | |
| | ST2304 MICHIGAN AVE PED PROJECT | SERVICE CONSULTANT OCT25 23-012 MICHIGAN AVE | |
| 12/18/2025 | 22322 PETROLEUM TRADERS CORP. | | 19,181.23 |
| | | 87 CONVENTIONAL FUEL PO NUM 085431 | |
| 12/18/2025 | 22323 PREFERRED GOVERNMENTAL INSURANCE | | 14,772.16 |
| | | INSURANCE CLAIM BILLED TARA SANTANA (428867) | |
| | | PACKAGE DEDUDTIBLE BILLED ORNAIDA HERNANDEZ | |
| | | INSURANCE CLAIM BILLED PAUL BECK (431879) | |
| 12/18/2025 | 22324 RING POWER CORPORATION | | 2,533.57 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | RO#65282-2 UNIT#24-69 REPAIR LEAKING | |
| 12/18/2025 | 22325 SELECTRON TECHNOLOGIES, INC. | | 135,720.00 |
| | | 80% SETUP SERVICE | |
| 12/18/2025 | 22326 WASTE CONNECTIONS OF OSCEOLA COUNTY | | 144,221.72 |
| | | CONSTRUCTION DEMOLITION 11/24/25 - 11/29/25 | |
| | | MSW DISPOSAL 12/01/25 - 12/06/25 | |
| | | TIRE DIPOSAL 12/04/25 | |
| | | MSW DISPOSAL 11/24/25 - 11/29/25 | |
| | | CONSTRUCTION DEMOLITION 12/1/25 - 12/06/25 | |
| 12/18/2025 | 22327 WRIGHT-PIERCE | | 7,411.73 |
| | PR2603 CENTENNIAL PARK RESTROOM | DOWNTOWN RESTROOMS SRVCS THUR 11/28/25 | |
| 12/23/2025 | 22328 ARNCO CONSTRUCTION, INC. | | 173,637.08 |
| | PS2103 FIRE STATION 35 NEW BUILD | PRE-CONSTRUCTION FS#35 | |
| | PS2409 FIRE HEADQUARTERS RENOV | CITY FIRE ADMIN BUILDING | |
| 12/23/2025 | 22329 DEBEAUBIEN, KNIGHT, SIMMONS | | 1,060.20 |
| | | SERVICES THRU 11/30/25 | |
| 12/23/2025 | 22330 ENVIRONMENTAL PRODUCTS OF FL. CORP. | | 14,400.00 |
| | | UNIT 4-141 MAINTENANCE 10/1/25-9/30/26 | |
| 12/23/2025 | 22331 FIRST RESPONSE TRAINING GROUP | | 43,975.00 |
| | | PARAMEDIC COURSES CARSON ESTRADA | |
| | | PARAMEDICS COURSES DAVID HUNTER | |
| | | PARAMEDICS COURSES BRANDON TAYLOR | |
| | | PARAMEDIC COURSES JAMES YEAGER | |
| | | PARAMEDIC COURSES BRECKEN HOOVER | |
| 12/23/2025 | 22332 FISHER SAFETY | | 13,668.50 |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| 12/23/2025 | 22333 GAI CONSULTANTS INC. | | 1,467.73 |
| | | PAYMENT OF SERVICES DOWNTOWN WAYFIND DESIGN | |

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/23/2025 | 22334 GRAYROBINSON, P.A. | | 12,000.00 |
| | | FEDERAL LOBBYING DEC25 | |
| | | STATE LOBBYING DEC25 | |
| 12/23/2025 | 22335 MERMAID AQUATICS, LLC | | 656.25 |
| | PRC026 MERMAID AQUATICS | RED CROSS CLASSES DEC25 | |
| 12/23/2025 | 22336 OPENGOV,INC. | | 26,061.00 |
| | | PERMITTING & LICENSING P&R 10/1/25 - 9/30/25 | |
| 12/23/2025 | 22337 PETROLEUM TRADERS CORP. | | 21,023.19 |
| | | ULTRA LOW #2 FUEL PO NUM 085429 | |
| 12/23/2025 | 22338 QUALITY LAWN SERVICES UNLIMITED,INC | | 2,276.00 |
| | | MOWING MULTIPLE LOCATIONS NOV25 | |
| 12/23/2025 | 22339 SEMCO CONSTRUCTION, INC. | | 82,009.04 |
| | PR2106 17TH STREET BALLFIELDS | 17TH BALLFIELDS P#240111 11/01/25 - 11/30/25 | |
| 12/23/2025 | 22340 STANDARD INSURANCE COMPANY | | 17,720.84 |
| | | DECEMBER 2025 VOLUNTARY LIFE INSURANCE | |
| | | DECEMBER 2025 LONG TERM DISABILITY | |
| | | DECEMBER 2025 CITY PAID LIFE INSURANCE | |
| 12/23/2025 | 22341 VERMONT SYSTEMS, INC. | | 12,961.44 |
| | | PARKS & RECS SOFTWARE 1/1/26 - 12/31/26 | |
| 12/23/2025 | 22342 YOUR EVENTS BY L&L LLC | | 2,140.00 |
| | PRE032 ROCKING THE NEW YR IN STC | SETUP & BREAKDOWN OF VIP TENT FOR NYE | |
| | PRC024 YOUR EVENTS BY L&L | THE RANCH ST CLOUD SRVCS 11/1/25 - 11/22/25 | |
| 12/4/2025 | 301162 ACCESS SOLUTIONS CORP. | | 75.00 |
| | | 4 KEYS AND SERVICE CALL CIVIC CENTER | |
| 12/4/2025 | 301163 AFLAC | | 5,211.07 |
| | | NOV 2025 VOLUNTARY AFLAC ACT#0RP71 EIN#82-2723296 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 301164 AIMEE RODRIGUEZ | | 23.46 |
| | | AIMEE RODRIGUEZ, FIRE PREVENTION, T26009, 102 | |
| 12/4/2025 | 301165 ALABAMA CHILD SUPPORT PAYMENT | | 23.08 |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 301166 ALBERT HOGAN | | 23.46 |
| | | ALBERT HOGAN, FIRE PREVENTION, T26010, 102 | |
| 12/4/2025 | 301167 BULK EXPRESS TRANSPORT, LLC | | 2,086.91 |
| | | SUPPLEMENTAL HAULING 11/05/25-11/06/25 | |
| 12/4/2025 | 301168 C&A ASSOCIATES, INC | | 7,500.00 |
| | | SOFTWARE MAINTENANCE 12/01/25-11/30/2025 | |
| 12/4/2025 | 301169 CALVIN,GIORDANO & ASSOCIATES, INC. | | 10,672.50 |
| | | SERVICES 10/1/25-10/30/25 INSPECTIONS/PLAN REVIEWS | |
| 12/4/2025 | 301170 CIGNA HEALTH AND LIFE INSURANCE CO | | 109,373.78 |
| | | ADMIN FEE AND STOP LOSS COVERAGE FOR NOV 2025 | |
| | | ADMIN FEE AND STOP LOSS COVERAGE FOR NOV 2025 | |
| | | ADMIN FEE AND STOP LOSS COVERAGE FOR NOV 2025 | |
| | | ADMIN FEE AND STOP LOSS COVERAGE FOR NOV 2025 | |
| 12/4/2025 | 301171 CITIBOT | | 13,055.00 |
| | | SUBSCRP 10/1/25-9/30/25 WEB CHAT AND SMS CHAT | |
| 12/4/2025 | 301172 CLOVER SYSTEMS OF ORLANDO, INC. | | 4,275.45 |
| | | IBM HARDWARE MAINTENANCE 10/21/25-10/20/26 | |
| 12/4/2025 | 301173 CURTIS OMAR LOPEZ | | 23.88 |
| | | CURTIS LOPEZ, ANCIENT CITY FIRE, T26048, 102 | |
| 12/4/2025 | 301174 DG TECHNOLOGY CONSULTING LLC | | 12,500.00 |
| | | PENETRATION TESTING 50% 11/01/2025-11/26/2025 | |
| | | PENETRATION TESTING 50% | |
| 12/4/2025 | 301175 FLASHVOTE | | 14,900.00 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | FLASHNOTE RENEWAL 11/15/25-11/14/26 | |
| 12/4/2025 | 301176 FLORIDA CRIME PREVENTION TRAINING | | 550.00 |
| | | BASIC CPTED-#157-26-01 MATTHEW SAMUEL | |
| 12/4/2025 | 301177 FLORIDA DEPARTMENT OF HEALTH | | 50.00 |
| | | ABIGAYLE CARTER 911 SAFETY EXAM | |
| 12/4/2025 | 301178 FLORIDA DEPARTMENT OF HEALTH | | 50.00 |
| | | OLIVIA SPARKMAN 911 SAFETY EXAM | |
| 12/4/2025 | 301179 FLORIDA DEPARTMENT OF HEALTH | | 50.00 |
| | | KAYLEE LONG 911 SAFETY EXAM | |
| 12/4/2025 | 301180 FLORIDA DEPARTMENT OF HEALTH | | 50.00 |
| | | JESSICA TORRES 911 SAFETY EXAM | |
| 12/4/2025 | 301181 FLORIDA DEPARTMENT OF HEALTH | | 50.00 |
| | | DANIEL RAMIREZ RICARDO 911 SAFETY EXAM | |
| 12/4/2025 | 301182 GEORIGA DEPT. OF HUMAN SERVICES | | 9.66 |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 301183 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/4/2025 | 301184 INTERIOR CONTRACT SERVICES,INC. | | 70,300.97 |
| | | PRIOR YEAR INVOICE FOR COUNCIL CHAMBER CHAIRS | |
| 12/4/2025 | 301185 JASON H. MILLER | | 190.40 |
| | | JASON MILLER, INSPECTION OF NEW ENGINE, T26064,101 | |
| 12/4/2025 | 301186 JIM'S COMPLETE CONSTRUCTION LLC | | 159,833.34 |
| | PS2409 FIRE HEADQUARTERS RENOV | ROOF REPAIRS/DAMAGE 3101 C.PROGRESS LANE | |
| | PS2409 FIRE HEADQUARTERS RENOV | ROOF REPLACEMENT/DAMAGE 3101 C.PROGRESS LANE | |
| 12/4/2025 | 301187 JUSTIFACTS CREDENTIAL VERIFICATION | | 89.42 |
| | | EMPLOYEE BACKGROUND CHECK | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 301188 KONICA MINOLTA BUSINESS SOLUTIONS | | 1,845.55 |
| | | COPIER LEASE 10/1-31/25 AQUATICS DECKHOUSE | |
| | | COPIER LEASE 10/1-31/25 CIVIC CENTER | |
| | | COPIER LEASE 10/1-31/25 CANNERY PARK | |
| | | COPIER LEASE 10-1-31/25 PARKS & REC | |
| | | COPIER LEASE 10/1-31/25 CITY CLERK | |
| | | COPIER LEASE 10/1-31/25 STREETS | |
| | | COPIER LEASE 10/1-31/25 STREETS | |
| | | COPIER LEASE 10/1-31/25 CODE ENFORCEMENT | |
| 12/4/2025 | 301189 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/4/2025 | 301190 MARISSA GARBADE | | 5.49 |
| | | MARISSA EVANS, 2025 CADET FEST, T26046, 102 | |
| 12/4/2025 | 301191 MEDCOM BENEFIT SOLUTIONS | | 255.00 |
| | | NOVEMBER 2025 MONTHLY FSA ADMIN FEE 70 @ $3.75 | |
| 12/4/2025 | 301192 METTLER-TOLEDO INTERNATIONAL, INC. | | 2,652.47 |
| | | REPAIR SCALE-MOVE BOXES TO NEW SCALEHOUSE | |
| 12/4/2025 | 301193 POINT SECURITY, INC. | | 42,218.29 |
| | | INSTALLATION OF WALK THROUGH INSPECTION SYSTEM | |
| 12/4/2025 | 301194 POLICE AND FIREMANS INSURANCE ASSOC | | 2,958.66 |
| | | POLICE AND FIRE INSURANCE (FIRE 905581) | |
| | | POLICE AND FIRE INSURANCE (POLICE 911370) | |
| 12/4/2025 | 301195 POWERDMS, INC. | | 10,307.20 |
| | | LEGACY & POWER SUBS 11/14/25-11/13/26 | |
| 12/4/2025 | 301196 PREFERRED MATERIALS, INC. | | 147.90 |
| | | ASPHALT-RECEIVED 11/19/25 | |
| 12/4/2025 | 301197 PUBLIC RISK INSURANCE AGENCY | | 200.00 |
| | | POL#106175656 FIDUCIARY GEN EMP 10/01/25-10/01/26 | |
| | | POL#106175661 FIDUCIARY PD & FD 10/01/25-10/01/26 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 301198 REMI BERRIOS | | 5.49 |
| | | REMI BERRIOS, 2025 CADET FEST, T26044, 102 | |
| 12/4/2025 | 301199 REPUBLIC SERVICES, INC. | | 639.29 |
| | | RECYCLE SERVICES RESI SINGLE STREAM | |
| 12/4/2025 | 301200 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT BOAT SLIP 101 | |
| | | REFUND OF DEPOSIT BOAT SLIP # 57 | |
| 12/4/2025 | 301201 ROBERT GARRETT | | 25.51 |
| | | ROBERT GARRETT,SWFL PRIMA STATE EDU, T26014, 102 | |
| 12/4/2025 | 301202 ROUTEWARE, INC. | | 32,074.26 |
| | | QUARTERLY SUBSCRIPTION 11/1/25 - 1/31/26 | |
| 12/4/2025 | 301203 R2 UNIFIED TECHNOLOGIES, LLC | | 0.00 |
| | | 5/18/25-7/17/25 OFFICE365 WRNG VENDOR VOID&REISSUE | |
| | | 05/18/25 - 07/17/25 IT SERVICES (OFFICE 365) | |
| 12/4/2025 | 301204 SAMSARA, INC. | | 35,897.94 |
| | | LICENSES 10/1/25-9/30/28 | |
| | | LICENSE 10/1/25-9/30/28 | |
| | | LICENSES 10/1/25-9/30/28 SHIPPING PO 085136 | |
| | | LICENSES 10/1/25-9/30/28 SHIPPING PO 085136 | |
| | | LICENSES 10/1/25-9/30/28 SHIPPING PO085136 | |
| | | LICENSES 10/1/25-9/30/28 SHIPPING PO085136 | |
| | | LICENSES 10/1/25-9/30/28 PO 085136 | |
| | | LICENSES 10/1/25-9/30/28 PO 085136 | |
| | | LICENSES 10/1/25-9/30/28 PO 085136 | |
| | | LICENSES 10/1/25-9/30/28 | |
| 12/4/2025 | 301205 SD DATA CENTER | | 1,190.00 |
| | | COLOCATION-NETWORK & CONNECTIVITY DEC25 | |
| | | COLLOCATION CABINET MLB01 DEC25 | |
| 12/4/2025 | 301206 STARCHASE LLC | | 7,300.00 |
| | | GUARDIAN & WARRANTY 12/11/25 - 12/10/26 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/4/2025 | 301207 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/4/2025 | 301208 TOHOPEKALIGA WATER AUTHORITY | | 36,225.00 |
| | | BILLING AND COLLECTION SERVICES FOR DEC 2025 | |
| | | BILLING AND COLLECTION SERVICES FOR DEC 2025 | |
| 12/4/2025 | 301209 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/4/2025 | 301210 VALLEY DISTRICT OFFICE | | 30.00 |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 301211 WE DARE TO CARE INC. | | 52.00 |
| | | PAYROLL SUMMARY | |
| 12/4/2025 | 301212 WEX BANK | | 1,188.81 |
| | | FUEL PURCHASE NOV25 | |
| 12/4/2025 | 301213 WHITE CAP, L.P. | | 29,868.38 |
| | PS2104 FIRE STATION 32 REBUILD | REINFORCING STEEL | |
| | PS2104 FIRE STATION 32 REBUILD | REINFORCING STEEL | |
| 12/11/2025 | 301216 ACCESS SOLUTIONS CORP. | | 617.00 |
| | | 12 DND KEYS-STREET DEPT | |
| | | REPAIRS-THE CIVIC CENTER | |
| | | REPAIRS AT PUBLIC WORKS TRAILER A | |
| | | KEYS FOR CITY HALL ROOF PD | |
| 12/11/2025 | 301217 AJAX BUILDING COMPANY, LLC | | 42,716.00 |
| | PS2401 PUBLIC SAFETY COMPLEX-PH1 | PUBLIC SAFETY COMPLEX PHASE 1 PRECONSTRUCTION | |
| 12/11/2025 | 301218 MISC CUSTOMER REFUNDS | | 8,747.56 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301219 AXISPRO EVENTS, INC. | | 35,000.00 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | PRE032 ROCKING THE NEW YR IN STC | LIVE BAND FOR NEW YEARS 12/31/25 | |
| 12/11/2025 | 301220 B & H PHOTO & ELECTRONICS CORP | | 13,171.98 |
| | | CANNON CAMERA/CONTROLLER TELEVISION STUDIO 4K8 | |
| | | CANNON CAMERA/CONTROLLER TELEVISION STUDIO 4K8 | |
| 12/11/2025 | 301221 BOXX MODULAR, INC. | | 35,533.75 |
| | | 25% DUE UPON SUBSTATIAL COMPLETION | |
| 12/11/2025 | 301222 BR CONCRETE, INC. | | 10,340.00 |
| | | DRIVEWAY POURS MASS AVE BETWEEN 10TH AND 11TH | |
| 12/11/2025 | 301223 BULK EXPRESS TRANSPORT, LLC | | 3,438.08 |
| | | SUPPLEMENTAL HAULING 10/29/25 | |
| | | SUPPLEMENTAL HAULING 11/12/25-11/14/25 | |
| 12/11/2025 | 301224 CALVIN,GIORDANO & ASSOCIATES, INC. | | 5,520.00 |
| | | PLAN REVIEW-FIRE | |
| 12/11/2025 | 301225 MISC CUSTOMER REFUNDS | | 165.19 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301226 CHRIS ROBERTSON | | 234.84 |
| | | C.ROBERTSON ANNUAL CONFER T26033 102 | |
| 12/11/2025 | 301227 MISC CUSTOMER REFUNDS | | 73.18 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301228 CLOVER SYSTEMS OF ORLANDO, INC. | | 4,558.69 |
| | | SERV 11/16/25-11/15/26 IBM PROCESSORS MAINTENANC | |
| 12/11/2025 | 301229 COASTALWIDE LLC | | 3,740.00 |
| | | FLOODPLAIN/CRS COMPLIANCE 10/25-11/25/25 | |
| 12/11/2025 | 301230 CRISTINA SOTO | | 144.91 |
| | | CRISTINA SOTO, BOAF EMERGING TECH, T26040,102 | |
| 12/11/2025 | 301231 D&A WINDOW CLEANING SERVICES, INC. | | 4,886.00 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | PRESSURE & WINDOW CLEANIN CITY HALL | |
| 12/11/2025 | 301232 DAVID BRIDLE | | 75.00 |
| | PRE009 CHRISTMAS TREE LIGHTING | CONTRACTOR'S VEHICLE TOWING REIMBURESMENT | |
| 12/11/2025 | 301233 MISC CUSTOMER REFUNDS | | 173.92 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301234 EKLECTIC ENTERTAINMENT, LLC | | 7,500.00 |
| | PRE032 ROCKING THE NEW YR IN STC | 50% DEPOSIT FOR NEW YEARS ENTERTAINMENT | |
| 12/11/2025 | 301235 ENVIRONMENTAL PR GROUP | | 14,400.00 |
| | | SERVICE 8/9/25-8/8/26 UNIT 4-121 | |
| 12/11/2025 | 301236 MISC CUSTOMER REFUNDS | | 476.00 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301237 GEAR WASH | | 18,295.40 |
| | | FIRE UNIFORMS CLEANING AND REPAIR | |
| | | FIRE UNIFORMS CLEANING AND REPAIR | |
| | | FIRE UNIFORMS CLEANING AND REPAIR | |
| | | FIRE UNIFORMS CLEANING AND REPAIR | |
| 12/11/2025 | 301238 HERNEY HERRERA-GARCIA | | 74.80 |
| | | H.HERRERA-GARCIA BASIC SWAT COURSE T26051 102 | |
| 12/11/2025 | 301239 INTERIOR CONTRACT SERVICES,INC. | | 683.80 |
| | | BARRIATRIC CHAIR FIRE | |
| 12/11/2025 | 301240 MISC CUSTOMER REFUNDS | | 1,200.00 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301241 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/11/2025 | 301242 MISC CUSTOMER REFUNDS | | 1,927.88 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301243 KELVIN SOTO, ESQ. | | 1,222.00 |
| | | RECORDING FEES FOR PARKS 11/01/2025-11/30/2025 | |
| | | RECORDING FEES COMM DEV 11/01/2025-11/30/2025 | |
| | | RECORDING FEES FOR CODE 11/01/2025-11/30/2025 | |
| | | RECORDING FEES FOR CODE 11/01/2025-11/30/2025 | |
| | | RECORDING FEES FOR CODE 11/01/2025-11/30/2025 | |
| 12/11/2025 | 301244 KEVIN N. FELBLINGER | | 19.46 |
| | | KEVIN FELBLINGER, INITIAL TRNG-OPERATOR,T26008, 102 | |
| 12/11/2025 | 301245 MISC CUSTOMER REFUNDS | | 194.04 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301246 KOLBY URBAN | | 234.84 |
| | | K.URBAN FRA ANNUAL CONFER T26031 102 | |
| 12/11/2025 | 301248 KONICA MINOLTA BUSINESS SOLUTIONS | | 3,321.71 |
| | | COPIER LEASE 11/1-30/25 FIRE | |
| | | COPIER LEASE 11/1-30/25 LANDFILL | |
| | | COPIER LEASE 11/1-30/25 POLICE DEPT RECORDS | |
| | | COPIER LEASE 11/1-30/25 POLICE DEPT SHARED USE | |
| | | COPIER LEASE 11/1-30/25 POLICE DEPT | |
| | | COPIER LEASE 11/1-30/25 POLICE DEPT CIU | |
| | | COPIER LEASE 11/1-30/25 HUMAN RESOURCES | |
| | | COPIER LEASE 10/1-31/25 PROCUREMENT | |
| | | COPIER LEASE 11/1-31/25 BUILDING MAINTENANCE | |
| | | COPIER LEASE 11/1-30/25 FIRE EOC | |
| | | COPIER LEASE 12/1/25 FINANCE | |
| | | COPIER LEASE 11/1-30/25 CITY CLERK | |
| | | COPIER LEASE 11/1-30/25 FIRE | |
| | | COPIER LEASE 11/1-30/25 FIRE | |
| | | COPIER LEASE 11/1-30/25 FINANCE | |
| 12/11/2025 | 301249 MARK WALLACH | | 39.97 |
| | | MARK WALLACH- WORK BOOTS | |
| 12/11/2025 | 301250 MISC CUSTOMER REFUNDS | | 250.00 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | REFUND OF DEPOSIT CANNERY PARK BUILDING | |
| 12/11/2025 | 301251 NEOGOV | | 39,201.60 |
| | | EFORMS & LEARN SUBS 10/1/25 - 9/30/26 | |
| 12/11/2025 | 301252 ORLANDO ECONOMIC PARTNERSHIP | | 7,500.00 |
| | | PARTNER LEVEL INVESTMENT 10/1/25 - 9/30/26 | |
| 12/11/2025 | 301253 PREFERRED MATERIALS, INC. | | 525.74 |
| | | ASPHALT-RECEIVED 12/3/25 | |
| | | ASPHALT-RECEIVED 12/1/25 | |
| | | ASPHALT-RECEIVED 11/24/25 | |
| 12/11/2025 | 301254 RAYMOND WHITFIELD | | 118.00 |
| | | RAYMOND WHITFIELD, FL STORMWATER, T26055, 101 | |
| 12/11/2025 | 301255 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT BOAT SLIP #98 | |
| 12/11/2025 | 301256 RINGCENTRAL, INC | | 9,231.40 |
| | | PAYMENT FOR IT SERVICES 11/30/2025-12/30/2025 | |
| 12/11/2025 | 301257 R2 UNIFIED TECHNOLOGIES, LLC | | 658.15 |
| | | MICROSOFT AZURE USAGE OCT25 | |
| 12/11/2025 | 301258 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/11/2025 | 301259 SHINE YOUR LIGHT ACADEMY OF DANCE | | 1,551.75 |
| | PRC020 SHINE YOUR LIGHT DANCE | DANCE CLASSES NOV25 | |
| 12/11/2025 | 301260 SKANSKA USA BUILDING INC. | | 64,984.26 |
| | PS2104 FIRE STATION 32 REBUILD | SERVICES THRU NOV25 FS#32 | |
| | PS2103 FIRE STATION 35 NEW BUILD | SERVICES THRU 11/30/25 FS#35 | |
| | PR2106 17TH STREET BALLFIELDS | SERVICE CONSULTANT NOV25 17TH ST TBALL IMPROVEMENT | |
| | PS2401 PUBLIC SAFETY COMPLEX-PH1 | PROFFESIONAL SERVICES SRVCS THRU 11/30/25 | |
| 12/11/2025 | 301261 MISC CUSTOMER REFUNDS | | 464.00 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301262 MISC CUSTOMER REFUNDS | | 60.78 |
| | | ESCROW ACCOUNT REFUNDED AT CUSTOMER REQUEST | |
| 12/11/2025 | 301263 MISC CUSTOMER REFUNDS | | 1,937.34 |
| | | REFUND OF DEPOSIT TO CLOSE LANDFILL ACCOUNT | |
| 12/11/2025 | 301264 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM | |
| 12/18/2025 | 301267 ACCURATE ELECTRICAL CONNECTION, INC | | 8,039.05 |
| | | JUF WELDING SHOP/BANDSAW AND OUTLETS | |
| | | RELOCATE GENERATOR/TRAILR ELECTRICAL SERVICE | |
| 12/18/2025 | 301268 ADVANCED ROOFING, INC. | | 4,900.00 |
| | | ROOF REPAIRS AT PROGRESS LANE TRAILER PUBLIC WORKS | |
| 12/18/2025 | 301269 ALABAMA CHILD SUPPORT PAYMENT | | 23.08 |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 301270 APPLIED AQUATIC MANAGEMENT, INC. | | 1,972.67 |
| | | AQUATIC PLANT MANG NOV25 11/3/25,11/11/25,11/24/25 | |
| 12/18/2025 | 301271 AT&T AUTHORIZED RETAILER #2282 | | 774.70 |
| | | SERVICES 11/5/25-12/4/25 | |
| 12/18/2025 | 301272 AXON ENTERPRISE, INC. | | 23,000.00 |
| | | AXON FUSUS-CORE-ELEITE AI | |
| | | AXON FUSUS-CORE-ELITE AI | |
| 12/18/2025 | 301273 AYRES ASSOCIATES, INC. | | 30,675.00 |
| | | SEVICE THRU 9/20/25 | |
| | | SERVICE THRU 9/30/25 | |
| 12/18/2025 | 301274 BULK EXPRESS TRANSPORT, LLC | | 10,667.86 |
| | | SUPPLEMENTAL HAULING 11/24/25-11/28/25 | |
| | | SUPPLEMENTAL HAULING 11/19/25-11/21/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/18/2025 | 301275 CENTRAL FLORIDA GAS | | 1,693.77 |
| | | SERV 10/11/25-11/12/25 | |
| 12/18/2025 | 301276 CHOPPER'S LAWN EQUIPMENT LLC | | 12,399.99 |
| | | INDUSTRIAL LAWNMOWER RECVD 12/3/25 | |
| 12/18/2025 | 301277 D&A WINDOW CLEANING SERVICES, INC. | | 2,950.00 |
| | | PRESSURE & WINDOW CLEANIN AT MARINA BUILDING | |
| 12/18/2025 | 301278 DOBB'S EQUIPMENT, LLC | | 30,402.89 |
| | | UNIT#24-68 RO#65024 | |
| | | UNIT 24-73 RO#65151-1 | |
| 12/18/2025 | 301279 EAU GALLIE ELECTRIC, INC. | | 375.00 |
| | | GENERATOR REPAIRS AT THE COMMUNITY CENTER | |
| 12/18/2025 | 301280 EBIX INC. | | 833.33 |
| | | SERVICES 11/1-30/25 ACTUAL ACCONTS 272 | |
| 12/18/2025 | 301281 GARBER FORD, INC. | | 61,517.00 |
| | | FIRE UNIT 11-73 | |
| 12/18/2025 | 301282 GEORIGA DEPT. OF HUMAN SERVICES | | 9.66 |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 301283 GRAYSON WALL | | 5.00 |
| | | DBPR STANDARD INSPECTOR RENEWAL | |
| 12/18/2025 | 301284 GREEN BEHR PEST CONTROL & TERMITES | | 150.00 |
| | | JANITORAL SERV 11/28/25 | |
| 12/18/2025 | 301285 GREENSCAPE MOWING, INC. | | 3,450.00 |
| | | LANDFILL MOWING DEC25 | |
| 12/18/2025 | 301286 INSPIRE PLACEMAKING COLLECTIVE, INC | | 3,730.00 |
| | | SERVICES THRU 11/29/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/18/2025 | 301287 INTERIOR CONTRACT SERVICES,INC. | | 9,503.06 |
| | | NESTING CHAIRS-PD | |
| | | HANGING WALL FILE HOLDER | |
| 12/18/2025 | 301288 KONICA MINOLTA BUSINESS SOLUTIONS | | 1,896.79 |
| | | COPIER LEASE 11/1-30/25 BUILDING DEPT | |
| | | COPIER LEASE 10/1-31/25 PUBLIC WORKS | |
| | | COPIER LEASE 11/1-30/25 BUILDING DEPT | |
| | | COPIER LEASE 11/1-30/25 STREETS | |
| | | COPIER LEASE 11/1-30/25 PD SPECIAL OPERATIONS | |
| | | COPIER LEASE 11/1-30/25 PROCUREMENT | |
| | | COPIER LEASE 11/1-30/25 COMMUNITY DEVELOPMENT | |
| | | COPIER LEASE 11/1-30/25 CODE ENFORCEMENT | |
| | | COPIER LEASE 11/1-30/25 STREETS | |
| | | COPIER LEASE 11/1-30/25 PUBLIC WORKS | |
| 12/18/2025 | 301289 MISC CUSTOMER REFUNDS | | 85.00 |
| | | REFUND OF PAYMENT MADE FOR REQUESTED 911 AUDIO | |
| 12/18/2025 | 301290 LIBERTY NATIONAL LIFE INSURANCE CO | | 1,927.86 |
| | | NOVEMBER 2025 INSURANCE | |
| 12/18/2025 | 301291 MASCHMEYER CONCRETE CO. OF FLORIDA | | 1,552.50 |
| | | READY MIX CONCRETE ROADS | |
| | | READY MIX CONCRETE ROADS | |
| 12/18/2025 | 301292 MEDLINE INDUSTRIES, LP | | 8,055.02 |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | CREDIT PO 085205 FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| 12/18/2025 | 301293 MUNICIPAL EQUIPMENT COMPANY, LLC | | 22,829.25 |
| | | FIRE UNIFORMS/EQUIPMENT RECVD 11/28/25 | |
| 12/18/2025 | 301294 MISC CUSTOMER REFUNDS | | 250.00 |
| | | REFUND OF DEPOSIT CANNERY PARK BUILDING | |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| 12/18/2025 | 301295 | PREFERRED MATERIALS, INC. | | 264.81 |
| | | | ASPHALT-RECEIVED 12/5/25 | |
| | | | ASPHALT-RECEIVED 12/09/25 | |
| 12/18/2025 | 301296 | PROFESSIONAL TESTING CONSULTANTS | | 4,800.00 |
| | | | 40HRS AERIAL OP COURSE 12 STUDENTS | |
| 12/18/2025 | 301297 | QUALITY PLUS RECONSTRUCTION LLC | | 62,500.00 |
| | | | WINDOW REPLACEMENT CITY HALL A & B | |
| 12/18/2025 | 301298 | SHEPARD,SMITH,HAND & BRACKINS, P.A. | | 1,404.31 |
| | | | LEGAL SERVICES FREIGHT 10/8/25 - 10/28/25 | |
| | | | LEGAL SERVICES FREIGHT 11/03/25 - 12/08/25 | |
| | | | LEGAL SERVICES 11/03/25 - 12/08/25 | |
| | | | LEGAL SERVICES 10/8/25 - 10/28/25 | |
| 12/18/2025 | 301299 | SIMPSON ENVIRONMENTAL SERVICES, INC | | 37,595.19 |
| | | | MOLD REMEDIATION PD | |
| 12/18/2025 | 301300 | MISC CUSTOMER REFUNDS | | 500.00 |
| | | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/18/2025 | 301301 | TETRA TECH, INC. | | 611.10 |
| | | | FS #33 TRAFFIC SIGNAL 11/21/25 | |
| 12/18/2025 | 301302 | THE GRAPHICS SIGNS & IDENTITIES GRO | | 2,025.00 |
| | | | REMOVE,DISPOSE & INSTALL 3 SIGNS | |
| 12/18/2025 | 301305 | TOHOPEKALIGA WATER AUTHORITY | | 33,182.97 |
| | | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
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| | | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
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| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| | | OCT25 CITY UTILITY BILL REISSUE CK#301158 | |
| 12/18/2025 | 301306 VALLEY DISTRICT OFFICE | | **30.00** |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 301307 VANASSE HANGEN BRUSTLIN, INC | | **3,618.00** |
| | | PLANNING & LANDSCAPING srvcs 10/26/25 - 11/22/25 | |
| 12/18/2025 | 301308 WE DARE TO CARE INC. | | **52.00** |
| | | PAYROLL SUMMARY | |
| 12/18/2025 | 301309 WILLIAMS SCOTSMAN, INC. | | **270.17** |
| | | TEMP SCALEHOUSE REMOVED DAMAGE PANEL BOX BREAKER | |
| 12/23/2025 | 301312 MISC CUSTOMER REFUNDS | | **407.45** |
| | | ACCT#DSTCL5870 DOS:09/21/25 ROSANN M. | |
| 12/23/2025 | 301313 MISC CUSTOMER REFUNDS | | **200.93** |
| | | ACCT#DSTCL5474 DOS:05/13/25 MAURO P. | |
| 12/23/2025 | 301314 ATG CONSTRUCTION, INC. | | **51,639.47** |
| | CM2101 CITY HALL B-A 3RD FL REMD | CITY HALL CHAMBERS REMODL | |
| | | CITY HALL CHAMBERS REMODL PROJ CM2101 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/23/2025 | 301315 BAILEY GUINIGUNDO | | 1,000.00 |
| | PRE032 ROCKING THE NEW YR IN STC | PHOTOGRAPHY FOR NEW YRS EVE | |
| 12/23/2025 | 301316 CANARX GROUP, INC. | | 219.03 |
| | | DECEMBER 01-15, 2025 SAINT CLOUD MEDS | |
| 12/23/2025 | 301317 MISC CUSTOMER REFUNDS | | 119.15 |
| | | ACCT#DSTCL5680 DOS:09/10/25 BETTY WEBB | |
| 12/23/2025 | 301318 EA PARTY LINEN RENTAL LLC | | 2,450.00 |
| | PRE032 ROCKING THE NEW YR IN STC | VIP NYE- TENT SETUP | |
| 12/23/2025 | 301319 EKLECTIC ENTERTAINMENT, LLC | | 7,500.00 |
| | PRE032 ROCKING THE NEW YR IN STC | BALANCE FOR NEW YRS EVE 2025 | |
| 12/23/2025 | 301320 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/23/2025 | 301321 EVERNORTH DIRECT HEALTH, LLC | | 48,744.52 |
| | | EMPLOYEE HEALTH CLINIC NOV 2025 | |
| 12/23/2025 | 301322 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT THE RANCH | |
| 12/23/2025 | 301323 MISC CUSTOMER REFUNDS | | 345.00 |
| | PRE009 CHRISTMAS TREE LIGHTING | TREE LIGHTING EVENT REIMBURSE FOR TOWING | |
| 12/23/2025 | 301324 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/23/2025 | 301325 MISC CUSTOMER REFUNDS | | 105.93 |
| | | ACCT#DSTCL2623 DOS:05/05/25 LUZ F. | |
| 12/23/2025 | 301326 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT BOAT SLIP #119 | |
| 12/23/2025 | 301327 IHEARTMEDIA & ENTERTAINMENT INC. | | 13,500.87 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | PRE032 ROCKING THE NEW YR IN STC | NEW YRS EVE ADVERSTISING 12/15/25-12/31/25 | |
| 12/23/2025 | 301328 JENNIFER PAUL | | 217.71 |
| | | COUNCIL J.PAUL NLC CITY SUMMIT T26042 102 | |
| 12/23/2025 | 301329 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL | |
| 12/23/2025 | 301330 MISC CUSTOMER REFUNDS | | 54.09 |
| | | ACCT#DSTCL4045 DOS:02/01/25 KATHERINE J. | |
| 12/23/2025 | 301331 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM | |
| 12/23/2025 | 301332 KNOWBE4, INC. | | 9,580.95 |
| | | SECURITY AWARENESS TRAING 3/15/26-3/14/27 | |
| 12/23/2025 | 301333 MARYEMMA BACHELDER | | 189.18 |
| | | M.BACHELDER CERT PUBLIC COMMUNICATOR T26043 101 | |
| 12/23/2025 | 301334 MASCHMEYER CONCRETE CO. OF FLORIDA | | 828.00 |
| | | READY MIX CONCRETE ROADS | |
| 12/23/2025 | 301335 MEDLINE INDUSTRIES, LP | | 5,281.48 |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| | | FIRE MEDICAL SUPPLIES | |
| 12/23/2025 | 301336 MISC CUSTOMER REFUNDS | | 526.29 |
| | | ACCT#DSTCL5508 DOS:07/28/25 LUIS DIAZ | |
| 12/23/2025 | 301337 MISC CUSTOMER REFUNDS | | 200.00 |
| | | ACCT#DSTCL5747 DOS:08/17/25 NORMA VARGAS | |
| 12/23/2025 | 301338 MISC CUSTOMER REFUNDS | | 500.00 |
| | | REFUND OF DEPOSIT THE RANCH | |

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/23/2025 | 301339 POSITIVELY OSCEOLA LLC | | 7,500.00 |
| | | 1ST QUARTERLY PAYMENT | |
| 12/23/2025 | 301340 PREFERRED MATERIALS, INC. | | 368.60 |
| | | ASPHALT-RECEIVED 12/11/25 | |
| 12/23/2025 | 301341 ROTOLO CONSULTANTS, INC. | | 28,151.52 |
| | | MOWING MULTIPLE LOCATIONS 11/13/25 - 11/24/25 | |
| | | MOWING MULTIPLE LOCATIONS 10/6/25 - 10/27/25 | |
| 12/23/2025 | 301342 MISC CUSTOMER REFUNDS | | 372.07 |
| | | ACCT#DSTCL1183 DOS:02/21/25 RUFA VEGA | |
| | | ACCT#DSTCL1183 DOS:02/21/25 RUFA VEGA | |
| 12/23/2025 | 301343 MISC CUSTOMER REFUNDS | | 970.48 |
| | | ACCT#DSTCL6197 DOS:06/02/25 ANNA S. | |
| | | ACCT#DSTCL6058 DOS:07/08/25 ANNA S. | |
| 12/23/2025 | 301344 TOUCHPOLL OF SOUTH FLORIDA | | 3,850.00 |
| | PRE032 ROCKING THE NEW YR IN STC | SURVEY FOR NYE | |
| 12/5/2025 | 7007853 INTERNAL REVENUE SERVICE | | 460,133.63 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY | |
| 12/5/2025 | 7007854 FLSDU | | 5,276.62 |
| | | PAYROLL SUMMARY | |
| | | PAYROLL SUMMARY PROCESSING FEE | |
| 12/11/2025 | 7007855 GLOBAL PAYMENTS DIRECT, INC. | | 5,642.45 |
| | | MERCHANT CARD SERVICE FEE FOR NOVEMBER 2025 | |

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/11/2025 | 7007856 AMERICAN EXPRESS TRAVEL RELATED | | 2.99 |
| | | NOV25 POLICE DEPT WT 7007856 | |
| | | NOV25 FINGERPRINTING WT 7007856 | |
| 12/11/2025 | 7007857 AUTOMATED MERCHANT SYSTEMS, INC. | | 32.57 |
| | | FINGERPRINT NOV25 WT 7007857 | |
| 12/11/2025 | 7007858 AUTOMATED MERCHANT SYSTEMS, INC. | | 75.91 |
| | | POLICE DEPT NOV25 WT 7007858 | |
| 12/11/2025 | 7007859 AUTOMATED MERCHANT SYSTEMS, INC. | | 413.19 |
| | | MERCH SERV NOV25 WT 7007859 | |
| 12/11/2025 | 7007860 VERMONT SYSTEMS, INC. | | 485.06 |
| | | PAYTRAC WEB NOV25 WT 7007860 | |
| | | PAYTRAC WEB NOV25 WT 7007860 | |
| | | PAYTRAC WEB NOV25 WT 7007860 | |
| | | PAYTRAC WEB NOV25 WT 7007860 | |
| | | PAYTRAC WEB NOV25 WT 7007860 | |
| 12/11/2025 | 7007861 VERMONT SYSTEMS, INC. | | 944.43 |
| | | PAYTRAC RETAIL NOV25 WT 7007861 | |
| | | PAYTRAC RETAIL NOV25 WT 7007861 | |
| | | PAYTRAC RETAIL NOV25 WT 7007861 | |
| | | PAYTRAC RETAIL NOV25 WT 7007861 | |
| | | PAYTRAC RETAIL NOV25 WT 7007861 | |
| 12/11/2025 | 7007862 FLORIDA DEPARTMENT OF REVENUE | | 600.24 |
| | | RENTAL & MISC SALES & USE TAX RETURN NOV25 | |
| | | RENTAL & MISC SALES & USE TAX RETURN NOV25 | |
| | | RENTAL & MISC SALES & USE TAX RETURN NOV25 | |
| 12/18/2025 | 7007863 CIGNA HEALTH AND LIFE INSURANCE CO | | 556,421.54 |
| | | AUTOMATIC CIGNA MONTHLY BANKING 11/01/25-11/30/25 | |
| 12/18/2025 | 7007864 TRUIST BANK | | 456,140.09 |
| | | TO PAY P-CARD CHARGES FOR PERIOD 10/28/25-11/27/25 | |
| 12/18/2025 | 7007865 STATE BOARD OF ADMINSTRATION OF FLA | | 20,000,000.00 |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | RECORD THE 12/16/25 WIRE TRANSFER TRUIST TO S.B.A. | |
| 12/19/2025 | 7007866 | INTERNAL REVENUE SERVICE | | 408,772.28 |
| | | | PAYROLL SUMMARY | |
| | | | PAYROLL SUMMARY | |
| | | | PAYROLL SUMMARY | |
| 12/19/2025 | 7007867 | FLSDU | | 5,044.35 |
| | | | PAYROLL SUMMARY | |
| | | | PAYROLL SUMMARY PROCESSING FEE | |
| 12/3/2025 | 9106921 | AMERICAN PORTABLE AIR OF ORLANDO | | 1,500.00 |
| | | | PORTABLE A/C-CITY HALL IT DATA SERVER FY25 | |
| 12/3/2025 | 9106922 | ARRAY ENTERPRISES, INC. | | 1,218.70 |
| | | | BUTTERBALL CHECKS | |
| | | | BUTTERBALL CHECKS, SHIPPING | |
| 12/3/2025 | 9106923 | BIDDLE CONSULTING GROUP, INC. | | 2,535.00 |
| | | | RENEWAL TEST GENIUS 10.01.25-09.30.26 | |
| 12/3/2025 | 9106924 | CASCADE FOUNTAINS | | 480.00 |
| | | | OCTOBER-DECEMBER 2025 CLEANING | |
| 12/3/2025 | 9106925 | CHAPCO FENCE, LLC | | 1,600.00 |
| | | | EMERGENCY REPAIR-CANOE CREEK & NEPTUNE GATES | |
| 12/3/2025 | 9106926 | CITY ELECTRIC SUPPLY COMPANY | | 2,843.87 |
| | | | CR APPLD SCL-003515 RFND 20% DISC 8 POCKET TOOL | |
| | | | LED-PARKING LOT LIGHTS | |
| | | | DRILL TAP KIT,RATCHETING IMPACTRATED | |
| | | | FLEX WATT,COLOR POST TOP, WIRE STRIPPER | |
| | | | ORBIT 4S BOX DEEP | |
| | | | 8 POCKET TOOL APRON- PARKING LOT LIGHTS | |
| | | | SLIM DISK WAFER,3WY DMR SW WHT | |
| | | | LED DIM- COMMUNITY CENTER | |
| | | | LED- PD | |
| | | | CLEAR IN-USE COVER- LIFT STATION | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9106927 COX AUTOMOTIVE MOBILITY FLEET | | 10,087.92 |
| | | UNIT #12-368 RO #65175-1 PM INSPECTION | |
| | | UNIT #12-382 RO #65179-1 PM INSPECTION | |
| | | UNIT #12-431 RO #65212-1 PM INSPECTION | |
| | | UNIT #12-440 RO #65259-1 PM INSPECTION | |
| | | UNIT #4-139 RO #65264-1 CAB | |
| | | UNIT #12-322 RO #65225-1 PM INSPECTION | |
| | | UNIT #12-286 RO #65241-1 PM INSPECTION | |
| | | UNIT #12-457 RO #65212-1 PM INSPECTION | |
| | | UNIT #12-382 RO #65179-2 PM INSPECTION | |
| | | UNIT #12-382 RO #65179-2 WINDSHIELD WIPER & WASHER | |
| | | UNIT #4-90 RO #65171-1 HOSES AND FITTINGS | |
| | | UNIT #12-360 RO #65158-1 PM INSPECTION | |
| | | UNIT #12-357 RO #65256-1 PM INSPECTION | |
| | | UNIT #12-431 RO #65212-1 AC ASSEMBLY | |
| | | UNIT #12-322 RO #65225-1 PM INSPECTION | |
| | | UNIT #12-286 RO #65241-1 PM INSPECTION | |
| | | UNIT #23-17 RO #65208-1 HEADLAMPS | |
| | | UNIT #12-368 RO #65175-1 PM INSPECTION | |
| | | UNIT #12-493 RO #65188-1 PM INSPECTION | |
| 12/3/2025 | 9106928 DANA SAFETY SUPPLY, INC. | | 3,638.36 |
| | | ADDITIONAL LIGHTING TO VEHICLE | |
| | | SLD DUTY HOLSTERS, SHIPPING | |
| | | SLD DUTY HOLSTERS, SHIPPING | |
| 12/3/2025 | 9106929 ELECTRONIC STORAGE CORPORATION | | 1,340.32 |
| | | IT DEPT-LASER VAULT SPRT RENEWAL-10.01.25-9.30.26 | |
| 12/3/2025 | 9106930 EMBROIDERY PLUS PROMOTIONAL INC. | | 550.67 |
| | | PERSAUD, BURKARD, GRIEVE, SNOW, MELEN-BOWMAN, REYES | |
| | | PERSAUD, BURKARD, GRIEVE, SNOW, MELEN-BOWMAN, REYES | |
| 12/3/2025 | 9106931 ENVIRONMENTAL PRODUCTS OF FL. CORP. | | 99.84 |
| | | CO2 CARTRIDGR | |
| | | CO2 CARTRIDGR,SHIPPING | |
| 12/3/2025 | 9106932 EXOTIC EMBROIDERY OF CENTRAL FL. | | 288.64 |
| | | NON-EMPLY VOULNTEER SHIRT BASKETBALL & CC FEE | |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| 12/3/2025 | 9106933 | FIRST RESPONSE TRAINING GROUP | | 3,300.00 |
| | | | ROPE OPS COURSE-C.MERRELL &N.SMITH CLASS C | |
| | | | TRUCK OPS TRNG J. HART, P. WOMMACK-NO TVL REQ | |
| 12/3/2025 | 9106934 | FULCRUM BIOMETRICS, LLC | | 875.50 |
| | | | FBF MAINTENANCE 10.01.25-09.30.26 | |
| 12/3/2025 | 9106935 | GUARDIAN FUELING TECHNOLOGIES, INC | | 770.56 |
| | | | PUMPED 85 GALLONS OF PCW, CC FEE | |
| 12/3/2025 | 9106936 | HODGINS HOME APPLIANCE STORE, LLC | | 1,476.40 |
| | | | SPEED QUEEN,DRYER CORD, DRYER VENT KIT-FS 31 | |
| 12/3/2025 | 9106937 | HORIZON MEDIA EXPRESS | | 2,000.00 |
| | | | OUTSOURCED TRANSCRIPTION SVC | |
| 12/3/2025 | 9106938 | KCS FARM STORE LLC | | 4,681.15 |
| | | | CYPRESS BOARDS | |
| | | | LAYER PELLET,SCRATCH, SHAVINGS FINE-PEGHORN | |
| 12/3/2025 | 9106939 | KNAPHEIDE TRUCK EQUIPMENT SOUTHEAST | | 2,320.83 |
| | | | UNIT #5-122 RO #64416-1 SIDE RUNNERS | |
| 12/3/2025 | 9106940 | LEGAL SHIELD | | 2,380.50 |
| | | | SEP 2025 EMPL PREMIUM PRE-PAID LEGAL PLAN | |
| 12/3/2025 | 9106941 | MDE, INC. | | 3,360.00 |
| | | | RWL PATROL 10.01.25-09.30.26 | |
| 12/3/2025 | 9106942 | MILLER BROS. GIANT TIRE SERVICE INC | | 3,289.14 |
| | | | TIRE REPAIR FOR LOADER ON LOAN | |
| | | | TIRE REPAIR FOR LOANER LOADER | |
| | | | TIRE REPIAR FOR LOADER ON LOAN | |
| | | | TIRE REPAIR FOR LOADER ON LOAN | |
| | | | TIRE REPAIR FOR LOADER ON LOAN | |
| | | | TIRE REPAIR FOR LOADER ON LOAN | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9106943 MILLS & NEBRASKA | | 389.12 |
| | CM2101 CITY HALL B-A 3RD FL REMD | HINGE,STRIKE FILLER,WOOD STUD-CHAMBERS PROJECT | |
| 12/3/2025 | 9106944 MOTOROLA SOLUTIONS, INC. | | 3,276.00 |
| | | DEVICE, VEHICLE MGR 09.01.25-08.31.26 | |
| 12/3/2025 | 9106945 NEXTRAN TRUCK CENTER | | 3,285.56 |
| | | UNIT #5-90 RO #65177-1 REPLACE COOLER VALVE | |
| | | UNIT #5-117 RO #65163-1 MOBILE SERVICE | |
| | | UNIT #5-87 RO #65154-1 CONDENSER REPAIR | |
| 12/3/2025 | 9106946 PRIORITY DISPATCH CORP | | 1,500.00 |
| | | ACADEMY ANALYTICS MAINT- 09.01.25-08.31.26 | |
| 12/3/2025 | 9106947 R.S. HUGHES CO. INC | | 408.00 |
| | | MICROFLEX DISPOSABLE GLOVES | |
| 12/3/2025 | 9106948 SETCO, INC. | | 2,965.36 |
| | | UNIT #24-68 RO #65024-1 PRESS ON RIM PATTERN | |
| 12/3/2025 | 9106949 SOUTHERN HYDRAULICS LLC DBA | | 362.36 |
| | | RED HORIZON,SWIVEL STRAIGHT,SPIRAL WRAP | |
| 12/3/2025 | 9106950 SOUTHERN SEWER EQUIPMENT SALES | | 4,161.25 |
| | | UNIT #5-89 RO #64589-1 PACKER REPAIR | |
| | | UNIT #5-89 RO #64589-1 BODY CONTROLLER REPAIR | |
| 12/3/2025 | 9106951 SOUTHERN STATES TOYOTALIFT | | 978.53 |
| | | UNIT #14-54 RO #65228-1 PLANNED MAINTENANCE | |
| 12/3/2025 | 9106952 ST. CLOUD PRINTING | | 3,825.46 |
| | | DELINQUENCY VIOLATIONS TRI-FOLD | |
| | | SAFETY EOM RAYMOND WHITFIELD | |
| | | UNIFORM EMBROIDERY- R.DEATHERAGE | |
| | | EMPLOYEE SHIRTS | |
| | | EMPLOYEE SHIRTS | |
| | | UNIFORMS-RAMON FLORES | |
| | | TOBACCO CIVIL CITATIONS | |
| | | 40 TRIATHLON T-SHIRT GIVEAWAYS RCVD 9/30/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | 5 DESK PLATES | |
| | | EMPLOYEE SHIRTS | |
| 12/3/2025 | 9106953 SUPERION, LLC | | 1,998.00 |
| | | REG- C.SOTO T26050 | |
| | | REG.-L.LUGO T26049 | |
| 12/3/2025 | 9106954 SURPLUS STEEL & SUPPLY, INC. | | 324.39 |
| | | 5 PCS,SQUARE BAR,DELIVERY -HANDRAILS AT POOL | |
| 12/3/2025 | 9106955 WITMER PUBLIC SAFETY GROUP, INC. | | 986.60 |
| | | LEATHER FRONTS, SHIPPING | |
| | | LEATHER FRONTS, SHIPPING | |
| 12/3/2025 | 9106956 4IMPRINT, INC | | 3,705.60 |
| | | UMBRELLA,TENTS & BLANKETS CM PO 085173 | |
| | | UMBRELLA,TENTS & BLANKETS CM SHIPPING PO 085173 | |
| | | UMBRELLA,TENT & BLANKET | |
| | | UMBRELLA,TENT & BLANKET | |
| | | COFFEE MUGS-PODCAST PROMO SHIPPING | |
| | | COFFEE MUGS-PODCAST PROMO | |
| 12/3/2025 | 9106957 A TOUCH OF BASIL LLC. | | 568.06 |
| | PRE035 NATIONAL CUSTOMER SERVICE | FOOD- CSW | |
| 12/3/2025 | 9106958 P-CARD TRAVEL - HOTEL | | 1,788.33 |
| | | HOTEL- D. GOERKE T26036 | |
| | | HOTEL- D.GOERKE T26036 | |
| 12/3/2025 | 9106961 ACADEMY SPORTS & OUTDOORS | | 3,270.01 |
| | | PANTS- CASEY BEARDALL | |
| | | ST BOOTS-KEITH LAFONTAINE | |
| | | SHIRTS- SCOTT KAPLAIN | |
| | | ST BOOTS- SCOTT KAPLAIN | |
| | | PANTS- RICARDO PEREZ | |
| | | PANTS-BILLY HUNT | |
| | | ST BOOTS-SCOTT HAIR | |
| | | PANTS-JACOB EAKIN | |
| | | PANTS- LUIS MORALES | |

| Date | Check Number | Vendor Name / Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | PANTS- KEITH SABISCH | |
| | | | PANTS- DANIEL DIAZ | |
| | | | UNIFORMS - JOSEPH MARAIA | |
| | | | UNIFORMS-SCOTT HAIR | |
| | | | PANTS-SETH VEGA | |
| | | | UNIFORMS-TYLER LIEBKNECHT | |
| | | | SHIRTS& PANTS-J.MCDANIELS | |
| | | | CT BOOTS- DWIGHT BROWN | |
| | | | PANTS- JEAN SUAREZ | |
| | | | PANTS- DWIGHT BROWN | |
| | | | SHIRTS- DON CALLAGHAN | |
| | | | PANTS-TJ WALTERS | |
| | | | ST BOOTS-TJ WALTERS | |
| | | | ST BOOTS- CASEY BEARDALL | |
| 12/3/2025 | 9106962 | ACCURATE ELECTRICAL CONNECTION, INC | | 4,428.34 |
| | | | IT-PIO KIOSK ELECTRICAL SET-UP | |
| 12/3/2025 | 9106963 | AIRGAS USA LLC | | 1,993.83 |
| | | | O2 BOTTLE RENTALS - 08/01/25-08/31/25 | |
| | | | OXYGEN BOTTLE RENTAL 9/1/25 - 9/30/25 | |
| | | | REPAIR TORCH GUN HOSE- WELD SHOP REPAIRS 10/3/25 | |
| | | | OXYGEN | |
| 12/3/2025 | 9106964 | P-CARD TRAVEL - OTHER EXPENSES | | 25.70 |
| | | | FUEL FOR RENTAL CAR, N. IRVING, T26002 | |
| 12/3/2025 | 9106965 | ALL TRAFFIC SOLUTIONS | | 1,900.00 |
| | | | RENEWAL MESSAGING SUITE 12/4/25-12/4/26 | |
| 12/3/2025 | 9106994 | AMAZON.COM | | 45,999.97 |
| | | | ELECTRICAL BOX-PEGHORN PARK TRAIL OF TERROR | |
| | | | DRY ERASE BOARD | |
| | | | 12- BASKETBALL NETS | |
| | | | CALENDAR 2025-2026 | |
| | | | CALENDARS,REPORTERS NOTE BOOKS,SCISSORS | |
| | | | SHOP SUPPLIES DISPOSABLE GLOVES | |
| | | | PAPER | |
| | | | IT EQUIPMENT - COAXIAL CABLE | |
| | | | IT-KIOSK-OPTISIGNS PRO DIGITAL | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | HAND SAW,LICENSE PLATE LIGHT | |
| | | FIRE ANT BAIT | |
| | | ANTI-FOAM SPRAY | |
| | | DUAL SIDED TV MOUNT-IT CHAMBERS UPGRADE,SHIPPING | |
| | | PATCHES-CITIZEN ACDMY+ EXPLORER PGRM, SHIPPING | |
| | | IPAD SUPCASE-CITY HALL SECURITY PROJECT | |
| | | SCANNER | |
| | | IT EQUIP-WIRLESS RECEIVER HDMI CABLES | |
| | | PATCHES-CITIZEN ACDMY+ EXPLORER PGRM, SHIPPING | |
| | | BT PROJECTOR - IT - CHAMBERS UPGRADE | |
| | | TONER CARTRIGES | |
| | | SAFETY INCENTIVE-CAR JUMP STARTER RCVD 09.29.2025 | |
| | | IPAD - KIOSK - CD | |
| | | IT-ETHERNET CABLE CHAMBERS UPGRADE | |
| | | FUEL PUMP | |
| | | RPLMT OFFICE CHAIR | |
| | | LYSOL SPRAY | |
| | | BT HEADSET-IT-CITY MGR OFFICE | |
| | | LOOM TUBING - CHAMBERS UPGRADE | |
| | | EDGE PROTECTOR,LOCKS, SHIPPING | |
| | | PACKING TAPE-SUPPLY UNIT | |
| | | CLIPBOARDS | |
| | | DUAL SIDED TV MOUNT-IT CHAMBERS UPGRADE,SHIPPING | |
| | | DOOR MATS | |
| | | BROCHURE HOLDER | |
| | | INVENTORY-BATTERIES, EAR PLUGS, SCISSORS, INK PAD | |
| | | SAFETY WINNER-CERT HOLDER | |
| | | SAFETY WINNER-CERT HOLDER | |
| | | IT-ETHERNET SPLITTER | |
| | | WIRELESS HEADSET-INTEL | |
| | | SHOES - J.RYAN, M.MONCAYO C.DEIDA,R.MORALES,J.DEIDA | |
| | | ROLLING BAG W/ORGANIZER | |
| | | COMBINATION LOCK | |
| | | PRESENTATION CLICKER-COMM ROOM | |
| | | PLANTRONICS HEADSETS | |
| | | HDMI EXTENDER, PRIVACY SCREEN | |
| | | CABLE MATTERS | |
| | | IT-MONITORS | |
| | | SPIRIT SQUAD-CSW - HOOK & LOOP TAPE, STICKER DOTS | |
| | | ETHERNET COUPLER | |
| | | IT-EQUIPMENT CHARGING CABLE | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | IT-ELEBASE ADAPTER | |
| | | WELLNESS PGRM: BAGS EAP MAGNETS CAMPAIGN | |
| | | DRY ERASE MARKERS, COOLER WD-40 - PD TRNG CTR | |
| | | CARTRIDGES, DISINFECTING WIPES | |
| | | SHOP SUPPLIES DISPOSABLE GLOVES | |
| | | OFFICE SUPPLIES-LYSOL WIPES | |
| | | TACTICAL SHIRTS R.MORALES, M. MONCAYO | |
| | | SPIRIT SQUAD-CSW POPCORN MAKER | |
| | | EDGE PROTECTOR,LOCKS | |
| | | METAL LOCKERS - K-9 UNIT | |
| | | 3 RING BINDER,DIVIDERS, ENVELOPES,NOTEPADS | |
| | | TACTICAL SHIRTS C.DEIDA, J.DEIDA, M.MONCAYO | |
| | | TIDE PODS LAUNDRY,PONCHOS | |
| | | FOOD,REHYDRATE GEL-TRIATH PARTICIPANTS | |
| | | BOLT CUTTER FOR PATROL SGT. | |
| | | CLIFF BARS,REHYDRATE GEL- TRIATH GIVEAWAYS | |
| | | TOOL BOX-STORMWATER TRUCK | |
| | | POPCORN BAGS-CSW | |
| | | POPCORN SEASON SHAKERS- CSW | |
| | | PLAYDOH,FIDGET TOYS,CARS | |
| | | TONER FOR PRINTER | |
| | | BINDERS-GRANTS DEPARTMENT | |
| | | RETAIL ICE CREAM FREEZER -POOL | |
| | | PANTS-JRYAN,JDEIDA,CDEIDA MMONCAYO, RMORALES | |
| | | SCISSORS, SHARPIE FOR EVIDENCE | |
| | | FARADAY KEY FOB PROTECTOR | |
| | | CONFERENCE TABLE | |
| | | TRAFFIC CONES | |
| | | UNITY SPOTLIGHTH, FRONT RING ROUND LENS | |
| | | NVR DRIVES | |
| | | COPY PAPER | |
| | | POST IT NOTES | |
| | | ADAPTER FOR EVIDENCE | |
| | | SPIRIT SQUAD-CSW-BURTS BEES CHRISTMAS GIFTS | |
| | | TRANSFER VINYL FOR EVENT DESIGN | |
| | | PAPER TOWELS | |
| | | SHARPIE, RULER, LETTER OPENER | |
| | | FARADAY BAGS-EVIDENCE | |
| | | 2026 CALENDARS-APPROVED CHIEF GOERKE | |
| | | FRAMES - AWARD CEREMONY | |
| | | CHARGING CORD, CHARGING STATION-EVIDENCE | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | BASEKETBALL NETS, HALLOWEEN INFLATABLE | |
| | | BASEKETBALL NETS, HALLOWEEN INFLATABLE | |
| | | SWAT - EAR PLUGS, SAFETY GLASSES | |
| | | IT-HDMI SPLITTER | |
| | | USB FOR EVIDENCE | |
| | | LIRINSEGIE KIT W/LONG REACH TOOL W/BAG | |
| | | DESK CALENDARS | |
| | | TACTICAL PANTS - MARCUS DODD | |
| | | MULTI DRUG TESTING KIT, SHIPPING | |
| | | LED SOLAR LIGHT-THE RANCH | |
| | | RESPIRATOR CARTRIDGE, RESPIRATOR-IT NETWORKING | |
| | | CIU REPLACEMENT MONITOR | |
| | | PANTS- CRAIG LLOYD | |
| | | BATTERIES, POST ITS | |
| | | CSW - DORITOS CHIPS | |
| | | IT EQUIPMENT - STARLINK MOUNTING KITS | |
| | | MULTI DRUG TESTING KIT, S HIPPING | |
| | | CIU PC PARTS-GRAPHICS CARD | |
| | | IT-ETHERNET CABLE,PRIVACY SCREEN 32" TICK#19155 | |
| | | HI-VIS REFLECTIVE SHIRT- MARCUS THOMAS | |
| | | ST BOOTS - JOSHUA JOHNSON | |
| | | SWEATSHIRT-CRAIG LLOYD | |
| | | IT-PEGBOARD, BASKET HOOKS | |
| | | HONOR GUARD-BIANCHI, DUFFLE BAG, GARMENT BAG | |
| | | SHIRTS-CRAIG LLOYD, .45 PROMO APPLIED | |
| | | CSW-YARN, STAMPERS, LIDS, FRINGE | |
| | | TV MOUNT-CIU WALL PROJECT | |
| | | CLOSET RODS | |
| | | OFFICE CHAIR-DAVID BRIDAL | |
| | | POPCORN MACHINE- RECREATION EVENTS | |
| | | REUSABLE NOTEBOOK | |
| | | IT-FIBER OPTIC CABLE | |
| | | GLUE FOR MAGNETS | |
| | | CISCO GLC-IT NETWORKING | |
| | | PROMO TEE RECORDS APPRECIATION WEEK | |
| | | HI-VIS REFLECTIVE SWEATER MARCUS THOMAS | |
| | | EZ REACHER GRAB-IT TOOL | |
| | | KEYBOARDS-IM SUPPLIES | |
| | | CHAIR REPAIR KIT-DISPATCH | |
| | | DESK MOUNT, MONITOR - IM SUPPLIES | |
| | | ADAPTER CABLE, PRO PWR SUPPLY - CIU PCS | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | LAPTOP CHARGERS, IPHONE CASE-IM SUPPLIES | |
| | | USB CABLES, SCREEN PROTECTOR | |
| | | BAGS, DR SEUSS DECOR, BACKDROP-PD HWEEN EVENT | |
| | | PUSH-BUTTON SPIGOT COOLER RPMNT | |
| | | SANKESU USB | |
| | | RX PILL DISPOSAL XL, | |
| | | CORRECTION TAPE | |
| | | SHELF LINER | |
| | | PANTS - RAY WHITFIELD | |
| | | NUMBER STICKERS FOR LOGISTICS | |
| | | WORK GLOVES | |
| | | SLOTTED KEY TAGS | |
| | | SUREFIRE BATTERIES | |
| | | TIE DOWN RACHET STRAPS | |
| | | MAXIFLEX CUT,TOWELETTE, SAFETY GLASSES | |
| | | HEADPHONES | |
| | | FILE FOLDERS | |
| | | CALENDARS,NOTEBOOKS,PAPER RUBBER BANDS,STAPLES | |
| | | CALENDARS,NOTEBOOKS,PAPER RUBBER BANDS,STAPLES | |
| | | TISSUES- COMMON AREAS | |
| | | MAGNETIC LABEL HOLDERS FOR LOGISTICS | |
| | | ETHERNET CONNECTOR, CLEANING STICK-IT NETWORK | |
| | | SQUEEGEE& CLOCK-THE RANCH | |
| | | PANTS-MARCUS THOMAS | |
| | | ST BOOT- MARCUS THOMAS | |
| | | HI-VIS SAFETY BRIGHT LONG SLEEVE SHIRT-CODY TOTH | |
| | | ST BOOTS- ERICK VASQUEZ | |
| | | CT BOOTS-CARLOS MALDONADO | |
| | | DUFFLE GYM BAGS | |
| | | RETEVIS WALKIE TALKIES - CROSSING GUARDS | |
| | | REFLECTIVE SHIRT- MARCUS THOMAS,.20 PROMO APPLIED | |
| | | PNY 128GB USB FOR OFFICE | |
| | | WAREHOUSE AISLE PALLET RACK SIGN KITS | |
| | | EXTENSION ADAPTER- CCTV TRUCK | |
| | | PANTS - DAVID BUNN | |
| | | PANTS-DAVID BUNN & JACOB IRWIN | |
| | | COMMAND HOOKS, BATTERIES | |
| | | OFFICE CHAIRS | |
| | | SAFETY REFLECTIVE SHIRTS, .51 CENT PROMO APPLIED | |
| | | SAFETY GLASSES | |
| | | CT BOOT- GILBERTO DONES | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | SQUEEGEE & UMBRELLA'S | |
| | PRE022 TRAILS OF TERROR | EXTRA SQUARES-TRAIL OF TERROR POS | |
| | PRE022 TRAILS OF TERROR | FOG MACHINES | |
| | PRE022 TRAILS OF TERROR | FAKE BLOOD | |
| | PRE022 TRAILS OF TERROR | FOG MACHINES,SHIPPING | |
| | PRE022 TRAILS OF TERROR | MAILING TUBES | |
| | PRE022 TRAILS OF TERROR | FENCING SHADE COVER | |
| | CM2101 CITY HALL B-A 3RD FL REMD | EXIT SIGNS | |
| | PRE022 TRAILS OF TERROR | WARES,MISCELLANEOUS-TOT | |
| | | SEAT CUSHION, DESK ORGANIZER-RECORDS | |
| | | DETECTIVE BACKDROP-CSW 25 | |
| | | SURGE PROTECTOR,DUSTER, DUSTER REFILLS | |
| | | BUSINESS CARD HOLDERS | |
| | | BUSINESS CARD HOLDERS | |
| | | AIR FILTERS | |
| | | CLOROX WIPES,AIR FILTERS | |
| | PRE020 HOPKINS AFTER SCHOOL PRGM | TABLECLOTHS,GOODIE BAGS, BALLOONS,BASEBALL TEE | |
| | PRE027 TODDLER TIME PROGRAMS | GOODIE BAG ITEMS- BUBBLES DUCKS,FOIL FRINGE | |
| | PRE046 GREAT PUMPKIN SPLASH | HALLOWEEN ANIMAL COOKIES 10/26/25 | |
| | PRE046 GREAT PUMPKIN SPLASH | BLANK DOOR MATS,FLEX SEAL 10/26/25 | |
| | PRE038 HOME SCHOOL PROGRAMS | TABLECLOTHS,GOODIE BAGS, BALLOONS,BASEBALL TEE | |
| | PRE038 HOME SCHOOL PROGRAMS | HOCUS POCUS BLU-RAY RCVD SEPT 30 | |
| | PRE038 HOME SCHOOL PROGRAMS | FABRIC MARKERS-HOPKINS HOMESCHOOL | |
| | PRE030 TRUNK OR TREAT | BALLOONS,TABLECLOTH | |
| | PRE022 TRAILS OF TERROR | FAKE BLOOD | |
| | PRE027 TODDLER TIME PROGRAMS | LEFT HANDED GLOVES & BASEBALL | |
| | | TONER CARTRIDGES | |
| | PRE022 TRAILS OF TERROR | SHAWL,GARLAND,FAOM CUTTER | |
| | PRE022 TRAILS OF TERROR | 4 FUN COSTUMES | |
| | PRE022 TRAILS OF TERROR | 4 FUN COSTUMES,SHIPPING | |
| | PRE022 TRAILS OF TERROR | REALISTIC HEN,COSTUMES, WRISTBANDS,CROWN,FENCE | |
| | PRE022 TRAILS OF TERROR | MAILING TUBES | |
| | PRE022 TRAILS OF TERROR | HEARING PROTECTION- VOLUNTEERS & STAFF | |
| | PRE022 TRAILS OF TERROR | COSTUME BODYSUITS | |
| | PRE027 TODDLER TIME PROGRAMS | BOO BASH-GAMES,GOODIE BAG MATERIALS,DECOR,BALL TOSS | |
| | | 2026 CALENDAR, SHIPPING LESLIE, DONNA, LUZ & KIM | |
| | | CSW-DINNER NAPKINS | |
| | | CR APPLD 0001782-4737004 RFND OFFICE CHAIR | |
| | | FILE FOLDERS | |
| | | CSW - FRITOS, COMMAND LIGHT CLIPS | |
| | | 2026 DESK CALENDAR OMA, TAWNY & ASHLEY | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | 2026 DESK CALENDAR OMA, TAWNY & ASHLEY | |
| | | CSW-DORITOS | |
| | | 2026 CALENDAR, SHIPPING LESLIE, DONNA, LUZ & KIM | |
| | | CR APPLD 2140084-1985039 RFND PANTS - CRAIG LLOYD | |
| | | 2026 CALENDAR, SHIPPING LESLIE, DONNA, LUZ & KIM | |
| | | POST-IT NOTES | |
| | | 2026 CALENDARS | |
| | | 2026 CALENDARS, POST IT | |
| | | CR APPLD 2140084-1985039 RFND PANTS-CRAIG LLOYD | |
| | | SURGE PROTECTORS, RPMNT BATTRIES-IM SUPPLIES | |
| | | CHAIRS FOR CNT VEHICLE | |
| | | 2026 CALENDAR, SHIPPING LESLIE, DONNA, LUZ & KIM | |
| | | DESK PLATES-RECORDS, SHIPPING | |
| | | HI-VIS SAFETY JACKET -CRAIG LLOYD | |
| | | CT BOOT- IRVING BATIZ | |
| | | CSW-STICKERS, TABLECLOTH JOURNALS W/PEN | |
| | | HI-VIS REFLECTIVE SHIRTS- ERICK VASQUEZ | |
| | | CSW-PAPER PLATES,STICKERS GLASSES W/STRAWS | |
| | | ST BOOTS- TYLER IRVING | |
| | | TOTE BAGS-HOPKINS HOME SCHOOL | |
| | | CR APPLD 2140084-1985039 RFND PANTS-CRAIG LLOYD | |
| | | DESK PLATES-RECORDS, SHIPPING | |
| | | CR APPLD 2140084-1985039 RFND PANTS - CRAIG LLOYD | |
| | | PROMO TEES-RECORDS APPRECIATION WEEK | |
| | | MOUSE PAD SETS-RECORDS | |
| | | RECORDS NAME PLATE | |
| | | DESK ORGANIZER, PLANTER, MOUSE PAD-RECORDS | |
| | | ST BOOT- BABBETTE CORDONA | |
| | | CSW - FRITOS, COMMAND LIGHT CLIPS | |
| | | TRICK OR TREAT CANDY- COUNCIL TO DISTRIBUTE | |
| | | WELLNESS PGRM: LUNCH & LEARN-DIABETES | |
| | | PANTS- BABBETTE CARDONA | |
| | | REPLACEMENT BATTERIES | |
| | | IT-GARAGE STORAGE | |
| | | BATTERY BACKUP & SURGE PROTECTOR, BATTERY RPMT | |
| | | HYDRAULIC KNOCKOUT DRIVER KIT | |
| | | CSW-CHALK BOARD W/STAND | |
| | | CSW - LETTERS, BACKDROP HAT, YARN, HEADSET, BAG | |
| | | HI- VIS SAFETY T-SHIRT- C.LLOYD,.33 PROMO APPLIED | |
| | | PORTABLE PRINTER PAPER- S.RHEAUME | |
| | | TOOL BOX-STORMWATER TRUCK | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | TOOL BOX-STORMWATER TRUCK SHIPPING | |
| | | JONARD TOOL-IT NETWORKING | |
| | | STORAGE CABINET | |
| | | BOLTS KIT-INTEL UNIT | |
| | | IT LABEL MAKER TAPES | |
| | | PRY BAR FOR PATROL SGT. | |
| | | PAPER TOWEL, SHIPPING | |
| | | PAPER TOWEL, SHIPPING | |
| | | FANS-CIVIC CENTER ROOM 2 | |
| | | PUMP SPRAYER,BROOM,SPRAY ATTACHMENT,EXT POLE | |
| | | 3 CAMERAS -CEMETERY GROUNDS | |
| | | HOSE REEL -SOLID WASTE | |
| | | HOSE REEL -SOLID WASTE, SHIPPING | |
| | | COMMENT CARDS | |
| | | WINTER JACKETS,PANTS | |
| | | PAPER | |
| | | WINTER JACKETS,PANTS | |
| | | TONER | |
| | | WINTER JACKETS | |
| | | WASP &HORNET SPRAY 12 PK | |
| | | WINTER JACKETS,PANTS | |
| | | ST & CT BOOTS-B.GARRETT | |
| | | GLOVES | |
| | | ANTI-VIBRATION GLOVES | |
| | | SAFETY EARMUFFS | |
| | | STROBE LIGHT,WEATHER STATION | |
| | | DROP OVER FLOOR CABLE COVER | |
| | | MANHOLE HOOK TOOL | |
| | | TRIPOD KIT,ELECTRIC HOIST | |
| 12/3/2025 | 9106995 AMERICAN COMMERCIAL FURNITURE, LLC | | 766.15 |
| | | DISPATCH CHAIR | |
| 12/3/2025 | 9106996 AMERICAN PLANNING ASSOCIATION | | 1,455.00 |
| | | APA MEMBERSHIP DUES-TAMMY REQUE 9/13/25-9/13/26 | |
| | | APA RENEWAL- M.DUNKLIN 10/6/25 | |
| 12/3/2025 | 9106997 AMERICAN RED CROSS | | 96.00 |
| | | REDCROSS CPR TRNG-NO TVL COLON, LONG, SECOOLISH | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9106998 AMERICAN SCREENING, LLC | | 501.00 |
| | | ORAL FLUID DRUG TEST, SHIPPING | |
| | | ORAL FLUID DRUG TEST, SHIPPING | |
| | | ORAL FLUID DRUG TEST, SHIPPING | |
| | | ORAL FLUID DRUG TEST, SHIPPING | |
| 12/3/2025 | 9106999 ANYPROMO, INC. | | 4,182.82 |
| | | TOWELS-CITIZENS ACADEMY | |
| | | XMAS ORNAMENTS-CET. EVENT SHIPPING | |
| | | XMAS ORNAMENTS-CET. EVENT SHIPPING | |
| | | CLEAR TOTE | |
| | | CLEAR WATER BOTTLES | |
| | | TOWELS-CITIZENS ACADEMY, SHIPPING | |
| | | CLEAR TOTE,SHIPPING | |
| | | COOLER BACKPACKS-CITIZENS ACADEMY,SHIPPING | |
| | | COOLER BACKPACKS-CITIZENS ACADEMY | |
| 12/3/2025 | 9107000 APPLE, INC. | | 0.99 |
| | PS0304 MONEY LAUNDERING OPERAT. | ICLOUD STORAGE-WORK PHONE FOR 09/2025, CARD EXPIRED | |
| 12/3/2025 | 9107001 APPLIED AQUATIC MANAGEMENT, INC. | | 575.00 |
| | | SERVICES RENDERED 9/25/25 AQUATIC PLANT MANGEMENT | |
| | | SERVICES RENDERED 9/25/25 PO 084709 | |
| 12/3/2025 | 9107002 ASSOCIATION OF STATE FLOODPLAIN | | 360.00 |
| | | ASFPM 2026 MEMBERSHIP RENEWAL M.ACOSTA | |
| | | 2026 ASFPM MEMBERSHIP RENEWAL L.TOMAINO | |
| 12/3/2025 | 9107003 AT&T AUTHORIZED RETAILER #2282 | | 2,476.54 |
| | | CELL SERV 8/18/25-9/17/25 FIRE | |
| | | CELL SERV 8/18/25-9/17/25 FIRE | |
| 12/3/2025 | 9107004 AVIS BUDGET GROUP | | 3,003.02 |
| | | CIU LEASE | |
| | | CIU 09.08.25-10.08.25 | |
| | | CIU LEASE - 09.08.25-10.08.25 | |
| | | CIU LEASE 09.05.25-10.08.25 | |
| 12/3/2025 | 9107005 B & C MOWER | | 119.47 |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | K12 SAW REPAIRS | |
| | | | K12 SAW REPAIRS | |
| 12/3/2025 | 9107006 | B & H PHOTO & ELECTRONICS CORP | | 484.88 |
| | | | PRO SM-C SNAKE -CHAMBER REMODEL RCVD 10/20/25 | |
| 12/3/2025 | 9107007 | B&M SUPPLIERS LLC | | 664.00 |
| | | | GLOVES | |
| 12/3/2025 | 9107008 | BEEF 'O' BRADY'S | | 223.74 |
| | | | FOOD-COUNCIL MEETING 10/9/2025 | |
| 12/3/2025 | 9107009 | BIG LOTS STORES INC. | | 5.00 |
| | | | CANNED HEAT - PD CITIZENS ACDMY 2025 | |
| 12/3/2025 | 9107010 | BLUEBEAM, INC. | | 2,340.00 |
| | | | RENEWAL 10/01/25-09/30/26 | |
| 12/3/2025 | 9107011 | BMW MOTORCYCLES OF ORLANDO | | 612.69 |
| | | | REPAIRS TO UNIT 12-481 | |
| 12/3/2025 | 9107013 | BOOT BARN | | 3,018.90 |
| | | | ST BOOTS-STEVEN SCHEIRER | |
| | | | ST BOOTS- MARCUS LOWERY | |
| | | | ST BOOTS- ETHEN PADGETT | |
| | | | AT SAFETY BOOTS- JOSEPH MARAIA | |
| | | | ST BOOTS- CHARLES BOSTICK | |
| | | | CT BOOTS- XAVIER SERRANO | |
| | | | CT BOOTS- BILLY HUNT | |
| | | | CT BOOTS -RICARDO PEREZ | |
| | | | CT BOOTS -LUIS MORALES | |
| | | | PANTS- SETH VEGA | |
| | | | CT BOOT- JACOB IRWIN | |
| | | | CT BOOTS-RAY WHITFIELD | |
| | | | CT BOOTS- JEAN SUAREZ | |
| | | | CT BOOTS-REED WOLF | |
| | | | NANO BOOTS-T.LIEBKNCKT | |
| | | | PANTS- DWIGHT BROWN | |
| | | | CT BOOTS-KEITH SABISCH | |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | ST BOOTS -DANIEL DIAZ | |
| | | | CT BOOTS- JACOB EAKIN | |
| 12/3/2025 | 9107014 | BRADY INDUSTRIES OF FLORIDA, LLC | | 5,007.33 |
| | | | FIRE CLEANING SUPPLIES | |
| | | | FIRE CLEANING SUPPLIES PO 085204 | |
| | | | FIRE CLEANING SUPPLIES | |
| | | | FIRE CLEANING SUPPLIES | |
| | | | TRASH BAGS,PAPER TOWELS | |
| | | | 80 CASES OF TRASH BAGS- BALLFIELDS &PARKS | |
| | | | PAPER TOWELS - PD | |
| 12/3/2025 | 9107015 | BRENNTAG MID-SOUTH, INC. | | 3,571.04 |
| | | | POOL CHEMICALS CREDIT CARD FEE PO 085192 | |
| | | | POOL CHEMICALS 10/8/25 | |
| | | | CHEMICALS FOR POOL CREDIT CARD FEE PO 084523 | |
| | | | CHEMICALS FOR POOL PO 084523 09/25/25 | |
| | | | CHEMICALS FOR POOL PO 084523 9/18/25 | |
| | | | POOL CHEMICALS 10/2/25 | |
| | | | CHEMICALS FOR POOL PO 084523 9/11/25 | |
| | | | POOL CHEMICALS 10/09/25 | |
| 12/3/2025 | 9107016 | P-CARD TRAVEL - OTHER EXPENSES | | 36.93 |
| | | | FUEL-PENSION BOARD MTG | |
| 12/3/2025 | 9107017 | BUILDING OFFICIALS ASSOCIATION | | 180.00 |
| | | | 2026 BOAF MEMBERSHIP- R.DEATHERAGE | |
| | | | 2026 BOAF MEMBERSHIP C.SOTO | |
| | | | BOAF 2026 MEMBERSHIP L.LUGO | |
| 12/3/2025 | 9107018 | BUZZSPROUT | | 12.00 |
| | | | PODCAST HOST 3 HRS 10/23/25-11/22/25 | |
| 12/3/2025 | 9107019 | CANVA PTY LIMITED | | 155.00 |
| | | | BUSINESS CARDS-SGT TARGIA FERTIC, BARRA, WRIGHT | |
| | | | BUSINESS CARDS-STOCKDILL | |
| 12/3/2025 | 9107020 | CARD INTEGRITY | | 1,236.00 |
| | | | CARD INTEGRITY SEP25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107021 CARROT TOP INDUSTRIES | | 410.97 |
| | | FLAGS FOR EOC, SHIPPING | |
| | | FLAGS FOR EOC, SHIPPING | |
| 12/3/2025 | 9107022 CENTRAL FLORIDA CHAPTER OF NIGP INC | | 40.00 |
| | | CENTRAL FL MEMBR JULIANA 9/26/25-12/31/25 | |
| 12/3/2025 | 9107023 CENTRAL FLORIDA GAS | | 212.49 |
| | | NATURAL GAS - STATION 31 08.13.25-09.11.25 | |
| 12/3/2025 | 9107024 CENTURYLINK-EMBARQ FLORIDA, INC | | 5,151.63 |
| | | LOCAL PHONE SERVICE 09/25/2025 - 10/24/2025 | |
| | | LOCAL PHONE SERVICE 09/19/2025-10/18/2025 | |
| | | LOCAL PHONE SERVICE 09/19/2025-10/18/2025 | |
| | | LOCAL PHONE SERVICE 09/25/2025-10/24/2025 | |
| | | LOCAL PHONE SEVICE 09/25/2025-10/24/2025 | |
| | | LOCAL PHONE SERVICE 10/07/25-11/06/25 | |
| | | LOCAL PHONE SERVICE 10/07/25-11/06/25 | |
| | | LOCAL PHONE SERVICE 09/25/2025-10/24/2025 | |
| 12/3/2025 | 9107025 CHAOS SOFTWARE INC. | | 574.80 |
| | | ENSCAPE SOLO ANNUAL SUB 9/30/25-9/29/26 | |
| 12/3/2025 | 9107026 CHICK-FIL-A AT ST. CLOUD | | 147.07 |
| | | BFST TEAM BLDNG 10/13/25 | |
| | | BFAST TEAM BLDNG 10/13/25 | |
| 12/3/2025 | 9107027 CHOPPER'S LAWN EQUIPMENT LLC | | 7,302.28 |
| | | EDGER,ENGINE,SCREW,LABOR | |
| | | MOWER 18-193 & 18-164 PULLEY,SPINDLE,DECK BELT | |
| | | BATTERY,HARNESS ADAPTER- MOWER 18-193 | |
| | | MOWER 18-193 & 18-164 SPEED FEED,BLADE | |
| | | EDGER,ENGINE,SCREW,LABOR | |
| | | MOWER 18-193 & 18-164 INTERSTATE BATTERY | |
| | | MOWER 18-193 & 18-164 WHEEL BEARING,FILTER,OIL | |
| | | FLEX DRAIN HOSE,HARNESS WIRING ADAPTER,UNIT#7199 | |
| 12/3/2025 | 9107028 P-CARD TRAVEL - OTHER EXPENSES | | 49.13 |

| Date | Check Number | Vendor Name / Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | PS0304 MONEY LAUNDERING OPERAT. | FUEL FOR SCIRS LEASE | |
| 12/3/2025 | 9107029 | P-CARD TRAVEL - OTHER EXPENSES | | 47.59 |
| | | PS0304 MONEY LAUNDERING OPERAT. | FUEL FOR SCIRS LEASE VEHICLE | |
| 12/3/2025 | 9107030 | P-CARD TRAVEL - OTHER EXPENSES | | 48.18 |
| | | PS0304 MONEY LAUNDERING OPERAT. | FUEL FOR SCIRS LEASE | |
| 12/3/2025 | 9107031 | COCO'S HOUSE | | 180.80 |
| | | | RICE, CKEN/VEGES, NOODLES SCPD 2025 CITIZENS ACDMY | |
| 12/3/2025 | 9107032 | COMCAST BUSINESS COMMUNICATIONS,LLC | | 336.34 |
| | | | FD COMCAST BILL 08.30.25 TO 09.29.25 | |
| | | | FD COMCAST BILLING SVC 09/30/25 TO 10/29/25 | |
| 12/3/2025 | 9107033 | CONFESSIONS OF THE HAND LLC | | 310.50 |
| | | | FACE PAINTING-NATIONAL NIGHT OUT,CC FEE | |
| 12/3/2025 | 9107034 | CONSTANT CONTACT, INC. | | 141.00 |
| | | | MONTHLY PAYMENT 10/13/25 | |
| 12/3/2025 | 9107035 | CONTRACTORS TOOL SERVICE, INC. | | 1,012.92 |
| | | | DRILL, HEX IMPACT KIT, SAWZALL BLADES | |
| 12/3/2025 | 9107036 | COSTCO WHOLESALE CORPORATION | | 1,909.98 |
| | | | MADELEINES,COOKIES,CARMEL APPLE,RASPBERRY,DESSERT | |
| | | | HERSHEY,LIPTON BRISK | |
| | | | BATTERIES,STERNO,APRONS, TABLECLOTHES | |
| | | | CUTLERY,LID,LIGHTER FLUID CHARCOAL | |
| | | | RIBS,CHICKEN,PORK BUTT, BBQ,COKE | |
| 12/3/2025 | 9107037 | COUNTY OF OSCEOLA | | 522.65 |
| | | | UNIT 12-284 TITLE, 4-138 TAG+TITLE | |
| | | | CDL-FREDRICK SANCHEZ | |
| | | | UNIT 12-284 TITLE, 4-138 TAG+TITLE | |
| | | | UNITS 23-17, 23-18 TITLE 6-27 TAG+TITLE | |
| | | | CDL- REED WOLF,CC FEE | |
| | | | UNITS 23-17, 23-18 TITLE 6-27 TAG+TITLE | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107038 CREATIVE PRINTING SERVICES, INC | | 2,625.45 |
| | | BUSINESS CARDS | |
| | PRE022 TRAILS OF TERROR | TRAIL OF TERROR PRINTING | |
| | | LEGISLATIVE PACKET BOOKS | |
| | PRE022 TRAILS OF TERROR | TRAIL OF TERROR PRINTING | |
| | PRE022 TRAILS OF TERROR | 6-SIGNS FOR TOT | |
| | | NAME TAG- S.ROBINSON | |
| 12/3/2025 | 9107039 CROWN TROPHY ORLANDO | | 135.00 |
| | | PLAQUE FOR DC K ZILKE | |
| 12/3/2025 | 9107040 D'S ACE HARDWARE | | 96.96 |
| | | FASTENERS-BALLFIELD SIGNS | |
| 12/3/2025 | 9107041 DEPARTMENT OF BUSINESS AND | | 10.00 |
| | | INSPECTOR RENEWAL- R.BASTIN 10/13/25 | |
| | | INSPECTOR RENEWAL- C.URSKY 10/13/25 | |
| 12/3/2025 | 9107042 DEPT OF ECONOMIC OPPORTUNITY | | 350.00 |
| | | CDD ANNUAL FEE STEVENS PLANTATION 10-1-25 | |
| | | 2025 ANNUAL SPECIAL DISTRICT FEE 10/7/25 | |
| 12/3/2025 | 9107043 DESIGNLAB, INC. | | 224.00 |
| | | OFFICIAL UNIFORM NAME STRIPS | |
| 12/3/2025 | 9107044 DIRECTV | | 355.98 |
| | | DIRECTV 9/19/25-10/18/25 | |
| 12/3/2025 | 9107045 DOLLAR TREE | | 119.05 |
| | PRE022 TRAILS OF TERROR | LAUNDRY BAGS,GARLAND | |
| | | NOODLE HOLIDAY,TABLECLOTH ROLL WRAP,TAX | |
| | | PEANUTS-CITIZENS ACADEMY | |
| | | NOODLE HOLIDAY,TABLECLOTH ROLL WRAP | |
| | | COOKIES, SODAS - CITIZENS ACDMY | |
| 12/3/2025 | 9107046 DUNKIN DONUTS** | | 165.91 |
| | | COFFEE& DONUTS- MAYOR ROBERTSON | |
| | | COFFEE& DONUTS-COUNCIL MEMBER PAUL | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107047 EAGLE EQUIPMENT SERVICE 1, CORP. | | 707.50 |
| | | REPAIRS MADE TO SAWYER APTS COMPACTOR CAN | |
| | | REPAIRS MADE TO SAWYER APTS COMPACTOR CAN | |
| 12/3/2025 | 9107048 ELEVATED SAFETY LLC | | 3,239.22 |
| | | SKYLOTEC HARNESS, PLTZL BAR, FREIGHT | |
| | | SKYLOTEC HARNESS, PLTZL BAR, FREIGHT | |
| 12/3/2025 | 9107049 ENTENMANN ROVIN CO. | | 2,194.90 |
| | | OFFICIAL UNIFORM-RPMNT BADGES, SHIPPING | |
| | | OFFICIAL UNIFORM-RPMNT BADGES, SHIPPING | |
| 12/3/2025 | 9107050 EVENTBRITE, INC. | | 49.87 |
| | | WELLNESS LUNCHEON COUNCIL MEMBER PAUL | |
| 12/3/2025 | 9107051 MISC VENDOR PAYMENTS | | 331.20 |
| | | KINGS CREST COMMUNITY MEETING 11/12/25 | |
| 12/3/2025 | 9107052 P-CARD TRAVEL - HOTEL | | 845.00 |
| | | HOTEL, G.STOCKDILL,T26037 EMP RMBR $150 PET FEE | |
| 12/3/2025 | 9107053 FAMILY DOLLAR STORES OF FLORIDA LLC | | 12.90 |
| | | TABLECLOTHES,NAPKINS- COFFEE WITH COUNCIL | |
| 12/3/2025 | 9107054 FAT BOYS BBQ-ST. CLOUD | | 438.60 |
| | | FOOD-PUBLIC WORKS CSW | |
| | | FOOD-PUBLIC WORKS CSW | |
| | | FOOD-PUBLIC WORKS CSW | |
| 12/3/2025 | 9107055 FBI-LEEDA, INC. | | 1,590.00 |
| | | DUPLICATE CHARGE- REFUND COMING | |
| | | REG- A.SULLIVAN T26054 | |
| 12/3/2025 | 9107056 FEDERAL EASTERN INTERNATIONAL, LLC | | 5,081.77 |
| | | BALLISTIC HELMET FOR NEW OFFICERS | |
| | | STRION DS HL FLASHLIGHT- NEW OFFICERS, SHIPPING | |
| | | RADIO CASE, SHIPPING | |
| | | RADIO CASE, SHIPPING | |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | RADIO CASE, SHIPPING | |
| | | | STRION DS HL FLASHLIGHT- NEW OFFICERS, SHIPPING | |
| 12/3/2025 | 9107057 | FERGUSON ENTERPRISES, LLC | | 2,279.20 |
| | | | HYDRO PLUG CEMENT FAST | |
| 12/3/2025 | 9107058 | FLOOR COVERINGS INTERNATIONAL | | 2,569.39 |
| | | | FLOORING FOR COMMUNITY + SQUAD ROOM | |
| 12/3/2025 | 9107059 | FLORIDA ASSOCIATION OF CITY CLERKS | | 125.00 |
| | | | FMCA MEMBERSHIP - M.BACHELDER 10/2/25 | |
| 12/3/2025 | 9107060 | FLORIDA DEPT OF TRANSPORTATION | | 27.93 |
| | | | TOLL FEE ACCOUNT #125037366 | |
| | | | TOLLS 10/1/25 | |
| | | | TOLLS UNIT #4-122 | |
| | | | TOLLS UNIT #4-117 | |
| 12/3/2025 | 9107063 | FLORIDA DEPT. OF LAW ENFORCEMENT | | 1,225.00 |
| | | | FINGERPRINTS-JAMES WELLS | |
| | | | FINGERPRINTS - DEVON RICHARDSON | |
| | | | OFFICER DISCIPLINE TRNG- CURTIS WESLER, CLASS C | |
| | | | FINGERPRINTS - MARCELO FAGUNDES | |
| | | | FINGERPRINTS-CHRISTOPHER AUN | |
| | | | FINGERPRINTS - JENNIFER RICHARDSON | |
| | | | FDLE BACKGROUND FEE ANTHONY DIAZ-PW | |
| | | | FINGERPRINTS-JAIDYN OTOOLE | |
| | | | FINGERPRINTS - ARMANDO DAVILA | |
| | | | FINGERPRINTS - JOSHUA DE JESUS RAMOS | |
| | | | FINGERPRINTS - ISAELY ECHAVARRIA | |
| | | | FINGERPRINTS - RAYHAN PALACIOS-PALMA | |
| | | | FINGERPRINT-NORBERT MORALES | |
| | | | FINGERPRINTS - RICARDO GONZALEZ | |
| | | | FINGERPRINTS - CORY AUN | |
| | | | FINGERPRINT-TAKASHI KATO | |
| | | | FINGERPRINTS - LINDSEY RICHARDS | |
| | | | FINGERPRINTS-SEAN MILLS | |
| | | | FINGERPRINTS-MALACHI A. TONKS | |
| | | | FINGERPRINTS - JUAN IVAN CAMBRELEN | |
| | | | FINGERPRINTS-BRANDON CORDERO | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
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| | | FINGERPRINTS-JUNIOR PROPHETE | |
| | | FINGERPRINT-RACHEL COOLIDGE | |
| | | FINGERPRINTS-KIARA VIROLA | |
| | | FINGERPRINTS-ROBIN HINSON | |
| | | FINGERPRINTS - JESSE HASTINGS | |
| | | FINGERPRINTS-CHELLENNE QUINONES | |
| | | FINGERPRINTS-MARQUES HOLT | |
| | | FDLE BACKGROUND JORGE TORRES-PW | |
| 12/3/2025 | 9107064 FLORIDA FIRE CHIEF'S ASSOCIATION | | 1,410.00 |
| | | CADET FL FIRE CHIEFS ASSOCIATION MEMBERSHIPS | |
| | | MEMBERSHIP FOR S. FROST 10/01/25 TO 09/30/26 | |
| | | ST. CLOUD FIRE MEMBERSHIP 10.01.25-09.30.26 | |
| 12/3/2025 | 9107065 FLORIDA LEAGUE OF CITIES | | 795.00 |
| | | MEMBER SUBSCRIPTION-SCOTT DAVIDOFF | |
| | | FLGISA MEMBER DUES 2025-2026 | |
| 12/3/2025 | 9107066 FLORIDA MUNICIPAL ELECTRIC ASSOC. | | 4,000.00 |
| | | FMEA 2025-2026 AFFILIATE MEMBER DUES | |
| 12/3/2025 | 9107067 P-CARD TRAVEL - REGISTRATION | | 537.00 |
| | | TRNG, CAPRANICA, ENNIS, SIMEROTH-CLASS C TVL | |
| 12/3/2025 | 9107068 FLORIDA PUBLIC EMPLOYER LABOR | | 975.00 |
| | | FPELRA MEMBERSHIP | |
| | | FPELRA CONF 2026 REG, D. ROSE, NO TVL REQ | |
| | | FPLERA CONF, J. KLUESNER, CLASS C TVL | |
| 12/3/2025 | 9107069 FLORIDA PUBLIC HUMAN RESOURCES ASSC | | 270.00 |
| | | FPHRA RENEWAL-J.KLUESNER, J.HERNANDEZ, S.ROLDAN | |
| 12/3/2025 | 9107070 FLORIDA RACE DAY LLC | | 2,450.00 |
| | | RACE TIMING/MANAGEMENT & RACE INSURANCE-10/4/25 | |
| 12/3/2025 | 9107072 FLORIDA SOCIETY OF CPMS | | 1,710.00 |
| | | FSCPM 2025 SYMPOSIUM- J.REUS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
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| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| | | FSCPM 2025 SYMPOSIUM- 7 EMPLYS CLASS C 10/1/25 | |
| 12/3/2025 | 9107073 FLORIDA STATE UNIVERSITY | | 1,561.80 |
| | | CPM LV 4 SVC CHARGE ROBERTO SMITH, NO TVL REQ | |
| | | REG SERVICE FEE- TISHA M ONLINE 9/23-9/26 | |
| | | REG-IVY CLASS C FY 2025 | |
| | | CPM CLASS, ROBERTO SMITH, NO TVL REQ | |
| | | CPM CLASS IVY LLAURO SERVICE CHARGE FY 2025 | |
| | | SVC CRG CPM LEVEL 4 - NATHAN IRVING | |
| | | REG.- TISHA M ONLINE 9/23-9/26 | |
| | | CPM LEVEL 4-COURSE 260409 NATHAN IRVING-NO TVL REQ | |
| 12/3/2025 | 9107074 FLORIDA STORMWATER ASSOCIATION, INC | | 1,790.00 |
| | | REG.FSA 2025 -C.CRANDELL CLASS C | |
| | | FSA MEMBERSHIP DUES 10/31/25-10/31/26 | |
| | | REG.FSA 2025-K.FELBLINGER CLASS C | |
| 12/3/2025 | 9107075 FLOSTATE AUTO DIESEL REPAIR, LLC | | 493.11 |
| | | UNIT 12-395 RO# 65322-1 REPAIR DAGNOSTICS | |
| 12/3/2025 | 9107076 FS.COM INC | | 646.80 |
| | | IT EQUIPMMENT-CISCO PARTS | |
| | | IT EQUIPMENT - FIBER | |
| 12/3/2025 | 9107078 GALLS, LLC | | 6,172.25 |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | PD UNIFORMS-RECVD 9/30/25 | |
| | | PD UNIFORMS-RECVD 9/30/25 | |
| | | UNIFORM PANTS FOR NEW OFFICERS, SHIPPING | |
| | | UNIFORM PANTS FOR NEW OFFICERS, SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |

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| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | OFFICIAL UNIFORM DUTY JACKET, BELT, SHIPPING | |
| | | OFFICIAL UNIFORM DUTY JACKET, BELT, SHIPPING | |
| | | NEW UNIFORM SHIRTS-PATROL SHIPPING | |
| | | D.C. RUIZ CLASS AA JACKET | |
| 12/3/2025 | 9107079 GARDNER CONSULTING SERVICES INC. | | 3,105.00 |
| | ST2504 RUMMELL ROAD PROPERTIES | EDGEWATER PROPERTY APPRAISAL 9/25/25 | |
| 12/3/2025 | 9107080 GATOR POOLS & SPAS, INC. | | 78.47 |
| | | POWDER,TITRATIN REAGENT, TOTAL ALK-POOL CHEMICALS | |
| 12/3/2025 | 9107081 GLORY SANDBLASTING, INC. | | 150.00 |
| | | HANDRAIL FOR PARKING LOT/ GATE AT POOL | |
| 12/3/2025 | 9107082 GOVERNMENT FINANCE OFFICERS ASSOC. | | 595.00 |
| | | 2025 MEMBERSHIP DUES BASE FEE | |
| 12/3/2025 | 9107086 HANDYMAN HARDWARE | | 1,663.76 |
| | | HOSE SHUT OFF,CONNECTOR, METAL QUICK CONNECT | |
| | | FASTENERS | |
| | | PASTEL PAINT | |
| | | CLOSET VALVE | |
| | | KEYS | |
| | | CYLINDER DEADBOLT | |
| | | GUTTERBRUSH PACK | |
| | | AEROSOL ANT KILLER,LIQUID ANT KILLER | |
| | | FOLDING UTILITY KNIFE, CARPET BAR | |
| | | PLUGS- WELD SHOP UNIT# 5-113 RO# 65203-1 | |
| | | WHT OPEN ELONG SEAT | |
| | | WHT SJ TEXT TUBE | |
| | | CR APPLD C299519 RFND LEDPAR 38 BULB | |
| | | DRILL SCR, CABLESAW, BIT HOLDER - IT EQUIPMENT | |
| | | HEAT SHRINK, SCREWDRIVER, DRILL BIT - IT EQUIPMENT | |
| | | BLACK OXIDE,FASTENERS, U-BOLT | |
| | | THREADED ACID BRUSH, INDUSTR CLEANER | |
| | | LITHIUM GREASE-PD GATE | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | DISPOSABLE SCRAPPER,PATCH | |
| | | FHP V-BELT,FOLDING KNIFE- FAN REPAIR AT PD | |
| | | LEDPAR 38 BULB | |
| | | SILICONE SLNT,SKELETON CAULK GUN | |
| | | REMALE HOS,WHEEL HANDLE- SPIGOT HANDLES CITY HALL | |
| | | NUTS/BOLTS/WASHERS-LKFRNT PICNIC TABLES | |
| | | KEYS,DRIVEWAY CLEANER, FASTENERS | |
| | | PAINT THINNER,MASKING TAPE,BLUE TAPE,DROP CLOTH | |
| | | PROPANE | |
| | | FASTENERS,FLEXIBLE MAGNET PICKUP | |
| | | PROPANE | |
| | | PROPANE | |
| | | IT-ACCESS FITTING | |
| | | GARDEN HOSE | |
| | | PROPANE | |
| | | BATTERY | |
| | | LEATHER PALM GLOVE,GRAIN LEATHER GLOVE | |
| | | SCRAPPER,STAPLE,STAPLE GUN | |
| | | GAS CANS | |
| 12/3/2025 | 9107087 P-CARD TRAVEL - HOTEL | | 1,973.46 |
| | | HOTEL, WANDA ESPINAL, T25176 PMNT 1/2 | |
| | | HOTEL, WANDA ESPINAL, T25176, 2/2 | |
| | | HOTEL, ROBERT YANTIN, T25178 | |
| | | HOTEL, JULIANNE SOLLAZO, T25177 | |
| 12/3/2025 | 9107088 HERSHEY FLORIST, INC. | | 157.81 |
| | | ARRANGEMENT-COUNCIL TO S.DAVIDOFF | |
| 12/3/2025 | 9107089 HILTON DAYTONA BEACH RESORT | | 683.37 |
| | | HOTEL& PARKING-J.DUPRIEST T26030 | |
| 12/3/2025 | 9107090 P-CARD TRAVEL - HOTEL | | 788.50 |
| | | HOTEL- K.GILBERT T25275 | |
| | | HOTEL-C.ROBERTSON T25276 | |
| 12/3/2025 | 9107091 P-CARD TRAVEL - HOTEL | | 667.52 |
| | | HOTEL, K. LACOE, T26005 | |
| | | HOTEL, M. HEIL T26006 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107092 P-CARD TRAVEL - HOTEL | | 1,273.82 |
| | | HOTEL- K.URBAN T26031 | |
| | | HOTEL- C.ROBERTSON T26033 | |
| 12/3/2025 | 9107093 P-CARD TRAVEL - HOTEL | | 995.19 |
| | | HOTEL& PARKING-M.DUNKLIN T26032 | |
| 12/3/2025 | 9107101 HOME DEPOT | | 15,108.51 |
| | PRE015 SENIOR PROGRAMS | DETACHABLE TRIPOD LIGHT | |
| | | ADVANTCED DRAINAGE SYSTEM -DRAIN COVER RCVD SEPT | |
| | PRE022 TRAILS OF TERROR | SET DESIGN PAINT-TRAIL OF TERROR | |
| | | VENTED SOFFIT,J CHANNEL, F CHANNEL- CP TRAILER | |
| | PRE022 TRAILS OF TERROR | GRADE STAKES BUNDEL,FLOOR SIGN,CABLE TIES | |
| | PRE022 TRAILS OF TERROR | SKELETON,SHEETING,ROPE, TIKI BITEFIGHTER,SHOVEL | |
| | PRE022 TRAILS OF TERROR | SPOT LIGHT,PAINTERS TOUCH ADAPTER,FAN TAP | |
| | | DISK LIGHT LUMEN 6PK- STREETS BREAKROOM | |
| | PRE022 TRAILS OF TERROR | CINNAMON BROOM,SKELETON, FROSTED GLASS,BATTERIES | |
| | PRE022 TRAILS OF TERROR | FLOOR SIGN,STAKES,BARRIER FENCE | |
| | PRE022 TRAILS OF TERROR | PAINT,TAPE,SPRAY PAINTS, FLIBLK 9/26/25 | |
| | PRE022 TRAILS OF TERROR | TOT INSULATION SPRAY & FIRE EXTINGUISHERS | |
| | PRE015 SENIOR PROGRAMS | DETACHABLE TRIPOD LIGHT, GARDEN GLOVE,WAX MARKERS | |
| | | HUNTER GREEN,WHITE-WEST END BATHROOM | |
| | | PINE PLYWOOD SHEATHING | |
| | | LEVEL,RAKE,POST HOLE DIGR TOOLS-SCREWDRIVER,WRENCH | |
| | | SOFFIT REPAIRS AT WESTEND BATHROOM | |
| | | PORT LIMESTONE CEMENT, DEPOSIT- TRUCK 4-135 | |
| | | CR APPLD 011700-5032130 RFND HYBRID AIR HOSE | |
| | | CR APPLD 072634-1013675 RFND SOFFIT, CHANNEL | |
| | | BREAKER FOR FIRE DEPT 33 9/26/25 | |
| | | WEATHERSHIELD,DECKMATE, SHOCKWAVE-SOLAR LIGHTS | |
| | | IMPACT DRILL & DRIVE SET STRIP BOARD-TRNG | |
| | | CLOTHESLINE HOOK ZINC-PD GATE | |
| | | EXTERIOR,WINDOW,DOOR & SIDING SEALANT- CHAMBERS | |
| | | FLEX SEAL,MUTIPURPOSE SPRAY,GORILLA PATCH | |
| | | CLOTHS,AIR DUST,LYSOL, HYBRID AIR HOSE | |
| | | DUCT KNIFE,RUBBER TAPE, BLADES | |
| | | BRUSHES, PAINT FOR CHIEFS OFFICE AT PD | |
| | | ANT BAIT,LIQUID BAITS,ANT KILLER | |
| | | ROLLER, TSA LOCK, BRUSH, SPRING LINK-LOGISTICS | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | CLEANER,BRUSH,ROD ENDCAPS M8 SCREW,WASHER &LOCK NUT | |
| | | BOLTS-EVIDENCE SUPPLIES | |
| | | CIRCUIT BREAKER | |
| | | TPR WALLBASE, SP WASP & HORNET, BASIC LED | |
| | | PLYWOOD FOR IT EQUIPMENT | |
| | | SOCKET SET, LIGHT BAR, SHOCKWAVE ADAPTER | |
| | | TRASH CAN,BROOMS,SHOVEL, GLADE AEROSOL,DEGREASER | |
| | | DIMMER, CARPET PAD | |
| | | IT-SCAFFOLDING RENTAL- COUNCIL CHAMBERS | |
| | | SPRAY PAINT-TO COVER GRAFFITI | |
| | | WINDOW AC UNIT,INSULATING SIDE PANEL | |
| | | FLEX SEAL-PLAYGROUND | |
| | | BRUSHES,MASKING PAPER, WRENCH,TAPE,TOWEL,TANK | |
| | | ADJUSTABLE HOLE SAW CUTTER 9/29/25 | |
| | | MLDGPK 10 PC,MOULDING- CHISOLM PARK HSE 9/25/25 | |
| | | VINYL STERLING,POLISHED MIRROR,DRAIN KIT 9/25/25 | |
| | | BOLT,SLIDE GALV-VET PARK REPAIRS 9/25/25 | |
| | | DIMMER,COVER,PUSH IN CONN -CHAMBER PROJECT 9/26/25 | |
| | | TOTES FOR LOGISTICS | |
| | | OOK WIRE 100 FT-PD FENCE REPAIRS | |
| | | JUNCT BOX,TAPE | |
| | | WRENCH,SAW CUTTER | |
| | | DRAIN HOSE- DISHWASHER- CHISOLM PARK TRAILER | |
| | | TAPE MEASURE,SCREWS | |
| | | ANT BAIT,TERRY TOWELS, TOOL SET,WD40,SHOVEL | |
| | | IT-SCAFFOLDING RENTAL- COUNCIL CHAMBERS | |
| | | MAILBOX POST,DECKMATE, WEATHERSHIELD | |
| | | TOILET TANK LEVERS | |
| | | FORGED CULTIVATOR,BOW RAKE,MILDEW REMOVER,SCOOP | |
| | | DOORMAT,CHARCOAL,DUCT TAPE,DAMPRID,DRY SPRAY | |
| | | SOCKET ADAPTER,AUTO PLUG | |
| | | PROPANE FOR THERMO | |
| | | MOLD & MILDEW CLEANER- PARKS RESTROOMS | |
| | | DECK BRUSH,SCRAPPER,WIRE BRUSH | |
| | | 2 HUSKY RAKES TRUCK 4-135 | |
| | | PAINTERS TAPE, ROLLER, ROLLER CVR, PAINT | |
| | | BUNGEE CORDS,TARP & 2X4 | |
| | | KIT CABS,TOE KICK,RUBBER TAPE,BATH LEVER,DOOR PULL | |
| | | RADIATA PINE PLYWOOD | |
| | | LONG ARM HEX SET | |
| | | MILWAUKEE SAW BLADES | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | PIPE,BUSHING BRASS,CEMENT ADAPTER,HOLE STRAP | |
| 12/3/2025 | 9107102 P-CARD TRAVEL - HOTEL | | 732.90 |
| | | HOTEL, GRORGE RANDOLPH, T25253 | |
| 12/3/2025 | 9107103 HSI/MEDIC FIRST AID/EMS SAFETY/ASHI | | 75.00 |
| | | REAUTHORIZATION-K.SMITH INSTRUCT 10/9/25-10/9/26 | |
| 12/3/2025 | 9107104 HTV CORNER INC | | 17.00 |
| | | PROMO DECAL - RECORDS APPRECIATION | |
| 12/3/2025 | 9107105 P-CARD TRAVEL - HOTEL | | 1,374.95 |
| | | HOTEL-P.VERMILLION T25231 | |
| | | HOTEL, JESSICA MONDELLO, T25258 | |
| | | HOTEL, LISSETTE OSORIO, T25259 | |
| 12/3/2025 | 9107106 P-CARD TRAVEL - HOTEL | | 1,950.24 |
| | | HOTEL, J. JONES, T26004 | |
| | | HOTEL, C. MOQUIN, T26001 | |
| | | HOTEL, N. IRVING, T26002 | |
| | | HOTEL, M. CHESLER, T26003 | |
| 12/3/2025 | 9107107 P-CARD TRAVEL - HOTEL | | 1,134.00 |
| | | HOTEL, A. SCHWAN, T26034 | |
| | | HOTEL-O.GONZALEZ T26035 | |
| 12/3/2025 | 9107108 P-CARD TRAVEL - OTHER EXPENSES | | 64.20 |
| | | PARKING- M.RIVAS T26041 | |
| 12/3/2025 | 9107109 IACP NET DBA LOGIN, INC. | | 1,225.00 |
| | | CHIEF'S IACP.NET SUB 12.01.25-11.30.26 | |
| 12/3/2025 | 9107110 ICMA -INTERNATIONAL CITY/COUNTY | | 1,237.50 |
| | | DUES JAN 2026 - DEC 2026 V.MILLER | |
| | | ICMA ADVERTIZING FEE FOR ASST. CM POSITION | |
| 12/3/2025 | 9107111 IHEARTMEDIA & ENTERTAINMENT INC. | | 3,080.26 |
| | PRE022 TRAILS OF TERROR | RADIO SCHEDULE TRAIL OF TERROR | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107112 INSIGHT PUBLIC SECTOR, INC. | | 1,120.35 |
| | | SOFTWARE SUB RNWL-LUCID CHARTS 10.04.25-09.30.25 | |
| 12/3/2025 | 9107113 INT'L ASSOC FOR INDENTIFIFCATION | | 190.00 |
| | | MEMBERSHIP DUES- LISSETTE OSORIO | |
| | | MEMBERSHUP DUES- JESSICA MONDELLO | |
| 12/3/2025 | 9107114 INTERNATIONAL CODE COUNCIL, INC. | | 435.00 |
| | | INSPECTOR EXAM ONLINE - DEMETRIUS SMITH | |
| | | REGISTRATION-A. HOGAN NO TVL REQ | |
| 12/3/2025 | 9107115 INTERNATIONAL FIREARM SPECIALIST | | 639.00 |
| | | FIREARM TECH TRNG, A. CARROLL, T26021 | |
| 12/3/2025 | 9107116 JOSAM PRODUCTS, INC. | | 795.33 |
| | | UNIT #23-18 RO #64874-1 LIQUID SPRING REPAIR | |
| | | UNIT #5-117 RO #65163-2 FRONT AXLE ALIGNMENT | |
| 12/3/2025 | 9107117 JTF BUSINESS SYSTEMS CORPORATION | | 3,015.00 |
| | | INTIMUS CROSS CUT SHREDDER | |
| 12/3/2025 | 9107118 MISC VENDOR PAYMENTS | | 27.16 |
| | | FOOD-CSW 2025 | |
| 12/3/2025 | 9107119 KISSELBACK FORD | | 1,167.87 |
| | | 12-508 CUT + PROGRAM KEYS | |
| | | ELECTRICAL CABLE- SENSOR ASY FOR 3-55,CC FEE | |
| 12/3/2025 | 9107120 KISSIMMEE VALLEY FEED | | 184.95 |
| | | PANTS-TJ WALTERS | |
| 12/3/2025 | 9107121 KONA ICE OF DOWNTOWN ST.CLOUD | | 45.00 |
| | PRE022 TRAILS OF TERROR | VOUCHERS-MEDIA NIGHT TRAIL OF TERROR | |
| 12/3/2025 | 9107122 LYNN PEAVEY CO. | | 1,954.82 |
| | | EVIDENCE SUPPLIES, SHIPPING | |
| | | EVIDENCE SUPPLIES, SHIPPING | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107123 MEAT N FIRE | | 184.40 |
| | | PD CITIZENS ACADEMY 2025 APPROV BY DC RUIZ | |
| 12/3/2025 | 9107124 MEDTECH FORENSICS, INC. | | 245.79 |
| | | SCALE LABEL, SHIPPING | |
| | | TWEEZERS, SCALE LABEL, SAFETY WIPES, SHIPPING | |
| | | TWEEZERS, SCALE LABEL, SAFETY WIPES, SHIPPING | |
| | | SCALE LABEL, SHIPPING | |
| 12/3/2025 | 9107125 MEMORABLE MOMENTS CORP. | | 1,200.00 |
| | PRE022 TRAILS OF TERROR | DJ SERVICE,SOUND EQUIPMNT 10-10-25 | |
| | PRE022 TRAILS OF TERROR | DJ SERVICE,SOUND EQUIPMNT 10-11-25 | |
| | PRE022 TRAILS OF TERROR | TRAIL OF TERROR DJ | |
| 12/3/2025 | 9107126 METTLER-TOLEDO INTERNATIONAL, INC. | | 832.48 |
| | | SERVICE CALL-SCALE REPAIR 10/17/25,CC FEE | |
| | | SERVICE CALL REPAIRS MADE TO TRUCK SCALES,CC FEE | |
| 12/3/2025 | 9107127 MICHAELS STORES, INC. | | 460.60 |
| | PRE022 TRAILS OF TERROR | MAGGOT,WHITE LETTERS, CANVAS | |
| | PRE022 TRAILS OF TERROR | CS STENCIL,WHITE LETTERS | |
| | | TRANS PKG WRP-CSW 2025 | |
| | | SUBMERSIBLE LIGHT-CSW 25 | |
| | PRE022 TRAILS OF TERROR | BDS REC HEMT,FLY BLACK, BUSHEL,ROUND TIN | |
| | | PUMPKIN, BRUSHES, PAINT CUSTOMER SERVICE WEEK | |
| 12/3/2025 | 9107128 MODERN WELDING CO OF FLORIDA, INC. | | 377.65 |
| | | FLOOR PLATE- DUMPSTER REPAIRS | |
| 12/3/2025 | 9107129 N-EAR, INC. | | 4,989.30 |
| | | EARPIECES FOR PATROL RADIOS, SHIPPING | |
| | | EARPIECES FOR PATROL RADIOS, SHIPPING | |
| | | EARPIECES FOR PATROL RADIOS, SHIPPING | |
| 12/3/2025 | 9107130 NAPA AUTO PARTS | | 350.49 |
| | | OVERHEAD SUPPLIES | |
| | | BOLTS,NUTS,WASHERS UNIT# 24-61T RO# 65342-1 | |
| | | BOLTS/NUTS/WASHER-SIGN HARDWARE | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107131 P-CARD TRAVEL - OTHER EXPENSES | | 342.84 |
| | | RENTAL CAR, M. CHESLER T26003 | |
| 12/3/2025 | 9107132 NATIONAL INSTITUTE OF GOVERNMENTAL | | 1,240.00 |
| | | NIGP MEMBERSHIP DUES 10.18.25-10.18.26 | |
| 12/3/2025 | 9107133 NATIONAL PROCUREMENT INSTITUTE INC | | 1,550.00 |
| | | NPI CONFERENCE- RICKY, ZUZELL, CLASS C TVL | |
| 12/3/2025 | 9107134 NATIONAL RECREATION & PARK ASSOC. | | 70.00 |
| | | RENEWAL CERT-2 YR 10/6/25 -10/6/27 M.TENNARO | |
| 12/3/2025 | 9107135 NATIONAL TACTICAL OFFICERS ASSOC. | | 1,547.00 |
| | | TRAINING REG, THOMAS FERTIC, LOCAL | |
| | | TRAINING REG, JOSHUA ESH, LOCAL | |
| 12/3/2025 | 9107136 NIMBLE SOFTWARE SYSTEMS, INC. | | 300.13 |
| | | SCHEDULING SOFTWARE 10/17 -11/17 | |
| 12/3/2025 | 9107137 NORTH-SOUTH SUPPLY, INC. | | 298.26 |
| | | PROSPORT ROTOR PLASTIC- IRRIGATION ROTOR | |
| | | RAINBIRD PIGTAIL- IRRIGATION VALVES | |
| 12/3/2025 | 9107138 NOTARY PUBLIC UNDERWRITERS | | 112.95 |
| | | NOTARY 4 YRS RENEWAL S.VALDIVIA,SHIPPING | |
| | | NOTARY 4 YRS RENEWAL S.VALDIVIA | |
| 12/3/2025 | 9107139 NTOA | | 35.00 |
| | | NTOA MEMBERSHIP RENEWAL JASON BARRETT | |
| 12/3/2025 | 9107141 OFFICE DEPOT | | 1,953.28 |
| | | 3-RING BINDERS | |
| | | 3-RING BINDERS | |
| | | POST-IT TABS | |
| | | MARGIN TABS, SHEET PROTECTORS | |
| | | CARD STOCK | |
| | | DRY ERASE MARKERS | |
| | | POST-IT FLAGS, SHARPIES, LAMINATING SHEETS | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | PAPER | |
| | | POST-IT NOTES & TABS | |
| | | TONER CARTRIDGES | |
| | | TONER CARTRIDGES | |
| | | BLACK TONER CARTRIDGES | |
| | | TONER CARTRIDGES | |
| | | SHEET PROTECTORS | |
| 12/3/2025 | 9107142 OPENAI, LLC | | 600.00 |
| | | CHATGPT OPEN AI- D.BRIDLE 10/22/25-10/22/26 | |
| 12/3/2025 | 9107143 OPTISIGNS INC. | | 467.65 |
| | | VIDEO WALL ADD - IT - CHAMBERS-10.16.25-8.28.26 | |
| | | IT-PIO ADDITIONAL SCREEN KIOSK 10.2.25-8.28.26 | |
| 12/3/2025 | 9107144 P-CARD TRAVEL - OTHER EXPENSES | | 21.30 |
| | | PARKING-M.CARCIA CLASS C | |
| 12/3/2025 | 9107145 ORANGE PEEL GAZETTE | | 1,300.00 |
| | PRE022 TRAILS OF TERROR | PRINT AD-TRAIL OF TERROR | |
| 12/3/2025 | 9107146 P-CARD TRAVEL - OTHER EXPENSES | | 96.00 |
| | | PARKING, NATHAN IRVING, T26002 | |
| 12/3/2025 | 9107147 ORLANDO SENTINEL COMMUNICATIONS | | 84.67 |
| | | DIGITAL E SUB- V.MILLER 9/14/25-10/13/25 | |
| | | MONTHLY SUBSCRIP-MAYOR ROBERTSON 10/7/25 | |
| | | SEPTEMBER INVOICE ITB 2025-095 AD | |
| 12/3/2025 | 9107148 OSCEOLA NEWS GAZETTE | | 556.82 |
| | | SC PUBLIC HEARING * 9/18/25 | |
| | | SC RESOLUTION 2025-132R *PUBLIC HEARING | |
| | | SC ORDINANCE 2025-49 *PUBLIC HEARING | |
| | | SC PUBLIC WORKS*NOI ISSUE PERMIT | |
| | | SC ORDINANCE 2025-68 *PUBLIC HEARING | |
| | | SC ORDINANCE 2025-65 *PUBLIC HEARING | |
| | | SC ORDINANCE 2025-71 *PUBLIC HEARING | |
| 12/3/2025 | 9107149 OSCEOLA SHOPPER NEWS GAZETTE | | 81.31 |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | SC RESOLUTION 2025-154R *PUBLIC HEARING | |
| 12/3/2025 | 9107150 OSCEOLA STAR NEWSPAPER, INC. | | 650.00 |
| | | COLOR AD 9/19/25 | |
| 12/3/2025 | 9107151 PAPA JOHN'S | | 318.56 |
| | PRE035 NATIONAL CUSTOMER SERVICE | FOOD CSW 25- 10/22/25 | |
| | PRE035 NATIONAL CUSTOMER SERVICE | FOOD CSW 25- 10/21/25 | |
| | PRE022 TRAILS OF TERROR | FOOD- TOT TRAINING | |
| 12/3/2025 | 9107152 PET SUPERMARKET, INC. | | 82.95 |
| | | TC DG CHK&BCN, DG TENDERS TWTW DG LMB | |
| 12/3/2025 | 9107153 PIN HEADQUARTERS.COM | | 101.55 |
| | | UNIFORM-HONOR GUARD PINS, SHIPPING | |
| | | UNIFORM-HONOR GUARD PINS, SHIPPING | |
| 12/3/2025 | 9107154 POSITIVE PROMOTIONS | | 897.11 |
| | | SHIPPING FOR INVOICE # 07648595 | |
| 12/3/2025 | 9107155 PROJECT MANAGEMENT INSITUTE, INC. | | 184.00 |
| | | MEMBER RENEWAL 10/9/25 D.BRIDLE | |
| 12/3/2025 | 9107157 PUBLIX SUPER MARKETS, INC. | | 982.14 |
| | PRE022 TRAILS OF TERROR | MAC & CHEESE,POPCORN CHICKEN,TENDERS-TRAINING | |
| | | BALLOONS BOUQUET-CSW 2025 | |
| | | KCUPS, BUNS, 14CT BITES PD CITIZENS ACDMY 2025 | |
| | PRE066 HOMESCHOOL RAYS | TOMATOES-HOMESCHOOL RAYS LIFEGUARD | |
| | PRE015 SENIOR PROGRAMS | CAKE,FRUIT-SENIOR B-DAY 10/10/2025 | |
| | | CHIPS, K-CUPS, SODAS CUSTOMER SERVICE WEEK | |
| | | CUTLERY,CUPS,STIRERS, STORAGE BAGS | |
| | | COFFEE,DRINKS | |
| | | COFFEE MATE, MILK-CHIEF MEETING W/VIP VISITORS | |
| | | FRUIT- TRIATHLON | |
| | | WELLNESS PGRM: 10.23.25 SALAD BOX MEALS | |
| | | SUNPASS STICKERS VEHICLES 28-1 & 6-27 | |
| | | CIDER,KILLER HOGS-CSW 25 | |
| | | LETTUCE SHREDS- CSW 2025 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107158 QUALITY FLAGS, INC. | | 1,115.83 |
| | | FLORIDA STATE FLAG -CITY FACILITIES,SHIPPING | |
| | | FLORIDA STATE FLAG -CITY FACILITIES | |
| 12/3/2025 | 9107159 P-CARD TRAVEL - OTHER EXPENSES | | 68.56 |
| | | CITY VEHICLE FUEL- P.VERMILLION T26039 | |
| 12/3/2025 | 9107161 RAPCO SUPPLY | | 3,681.22 |
| | | REPLACEMENT REMOTE- SUBSTATION A/C | |
| | | DUCT SMOKE DETECTOR | |
| | | COMPRESSOR-A/C CITY HALL | |
| | | ACEASEZ PRODYE,STOP LEAK W/DYE | |
| | | FILTER PLEATED STD40 | |
| | | ACETYLENE GAS- HVAC | |
| | | DRAIN PAN POLARPAN | |
| | | 24V SPRING RETURN OPEN DAMPER ACTUATOR | |
| | | DRAIN PAN POLARPAN | |
| | | GRIP NOTCH BELT | |
| | | PLEATED FILTERS-PUBLIC WORKS BLDG RCVD 10/17/25 | |
| | | DUCT SMOKE DETECTOR, SHIPPING | |
| | | REPLACEMENT REMOTE- SUBSTATION A/C,SHIPPING | |
| 12/3/2025 | 9107162 RAY ALLEN MANUFACTURING, LLC | | 844.84 |
| | | DOG COLLAR,LEAD,NARC BAGS K-9 EQUIPMENT | |
| 12/3/2025 | 9107163 RECYCLE FLORIDA TODAY, INC. | | 250.00 |
| | | MEMBERSHIP-D. KENT 10/25/25-12/15/25 | |
| 12/3/2025 | 9107164 REEVES COMPANY, INC. | | 211.40 |
| | | OFFICIAL UNIFORMS NAME PINS | |
| 12/3/2025 | 9107165 P-CARD TRAVEL - HOTEL | | 720.00 |
| | | HOTEL- S.WILD T26038 | |
| 12/3/2025 | 9107166 RENTAL WORLD OF OSCEOLA, INC. | | 539.47 |
| | | GAS TRIMMER,GAS EDER,PRO LINE-JET VAC 4-136 | |
| 12/3/2025 | 9107167 RENTAL WORLD OF ST. CLOUD | | 2,233.96 |
| | | PRUNING SAW SET,GTA26 HOLSTER | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | ROLLOMATIC, SPARK PLUGS, HAND GUARD-SAW REPAIRS | |
| | | BLADES-MILWALKEE TOOLS | |
| | | POLE SAW- SPARK PLUG BLOWERS | |
| | | CHAINSAW CHAINS | |
| | | CHAINS, SAW BLADES | |
| 12/3/2025 | 9107168 P-CARD TRAVEL - OTHER EXPENSES | | 15.98 |
| | | PARKING, FLEPUR CONF, NO TRAVEL REQ | |
| 12/3/2025 | 9107169 ROYALTY WALLPAPER & WALLCOVERING | | 4,200.00 |
| | | PAINT-WALLPAPER REMOVAL D.C. RUIZ OFFICE 08.28.25 | |
| 12/3/2025 | 9107170 RUSH TRUCK CENTER OF FLORIDA | | 2,030.90 |
| | | UNIT #5-93 RO #65242-1 INSPECTION AND REPAIRS | |
| | | UNIT #5-93 RO #65242-1 MOBILE SERVICE | |
| 12/3/2025 | 9107171 SAFETY-KLEEN SYSTEMS, INC. | | 217.39 |
| | | PARTS WASHER SERVICE | |
| 12/3/2025 | 9107172 SAM'S CLUB | | 1,428.48 |
| | PRE022 TRAILS OF TERROR | TOTE,MAKEUP WIPES,DEEP WOODS | |
| | PRE027 TODDLER TIME PROGRAMS | PRETZELS,CHEESE BALLS, YOGURT-TODDLER BOO BASH | |
| | PRE030 TRUNK OR TREAT | CHARMS,RING POP,SPK FUN, NERDS | |
| | PRE022 TRAILS OF TERROR | GATORADE- TOT STAFF & VOLUNTEERS | |
| | | WATER, COOKIES, CHEESE CUSTOMER SERVICE WEEK | |
| | PRE022 TRAILS OF TERROR | PAPER TOWELS,BATTERIES | |
| | | PASTRIES,MUFFINS,COOKIES, BROWNIES, BANANAS, GRAPES | |
| | | GUMMIES,FERRARA,UTZ,MARS TOOTSIE-HALLOWEEN EVENT | |
| | PRE020 HOPKINS AFTER SCHOOL PRGM | LITTLE BITES,CHIPS &JUICE | |
| | | FRUIT TRAY & CHICKEN WRAP CUSTOMER SERVICE WEEK | |
| 12/3/2025 | 9107173 SAM'S EAST, INC. | | 116.13 |
| | | CUPS, YOPLAIT, BRKFSTPLTR LEMONADE,MUFFINS,GRAPES | |
| | | CUPS, YOPLAIT, BRKFSTPLTR LEMONADE,MUFFINS,GRAPES | |
| 12/3/2025 | 9107174 SAVVY SWEETS TREATS, LLC | | 450.00 |
| | | PROMO COOKIES-TRAIL OF TERROR | |
| 12/3/2025 | 9107175 P-CARD TRAVEL - OTHER EXPENSES | | 31.01 |

| Date | Check Number | Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | GAS- M.DUNKLIN T26032 CITY VEHICLE | |
| 12/3/2025 | 9107176 | SHERWIN-WILLIAMS | | 1,365.14 |
| | | | HZGRY,HARDN,PLAST PAIL- TED BRODA PARK PAINT | |
| | | | PAINT WOMENS CLUB DOOR | |
| | | | EXT GL EXTRA-WHEEL PARK PAINT | |
| | | | REVOLUTION FRAME,ALTITUDE SHORT RUBBER,MARATHON | |
| | | | MUL-LADDER IA | |
| 12/3/2025 | 9107177 | SHI INTERNATIONAL CORP | | 805.20 |
| | | | SHI BITWARDEN ANNUAL RENEWAL 10.2.25-10.2.26 | |
| 12/3/2025 | 9107178 | SHRED-IT ORLANDO | | 297.65 |
| | | | SELECT PURGE SERVICE 1/24/25 FY 2025 | |
| 12/3/2025 | 9107179 | SIGNATURE PROMOTIONAL GROUP, LLC | | 1,287.00 |
| | | | CHALLENGE COINS-TRAFFIC | |
| 12/3/2025 | 9107180 | SITEONE LANDSCAPE SUPPLY LLC | | 3,018.67 |
| | | | HERBICIDE- WEEDS | |
| | | | GROWTH REGULATOR- SHRUBS | |
| 12/3/2025 | 9107181 | SOCIAL NEWS DESK, INC. | | 4,838.40 |
| | | | ANNUAL SUBSCRIPTION 10/1/25-10/1/26 | |
| 12/3/2025 | 9107182 | P-CARD TRAVEL - OTHER EXPENSES | | 140.00 |
| | | | CHECKED BAGGAGE, MHEIL, T26006 SLC-MCO | |
| | | | CHECKED BAGGAGE, K. LACOE T26005-SLC-MCO | |
| | | | CHECKED BAGGAGE, M. HEIL, T26006 | |
| | | | CHECKED BAGGAGE, K. LACOE T26005 MCO-DAL | |
| 12/3/2025 | 9107183 | SPECTRUM/BRIGHTHOUSE NETWORKS, LLC | | 5,056.10 |
| | | | INTERNET SERVICES FS#31 9/19/25 - 10/18/25 | |
| | | | SPECTRUM 10.27.25-11.26.25 | |
| | | | SERVICE DATE- 09/26/25-10/25/25 | |
| | | | INTERNET SERVICE 09/21/25-10/20/25 | |
| | | | INTERNET-IT, PROCUREMENT EOC, 10/01/25-10/31/25 | |
| | | | SERVICE DATES- 09/26/25-10/25/25 | |
| | | | INTERNET SERVICES FS#33 09/17/25 - 10/16/25 FS#33 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | INTERNET-IT, PROCUREMENT EOC, 10/01/25-10/31/25 | |
| | | INTERNET-IT, PROCUREMENT EOC, 10/01/25-10/31/25 | |
| | | SPECTRUM 9.27.25-10.26.25 | |
| 12/3/2025 | 9107184 SPIRIT HALLOWEEN SUPERSTORES, LLC | | 2,788.72 |
| | PRE022 TRAILS OF TERROR | BLOOD SPRAY,FAKE BLOOD | |
| | PRE022 TRAILS OF TERROR | RAT,FIRE/ICE GREEN,FLOOD LIGHT-PROPS | |
| | PRE022 TRAILS OF TERROR | FIRE & ICE,BLACK FABRIC, MINI HAIRY RAT,BLOOD | |
| | PRE022 TRAILS OF TERROR | RACCOON,CAT,ZOMBIE RABBIT | |
| | PRE022 TRAILS OF TERROR | CUT OFF BODY PARTS,BLOOD, CAULDRON | |
| | PRE022 TRAILS OF TERROR | FOG FLUID,LOW LYING FOG, FLOODLIGHT | |
| | PRE022 TRAILS OF TERROR | ZOMBIE SQUIRREL,CHAINS, BLK CRLY,DAPPER,WIG | |
| | PRE022 TRAILS OF TERROR | TRAIL PROPS FOG JUICE | |
| 12/3/2025 | 9107185 SPUD STUD LLC | | 273.00 |
| | | CSW SPIRIT SQUAD - SPUD STUD-FRIES | |
| 12/3/2025 | 9107188 STAPLES BUSINESS ADVANTAGE | | 9,010.96 |
| | | CLIPBOARD, PENS, GLUE, COPY PAPER | |
| | | ACCORDION FILE, HP 80A TONER, HP 26A TONER | |
| | | COMPUTER MOUSE SCALEHOUSE (2) | |
| | | SHEET PROTECTOR | |
| | | PENCIL SHARPENER,COLORED PENCILS,PAPER RCVD 10/1 | |
| | | USBS, INK CARTRIDGES FOR EVIDENCE | |
| | | INDEX CARDS, SHIPPING- LIZZY | |
| | | POSTER STRIPS, ID BADGE HOLDERS, COPY PAPER | |
| | | CARDSTOCK, SHIPPING | |
| | | CARDSTOCK, MINIMUM ORDER FEE | |
| | | SHARPIES,STAPLES | |
| | | POST-IT NOTES - PD | |
| | | 2 OFFICE DESKS- PROGRESS LANE RCVD 9/30/25 | |
| | | PENS,SCISSORS,LABELS CARDSTOCK | |
| | | PENS,SCISSORS,LABELS CARDSTOCK | |
| | | CLEAR PLASTIC, CLIPBOARD | |
| | | BROCHURE HOLDER | |
| | | BELKIN USB C-IT EQUIPMENT | |
| | PRE022 TRAILS OF TERROR | USB FOR MEDIA NIGHT | |
| | | ORG WKLY DAYRNR | |
| | | TONER, FASTENERS, PAPER CLIPS | |
| | | TONER - LAURAS DESK RCVD 10/7/25 | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | DESK PAD | |
| | | ACCORDION FILE, HP 80A TONER, HP 26A TONER | |
| | | INDEX CARDS, SHIPPING - LIZZY | |
| | | DRONES CONTROLLERS | |
| | | COPY PAPER, NOTEPAD, ENVELOPES | |
| | | NEW BREAKROOM TABLES | |
| 12/3/2025 | 9107189 STARBUCKS COFFEE COMPANY | | 110.00 |
| | PRE035 NATIONAL CUSTOMER SERVICE | DRINKS- CSW 2025 | |
| 12/3/2025 | 9107190 P-CARD TRAVEL - HOTEL | | 127.13 |
| | | HOTEL, PIERCE VERMILLION, T26039, $14.13 CR PND | |
| 12/3/2025 | 9107191 STEEL-TOE-SHOES.COM | | 99.95 |
| | | CT SHOES-KEVIN DOUGLAS | |
| 12/3/2025 | 9107192 STYLISH PAWZ | | 145.00 |
| | | GEORGE GROOMING | |
| | | GEORGE GROOMING | |
| 12/3/2025 | 9107193 SUBURBAN PROPANE L.P. | | 45.04 |
| | | STATION 33-38.2 GAL PROPANE | |
| 12/3/2025 | 9107194 SUDDATH WORKPLACE SOLUTIONS | | 1,119.61 |
| | | MOVING AT CITY HALL | |
| 12/3/2025 | 9107195 SUNPASS OPERATIONS | | 275.92 |
| | | SUNPASS TOLLS &NEW TRANSPONDER 10/7/25 | |
| | | SUNPASS REPLENISH 10/7/25 | |
| | | REPLENISH TOLLS 10/4/25 | |
| | | REPLENISH TOLLS 10/4/25 | |
| | | TOLLS | |
| | | DEPT TOLLS 9/27/25 | |
| | | SUNPASS REPLENISH 10/7/25 | |
| | | REPLENISH TOLLS 10/4/25 | |
| 12/3/2025 | 9107196 SWANK MOTION PICTURES, INC. | | 700.00 |
| | PRE040 MOVIE IN THE PARK | HOCUS POCUS-MOVIE IN THE PARK | |
| | PRE040 MOVIE IN THE PARK | LICENSING-MOVIE IN THE PARK-MUFASA | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107197 TC DESIGN INC. | | 43.68 |
| | | UNIFORM ALTERATION-DIAZ | |
| 12/3/2025 | 9107198 THE BANCORP BANK N.A. | | 3,377.00 |
| | PS0304 MONEY LAUNDERING OPERAT. | SCIRS LEASE VEHICLE 10.01.25-10.31.25 | |
| | | CHEVY TAHOE LEASE 10.01.25-10.31.25 | |
| | | LEASE FOR 2024 JEEP 10.01.25-10.31.25 | |
| 12/3/2025 | 9107199 THE PARTS HOUSE | | 127.92 |
| | | OVERHEAD SUPPLIES | |
| 12/3/2025 | 9107200 THE PEP BOYS MANNY, MOE, & JACK | | 72.00 |
| | | OIL CHANGE CAP ROBERTS LEASE VEH | |
| 12/3/2025 | 9107201 THRIFTY SPECIALTY PRODUCE AND MEATS | | 122.97 |
| | | CR APPLD 00282397 RFND TAXES | |
| | | FOOD- CSW | |
| | | FOOD- CSW,TAX | |
| 12/3/2025 | 9107202 TIJUANA FLATS #237 LLC | | 259.00 |
| | | OFFICE LUNCH-TACO BAR CUSTOMER SERVICE WEEK | |
| 12/3/2025 | 9107203 TOI TOI USA, LLC | | 1,344.15 |
| | | TOILET RENTAL 9/19/25-10/16/25 | |
| | | TOILET RENTAL, SURCHARGE | |
| | | TOILET RENTAL 10/17/25-11/13/25 | |
| | | TOILET RENTAL 9/10/25-10/7/25 | |
| | | PORTA POTTY CLEANING 10/13/25-11/9/25 | |
| | | TOILET RENTAL 10/8/25-11/4/25 | |
| 12/3/2025 | 9107204 TOWLANDO TOWING & RECOVERY INC. | | 250.00 |
| | | VEHICLE TOWED IN ERROR BY CE OFFICER-PAID BY CD | |
| 12/3/2025 | 9107205 TRACTOR SUPPLY COMPANY | | 2,324.62 |
| | | DRAWBAR,NUTS,BOLTS,THREAD SEALANT,CHAIN | |
| | | BULK SELLING,EZ REACH, HITCH PIN,MOUNT | |
| | | GATE MESH,TREATED POST- BALLFIELDS | |
| | | ST BOOTS- JOSH MCDANIELS | |

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| | | RYE GRASS SEED-STORMWATER PROJECT | |
| | | AIR HOSE,LEAF RAKES | |
| 12/3/2025 | 9107206 TRANSCOR SUPPLY INC. | | 5,830.00 |
| | | FLORIDA NO MOBILITY SIGNS | |
| | | THERMOPLASTIC ROAD MARKING | |
| | | FLORIDA NO MOBILITY SIGNS SHIPPING | |
| 12/3/2025 | 9107207 TRIMBLE INC. | | 399.00 |
| | | SKETCHUP PRO SOFTWARE SUB 10/15/25-10/15/26 | |
| 12/3/2025 | 9107209 UBIQUITI INC. | | 6,126.75 |
| | | CAMERAS, SHIPPING | |
| | | ACCESS POINT, UI CARE SHIPPING, IT EQUIPMENT | |
| | | IT EQUIPMENT - WIRING VOID & REISSUE CK#301083 | |
| | | IT EQUIPMENT - WIRING | |
| | | CAMERAS, SHIPPING | |
| | | UISP CLOUD HOSTING-IT 09.15.25-10.15.25 | |
| | | ACCESS POINT, IU CARE, AIRFIBER, SHIPPING | |
| | | ACCESS POINT, UI CARE SHIPPING, IT EQUIPMENT | |
| | | VIDEO RECORDER, BEZEL, VIEWPOINT | |
| | | VIDEO RECORDER,BEZEL, VIEWPOINT,SHIPPING | |
| | | IT EQUIPMENT ROUTER, ACCESS POINT, SHIPPING | |
| | | IT EQUIPMENT ROUTER, ACCESS POINT, SHIPPING | |
| | | ACCESS POINT, IU CARE, AIRFIBER, SHIPPING | |
| 12/3/2025 | 9107210 VALENCIA COMMUNITY COLLEGE | | 100.00 |
| | | HAY FOR LIVE BURNS | |
| 12/3/2025 | 9107211 VERIZON WIRELESS | | 6,463.76 |
| | | LOCAL PHONE SERVICE 08/02/2025-09/01/2025 | |
| 12/3/2025 | 9107212 VISTAPRINT NETHERLANDS BV | | 159.99 |
| | | BLDG DEPT. RETRACTABLE BANNER | |
| 12/3/2025 | 9107213 W.W. GRAINGER, INC. | | 1,489.01 |
| | | WEATHERPROOF COVER, BATTERY,KEYED PADLOCK | |
| | | CT WORK BOOT-J.MIRANDA | |
| | | FALL PROTECTION KIT- CLIMBING TOWER | |

| Date | Check Number / Vendor Name/ Project | | Transaction Description | Amount |
|---|---|---|---|---|
| | | | BATTERIES, BARRICADE TAPE | |
| 12/3/2025 | 9107219 WAL-MART COMMUNITY | | | 9,895.83 |
| | | PRE022 TRAILS OF TERROR | WATER-TOT | |
| | | PRE015 SENIOR PROGRAMS | BUNS,ONIONS,HOT DOGS- MOVIE MATINEE | |
| | | PRE030 TRUNK OR TREAT | PLAYDOH,TOYS,PINK BOWL, LEAF BAG,YARD GAMES | |
| | | PRE015 SENIOR PROGRAMS | LIGHTS | |
| | | PRE022 TRAILS OF TERROR | TABLECLOTH,TOSTONERA | |
| | | | PANTS- WILLIAM MCFADDEN | |
| | | PRE022 TRAILS OF TERROR | TABLECLOTHES,FILM,MULTI GRIND,GIRL | |
| | | PRE046 GREAT PUMPKIN SPLASH | PUMPKINS-PUMPKIN SPLASH 10/24/25 | |
| | | PRE020 HOPKINS AFTER SCHOOL PRGM | PLAYDOH,TOYS,PINK BOWL, LEAF BAG,YARD GAMES | |
| | | PRE066 HOMESCHOOL RAYS | KAYAKS-HOMESCHOOL RAYS | |
| | | PRE015 SENIOR PROGRAMS | SPRINKLER,FOOT MASK,MINI ROLLER | |
| | | PRE022 TRAILS OF TERROR | LAUNDRY BAGS,MESH BAGS | |
| | | PRE038 HOME SCHOOL PROGRAMS | PLAYDOH,TOYS,PINK BOWL, LEAF BAG,YARD GAMES | |
| | | PRE022 TRAILS OF TERROR | CASH BOX &POWER ADAPTERS- LANTERNS | |
| | | PRE022 TRAILS OF TERROR | FOG MACHINE,LIGHT STAND, BATTERY,PUMPKIN | |
| | | PRE027 TODDLER TIME PROGRAMS | PLAYDOH,TOYS,PINK BOWL, LEAF BAG,YARD GAMES | |
| | | PRE022 TRAILS OF TERROR | STAPLER,LETTERS,SHEET SETS,DOOR MIR,SKELETON | |
| | | PRE015 SENIOR PROGRAMS | HERD,VEGETABLES,OIL | |
| | | PRE046 GREAT PUMPKIN SPLASH | PRETZELS- PUMPKIN SPLASH EVENT | |
| | | | REPLACEMENT TV FOR INTEL | |
| | | | INTEL REPLACEMENT TV'S | |
| | | | ST BOOTS- EFRAIN DIAZ | |
| | | | PANTS-EFRAIN DIAZ | |
| | | | ST BOOTS-DANIEL RICHARDS | |
| | | | PANTS-DANIEL RICHARDS | |
| | | | CSW-CARDSTOCK PAPER+TAXES TAXES PAID ON 11/15/25 | |
| | | | STORAGE BINS-LOGISTICS | |
| | | | CUPS- TRIATHLON 10/4/25 | |
| | | | IT EQUIPMENT-TV+TV MOUNT | |
| | | | TACO SEASONING,DIABLO, SOUR CREAM,CINNAMON | |
| | | | CSW-CARDSTOCK PAPER+TAXES TAXES PAID ON 11/15/25 | |
| | | | POPPING CORN,SEASONING, OIL-CSW 2025 | |
| | | | 15CT BLN, TIS 8SHT, COKE, FANTA, WATER, OREO, COOK | |
| | | | 15CT BLN, TIS 8SHT, COKE, FANTA, WATER, OREO, COOK | |
| | | | GV 5 PK LIGHT- CSW 2025 | |
| | | | LIGHT | |
| | | | SPIDER LIGHT, BLK CLAY, TBL CLOTH-TRUNK OR TREAT | |

| Date | Check Number | Vendor Name / Project | Transaction Description | Amount |
|---|---|---|---|---|
| | | | PD HLWEEN EVNT-POSTER BOARD, FRINGE, CANDY | |
| | | | OREO, CRACKERS, GATORADE -SNACKS FOR LIVE BURNS | |
| | | | BIN SCISSOR, TOTES, TRASH BINS | |
| | | | CLX WIPES, DAWN, SPONGE, SWIFFER-COMMUNICATIONS | |
| | | | DRINKS- TRIATHLON 10/4/25 | |
| | | | CUTLERY,NAPKINS,PAPER, PASTRY BRUSH | |
| | | | BROWN SUGAR,KH BAYOU, SUNKIST | |
| | | | CUTLERY,NAPKINS,STREAMERS | |
| | | | TRASH BINS, LACH BOXES | |
| | | | APPLE CIDER | |
| | | | 7PCS SET, HANGERS | |
| | | | BAGS, HALLOWEEN CANDY | |
| | | | IT EQUIPMENT-55'ONN TV | |
| | | | BAGS, HALLOWEEN CANDY | |
| | | | WORK PANTS-BILLY GARRETT | |
| 12/3/2025 | 9107220 | WATER SAFETY PRODUCTS, INC. | | 402.17 |
| | | | WINTER JACKETS,PANTS, SHIPPING | |
| | | | WINTER JACKETS,PANTS | |
| 12/3/2025 | 9107221 | P-CARD TRAVEL - OTHER EXPENSES | | 42.77 |
| | | | FUEL, GEORGE RANDOLPH, T25253 | |
| 12/3/2025 | 9107222 | WAWA, INC. | | 231.81 |
| | | | FUEL FOR FS31 | |
| | | | FUEL-FIRE PREVENTION | |
| | | | FUEL FOR PREVENTION | |
| | | | SAUSAGE CROISSANT,COOKIES PD CITIZENS ACADEMY | |
| | | | FUEL FOR FIRE PREVENTION | |
| 12/3/2025 | 9107223 | WAX MONKEY DETAIL SHOP | | 327.20 |
| | | | UNIT 12-451 CLEANING | |
| | | | UNIT #12-470 CLEANING | |
| | | | UNIT 12-409 CLEANING | |
| | | | UNIT #12-322 CLEANING | |
| 12/3/2025 | 9107224 | P-CARD TRAVEL - HOTEL | | 1,462.90 |
| | | | HOTEL- L.LUGO T26018 | |

# City of St. Cloud

## FY26 Warrant List #3

12/01/2025 to 12/23/2025

| Date | Check Number / Vendor Name/ Project | Transaction Description | Amount |
|---|---|---|---|
| 12/3/2025 | 9107225 WILD FLORIDA AIRBOATS,LLC | | 1,007.60 |
| | | COMM DEV TEAM BLDNG | |
| 12/3/2025 | 9107226 ZOOM VIDEO COMMUNICATIONS, INC. | | 267.90 |
| | | ZOOM 10.9.25-11.8.25 | |
| 12/3/2025 | 9107227 ZUMBA FITNESS, LLC | | 323.64 |
| | | 6 MONTH MEMBER-S.NEWTON | |
| 12/3/2025 | 9107228 10TH STREET PRODUCE, LLC | | 940.14 |
| | | TACO MEAT | |
| | PRE022 TRAILS OF TERROR | FOOD- VOLUNTEERS & MEDIA NIGHT | |
| | | LUNCH BOX-CITIZENS ACDMY | |
| 12/3/2025 | 9107229 24HOURWRISTBANDS.COM | | 422.75 |
| | PRE009 CHRISTMAS TREE LIGHTING | SANTA SAMI PINS & TEMP TATTOOS | |
| 12/3/2025 | 9107230 P-CARD TRAVEL - OTHER EXPENSES | | 46.35 |
| | PS0304 MONEY LAUNDERING OPERAT. | FUEL FOR SCIRS LEASE | |
| | Grand Total | | 29,414,110 |