

**City Council Workshop**  
**Thursday, January 15, 2026**  
**City Hall - Council Chambers**  
**1300 9th Street**  
**2:30 PM**  
**Agenda**

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
  - Mayor Chris Robertson
  - Deputy Mayor Ken Gilbert
  - Council Member Jennifer A. Paul
  - Council Member Kolby Urban
  - Council Member Shawn Fletcher
- IV.** Discussion Item
  - 1. Discussion regarding Theater in the Cloud
  - 2. Discussion regarding Parks, Impact fees and Master Plans
  - 3. Discussion regarding Kings Crest and Cane Break's private landscaping, signage and streetlighting maintenance
  - 4. Discussion regarding the Proclamation Policy
  - 5. Discussion regarding Community Grants
- V.** Adjournment

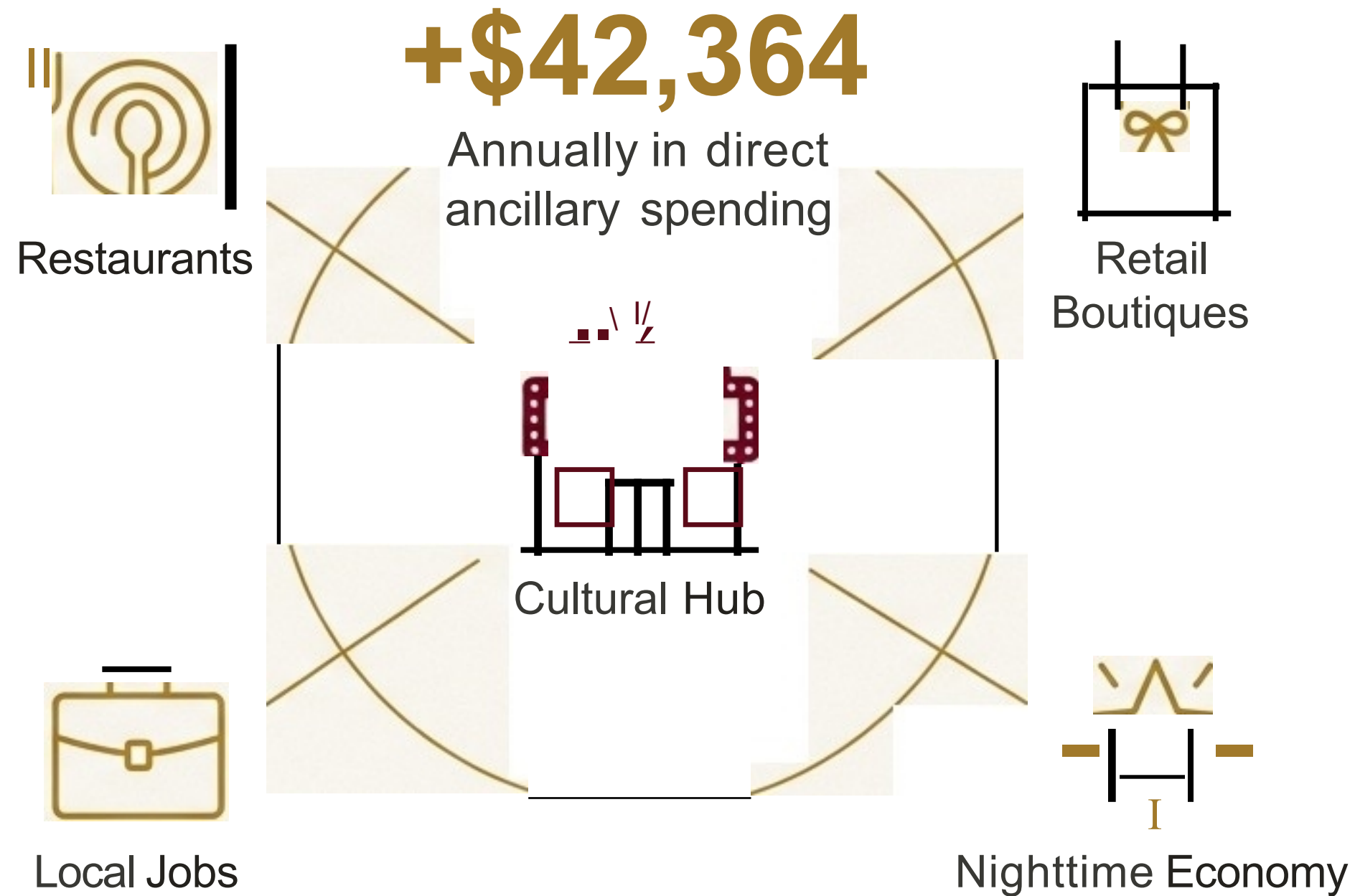
If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings 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) Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300

# The Overture: A City on the Cusp



Source: Strategic Master Plan, Section 1.1: The Municipal Inflection Point

# The Magnetic Stage



# Setting the Scene

## Current City Proposal



## The Partnership Model



# The Script We'll Write



**THINK**

(The Intellectual Catalyst)



**LAUGH**

(The Accessible Piece)



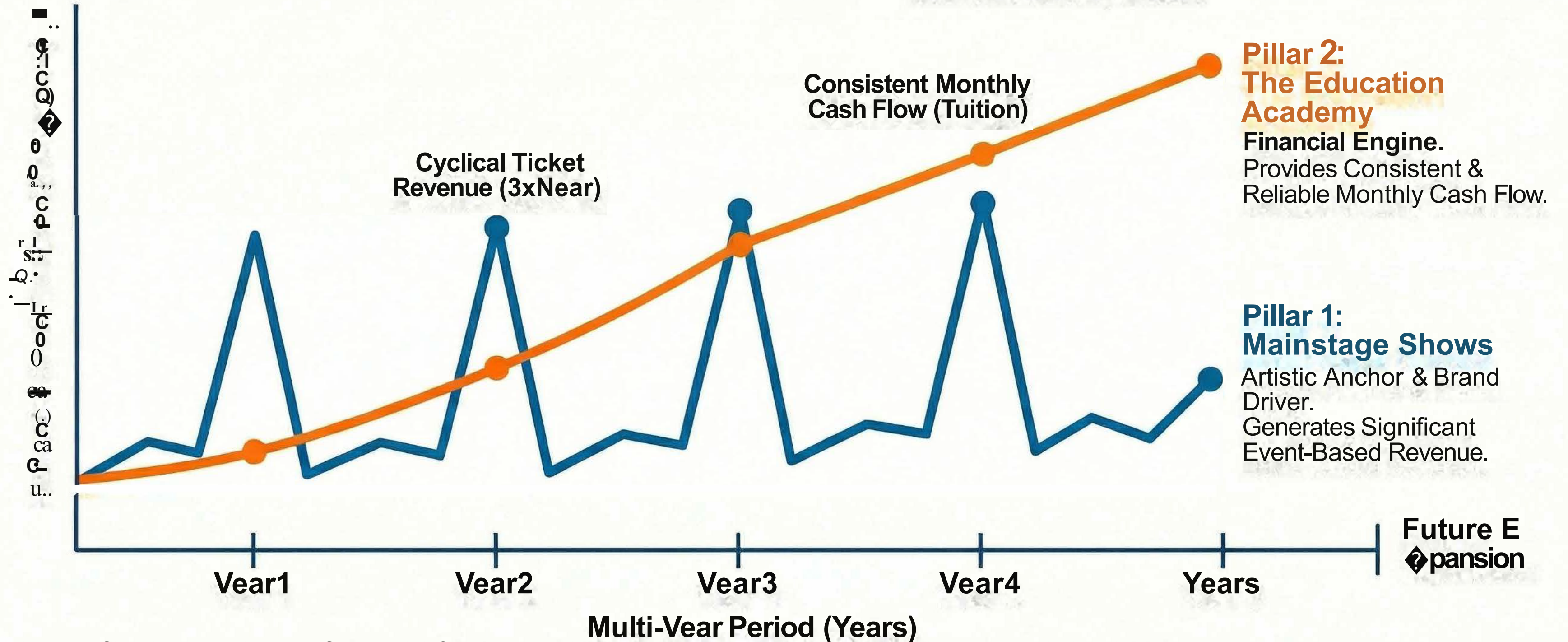
**CELEBRATE**

(The Revenue Piece)

# The Two-Pillar Growth Engine: A Sustainable Stage

## The Path to Sustainability

Over time, the Academy's stable tuition revenue is projected to grow, providing the financial foundation needed to relieve pressure on ticket sales and fund future artistic expansion.



# The Protagonist: A Tale of Two Generations



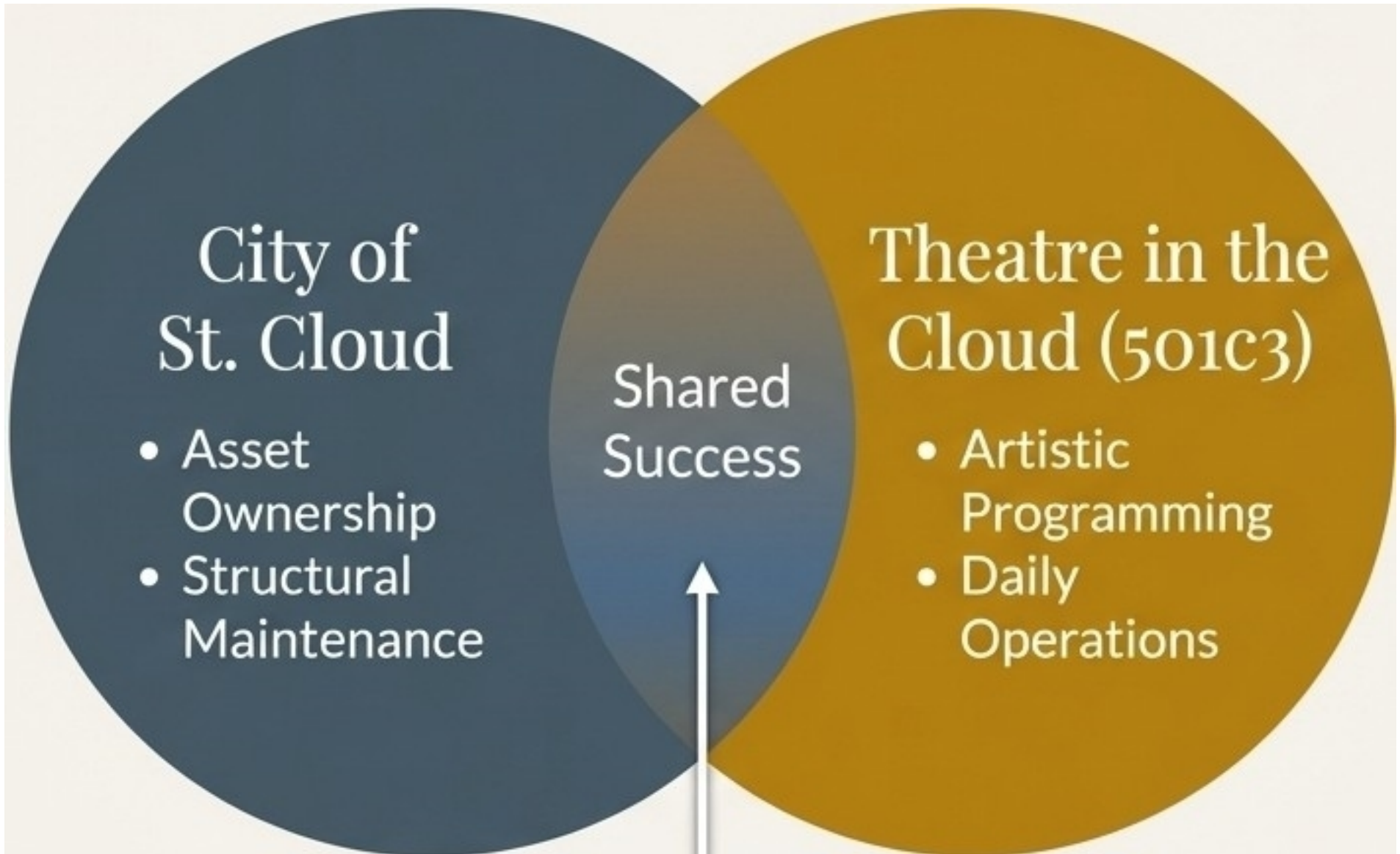
Source: Strategic Master Plan, Section 2.1: The 'New' St. Cloud Resident

Source: Strategic Master Plan, Section 3.2 & 2.1

# The Ensemble: Activating Our Entire City



# The Director's Circle: A Partnership of Trust



**Non-Voting City Liaison  
for Full Transparency**

# The Climax: A Tale of Two Futures



Source: Strategic Master Plan, Section 1.1: The Municipal Inflection Point & Section 2.2: The Regional Arts Gap

# The Standing Ovation: Our Legacy Awaits

**Approve the Master Plan.  
Authorize the Partnership.  
Begin the Next Act.**

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# Strategic Master Plan: Establishing a Municipal Arts Partnership for St. Cloud, Florida

## 1. Executive Vision and Strategic Alignment

### 1.1 The Municipal Inflection Point

St. Cloud, Florida, currently stands at a decisive developmental crossroads. Transitioning rapidly from its historical identity as a rural outpost and retirement haven for Civil War veterans into a robust, self-sustaining municipality within the Greater Orlando metropolitan area, the city faces the classic challenge of suburban maturation: the risk of becoming a bedroom community<sup>\*1, 2, 7</sup>. With a population now estimated at over 71,000 and a growth rate exceeding 20% since 2020<sup>\*1, 2, 7</sup>, the physical infrastructure of housing and retail has expanded, yet the cultural infrastructure required to foster a distinct civic identity has lagged behind.

The strategic imperative for the City of St. Cloud is to pivot from a passive residential zone to an active destination—a place where residents not only sleep but live, work, and, crucially, play. The current "play" ecosystem is heavily weighted toward outdoor recreation, restaurants, and bars. While valuable, these amenities do not address the intellectual and creative needs of a diversifying demographic profile that includes young professional families and active retirees. The absence of a dedicated, high-caliber arts program creates a leakage of economic and social capital; residents seeking cultural enrichment—whether a professional-quality musical, a specialized acting class, or a jazz festival—currently migrate north to Orlando or Kissimmee, taking their discretionary spending with them.

Theatre in the Cloud INC<sup>\*16, 17</sup> proposes a transformative partnership to arrest this leakage. By establishing a formal Arts & Culture Division for the city, anchored by a dedicated facility and a robust programming calendar, St. Cloud can catalyze downtown revitalization, improve community cohesion, and diversify its economic base. This proposal outlines a comprehensive roadmap for this partnership, moving beyond the ad-hoc rental models of the past toward a sustainable, municipally supported cultural institution.

### 1.2 Alignment with City Strategic Goals

The City of St. Cloud's Strategic Plan (FY2024-2029) explicitly identifies "Diverse, Innovative, and Magnetic Economic Development" as a primary goal<sup>\*4, 5</sup>. The term "magnetic" is instructive; it implies an ability to attract and retain. Cultural arts are a primary magnet for the "creative class"—the demographic of knowledge workers and entrepreneurs who prioritize quality of life in relocation decisions.

The integration of Theatre in the Cloud aligns with specific municipal objectives<sup>\*4</sup>:

- Making the City a Desirable Business Location: Corporate site selectors consistently rank quality of life, including cultural amenities, as a top factor for headquarters relocation. A vibrant arts district signals a mature, sophisticated community.
- Increasing the Commercial Tax Base: Arts venues act as anchors for the "nighttime economy," driving foot traffic to downtown restaurants and retail establishments after traditional business hours.
- Community Safety and Cohesion: The Strategic Plan emphasizes "Effective Community Safety" and "Strong collaborations and partnerships with the community." Arts programs for youth (ages 7-18) provide constructive, structured engagement during high-risk after-school hours and summer breaks, directly contributing to community stability.

By formalizing this arts partnership, the City moves from viewing arts as a luxury to viewing them as essential infrastructure, akin to parks or libraries, that yields measurable returns in civic health and economic resilience.

### 1.3 Draft Status and Required Alignment

This document represents a **Strategic Master Plan Proposal** developed by Theatre in the Cloud, Inc. and is intended as a foundational blueprint for discussion and negotiation.

- **Workshop Requirement:** The specifics of this agreement—including the Facility Partnership, Lease Agreement terms, and the Defined Operational Split—must be formally workshopped, reviewed, and approved.
- **Key Stakeholders:** A cohesive, binding agreement will require collaborative sessions with St. Cloud City Officials, the Parks and Recreation Department (as facility managers/overseers), and all current resident users (Woman's Club, Rotary Club, and Heritage Museum).
- **Finalization:** The final, definitive operating agreement will supersede this draft and will be formalized only upon mutual execution by the City and Theatre in the Cloud, Inc..

### 1.4 The Core Proposal

The Theatre in the Cloud partnership is a strategic Public-Private Partnership (P3) investment designed to accelerate St. Cloud's transition into a destination city.

#### 1. Facility Partnership & Lease Agreement:

- **Action:** Facility Partnership & Lease Agreement: Execute a 5-Year Nominal Lease Agreement (\$1.00/year or XXX a month) for the exclusive control of the Auditorium, Stage, and associated Areas. The City shall formally convey the exclusive right to manage and program this entire component to Theatre in the Cloud for the specific purpose of operating the Educational Academy and a professional production season
- **Justification:** This mitigates the prohibitive variable cost of renting (Sec. 5.1), stabilizes the organization's overhead, and maximizes the City's return on this historic asset by transforming it into a dynamic, revenue-generating cultural hub.

## 2. Municipal Financial Support:

- **Action:** The City of St. Cloud allocates a Nominal Budget Line Item of \$1.00 to authorize the partnership. Upon execution of the Facility Partnership & Lease Agreement, Theatre in the Cloud, Inc. will assume responsibility for sourcing the necessary one-time launch investment (estimated at \$X,XXX) from outside grants (e.g., Osceola Tourist Development Tax [TDT] grants, United Arts) and corporate sponsorships.
- **Justification:** This structure protects the City's General Fund and CRA reserves from immediate capital outlay. The initial capital, once secured by Theatre in the Cloud, will cover startup costs for the Educational Academy (marketing, instructor fees, initial equipment purchase) and necessary facility upgrades (e.g., lighting grid installation). This ensures the Academy can rapidly generate the stable tuition revenue required for long-term sustainability (Sec. 7.1) without relying on municipal seed funding.

## 3. Defined Operational Split:

- **Action:** Formalize the operational responsibilities: The City assumes liability and maintenance for major structural systems (roof, HVAC, exterior), while Theatre in the Cloud is responsible for specialized theatrical equipment and liability insurance.
- **Justification:** This protects the organization from catastrophic infrastructure expenses (per the Garden Theatre cautionary tale, Sec. 4.1) while ensuring the City retains ownership and oversight of its historic property (Sec. 6.2).

## 4. Defined Space and Usage Protocol:

- **Action A (Spatial and Temporal Use):** Establish a clear Spatial and Temporal Use Protocol within the Operating Agreement that defines the physical boundaries and scheduling priority for all four resident users (Theatre in the Cloud, Woman's Club, Rotary Club, and Museum). The protocol must ensure Theatre in the Cloud has exclusive use of the Auditorium and Stage during all performance runs and tech weeks. The Heritage Museum maintains exclusive use of the original 1923 library wing. The Woman's Club and Rotary Club retain scheduled use of the meeting/banquet rooms outside of the Theatre's designated Scheduled times (Sec. 5.2).
- **Action B (Facility Optimization):** Mandate a joint inspection and removal of all non-essential and non-compliant items currently stored within the Auditorium, Stage, and general storage areas. This includes items not structurally necessary or those that violate fire and safety codes.
- **Action C (External Signage and Promotion):** As part of the CRA revitalization effort, the City commits to funding and installing professional, permanent external signage that clearly identifies the building as the St. Cloud Cultural Hub and promotes the presence of all major tenants (Theatre in the Cloud, Heritage Museum, and Woman's Club). This includes modern, temporary display units (like digital kiosks or reader boards) to announce current Theatre and Museum events.
- **Justification:** Defining the usage schedule and boundaries eliminates conflicts. Optimizing the space ensures safety and professional operation. Finally, improving external wayfinding and promotion is critical to maximizing the economic and cultural impact of the entire complex, ensuring that all residents and visitors are aware of the building's offerings.

## 2. Demographic and Market Analysis

### 2.1 The "New" St. Cloud Resident

Understanding the target audience is critical for programming viability. St. Cloud’s demographic profile has shifted significantly, presenting a fertile market for a "7 to 99" arts mission <sup>7, 8</sup>.

**Table 1: St. Cloud Demographic Profile and Arts Implications**

Metric	Data Point	Strategic Implication for Arts Programming
Total Population	71,036 (2024 Est.)	A critical mass sufficient to support a professional theatre season without relying solely on tourists.
Median Age	36.6 Years	A young, family-centric population. High demand for youth programming (camps, classes) and "date night" options for parents.
Median Income	\$76,196	Rising disposable income allows for ticket purchases and tuition fees, moving the market beyond free events.
Youth Population (0-19)	28%	Nearly one-third of the city is school-aged, creating a massive total addressable market for the Educational Academy.
Seniors (60+)	16%	A historically consistent patron base for mainstage theater, often seeking volunteer opportunities and daytime matinees.

This bimodal demographic distribution—a large cohort of school-aged children and a significant population of active seniors—is ideal for community theater. The "Educational Academy" pillar of the proposal serves the younger demographic, generating tuition revenue and parental engagement, while the "Mainstage Series" and "Matinee" offerings serve the older

demographic, generating ticket revenue and philanthropic support.

## 2.2 The Regional Arts Gap: Osceola vs. Orange

A comparative analysis of the regional arts landscape reveals a stark disparity that St. Cloud is positioned to exploit <sup>14</sup>. Orange County, anchored by Orlando, benefits from a mature cultural ecosystem supported by significant tourist tax revenues and institutions like the Dr. Phillips Center and Orlando Shakes. In contrast, Osceola County lacks a comparable density of cultural institutions.

### The Funding Void: Orange vs. Osceola Commitment

This disparity is not just about geography, but about institutional commitment and funding, underscoring the necessity of a dedicated municipal effort in St. Cloud:

- State Funding Risk: The Governor's veto of \$32 million in statewide arts and culture grants in 2024 disproportionately impacted smaller organizations that lack the large endowments of their Orlando counterparts <sup>11, 12</sup>.
- Regional Philanthropic Disparity: Orange County's commitment to the arts is significantly higher than Osceola's, as demonstrated by the region's largest philanthropic campaign <sup>9</sup>. <sup>10</sup>. The United Arts of Central Florida (UA) 2025 Collaborative Campaign successfully raised over \$9 million in funds for Central Florida cultural organizations <sup>45</sup>. While Osceola County is part of this service area, a majority of the largest annual operating support grants and capital improvement funds consistently flow to the major, established cultural institutions overwhelmingly located in Orange County (e.g., Orlando Philharmonic, Orlando Ballet, Orlando Shakes). Osceola-based entities often receive a fraction of that support or are entirely dependent on inconsistent local funding or highly competitive small grants (typically \$5,000 or less).

This funding trend establishes that the primary sources of major, stable arts funding are structurally biased toward Orange County. This creates a "cultural desert" risk for Osceola County. Residents of St. Cloud, Harmony, and Narcoossee face a choice: endure a 45-minute to 1-hour commute to downtown Orlando for high-quality arts experiences, or forgo them entirely. By establishing a local, high-quality option, Theatre in the Cloud captures this displaced demand. The convenience factor cannot be overstated; for a family in St. Cloud, a 10-minute drive to a local theater is exponentially more attractive than a trek into Orlando traffic, provided the quality of the production justifies the ticket price.

## 2.3 Economic Impact of the Arts Sector

The argument for municipal support is rooted in economics <sup>13, 15</sup>. The Arts & Economic Prosperity 6 (AEP6) study provides a framework for understanding how arts organizations function as economic drivers.

The Event-Related Spending Multiplier: When a patron buys a ticket to a show in downtown St. Cloud, the transaction does not end at the box office.

- Dining: Pre-show dinners at restaurants on New York Avenue or 10th Street.
- Retail: Browsing local boutiques before the curtain rises.
- Services: Babysitters, parking, and transportation.

Data indicates that the average nonprofit arts attendee spends \$29.42 per person beyond the cost of admission <sup>\*15</sup>. For non-local audiences (cultural tourists), this number jumps to over \$57.00 per person.

### Projected Economic Ripple for St. Cloud

If Theatre in the Cloud produces three mainstage shows per year, with 6 performances each, in a 100-seat venue at 80% capacity, the projected economic ripple is as follows:

- **Total Annual Attendance:** 3 x 6 performances x 80 patrons = 1,440 attendees
- **Direct Ancillary Spending:** \$1,440 x \$29.42 = \$42,364.80 injected annually into the downtown economy

This is a conservative estimate that does not account for the "Educational Academy" families who wait in local coffee shops during classes or the larger crowds drawn by festivals. This spending supports local jobs and increases sales tax revenue, creating a **virtuous cycle** where municipal investment in the arts pays dividends in general fund revenues.

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## 3. Programming Vision: The "Theatre in the Cloud" Ecosystem

The mission of Theatre in the Cloud <sup>\*16, 17</sup> is to "expand the creative culture within St. Cloud Florida by establishing an environment dedicated to live artistic expression for all mediums." To operationalize this mission, the programming strategy is divided into three distinct pillars: Mainstage Productions, The Educational Academy, and Community Arts Expansion.

### 3.1 Pillar I: Mainstage Theater Programming

The core requirement of "3 shows per year minimum" serves as the anchor for the organization's brand and community visibility.

#### 3.1.1 Programming Strategy

The Mainstage Programming Strategy employs a strategic schedule designed to establish an intellectual brand identity (Show 1) while placing accessible, high-revenue shows (2 and 3) to financially support the challenging artistic focus.

1. The Anchor Piece (Show 1: The Intellectual Catalyst): This production sets the tone, fulfills the "make you think" mandate, and pushes artistic and intellectual boundaries.
  - Strategic Alignment: Directly addresses the "intellectual and creative needs" of the community (Sec. 1.1) and acts as a "magnet for the creative class" (Sec. 1.2).
  - Genre: Critically acclaimed contemporary or classic drama addressing complex ethical, social, or historical dilemmas (e.g., A modern Arthur Miller adaptation).
  - Goal: Generate intense post-show discussion, significant review buzz, and set high artistic standards that establish the theater's reputation.
2. The Accessible Piece (Show 2: The Family/Lighter Draw): A strategic mid-season offering designed to significantly broaden audience appeal and attract families or theatergoers seeking an easier, more entertaining experience.

- Strategic Alignment: Serves the large "young, family-centric population" (Sec. 2.1) and provides a key component for the "nighttime economy" and "date night" options (Sec. 1.2).
  - Genre: Popular comedy, family-friendly production, or a classic musical with wide recognition.
  - Goal: Maximize earned revenue during the middle of the season by drawing in broader subscription and group audiences.
3. The Revenue Piece (Show 3: The Holiday Community Builder): The annual holiday staple, positioned to maximize end-of-year ticket revenue and function as a major, accessible community event.
- Strategic Alignment: Provides mass appeal to ensure financial sustainability (Sec. 7.1) and directly addresses the need for strong community cohesion and events (Sec. 1.2).
  - Genre: Holiday staple, seasonal classic, or a family-focused show timed for the end-of-year rush.
  - Goal: Secure the financial health needed to fund the high-risk, high-reward artistic programming of Show 1 and maximize the ancillary economic ripple effect downtown.

### 3.1.2 Production Values

To distinguish itself from high school drama—already well-served by St. Cloud High School’s theater department <sup>\*18, 19</sup>—Theatre in the Cloud must commit to professional standards. This includes:

- Set Design: Construction of fully realized, architectural sets rather than minimalist backdrops.
- Live Music: Utilization of live orchestras or combos for musicals, rather than pre-recorded tracks, employing local musicians <sup>\*20, 21</sup>.
- Technical Proficiency: High-quality lighting and sound design, necessitating the dedicated facility discussed in Section 5.

## 3.2 Pillar II: The Educational Academy

The Academy is the **financial engine** of the organization, providing consistent monthly cash flow through tuition <sup>\*20, 21</sup> while fulfilling the mission to serve youth and adults.

### 3.2.1 Youth Curriculum (Ages 7-17)

Parents in St. Cloud are actively seeking enrichment activities. The Academy offers a structured alternative to sports.

- Monologue Workshops: Focusing on public speaking, textual analysis, and self-confidence. This has direct academic crossovers for student presentations.
- Mask Workshops: A specialized offering (using Neutral or Character masks) that teaches physical expression. This is a unique differentiator, as few local programs offer physical theater training.
- Summer Intensives: Two-to-three week day camps (9 AM - 3 PM) culminating in a recital. These function as childcare for working parents and intensive training for students.

- Shakespeare Training: Making classical text accessible. This aligns with high school English curricula, providing a practical application for academic study.
- General Acting Workshop: Covers foundational techniques, improvisation, and scene work.

### 3.2.2 Adult Curriculum (Ages 18+)

- Public Speaking Course: A strategic B2B offering. Theatre in the Cloud can market "Executive Presence" and "Public Speaking" workshops to the St. Cloud Chamber of Commerce <sup>\*22, 23</sup>. Real estate agents, city officials, and business leaders are a prime market for training in vocal projection and stage presence.
- Improv Classes: "Comedy for Confidence." Improv is increasingly popular as a corporate team-building tool and a social outlet for adults.
- Movement Workshops: Targeted at seniors, focusing on balance, coordination, and cognitive engagement through dance and movement patterns. This aligns with health and wellness goals for the aging population.
- General Acting Workshop: Covers foundational techniques, improvisation, and scene work.

## 3.3 Pillar III: Community Arts Expansion

To function as a true municipal partner, the organization must activate spaces beyond the theater walls <sup>\*27</sup>.

### 3.3.1 Visual Arts Initiatives

- Monthly Painting Classes & Mixers: Capitalizing on the "paint and sip" trend <sup>\*24, 25</sup>, these events serve as low-barrier entry points for residents who may not consider themselves "artists." Hosting these in local restaurants or the theater lobby drives cross-promotion by partnering with organizations already providing these services.
- Art Competitions: An annual contest featuring "St. Cloud Themes" (e.g., the Sugar Belt Railway history, the Veteran roots). Winning pieces can be displayed in City Hall or the Library, reinforcing civic pride.

### 3.3.2 Special Events & Placemaking

- Shakespeare in the Park: Utilizing the Veterans Park Band Shell or Lakefront pavilion <sup>\*27</sup>. This "Free Shakespeare" model is a standard municipal offering in major cities and serves as a high-visibility gift to the community.
- Jazz Festivals: Activating the downtown streetscape. Live jazz creates an upscale, sophisticated atmosphere that benefits dining establishments.
- Art Walks: Partnering with St. Cloud Main Street/Chamber of Commerce <sup>\*38, 39</sup> to create guided tours of the city's existing murals (e.g., the "Welcome to St. Cloud" mural or the "Historic Fire Department" mural) <sup>\*28, 29</sup>. Docent-led tours turn passive public art into an interactive history lesson.
- Film Series: Screening "National Theatre Live" or classic films on the theater's off-nights <sup>\*37</sup>. This maximizes facility utilization and brings world-class culture (e.g., the Royal Shakespeare Company) to residents who cannot travel to London or New York.

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## 4. Operational Case Studies: Lessons from the Region

To mitigate risk and ensure success, St. Cloud should look to regional precedents. The trajectories of the Garden Theatre (Winter Garden) and the Athens Theatre (DeLand) offer critical lessons.

### 4.1 The Garden Theatre (Winter Garden)

- The Model: The City of Winter Garden purchased the historic theater and partnered with a non-profit (Garden Theatre Inc.) to operate it <sup>\*30, 31</sup>.
- The Success: The theater became the catalyst for the transformation of Plant Street into a premier dining and entertainment destination
- The Cautionary Tale: In 2024, the Garden Theatre faced financial distress and operational dissolution due to board governance issues and financial instability, forcing the City to step in and assume control <sup>\*32</sup>.
- Lesson for St. Cloud:
  - Oversight: The City must be assured of complete financial transparency within the lease or partnership agreement (via the Non-Voting City Liaison and required audits) to provide the necessary early warning for intervention if the operating entity falters.
  - Financial buffer: A "sinking fund" or capital reserve should be established early to handle building maintenance, preventing the operating budget from being cannibalized by facility repairs <sup>\*40, 42</sup>.

### 4.2 The Athens Theatre (DeLand)

- The Model: A historic renovation owned by the City of DeLand but operated by a non-profit <sup>\*33</sup>.
- The Success: Athens derives approximately 65% of its operating revenue from ticket sales, with the remainder from grants and sponsorships. It utilizes a robust sponsorship tier system (Producer, Executive Producer) to engage local businesses <sup>\*34</sup>.
- Lesson for St. Cloud:
  - Sponsorship Tiers: St. Cloud should adopt the Athens model of tiered corporate support. For example, a \$5,000 "Producer" level sponsorship could include tickets, playbill ads, and a "Night at the Theatre" for employees.
  - Diversified Revenue: Reliance on ticket sales alone is risky. The Athens model proves that a healthy mix of earned revenue (tickets/tuition) and contributed revenue (donations/sponsorships) is vital.

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## 5. Facility Infrastructure Analysis: The Case for Dedicated

# Space

The most critical barrier to the success of this proposal is the current lack of a dedicated facility. Theatre in the Cloud explicitly cites the fact: "Cannot develop detailed calendar/scheduling without having a permanent space for its operations." This section analyzes why shared-use facilities fail and proposes viable alternatives.

## 5.1 The Failure of the Shared-Use Model

Currently, arts programming in St. Cloud often relies on renting spaces like the Civic Center Complex or Community Center rooms <sup>35,36</sup>. While these facilities are excellent for their intended purposes (meetings, banquets, sports), they are structurally incompatible with professional theater production <sup>26</sup>. **Table 2: Operational Analysis of Shared vs. Dedicated Facilities**

Operational Requirement	Shared Facility (Civic Center/Community Center)	Dedicated Facility (Proposed Arts Center)	Impact on Programming
Set Construction	Impossible. Rooms must be cleared daily/weekly for other rentals. Sets cannot be left standing.	Essential. Sets remain in place for 4-6 weeks, allowing for complex, multi-level designs.	Dedicated space allows for professional visual standards; shared space limits shows to "black box" minimalism.
Lighting/Tech	Limited. Standard room lighting or temporary stands. No permanent grid access.	Full Control. Lighting instruments hang permanently, allowing for sophisticated design and focus.	Shared space precludes theatrical lighting effects, diminishing production value.
Flooring	Incompatible. Concrete or tile floors are dangerous for dance/movement (impact injuries).	Specialized. "Sprung" wood floors installed specifically for performer	Dedicated space reduces liability and injury risk for dancers/actors.

		safety.	
Scheduling	Secondary Priority. Arts compete with weddings, bingo, and city meetings. Dates are fragmented.	Top Priority. The season is locked 12 months in advance.	Dedicated space allows for season subscriptions and reliable marketing.
Cost Efficiency	High Variable Cost. Hourly rates \ \$95 - \$110/hr accumulate rapidly during tech weeks (40+ hours).	Fixed Cost. Monthly lease or partnership agreement stabilizes overhead.	Renting the Womans Club for one production would cost \$9,000.00 which is unsustainable.

Financial Reality of Shared Rentals: Using the published rates for The Womans Club <sup>\*26</sup>

(\$75/hr resident rate):

A typical production requires 90 hours of rehearsal 30hours of tech/performance time = 120hours.

Total Cost = 120 hours X \$75hr = \$9,000 per production just in room rental

This cost structure creates a prohibitive barrier to entry for community theater, where total budgets often hover around \$15,000 - \$20,000. A dedicated lease or partnership agreement is the only financially viable path <sup>\*26</sup>.

## 5.2 The Strategic Option: The Womans Club Building

Located at 1012-1014 Massachusetts Avenue, the historic St. Cloud Woman's Club complex represents the most viable and immediate solution for a municipal arts partnership.

- History & Infrastructure: Built in 1923 as the Veterans Memorial Library and expanded in 1949 with a dedicated Auditorium, this complex is listed on the National Register of Historic Places. Its architectural heritage aligns perfectly with the "heritage play" and "cultural district" goals of the mission. The facility includes a stage, and open floor space for seating, offering the foundational elements of a working theater.
- The Shared-Use Ecosystem: This option uniquely positions Theatre in the Cloud within an existing, vibrant civic ecosystem. The building is currently a shared cultural hub:
  - The St. Cloud Heritage Museum: Housed in the original library wing (1012 Massachusetts Ave), providing historical context and foot traffic.
  - The Womans Club of St. Cloud: The historic stewards of the building, who continue to hold meetings and events in the space.
  - The St. Cloud Rotary Club: Utilizes the facility for weekly meetings.
- Potential & Action Item: Converting the Auditorium component into a permanent

performance venue creates a multi-generational cultural center.

- Action Item: The City should broker a "Priority Usage Agreement" that harmonizes the schedules of the Rotary Club and the Woman's Club with the Theatre's needs<sup>40, 41</sup>.
- Synergy: This arrangement creates a built-in audience; Rotary members and Woman's Club members become natural patrons and donors for theatrical productions.
- Revitalization: Activating the stage regularly transforms the building from a static meeting hall into a dynamic performing arts center, maximizing the City's return on this historic asset.

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## 6. The Partnership Model: Governance and Structure

To execute this vision, Theatre in the Cloud proposes a formal Public-Private Partnership (P3) with the City of St. Cloud.

### 6.1 Governance Structure

Theatre in the Cloud, Inc. is established as a 501(c)(3) non-profit organization (Florida Document Number N20000009255). This status is a critical strategic asset, allowing the organization to operate with tax-exempt benefits and receive tax-deductible donations immediately.

- Direct Access to Funding: As a designated 501(c)(3) entity, Theatre in the Cloud is positioned to apply directly for funding sources that require non-profit status, eliminating the need for complex fiscal sponsorship arrangements. This includes eligibility for:
  - State of Florida Division of Arts & Culture Grants: Specifically "General Program Support" and "Specific Cultural Projects"<sup>43, 44</sup>.
  - Private Foundation Grants: Such as the Disney Grants or the Orlando Magic Youth Foundation.
  - Corporate Philanthropy: Direct tax-deductible sponsorships from local businesses (e.g., OUC, Toho Water Authority).
- Strategic Partnerships: While fiscal sponsorship is not required, Theatre in the Cloud, Inc. will maintain a strategic operational partnership with Local Sponsors.

### 6.2 Governance and Transparency: The City Liaison

To ensure the City of St. Cloud maintains full transparency and confidence in the facility's stewardship while preserving the necessary operational agility of the management organization, Theatre in the Cloud, Inc. commits to the following governance structure:

- Dedicated City Council Liaison (Non-Voting Position): One current member of the St. Cloud City Council shall be invited by the Board of Directors of Theatre in the Cloud, Inc. to serve as a designated City Liaison to the Board. This position provides direct access to all board discussions, reports, and strategic planning.
- Role Definition (Informational and Advisory): The City Liaison shall serve in a strictly non-voting, ex-officio capacity. Their primary role is to serve as a conduit of information and accountability between the organization and the City Council.
- Preservation of Autonomy: The Liaison will not hold fiduciary responsibilities, cannot vote on organizational matters (including budgets, artistic programming, or executive

appointments), and will not be counted toward quorum. This clearly defined structure guarantees transparency without granting the City direct control over the organization's independent management and operational decisions.

### 6.3 The Lease/Operating Agreement

A formal "Facility Use Agreement" or "Operating Agreement" is required. Based on industry standards<sup>\*40, 41, 42</sup>, key terms should include:

- Term: Minimum 3-5 years to allow for stability and capital investment.
- Rent: Nominal (\$1.00/yr) Value-in-Kind exchange for providing community services (free events, education), OR a revenue-share model (e.g., City receives \$1.00 per ticket sold).
- Utilities & Maintenance:
  - City Responsibility: Structural repairs (roof, HVAC), exterior maintenance, base utilities (water/trash).
  - Theater Responsibility: Interior maintenance (cleaning, bulb replacement), specialized theatrical equipment maintenance, liability insurance, marketing costs.
- Priority Scheduling: The agreement must explicitly grant Theatre in the Cloud "first right of refusal" on dates for the mainstage season.

### 6.4 Municipal Support Requirements

Beyond the facility, the City can support the program through:

- Marketing: Including theater events in the City's newsletter, utility bill inserts, and social media channels.
- Permitting: Waiving fees for special events like the "Jazz Festival" or street closures for Art Walks.
- Grants: Establishing a municipal arts grant or allocating a portion of CRA (Community Redevelopment Agency) funds to the arts, as cultural districts are a proven CRA revitalization tool<sup>\*6</sup>.

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## 7. Financial Sustainability and Revenue Strategy

Sustainability requires diverse revenue streams to weather fluctuations in ticket sales.

### 7.1 Earned Revenue

- Ticket Sales: Conservative estimates suggest 65% of revenue will come from tickets.
- Academy Tuition: Monthly class fees provide reliable cash flow.
- Concessions: High-margin sales of drinks/snacks during intermissions.

### 7.2 Contributed Revenue

- Sponsorships: Implementing the "Producer/Director" tier model found at the Athens Theatre<sup>\*34</sup>.
  - Executive Producer \$10,000: Top billing, private performance access.

- Producer \$5,000: Playbill ads, season tickets.
- Star \$1,000: Seat naming rights.
- Grants: Aggressively pursuing funding from:
  - United Arts of Central Florida: Operating support grants <sup>\*45</sup>.
  - State of Florida: Division of Arts and Culture "Specific Cultural Projects" grants <sup>\*43, 44</sup>. Note: This requires 501(c)(3) status or fiscal sponsorship.
  - Osceola County: Tourist Development Tax (TDT) grants for events that draw visitors.

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## 8. Implementation Roadmap: The First 36 Months

NOTE: This 36-month timeline is an accelerated, revenue-first plan. Given the existing operational success of the annual 3-show mainstage cycle, this roadmap prioritizes the rapid integration and ramp-up of the Educational Academy to generate immediate, stable, and diversified revenue, thereby stabilizing and enabling the future expansion of the core artistic mission. The final, binding implementation roadmap will be formalized upon the execution of a definitive operating agreement.

- Key Dependencies for Plan Success:
  - Launch Funding Risk: The aggressive nature of this timeline is highly dependent on securing initial corporate sponsorship funding to cover launch costs, specifically for the Educational Academy startup and its initial marketing efforts.
  - Academy Integration: The successful and rapid ramp-up of the Educational Academy revenue is critical, as it provides the steady, recurring cash flow necessary to relieve financial pressure on the existing 3-show production cycle and fund future growth.
  - Season Expansion Contingency: The planned expansion of the show season in Phase 3 (from 3 shows to 4-5 shows) remains directly contingent upon maintaining or increasing corporate sponsorship revenue and grant acquisition throughout Phases 1 and 2.
- Revenue Phasing and Operational Cycle:
  - The existing annual 3-show mainstage cycle will continue to run as the primary source of Earned Revenue (Tickets) in Months 3, 7, and 12 of each fiscal year (starting in January).
  - The overall strategy is phased to rapidly introduce and stabilize Steady, recurring tuition revenue from the Educational Academy in the subsequent months (Months 4-9), diversifying the organization's financial base alongside the proven ticket revenue.

### Implementation Roadmap: First 36 Months

Phase	Timeline	Primary Focus & Action Items	Revenue Goal & Impact
<b>Phase 1: Immediate Impact and Academy Pilot Launch</b>	<b>Months 1-6</b>	Execute the Memorandum of Understanding (MOU), secure the facility, and complete prep for Show 1. Launch targeted pilot of adult/teen classes.	Month 3: Earned Revenue (Tickets) from Show 1. Months 4-6: Initial Tuition Revenue stream begins.
<b>Phase 2: Full Program Integration and System Stabilization</b>	<b>Months 7-18</b>	Perform Show 2 (Month 7). ACTIVATE the Full Educational Academy (Youth & Adult curriculum). Perform Show 3 (Month 12).	Months 7-9: Steady, Reliable Monthly Tuition Income is fully established. Month 12: Earned Revenue (Tickets) from Show 3.
<b>Phase 3: Expansion &amp; Signature Event Creation</b>	<b>Months 19-36</b>	Continue 3-Show Annual Cycle. Goal: Expand to 4-5 show season (contingent on funding). Formally launch B2B "Public Speaking." Produce first large-scale Jazz Festival and Art Walk (Signature Placemaking).	Stable revenue supports artistic expansion and placemaking events.

## 9. Conclusion

The Theatre in the Cloud proposal is not merely a request for a venue; it is a strategic blueprint for the maturation of St. Cloud. As the city evolves, its amenities must evolve with it. The current

reliance on outdoor recreation, restaurants, and bars leaves a critical gap in the community's social fabric—a gap that leads to economic leakage and a lack of "nighttime" vibrancy downtown.

By adopting this proposal, the City of St. Cloud leverages the arts to solve tangible municipal problems: economic development, downtown revitalization, and youth engagement. The partnership model reduces risk for the City while empowering local creatives to build a world-class program. The raw materials—a growing population, a historic downtown, and a passionate leadership team—are present. The missing piece is the facility and the partnership. Providing these keys will unlock a new era of cultural and economic prosperity for St. Cloud, solidifying its identity not just as a place to live, but as a place to thrive.

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APPRAISER ♦ REALTOR ♦ CONSULTANT ♦ MARKET ANALYST

**AN APPRAISAL REPORT OF A 92.90 GROSS ACRE TRACT  
OF LAND LOCATED IN SAINT CLOUD**

**LOCATED:** 0 Clay Whaley Road  
Saint Cloud, Osceola County, Florida 34772

**PREPARED FOR:** **City of St. Cloud City Manager's Office**  
Attn: Kellie Brabant  
1300 9th Street  
St. Cloud, FL 34769

**DATE OF VALUATION:** September 23, 2025

**DATE OF REPORT:** November 21, 2025

**PREPARED FOR:** Calvin E. Gardner, MAI, President  
State-Certified General Real Estate Appraiser  
RZ 1591

**GCS, INC. FILE NUMBER:** 25-282

817 GREENS AVENUE  
WINTER PARK, FLORIDA 32789  
PHONE (407) 839-1021



November 21, 2025

**City of St. Cloud City Manager's Office**

Attn: Kellie Brabant  
1300 9th Street  
St. Cloud, FL 34769

**RE:** An Appraisal Report of a 92.90 gross acre tract located at the southern end of Southbury Drive west of the Florida Turnpike, in Saint Cloud, Osceola County, Florida 34772; GCS, Inc. File Number 25-282.

Mrs. Brabant,

At your request, we have appraised the above referenced property. We did not have access to the property as the roadway to the property has not yet been built, therefore, we relied on aerial photos along with information from the Osceola County GIS mapping system for physical characteristics to appraise the subject property. The subject property is made up of a 92.90 gross acre tract of land that is located at the southern end of Southbury Drive. The subject property is currently vacant land that consists of approximately 37.10 acres of wetlands.

The purpose of the appraisal was to estimate the market value of the fee simple interest of the subject property's 92.90 gross acres of land and is based on market conditions prevailing September 23, 2025. The intended use of the appraisal is to aid the client, City of St. Cloud City Manager's Office, in internal decision making.

The Scope of the Appraisal was to value the subject property as though it has adequate access and as though it does NOT have adequate access. The highest and best use of the subject property was determined. The most applicable approaches to value were considered in the analysis and the results of the valuation are discussed herein.

817 GREENS AVENUE  
WINTER PARK, FLORIDA 32789  
PHONE (407) 839-1021

**City of St. Cloud City Manager's Office**

Attn: Kellie Brabant

1300 9th Street

St. Cloud, FL 34769

November 21, 2025

This is An Appraisal Report - which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Based upon the assumptions, conditions, and contingencies as discussed in this report, it is my opinion and conclusion that the market value of the fee simple interest of the subject property, "as is," as of the effective date of value, September 23, 2025, was:

**FOURTEEN MILLION SEVEN HUNDRED NINETY THOUSAND DOLLARS  
(\$14,790,000)**

Based upon the assumptions, conditions, and contingencies as discussed in this report, it is my opinion and conclusion that the market value of the fee simple interest of the subject property, as though it did NOT have adequate access, as of the effective date of value, September 23, 2025, was:

**ONE MILLION SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS  
(\$1,775,000)**

This letter of transmittal precedes the summary appraisal report, which further describes the subject property and contains the reasoning and pertinent data leading to the estimated value. Your attention is directed to the "General Assumptions" and "General Limiting Conditions", which are considered usual for this type of assignment and have been included at the beginning of the report.

Respectfully submitted,  
**GARDNER CONSULTING SERVICES, INC.**



**Calvin E. Gardner, MAI, President  
State-Certified General Real Estate Appraiser  
RZ 0001591**

25-282

817 GREENS AVENUE  
WINTER PARK, FLORIDA 32789  
PHONE (407) 839-1021

**GENERAL  
UNDERLYING  
ASSUMPTIONS**

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The legal description is assumed to be correct for the purposes of this report.
2. The property is appraised free and clear of any and all liens and encumbrances unless otherwise stated.
3. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
4. All engineering material is assumed to be correct. The site plans and illustrative material in this report are included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
6. It is assumed that there is full compliance with all applicable federal, state, and local governmental regulations unless non-compliance is stated, defined, and considered in the appraisal report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the utilization of the land is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
10. The analysis and estimate of value reported in this appraisal did not include the outdoor advertising sign located in the southwest corner of the site.

**LIMITING  
CONDITIONS**

This appraisal report has been made with the following limiting conditions:

1. Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and, in any event, only with properly written qualifications and only in its entirety.
2. The appraiser herein, by reason of this appraisal, is not required to give further information, consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been made previously.
3. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
4. Sales data and information regarding land sales were abstracted from public records, from sales services, and from other sources. This information is assumed to be accurate and correct.
5. *We do not have the required expertise for determining the presence or absence of hazardous substances; defined as all hazardous or toxic materials, wastes, pollutants, or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction, or otherwise present on the property. I assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances. I do not assume responsibility for loss as a result of the presence of such substances.* This appraisal did not include a Phase I environmental audit.
6. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible non-compliance with the requirements of the ADA in estimating the value of the property has not been considered.
7. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.

**SUMMARY OF  
IMPORTANT CONCLUSIONS**

Location: The subject property is located at the southern end of Southbury Drive west of the Florida Turnpike, Saint Cloud, Florida 34772. The subject is located in Census Tract No. 432.08.

Owner/Parcel ID#'s: Edgewater Property Holdings, LLC/ 17-26-30-0000-0010-0000

Date of Valuation: September 23, 2025

Property Rights Appraised: Fee Simple

Land Size: The subject property currently consists of a 92.90 gross acre tract of land. There appears to be about 37.10 acres of wetlands located on the western portion of the site. The subject property has about 55.80 acres of developable uplands. The subject has a mostly cleared site.

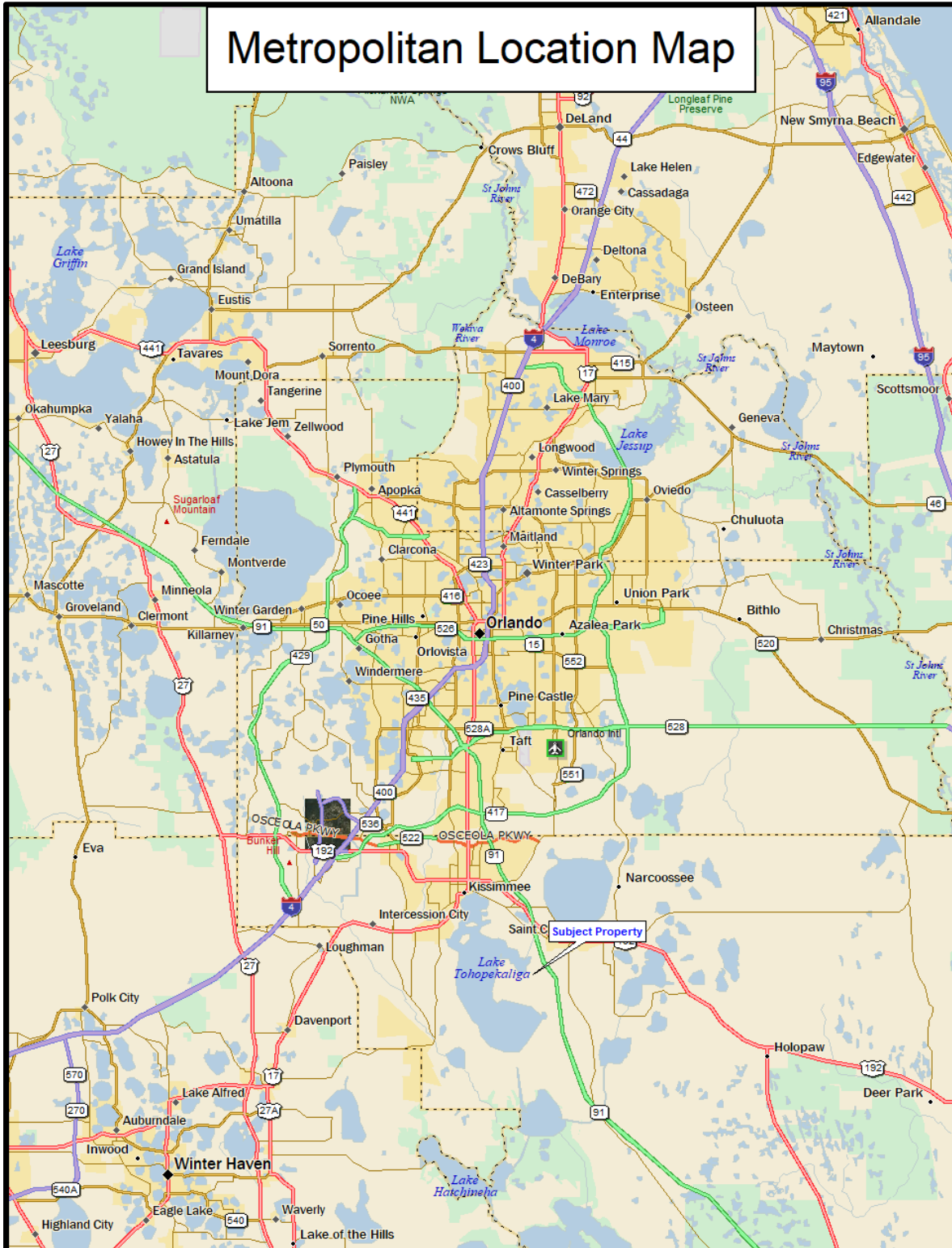
Zoning: MIX, Mixed Use by Saint Cloud

Future Land Use: MIX, Mixed Use by Saint Cloud

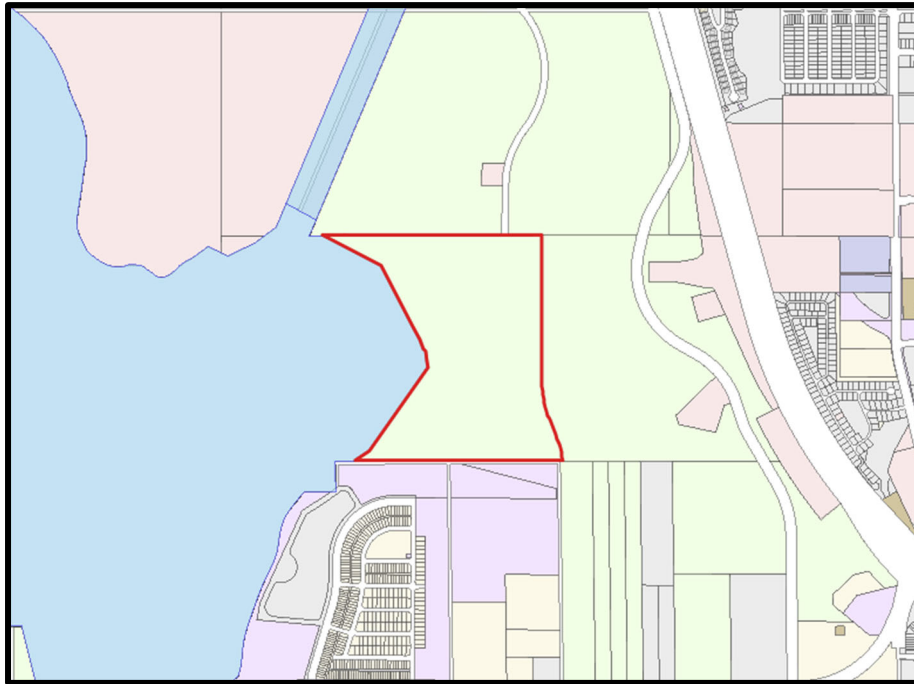
Highest and Best Use  
(As Though Vacant): Mixed Use Development

Value Indicators

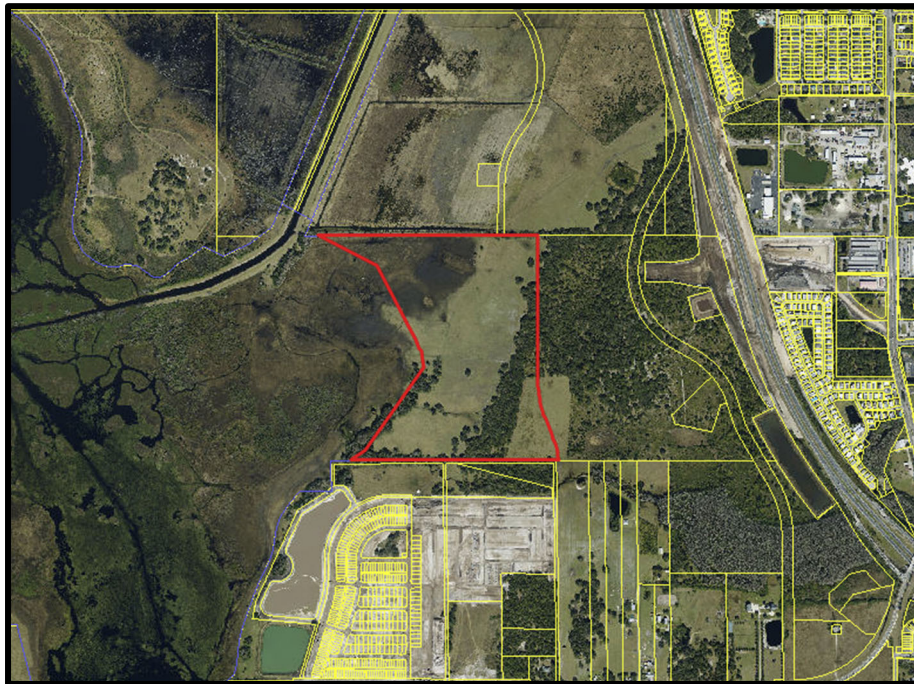
Sales Comparison Approach (Access)	<b>\$14,790,000</b>
Sales Comparison Approach (Limited Access)	<b>\$1,775,000</b>



Plat Map



Aerial Map



**OWNERSHIP**

According to the Osceola County Property Appraiser's Office, the subject parcels are under the ownership of Edgewater Property Holdings, LLC and are identified as follows tax ID# 17-26-30-0000-0010-0000

**LOCATION**

The subject property is located at the southern end of Southbury Drive west of the Florida Turnpike, in Saint Cloud, Osceola County, Florida 34772.

**IMPORTANT  
DEFINITIONS**

**Market Value.** The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

**Highest and Best Use.** The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.<sup>2</sup>

**Fee Simple Estate.** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>3</sup>

**Leased Fee Estate.** An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of lessor or the leased fee owner and leased fee are specified by contract terms contained within the lease.<sup>4</sup>

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<sup>1</sup> *The Appraisal of Real Estate, Fourteenth Edition* (Chicago, Illinois: Appraisal Institute, 2014) & the Code of Federal Regulation, Chapter 12, Part 34.42.

<sup>2</sup> *The Appraisal of Real Estate, Fourteenth Edition* (Chicago, Illinois: Appraisal Institute, 2014).

<sup>3</sup> *The Appraisal of Real Estate, Fourteenth Edition* (Chicago, Illinois: Appraisal Institute, 2014).

<sup>4</sup> *The Appraisal of Real Estate, Fourteenth Edition* (Chicago, Illinois: Appraisal Institute, 2014).

**IMPORTANT  
DEFINITIONS (CONT.)**

**Hypothetical Conditions:** A hypothetical condition is defined by the Uniform Standards of Professional Appraisal Practice (2018-2019 Edition) as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

A hypothetical condition was employed within this report. As of now, a roadway is expected to be constructed to provide access to the subject property. However, the scope of this assignment was to appraise the property as if there were no adequate access. Therefore, the hypothetical condition used in this report is that adequate access to the subject property does not exist and will not exist.

**Extraordinary Assumptions:** An extraordinary assumption is defined by the Uniform Standards of Professional Appraisal Practice (2018-2019 Edition) as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”

The owner of the subject property also owns the adjacent land to the south that is currently being developed as a residential neighborhood. We have utilized the extraordinary assumption that the owner would provide adequate access to the subject property through the adjacent subdivision properties as they own both. Having adequate access to the subject property would give this subject significantly more value as it would be easier to develop. If it is to be determined that the would be significant and change the owner would not provide access and the subject would be required to extend the road from the north, the cost and time frame associated with that value reported in this appraisal. It is assumed as an extraordinary assumption that the owner would want to maximize their value which would require providing adequate access to the property. This is not correct, the appraiser reserves the right to alter the opinion of value.

**PURPOSE OF  
THE APPRAISAL**

The purpose of the appraisal was to estimate the market value of the fee simple interest of the subject property containing 92.90 gross acres based on market conditions prevailing September 23, 2025.

**INTENDED USE/USER OF  
THE APPRAISAL**

The intended use of the appraisal is to aid the client/user, City of St. Cloud City Manager's Office in internal decision making. This is An Appraisal Report - which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report.

**SCOPE OF  
THE APPRAISAL**

The *scope of the appraisal* is to discuss the results of the investigations and analysis of the subject property. The valuation process includes the definition of the appraisal problem, determination of highest and best use, collection and analysis of the data, determination of an opinion of value utilizing the appropriate and applicable approaches to value, reconciliation of the value indication and final value estimate, and reporting the defined value.

*Definition of the appraisal problem* includes the identification of the real estate and property rights being appraised. The function, purpose, definition of value, and date of appraisal are also discussed and considered. Assumptions and limiting conditions are analyzed as to their effects on the subject.

*Collections and analysis of data* involves the collection of all data relative to the subject property itself and the influences on value of the subject property. This includes both general data such as social, economic, governmental, and environmental influences. Also, specific influences such as site and improvement data and sales data are analyzed.

The *highest and best use analysis* is then completed as though the site is vacant and ready to be improved. The four factors that determine the property's highest and best use are all analyzed. These include the physically possible, legally permissible, financially feasible, and maximally productive uses.

The determination of the subject's highest and best use as vacant dictates the type of land sales that will be used in the land valuation.

The applications of the *Cost Approach, Direct Sales Comparison Approach, and Income Capitalization Approach* are then completed. The subject property is currently improved with a house, which was determined to not have any value, and Sales Comparison Approach to value was deemed applicable and completed. The Cost Approach is only applicable to improved property; therefore, it was not developed.

The *Income Capitalization Approach* is used through direct capitalization. The direct capitalization method converts a single year's income an average of several years' income expectancy into an indication of value in one direct step by dividing the income estimate by the appropriate income rate, also called the direct capitalization rate. The subject property was being valued as land only and this approach was not considered applicable.

The *Sales Comparison Approach* utilizes sales of similar properties, with differences between the subject and the comparable sales accounted for in the form of adjustments and in the reconciliation of the value. Sufficient supplies of comparable sales within the subject's market area and/or within competing market areas were found. Therefore, the Sales Comparison Approach was considered applicable.

Finally, a *report of the defined value* is prepared. This includes all the data considered and analyzed, the methods used, and the reasoning that led to the final value estimate. The subject property has been appraised for its market value and is reported in this summary appraisal report.

**COMPETENCY  
PROVISION**

The appraiser has performed numerous appraisals of commercial, office, industrial, special use and land properties throughout Florida over the past 36 years. Based on the appraisals completed by the appraiser and his general knowledge of the real estate market, the appraiser is competent to conduct this assignment. A copy of the appraiser's qualifications is located in the Exhibit Section.

**SUPERVISED  
TRAINEE**

It is acknowledged that Ronald Southard, State Registered Trainee Appraiser RI24946, under the direct supervision of Calvin E. Gardner, MAI, State-Certified General Real Estate Appraiser RZ 1591, made a significant professional contribution to this appraisal, consisting of conducting research on the subject, competitive markets and comparable data, performing appraisal analyses, and assisting in the report writing, all under the appropriate supervision.

I, Calvin E. Gardner, MAI, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

LEGAL  
DESCRIPTION

The legal description for the subject parcel was taken from the  
Quit Claim Deed dated April 30, 2014, via ORBP: 4603-1084

Parcel ID: 17-26-30-0000-0010-0000

EXHIBIT A  
LEGAL DESCRIPTION

All that part of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, lying  
Westerly of the Florida Turnpike.

LESS AND EXCEPT the Southwest 1/4 of the Southwest 1/4 of said Section 16.

ALSO LESS AND EXCEPT the right of way of Kissimmee Park Road (S.R. 525).

ALSO LESS AND EXCEPT: Beginning at a point 25.0 feet East of the Southwest corner of  
the Southeast 1/4 of Section 16, Township 26 South, Range 30 East, Osceola County,  
Florida, said point being on the East right-of-way line of State Road No. 525, run East along  
the South line of said Southwest 1/4, a distance of 660.0 feet; run thence North, parallel to  
the West line of said Southeast 1/4, a distance of 330.0 feet; run thence West 660.0 feet; run  
thence South, along aforesaid right-of-way line, a distance of 330.0 feet to the Point of  
Beginning.

ALSO LESS AND EXCEPT: That part of Section 16, Township 26 South, Range 30 East  
of Osceola County, Florida, described in instruments recorded in the following: Deed Book  
123, Page 402, Official Records Book 104, Page 355; Official Records Book 124, Page 254;  
and Official Records Book 104, Page 30, all of the Public Records of Osceola County,  
Florida, said part being more particularly described as follows; Commence at a PK Nail and  
Disk stamped "OCED L.S. No. 4403" at the South 1/4 of said Section 16, Township 26,  
South Range 30 East; thence South 89°30'30" East, along the South line of the Southeast 1/4  
of said Section 16, a distance of 1321.30 feet to the West existing limited access right of way  
of S.R. 91 per Official Records Book 105, Page 364; thence North 42°46'55" West, along  
said existing right of way, a distance of 1785.99 feet to the Point of Beginning; thence  
continue North 42°46'55" West along said existing right of way, a distance of 801.98 feet  
to the point of curvature of a curve, concave Northeasterly, having a radius of 5929.58 feet  
and a central angle of 16°33'37" (chord bearing North 34°30'06" West); thence  
Northwesterly along the arc of said curve, a distance of 1713.84 feet; thence departing said  
existing limited access right of way, run South 63°46'42" West, a distance of 300.00 feet to  
a point on a curve, concave Northeasterly, having a radius of 6229.58 feet and a central angle  
of 13°00'00" (chord bearing South 32°43'18" East); thence from a radial bearing of North  
63°46'42" East, run Southeasterly along the arc of said curve, a distance of 1413.45 feet;  
thence departing said curve, run on a radial bearing of North 50°46'42" East, a distance of  
298.80 feet; thence South 31°09'23" East, a distance of 340.17 feet to the point of curvature  
of a curve, concave Northeasterly, having a radius of 2958.79 feet and a central angle of  
11°37'31" (chord bearing South 36°58'09" East); thence run Southeasterly along the arc of  
said curve, a distance of 600.34 feet to the point of tangency thereof; thence run South  
42°46'54" East, a distance of 199.38 feet; thence South 11°58'11" West, a distance of 293.39  
feet to a point of curvature of a curve, concave Southeasterly, having a radius of 1296.23 feet  
and a central angle of 11°43'30" (chord bearing South 05°28'30" West); thence run  
Southwesterly along the arc of said curve, a distance of 265.26 feet to a point on a non-  
tangent line; thence run South 00°23'14" East, a distance of 124.61 feet to the West existing  
right of way line of Kissimmee Park Road per Official Records Book 105, Page 364; said  
point also being on the cusp of a curve, concave Southeasterly, having a radius of 1235.93  
feet and a central angle of 24°02'29" (chord bearing North 11°38'01" East); thence from a  
tangent bearing of North 00°23'14" West, run Northeasterly along said existing right of way  
and along the arc of said curve, a distance of 518.60 feet to the point of tangency thereof;  
thence run North 23°39'16" East, a distance of 241.67 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Commence at a PK Nail and Disk stamped "OCED L.S. No.  
4403" at the South 1/4 corner of said Section 16, Township 26 South, Range 30 East; thence  
South 89°30'30" East, along the South line of the Southeast 1/4 of said Section 16, a distance  
of 1321.30 feet to the West Existing Limited Access Right of Way of S.R. 91 per Official  
Records book 105, Page 364, Public Records of Osceola County, Florida; thence North

42°46'55" West, along said Existing Right of Way, a distance of 556.22 feet for a Point of Beginning, said point lying on a curve, concave Southwesterly, having a radius of 5604.58 feet and a central angle of 03°51'08" (Chord Bearing North 48°45'16" West); thence departing said Existing Limited Access Right of Way, run Northwesterly along the arc of said curve, a distance of 376.81 feet to the point of Tangency thereof; thence run North 50°40'50" West, a distance of 610.80 feet to the East Existing Limited Access Right of Way line of Kissimmee Park Road per Official Record Book 105, Page 364, Public Records of Osceola County, Florida; thence run North 23°39'16" East, along said existing Limited Access Right of Way, a distance of 134.34 feet to the aforesaid West Existing Limited Access Right of Way of S.R. 91; thence departing aforesaid East Existing Limited Access Right of Way line, run South 42°46'55" East, along said West Limited Access Right of Way, a distance of 1033.40 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: A parcel of land being the South 19.6176 acres of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, less the West 130 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 16, and less right of way for Kissimmee Park Road and Florida's Turnpike overpass, and less the South 20 feet thereof for right of way for Clay Whaley Road per Osceola County Road Map Book 1, Pages 208-213, Public Records of Osceola County, Florida, said parcel being more particularly described as follows: Commence at the South 1/4 corner of said Section 16; thence run North 89 degrees 36'17" West along the South line of the Southwest 1/4 of said Section 16, a distance of 17.50 feet; thence run North 00 degrees 11'18" West, a distance of 20.00 feet to the intersection of the North maintained right of way line of Clay Whaley Road per Osceola County Road Map Book 1, Pages 208-213 and the West right of way line of Kissimmee Park Road, said point being the Point of Beginning; thence run North 89 degrees 36'17" West along said North maintained right of way line, a distance of 1169.58 feet; thence run North 00 degrees 21'47" West along the East line of the West 130 feet to the Southeast 1/4 of the Southwest 1/4 of said Section 16, a distance of 757.42 feet; thence run South 89 degrees 36'17" East and parallel with the South line of the Southwest 1/4 of said Section 16, a distance of 1100.40 feet to a point on the West right of way line of the Florida's Turnpike overpass, said point being a point on a non-tangent curve, concave to the East, having a radius of 1,296.23 feet and a central angle of 03 degrees 30'40"; thence along said West right of way line the following three (3) courses and distances; thence run Southerly along the arc of curve, a distance of 79.43 feet (Chord Bearing=South 01 degrees 22'6" West, Chord=79.42 feet) to the point of tangency thereof; thence run South 00 degrees 23'12" East, a distance of 223.38 feet; thence run North 89 degrees 36'48" East, a distance of 72.88 feet to a point on the West right of way line of Kissimmee Park Road; thence run South 00 degrees 11'18" East along said West right of way line, a distance of 455.61 feet to a point on the aforesaid North maintained right of way line of Clay Whaley Road and the Point of Beginning.

ALSO,

The Northeast 1/4 AND Government Lots 1 and 2 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida.

ALSO,

Lots 67, 68, 69, 70, 74, 75, 76, 77, 78, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106, 107, 108, 117, 118, 119, 120, the North 215 feet and the South 100 feet of Lot 121, Lots 122, 123 and 124, according to the plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, recorded in Plat Book "B", Page 55, Public Records of Osceola County, Florida.

ALSO,

The East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 30 East, Osceola County, Florida.

ALSO,

Lots 3, 5, 6, 11, 12, 14, 19, 21, 22, 27, 28, 30, 31, 34, 35, 37, 38, 39, 40, the North 66 feet and the South 264 feet of Lot 41, Lots 42, 43, 44, 46, 47, 51, Lot 52 LESS the North 250 feet of the West 250 feet thereof, Lots 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 65, the North 247.8 feet and the South 82.5 feet of Lot 66, Lots 67, 68, 69, 70, 71, 72, 73, 74, 78, 79, 80, 81, 82, 83, Lot 87 LESS the South 250 feet of the East 250 feet thereof, Lots 88, 89, 90, 94, 95, 96, the North 120.8 feet and the South 211.2 feet of Lots 97 and 98, Lots 99, 104, 105, 106, 108, 111, 112, 113, 114, 117, 118, 119, Lot 122 LESS the South 250 feet of the West 250 feet thereof, Lots 123, 125, 126, 127 and 128 and that part of Lots 2, 15, 17, 18, 32, 33 and 48 lying Westerly of the Florida Turnpike, according to the SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida.\*

LESS AND EXCEPT those portions of Sections 16, 17 and 21, Township 26 South, Range 30 East, Osceola County, Florida, conveyed to Osceola County by Special Warranty Deed recorded in O.R. Book 4249, page 2879, re-recorded in O.R. Book 4254, page 895, public records of Osceola County, Florida.

ALSO,

That part of Lots 41, 56, 57, 72, 73, 88, 89, 104, 105 and 120 lying Westerly of the Florida Turnpike, according to THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, recorded in Plat Book "B", Page 9, Public Records of Osceola County, Florida.

ALSO,

Lots 25, 40, 41, 56, 57, 72, 73, 88, 89 and 104 and that part of Lots 26, 39, 42, 55, 58, 71, 74, 87, 90, 103, and 106 lying Westerly of the Florida Turnpike, according to the plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, recorded in Plat Book "B", Page 14, Public Records of Osceola County, Florida.

ALSO,

Lot 4, Lot 5 LESS that part thereof lying North of the WPA ditch as shown in Plat Book 1, page 270, public records of Osceola County, Florida, Lots 6, 7, 10 and 11, Lot 12 LESS that part of the North 100 feet thereof lying North of the WPA ditch as shown on Plat Book 1, page 270, public records of Osceola County, Florida, Lots 13, 20, 21, 22, 23, 26, 27, 28, 29, 30, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 106, 109, 110, 111 and 112, according to THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH RANGE, 30 EAST, recorded in Plat Book "B", Page 15, Public records of Osceola County, Florida.\*

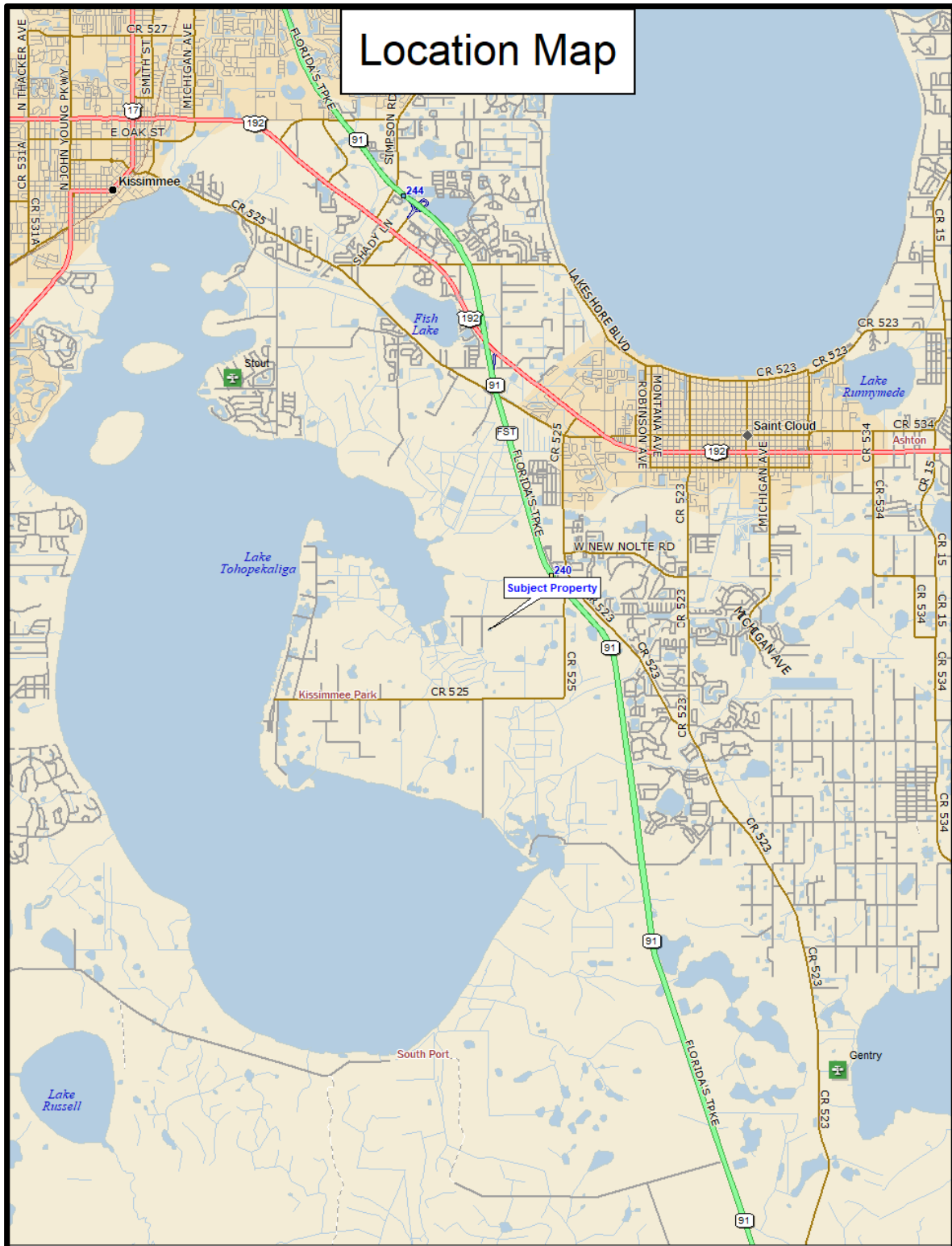
\* This Deed is also intended to correct the deed of conveyance from HENRY CLAY WHALEY, JR., to the HENRY CLAY WHALEY, JR., TRUST, recorded in Official Record Book 4500, at Pages 79-82, Public Records of Osceola County, Florida, on September 10, 2013, relative to the legal descriptions contained in the paragraphs above that end with an asterisk. This deed instrument contains the correct legal descriptions, whereas the deed of conveyance recorded on September 10, 2013 had mistakes in the legal descriptions, therein.

THREE-YEAR  
TITLE HISTORY

A review of the Osceola County Property Appraiser's indicated that the subject property is currently under the ownership of Edgewater Property Holdings, LLC. The subject property has not had any transactions within the past three years. The property is not known to be listed for sale and is not under contract.

**MARKETING & EXPOSURE  
PERIOD ESTIMATE**

All relevant information affecting the estimation of the subject property's value has been considered and analyzed. A review of similar sales in the Osceola County market and surrounding areas, along with conversations with real estate brokers in the market indicate that a reasonable marketing time for the subject property would be 9 to 12 months if marketed by a competent and aggressive real estate brokerage company. Vacant land located within highly desirable areas is in high demand as there is a limited supply. The exposure time was anticipated to be 9 months.



**NEIGHBORHOOD  
DESCRIPTION**

The subject property is located at the southern end of Southbury Drive west of the Florida Turnpike, in the city of Saint Cloud, Osceola County, Florida. This places the subject in the northwest quadrant of Osceola County, about 22 miles south of the downtown business district of the city of Orlando and about 16 miles southeast of the Walt Disney World theme park and resort. The general neighborhood is characterized as an established residential suburb of the Orlando-Kissimmee Metropolitan area.

The neighborhood is the area that has the most direct influence on the subject property. Neighborhood boundaries are frequently delineated by physical barriers such as roads or bodies of water, or by a change in property use. The neighborhood boundary for the subject is delineated on the Neighborhood Map on the previous page.

The subject neighborhood is bounded by Lake Tohopekaliga to the west, to the north by Neptune Road, to the south by Kissimmee Park Road and to the east by The Florida Turnpike. The subject neighborhood is located to the southwest of the central business area of the City of Saint Cloud. The neighborhood revolves around Lake Tohopekaliga. Most of the properties in the subject's immediate neighborhood are residential properties. The neighborhood is comprised mostly of higher density residential subdivisions to the north and south with more rural acreage uses scattered in between. Most of the commercial uses are to the north along U.S 192 and to the east along Old Canoe Creek Road.

Northwest Osceola County saw significant residential development from the 1990s to mid-2000s. Much of this development is centered in the neighboring city of Kissimmee and straddles the county line into Orange County to the north.

The most significant influence affecting the subject neighborhood is the Walt Disney World and Epcot Center, located about 16 miles from the subject property. In addition, the Disney Wide World of Sports opened in 1997 and is located 47 square miles, west of the subject along the north side of Irló Bronson Boulevard. Universal Studios theme park and numerous other tourist related facilities are located within a short drive of the subject property.

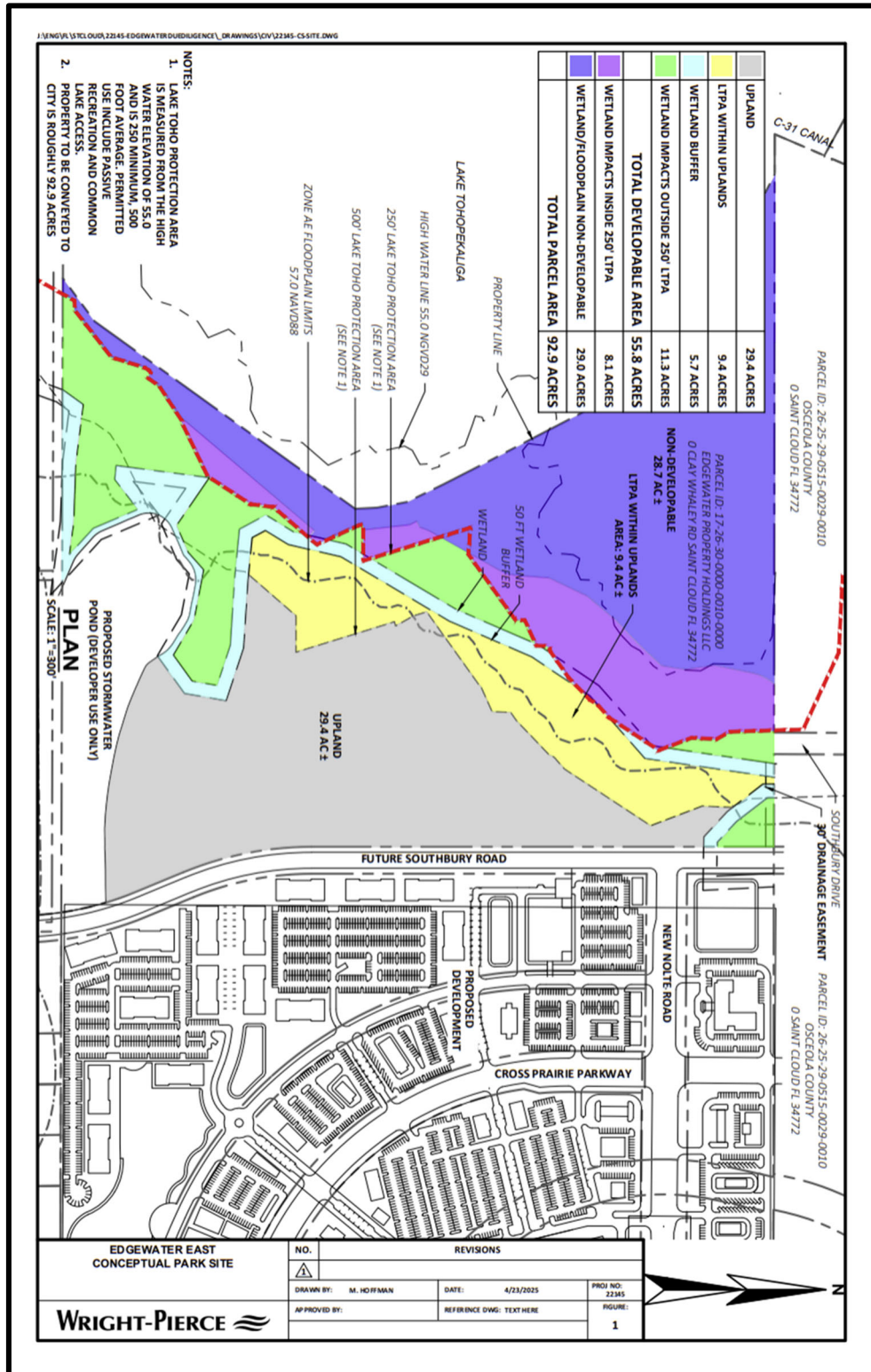
The subject neighborhood is well served by a good transportation network that leads to tourist related commercial and entertainment and tourist-related businesses around the subject property. The primary east-west arterial roadway in the neighborhood is 13th Street. The Osceola Parkway runs along the northern edge of Osceola County connecting a number of major roadways, including Interstate 4, International Drive, Vineland Road, the Florida Turnpike, John Young Parkway and Orange Blossom Trail. Osceola Parkway terminates to the west in the Disney attractions area. The Florida Turnpike runs along the western side of the City of Saint Cloud, but it is a limited access highway with no direct access in Saint Cloud.

The major north-south roadways near the subject neighborhood include Old Canoe Creek Road and the Florida Turnpike.

**13th Street** - is a six-lane divided roadway also known as US 192 and the Irlo Bronson Memorial Highway. US 192 is an east/west roadway which runs east from US 27 in Lake County, Florida A1A in Indian Shallop, Florida.

**The Florida Turnpike** - is a major toll highway that runs through the heart of the state, connecting South Florida with Central and North Florida. It serves as a vital transportation corridor, linking cities like Miami, Orlando, and Ocala while providing access to many of Florida's major attractions. Known for being well-maintained and offering service plazas with fuel, food, and rest areas, the Turnpike is heavily used by both commuters and travelers. It helps relieve congestion on I-95 and I-75, making it one of the state's most important roadways.

In conclusion, the subject property is located in a desirable area of Osceola County due to its accessibility from major roadways and the close proximity to residential development and Disney World. The subject neighborhood is well established and about 80% developed to date. All of these factors will have a positive effect on the subject property.



**SITE  
DESCRIPTION**

The following site description is based on aerial inspections and information found in the public records.

The subject property consists of a 92.90 gross acre tract of vacant land that is mostly cleared. The subject consists of about 37.10 acres of wetlands and about 55.80 acres of developable uplands.

**Location and Access.** The subject property is located at the southern end of Southbury Drive west of the Florida Turnpike. The access roadway to the subject property is plated and named but has not yet been developed. There are multiple subdivisions being developed north of the subject and we assume that the roadway will be extended as the subdivisions are being developed.

**Size and Shape.** The subject property is an irregularly shaped parcel and contains approximately 92.90 gross acres.

**Easements, Encumbrances, and Encroachments.** Based on our research of public records and inspection of the site No unusual easements or encroachments were found that would potentially affect the marketability of the site. We were not provided with a survey by the owner and relied upon Osceola County public records and personal inspections of the site for the site's characteristics. There were no other unusual easements or encroachments found that would affect the marketability of the subject site. However, if a title search would indicate otherwise, the appraiser reserves the right to alter the opinion of value indicated within this report as deemed necessary.

**Topography and Soils.** Based on our aerial pictures of the subject property and our analysis of the county's wetland map, we assume that the subject property is at or slightly below road grade. We did not have access to the subject property as there was no access roadway. We assume that the soils are adequate for future development as many of the surrounding parcels have been and are currently being developed. If this proves to be false, the appraiser reserves the right to alter his opinion of value.

**Hazardous Substances.** *The appraisers are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminates, including but not limited to asbestos, PCB, UFFI, Lead Paint, or other raw materials or chemicals used in construction or otherwise present on the property. The appraisers assume no responsibility for studies or analyses that would be required to conclude the presence or absence of such substances as a result of the presence of such substances. The appraiser was not provided with agreements or environmental studies. The opinion of value reported in this appraisal is predicated on the site not being contaminated with any potential hazardous materials. The client is urged to retain an expert in this field, if desired.*

**Utilities.** The subject currently does not have any utilities to the site. However, we believe that the subject would have access to utilities whenever it is developed.

**Flood Zone Information.** The Federal Emergency Management Agency, through the National Flood Insurance Program, has compiled flood insurance rate maps for all areas of the country. According to the Interflood Flood Insurance Rate Map No. 12097C0252G, of the National Flood Insurance Program, dated June 18, 2013, the subject appears to be located in Zone A, areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. A copy of the Flood Map is shown in the addenda.

**Zoning and Future Land Use.** The subject property is zoned MIX, Mixed Use by the City of Saint Cloud and has a Future Land Use of MIX, Mixed Use. The mixed use zoning allows for a wide variety of commercial and residential uses.

**Real Estate Assessment and Taxes.** The subject property is currently assessed and taxed by the City of Saint Cloud. The current tax assessments are found below.

<b>2024 Tax Assessment</b>	
<b>Real Estate Taxes</b>	
<b>17-26-30-0000-0010-0000</b>	
Land	\$ -
Building	\$ -
Other	\$ -
Total Assessment	\$ 26,200.00
Total Taxes	\$ 467.64
Non-Ad Valorem Assessments	\$ -
Millage Rate	0.01784850
4% Discount	\$ 18.71
Taxes w/ Discount	\$ 448.93
<b>No Delinquent Taxes</b>	

According to the Osceola County Property Appraisers site, the subject property has no delinquencies. Based on our opinion of value conclusion, assessment is low but not anticipated to increase significantly without a sale of the property. There were no delinquent taxes.

**HIGHEST AND BEST  
USE ANALYSIS**

A site is always valued in terms of its highest and best use. The determination of the highest and best use of a property is a sequential process. Potential uses for a property are tested as being physically possible, legally permissible, financially feasible, and maximally productive. That use which provides the highest value is the highest and best use. The appraiser must determine the highest and best use of the site as though it was vacant as well as currently improved. Determining the highest and best use as vacant assumes that the land is already vacant or can be made vacant by demolition of the existing improvements. The highest and best use as vacant is generally used to estimate the land value for the subject property. The four tests of highest and best use follow.

- **Physically Possible.** An analysis of the physical characteristics of the site such as size, frontage, access, topography, and soil types, is made to determine the suitability of the site for development.
- **Legally Permissible.** The zoning regulations, future land use plan, building codes, deed restrictions, and any other governmental or environmental restrictions that may apply are considered.
- **Financially Feasible.** Uses must be found to be feasible, which is dependent upon the demand for certain types of property, the existing supply, and the demographics of the surrounding area of influence.
- **Maximally Productive.** The use that meets the aforementioned criteria, and is expected to generate the greatest rate of return to the land over a given period of time, is maximally productive.

**HIGHEST AND BEST  
USE AS VACANT**

**Legally Permissible.** To determine what is legally possible for the subject property, consideration is taken for zoning, future land use, building codes, and any other restrictions on the area. The properties currently have a zoning of MIX, Mixed Use. There are a variety of different commercial and residential uses that are allowed with the Mixed Use zoning.

**Physically Possible.** To determine what is physically possible, the physical characteristics, such as size, frontage, and access, are considered. The subject consists of a single parcel totaling 92.90 gross acres located within the City of Saint Cloud. The physical characteristics of the site are typical of those in the area.

**Financially Feasible.** To determine what is financially feasible, the surrounding neighborhood is analyzed for supply and demand, and general area uses. The immediate neighborhood consists of a mix of commercial and residential properties.

**Maximally Productive.** To determine what is maximally productive, the results of the three previous tests are considered, as well as what would generate the most income over the longest period of time. The property is situated in a good location surrounded by residential neighborhoods as well as commercial businesses. Based on the legally permissible, physically possible, financially feasible and maximally productive uses, the subject highest and best use is to be developed as a large mixed use development.

**APPRAISAL  
METHODOLOGY**

There are three commonly accepted approaches to the valuation of real property: the Cost Approach, the Sales Comparison approach, and the Income Capitalization Approach. As discussed within the Scope of the Appraisal, the Sales Comparison Approach to value was considered the most applicable and therefore developed.

The *Cost Approach* is predicated on the principle of substitution, which states that a prudent buyer will not pay more for a property than the cost to build similar improvements on another site. The cost approach estimates the cost to replace the improvements with improvements that have similar utility. The land value is generally estimated using the sales comparison approach. The replacement cost new is then depreciated and the land value is added to the depreciation replacement cost for the total value.

The *Sales Comparison Approach* compares the sales of similar properties that have recently sold to the subject property. Dissimilarities are accounted for in the form of adjustments. This approach is most meaningful when there is adequate data involving comparable sales. The reliability of the sales comparison approach varies directly with the quantity and quality of market data.

The *Income Capitalization Approach* is used through direct capitalization. The direct capitalization method converts a single year's income or an average of several years' income expectancy into an indication of value in one direct step by dividing the income estimate by the appropriate income rate, also called the direct capitalization rate.

Since the subject property is vacant land, only the sales approach was deemed most applicable and utilized in our analysis.

**DIRECT SALES  
COMPARISON  
APPROACH**

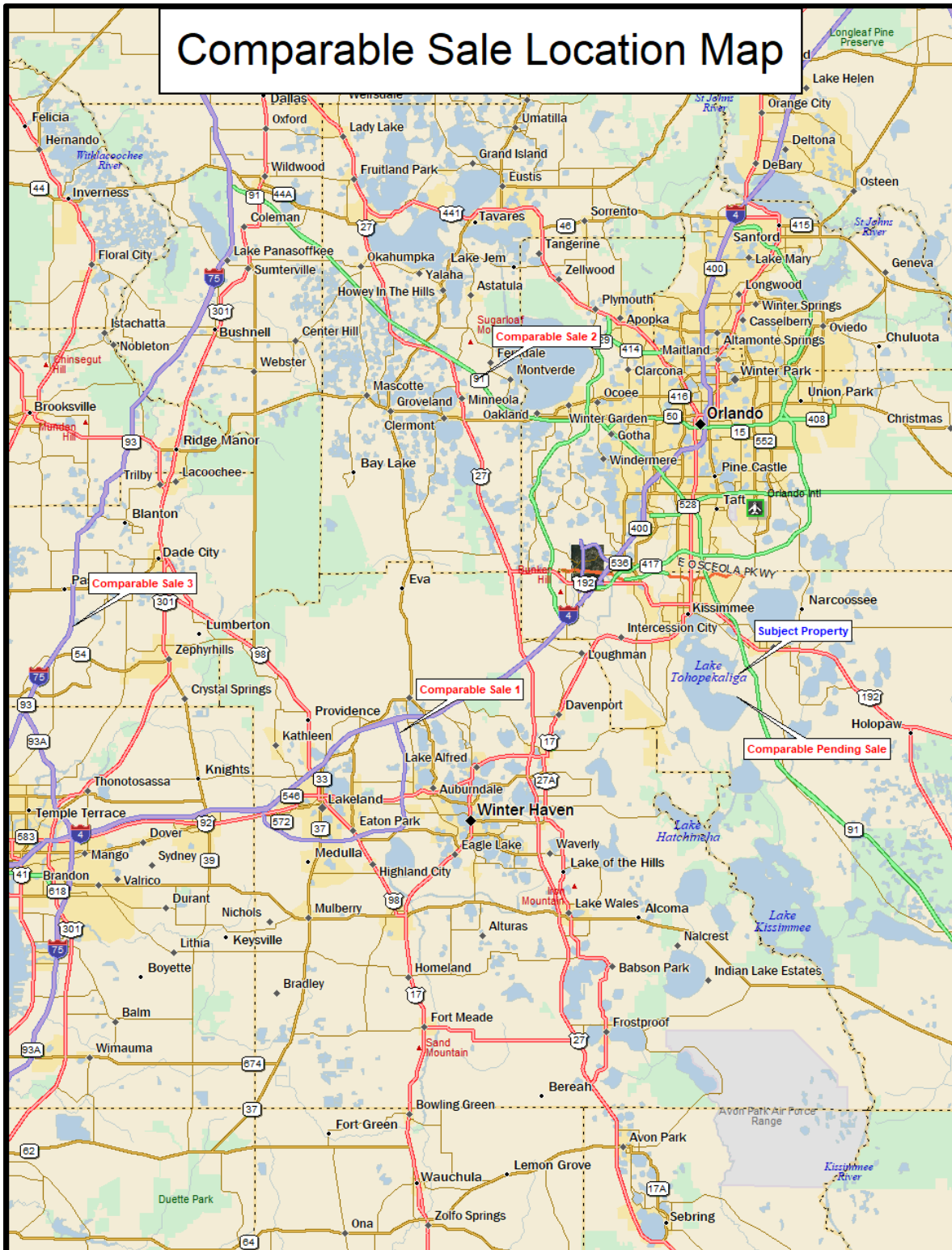
The subject's highest and best use is for mixed use development. In order to estimate the market value of the subject property, we have utilized the Sales Comparison Approach. This approach involved the comparison of the subject site with vacant land sales with similar utility that have sold within a reasonable time frame.

The purpose of the appraisal included estimating an opinion of the market value "as is" of the fee simple estate of the 92.90 gross acres of the subject site. In estimating the value of the subject land, three closed sales and a pending sale were researched and analyzed. The comparable sales were analyzed on a price per acre basis.

A comprehensive search was conducted for the most recent sales in the past two years resulting in three comparable closed sales and one pending sale within the subject neighborhood and similar neighborhoods. The sales closed between November 2024 and April 2025. The sales that are used in this appraisal are the best comparable sales found for estimating the value for the subject property. The sales were adjusted based on their usable land area as some of the sales had lowlands similar to the subject.

A Location Map illustrating the comparable land sales is shown on the following page, followed by Land Sales Adjustment Charts for each parcel. The sales were all located within the general neighborhood or similar competing neighborhoods. The sales represented parcels of mixed use land.

Comparable Residential Land Sales Adjustment Chart					
	Subject Property	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
Location	0 Clay Whaley Road, Saint Cloud	0 Triple E, Minneola	810 Pace Road, Auburndale	8111 MC Kendree Road, Wesley Chapel	0 & 3650 Lake Tohopekaliga Road, Saint Cloud
Parcel ID	17-26-30-0000-0010-0000	04-22-26-0002-000-01300	25-27-17-000000-032000	29-25-20-0000-00300-0000	32-26-30-0000-0052-0000 & 32-26-30-0000-0056-0000
Zoning	MIX	PUD-R	IPUD	MPUD	MIX
Sale/List Price		\$21,145,800	\$18,925,000	\$24,000,000	\$9,353,450
Sale Date		Apr-25	Nov-24	Jan-24	Pending
Size (Gross Acres)	107.80	82.81	75.70	106.30	34.23
Size (Net Acres)	84.65	79.21	74.95	74.30	34.23
Size (Gross Square Feet)	4,695,768	3,607,204	3,297,492	4,630,428	1,491,059
Size (Net Square Feet)	3,687,354	3,450,388	3,264,822	3,236,508	1,491,059
Price Per Square Foot		\$266,958.72	\$252,501.67	\$323,014.80	\$273,252.99
<b>Comparisons</b>					
Terms/Conditions		Cash	Cash	Cash	Cash
Term Adjustment		0%	0%	0.0%	0%
Months Since Sale		5.0	10.0	20.2	0.0
Time Adjustment		0.0%	0.0%	0.0%	0.0%
Time Adj. Sale Price		\$266,958.72	\$252,501.67	\$323,014.80	\$273,252.99
Location		Similar	Inferior	Similar	Similar
Location Adjustment		0%	5%	0%	0%
Configuration		Similar	Similar	Similar	Similar
Configuration Adjustment		0%	0%	0%	0%
Size		Smaller	Smaller	Smaller	Smaller
Size Adjustment		0%	0%	0%	-10%
Zoning/Utilities		Similar	Similar	Similar	Similar
Zoning/Utilities Adjustment		0%	0%	0%	0%
Other		Similar	Similar	Similar	Similar
Other Adjustment		0%	0%	0%	0%
Overall Comparability		Similar	Inferior	Similar	Superior
Overall Adjustment		0%	5%	0%	-10%
Indicated Price Per Square Foot		\$266,958.72	\$265,126.75	\$323,014.80	\$245,927.70
<b>Estimated Land Value Utilizing the Land Sales Comparison Approach</b>					
Subject Acreage		84.65			
Estimated Price Per Acre @	\$	265,000.00			
Opinion of Value	\$	22,432,250			
Opinion of Value (Rounded)	\$	22,430,000			



Three closed land sales and one pending land sale was included in the sales comparison analysis. The closed sales occurred between November 2024 and April 2025. The sales sold between \$245,927.70 and \$323,014.80 per square foot.

The first adjustments considered are for terms, conditions of sale, and time. All the sales were considered to be sold for cash or cash equivalency, and no conditions of sale adjustments were deemed necessary. No time adjustment was deemed necessary as larger land parcels typically have a limited market which keeps prices relatively stable.

**Sale 1** - The sale was located in a similar location compared to the subject property and no adjustments were deemed necessary. No adjustments were deemed necessary for configuration. The sale was smaller than the subject property, however, the difference in size did not warrant any adjustments. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Sale 2** - The sale was located in a similar location compared to the subject property and no adjustments were deemed necessary. No adjustments were deemed necessary for configuration. The sale was smaller than the subject property, however, the difference in size did not warrant any adjustments. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Sale 3** - The sale was located in a similar location compared to the subject property and no adjustments were deemed necessary. No adjustments were deemed necessary for configuration. The sale was smaller than the subject property, however, the difference in size did not warrant any adjustments. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Pending Sale 1** – We reached out to the realtor for the sale and confirmed that the contract price. The sale included two properties, the realtor stated that the smaller property with lake frontage was under contract for \$290,000 per acre and the larger parcel was under contract for \$265,000 per acre. The sale was considered to be in a similar location compared to the subject property and no adjustments were deemed necessary. The sale was smaller than the subject property and was given a 10% downward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

After analyzing all of the comparable sales we have given equal weight to all sales. We have determined that the subject property would reflect a value of \$265,000 per square foot. We have applied this to the subject property's 55.80 net acres, giving the subject property a value, based on the conditions prevailing on September 23, 2025, of **\$14,790,000 (rounded)**.

**DIRECT SALES  
COMPARISON  
APPROACH**

The subject's highest and best use is for mixed use development. In order to estimate the market value of the subject property, we have utilized the Sales Comparison Approach. This approach involved the comparison of the subject site with vacant land sales with similar utility that have sold within a reasonable time frame.

The scope of the assignment was to appraise the subject as though it had adequate access as well as NOT having adequate access. This section of the valuation is to value the subject as though it did NOT have adequate access. The subject property consisted of wetlands and uplands. WE were unable to find large sites that had inadequate access that also consisted of both wetlands and uplands. Therefore, we determined a value for the uplands and a value for the wetlands and applied the values to the appropriate acreage. In estimating the value of the subject land, three closed sales for each type of land were researched and analyzed. The comparable sales were analyzed on a price per acre basis.

A comprehensive search was conducted for the most recent sales in the past few years resulting in three comparable closed sales for each type of property based on a statewide sales search. There were a limited number of sales that were available that had limited access, therefore, the sales used were considered to be the most comparable to the subject property. The sales closed between April 2022 and May 2024. The sales that are used in this appraisal are the best comparable sales found for estimating the value for the subject property.

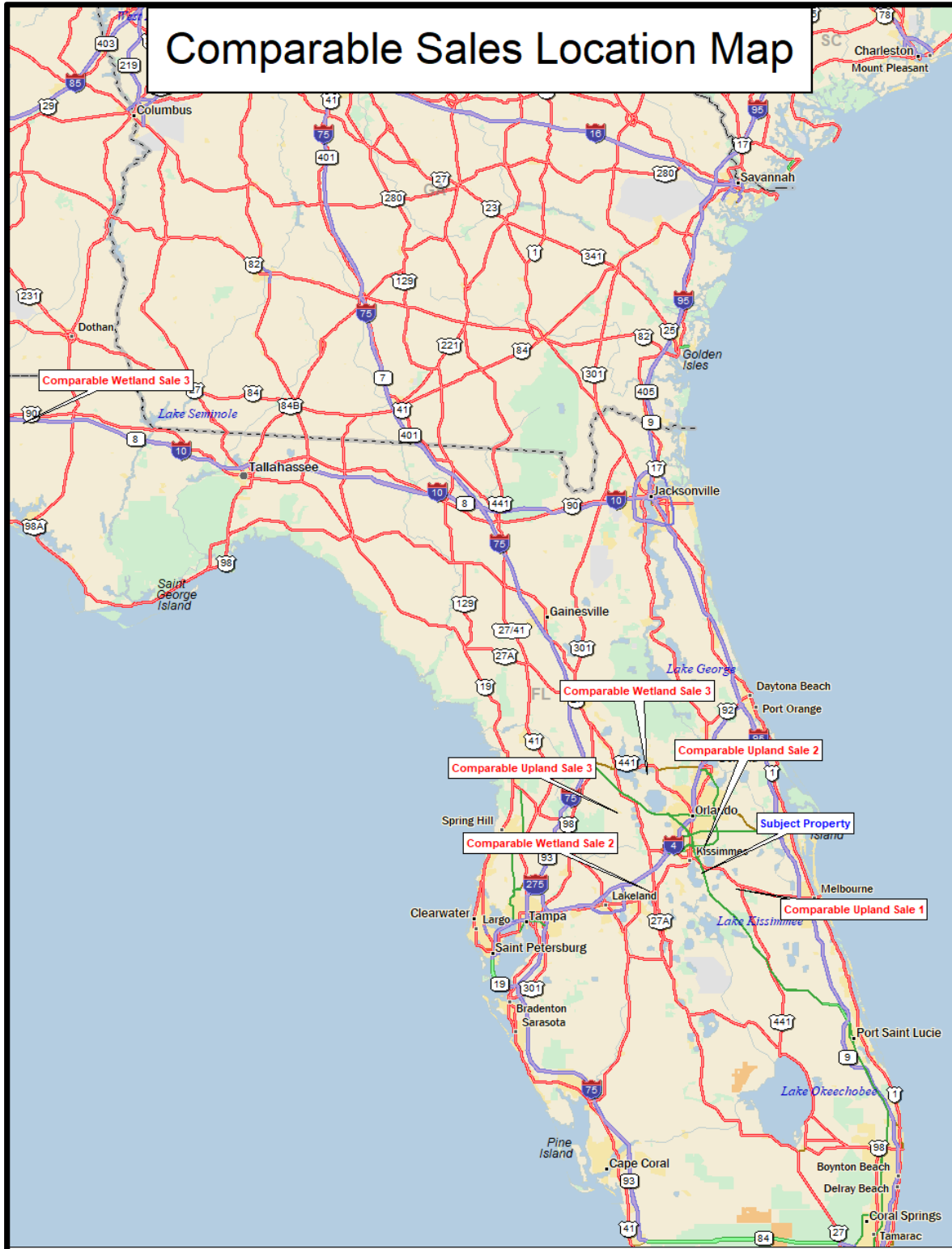
A Location Map illustrating the comparable land sales is shown on the following page, followed by Land Sales Adjustment Charts for each parcel. The sales were all located within the general neighborhood or similar competing neighborhoods. The sales represented parcels of mixed use land.

Comparable Land Sales Adjustment Chart

	Upland Land Sale 1	Upland Land Sale 2	Upland Land Sale 3	Wetland Land Sale 1	Wetland Land Sale 2	Wetland Land Sale 3
Location	5394 8 Miles Ranch Rd, Saint Cloud	5357 Simpson Rd, Orlando	4922 Mount Pleasant Rd, Groveland	0 Cocks Mill Rd, Bonifay, FL	0 Fleicher Fish Camp Rd, Highland City, FL	Beauclaire Dr, Tavares, FL
Subject Property	0 Clay Whaley Road, Saint Cloud					
Parcel ID	17-26-30-0000-0010-0000	Multiple	01-22-24-0600-041-00000	00000000-00-5042-0002	26-27-23-000000-021010	02-20-26-0004-000-020000
Sale/List Price	\$650,000	\$700,000	\$623,200	\$108,000	\$189,200	\$250,000
Sale Date	Mar-23	Apr-22	Mar-24	Jan-24	Jan-24	May-24
Size (Gross Acres)	92.90	24.88	20.00	40.00	92.34	93.00
Size (Net Acres)	39.94	24.88	20.00	0.00	0.00	0.00
Size (Wetlands)	37.10	0.00	0.00	40.00	92.34	93.00
Size (Gross Square Feet)	4,046,724	1,083,773	871,200	1,742,400	4,022,330	4,051,080
Size (Net Square Feet)	2,430,648	1,083,773	871,200	0.0	0.0	0.0
Price Per Acre	\$21,281.92	\$28,135.05	\$31,160.00	\$2,700.00	\$2,048.95	\$2,688.17
Comparisons						
Terms/Conditions	Cash	Cash	Cash	Cash	Cash	Cash
Term Adjustment	0%	0%	0%	0%	0%	0%
Months Since Sale	30.4	41.5	18.2	20.2	20.2	0.0
Time Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Time Adj. Sale Price	\$21,281.92	\$28,135.05	\$31,160.00	\$2,700.00	\$2,048.95	\$2,688.17
Location	Inferior	Inferior	Inferior	Inferior	Inferior	Similar
Location Adjustment	10%	5%	10%	10%	5%	0%
Configuration	Similar	Inferior	Similar	Similar	Similar	Similar
Configuration Adjustment	0%	5%	0%	0%	0%	0%
Size	Smaller	Smaller	Smaller	Larger	Larger	Larger
Size Adjustment	-5%	-5%	-5%	10%	10%	10%
Zoning/Utilities	Similar	Similar	Similar	Similar	Similar	Similar
Zoning/Utilities Adjustment	0%	0%	0%	0%	0%	0%
Other	Similar	Similar	Similar	Similar	Similar	Similar
Other Adjustment	0%	0%	0%	0%	0%	0%
Overall Comparability	Inferior	Inferior	Inferior	Inferior	Inferior	Larger
Overall Adjustment	5%	5%	5%	10%	15%	10%
Indicated Price Per Acre	\$22,346.02	\$29,541.80	\$32,718.00	\$2,970.00	\$2,356.29	\$2,956.99

Estimated Land Value Utilizing the Land Sales Comparison Approach

Subject Acreage	55.80
Estimated Price Per Acre @	\$ 30,000.00
Opinion of Value	\$ 1,674,000
Subject Acreage	37.10
Estimated Price Per Acre @	\$ 2,750.00
Opinion of Value	\$ 102,025
Opinion of Value (Rounded)	\$ 1,775,000



Three closed land sales were included for each land type in the sales comparison analysis. The sales closed between April 2022 and May 2024. The sales sold between 21,281.92 to 31,160.00 per acre for the uplands and 2,048.95 to 2,700.00 per acre for the wetlands.

The first adjustments considered are for terms, conditions of sale, and time. All the sales were considered to be sold for cash or cash equivalency, and no conditions of sale adjustments were deemed necessary. No time adjustment was deemed necessary as larger land parcels typically have a limited market which keeps prices relatively stable.

**Uplands Sale 1** – The sale was located in an inferior location and was given a 10% upward adjustment. No adjustments were deemed necessary for configuration. The sale was smaller and was given a 5% downward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Uplands Sale 2** - The sale was located in an inferior location and was given a 5% upward adjustment. The sale was given a 5% upward adjustment for configuration. The sale was smaller and was given a 5% downward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Uplands Sale 3** - The sale was located in an inferior location and was given a 10% upward adjustment. No adjustments were deemed necessary for configuration. The sale was smaller and was given a 5% downward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Wetlands Sale 1** – The sale was located in an inferior location and was given a 10% upward adjustment. No adjustments were deemed necessary for configuration. The sale was slightly larger than the subject, however, the difference in size was not large enough to warrant any adjustments. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Wetlands Sale 2** – The sale was located in an inferior location and was given a 5% upward adjustment. No adjustments were deemed necessary for configuration. The sale was larger than the subject and was given a 10% upward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

**Wetlands Sale 3** – The sale was located in a similar location compared to the subject and no adjustments were deemed necessary. No adjustments were deemed necessary for configuration. The sale was larger than the subject and was given a 10% upward adjustment. No adjustments were deemed necessary for zoning/use or any other miscellaneous differences.

After analyzing all of the comparable sales we have given equal weight to all sales. We have determined that the subject property uplands would reflect a value of \$30,000 per acre and the wetlands would reflect a value of about \$2,750 per acre. We have applied the upland value to the 55.80 acres of uplands, giving the uplands an estimated value of \$1,675,000 (rounded). We applied the estimated wetlands value to the 37.10 acres of wetlands, giving the wetlands an estimated value of \$1,000,000 (rounded). Adding the two values together would give the subject property a value, based on the conditions prevailing on September 23, 2025, of **\$1,775,000 (rounded)**.

**Reconciliation**

The scope of the assignment was to value the subject property as though it had adequate access as well as it NOT having adequate access. In providing an opinion of the market value of the subject property, the Sales Comparisons Approaches to value was considered. The final value conclusions are as follows:

Sales Comparison Approach (Access)	\$14,790,000
Sales Comparison Approach (Limited Access)	\$1,775,000

The Sale Comparison Approach is considered to be a good indicator of value when recent sales of similar type properties are available. In the case of the subject there was an adequate number of sales, pending sales and listings. The sales represented properties with similar characteristics and uses as the subject. The Sales Comparison Approach was given primary weight within the final reconciliation.

Based upon the assumptions, conditions, and contingencies as discussed in this report, it is my opinion and conclusion that the market value of the fee simple interest of the subject property, as though it had adequate access, as of the effective date of value, September 23, 2025, was:

**FOURTEEN MILLION SEVEN HUNDRED NINETY THOUSAND DOLLARS  
(\$14,790,000)**

Based upon the assumptions, conditions, and contingencies as discussed in this report, it is my opinion and conclusion that the market value of the fee simple interest of the subject property, as though it did NOT have adequate access, as of the effective date of value, September 23, 2025, was:

**ONE MILLION SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS  
(\$1,775,000)**

**CERTIFICATION**

We certify that, to the best of our knowledge and belief, ...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directed to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have not performed services as an appraiser on the subject property within the three-year period immediately preceding acceptance of this assignment.
11. I, Calvin E. Gardner, MAI, have made a personal inspection of the property that is the subject of this report.
13. No one other than those listed above, and Ron Southard, State Registered Trainee Appraiser RI24946, provided significant professional assistance to the appraisers signing the report.
14. I, Calvin E. Gardner, MAI, have completed the continuing education program of the Appraisal Institute
15. This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, a specific valuation, or an amount which would result in approval of a loan.



Calvin E. Gardner, MAI  
State-Certified General Real Estate Appraiser  
RZ 1591

November 21, 2025

**ADDENDA**

## Engagement Letter



APPRAISER • REALTOR • CONSULTANT • MARKET ANALYST

September 18, 2025

City of St. Cloud City Manager's Office  
Attn: Kellie Brabant  
1300 9<sup>th</sup> Street  
St. Cloud, FL 34769

Re: Appraisal engagement request for a 108 acre parcel of Vacant Land, in Saint Cloud, Osceola County, Florida

Dear Ms. Brabant:

As requested, we can prepare an appraisal of the vacant land property located at 0 Clay Whaley Road, Saint Cloud, FL 34772. The property is under the ownership of Edgewater Property Holdings, LLC and identified by the Osceola County property appraiser as tax parcel ID#17-26-30-0000-0010-0000. The purpose of the appraisal report will be to provide an opinion of the market value of the fee simple interest as of the effective date of value, the date of the inspection. The intended use of the appraisals will be for internal decision making by the client.

It is understood that the appraisal will be an independent estimate of insurable value and payment of the fee shall not be contingent upon the value reported. The appraisal will be completed in compliance with the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation.

The fee for the appraisal will be \$3,000. We will begin upon your authorization to begin the assignment. I will make every effort to complete the opinion of value within 7 working days from your authorization, and will be in a summary narrative format with sales approach to value. We look forward to completing this assignment on your behalf, and thank you for the opportunity to be of service.

Respectfully submitted,

Authorized By: (Party responsible for payment)

A handwritten signature in blue ink, appearing to read "CE Gardner".

Calvin E. Gardner, MAI, President  
State-Certified General Real Estate Appraiser  
RZ1591

Signed by: Leslie Flores 9/18/2025 Date  
F908EACAA25045C

817 GREENS AVENUE  
WINTER PARK, FLORIDA 32804  
PHONE (407) 839-1021

## Parcel Record Card



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser  
www.property-appraiser.org  
Osceola County Government Center  
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
Ph (407) 742-5000 Fax (407) 742-4900

### Owner Information

**Parcel ID:** 17-26-30-0000-0010-0000  
**Owner(S):** EDGEWATER PROPERTY HOLDINGS LLC  
**Mailing Address:** C/O BTI LAND LLC 401 E LAS OLAS BLVD STE 1870 FORT LAUDERDALE FL 33301  
**Property Address:** 0 CLAY WHALEY RD SAINT CLOUD FL 34772  
**Primary Use:** PASTURELAND 1-VAC (Code: 6001)  
**Tax District:** 100 - ST CLOUD

### Legal Description

**Legal Description:** NE 1/4 & GOV LOTS 1 & 2, LESS R/W EASEMENT C/31 & LESS THAT PART GOV LOT 1 LYING N & W OF R/W EASEMENT C/31 LESS 130 FT WIDE RW BEING 65 FT ON EACH SIDE OF THE FOLLOWING LINE: COM AT SW COR OF 16-26-30, E 1382.01 FT, N 20 FT TO N RW CLAY WHALEY RD & POB; CONT N 1766.91 FT TO POC, CURVE LEFT, RAD 1200 FT (CH BEARING N 15 DEG W 618.68 FT) CENT ANG 30 DEG, NLY ALONG CURVE 625.75 FT, N 30 DEG W 657.03 FT TO POC, CURVE RIGHT, RAD 1000 FT (CH BEARING N 24 DEG W 220.37 FT) CENT ANG 13 DEG, NWLY ALONG CURVE 220.82 FT, N 18 DEG W 200 FT TO POC, CURVE LEFT, RAD 1000 (CH BEARING N 39 DEG W 726.75 FT) CENT ANG 43 DEG, NWLY ALONG CURVE 743.77 FT, N 60 DEG W 239.55 FT TO POC, CURVE RIGHT, RAD 1000 FT (CH BEARING N 24 DEG W 1187.75 FT) CENT ANG 73 DEG, NWLY ALONG CURVE 1271.74 FT, N 13 DEG E 201 FT TO N/L OF 17-26-30 TO PT OF TERMINUS LYING WITHIN 17-26-30 & LESS THAT PORTION LYING WITHIN 17-26-30: COM AT SW COR OF NW 1/4 OF 16-26-30, N00-45-30W 2642.43 FT TO NW COR OF NW 1/4 OF 16-26-30, S89-29-10E 370.71 FT TO POB; CONT S89-29-10E 252.35 FT TO PT ON EXISTING WLY R/W LINE OF FLORIDA TURNPIKE, S15-29-00E 1015.67 FT TO POC, CONC NELY, RAD 5929.58 FT, CENT ANG 11 DEG, (CH BEARING S20-50-26E 1107.25 FT), SELY ALONG CURVE 1108.87 FT, S63-48-07W 79.79 FT TO POC, CONC NELY, RAD 3368.04 FT, CENT ANG 11 DEG, (CH BEARING N28-48-07W 624.28 FT), NWLY ALONG CURVE 625.18 FT, N23-29-00W 398.61 FT, N25-12-06W 300.13 FT, N23-29-00W 236.22 FT TO POC, CONC SWLY, RAD 106 FT, CENT ANG 26 DEG, (CH BEARING N36-30-06W 47.76 FT), NWLY ALONG CURVE 48.17 FT, N89-29-00W 85.10 FT, N78-54-35W 381.48 FT, N89-29-00W 39.97 FT TO PT ON W/L OF NW 1/4 OF 16-26-30, CO<sup>99-29-00W</sup> 245.03 FT, N00-31-00E 230 FT, S89-29-00E 239.91 FT TO PT ON W/L OF NW 1/4 OF 16-26-30, CONT S89-29-00E 95.09 FT, N80-26-10E 228.53 FT, N07-58E 74.36 FT TO POC, CONC NWLY, RAD 40 FT, CENT ANG 57 DEG, (CH BEARING N21-09-29E 38.35 FT), NELY ALONG CURVE 39.99 FT, N07-29-00W 188.04 FT TO POB & LESS THAT PORTION LYING WITHIN THE ABOVE SAID LEGAL: BEG AT NW COR OF 16-26-30, S89-26-09E 370.81 FT, S07-29-00E 188.04 FT TO POC, CONC W, RAD 40 FT, CENT ANG 57 DEG, (CH BEARING S21-09-29W 38.35 FT), SELY ALONG CURVE 39.99 FT, S49-47-58W 74.36 FT, S80-26-10W 228.53, N89-29-00W 335 FT, S00-31-00W 230 FT, S89-29-00E 285 FT, S78-54-35E 381.48, S89-29-00E 85.10 FT TO NON-TAN CURVE, CONC SW, RAD 106 FT, CENT ANG 24 DEG, (CH BEARING S37-32-36E 43.99 FT), SELY ALONG CURVE 44.32 FT, S74-31-00W 281.55 FT, S15-29-00E 300 FT, N74-31-00E 325.70 FT, S25-12-06E 236.95 FT, S23-29-00E 398.61 FT TO POC, CONC NE, RAD 3368.08 FT, CENT ANG 11 DEG, (CH BEARING S28-48-03E 624.27 FT), SELY ALONG CURVE 625.17 FT, S63-48-07W 220.21 FT TO POC, CONC NE, RAD 6229.58 FT, CENT ANG 05 DEG, (CH BEARING 28-49-23E 570.61 FT), SELY ALONG CURVE 570.81 FT, N89-34-38W 1259.02 FT, N89-40-52W 1296.13 FT TO NON-TAN CURVE, CONC W, RAD 1250 FT, CENT ANG 14 DEG, (CH BEARING N15-14-10W 311.40 FT), NLY ALONG CURVE 312.21 FT, N22-23-30W 194.32 FT TO POC, CONC E, RAD 1150 FT, CENT ANG 22 DEG, (CH BEARING N11-11-45W 446.57 FT) NLY ALONG CURVE 449.43 FT, N00-00-00E 1724.64 FT, S89-42-13E 1503.58 FT TO POB LESS COM AT NE COR OF 17-26-30, N89-42-13W 246.34 FT TO POB; S12-39-53W 215.10 FT TO POC, CONC NE, RAD 935 FT, CENT ANG 73 DEG, (CH BEARING S23-46-05E 1110.55 FT SELY ALONG CURVE 1189.08 FT, S60-12-02E 236.55 FT TO POC, CONC SW, RAD 1065 FT, CENT ANG 43 DEG, (CH BEARING S38-53-35E 773.98 FT) SELY ALONG CURVE 792.12, S17-35-08E 200 FT TO POC, CONC NE, RAD 935 FT, CENT ANG 13 DEG, (CH BEARING S23-54-42E 206.05 FT), SELY ALONG CURVE 206.46 FT, S30-14-15E 376.54 FT, N89-34-38W 151.13 FT, N30-14-15W 299.47 FT, TO POC, CONC NE, RAD 1065 FT CENT ANG 13 DEG, (CH BEARING N23-54-42W 234.69 FT) NWLY ALONG CURVE 235.17 FT, N17-35-08W 200 FT TO POC, CONC W, RAD 935 FT, CENT ANG 01 DEG, (CH BEARING N17-59-22W 13.18 FT), NLY ALONG CURVE 13.18 FT, S71-36-23W 78.16 FT, S17-34-51W 332.88 FT, N77-46-16W 448.71 FT, N16-46-38W 113.95 FT, N46-16-32E 650.62 FT TO NON-TAN CURVE, CONC SW, RAD 935 FT, CENT ANG 20 DEG, (CH BEARING N50-20-10W 320.37 FT) NWLY ALONG CURVE 321.95 FT, N60-12-025W 239.55 FT TO POC, CONC NE, RAD 1065 FT, CENT ANG 73 DEG, (CH BEARING N23-46-05W 1264.96 FT), NWLY ALONG CURVE 1354.40 FT, N12-39-53E 186.60 FT, S89-42-13E 133.09 FT TO POB


### Land (Total Records: 4) Total Acres: 107.8

Land	Units	Unit Type	Depth	Value
SWAMP MAR	AC	23.15	0	\$694
IMPROVED	AC	57.96	0	\$12,751
MARKET VALUE	AC	107.8	0	\$2,156,000
NATIVE	AC	26.69	0	\$2,055

### Property Values (Total Records: 5)

This Is An Agriculture Property.

## Flood Map


REALIST

APN 17-26-30-0000-0010-0000 | CLIP 8857212894

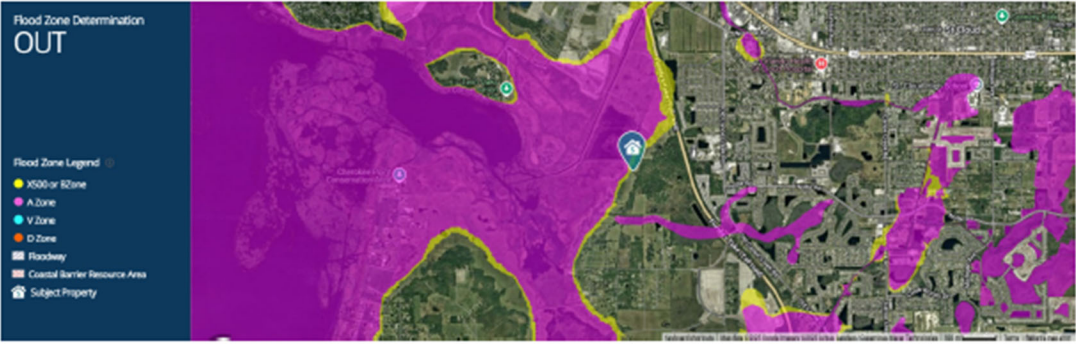
📍 Clay Whaley Rd, Saint Cloud, FL 34772, Osceola County

STANDARD FLOOD MAP

Flood Zone Determination  
**OUT**

Flood Zone Legend

- X500 or R Zone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- 🏠 Subject Property



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	187 ft
Community Number - Map Panel & Suffix	120189-0252G
Flood Zone Code	X
Panel Date	June, 18, 2013
County	Osceola
Original Panel Firm Date	February, 3, 1982
FIPS Code	12097
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Osceola County
Letter of Map Amendment (LOMA)	N/A

Land Sales

Comparable Improved Sale - Data Sheet  
Vacant Land Sale 6511/738



**Location:** On the north corner of Citrus Grove Road and Hancock Road

**City:** Minneola  
**Zip Code:** 34715  
**County:** Lake  
**MSA:** Orlando  
**Tax ID#:** 04-22-26-0002-000-01300  
**Submarket Type:** Mixed Use  
**Property Type:** Vacant Land

Sale Information

Transaction Data

**Sale Price:** \$21,145,800.00  
**Record Date:** April 9, 2025  
**Document Number:** 6511/738  
**Grantor/Seller:** MINNEOLA LAND LLC  
**Grantee/Buyer:** SDP CAMP LAKE LLC

Land Data

**Price /Acre Land:** \$266,958.72  
**Topography:** Level  
**Ecumb. Issues:** None Noted  
**Zoning:** PUD-R

**Interest Conveyed:** Fee Simple  
**Gross Land Area:** 3,607,204  
**Gross Acres:** 82.81  
**Net Land Area:** 3,450,388  
**Net Acres:** 79.21  
**Shape:** Irregular  
**Street Frontage:** Citrus Grove Road and Hancock Road

Financing Data

**Financing Description:** Cash to Seller

**Legal Description:** Lengthy legal retained in appraiser's files

Comments

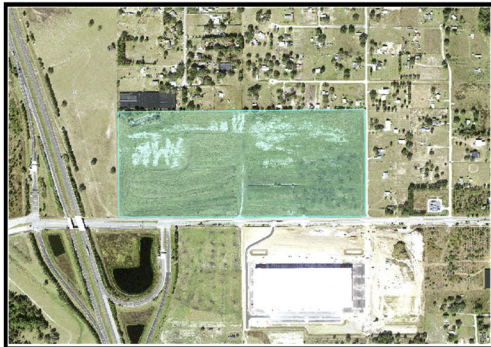
Large parcel located in Minneola. Has a residential PUD

Contacts

**Appraiser:** Calvin E. Gardner, MAI

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property

**Comparable Improved Sale - Data Sheet  
Vacant Land Sale 13335/00867**



**Location:** On the northwest corner of Pace Road and Pearce Road

**City:** Auburndale  
**Zip Code:** 33823  
**County:** Polk  
**MSA:** Orlando  
**Tax ID#:** 25-27-17-000000-032000  
**Submarket Type:** Mixed Use  
**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$18,925,000.00  
**Record Date:** November 13, 2024  
**Document Number:** 13335/00867  
**Grantor/Seller:** KNIGHT PC HOLDINGS, LLC  
**Grantee/Buyer:** PACE ROAD OWNER LLC

**Land Data**

**Price /SF Land:** \$252,501.67  
**Topography:** Level  
**Ecumb. Issues:** None Noted  
**Zoning:** IPUD

**Interest Conveyed:** Fee Simple  
**Gross Land Area:** 3,297,492  
**Gross Acres:** 75.70  
**Net Land Area:** 3,264,822  
**Net Acres:** 74.95  
**Shape:** Rectangular  
**Street Frontage:** Pace Road and Pearce Road

**Financing Data**

**Financing Description:** Cash to Seller

**Legal Description:** Lengthy legal retained in appraiser's files

**Comments**

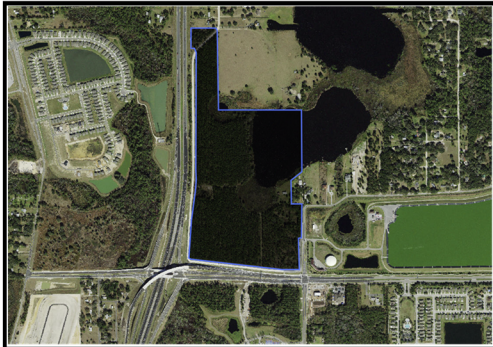
The sale was a large planned unit development parcel.

**Contacts**

**Appraiser:** Calvin E. Gardner, MAI

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property

**Comparable Improved Sale - Data Sheet  
Vacant Land Sale 6369-2442**



**Location:** Along the North and east side of MC Kendree Road

**City:** Wesley Chapel  
**Zip Code:** 33545  
**County:** Pasco  
**MSA:** Orlando  
**Tax ID#:** 29-25-20-0000-00300-0000  
**Submarket Type:** Mixed Use  
**Property Type:** Vacant Land

**Sale Information**

Transaction Data

**Sale Price:** \$24,000,000.00  
**Record Date:** January 9, 2024  
**Document Number:** 10943/3849  
**Grantor/Seller:** WILDCAT GROVES, INC.  
**Grantee/Buyer:** JOHNS HOPKINS ALL CHILDREN'S HOSPITAL, INC.  
**Interest Conveyed:** Fee Simple  
**Gross Land Area:** 4,630,428  
**Gross Acres:** 106.30  
**Net Land Area:** 3,236,508  
**Net Acres:** 74.30  
**Shape:** Mostly Rectangular  
**Street Frontage:** MC Kendree Road

Land Data

**Price /SF Land:** \$323,014.80  
 0  
**Topography:**  
**Ecumb. Issues:** None Noted  
**Zoning:** MPUD

Financing Data

**Financing Description:** Cash to Seller

**Legal Description:** Lengthy legal retained in appraiser's files

**Comments**

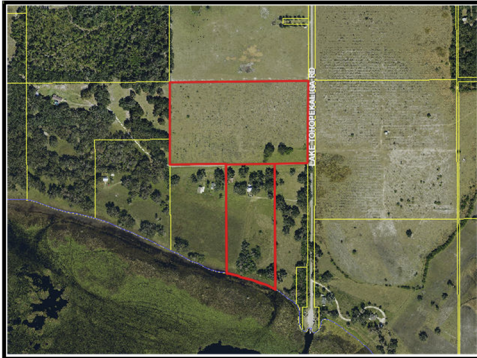
The sale was a large planned unit development parcel.

**Contacts**

**Appraiser:** Calvin E. Gardner, MAI

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property

**Comparable Improved Sale - Data Sheet  
Improved Sale NA**



**Location:** Along the west side of Lake Tohopehaliga Road

**City:** Saint Cloud  
**Zip Code:** 34772  
**County:** Osceola  
**MSA:** Orlando  
 32-26-30-0000-0052-0000 & 32-26-30-0000-0056-0000  
**Tax ID#:**  
**Submarket Type:** Mixed Use  
**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$9,353,450.00  
**Record Date:** Pending  
**Document Number:** NA  
**Grantor/Seller:** ERL GROVES INC / Patrick & Michael Smith

**Grantee/Buyer** NA

**Interest Conveyed:** Fee Simple  
**Gross Land Area:** 1,491,059  
**Gross Acres:** 34.23  
**Net Land Area:** 1,491,059  
**Net Acres:** 34.23  
**Shape:** Rectangular  
**Street Frontage** Lake Tohopehaliga Road

**Land Data**

**Price /SF Land:** \$273,252.99  
**Topography:** Level  
**Ecumb. Issues:** None Noted

**Zoning:** MIX

**Financing Data**

**Financing Description:** Cash to Seller

**Legal Description:** Lengthy legal retained in appraiser's files

**Comments**

Located in the subject's neighborhood with the same zoning and Future Land Use

**Contacts**

**Appraiser:** Calvin E. Gardner, MAI

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**Comparable Land Sale Data Sheet**  
**6169-2234**



**Location:** Along the east side of 8 Mile Road north of Holopaw Groves

**City:** Saint Cloud

**Zip Code:** 34773

**County:** Osceola

**MSA:** Orlando

**Tax ID#:** 21-27-32-0000-0050-0000

**Submarket Type:** Agricultural Land

**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$850,000.00

**Date of Sale:** March 4, 2022

**Document Number:** 6169-2234

**Grantor/Seller:** OBERRY EVERETT &  
OBERRY MARY  
CATHERINE

**Grantee/Buyer:** TUCKER G ANDREW JR  
& TUCKER CAROLINE D

**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$21,282

**Net Acreage:** 39.94

**Gross Acreage:** 39.94

**Shape:** Rectangular

**Street Frontage:** 8 Mile Road

**Topography:** Generally Level

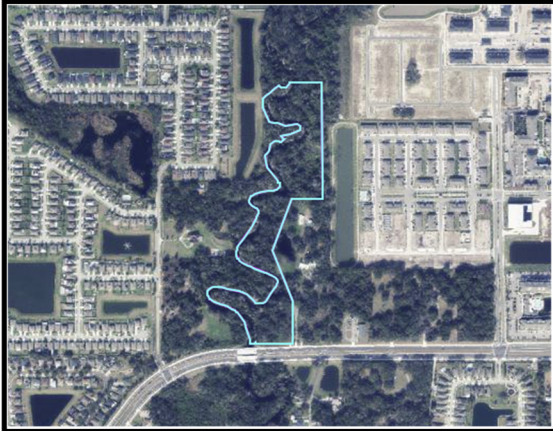
**Legal Description:** Lengthy legal retained in appraiser's file

**Comments**

Located along 8 Mile Road which does not appear to be a platted road and, based on the Osceola County Appraisers website, appears to travel through multiple parcels to access the subject.

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**Comparable Land Sale Data Sheet  
20220266498**



**Location:** Along the east side of 8 Mile Road north of Holopaw Groves

**City:** Orlando

**Zip Code:** 32824

**County:** Orange

**MSA:** Orlando  
33-24-20-0000-00-024, 33-24-30-0000-00-025, 33-24-30-0000-00-041

**Tax ID#:**

**Submarket Type:** Agricultural Land

**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$700,000.00

**Date of Sale:** April 13, 2022

**Document Number:** 20220266498

**Grantor/Seller:** Sampson Kimberly

**Grantee/Buyer:** Lutfi Said Yousef

**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$42,042

**Net Acreage:** 16.65

**Gross Acreage:** 16.65

**Shape:** Irregular

**Street Frontage:** Simpson Road

**Topography:** Generally Level

**Legal Description:** Lengthy legal retained in appraiser's file

**Comments**

Irregular shaped parcel with limited access

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**Comparable Land Sale Data Sheet**  
**6310/46**



**Location:** Along the south side of Mount Pleasant Road east of Ag Road

**City:** Groveland

**Zip Code:** 34736

**County:** Lake

**MSA:** Orlando

**Tax ID#:** 01-22-24-0600-041-00000

**Submarket Type:** Agricultural Land

**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$623,200.00

**Date of Sale:** March 28, 2024

**Document Number:** 6310/46

**Grantor/Seller:** THOMPSON FAYE L  
THOMPSON STEPHEN W

**Grantee/Buyer:** ADER ESTHER M TR  
LINK ADER FAMILY  
REVOCABLE LIVING  
TRUST  
LINK RUSSELL E TR

**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$31,160

**Net Acreage:** 20.00

**Gross Acreage:** 20.00

**Shape:** Rectangular

**Street Frontage:** Mount Pleasant Road

**Topography:** Generally Level

**Legal Description:** Lengthy legal retained in appraiser's file

**Comments**

Located in an inferior location with limited access

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**Comparable Land Sale Data Sheet  
1291/336**



**Location:** Along the west side of Cooks Mill Road north of Douglas Ferry Road

**City:** Bonifay  
**Zip Code:** 32425  
**County:** Washington  
**MSA:** Tallahassee  
**Tax ID#:** 00000000-00-5042-0002  
**Submarket Type:** Wetlands  
**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$108,000.00  
**Date of Sale:** January 2, 2024  
**Document Number:** 1291/336  
**Grantor/Seller:** CARTER ERIC

**Grantee/Buyer:** CURL MICHAEL J

**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$2,700  
**Net Acreage:** 40.00  
**Gross Acreage:** 40.00  
**Shape:** Rectangular  
**Street Frontage:** Cooks Mill

**Topography:** Generally Level

**Legal Description:** Lengthy legal retained in appraiser's file

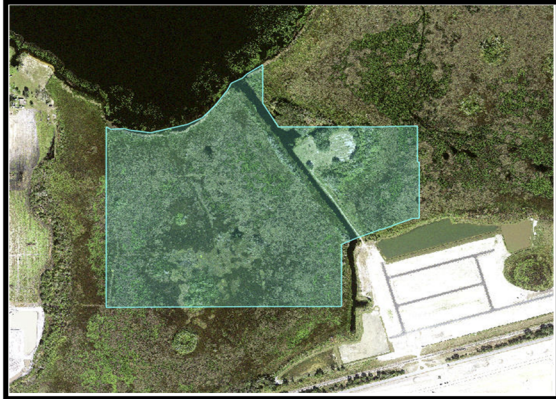
**Comments**

Wetland Parcel with limited access

**Disclaimer**

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**Comparable Land Sale Data Sheet  
12984/00334**



**Location:** North of Fletcher Fish Camp Road  
**City:** Haines City  
**Zip Code:** 33844  
**County:** Polk  
**MSA:** Orlando  
**Tax ID#:** 26-27-23-000000-021010  
**Submarket Type:** Wetlands  
**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$189,200.00  
**Date of Sale:** January 22, 2024  
**Document Number:** 12984/00334  
**Grantor/Seller:** HBX, Inc  
**Grantee/Buyer:** D E Ranch, Inc  
**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$2,049  
**Net Acreage:** 92.34  
**Gross Acreage:** 92.34  
**Shape:** Irregular  
**Street Frontage:** Fletcher Fish Camp  
**Topography:** Generally Level  
**Legal Description:** Lengthy legal retained in appraiser's file

**Comments**

Located along the south side of Lake Lowery with limited access

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**Comparable Land Sale Data Sheet**  
**6327/1386**



**Location:** Along the west side Beauclaire Drive

**City:** Tavares

**Zip Code:** 32778

**County:** Lake

**MSA:** Orlando

**Tax ID#:** 02-20-26-0004-000-02000 & 1120260001-000-00700

**Submarket Type:** Wetlands

**Property Type:** Vacant Land

**Sale Information**

**Transaction Data**

**Sale Price:** \$250,000.00

**Date of Sale:** May 1, 2024

**Document Number:** 6327/1386

**Grantor/Seller:** CHAMBERS KELLY A  
HERZIG KERRY L  
WALICK ROBERT K

**Grantee/Buyer:** BEAUCLAIRE VENTURES LLC

**Interest Conveyed:** Fee Simple

**Land Data**

**Price /Acre:** \$2,688

**Net Acreage:** 0.00

**Gross Acreage:** 93.00

**Shape:** Irregular

**Street Frontage:** Beauclaire Drive

**Topography:** Generally Level

**Legal Description:** Lengthy legal retained in appraiser's file

**Comments**

Larger parcel located in a similar location

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## QUALIFICATIONS OF CALVIN E. GARDNER, MAI

### Education

- ◆ University of Central Florida - Graduated in 1991, receiving a Bachelor of Science in Liberal Studies.
- ◆ University of Florida – 1984-1987 completed four years in the College of Architecture with an emphasis on design analysis, structures, architectural history and urban planning; also completed all of the Real Estate Finance course work.
- ◆ Daytona Beach Community College - Associate of Arts degree 1984.

### APPRAISAL COURSES/SEMINARS

Course 1A-1 Real Estate Appraisal Principles, and Course 1A-2 Basic Valuation Procedures  
Course SPPA Standards of Professional Practice, Part A and Part B  
Course 1B-A Capitalization Theory & Techniques, Part A and Part B  
Litigation Valuation  
Course 510 Advanced Income Capitalization  
Course 540 Report Writing & Valuation Analysis  
Uniform Standards of Professional Appraisal Practice Update  
Course 520 Highest & Best Use and Market Analysis  
Course 550 Advanced Applications  
Demonstration Appraisal - Appraisal Institute  
Comprehensive Exam - Appraisal Institute  
Eminent Domain and Land Valuation Litigation, American Law Inst./American Bar Assoc.  
Key Issues in Wetlands Regulation in Florida, National Business Institute, Inc.  
Real Estate Law Symposium, Greater Orlando Association of Realtors  
Snyder vs. Brevard County "Testing Government Accountability," VCARD  
Building Condition Surveys; LAW Engineering  
Business Strategies for Buying, Selling and Managing Contaminated Property, Commercial Law  
Affiliates  
Eminent Domain in Florida, The Transportation Professionals of Southwest Florida  
Private Property Rights, NAIOP and Akerman, Senterfitt & Eidson.  
Indoor Air Quality & Mold Issues, Central Florida Commercial Real Estate Society & NAIOP  
Partial Interest Valuation - Divided  
The Road Less Traveled: Special Purpose Properties  
Analyzing the Effects of Environmental Contamination on Real Property  
Supervisor/Trainee Roles & Relationship  
Evaluating Residential Construction  
Florida Law  
FHA and The Appraisal Process  
The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac  
Appraising the Appraisal: Appraisal Review-General  
Business Practices and Ethics  
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

**PROFESSIONAL EXPERIENCE**

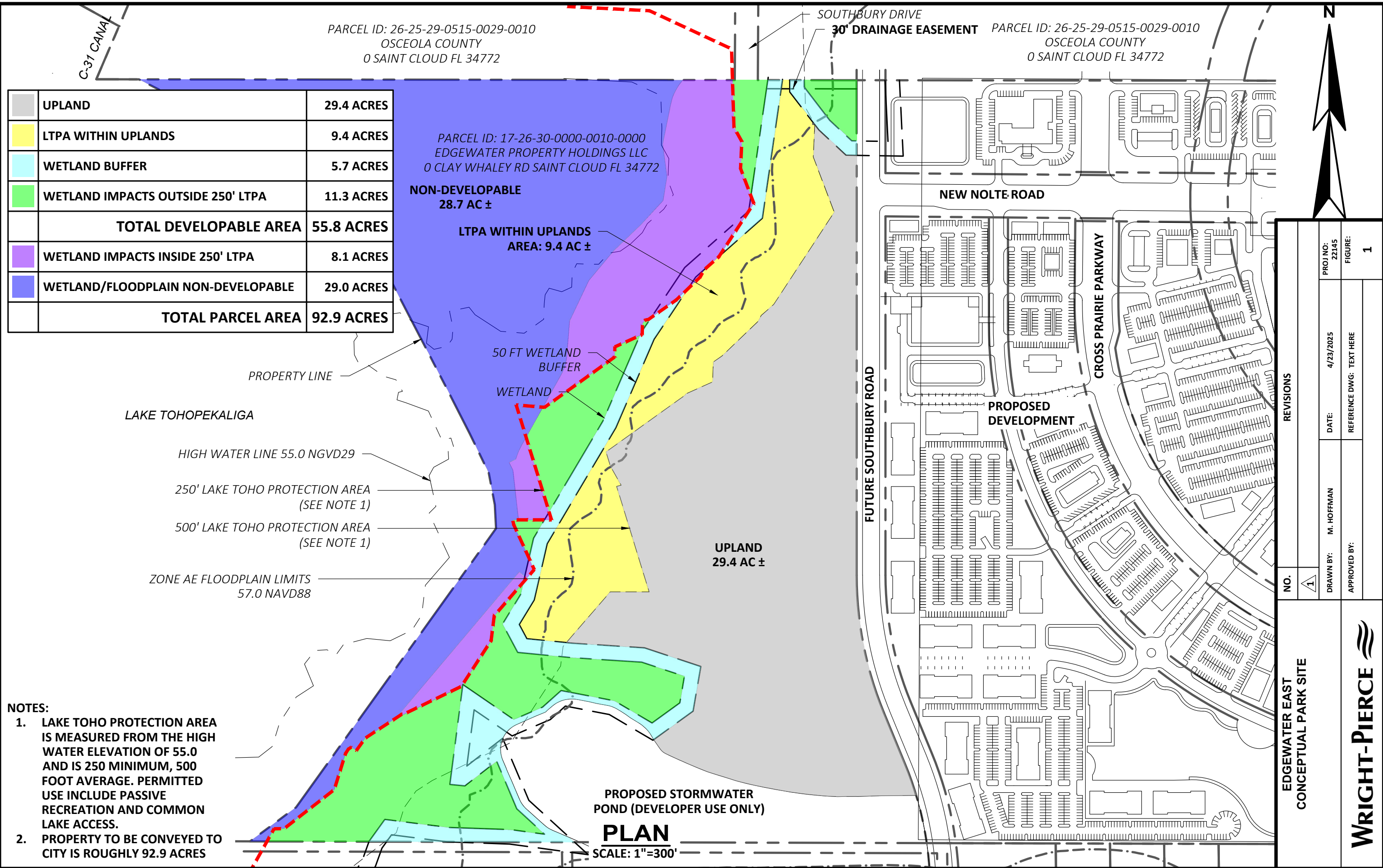
- ◆ Commercial appraiser and Litigation Appraisal Manager with Pardue, Heid, Church, Smith & Waller, Inc., Orlando from January 1, 1988 to October 1995.
- ◆ Senior Appraiser and Litigation Manager for Beaumont & Matthes, Inc., October 1995 to June 2002.
- ◆ President of Gardner Consulting Services, Inc., since February of 1999.
- ◆ Partner with Rex, Pinel, Gardner & Williams, LLC (RPG&W), March of 2003 through March 2009

**LICENSES**

- ◆ State-Certified General Appraiser (Florida) RZ1591
- ◆ Registered Florida Real Estate Salesman - Active Status - SL501597
- ◆ Member of Orlando Area Board of Realtors (Orlando Regional Realtor Association)
- ◆ Member of Appraisal Institute, MAI designation No.11892

**License**





UPLAND	29.4 ACRES
LTPA WITHIN UPLANDS	9.4 ACRES
WETLAND BUFFER	5.7 ACRES
WETLAND IMPACTS OUTSIDE 250' LTPA	11.3 ACRES
<b>TOTAL DEVELOPABLE AREA</b>	<b>55.8 ACRES</b>
WETLAND IMPACTS INSIDE 250' LTPA	8.1 ACRES
WETLAND/FLOODPLAIN NON-DEVELOPABLE	29.0 ACRES
<b>TOTAL PARCEL AREA</b>	<b>92.9 ACRES</b>

- NOTES:**
- LAKE TOHO PROTECTION AREA IS MEASURED FROM THE HIGH WATER ELEVATION OF 55.0 AND IS 250 MINIMUM, 500 FOOT AVERAGE. PERMITTED USE INCLUDE PASSIVE RECREATION AND COMMON LAKE ACCESS.
  - PROPERTY TO BE CONVEYED TO CITY IS ROUGHLY 92.9 ACRES

PROPERTY LINE

LAKE TOHOPEKALIGA

HIGH WATER LINE 55.0 NGVD29

250' LAKE TOHO PROTECTION AREA (SEE NOTE 1)

500' LAKE TOHO PROTECTION AREA (SEE NOTE 1)

ZONE AE FLOODPLAIN LIMITS 57.0 NAVD88





**Potential Regional Park**

53.6 Ac +/-  
uplands  
(estimated from  
Hanson Walter  
plan)

NEW NOLTE ROAD

CROSS PRAIRIE PARKWAY

CROSS PRAIRIE PARKWAY

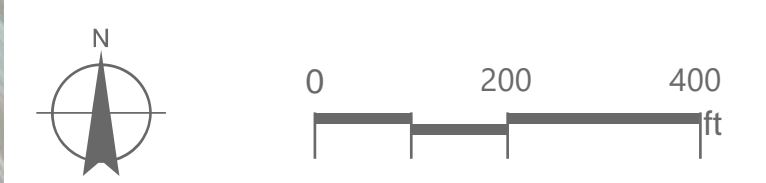
FLORIDA'S TURNPIKE

WETLAND LINE

WETLAND LINE

FUTURE SOUTHURY ROAD

FUTURE SOUTHURY ROAD



**CROSS PRAIRIE VILLAGE:**

NOTE: Wetland line digitized from Hanson Walter graphic

REVISED: 10/22/2024 SHEET 1



RESOLUTION NO. 2021-025R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA TO ACCEPT AND ADOPT THE CHISHOLM PARK MASTER PLAN DATED FEBRUARY 20, 2020.

WHEREAS, the Parks and Recreation Department was directed to develop a Master Plan for Chisholm Park; and

WHEREAS, City Council authorized GAI Consultants, an engineering and environmental consulting firm, to develop a Master Plan for the Parks and Recreation Department; and

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 adopts the Chisholm Park Master Plan drafted by GAI Consultants as the official document for future park development and improvement.

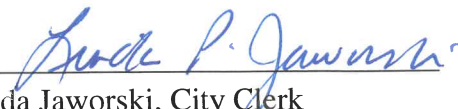
Section II. This resolution shall take effect immediately upon its adoption.

Passed and adopted the 25th day of March, 2021


CITY OF ST. CLOUD

  
\_\_\_\_\_  
Mayor, Nathan Blackwell

ATTEST:

  
\_\_\_\_\_  
Linda Jaworski, City Clerk

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

  
\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

# Chisholm Park

## MASTER PLAN

YOUR park. Reimagined.



gai consultants

**COMMUNITY  
SOLUTIONS  
GROUP**





# TABLE OF CONTENTS

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# 1 EXECUTIVE SUMMARY

Chisholm Park is one of the many jewels in the City of St. Cloud’s parks system. Its rural nature along with its mature oak canopy are becoming harder to find in an ever-expanding urban environment. Featuring a public boat ramp and large, open play areas, Chisholm Park is an ideal setting of a variety of outdoor recreation experiences for all ages. Per the Citywide Vision Plan and the Parks and Recreation Master Plan, Chisholm Park is envisioned to be an all-inclusive park that is completely ADA accessible. The park incorporates information from these two plans to optimize the adjacent land uses as well as connections around the park.

The master planning process began with the consultant team gathering data related to the current park layout and inventory; as well as special events, such as the Battle of Narcoossee, which is an annual tradition. This formed the foundation and starting point for the new master plan. As with all master plans, public input is paramount to developing a plan that meets the needs of the community. Typically, this is done through a series of meetings designed to inform the public of the project’s nature and solicit input related to the desires of the community.



*Chisholm Park as it stands today*

This year, with the onset of COVID, the consultant team held online meetings in an innovative and interactive live format that proved very successful. Also, a unique website ([www.chisholmparkplan.com](http://www.chisholmparkplan.com)) was developed to keep the public informed on the ongoing planning process, and to allow users to tour the site without leaving home. The website allowed for users to place points on an aerial and leave comments at these locations about strengths and weaknesses of the park from a user's standpoint. Another website activity was a "Dream Park", which included a survey featuring a variety of park programming elements that ranged from nature-based recreation to special events. The survey allowed users to select desired programs and rate program elements from least to most desirable. Lastly, the website contained a traditional online survey to collect data such as demographic information and a ranking for desired amenities.



Chisholm Park Website - Public Participation Dashboard



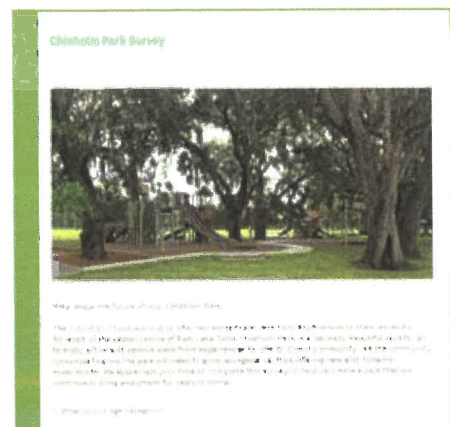
### 1. Comment Map

An interactive map allowed users to place points on an aerial and leave comments in locations they perceived to be Strengths, Weaknesses, and Opportunities.



### 2. Dream Park

A survey-type activity included a variety of different program features from nature-based recreation to special events allowing users to select desired programs and rate what they felt were the most or least important program items to be incorporated in the future design. Participants could also input their own comments and suggestions for possible program elements.



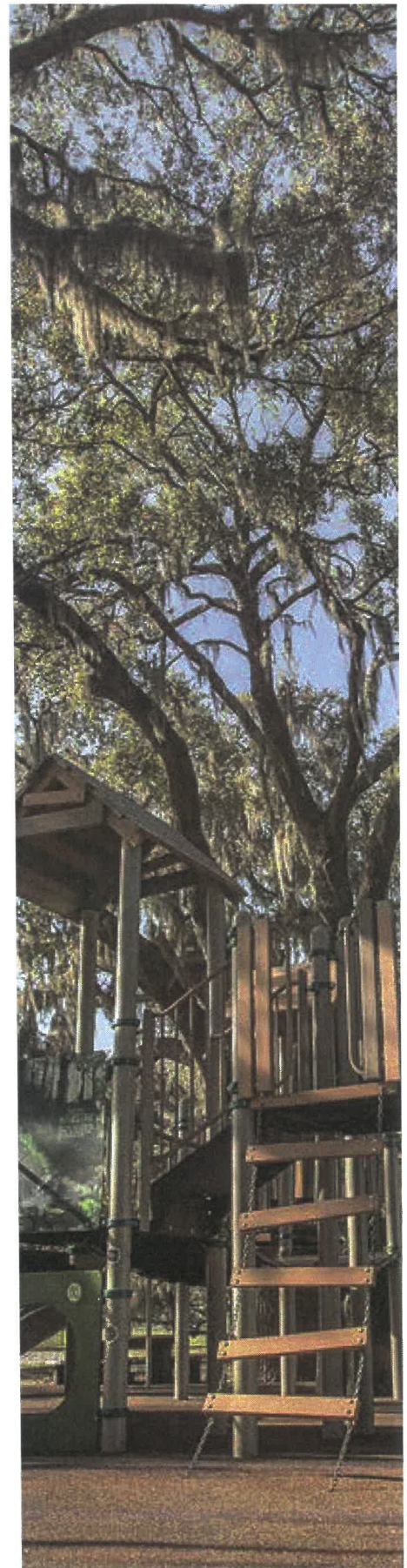
### 3. Survey

A traditional survey included demographic information as well as rankings of desired amenities.

Based on 381 surveyed participants, the consultant team gathered and analyzed the data provided to incorporate specific park uses into the final design. The respondents' "Dream Park" activities included trails, picnic areas, nature play, wildlife interaction possibilities, lakefront activities, special events, and sports/fitness activities. Specific program elements requested were:

- Multi-Use Walking Trails
- Picnic Opportunities
- Nature-theme Play and Obstacle Course
- Native Plant Garden
- Observation Tower
- Educational Signage
- Limited Camping Opportunities
- Fishing Pier
- Open Beach
- Kayak/Boat Rental Options
- Slash Pad
- Dog Park
- Restrooms
- Disc Golf

Finally, a Conceptual Rough Magnitude of Cost associated with the build out of the park was provided to assist the City with understanding their future capital improvements budget and how the master implementation might be plan over several years.



# 2 FINAL MASTER PLAN

The Chisholm Park Master Plan incorporates all previous aspects of public participation into a cohesive plan to best serve the community and protect the existing natural beauty of the site. Entering the park from the northeast, a new dog park with associated parking lot and pavilions provides a brand-new space for furry friends. Moving farther west, park visitors are welcomed by a new gatehouse, from where they can either continue down the main spine road directly south, or access the new boat/trailer parking area to the west. The upgraded boat ramp and formalized parking lot enable easy access into and out of the boat ramp while minimizing conflicts between boat ramp users and regular park users, particularly pedestrians. Along the main spine road, new parking provides access to an enhanced family zone, where the existing playground is enhanced with a new splash pad and rock climbing area. The existing ball field features a new multisport field to the south as well as additional parking along a secondary road east of the fields. An improved network of pavilions leads park visitors to a promenade along the beach where they can access the beach, walk to a new fishing pier to the north, or visit the observation tower and boardwalk to the south.

Continuing down the spine road, a kayak drop-off area enables visitors to unload their kayaks prior to parking their vehicles. At the end of the spine road, a new parking lot features new restrooms and connect to natural walking trails. Enhancements to the existing nature trail system with additional trails taking park users deeper through the natural beauty of the park and to a new boardwalk through the existing pond. Also, a disc golf course adds low-impact recreation along the natural areas. At the southern edge of the park, along Rummel Road, a new trailhead with parking and a pavilion provides access for those wishing to hike along the park's trails and connect to the new, planned multi-use path linking to Lakefront Park.

The master plan takes special consideration to preserve the aspects that make Chisholm Park great today, while enhancing the experience of the park user. Throughout the park, special care has been taken to maintain tree canopy and access to the lake, both from the boat ramp and the beach. Additionally, areas currently used for the Battle of Narcoossee will remain, so that the park can be utilized for this event for years to come.







*Western View of Rock Climbing area and Splash Pad*



*Detailed View of Splash Pad with surrounding Picnic Pavilions*



Detailed View of Rock Climbing area with Shade Structures



Western View of New Restroom Facility and Picnic Pavilions at the Wetland Boardwalk



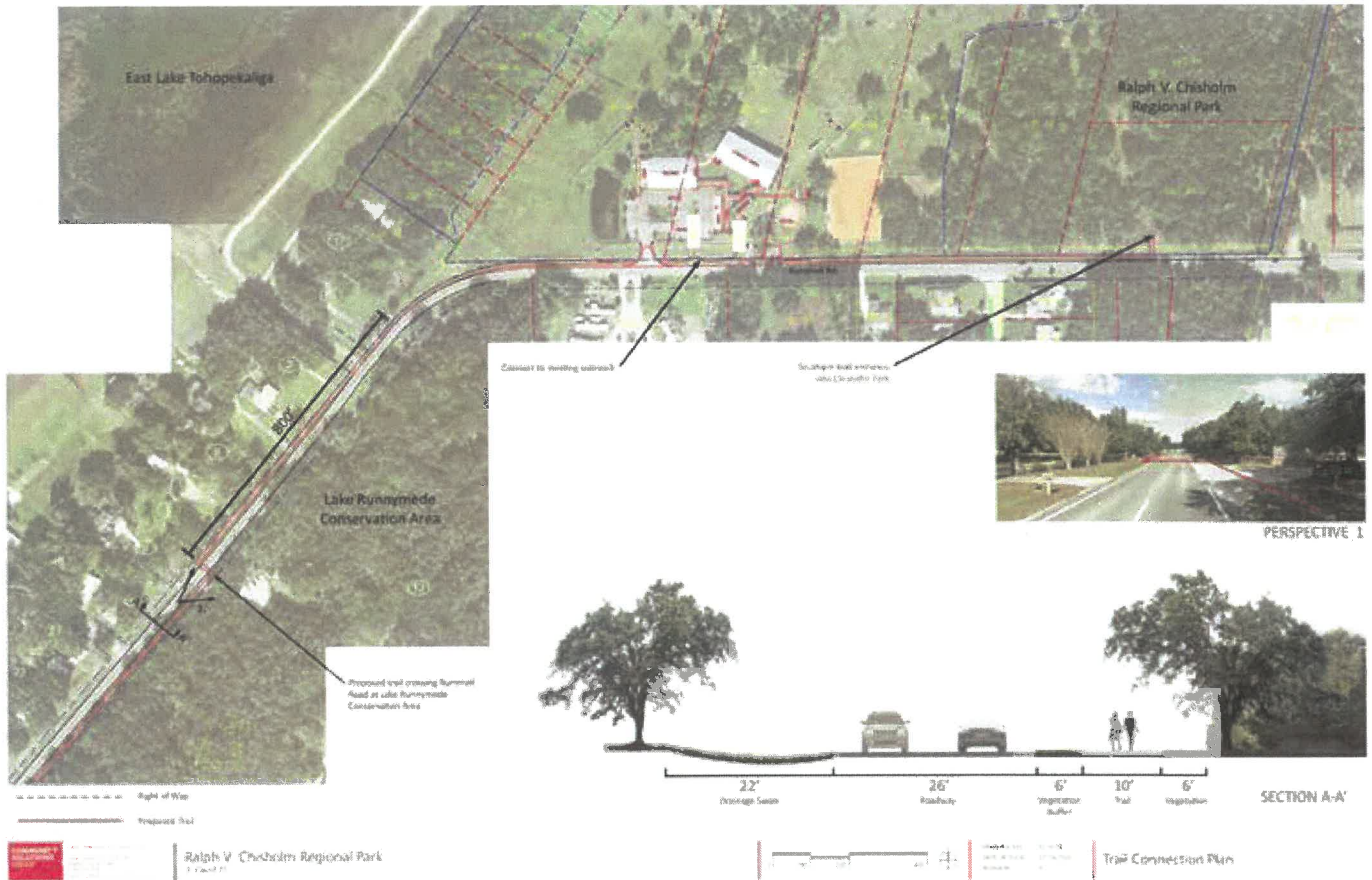
*Northern View of Boardwalk to Wetland*



*Southern View of Overlook for the Wetland Boardwalk*

# 3 CONNECTIVITY

With a nod to the Florida Greenways and Trail System Plan of 2019-2023, **“Outdoor recreation creates healthy communities. Studies demonstrate that, in addition to economic prosperity, outdoor recreation delivers personal and social benefits on which health, happy communities thrive.”** The City recognizes the importance of pedestrian connectivity of its parks system and has begun studies on a trail to connect Chisholm Park to the Lakefront park via a trail along Rummell Road as illustrated in this section.



Trail Connection Plan



Trail Connection Plan

# 4 OPINION OF PROBABLE COST

The following is a **Rough Magnitude of Cost** associated with the conceptual master plan. This opinion of probable cost is provided to assist the City with understanding the impact to their future capital improvements budget and how the master implementation might be planned over several years.



PROJECT NAME: Chisholm Park Master Plan  
 PROJECT NO.: A161208.04  
 DATE: 2/10/2020  
 PROJECT PHASE: Master Planning

OPINION OF PROBABLE COST

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A. Site Development</b>						
1.	Sediment & Erosion Control	1500	LF	\$10.00	\$15,000.00	Turbidity Barrier
2.	Clearing & Grading	1	LS	\$100,000.00	\$100,000.00	
3.	Signage	3	EA	\$1,000.00	\$3,000.00	
4.	Boat/Trailer Parking	5,500	SY	\$25.00	\$137,500.00	17 Spots
5.	Spine Parking + Road	12,000	SY	\$25.00	\$300,000.00	112 Spots + 2 handicap spots
6.	North Parking Lot	3,000	SY	\$25.00	\$75,000.00	30 Spots + 16 Boat/Trailer Spots
7.	South Parking Lot	2,600	SY	\$25.00	\$65,000.00	32 Spots
8.	Dog Park Parking Lot	1,800	SY	\$25.00	\$45,000.00	36 Spots
9.	Trailhead Parking Lot	1,230	SY	\$25.00	\$30,750.00	22 spots
10.	North Fishing Pier	2,000	SF	\$50.00	\$100,000.00	
11.	South Observation Deck Boardwalk	5,600	SF	\$50.00	\$280,000.00	
12.	12' Pond Boardwalk	2,100	SF	\$50.00	\$105,000.00	
13.	Retention Wall	1,000	LF	\$50.00	\$50,000.00	18" Tall wall
14.	Concrete Promenade	16,300	SF	\$6.60	\$107,580.00	
15.	Concrete sidewalks	21,000	SF	\$6.60	\$138,600.00	8' wide sidewalks
16.	Stabilized Grade for Grassed Parking	850	SY	\$18.00	\$15,300.00	
	<b>SUBTOTAL</b>				<b>\$1,567,730.00</b>	
<b>B. Architecture</b>						
1.	New Restroom	1	EA	\$150,000.00	\$150,000.00	
2.	Pavilion 10'x20'	9	EA	\$15,000.00	\$135,000.00	
3.	Pavilion 20'x20'	8	EA	\$20,000.00	\$160,000.00	
4.	Pavilion 10'x10'	4	EA	\$10,000.00	\$40,000.00	
5.	Observation Tower	1	EA	\$250,000.00	\$250,000.00	
6.	Gatehouse Structure	1	EA	\$30,000.00	\$30,000.00	
7.	Architectural Trellis	3	EA	\$20,000.00	\$60,000.00	Along promenade
	<b>SUBTOTAL</b>				<b>\$825,000.00</b>	
<b>C. Amenities</b>						
1.	EWV Surfacing	6,000	SF	\$5.00	\$30,000.00	
2.	Rock Climbing Structures	1	LS	\$50,000.00	\$50,000.00	
3.	Shade Structures	2	EA	\$30,000.00	\$60,000.00	Shade for rock climbing and splash pad
4.	Dog Park Fencing	750	LF	\$26.00	\$19,500.00	
5.	Splash Pad	1	LS	\$300,000.00	\$300,000.00	Includes surface, equipment, plumbing, etc.
6.	Disc Golf Course	1	LS	\$15,000.00	\$15,000.00	
7.	Buoys	20	EA	\$1,000.00	\$20,000.00	
8.	Additional Beach Sand	1	LS	\$50,000.00	\$50,000.00	
	<b>SUBTOTAL</b>				<b>\$544,500.00</b>	
<b>D. Utilities, Lighting, &amp; Striping</b>						
1.	Street Lights	12	EA	\$4,000.00	\$48,000.00	At 200' o.c.
2.	Parking Lot Lights	10	EA	\$4,000.00	\$40,000.00	
3.	Pedestrian Scale Lights	10	EA	\$3,000.00	\$30,000.00	Area lights
4.	Crosswalks	1	EA	\$10,000.00	\$10,000.00	
5.	Water Sewer extension for new restroom	970	LF	\$100.00	\$97,000.00	
6.	Emergency Call Boxes	3	EA	\$3,000.00	\$9,000.00	
	<b>SUBTOTAL</b>				<b>\$234,000.00</b>	
<b>E. Site Furnishings</b>						
1.	Benches	15	EA	\$2,000.00	\$30,000.00	
2.	Trash Receptacles	15	EA	\$900.00	\$13,500.00	
3.	Bike Rack	3	EA	\$900.00	\$2,700.00	
4.	Picnic Tables	80	EA	\$2,000.00	\$160,000.00	
5.	Aluminum Bleachers	2	EA	\$2,500.00	\$5,000.00	
6.	Drinking Fountain	5	EA	\$3,500.00	\$17,500.00	
7.	Dog Wash Station	2	EA	\$2,500.00	\$5,000.00	
8.	Dog Waste Station	10	EA	\$200.00	\$2,000.00	
	<b>SUBTOTAL</b>				<b>\$235,700.00</b>	
<b>F. Landscape</b>						
1.	Flowering Trees	10	EA	\$500.00	\$5,000.00	
2.	Canopy Trees	30	EA	\$1,000.00	\$30,000.00	
3.	Cypress Trees	20	EA	\$250.00	\$5,000.00	
4.	Bahia Sod	1	AL	\$50,000.00	\$50,000.00	
	<b>SUBTOTAL</b>				<b>\$90,000.00</b>	
<b>G. Gen. Conditions, MOT, &amp; other Soft Costs</b>						
1.	General Conditions		LS	7.00%	\$244,785.10	
2.	General Liability Insurance		LS	0.50%	\$17,484.85	
3.	Bonds		LS	1.00%	\$34,969.30	
4.	Maintenance of Traffic		AL	\$10,000.00	\$0.00	
5.	Design and Engineerings		LS	8%	\$320,000.00	
6.	Construction Survey Layout		SF	\$0.10	\$0.00	
7.	Permitting/Fees		LS	2%	\$69,938.60	
8.	Contingency		LS	25%	\$874,232.50	
	<b>SUBTOTAL</b>				<b>\$1,561,410.15</b>	
	<b>TOTAL</b>				<b>\$5,058,340.15</b>	

GAI has no control over the cost of labor or materials, the General Contractors or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional construction consultant familiar with the construction industry. GAI cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAI staff of professional cost consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.



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City of St. Cloud

# Chisholm Park – Public Input

Subject	Public Input Summary
Date	<b>Website Input:</b> September 17, 2020 – September 30, 2020 <b>Virtual Workshop:</b> September 26, 2020 @ 6 pm
Location	Chisholm Park Website / Zoom Webinar



1 Virtual Public Workshop

### Background

Public input for conceptual plans of Chisholm Park was gathered through multiple platforms in order to provide options for residents to engage with the park planning process virtually during COVID-19. Using the project website developed for the first round of public input ([www.chisholmparkplan.com](http://www.chisholmparkplan.com)), participants could interact with 3 concept plan options and leave their input on various components of each plan. The three concept plans were developed based on input received during the first round of public input which explored program preferences, park usage, and existing conditions. Additionally, an online webinar was conducted to provide a presentation of the concepts as well as opportunities for interaction.

## Website Activity

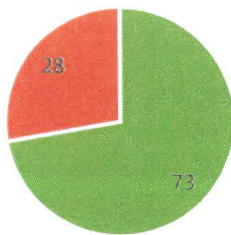
Similar to the previous Comment Map exercise from -the first round of public input in the project, the website activity consisted of an interactive map on which participants could leave comments marked as 'Like' or 'Dislike'. Participants could interact with 3 different concept options and navigate between them to determine which aspects of each they preferred.



2 Concept Voting Dashboard

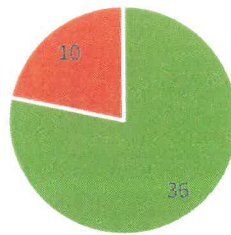
At a glance, the comments were as follows:

**Concept 1**  
101 comments



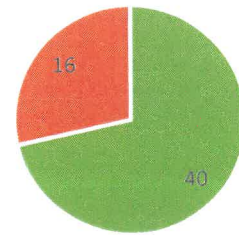
■ Like ■ Dislike

**Concept 2**  
46 comments



■ Like ■ Dislike

**Concept 3**  
56 comments



■ Like ■ Dislike

Overall, the public responded positively to the concepts presented and provided helpful insight towards the redevelopment of the park. There were some preferences over various options over others. In general, respondents preferred the dog park to be located just outside the gatehouse to provide access to residential users close to the park. As far as parking, there was a clear preference to keep parking clustered close to the playground and current configuration while not adding any grassed parking. Parking along the main drive would be preferable. The splash pad was a popular addition in all concepts with close proximity to the restroom, playground and parking. Additionally, the boardwalk through the existing stormwater pond was also received positively as a way of activating the space as well as the future trail connection from Lakefront Park. On the other hand, the decision of where the fishing pier/observation deck should be located was more split, with some preferring the location south of the beach and others concerned about the proximity of fish hooks near the beach preferred the location by the boat ramp. In general, there was a lack of clarity from the public as to why a gatehouse was being implemented with some concerned about the park implementing a fee system for entry. Additionally, some participants commented that they would like the existing baseball field re-oriented to the preferred northeastern orientation.

Preferences determined:

- Dog Park prior to gatehouse
- Parking configuration as existing with parking along spine road
- No grassed parking

Future plans will also need to take into consideration the configuration of disc golf as well as the areas used for the Battle of Narcoose to minimize impact.

**Workshop Webinar**

In addition to the online platform, residents could also participate in a virtual public workshop on September 29<sup>th</sup>, 2020 at 6 pm conducted over Zoom and broadcast on the City website. The public workshop was conducted in a webinar format including a formal presentation of the concepts, interactive polls, and a Q&A session. In total there were 10 participants on the Zoom call.

Poll Question #1

**POLL QUESTION #1**  
Which nature-themed play do you prefer?

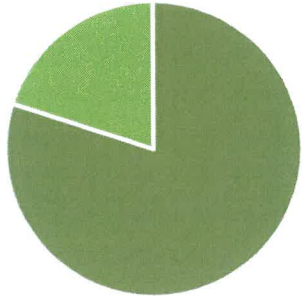
**A Earth Mounds**      **B Climbing Rocks**      **C Obstacle Course**

Chisholm Park      Virtual Public Workshop September 29, 2020



Poll Question #2

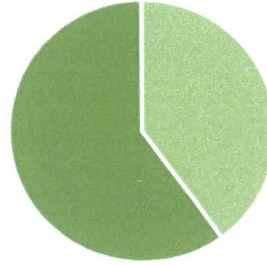
What's your preferred location for the dog park?



■ Before Entry ■ Inside Park ■ No Dog Park

Poll Question #3

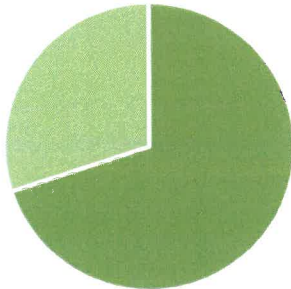
What is your preferred parking configuration?



■ Expanded Trailer Parking  
■ Improved Existing Parking

Poll Question #4

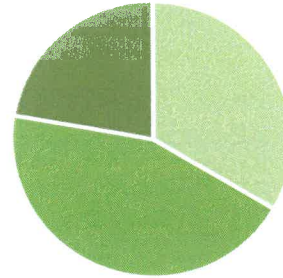
How do you feel about grassed parking?



■ Grassed Parking ■ No Grassed Parking

Poll Question #5

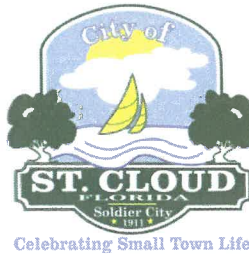
What's your preferred location for an observation tower?



■ By Boat Ramp ■ South of Beach  
■ No Observation Tower

Participants in the virtual webinar agreed on some points with the website input but differed in others. As in the online activity, participants preferred the dog park located before the gatehouse. However, participants in the webinar differed from those participating online in regards to parking the preference. Expanded trailer parking in a different location and improved existing parking was more split: the online input was generally not in favor of grassed parking, participants in the webinar reacted positively to it. Further investigation into these configurations is needed to provide the most -appropriate solution for this park, taking into consideration its unique natural habitat. Additionally, the location of the observation tower was split with no clear location preference.

The Q&A session addressed questions from the public regarding the disc golf course, the future trail connection to Lakefront Park, and the master plan process and timeline. Participants also voiced their appreciation for the natural setting currently existing in Chisholm Park and the importance of keeping the tree canopy.



**MEMORANDUM REPORT  
FOR CITY COUNCIL  
March 25, 2021**

**To:** Mayor Blackwell and Council Members  
**From:** Stephanie Holtkamp, Parks and Recreation Director  
**Subject:** Resolution No. 2021-025R  
**Date:** March 15, 2021

---

**REQUEST:**

Staff is requesting approval of Resolution No. 2021-025R, accepting and adopting the Chisholm Park Master Plan.

**BACKGROUND:**

The Chisholm Park Master Plan was originally brought to you for approval during the December 10, 2020 Council meeting. Additional comments from the Council were given, researched and addressed within the constraints of the property.

The purpose of the Chisholm Park Master Plan is to guide the City of St. Cloud in making decisions regarding the park facilities, programs, and activities as the community attracts new residents and businesses. Specially, the Master Plan should strive to achieve the following:

- Ensure consistency with the overall vision of the City and Comprehensive Plan.
- Evaluate and make recommendations regarding priorities for the improvement and expansion of this facility.
- Plan for a future park that responds to changing demographics and future preferences.
- Create an action plan that can be implemented and identifies projects for the future.

The City of St. Cloud entered into an agreement with the GAI's Community Solutions Group to produce the Chisholm Park Master Plan. The Master Plan process relied on the collaboration of the project team and the general public to understand how the community vision is supported. The project team included City Staff, members of the Recreation Advisory Committee, and the consultant team to guide this project through the planning process.

Exercises and analyses helped develop priorities for the future of Chisholm Park facilities and programs by gathering input from the community to gauge the concerns, needs, and desires of these stakeholders.

**STRATEGIC PLAN GOALS:**

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

- **Infrastructure:** To provide safe and adequate infrastructure to meet current and future needs.
- **Financial Sustainability:** To meet the short and long-term financial needs of the City of St. Cloud.
- **Growth Management:** To Create a vibrant, progressive and diverse community through collaborative planning.

**COST:**

No Cost

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Resolution No. 2021-025R

**Attachment:** Resolution No. 2021-025R



RESOLUTION NO. 2024-139R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ACCEPTING AND ADOPTING THE LEISURE POOL MASTER PLAN DATED AUGUST 2024.

WHEREAS, the Parks and Recreation Department developed a master plan for the aquatic facility to enhance community access, improve safety, and ensure that the facility meets the evolving needs of residents. This comprehensive planning process aims to create a welcoming and sustainable space that promotes health, recreation, and community engagement for all; and

WHEREAS, City Council authorized Community Solutions Group, A GAI Consultants, Inc. Service Group to develop a Master Plan for the Parks and Recreation Department; and

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 adopts The Leisure Pool Master Plan drafted by Community Solutions Group, A GAI Consultants, Inc. Service Group dated August 2024 as the official document for future pool development and improvements.

Section II. This resolution shall take effect immediately upon its adoption.

Passed and adopted the 14th day of October 2024.

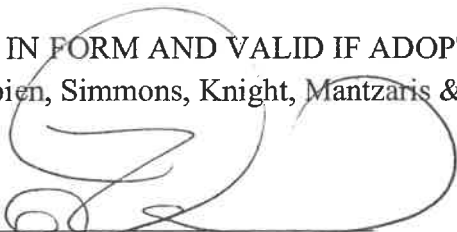
CITY OF ST. CLOUD

  
\_\_\_\_\_  
Mayor, Nathan Blackwell

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 Leisure Pool Master Plan



AUGUST 2024

COMMUNITY  
SOLUTIONS  
GROUP



Resolution 2024-139R

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## Purpose

The purpose of the St. Cloud Leisure Pool Master Plan project was to envision a leisure pool to complement the existing competition-type, 25 yard with diving well pool at the Chris Lyle Aquatic Center. The new leisure pool would be geared towards recreational users including a zero depth entry, play components, shallower water swim lesson/teaching area and space for water exercise. The site plan includes two water slides, more shade including umbrellas and pavilions, repairs to the existing pool deck, and integration of amenities to make a more user-friendly experience for all ages and aquatic needs in St. Cloud. The planning process included meetings with staff, the Recreation Advisory Committee, and the public in an open-house format workshop.

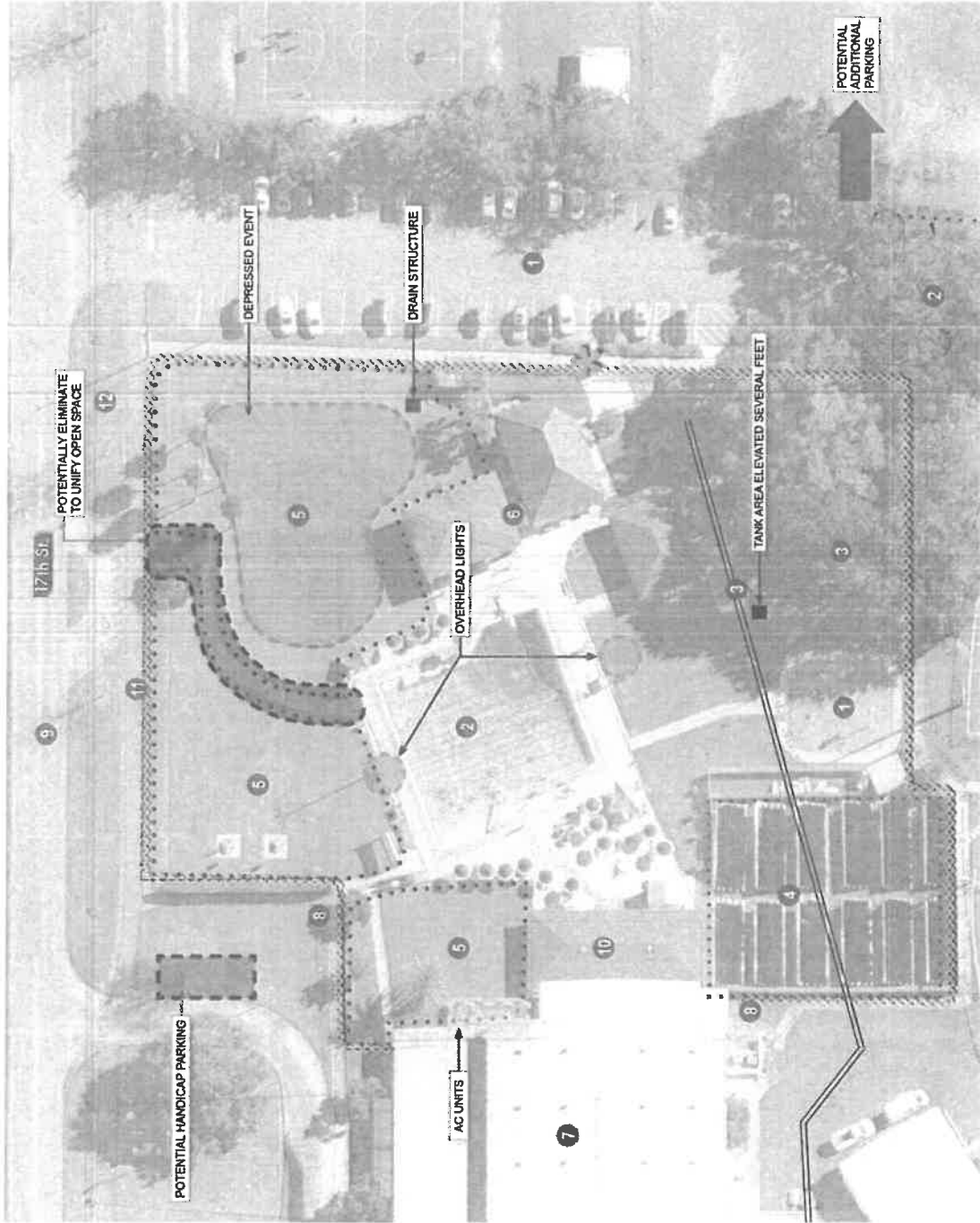
# Opportunities and Constraints

## LEGEND

- PERIMETER FENCING  
 ••• POTENTIAL PROGRAM SPACE  
 ★ PRIMARY ENTRANCE  
 == RCP LINE UNDER OLD SOLAR PANEL AREA
- ### OPPORTUNITIES
- 1 EXISTING PARKING  
 • GOOD ACCESS FROM 17TH STREET
  - 2 EXISTING PLAYGROUND  
 • SOMEWHAT ISOLATED, AREA IS SMALL
  - 3 SIGNIFICANT OAK CANOPY  
 • EXCELLENT SHADE
  - 4 PREVIOUSLY REMOVED SOLAR PANELS  
 • AREA IS ISOLATED AND NOT UPDATED SINCE REMOVAL  
 • PROVIDES ADDITIONAL PROGRAM AREA
  - 5 OPEN GREEN SPACE  
 • PROVIDES FOR EXPANDED PROGRAM AREAS
  - 6 EXISTING OFFICE AND STRUCTURES  
 • GOOD LOCATION FOR ENTRANCE
  - 7 EXISTING ADMINISTRATION BUILDING  
 • GOOD PROXIMITY TO POOL AREA
  - 8 SECONDARY ENTRANCE  
 • PROVIDES FOR ACCESS FROM RECREATION CENTER
  - 9 STREET  
 • PROVIDES GOOD VISIBILITY INTO POOL FROM 17TH STREET
  - 10 EXISTING RESTROOM AND LOCKERS  
 • GOOD CENTRAL LOCATION
  - 11 EXISTING TRAIL  
 • GOOD CONNECTIVITY TO SITE
  - 12 RIGHT-OF-WAY  
 • POTENTIAL STORAGE OPPORTUNITIES

### CONSTRAINTS

- 1 EXISTING SPLASH PAD  
 • OUT-DATED, NEEDS NEW SURFACING.
- 2 EXISTING POOL  
 • PROVIDES FOR COMPETITION SWIMMING  
 • DECK IS DETERIORATED, NO OBSERVATION AREA  
 • POOL STRUCTURE MAY BE COMPROMISED  
 • PROXIMITY OF DIVING AREA TO MAIN ENTRANCE TO THE POOL IS NOT IDEAL  
 • DEPTH DOES NOT ALLOW FOR USE OF ALL STARTING PLATFORMS  
 • DIFFICULT TO HAVE MULTIPLE EVENTS WITH DIFFERENT AGE GROUPS AT THE SAME TIME  
 • DEPTH OF SHALLOW END MAKES TEACHING SWIM LESSONS DIFFICULT FOR BEGINNERS SWIMMERS WHO ARE UNABLE TO TOUCH
- 3 RCP LINE  
 • POTENTIAL REUSE OR REMOVAL COULD BE A COST CONSTRAINT



## **Public Engagement Overview**

The GAI project team facilitated in-person meetings to gather input to determine objectives for a new leisure pool at the Chris Lyle Aquatics Center. The meetings were with parks and recreation department staff including the aquatics team, the Recreation Advisory Committee, and an open-house style public workshop at the St. Cloud Community Center. The interactions with each group were designed to get feedback on two concept plan options for the new leisure pool and help give design and amenity direction for the final master plan.

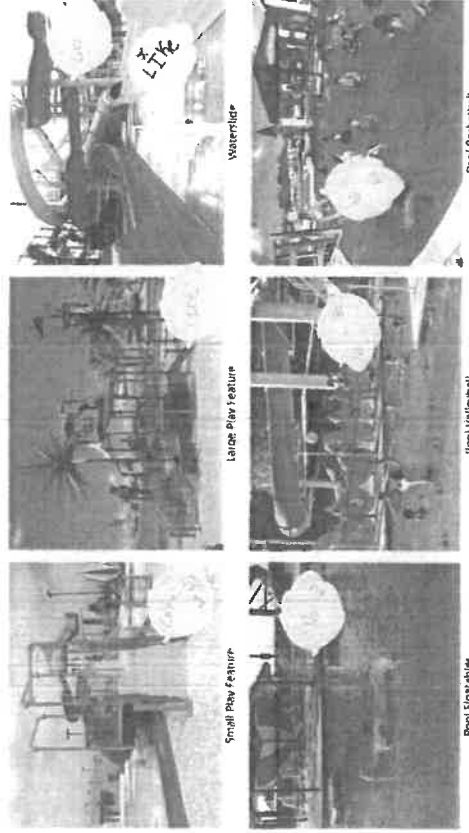
## **Key takeaways included:**

- **Interest in Amenities:** water play structures, additional lap lanes, zero-depth entry, underwater seating, and shallow areas for swim lessons.
- **Safety Concerns:** Emphasized the importance of no "blind spots" for safe monitoring, lack of shade making deck too hot.
- **Splash Pad:** Current splash pad is underutilized and difficult to maintain; prefer consolidated water play areas.
- **Shade:** Desire additional shade in pool as well as across site
- **Love the idea of water slides**
- **Need additional parking**

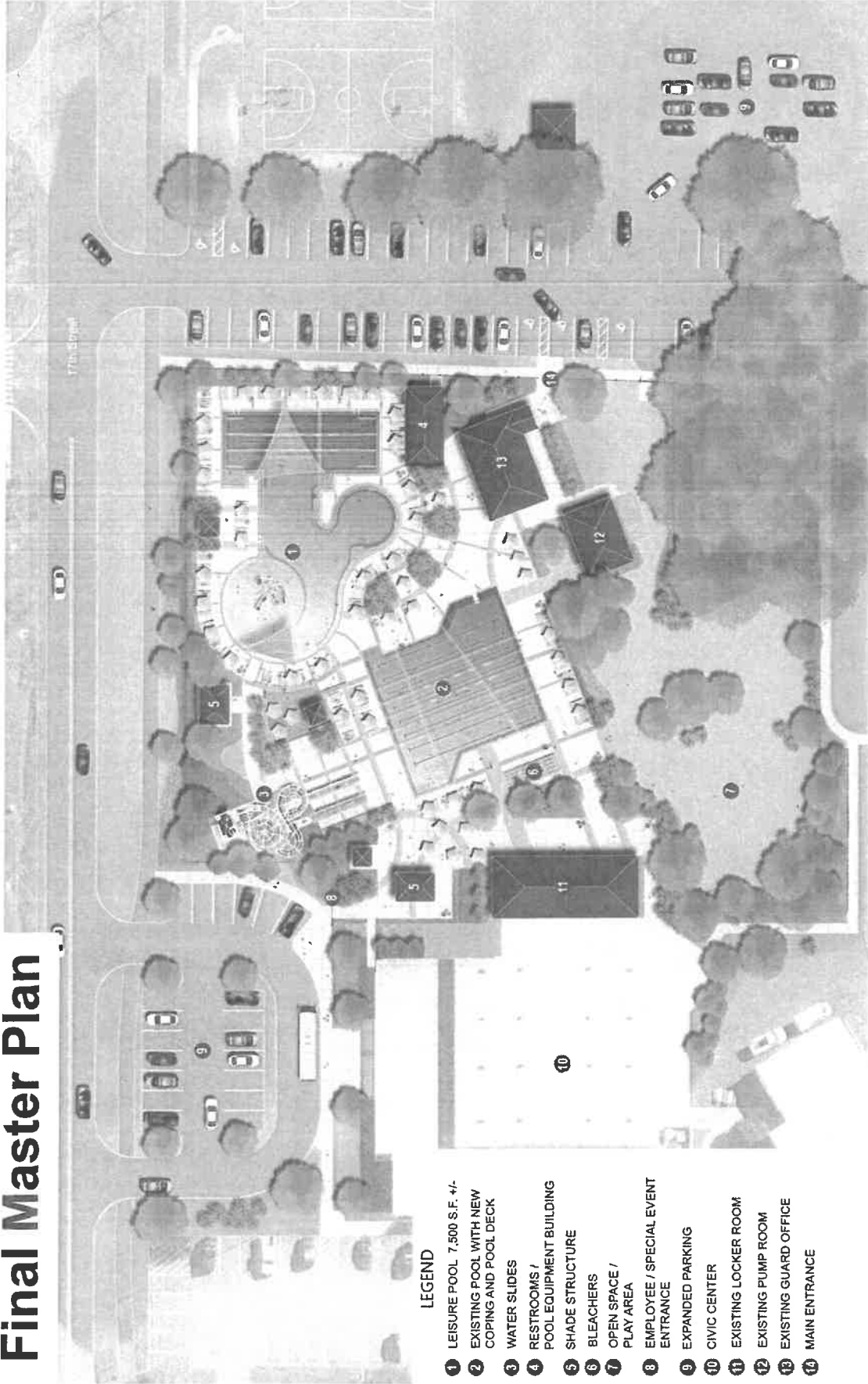
Participants actively engage with the design team in providing feedback on their preferred pool concept as well design features



Participants were shown an array of pool features and asked to write down whether they liked or dislike the options



# Final Master Plan



## LEGEND

- 1 LEISURE POOL 7,500 S.F. +/-
- 2 EXISTING POOL WITH NEW COPING AND POOL DECK
- 3 WATER SLIDES
- 4 RESTROOMS / POOL EQUIPMENT BUILDING
- 5 SHADE STRUCTURE
- 6 BLEACHERS
- 7 OPEN SPACE / PLAY AREA
- 8 EMPLOYEE / SPECIAL EVENT ENTRANCE
- 9 EXPANDED PARKING
- 10 CIVIC CENTER
- 11 EXISTING LOCKER ROOM
- 12 EXISTING PUMP ROOM
- 13 EXISTING GUARD OFFICE
- 14 MAIN ENTRANCE

# Opinion of Probable Cost

New Leisure Pool	\$1,800,000
Site Development	\$410,000
Amenities	\$1,600,000
Site Furnishings	\$10,000
Landscape	\$175,000
General Conditions	\$2,300,000

Total Cost:  
**\$6,295,000**

Total Operating Cost:  
**\$763,000**

Cost estimates are for planning purposes only at the conceptual level.  
Costs may vary widely once the plan goes into design and construction.



**COMMUNITY  
SOLUTIONS  
GROUP**



**Counselman • Hunsaker**  
AQUATICS FOR LIFE

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*Leisure Pool* AUGUST 2024



THE CITY OF ST. CLOUD  
**PARKS & RECREATION  
MASTER PLAN**



JUNE 2019

+ + + +

# The City of St. Cloud Parks & Recreation Master Plan

JUNE 2019

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This document has been prepared by GAI Consultants, Inc. on behalf of the City of St. Cloud, Florida.









## **ACKNOWLEDGMENTS**

### **ST. CLOUD CITY COUNCIL MEMBERS**

Nathan Blackwell, Mayor  
Linette Matheny, Deputy Mayor  
Chuck Cooper, Council Member  
Dave Askew, Council Member  
Keith Trace, Council Member

### **CITY OF ST. CLOUD STAFF**

Bill Sturgeon, City Manager  
Veronica Miller, Deputy City Manager

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Kathy Shumbera, Office Manager  
Jordan Hallett, Parks Supervisor

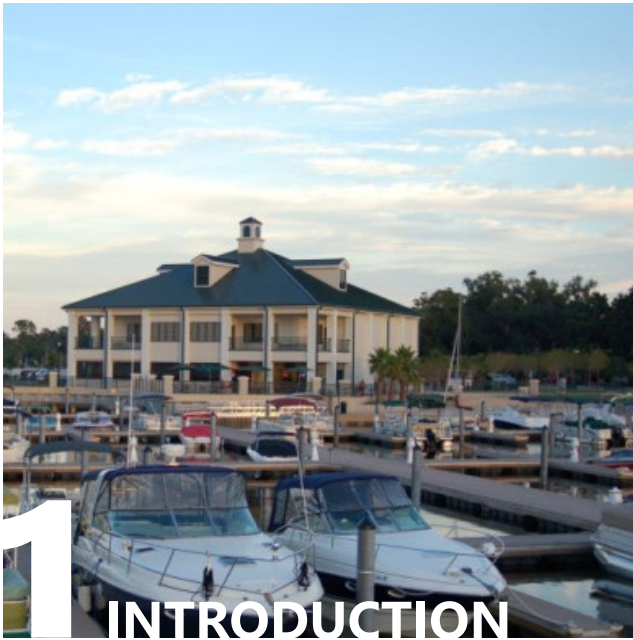
### **ST. CLOUD RECREATION ADVISORY COMMITTEE**

Terry Allcorn  
Thomas Richmeyer  
Tabitha Rubin  
Bobbie Bryant  
Leroy Jarvis  
Sue Vitelli  
Dan Hartwick

### **TECHNICAL CONTRIBUTIONS**

Photenie Burnett, Senior Planner, Osceola County Community Development

**A special thank you to  
St. Cloud Residents & Public Engagement Participants**



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## INTRODUCTION

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## DISCOVERY

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# INTRODUCTION





# ST. CLOUD BACKGROUND

## Hamilton Disston

Contemporary St. Cloud began as a favorite recreational destination for industrialists from the northeast United States, most notably, Hamilton Disston, a tool manufacturer from Philadelphia. As legend has it, Disston and his fishing partner, Henry Sanford, became fond of Central Florida through numerous excursions, navigating area waters in search of the lunker black bass. Disston also found intrigue in what he envisioned to be profitable agricultural lands if one were to drain its swamp waters. Taking advantage of the Florida governor's desire to absolve the State's Civil War debt, Disston purchased 4 million acres of Florida land for \$0.25 an acre and immediately began dredging.

Disston's first dredging project followed along the Caloosahatchee River in South Florida, where it created a navigable link between Lake Okeechobee and the Gulf of Mexico. His second dredge

project cut new canals connecting the Kissimmee, Hatchineha, Cypress, and Tohopekaliga Lakes. The completion of the St. Cloud Canal drained area waters by a depth of 8 feet, exposing white sands around what is now East Lake Tohopekaliga, along with thousands of arable acres. At that time, sugar consumption in the United States was soaring and more than half of the supply came from Cuba. Disston perceived an opportunity to compete with Cuba and produce sugar cane closer to home.

Initially, Disston found success in developing sugar cane plantations, and in 1887, reports show that sugar cane farms in the St. Cloud area were among the most productive in the entire United States. Disston continued to invest in local infrastructure, including a new rail line that served the burgeoning sugar cane industry and an expanding winter-tourism industry.

However, Disston's success was short-lived as the confluence

of poor weather, an economic slowdown, and the sugar cane industry moving farther south diminished the profitability of Disston's investments in St. Cloud. The unexpected death of Hamilton Disston was a tipping point, dragging the entire industry across Osceola to a halt.

Upon his death, a local newspaper spoke of Disston, stating, "Floridians will read the news of the sudden death of Hamilton Disston with a feeling of genuine regret. He did wonders for the advancement of Florida's interests and the development of her products. He can be classed as one of Florida's best friends."

## Veterans' Colony

St. Cloud remained fallow during the decade proceeding Disston's death. Portions of Disston's holdings were bought by various entities, including the Seminole Land and Investment Company, which acquired land within the St. Cloud area and began



marketing it to potential developers. In 1909, the Grand Army of the Republic Association was searching for a location to establish a retirement community for Union veterans and selected St. Cloud for its “health, climate and productiveness of soil.”

Described as “the land of milk and honey” and “the Wonder City of Florida,” brochures touting the natural beauty of St. Cloud helped draw 4,000 Union veterans to the community; the largest concentration of Union Army veterans in the South, second only to Chicago in the nation.

In 1911, the town officially incorporated, joining Kissimmee as the only two incorporated cities in Osceola County.

### **St. Cloud Today**

Today, St. Cloud remains a bedroom community with more than 70% of its labor force commuting more than 10 miles beyond the city limits. As was the case for Union veterans, folks still seek St. Cloud as a peaceful place to retire, but also as a place to raise a family and enjoy the wildlife and natural beauty of the area. These values reinforce the need and aspiration to foster a healthy and accessible parks system.

TOP: LAKEFRONT PARK  
BOAT DOCKS, BOTTOM LEFT:  
SPLASH PAD AT LAKEFRONT  
PARK, BOTTOM RIGHT:  
SHUFFLEBOARD COURTS



# Master Plan Purpose

The purpose of the City of St. Cloud Parks and Recreation Master Plan (“Master Plan”) is to guide the City of St. Cloud in making decisions regarding its park facilities, programs, and activities as the community attracts new residents and businesses. Specifically, the Master Plan should strive to achieve the following:

## THE PURPOSE

- [01] Ensure consistency with the overall vision of the City and Comprehensive Plan.
- [02] Inventory and evaluate current park property and facilities.
- [03] Evaluate and make recommendations regarding priorities for the improvement and expansion of these facilities.
- [04] Plan for a future parks system that responds to changing demographics and future preferences.
- [05] Make recommendations for prioritization of future land acquisition and park facility construction.
- [06] Identify and make recommendations on how the City might partner with other agencies to maximize its parks and recreation resources.
- [07] Locate and identify existing bicycle and pedestrian pathways in the City and recommend safe connections between parks and recreation properties.
- [08] Create an action plan that is implementable and identifies acquisitions and projects for the future.
- [09] Provide a conceptual blueprint for improving, sustaining, and enhancing the quality of life in St. Cloud.



The Recreation and Open Space Element of the City's Comprehensive Plan guides the City's Parks and Recreation Department. Their goal is to maintain and improve natural resources and assets in a manner that will benefit present and future residents.





# Master Plan Process

The development of this Master Plan began in March 2018 with the Recreation Advisory Committee (RAC) Kick-Off Meeting and ended in June 2019 with Council adoption. Through that time, the Master Plan process relied on the collaboration of the project team and the general public to understand how the community vision is supported and enhanced by the Parks and Recreation System. The project team included City staff, members of RAC, and GAI's Community Solutions Group (CSG) to guide this project through the planning process. This collaborative method resulted in a Master Plan that fully utilizes the array of expertise of the CSG Team combined with the local knowledge and institutional history that can only be possible through public engagement and coordination with City staff.

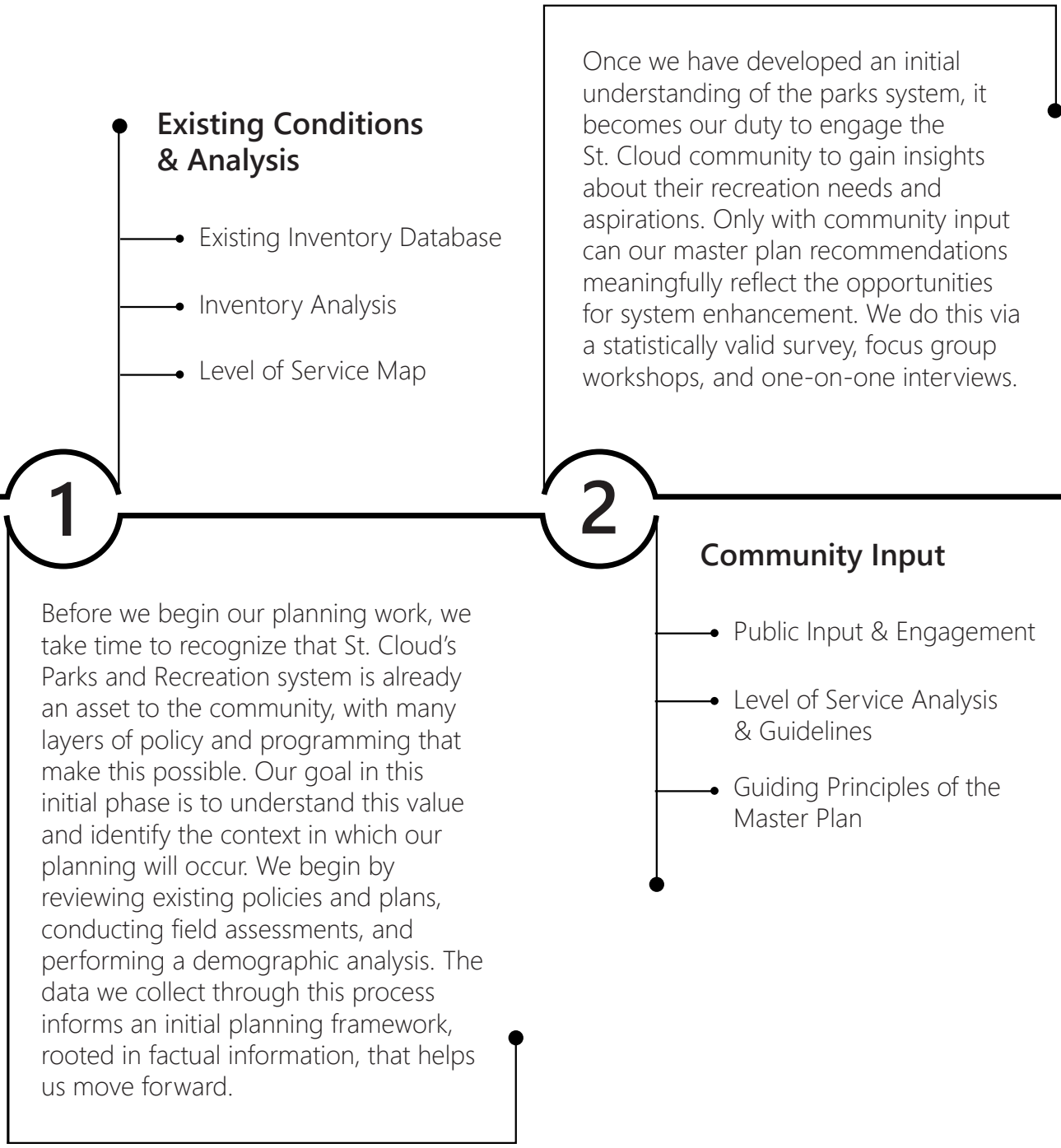
These exercises and analyses helped develop priorities for the future of the existing Parks and Recreation facilities and programs by gathering input from the community (including staff, elected officials, advisory committees, etc.) to gauge the concerns, needs, and desires of these stakeholders. This portion of the Master Plan process also helped determine whether additional facilities are needed to meet the needs of the community.

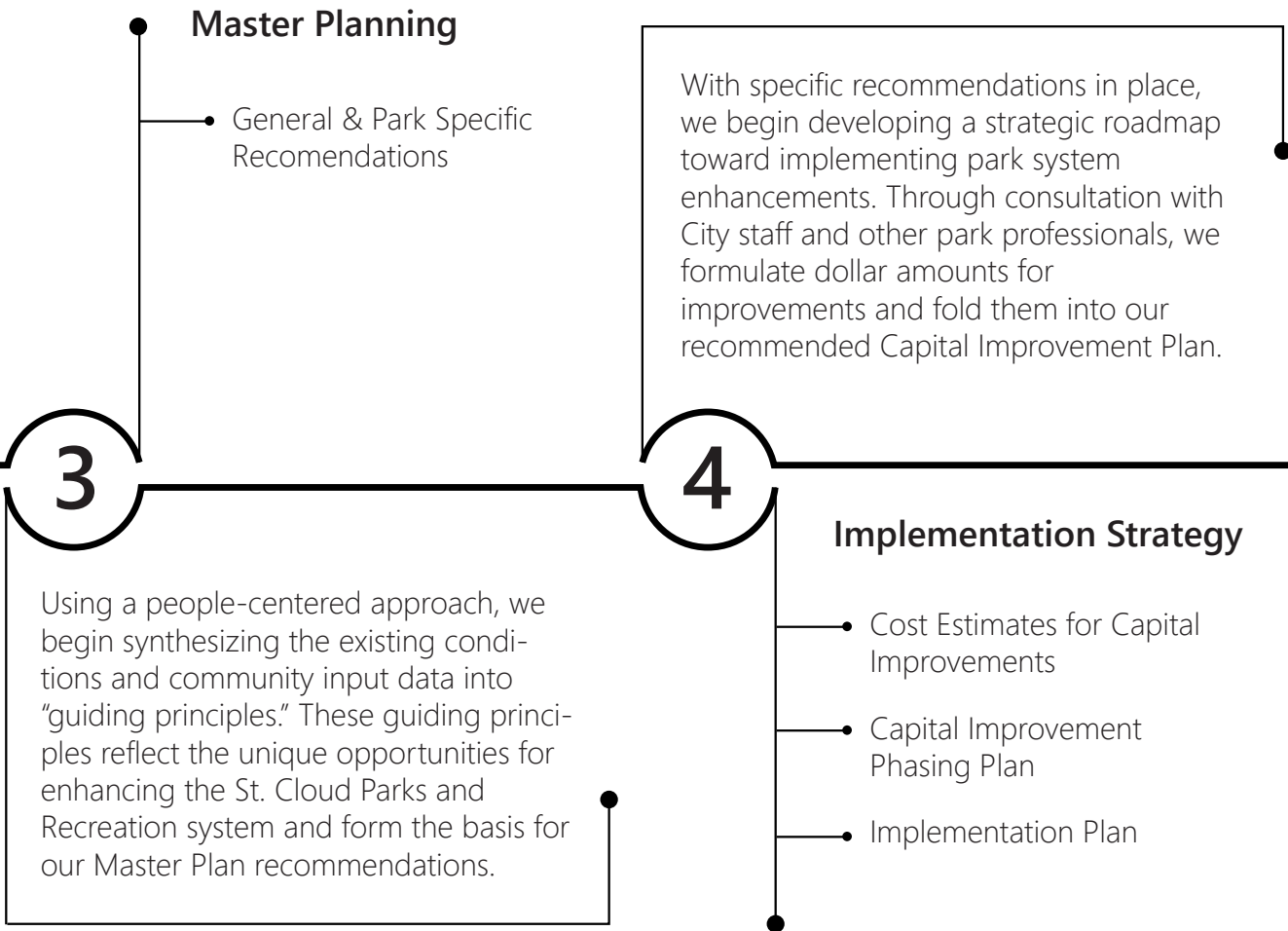
The following tasks were completed in preparing the Master Plan:

## EXISTING CONDITIONS & NEEDS ASSESSMENT

- 
- [01] Review of various relevant documents, including previous studies, St. Cloud CRA, Comprehensive Plan, previous Parks and Recreation Master Plan, "Envision St. Cloud", existing Level of Service (LOS) metrics, and current and previous budget documents to identify elements impacting the development of the Master Plan
  - [02] Inventory of all existing properties and facilities within the City's Parks and Recreation System using mapping tools, staff interviews, and on-site visits to assess the condition of the existing facilities
  - [03] Compiling of demographic data on the City and surrounding areas to anticipate demographic changes to meet the needs for both present and future residents
  - [04] These steps lead to the production of the following:
    - o Existing inventory database
    - o Inventory analysis
    - o Level of service map
    - o Funding analysis
  - [05] These analyses aided in identifying capital improvement demand for owned and potentially owned facilities, identifying potential areas for future facilities to meet the growth of the City and determining the current level of service of acreage, facilities, and access based on existing demographics.
  - [06] Community Attitudes and Interests
  - [07] Conduct focus group workshops, meet with advisory boards, conduct a community-wide survey, and facilitate public meetings and workshops.
  - [08] Develop and amend level of service standards for park services.
  - [09] The steps above lead to the production of the following:
  - [10] Public input and engagement
  - [11] Level of Service analysis and guidelines
  - [12] Guiding Principles of the Master Plan
-

# Our Process





# DISCOVERY







# EXISTING CONDITIONS

## HOW WE USE WHAT ALREADY EXISTS

Identifying and understanding the existing conditions in the St. Cloud community begins with existing planning documentation. These existing documents lead to key insights into the issues facing the St. Cloud community.

Through demographic data and projections, valuable understanding is gained that can help meet the needs of current and future residents. Taking an extensive inventory of the existing properties and facilities within the City's Parks and Recreation System, the CSG Team was able to establish a baseline professional opinion of the existing conditions of the park system as a whole. Utilizing mapping tools, staff interviews, and on-site visits, the team is able to identify and assess the condition of each site.



# Summary of Existing Planning Documents

Several planning efforts precede this Parks & Recreation Master Plan and are a source of inspiration and understanding of the issues facing this community. This section provides a summary of each plan, focusing on their relevance to St. Cloud parks and recreation planning.

## RECREATION AND OPEN SPACE ELEMENT (2000)

The City of St. Cloud Comprehensive Plan defines the goals, objectives, and policies of the City of St. Cloud as its community grows. The plan includes elements pertaining to transportation, future land use, and infrastructure. The purpose of the Recreation and Open Space Element is to identify open space and recreation facilities, establish level of service standards for the provision of such facilities, and analyze current and projected park and recreational needs based on population projections and the established level of service standards.

### HIERARCHY OF PARKS

The Element uses a hierarchical classification of City park facilities to better determine the level of recreation and open space opportunities available to City residents: Regional, Community, Neighborhood, Mini, and Urban Space.

#### REGIONAL PARKS

Regional parks are large, resource-based parks serving a population of more than 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres. These parks consist of an area of natural or ornamental quality for outdoor recreation, such as picnicking, trails, boating, fishing, swimming, and camping. They are usually located within an hour's driving distance of the residents they serve. Ralph V. Chisholm Regional park is an example of a Regional park facility.

#### COMMUNITY PARKS

Community parks serve within a 3-mile area of residents and typically include facilities normally found in neighborhood parks, plus facilities to serve the entire family, such as pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings. Examples of Community parks include the St. Cloud Civic Center, Peghorn Nature Park, and Stephanie Leigh Rothstein Memorial Park.

#### NEIGHBORHOOD PARKS

Neighborhood parks serve the population of a neighborhood in a radius of up to three fourths (3/4) of a mile, ranging in size from 2 to 10 acres. Typical facilities include playground area, recreation buildings, sports fields, paved multipurpose courts, picnic area, open or free play area, and landscaping. Examples of Neighborhood parks include Godwin Park, Hopkins Park, O.P. Johnson Park, and Ted Broda Memorial Park.

#### MINI-PARKS

Mini-parks are small facilities that serve a concentrated or limited population, as well as specific groups such as toddlers. Mini parks, which include tot-lots, are designed to serve the needs of a neighborhood within a radius of up to six (6) blocks. A minimum of one half (1/2) acre for each standalone park is recommended. However, they may be incorporated into larger parks, such as neighborhood or community parks. Typical facilities provided include playground areas, benches and open space, landscaping, and picnic tables. Dan Tarrell Memorial Park and Veterans Park have been classified as mini-parks. They primarily offer passive recreation opportunities.

#### URBAN OPEN SPACES

Open space is a fundamental element in land classification, as well as land use planning and resource management. The principal function of open space in an urban community is to intersperse congested urban environments with aesthetically pleasing buffer areas, protect natural resources, and to provide passive recreation opportunities.

# Existing Level of Service Standards

The City currently uses a two-pronged approach for determining minimum Levels of Service for parks, which is established in policies 1.1.1. and 1.2.1 in the Parks and Recreation Element of the Comprehensive Plan. The first LOS approach is to establish minimum park acreages and the second approach is to establish a population per facility type. Level of Service Standards for minimum acreages are as follows:

- Overall Park Land (for the City as a whole) – 5 acres per 1,000 residents
- Community and Neighborhood Parks (together for the City as a whole) – 4 acres per 1,000 residents

Level of Service Standards by facility type are as follows:

Facility Type	LOS per Population
Activity Center	1/20,000
Baseball/Softball	1/3,700
Basketball Court	1/3,000
Bicycle Paths 2001–2005	1/2,000
Football/ Soccer	1/5,000
Golf	1/25,000 (9 holes)
	1/50,000 (18 holes)
Handball/ Racquetball	1/16,000
Multipurpose Fields	1/3,700
Swimming Pool	1/18,000
Shuffleboard Court	1/1,000
Tennis Courts	1/5,000
Volleyball Court	1/8,000

**Table 2.1** – Level of Service Standards for Parks by Facility Type

+ + + +

Although not specified in the policies themselves, the Data and Analysis indicates that the City has counted facilities at Osceola County Schools and facilities in private parks towards meeting the LOS requirements of Policy 1.2.1.

Also included in Policy 1.1.2 of the Parks Element are recommendations for determining the location and need for park lands. The adopted language uses an inconsistent degree of requirement versus guideline but is generally assumed to be descriptive and not prescriptive. They are mentioned here for informational purposes only.

<b>Park Type</b>	<b>Recommended Park Size</b>	<b>Suggested Service Area</b>	<b>Minimum Population Served</b>
Regional	250 acres	30–60 minute drive time	1,000 pop per 20 acres
Community	5 acres	3-mile radius	Minimum 8,000
Neighborhood	2 acres	3/4-mile radius	Minimum 2,000
Mini	0.5 acres	6-block radius	500–1000 pop

**Table 2.2** – Policy 1.1.2 Recommendations

A brief assessment of the current parks LOS in the City is provided below:

<b>Park Type</b>	<b>Count</b>	<b>Total Acreage</b>	<b>Acres Required (LOS)</b>	<b>Status</b>
Regional	1	157.7	NA	NA
Community	7	194	205.1	Sufficient
Neighborhood	3	11.9		
Mini	3	3.3	NA	NA
Special Use Facility	7	49.2	NA	NA
<b>Overall</b>	<b>21</b>	<b>416.6</b>	<b>256.4</b>	<b>Sufficient</b>

**Table 2.3** – Acres Per 1,000 Residents

Note: LOS calculated using 2017 population of 51,282 per Section 2.1.2 Demographics and Population Projections

Facility Type	Max Pop. /Facility	Facilities Provided	Facilities Required (LOS)	Status
Shuffleboard Court	1,000	24	51	Deficient
Bicycle Paths	2,000	NA	NA	
Basketball Court	3,000	5	17	Deficient
Baseball/Softball	3,700	14	13.9	Sufficient
Multipurpose Fields	3,700	5 ac+	13.9	
Football/Soccer	5,000	NA	10	
Tennis Courts	5,000	6	10	Deficient
Volleyball Courts	8,000	5	6	Deficient
Handball/Racquetball	16,000	2	3	Deficient
Swimming Pool	18,000	1	2.8	Deficient
Activity Center	20,000	NA	2.6	
Golf (9-hole)	25,000	NA	2	
Golf (18-hole)	50,000	NA	1	

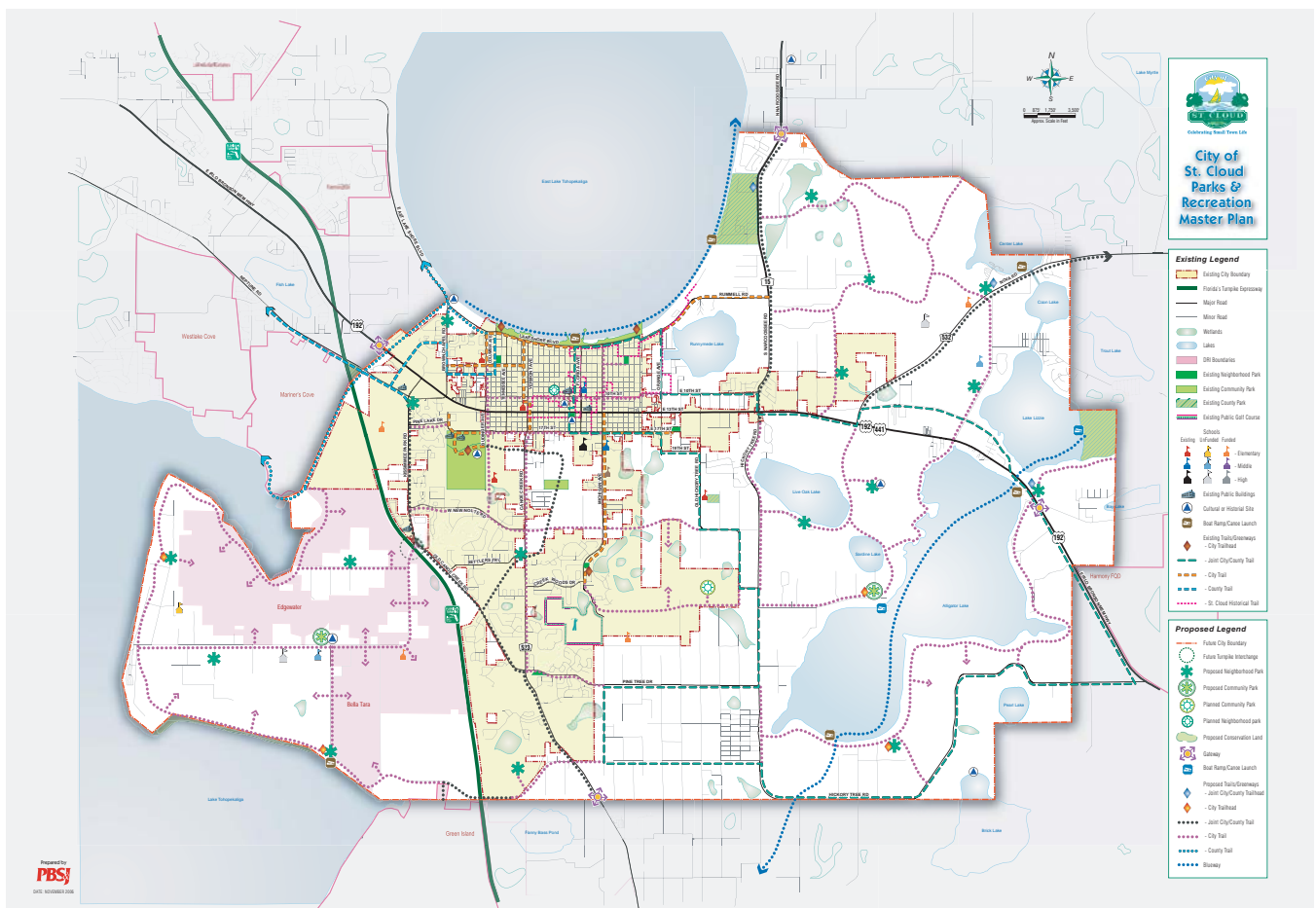
**Table 2.4–** Max Population per Facility

Note: LOS calculated using 2017 population of 51,282 per Section 2.1.2 Demographics and Population Projections

## PARKS AND RECREATION MASTER PLAN (2006)

In 2006, PBS&J (later renamed Atkins), conducted a Parks and Recreation Master Planning process. At that time, the State Legislature mandated the need for Parks and Recreation Master Planning. PBS&J's process included a demographic analysis, field data collection, public outreach, and a prioritization of all the future parks and recreation facilities based upon a high, medium, and low prioritization. The plan projected a 2020 population of 58,000, requiring the need for 17 neighborhood parks and an additional community park.

Map 2.1 – 2006 Master Plan



## ST. CLOUD CRA MASTER PLAN (2009)

The St. Cloud CRA Master Plan outlines strategies to strengthen each of the City's distinct districts, so that, when combined together, provide an implementation plan supporting overall CRA and City redevelopment. The Plan examines the relationship of the CRA area with its downtown "main street", the 13th Street commercial redevelopment corridor, and the large commercial "big box" activity center to identify their potential roles between the city and the region. The Plan is based on the premise that each element of the CRA's existing economy and infrastructure can be built upon.

## ENVISION ST. CLOUD CITYWIDE MASTER PLAN (2017)

Published in October 2017, the St. Cloud Citywide Master Plan is a roadmap to help the City manage change over time. The plan contemplates a growing economic environment and demographic while ensuring that investments occur within a comprehensive framework and align with the community's vision of the future.

The plan outlines five "building blocks" that represent the values communicated by the community during the planning process:

- 1) Balance Community Character and Growth
- 2) Expand Employment Opportunities
- 3) Celebrate Parks, Lakes, and Open Spaces
- 4) Improve Connectivity for All Modes of Travel
- 5) Enhance the Downtown Experience

As it pertains to parks and recreation planning, Envision St. Cloud observes that the individual parks and recreational facilities available in the City are of high quality and well used; however, the park system does not equitably distribute resources throughout the community and is highly dependent on automobile access. Even within the traditional city, where potential access is highest, sidewalks and bike facilities are almost non-existent, presenting challenges to access.

Envision St. Cloud highlights two opportunities for improving the parks system:

[01] *Organize a park system that serves local and regional users.*

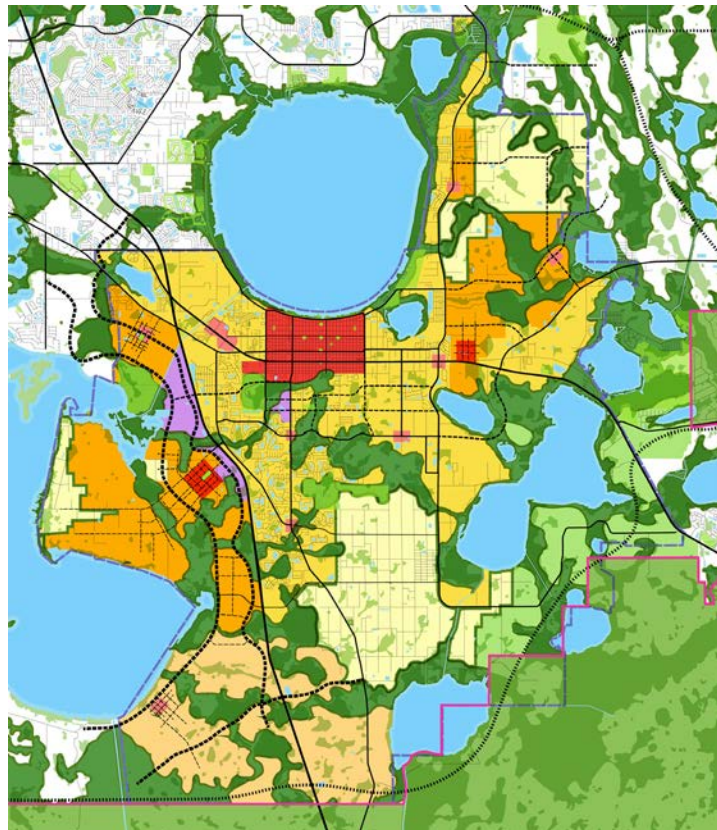
- Identify areas where the park system is underserving residents.
- Some areas will require creative places for pocket parks and other areas will warrant bigger moves.
- Find non-traditional opportunities for parks, amenities, and trails—such as utilizing the canal as a trail.
- Work toward a linked parks system with a connected network of trails, including equestrian.
- Use existing and future parks as focal points for higher density residential development.
- Incorporate community centers at existing and future parks.  
Use park design to tell the “agricultural story” of the City.

[02] *Leverage and enhance the existing Lakefront Park.*

- Build better connections between the lake and downtown through additional bike and pedestrian facilities.
- Improve park layout to accommodate greater user capacity.
- Add tree canopy along trails around the to significantly increase shade.  
Preserve the park’s contributions to the lake’s ecosystem.

Map 2.2 – 2017 Master Plan

- COMMUNITY CHARACTER FRAMEWORK
- [Green] Rural Area
  - [Light Green] Maintained Rural Neighborhoods
  - [Light Green] New Rural Cluster Neighborhoods
  - [Yellow] Livable Suburbs
  - [Red] Livable Suburb Centers
  - [Purple] Employment Center
  - [Orange] New Neighborhoods
  - [Red] New Neighborhoods Centers
  - [Light Orange] New Neighborhoods (Long-Term)
  - [Red] The Character Town
  - [Green] Parks
  - [Dark Green] Major Open Space Framework
  - [Black] Existing Roadway
  - [Dashed] Future Roadway Connection
  - [Dotted] Proposed Expressway (CFX)
  - [Blue] Study Area Boundary
  - [Pink] Osceola County UGB



## ST. CLOUD CITYWIDE TRAILS MASTER PLAN (2017)

The St. Cloud Citywide Trails Master Plan establishes a clear vision and specific implementation steps to facilitate the development of a comprehensive trail network. Its purpose is to provide the City with an effective planning tool to support the development of a multi-use trail system. This Master Plan serves as a guide for the St. Cloud Recreation Advisory Committee, City staff, and the City Council in their decisions regarding the location, funding, and construction of trails and other bicycle facilities.

### [01] Trails System Goals:

- Build trails between/or to major destinations (primarily on existing parks, lakes, and schools within the city and the region).
- Create additional recreational opportunities to support improvement of community health in St. Cloud.
- Promote the use of trails and make trail information readily available via wayfinding signage, etc.
- Develop a trail maintenance program to ensure a uniform level of care.
- Identify additional funding sources and partnerships (government, private) to implement the plan.
- Build support for the plan development and implementation through active community outreach.

### [02] Priority Projects:

The priority projects identified by the Citywide Trails plan are as follows:

- **Florida Avenue Bikeway** – to connect Downtown and Centennial Park to the Lakefront.
- **Lakefront Park–Chisolm Park Multi-Use Trail** – to connect Lakefront Park to Chisolm Park.
- **Toho Canal Multi-Use Trail** – to connect East Lake Tohopekaliga to the existing Neptune Recreational Pathway Trail.

# Budget Summary

## CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) is a planning document that is updated annually and includes the City's capital spending for the following 5 fiscal years. The projects and funding included in this proposed plan are recommendations based on the needs identified in annual budget planning.

CIP budgets for the parks and recreation department typically range in the \$1.6M-\$2M range each fiscal year.



## IMPACT FEE SUMMARY

In 2017, the City conducted an Impact Fee Study to determine the impact of new development on the need for and costs of additional parks and recreation services. The previous impact fees had been in place since 2007. On September 28, 2017, the City adopted Resolution No. 2017-185R, which set the cost recovery rate at 80% of the 2017 impact rates. At the time of this report, fees were as follows:

**Table 2.3 – Impact Fee Table**

<b>Property Type</b>	<b>Fee Unit</b>	<b>Impact Fee</b>
Single-Family Residential	Per Household	\$1,838.47
Multi-Family Residential	Per Dwelling Unit	\$1,482.02

The City assesses impact fees on new developments at the time of building permit. The City considers units permitted prior to the resolution, which had paid the previously adopted impact fees, as vested and do not require payment for the difference in fees.

Developers may submit alternative Impact Fee Studies for their project to justify a lower impact fee rate. The City Manager reviews any such study, ensuring that it follows the general methodology of the City's 2017 study. If deemed accurate and acceptable, the City can apply the alternative rate to the impact fee, but there is no requirement for the City to do so. To date, no developer has submitted an alternative Impact Fee Study.

## OPERATING BUDGET

The non-wages budget of the Parks and Recreation department increased each year of the analysis period from FY 15/16 through FY 17/18, with the largest increase taking place between FY 15/16 and FY 16/17 (+33%). The majority of the budget categories have remained stable, maintaining relatively consistent percentages of the overall budget; however, four categories represent 70% of the overall increase in the years studied. These categories are “Capital – Equipment and Machinery”, “Operating Supplies”, “Contractual Services”, and “Repairs and Maintenance”. In fact, “Equipment and Machinery” was nearly single-handedly responsible for the stark budget increase between FY 15/16 through FY 17/18 mentioned above.

Looking forward, as the City grows into new areas of the Joint Planning Agreement (JPA), constructs more facilities, and takes over operation of more County facilities, it is expected that the budgets for many of these operational categories will need to increase to accommodate additional staff, capital expenditures, and operating supplies.



**TOTAL PARKS & REC**

	FY 15/16 <b>ACTUAL</b>	FY 16/17 <b>BUDGET</b>	FY 17/18 <b>APPROVED</b>
Salaries & Wages			
Part-Time Wages			
Overtime Pay	\$12,222	\$21,473	\$24,100
Special Pay	\$5,606	\$0	\$0
Taxable Expense Reimbursements	\$677	\$0	\$0
FICA Expense	\$143,731	\$132,097	\$142,252
Retirement	\$225,936	\$213,760	\$220,628
Life & Health Insurance	\$322,732	\$317,595	\$300,593
Workers Comp Insurance	\$139,063	\$130,258	\$141,088
Employee Exams	\$0	\$0	\$0
Professional Services	\$19,409	\$10,875	\$70,025
Medical Care	\$375	\$0	\$0
Background Checks	\$2,709	\$4,200	\$4,473
Contractual Services	\$132,200	\$280,000	\$285,300
Instructor's Commissions	\$26,701	\$28,000	\$28,000
Travel & Per Diem	\$1,172	\$11,969	\$17,982
Communications	\$31,803	\$45,405	\$46,170
Mail & Freight	\$7,634	\$12,225	\$15,375
Utilities	\$373,019	\$414,988	\$423,500
Rentals & Leases	\$43,824	\$63,620	\$83,750
Insurance	\$97,830	\$88,124	\$88,124
Repairs & Maintenance	\$112,841	\$180,573	\$249,915
Contractual Maintenance Services	\$31,709	\$33,850	\$27,875
Vehicle Maintenance	\$76,945	\$77,100	\$80,000
Printing & Binding	\$6,100	\$13,825	\$14,225
Promotional Activities	\$9,123	\$20,590	\$23,200
Other Current Charges	\$27,434	\$32,700	\$28,300
Office Supplies	\$10,485	\$17,000	\$15,650
Operating Supplies	\$262,048	\$346,628	\$415,939
Vehicle Fuel	\$36,758	\$45,303	\$60,318
Field Trips	\$26,342	\$60,000	\$65,000
Uniforms & Shoes	\$13,222	\$22,190	\$25,075
Sub. & Membership	\$4,574	\$10,030	\$11,880
Training	\$10,763	\$18,435	\$27,785
Capital – Buildings	\$0	\$9,200	\$0
Capital – Other Improvements	\$20,979	\$13,000	\$37,000
Capital – Equipment and Machinery	\$225,179	\$610,355	\$452,177
<b>TOTAL PARKS</b>	<b>\$2,461,145</b>	<b>\$3,285,368</b>	<b>\$3,425,699</b>

**Table 2.4** – Total Parks & Recreation Budget Summary

# Demographics & Population Projections

Understanding the demographic profile of a community is helpful in providing park and recreational resources that satisfy the needs and aspirations of people. This section examines St. Cloud's population size and growth projections, comparing them to the City of Kissimmee and Osceola County for context.



ST. CLOUD

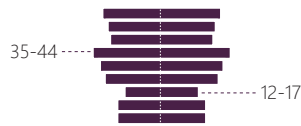
KISSIMMEE

OSCEOLA COUNTY

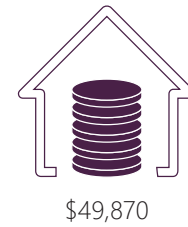
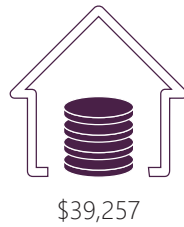
Population



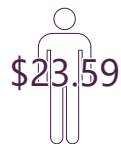
Population by Age



Median Household Income



Fee for Participant Sports (per capita)



Fee for Recreation Lessons (per capita)



According to 2017 estimates, St. Cloud has a population of 51,282, which accounts for 13.6% of the total population of Osceola County. Likewise, total households within St. Cloud represent 14.3% of the total households within Osceola County.

Compared to the City of Kissimmee and Osceola County, St. Cloud has the highest median household income and the second highest average household income. On a per capita basis, St. Cloud residents spend more on fees for participant sports and recreation lessons compared to Kissimmee, but less on fees compared to Osceola County.

Projections by CSG estimate that the total number of households within St. Cloud will grow at an average annual rate of 5.7% through 2020 and 2.9% from 2020 through 2040. This translates to a population growth of 73% between 2017 and 2040. St. Cloud has historically captured between 13% and 15% of Osceola County's total population, which is only slightly lower than the 16% expected through the 2040 projection period.

	2010	2020	2040
<b>ST. CLOUD</b>	37,643	58,740	99,740
<b>OSCEOLA COUNTY</b>	268,683	392,060	607,660

**Table 2.6 – Population Projection**

	ST. CLOUD	KISSIMMEE	OSCEOLA COUNTY
<b>Population</b> (2017)	51,282	70,195	352,180
<b>Total Households</b> (2017)	15,870	24,088	113,908
<b>Population by Age</b> (2017)			
0-5	9.3%	9.2%	7.8%
6-11	9.3%	8.4%	8.3%
12-17	7.8%	7.1%	8.6%
18-24	11.9%	11.5%	9.8%
25-34	12.9%	19.9%	13.6%
35-44	14.4%	15.3%	14.8%
45-54	10.8%	14.9%	13.3%
55-64	11.3%	7.1%	10.8%
65+	12.4%	9.5%	13.0%
<b>Household Income</b> (2017)			
Median	\$50,860	\$39,257	\$49,870
Average	\$62,478	\$52,660	\$64,905
<b>Consumer Spending</b>			
Fees for Participant Sports	\$1,379,430	\$1,655,926	\$10,096,288
Fees for Recreation Lessons	\$1,582,016	\$2,041,653	\$11,995,693
Fees for Participant Sports (per capita)	\$29.58	\$23.59	\$29.48
Fees for Recreation Lessons (per capita)	\$33.92	\$29.92	\$35.03

Table 2.5 – Demographics Table

# Park Summaries

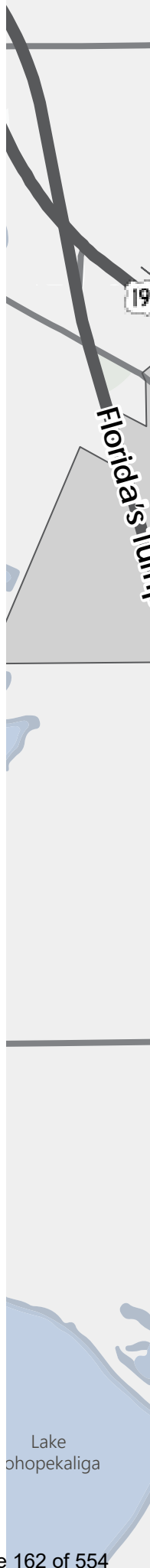
To determine a baseline understanding of the St. Cloud Parks and Recreation System beyond that of a basic level of service, the CSG project team visited each park and conducted a field assessment that included collecting a Geographic Information System (GIS) park inventory. City staff accompanied the project team at some of the parks to provide specific insight into the history, use, and unique circumstances of certain facilities.

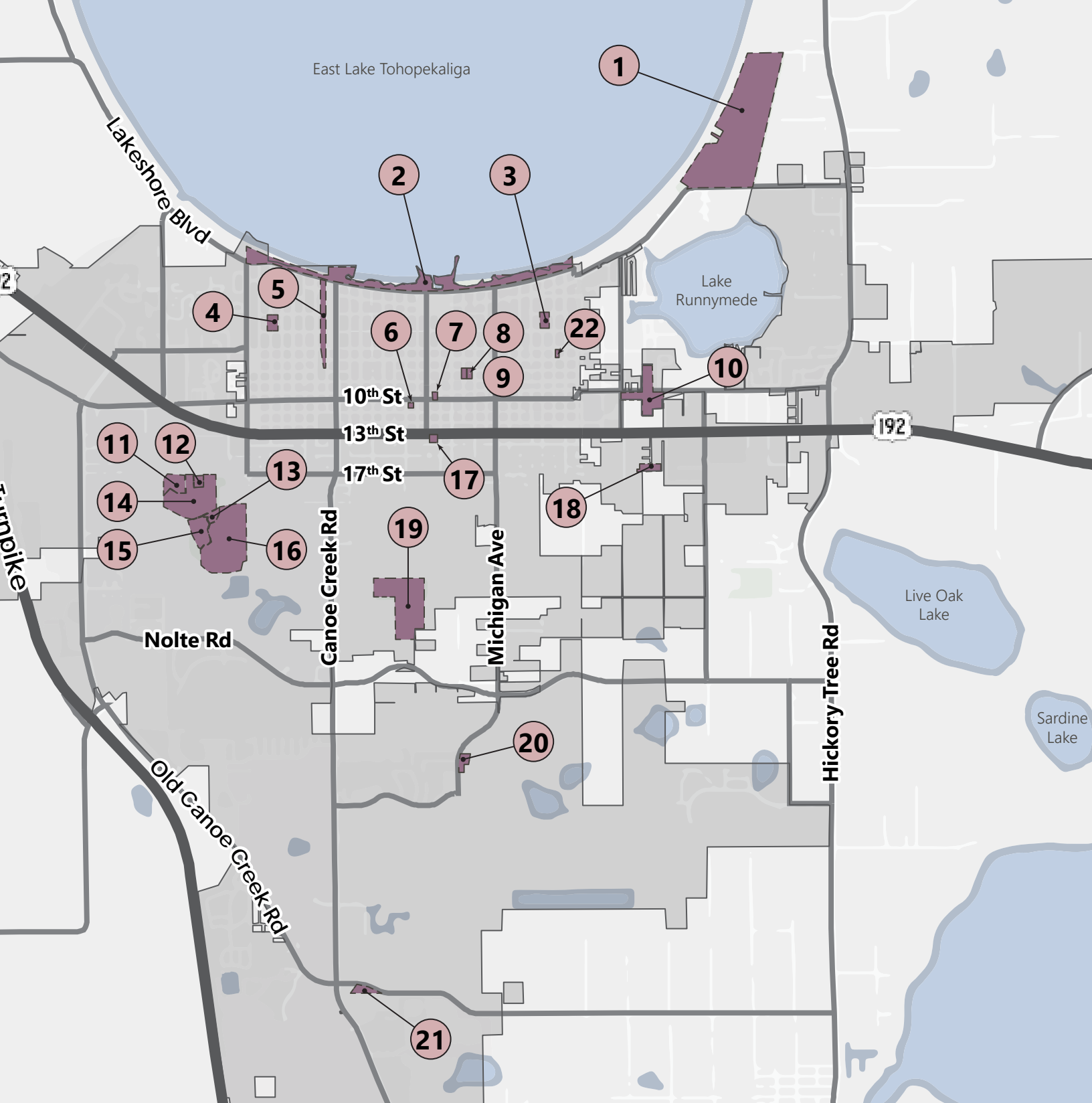
The project team added items such as buildings, docks, playgrounds, pavilions, and sports fields/courts to the GIS

inventory database, along with qualitative and quantitative information, photographs, and a rating of condition based on field assessment. The team also applied a rating to each item as either Functionally Obsolete, Below Expectations, Meets Expectations, or Exceeds Expectations.

Field inventory and assessment of the existing Parks and Recreation System facilities provided the project team with the baseline knowledge required to proceed with public engagement and development of the Master Plan's Guiding Principles and Recommendations.

\*901 Virginia Avenue Park (new park) is not included in the existing conditions; it was completed after the Parks and Recreation Master Plan, therefore is assumed to exceed expectations.





- 1 - Ralph V. Chisholm Park
- 2 - Lakefront Park & Dan Tarrell Memorial Point
- 3 - Godwin Park
- 4 - O.P. Johnson Park
- 5 - Dakota Avenue Linear Park
- 6 - Woman's Club & Veterans Memorial Library
- 7 - Centennial Park
- 8 - St. Cloud Shuffleboard Courts
- 9 - St. Cloud Community House
- 10 - Mt. Peace Cemetary
- 11 - St. Cloud Community Center

- 12 - Chris Lyle Aquatic Center
- 13 - Wheel Park
- 14 - Civic Center Complex
- 15 - Extreme Sports Complex
- 16 - Peghorn Nature Park
- 17 - Veterans Park
- 18 - Hopkins Park
- 19 - Stephanie Leigh Rothstein Memorial Park
- 20 - Ted Broda Memorial Park
- 21 - Water Tower Park
- 22 - 901 Virginia Ave\*

# Existing Conditions Evaluation

The existing conditions evaluation is based on a field inventory which utilized a digital GIS data collection system to catalogue location, quantity, and condition of items in six categories:

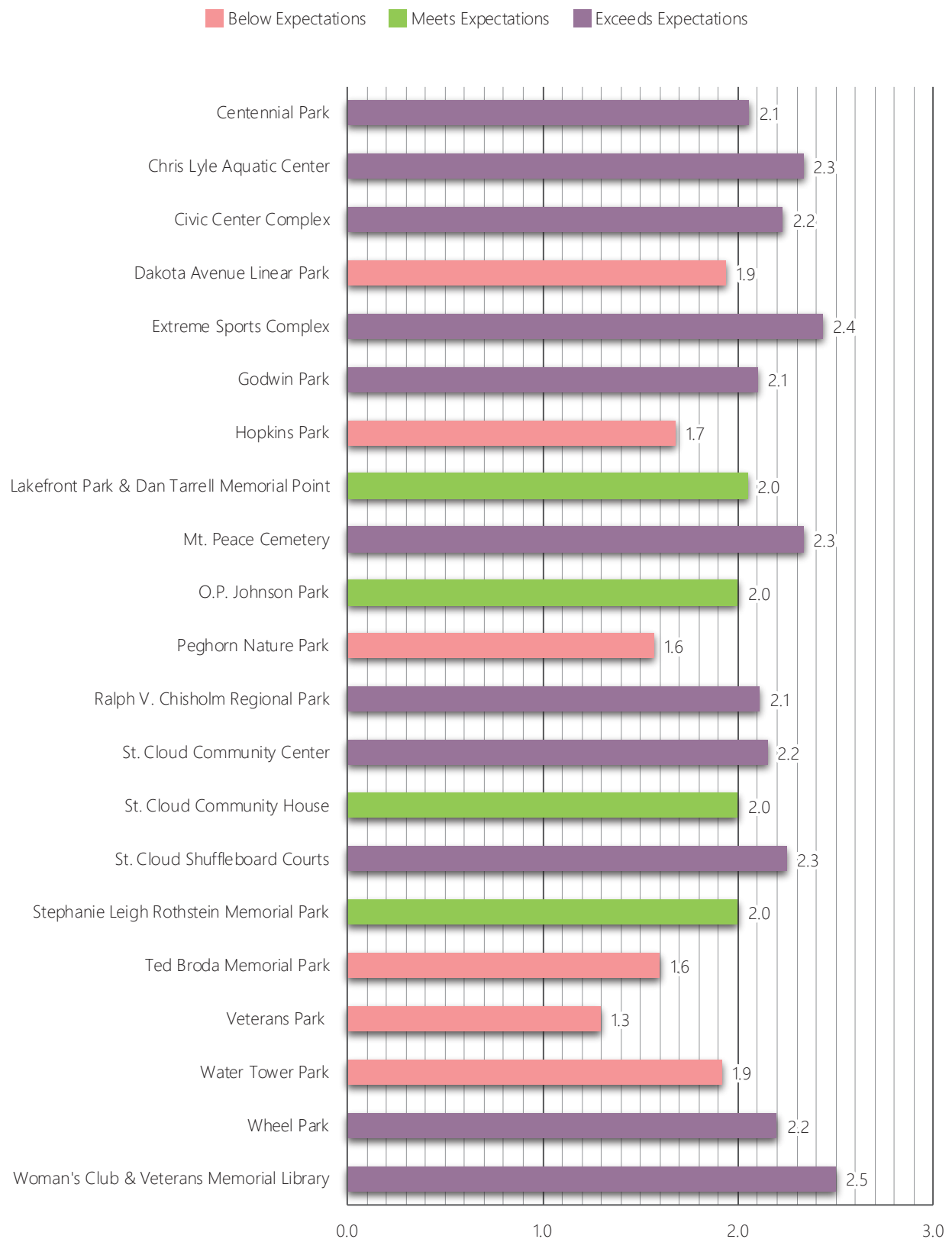
1. Active Amenities (playgrounds, athletic fields and courts, aquatic facilities, etc.)
2. Passive Amenities (pavilions, boardwalks, etc.)
3. Buildings (restrooms, gyms, concessions, community centers, etc.)
4. Connectivity (trails, trailheads, pedestrian bridges, etc.)
5. Furnishings (benches, picnic tables, etc.)
6. Signage (information kiosks, wayfinding, interpretive/education, etc.)

The condition of each item was determined during field inspection and recorded as a rating along a scale of 0–3:

- 0: Functionally Obsolete
- 1: Below Expectations
- 2: Meets Expectations
- 3: Exceeds Expectations

The collection of this data has allowed the project team to calculate and assign an existing condition rating to each of the existing City park properties and facilities. The resulting Existing Conditions Ratings are shown in Table 2.7 (opposite page).

Insights from this process assist in identifying capital improvement and maintenance needs of each park and facility, aiding the City in creating an equitable parks and recreation system that provides good quality parks and facilities to all users.



**Table 2.7** – Existing Conditions Evaluation

+ + + +

# Centennial Park

Centennial Park is a vest pocket park located within historic downtown St. Cloud. The park forms the eastern half of a City block, with its main feature consisting of an event lawn surrounded by parking. The benefit of this park is that it is centrally located near the downtown; however, the park experience suffers due to disorganized parking, limited shade cover, and uncomfortable pedestrian conditions.



Location	• 10th Street and Pennsylvania Ave.
Type	• Mini
Primary Activity	• Passive Activity
Acreage	• 0.7 ac
Inventory Rating	• Exceeds Expectations

- ◆ 0 Active Amenities
- ◆ 1 Passive Amenities
- 9 Furnishings
- ◆ 0 Buildings
- ➔ 2 Entry Point (All Access)
- ⋯➔ 0 Entry Point (Bike & Pedestrian)





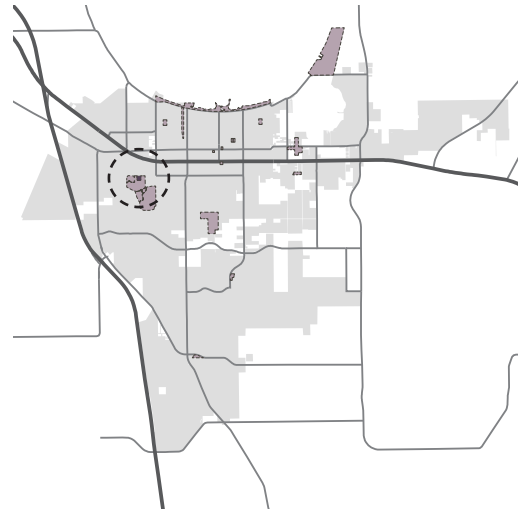
1 inch = 60 feet



+ + + +

# Chris Lyle Aquatic Center

The Chris Lyle Aquatic Center is the only of its kind in St. Cloud, with the next closest center in Kissimmee (the Bob Makinson Aquatic Center). The center provides a solar and gas-heated pool for lap swimming, splash pad, and tables/lounge chairs for leisure. Residents can access the center for a \$3 fee (non-residents \$4), which supports the cost of lifeguards and other expenses. Its amenities are up-to-date in a convenient layout surrounded by a perimeter fence. It can accommodate large parties and multiple groups/families/schoolkids. Although the pool provides relief from the high heat of summer, the center lacks shade cover.



Location	• 3001 17th Street
Type	• Community
Primary Activity	• Water Activities
Acreage	• 2.6 ac
Inventory Rating	• Exceeds Expectations

- 3 Active Amenities
- 1 Passive Amenities
- 15 Furnishings
- 4 Buildings
- 1 Entry Point (All Access)
- 0 Entry Point (Bike & Pedestrian)





1 inch = 80 feet



+ + + +

# Civic Center Complex

The Civic Center serves as a community gathering point where many residents and non-residents participate in a variety of activities, including baseball-centered recreation, basketball, and play on the playgrounds. The two playgrounds cater to age groups 2–5 years and 5–12 years, allowing for children of multiple ages to participate. The Civic Center has two gym areas that are suitable for a variety of indoor recreation. The space is well used and has sufficient lighting.

The Civic Center complex is large and lacks easy pedestrian access between amenities, adjacent residential areas, and nearby parks. The fields are showing signs of heavy usage and are near the end of their useful life before a major renovation is necessary to make them easier to maintain and use.



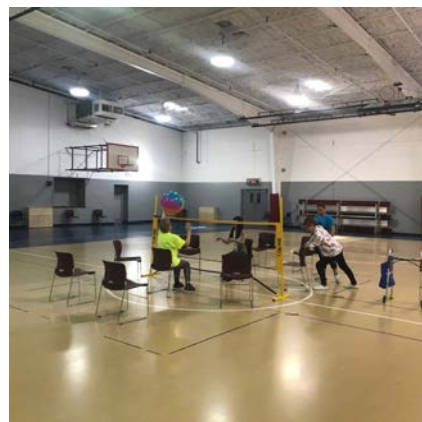
Location	• 3001 17th Street
Type	• Community
Primary Activity	• Sports, Civic Center
Acreage	• 35.7 ac
Inventory Rating	• Exceeds Expectations

- ◆ **18** Active Amenities
- ◆ **2** Passive Amenities
- **45** Furnishings
- ◆ **11** Buildings
- ➔ **4** Entry Point (All Access)
- ⋯➔ **0** Entry Point (Bike & Pedestrian)





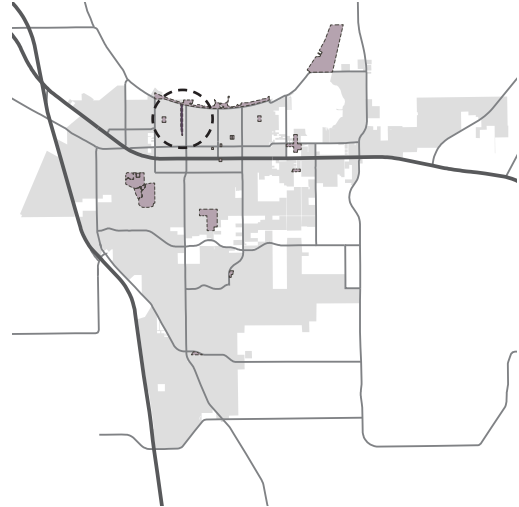
1 inch = 300 feet



+ + + +

# Dakota Avenue Linear Park

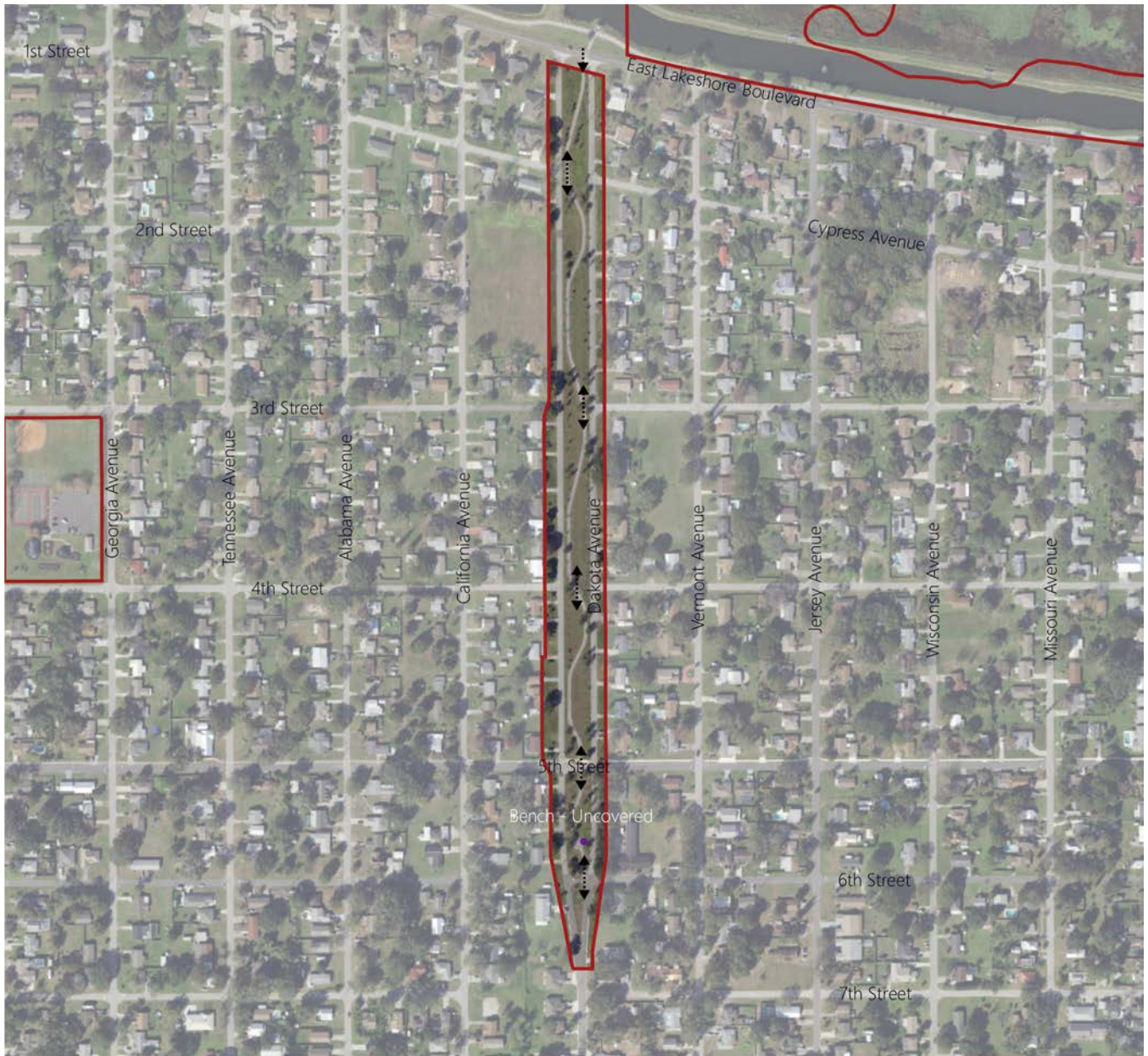
Dakota Park is a linear park that stretches a half mile along Dakota Avenue. This park serves as an important north-south walking/biking route, offers a safe pedestrian path connecting neighborhoods to Lakefront Park, and is one of the only parks that includes dog waste posts. The site lacks shade now but will gain cover as on-site trees mature.



Location	• Dakota Avenue
Type	• Special Use Facility
Primary Activity	• Walking, Biking
Acreage	• 10.8 ac
Inventory Rating	• Below Expectations

- ◆ **0** Active Amenities
- ◆ **0** Passive Amenities
- **20** Furnishings
- ◆ **0** Buildings
- ➔ **0** Entry Point (All Access)
- ⋯➔ **11** Entry Point (Bike & Pedestrian)





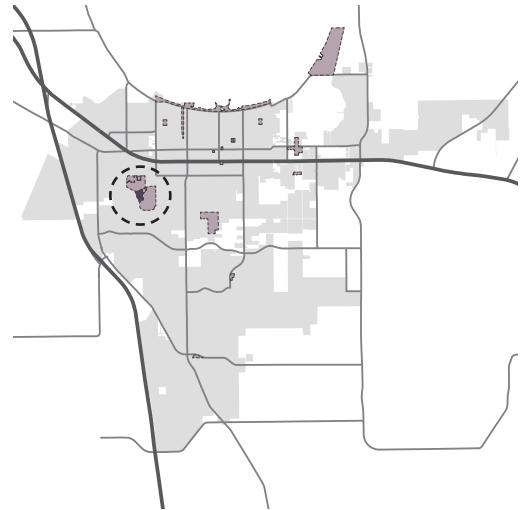
1 inch = 500 feet



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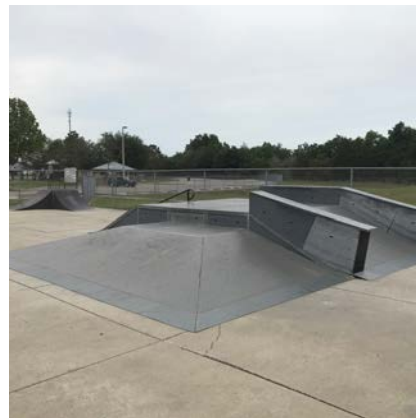
# Extreme Sports Complex

The Extreme Sports Complex is a popular after school destination for middle and high-school aged park users with a skate park/inline street course and a BMX trick-bike course. The complex also comprises a playground surrounded by four pavilions to accommodate users under the age of 12. Most of the equipment is in good condition, but some needs to be replaced. It is surrounded by city land, allowing room for development. A downside of the park design is its layout, which is spread out with interruptions by automobile use area.



Location	• 2401 Peghorn Way
Type	• Community
Primary Activity	• Sports
Acreage	• 11.6 ac
Inventory Rating	• Exceeds Expectations

- ◆ **3** Active Amenities
- ◆ **0** Passive Amenities
- **5** Furnishings
- ◆ **2** Buildings
- ➔ **3** Entry Point (All Access)
- ⋯➔ **0** Entry Point (Bike & Pedestrian)





1 inch = 200 feet

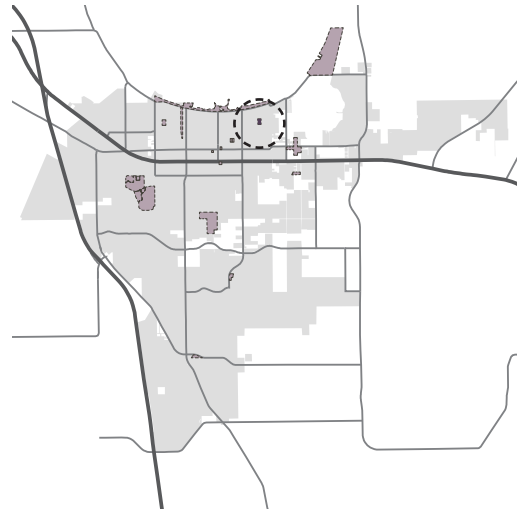


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# Godwin Park

Godwin Park is a neighborhood park that encompasses one city block surrounded by single-family homes. This park provides a variety of active recreation opportunities for all ages, with tennis courts, racquetball courts, a playground, ninja course, and multipurpose field.

Tall pine trees on the north half of the park create a natural perimeter between the street and the multipurpose area. Inadequate seating and paved pathways limit the opportunities for passive recreation at this park.



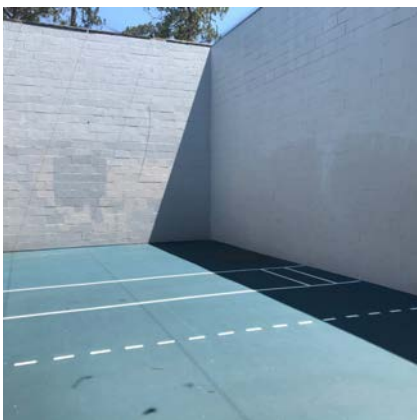
Location	• 317 Delaware Avenue
Type	• Neighborhood
Primary Activity	• Tennis, Playground, Memorial
Acreage	• 3.44 ac
Inventory Rating	• Exceeds Expectations

- 5 Active Amenities
- 0 Passive Amenities
- 10 Furnishings
- 1 Buildings
- 0 Entry Point (All Access)
- 4 Entry Point (Bike & Pedestrian)





1 inch = 100 feet

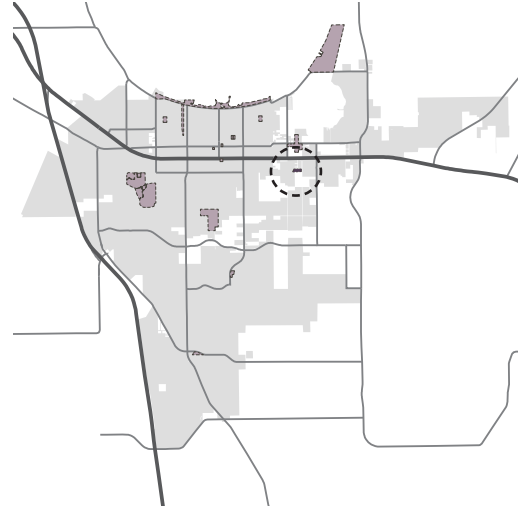


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# Hopkins Park

Hopkins Park is a well-used community park with play areas, sports courts, a community garden, and community center that hosts a variety of activities. The play area, community center, and community garden are all ADA accessible, creating an inclusive space for people of all ages and abilities.

The park has ample areas for passive activities, such as grilling and picnicking, as well as an amphitheater suitable for a variety of events. The sports areas include volleyball and baseball, and are in relatively good condition; however, both lack shaded areas and sidewalk connectivity.



Location	• 620 E 17th Street
Type	• Neighborhood
Primary Activity	• Sports, Community Center, Event Space
Acreage	• 5.0 ac
Inventory Rating	• Below Expectations

-  4 Active Amenities
-  4 Passive Amenities
-  6 Furnishings
-  4 Buildings
-  1 Entry Point (All Access)
-  1 Entry Point (Bike & Pedestrian)





1 inch = 150 feet



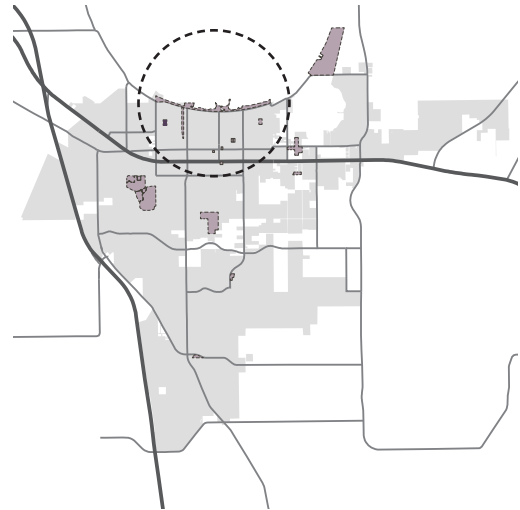
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# Lakefront Park

One of the crown jewels of the City of St. Cloud, the Lakefront Park & Dan Tarrell Memorial Point sets the stage for the daily celebration of small town life. This linear park, which ties historic St. Cloud to the beautiful waterfront of East Lake Tohopekaliga, offers a wide range of amenities that are enjoyed by residents and visitors from sunrise to sunset. The natural setting of East Lake Toho provides daily and seasonal interest to neighbors enjoying walking and biking paths. Special features like the Splash Pad and Banquet Hall provide destinations for larger celebrations with family and friends.

Lakefront Park's scenic quality is its greatest strength. Another primary strength is its trail system, which provides accessibility to residents via walking and biking as an alternative to driving. The variety of park amenities provides something of interest to a range of park users, including facilities that can attract visitors, such as the large Banquet Hall available for rent by the public.

Lakefront Park's weakness may be the maintenance that will be required for a well-used, large park facility, such as keeping amenities in a good operational, attractive condition. The park also needs additional canopy trees to provide shade.



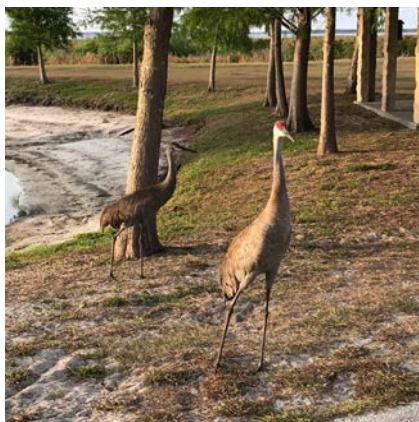
Location	• 1104 Lakeshore Blvd
Type	• Community
Primary Activity	• Passive Recreation, Lake Access, Splash Pad
Acreage	• 33.83 ac +/-
Inventory Rating	• Meets Expectations

- ◆ **5** Active Amenities
- ◆ **15** Passive Amenities
- **147** Furnishings
- ◆ **5** Buildings
- ➔ **4** Entry Point (All Access)
- ⋯➔ **0** Entry Point (Bike & Pedestrian)





1 inch = 500 feet



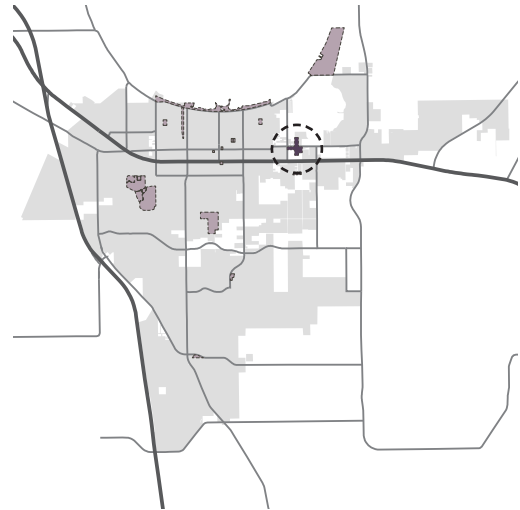
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# Mount Peace Cemetery

Mount Peace Cemetery provides a peaceful setting for the community to remember their loved ones. The maintained landscape dotted with large majestic oaks offers places of quiet respite for moments of reflection. There are also places to gather as a group to commemorate folks who have served the community through their civic and military service. Its location, minutes from downtown St. Cloud and other St. Cloud residential areas, makes it convenient for family members to access the cemetery as they journey through the mourning process.

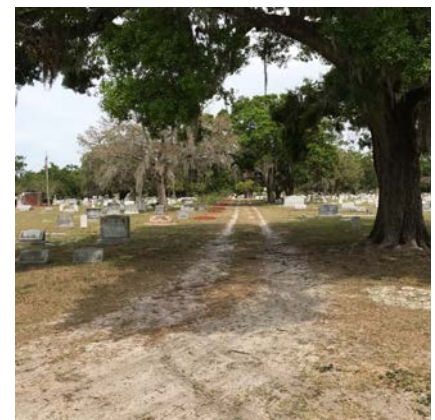
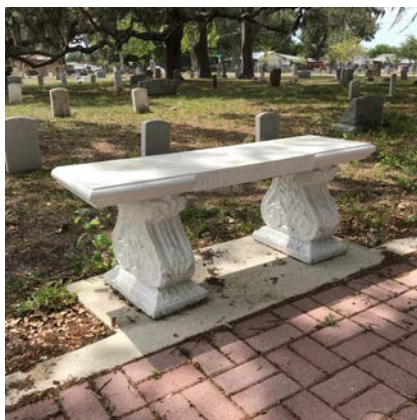
Mount Peace Cemetery's greatest strength is that it creates a sense of place by establishing a physical location where the past history of the community is tangible and accessible to St. Cloud families and visitors. From monuments to families who helped establish the community of St. Cloud to plazas honoring veterans of wars that span our nation's history with celebrations during national holidays, the Mount Peace Cemetery serves as an important civic space.

One of Mount Peace Cemetery's weaknesses is that much of the site is not easily accessible to those who are non-ambulatory or visually impaired. The office has no accessible parking.



Location	• 755 E 10th Street
Type	• Special Use Facility
Primary Activity	• Civic Space
Acreage	• 19.2 ac
Inventory Rating	• Exceeds Expectations

- ◆ **0** Active Amenities
- ◆ **1** Passive Amenities
- **10** Furnishings
- ◆ **2** Buildings
- ➔ **3** Entry Point (All Access)
- ⋯➔ **0** Entry Point (Bike & Pedestrian)





1 inch = 300 feet



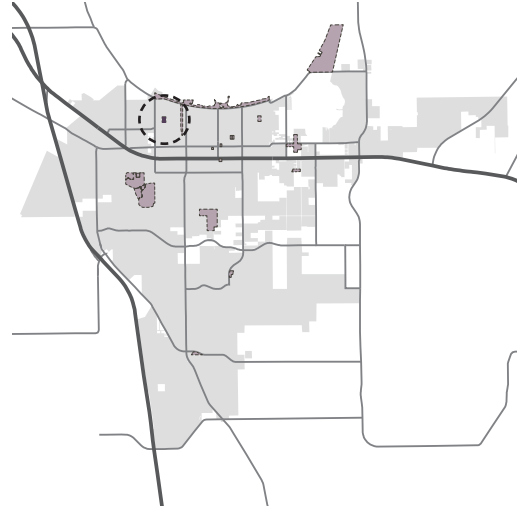
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# O.P. Johnson Park

O.P. Johnson Park is a neighborhood park occupying one city block and surrounded on all sides by neighborhood streets and single-family homes. O.P. Johnson Park provides a place for families and children of all ages to engage each other through active and passive recreational opportunities.

O.P. Johnson Park provides a variety of amenities from passive multipurpose fields, a skinned ball field, basketball courts, tennis courts, playground, and large picnic pavilion.

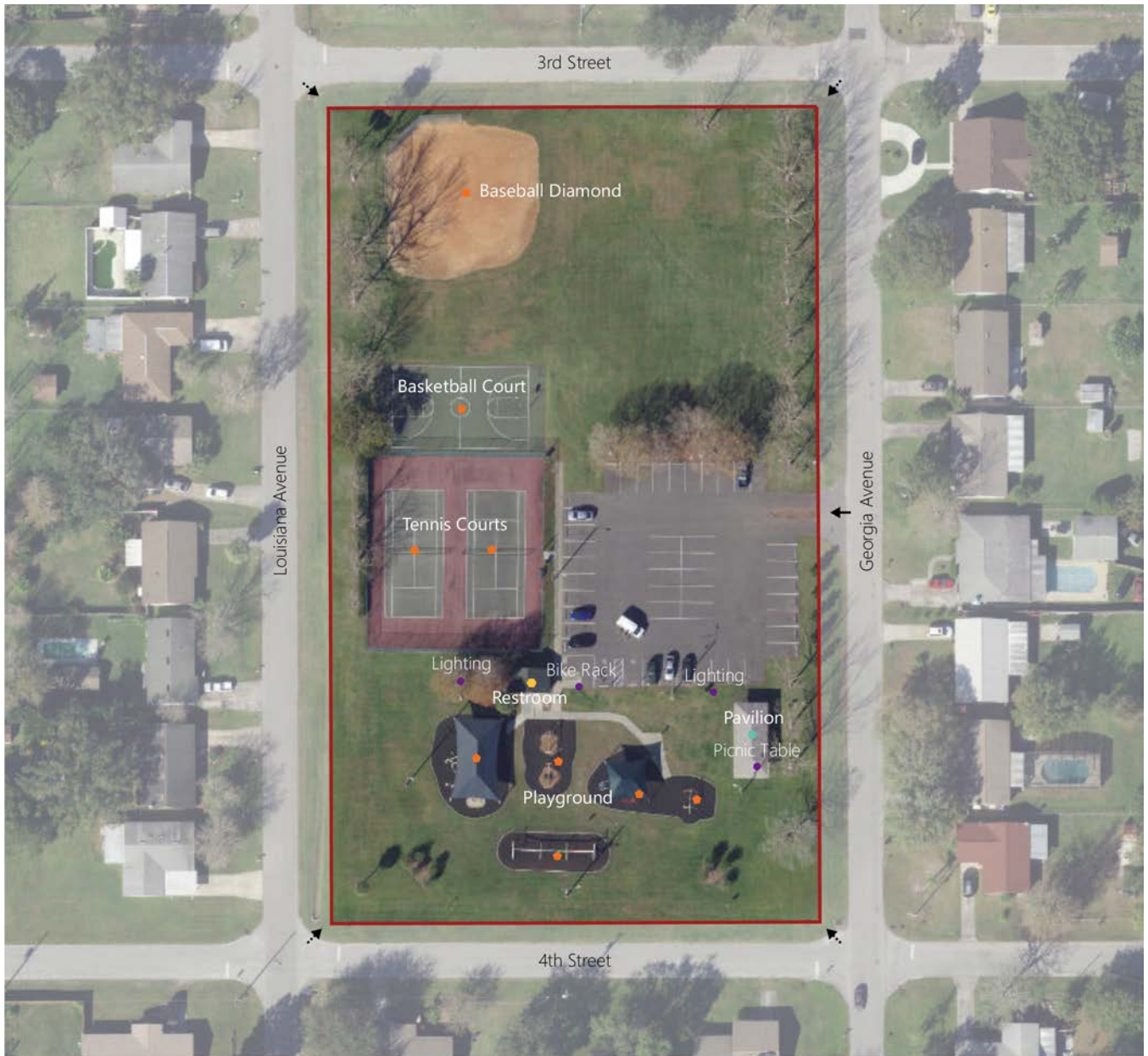
One of the weaknesses of O.P. Johnson Park is the poor parking lot layout with inadequate parking lot islands. There is very little shade in the parking lot and in the park. The layout of the pedestrian path to the playground is in poor condition, and the layout is not optimal for accessibility. Restroom building design includes an entry nook that could serve as an ambush point.



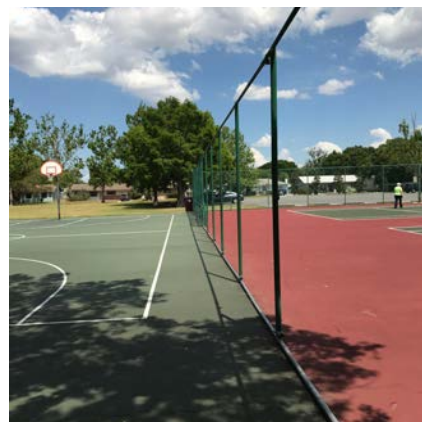
Location	• 324 Georgia Avenue
Type	• Neighborhood
Primary Activity	• Sports
Acreage	• 3.4 ac
Inventory Rating	• Meets Expectations

- ◆ 9 Active Amenities
- ◆ 1 Passive Amenities
- 4 Furnishings
- ◆ 1 Buildings
- ➔ 1 Entry Point (All Access)
- ➔➔ 4 Entry Point (Bike & Pedestrian)





1 inch = 100 feet



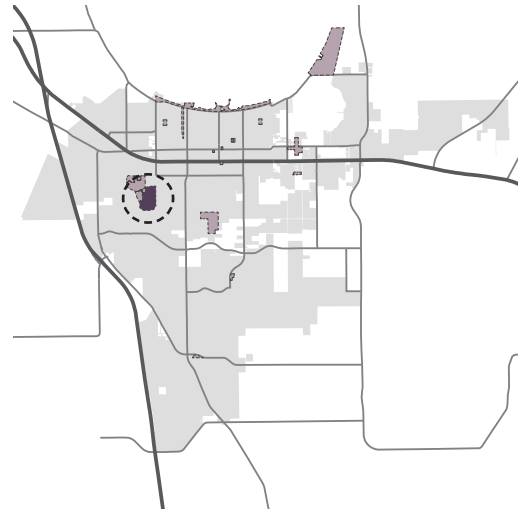
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# Peghorn Nature Park

Peghorn Nature Park is an exceptional complex with historic buildings, educational centers, garden, and trails for nature connection. Its most desired feature is a nature trail, portions of which are boardwalk over wetlands. This trail is considered suitable for a broad range of ages and abilities and includes ample tree shade. A “pioneer village” at the front of the park provides educational opportunities that glimpse back to an earlier period in St. Cloud’s history. The primary shortcoming of this park is disconnection from the parking area to the front entrance.

Most items inventoried at Peghorn Nature Park were evaluated and given a rating “Meets Expectations”. However, due to several items inventoried that were in disrepair, the overall Existing Conditions Rating is “Below Expectations”. While much of the Peghorn Nature Park experience is pleasant and appropriate for its use as a primarily passive recreation facility, the condition of the following on-site items brings the average “Below Expectations”:

A memorial plaque located underneath a tree to the southwest of the main park building is completely faded to the point of illegibility. The butterfly garden was unmaintained and in poor condition, without healthy flora essential to its basic function, and the associated interpretive education monument/sign is nearly completely rusted and illegible. The wooden planks on the pedestrian bridge have worn with age, and prominent gaps between the boards present danger for users, especially in cases involving wheelchairs, walkers, canes, or heels.



Location	• 2101 Peghorn Way
Type	• Special Use Facility
Primary Activity	• Nature Trails
Acreage	• 58.2 ac
Inventory Rating	• Below Expectations

- ◆ 0 Active Amenities
- ◆ 4 Passive Amenities
- 2 Furnishings
- ◆ 7 Buildings
- ➔ 2 Entry Point (All Access)
- ⋯➔ 0 Entry Point (Bike & Pedestrian)





1 inch = 400 feet



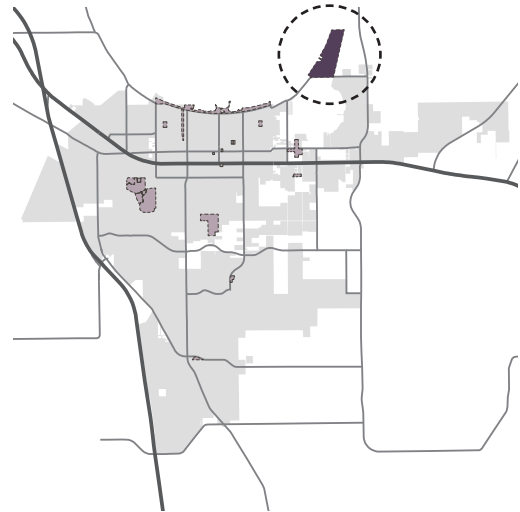
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# Ralph V. Chisholm Regional Park

Ralph V. Chisholm Regional Park is a large, regional-scale outdoor recreation area that offers a variety of active and passive leisure opportunities. Situated along the east shores of East Lake Tohopekaliga, the park provides public access to the water via a boat ramp, floating dock, and beachfront. Parkgoers can also engage in activities on the ball fields, expansive picnic areas, playground, and walking and riding trails.

Ralph V. Chisholm Regional Park's scenic quality and variety of natural experiences are its greatest strengths. A waterbody with a shoreline primarily under private ownership, East Lake Tohopekaliga is accessible to the public at Ralph V. Chisholm Regional Park by boat ramp and beachfront. In addition to scenic water views, the park offers wooded paths and shaded picnic areas under extensive tree canopy. The active ball fields and multipurpose fields offer open views buffered by these wooded natural areas, which screen the adjacent residential land uses.

Ralph V. Chisholm Regional Park's primary weakness is the lack of wayfinding. A park user can make a visit to the park without comprehending the variety of recreational opportunities offered. The trailhead and its turfed parking area are not clearly marked. The equestrian trails are also difficult to find.



Location	• 4700 Chisholm Park Trail
Type	• Community
Primary Activity	• Outdoor Recreation, Lake Access
Acreage	• 153 ac +/-
Inventory Rating	• Exceeds Expectations

- ◆ **9** Active Amenities
- ◆ **10** Passive Amenities
- **16** Furnishings
- ◆ **4** Buildings
- ➔ **2** Entry Point (All Access)
- ⋯➔ **0** Entry Point (Bike & Pedestrian)





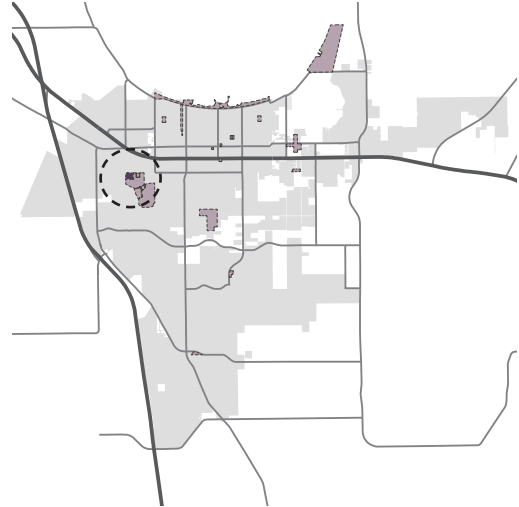
1 inch = 800 feet



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# St. Cloud Community Center

Originally established as a senior center, St. Cloud Community Center now offers a variety of family-friendly activities that people of all ages and abilities can enjoy. The site includes grills and a horseshoe pit; however, connection to the horseshoe pit is limited and requires the user to drive around the site to access the amenity's parking and main entry point. While much of the site is well maintained, the horseshoe pits are covered in grass and require maintenance to restore their condition.



Location	• 3101 17th Street
Type	• Community
Primary Activity	• Passive Activities, Horseshoe
Acreage	• 8.5 ac
Inventory Rating	• Exceeds Expectations

- ◆ 2 Active Amenities
- ◆ 1 Passive Amenities
- 2 Furnishings
- ◆ 4 Buildings
- ➔ 3 Entry Point (All Access)
- ⋯➔ 0 Entry Point (Bike & Pedestrian)





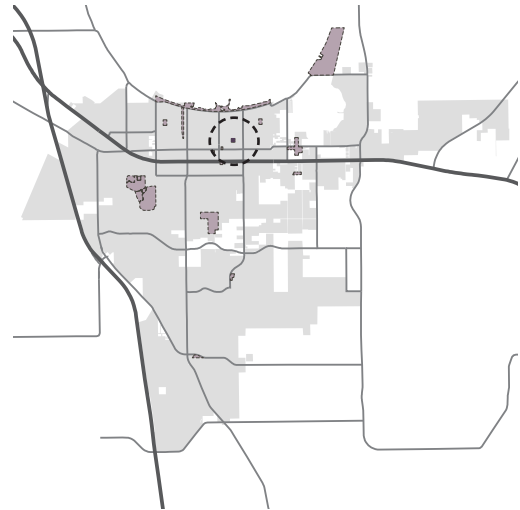
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# St. Cloud Community House

The St. Cloud Community House offers residents an indoor gathering venue in the heart of "the grid". It also offers a place to practice square dancing, take sewing classes, join a community choir, or rent the venue for a birthday celebration with an open community room with convenient kitchen.

The St. Cloud Community House's primary strength is its location within a residential area, providing a gathering space for weekly events. There are many neighbors within walking distance who can rent the space or attend a class at the Community House.

The facility's main weakness is a lack of clear campus organization with the Shuffleboard Court Clubhouse building located adjacent.



Location	• 716 Indiana Ave.
Type	• Special Use Facility
Primary Activity	• Community House and Event Space
Acreage	• 1.0 ac
Inventory Rating	• Meets Expectations

- ◆ 0 Active Amenities
- ◆ 0 Passive Amenities
- 9 Furnishings
- ◆ 2 Buildings
- ➔ 3 Entry Point (All Access)
- ➔➔ 0 Entry Point (Bike & Pedestrian)





1 inch = 80 feet



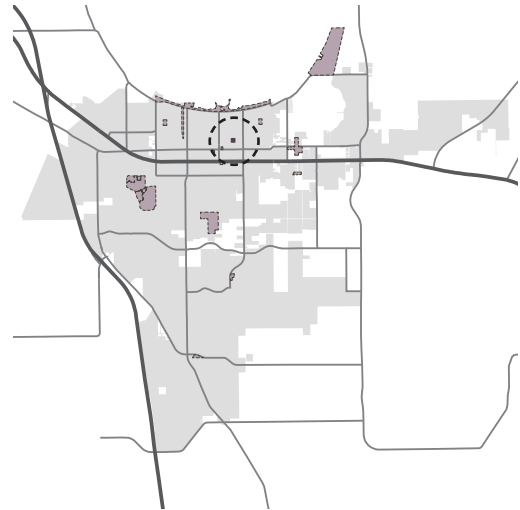
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# St. Cloud Shuffleboard Courts

The St. Cloud Shuffleboard Courts are adjacent to the St. Cloud Community House site. It offers a place to play, join the club; and the clubhouse hosts events, including regional tournaments.

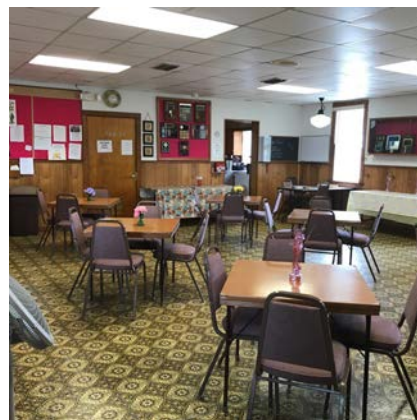
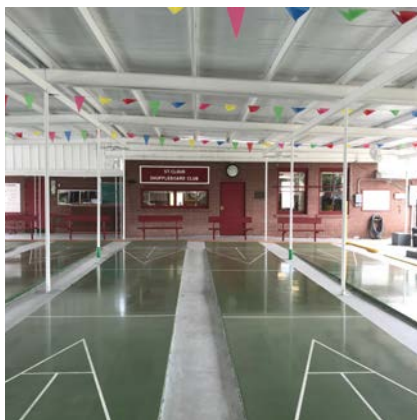
The St. Cloud Shuffleboard Courts' primary strengths are its location within a residential area, providing a gathering space for weekly events. There are many neighbors within walking distance who can use the facility. The shuffleboard courts and associated clubhouse not only provides active recreation, but is a place to meet friends and competitors locally, regionally, and internationally.

The shuffleboard courts facility's main weakness is a lack of clear campus organization with the Community House site and its need for further maintenance. There is a potential ambush point at the east end of the clubhouse building screen wall next to the designated smoking area.



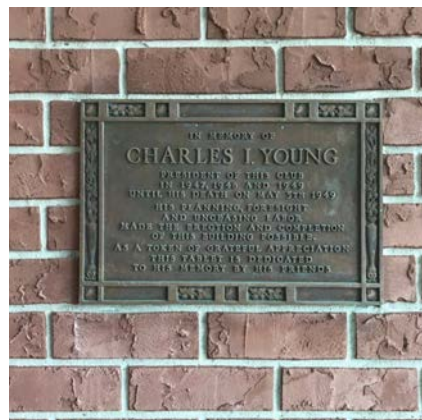
Location	• 701 Ohio Ave.
Type	• Special Use Facility
Primary Activity	• Shuffleboard Courts and Clubhouse
Acreage	• 1.0 ac
Inventory Rating	• Exceeds Expectations

- ◆ 1 Active Amenities
- ◆ 0 Passive Amenities
- 5 Furnishings
- ◆ 1 Buildings
- ➔ 2 Entry Point (All Access)
- ⋯➔ 0 Entry Point (Bike & Pedestrian)





1 inch = 80 feet



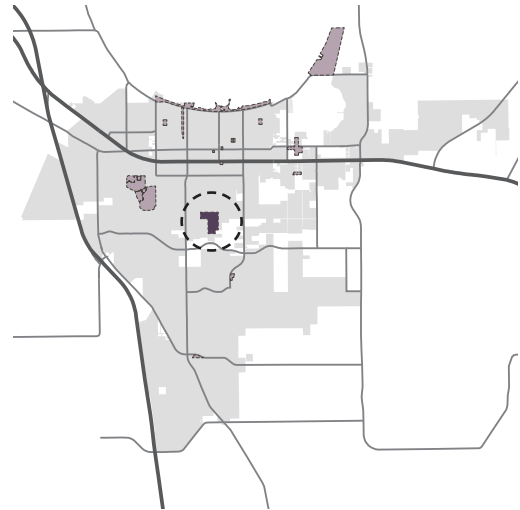
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# Stephanie Leigh Rothstein Memorial Park







Stephanie Leigh Rothstein Memorial Park offers well maintained large fields for multipurpose recreational play and sports, including soccer and flag football. This park provides a large area for sports teams, clubs, and organizations to gather, practice, and play.

The space has benches available for onlookers provided by the Soccer Club. The park is well used and has a Concession building with a restroom facility. The building's restrooms, however, have relatively low visibility from the field.

The city owns a large amount of land to the east and southeast of the existing improved amenities, which could be used for future expansion.



Location	• 2701 Missouri Avenue
Type	• Community
Primary Activity	• Walking, Biking, Sports
Acreage	• 51.4 ac
Inventory Rating	• Meets Expectations

-  **2** Active Amenities
-  **0** Passive Amenities
-  **7** Furnishings
-  **2** Buildings
-  **1** Entry Point (All Access)
-  **0** Entry Point (Bike & Pedestrian)





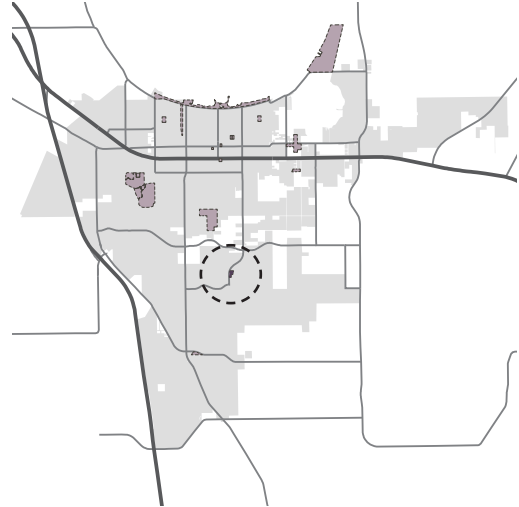
1 inch = 400 feet



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# Ted Broda Memorial Park

The Ted Broda Memorial Park is a relatively small neighborhood park with a variety of amenities, including tennis courts, a large play structure, as well as an open field for active play, sports, and picnics. The playground is a new structure in great condition that caters to ages 5–12 years of age. It has sidewalks leading to the structure and an ADA access ramp. The park has shade in the early morning; however, for most of the day, the park lacks adequate shade throughout the site. The area surrounding the park is predominately single-family residential and undeveloped land.



Location	• 4499 Michigan Avenue
Type	• Neighborhood
Primary Activity	• Tennis, Playground
Acreage	• 3.1 ac
Inventory Rating	• Below Expectations

- ◆ 2 Active Amenities
- ◆ 0 Passive Amenities
- 1 Furnishings
- ◆ 1 Buildings
- ➔ 1 Entry Point (All Access)
- ➔ 0 Entry Point (Bike & Pedestrian)





1 inch = 100 feet



+ + + +

# Veterans Park

Veterans Park is a small memorial park that displays a variety of military memorials and a quiet reprieve for contemplation and reflection. The site includes an assortment of informational pieces providing both history and context to the site's monuments. The park also contains a bandshell that can accommodate different types of events. The bandshell, however, poses safety concerns due to cracks and a hole in the stage. The park does not have sidewalks within it, making it difficult to navigate and not ADA accessible.

While there is a playground on site, perimeter fencing limits points of access and sidewalk connectivity. There are potential CPTED issues near the restrooms, blind corners, and little safety lighting.



Location	• 1200 14th Street
Type	• Special Use Facility
Primary Activity	• Veterans Memorial
Acreage	• 1.6 ac
Inventory Rating	• Below Expectations

- ◆ 1 Active Amenities
- ◆ 0 Passive Amenities
- 16 Furnishings
- ◆ 2 Buildings
- ➔ 1 Entry Point (All Access)
- ⋯➔ 2 Entry Point (Bike & Pedestrian)





1 inch = 60 feet

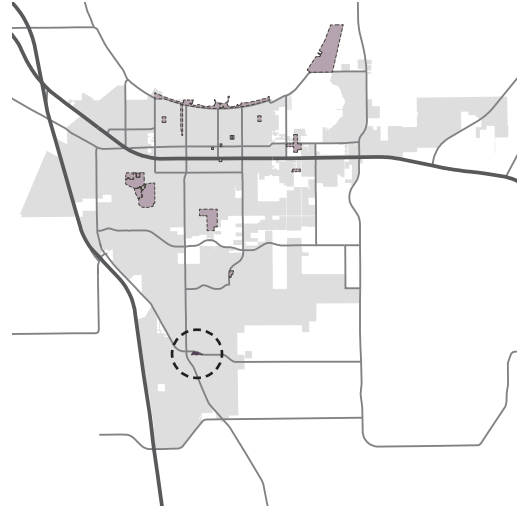


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# Water Tower Park

Water Tower Park is a neighborhood park that features a variety of sports and recreational amenities for active play. The assortment of activities available in this park make it ideal for after school and weekend play. The park includes swings, T-ball, basketball courts, and a playground. The site is located in a predominately residential site, making walking to the park convenient for the adjacent neighborhood; it also has ample parking available for people beyond walking distance.

The swing set is tucked behind large shrubs, and the play area needs fencing as it is along a vehicle access area in parking lot.



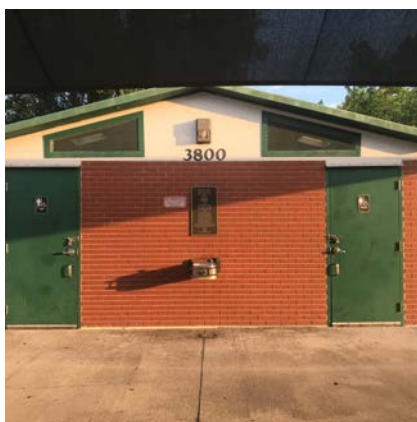
Location	• 3800 Pine Tree Drive
Type	• Neighborhood
Primary Activity	• Sports, Water Feature
Acreage	• 3.7 ac
Inventory Rating	• Below Expectations

- ◆ 4 Active Amenities
- ◆ 0 Passive Amenities
- 0 Furnishings
- ◆ 1 Buildings
- ➔ 2 Entry Point (All Access)
- ➔ 0 Entry Point (Bike & Pedestrian)





1 inch = 200 feet



+ + + +







# Wheel Park

In close proximity to Peghorn Nature Park, Wheel Park provides an ideal area for structured play and recreation for the St. Cloud Community. The park includes many pavilions and a play area set a large distance from the road. Around the play area, the surrounding trees are not yet mature enough to provide ample shade. However, picnic tables with outlets are available, covered by metal roof structures surrounding the play area where parkgoers can seek shade. A multiuse trail provides bicycle/pedestrian access to the site. The four pavilions offer shade for parkgoers.

In the immediate area, a variety of complexes and parks provide an array of activities, including the Civic Center, Extreme Sports Complex, and the Peghorn Nature Park, making this area an ideal location for an afternoon outing for families and people of all ages.



Location	• 2101 Peghorn Way
Type	• Community
Primary Activity	• Passive, Playground
Acreage	• 3.4 ac
Inventory Rating	• Exceeds Expectations

-  1 Active Amenities
-  4 Passive Amenities
-  3 Furnishings
-  1 Buildings
-  2 Entry Point (All Access)
-  0 Entry Point (Bike & Pedestrian)





1 inch = 100 feet



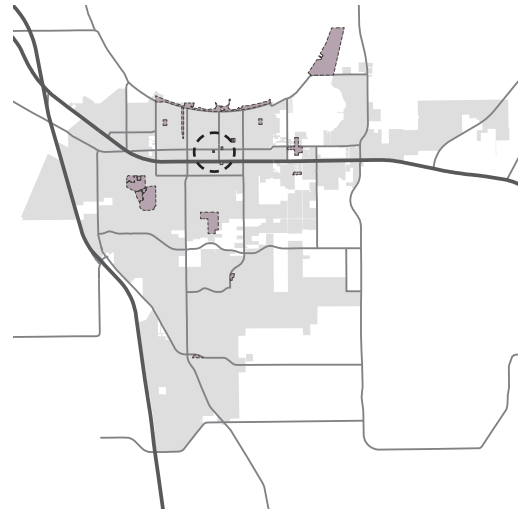
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# Woman’s Club & Veterans Memorial Library

This St. Cloud Parks facility includes the St. Cloud Woman’s Club building and the Veterans Memorial Library & Heritage Museum. The two buildings are interconnected by an internal accessible ramp. The Woman’s Club building hosts monthly board meetings and community events. The St. Cloud Woman’s Club, established in 1910, curates and operates the St. Cloud Veterans Memorial Library & Heritage Museum, which houses military and historical artifacts donated by local residents. Both facilities are open to the public.

The St. Cloud Woman’s Club and Veterans Memorial Library & Heritage Museum’s strength lies in the active volunteers who operate these facilities. For example, the fresh landscaping that was recently provided and installed by the St. Cloud Parks Department is being hand watered by volunteers because of the absence of an irrigation system. The property has a welcoming ambiance established through an orderly appearance.

The primary weakness of the facility is the poor accessibility to the buildings. The Veterans Memorial Library building entry is elevated with three steps to the front door. A handrail has been provided and should be analyzed for ADA compliance. No accessible ramp is available to the front door. The accessible path to the interior of this building is through a connecting internal ramp from the Woman’s Club building. The Woman’s Club building’s front entry is accessible; however, the automated entry door is not operational.



Location	• 1012 Massachusetts Avenue
Type	• Special Use Facility
Primary Activity	• Varies
Acreage	• 0.6 ac
Inventory Rating	• Exceeds Expectations

- ◆ 0 Active Amenities
- ◆ 0 Passive Amenities
- 2 Furnishings
- ◆ 2 Buildings
- ➔ 0 Entry Point (All Access)
- ⋯➔ 2 Entry Point (Bike & Pedestrian)





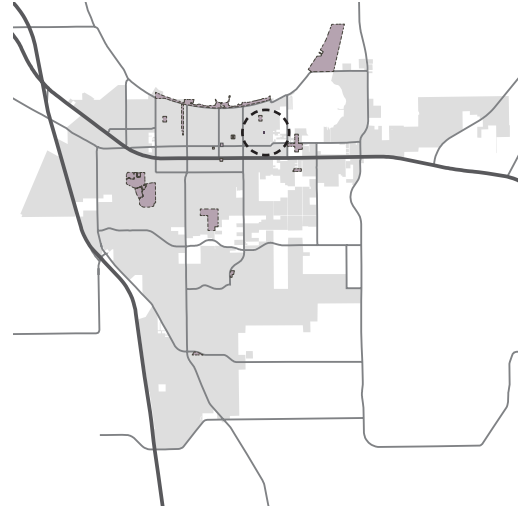
1 inch = 60 feet



+ + + +

# 901 Virginia Avenue Park

The new park at 901 Virginia Avenue will open in late Spring of 2019.



Location	• 901 Virginia Ave
Type	• Neighborhood
Primary Activity	• Active
Acreage	• TBD
Inventory Rating	• N/A (New)





1 inch = 60 feet



# Public Engagement

Public engagement is a critical component in gauging the community's needs and desires to guide the production of the Master Plan. Input from the Recreation Advisory Committee (RAC), focus groups, and general public all helped shape the Master Plan. The project team facilitated various public engagement events between March 2018 and January 2019, including a direct-mail/online survey.

Utilizing these methods, the project team can gain an intimate knowledge of the Parks and Recreation system through the input and feedback of parks users, allowing the planning team to better understand the needs of the St. Cloud community.





# Survey

The City of St. Cloud Parks and Recreation Department conducted a resident survey to understand the public's usage and satisfaction with current parks, paths, recreation facilities, needs, and priorities for the future park system. The results of this survey were very influential to the overall themes and guiding principle presented in the master and implementation plans.

## SURVEY RESPONDENTS

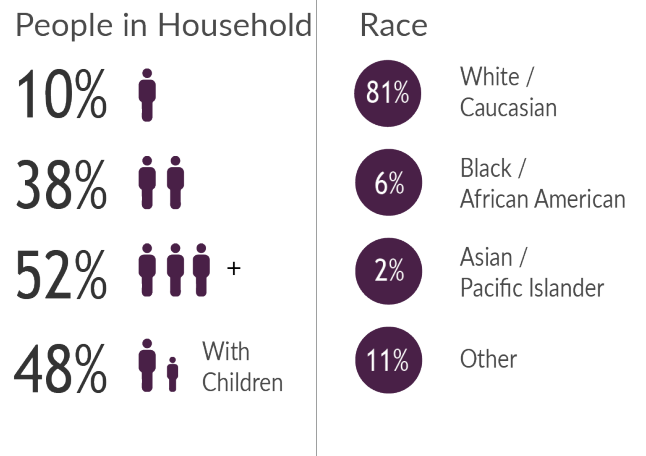
From July through September 2018, more than 5,400 randomly selected St. Cloud households received a mailed invitation to complete the survey. An "open-link" survey was also available online for anyone to access. In total, a statistically significant sample size of 519 households completed the invitation-only survey. The City also received 156 additional responses via the open-link survey. Both surveys provided useful insights with the open-link survey, generally representing more "extreme" users who exhibit greater engagement in parks and recreation communication and activities.

For invitation respondents, 55% of respondents are aged between 25–55 years old with an average age of 47.5. In total, 37% of invitation respondents were of Hispanic/Latino/Spanish ancestry. Furthermore, 81% of invitation respondents were White/Caucasian followed by 6% African American/Black, 2% Asian/Pacific Islander, and 11% another race. The majority (86%) of invitation respondents own their home with 14% renting. Open-link results were similar, but trended slightly younger (43.3), more Caucasian, and fewer with Hispanic/Latino/Spanish ancestry. Of invitation respondents, 48% have children in their home, while open-link respondents have a much higher frequency of households with children (67%).

**519** CITY WIDE INVITATIONS  
**156** OPEN LINK RESPONDENTS

**86%** HOME OWNERS

Under 25	24 - 55	55 +
<b>10%</b>	<b>55%</b>	<b>34%</b>





+ + + +

### OVERALL SYSTEM SATISFACTION

Perceptions of overall value received from parks and recreation provided by St. Cloud are relatively strong, with two-thirds of invitation respondents (66%) and 59% of open-link rating value either a 4 or 5 (on a scale of 1 to 5). Average scores are 3.8 and 3.6 respectively. Although roughly two-thirds are generally satisfied, the proportion of ratings of 4 tend to be larger than scores of 5 among both groups, suggesting room for improvement exists.

### SATISFACTION OF FACILITY CONDITIONS

Satisfaction ratings with condition of facilities are mostly very strong, with the highest scores given to the splash pad at the Lakefront (4.3), Lakefront Park itself (4.2), and five facilities with scores of 4.1 on a 1 to 5 scale—boat marina, outdoor swimming pool with splash pad, fishing pier, playgrounds, and Peg Horn Nature Park.

### PRIORITIES FOR IMPROVEMENT

Walking and bike paths (38%), Lakefront Park (38%), and nature trails (23%) received the top priorities for improvement among invitation respondents. Similar priorities were given by open-link respondents, but some categories received comparatively higher priority, including playgrounds (28%), outdoor swimming pool with splash pad (19%), and the splash pad at Lakefront (19%).

### BARRIERS TO PARTICIPATION

Awareness of offerings is by far the main constraint among both invitation and open link respondents (61%–65%), followed by convenience of program times (24%–27%). Invitation respondents also highlighted operating hours (15%) and maintenance of facilities (14%) as barriers for participation (as did open link respondents—13% and 23%, respectively).

# 3.8 AVERAGE RATING

## Top Use



Lakefront Park



Walking & Bike Paths



Sandy Beaches at Lakefront/Chisholm



Pavilions

## Least Satisfied With:

Outdoor Non-lighted Tennis Courts  
Nature Trails  
Lighted Racquetball Courts  
Community Gardens  
T-ball Fields

## Most Satisfied With:

Splash Pad at lakefront Lakefront Park  
Boat Marina  
Outdoor Swimming Pool with Splash Pad  
Fishing Pier  
Playgrounds

## TOP 3

PRIORITIES FOR IMPROVEMENT



Walking & Bike Paths



Lakefront Park



Nature Trails

## TOP 3

PRIORITIES FOR MAJOR FACILITIES



Lakefront Park & Splash Pad



Peg Horn Nature Park



Chisholm Park

## EVENT ATTENDANCE



4th of July



Christmas Tree Lighting



Spring Fling



Movie at Lakefront

52%

Don't know what is being offered.

57%

Receives park information by word of mouth.

## FUTURE PROJECTS

Improving Lakefront Park ranks at the top (39%), followed by improving existing trails (37%), and acquiring open space for passive activities (trails, playgrounds, picnic shelters—29%). Improving small neighborhood parks (26%) and acquiring new land and leaving it undeveloped (25%) follow. A third tier of priorities include improving recreational aquatics (17%) and developing a new civic center/pool (14%).

## FINANCIAL CHOICES

Support for additional taxes to develop or improve parks, trails, and facilities was generally moderate for invitation respondents—34% rated their support as a 4 or 5 (very supportive), while 39% rated their support as a 1 or 2 (not supportive). Many comments about concerns over raising taxes were voiced as well. Open link respondents had a higher level of support overall (46%).

## OTHER COMMENTS

Many suggestions were offered (see full list in the Appendix), with some of the most common themes being more/better communication of offerings (single greatest barrier to participation), specific improvements to individual sites (Lakefront Park, Godwin Park, aquatic facilities, extreme sports park, etc.), as well as praise for current job being done by the department. The need for disc golf also came up often, as did dog parks, paved trails, bike lanes, better connectivity of trails, more shaded/covered areas and vegetation (everywhere), bigger and better aquatics (Olympic pool), and many specific suggestions for Lakefront Park in particular—more/better/cleaner facilities, issues with too many loud parties there, crowding and nonresident use, better oversight of pavilion usage, and others.

# TOP 8 FUTURE PROJECTS



Improving existing nature trails, walking, and biking areas



Improving existing small neighborhood parks



Acquiring open space and developing with passive facilities



Improving existing exercise aquatic facilities (lap lanes)

Acquiring new land and leaving it undeveloped



Improving existing Lakefront Park (sandy beaches, marina, fishing area)



Improving existing recreational aquatic facilities (water slides, pools)



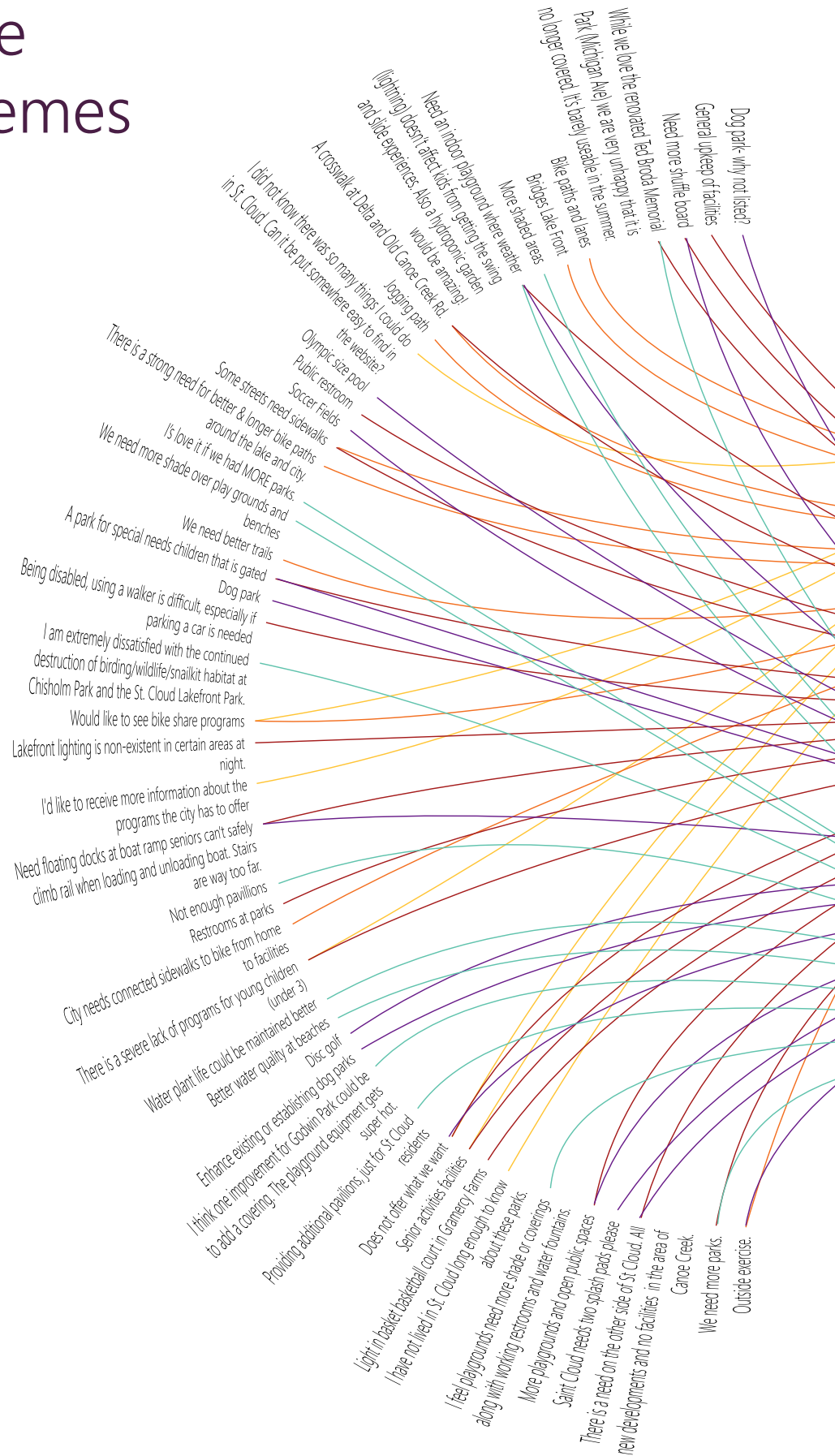
Improving existing covered picnic pavilions



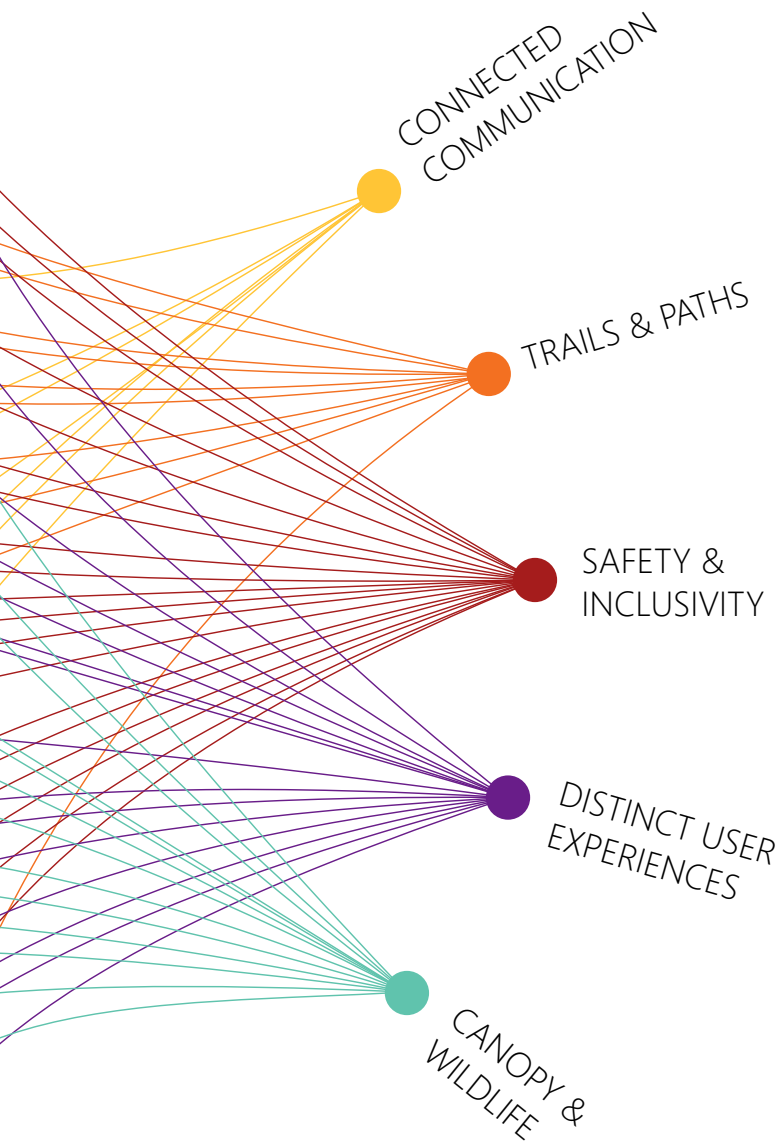
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# Arriving at the Emerging Themes

Over the course of many months, the planning team investigated areas of opportunity in the St. Cloud parks system. Using survey data, park system analysis, and resident comments, our team was able to formulate a set of comprehensive emerging themes. Addressing a variety of issues, the emerging themes encompass the wants and needs of the community.



COMMENTS FROM THE RESIDENT SURVEY AND THEIR CORRELATING THEME




---

Design parks for the 21st century and engage a wider audience of potential park users through a variety of communication strategies.

---

People who are unable to walk to parks are deprived of the opportunity to engage in two instances of physical activity—walking to the park site and participating in activities at the site. Given evidence that access to parks increases one's level of physical activity, parks are an important destination that should be easily accessible to all citizens. Consequently, the key to ensuring accessibility to parks is through creating safe routes to parks within communities. When citizens have the resources to safely walk to parks, every trip taken by foot is an opportunity to engage in physical activity.

---

St. Cloud park users vary by age, ability, and recreation interests, but share a common desire to feel safe and included within the park system. Achieving safety and inclusivity can help ensure that a broad mix of people have access to the social and health benefits of parks.

---

Offer signature experiences within each park that engages users in year-round activity. General recommendations include splash pads, sports facilities, playgrounds, community gardens, and other features that offer unique character and experience to the park.

---

Promoting healthy activities in nature not only benefits the population physically and mentally, but also contributes to a healthier environment. Research shows that people who are exposed to nature and have experiences in nature are more likely to act responsibly toward it.

---

# Meetings & Workshops

## KICK-OFF

On April 18, 2018, the project team met with St. Cloud's Recreation Advisory Committee to introduce them to the project team and the Master Plan process. The team prepared a presentation outlining the inventory and community input data collection processes. The goal of this meeting was to familiarize the committees with the process and goals of the Master Plan project; provide the committees with a timeline of expectations; and receive feedback from the committees regarding their expectations for the outcome of the Master Plan and what would make it successful.

## FOCUS GROUP

On November 28, 2018, the project team hosted two focus groups at the St. Cloud Community Center, where 10 local residents, including parents, teachers, school administration, a swim coach, and a retiree all met to discuss our findings to that point. Major topics of discussion included the desire for an Olympic-size pool; the benefits of having distinct park amenities, such as the ninja course at Godwin Park; increasing park demands from growing network of charter schools; the desire to blend technology into parks; and the need for safer, more accessible routes to and between parks.



Meeting with St. Cloud's Recreation Advisory Committee and Technical Advisory Committee

## PUBLIC WORKSHOP

On December 5, 2018, the project team hosted a public workshop at the Marina Building to present the various themes emerging from our analysis to that point, inclusive of the field assessments, survey results, etc.

Through a process of evaluating the validity of these emerging themes, the community members were able to voice their opinions, identify key areas of concern and opportunity, and discuss potential implementations to resolve these concerns.

Based on the comments received from the public during this workshop, the project team began to formulate the Guiding Principles for the Master Plan.

Introduction presentation introducing the “emerging themes” offering a starting point for discussion



Community members discuss opportunities and concerns along Lakefront Park based on the “emerging themes”



Discussions continue among the community about their neighborhood parks



++++

Non residents using city stuff  
inability to get 2 stany. PR.

↳ maine usage.

→ camel / blind in light

→ poor nav. lights

→ lack of parking enforcement

TRAFFIC on L.S. Blvd.

reducing volume

# LET US KNOW.

we want to know what you think



EQUITY & INCLUSIVITY

Speed

Wheel Chair accessible  
CAMERAS



TRAILS & PATHWAYS

CAN NOT WALK

TO PARKS -- LIGHTING



CANOPY & WILDLIFE

Need cover at

Some PARK --  
NOT enough Benches (MISTERS)



DISTINCT USER EXPERIENCES

More WATER PARKS

might Lesson some of  
the use of Lakefront



CONNECTED

More ELECTRICAL

plug in -  
Web-site

# LET US K

we want to know what you th



EQUITY & INCL

1 SCPD

dedicated to park on  
all parks @ changing  
- Also cameras



TRAILS & PATH

A lot of

speeding @ the Lake

SIGN @ LAK  
\* MAKE FOR A TH  
5TH STREET



CANOPY & WIL

- more trees along

Walkway on  
- More work on the berm to  
walk to enjoy wild life  
- increase the # of  
access.



-DISTINCT USER

5.0 - Resident  
preferred parking. In  
area for non-resid  
a)



CONNECTED

Improved co

between P&R and par

## WHAT WE LEARNED

Through hundreds of comments both written and voiced at the community workshop discussing the emerging themes, the project team gained valuable insight into the needs and concerns of the community.

These new understandings were then used to shape the emerging themes into a comprehensive set of recommendations called the Guiding Principles. These principles inform the general recommendations and site-specific recommendations for the Comprehensive Master Plan.

# NOW.

think

## USIVITY

atual cars  
hol @ night for  
g. leined.  
D trouble areas.

## WAYS

ood kill from  
out Park.  
ESTORE /mississ,  
TRU V PEE.#  
WAY LIKE  
DLIFE with →  
y lak front  
ed benches  
→ make a nature  
: 1 maintenance  
sedwalks

## EXPERIENCES.

tickers with  
Paid Parking  
outs.

mmunication  
k neighbors

# LET US KNOW.

we want to know what you think



### EQUITY & INCLUSIVITY

~~Hygiene of~~  
parks & safety concerns  
Speeding down lakefront  
Playground Covered from  
Sun



### TRAILS & PATHWAYS

better walkways,  
hand sanitizer - visibility  
TO water, Sidewalk on Runnel



### CANOPY & WILDLIFE

~~Coverings for all~~  
playgrounds Covering from  
sun - Water faucets



### DISTINCT USER EXPERIENCES

more water splash  
pads

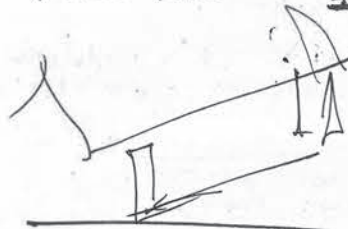


### CONNECTED

Text msg

check reservations  
~~safety~~ ~~un~~  
water preservation \$

PRISTINE 10 MPH  
ROAD KILL 10



TREE LINING, SPEED  
CONTROL, HORSEHOES,  
COVERINGS, BOTANICAL  
community garden,  
native walk in water  
swimming with labroeth  
protect wildlife, Everglades  
PEOPLE & NATURE  
BLEND IN, BIRDS  
TREES, SPLASHPAD  
PLUG-INS, TREES,  
RANGERS ...

TOP: COMMENT CARDS FROM PUBLIC WORKSHOP

# GETTING TO THE PLAN







## Getting to the Plan

Balancing the existing conditions of St. Cloud's Parks and Recreation System with the public's expressed desires moves the planning process from, "what we've seen and heard", to "what it all means". The Guiding Principles are aspirations for the condition

of the park system as a whole, and ultimately guides all recommendations. Inventory and public input during the Discovery phase of this project allowed the project team to observe how the St. Cloud community currently utilizes their Parks and Recreation

System, and to gain insight into how they wish to do so in the future. With the guidance of City staff through valuable workshops, the project team has developed the following Guiding Principles, design recommendations, park and facility-specific



LEFT: BEACH AT LAKEFRONT  
PARK  
RIGHT: PEOPLE PICNICKING  
AT LAKEFRONT PARK

recommendations,  
implementation plan, and  
funding strategies. These  
components form the City of  
St. Cloud Parks & Recreation  
Master Plan.

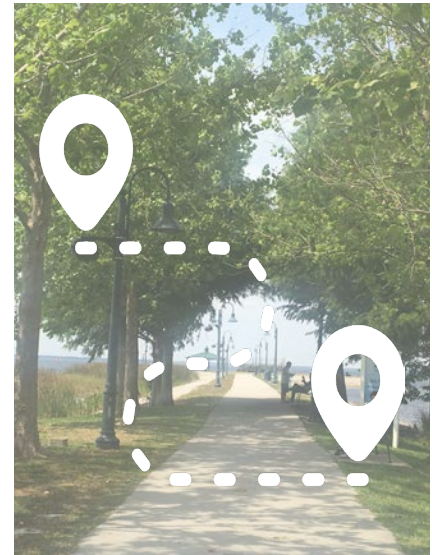
# Guiding Principles



## SAFETY & INCLUSIVITY

Parks are accessible, equitable, and inclusive:

- Each resident lives within a 10-minute walk or 5-minute drive of a park
- Each park provides facilities useable by people of all ages and abilities
- Each park promotes safe and inclusive space for all users



## TRAILS & PATHS

People can walk and bike to parks:

- Robust network of trails and pathways connect users with park amenities
- Routes to and between parks are safe, convenient, and enjoyable for people to walk/bike



## CANOPY & WILDLIFE

Parks connect users with nature:

- Nature-inspired design features provide shade, comfort, and tranquility for park-goers
- Florida-friendly landscaping provides natural habitat for wildlife, such as birds and pollinators



## DISTINCT USER EXPERIENCES

Each park contains a signature feature that engages users in year-round activity:

- Water activities for hot/wet weather
- Sports facilities and playgrounds for cool/dry weather
- Dog-inclusive spaces
- Spaces that reflect unique neighborhood character



## CONNECTED COMMUNICATION

Parks are connected spaces for the 21st century:

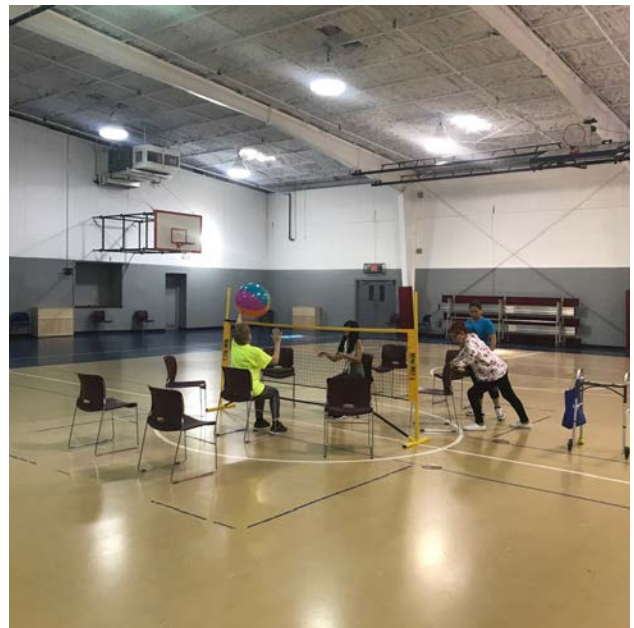
- Parks are focal points of social engagement
- Blended technology features provide opportunities for internet access, mobile device charging, etc.
- Residents can easily find and share information about upcoming events and activities

# Safety & Inclusivity

St. Cloud park users vary by age, ability, and recreation interests but share a common desire to feel safe and included within the park system. Achieving safety and inclusivity can help enable access for a broad mix of people to the social and health benefits of parks. General recommendations include:

## OBJECTIVES

- Strive to provide all residents of St. Cloud with equitable access to quality parks
- Design parks to promote a welcoming feeling of safety
- Provide activities, accessible for all users of the parks system, regardless of socioeconomic disposition, age, or ability
- Create spaces for interactions and exchanges to build social infrastructure and cultivate a sense of community



TOP: RALPH V. CHISHOLM  
REGIONAL PARK PLAYGROUND  
BOTTOM: CIVIC CENTER COMPLEX

## IMPLEMENTATION STRATEGY

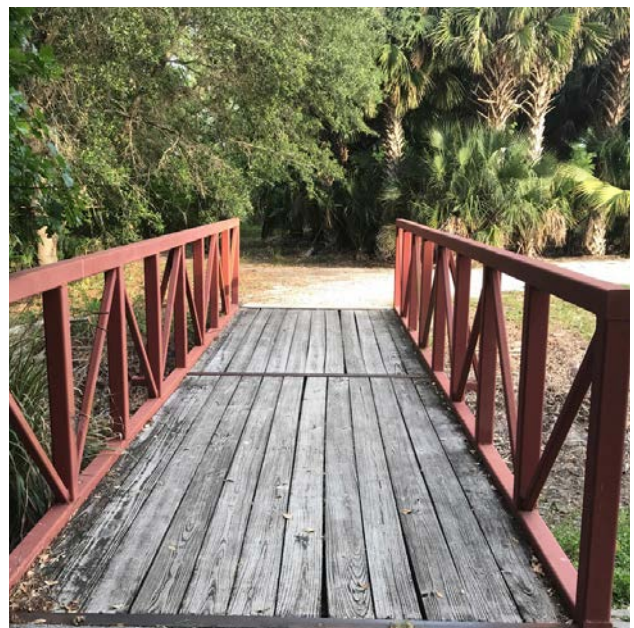
- Adopt shared-use policies with local schools to open unused school recreation spaces at night, on the weekends, and/or during the summer
- Require developers to provide adequate and quality park amenities within 10-minute walk of new residential units
- Retrofit underutilized areas with parklets or other small park spaces along walkable paths and within neighborhoods
- Implement “Park Equity Standards” to bring all parks to a basic quality standard
- Implement “Park & Facility Specific recommendations” to better serve existing communities
- Implement “CPTED recommendations” to improve safety and comfort of park users
- Incorporate gathering space into parks that promotes social interaction, such as pavilions and picnic tables, as well as open lawn spaces, for gathering and events. Playgrounds should feature shaded seating for parents to sit and socialize while their children play.
- Install inclusive playgrounds that go beyond ADA accessibility. Playgrounds should offer activities for all children regardless of level of ability, with unitary surfacing such as poured-in-place rubber, and maneuverable routes for wheelchair access
- Activate park edges and pathways with public art and sidewalk games (e.g. hopscotch) to make park activity more visible and inviting from the street

# Trails & Paths

The availability of safe walking and biking paths increases the likelihood of people engaging in active transport to park facilities. Paths and trails also help create an extended recreational experience between park places.

## OBJECTIVES

- Promote a healthy community by motivating park users to use active modes of transportation to and from parks
- Increase park use from neighboring residents by providing comfortable and safe routes to parks
- Decrease parking pressures on parks by providing alternate modes of access
- Provide convenient access to parks to engage these as “third places” easily incorporated into day-to-day routine



TOP: LAKEFRONT PARK WALKWAY  
BOTTOM: PEGHORN NATURE PARK TRAIL

## IMPLEMENTATION STRATEGY

- Implement proposed multiuse trails and bikeways identified in the Trails Master Plan
- Provide safe, walkable connections into all parks, such as marked crosswalks to improve driver awareness of pedestrians/ cyclists, to create a welcoming environment for those who choose active transport
- Provide shade and benches along linear parks, waterfronts, and main pedestrian corridors to create enjoyable connections between parks
- Evaluate opportunities for adding active transportation modes, such as kayaking and skating, to encourage healthier activities
- Provide perimeter sidewalks at parks to enhance network connectivity and access points
- Incorporate mile-markers to encourage movement along linear trails
- Connect internal amenities with perimeter sidewalks through accessible pathways and sidewalks
- Provide walking loops within parks and incorporate exercise equipment along walking loops and trails to promote a healthy lifestyle
- Formalize “Desire Paths” which indicate preferred/direct walking/biking pathways by park users

# Canopy & Wildlife

St. Cloud's heritage has roots in a shared appreciation of the region's natural beauty. Access to nature not only benefits people physically and mentally but also promotes better stewardship of natural resources.

## OBJECTIVES

- Protect natural resources and habitat in St. Cloud to preserve biodiversity and ecological services
- Manage stormwater runoff within parks to promote resilient systems and healthy ecosystems
- Promote healthy activities in nature that foster environmental stewardship and wellness



TOP: LAKEFRONT PARK  
BOTTOM: RALPH V. CHISHOLM  
REGIONAL PARK

## IMPLEMENTATION STRATEGY

- Plant drought-tolerant, Florida-friendly vegetation in parks to minimize maintenance, irrigation, and chemical use
- Incorporate Low-Impact Design (LID) stormwater management strategies into existing and future stormwater facilities to capture, filter, and infiltrate water runoff while creating habitat. These include incorporating rain gardens at parking lots, vegetation in existing swales, and littoral planting at stormwater ponds
- Create places that allow people to observe/interact with wildlife in a safe and unobtrusive manner within the park, such as boardwalks and observation decks where appropriate
- Implement interpretative and educational signage at LID stormwater sites and natural habitats to bolster environmental education and stewardship
- Preserve existing tree canopy of healthy large trees
- Provide tree canopy along pedestrian paths, parking lots, and near park amenities to provide shade for people and habitat for wildlife

# Distinct User Experiences

Most park users seek access to popular amenities like walking loops, splash pads, and basketball courts, but many users also look for specific, less popular amenities such as shuffleboard courts, extreme fitness courses, fishing holes, etc. Each park should offer signature experiences that, in concordance with other park system amenities, engage a wide range of user interests in year-round activities.

## OBJECTIVES

- Distribute unique amenities across the park system that provide something for everyone
- Celebrate community character and create a sense of ownership within parks
- Remain on the cutting edge of parks and recreation trends and desired amenities



TOP: LAKEFRONT PARK SPLASH PAD  
BOTTOM: ST. CLOUD  
SHUFFLEBOARD COURTS

## IMPLEMENTATION STRATEGY

- Stay informed about community preferences for programming and amenities as well as unmet needs through continuous public engagement with park users and non-users
- Pilot amenities at various park locations to test and validate their popularity through temporary installations and events
- Partner with local organizations to engage the community in hands-on park projects, such as murals and gardens, to create a sense of ownership in parks and celebrate unique community character
- Theme community park design around what makes that park special and unique within the system
- Observe evidence of “desire parks” within St. Cloud for unconventional or unprogrammed recreational use of space

### *What are Desire Parks?*

*Like Desire Paths, or informal paths created by repeated use of a desired route, a Desire Park is an informal recreational use of a park or vacant space that is frequently repeated and indicates the desire for new recreation space and/or amenities. For example, an open field that is frequently used for disc golf for which users frequently bring their own equipment may indicate a need for greater disc golf amenities. A vacant lot that frequently hosts play may indicate the need for a formalized park. Observing Desire Parks can help professionals determine vacant lots that might be best suitable for parks, as they already provide recreational use or desired amenities in need of built infrastructure within the system.*

# Connected Communication

Survey respondents indicated that lacking awareness and a busy lifestyle are primary barriers to engaging in St. Cloud Parks and Recreation offerings. The park system should make it easy for people to adopt parks as their “third-place” by integrating into the stream of their daily lives. Park system designers need to bring parks into the 21st century to engage a wider audience of potential park users through a variety of communication strategies.

## OBJECTIVES

- Inform St. Cloud residents of park amenities and activities to draw out potential users unaware of the system’s offerings
- Incorporate modern technologies into parks to seamlessly blend into users’ daily lives
- Incorporate social media into system marketing campaign to reach a wider audience



TOP: ST. CLOUD COMMUNITY HOUSE  
BOTTOM & RIGHT: STEPHANIE ROTHSTEIN MEMORIAL PARK

## IMPLEMENTATION STRATEGY

- Host pop-up events that occur on highly visible non-park public spaces to expose non-park visitors to the offerings of the parks system and generate excitement about upcoming improvements and events (e.g., frisbee throwing at downtown to promote new disc golf amenity)
- Introduce WiFi to public park spaces, particularly in gathering spaces where users will spend more time, to promote increased use of park for daily activities of busy park users
- Provide charging stations for laptop and cell phone use at gathering spaces in parks
- Promote parks and recreation activities through word-of-mouth tools such as flyers and newspaper posts
- Incorporate wayfinding within the City network to spark exploration of the park system
- Incorporate welcome kiosks at every park featuring a bulletin board (analog or digital, as appropriate), displaying up-to-date event and park information
- Use social media platforms as marketing and engagement tools featuring amenities and events through image posts and stories
- Leverage social media use to promote park system through event and system hashtags and challenges that tap into the existing network of localized social marketing/local influencers

+ + + +

# Park Equity Standards

Park Equity Standards seek to provide a Parks and Recreation System accessible and connected to all residents of St. Cloud. These standards provide a baseline for what each type of park must include in order to properly meet the Level of Service. A park that does not include all the elements of its park type at a minimum will be considered deficient in LOS.





+ + + +

# Community Park (5+ acres)

## DESCRIPTION:

Community parks encompass large parks that draw users across several neighborhoods and provide community amenities and events. These larger parks are generally primarily active parks with recreational programming that can accommodate events. It is expected that while some users may walk to the site, most will drive to the site.

## RECOMMENDATIONS:

- Focus on the distinct user experience of the park, emphasize what makes the park unique in the system
- Position playground(s) near parking but away from streets
- Locate restroom(s) in centralized areas and near playground(s)
- Place sport lighting away from surrounding residential areas
- Incorporate LID stormwater management and provide engaging user experience and interpretative signage
- Partner with internet service providers to provide internet hotspots particularly in gathering spaces, such as pavilions and playgrounds; add signage to indicate hot spot availability



## ELEMENTS:

- Sports Fields (soccer, football, baseball, etc.)
- Flex Open Space, min. 1 acre
- Off-Street Parking (sufficient for daily use patterns and ADA requirements)
- Restroom Buildings
- Pavilions and Picnic Tables
- Playground (destination)
- LID Stormwater Management
- Shade/Tree Canopy Along Pathways
- Distinct User Experience
- Welcome Kiosk



*Approx. 5 acres as shown*

*This graphic represents amenities and spatial relationships. Actual park shapes and configurations will vary.*

A park in St. Cloud is considered a community park if it has the above basic amenities. If not, the park is supplying a deficient LOS.

+ + + +

# Neighborhood Park (2+ acres)

## DESCRIPTION:

Neighborhood parks are small- to mid-size parks that provide service to the neighborhoods surrounding it. These parks have a 50/50 mix of passive and active amenities with little programming. It is expected that users will use their neighborhood park regularly as part of the fabric of their neighborhood.

## RECOMMENDATIONS:

- Engage neighborhood in park planning process to determine specific amenities desired by residents
- Preserve unprogrammed space within park and maintain some passive use
- Position playgrounds away from sports courts, near parking but away from streets
- Incorporate LID stormwater management and provide engaging user experience and interpretative signage
- Partner with internet service providers to provide internet hotspots particularly in gathering spaces, such as pavilions and playgrounds; add signage to indicate hot spot availability



## ELEMENTS:

- Playground (small)
- Sports Court (basketball, volleyball, etc.)
- Off-Street Parking (sufficient for daily use patterns and ADA requirements)
- Shade/Tree Canopy Along Pathways
- Unprogrammed Space, min. 0.25 acre
- LID Stormwater Management
- Welcome Kiosk



*Approx. 2 acres as shown*

*This graphic represents amenities and spatial relationships. Actual park shapes and configurations will vary.*

A park in St. Cloud is considered a neighborhood park Park if it has the above basic amenities. If not, the park is supplying a deficient LOS.

# General Design Recommendations

In any Parks and Recreation System it is crucial that there is not only access to parks, but that these parks offer a good quality experience for their users. Parks should serve as community “third-places,” creating opportunities for rest and activity separate from the bustle of daily routine. A well-developed Parks & Recreation System will enhance the quality of life of its visitors while protecting natural resources and celebrating their surrounding communities. To achieve this, all parks within a system need to be safe and engaging, providing activities for all users. The following recommendations provide guidance to improve the quality of park service throughout the system.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Protection Through Environmental Design (CPTED, pronounced ‘sep-ted’) is an approach to reducing crime through the design and management of the built environment. CPTED strategies aim to reduce targeting of victims, deter offender decisions preceding criminal acts, and building a sense of community among residents to reduce opportunities for crime and fear of crime.

### Natural access control

Natural access control aims to reduce opportunities for crime by restricting access to a site creating defensible entry points that provide safe entry for users of the space, while dissuading criminal activity. Access control uses design to clearly differentiate between public and private space and controls flow of users through lighting and landscape.

Recommendations:

- Clearly marked entry points – Create clear access point
- Fences where necessary – Restrict number of entry points into an amenity
- Lockable gates and building locks – Reduce access into specific areas/after-hours
- Strategic lighting – Lead users to specific entry points and prevent use of undesired amenities after hours

### Natural surveillance

Natural surveillance focuses on creating clear unobstructed views on site to prevent the opportunity of crime. By increasing the visibility into a site and placing more eyes on a park or facility, there are less opportunities for criminals to hide and engage in undesired activities. This strategy also reduces ambush points, or areas where criminals can hide and attack a victim.

Recommendations:

- Group like activities together – Allow users of facilities to observe into surrounding facilities and cause intruders to stand out
- 2’ – 6’ rule – Maintain landscape cleared above 2’ and below 6’ to allow drivers to see into facility and increase surveillance
- Right plant, right place – Choose correct plants to allow visibility into site, avoid choosing plant material that will become overgrown and prevent visibility

- Lighting – avoid lighting that will create glare or low light spots to allow visibility into amenities



TOP: NATURAL ACCESS CONTROL

BOTTOM: NATURAL SURVEILLANCE

## Territoriality

- Territoriality relies on developing a sense of ownership by of facilities by the community of users. This empowers community members to challenge/report intruders and increase surveillance into the facility. This strategy causes intruders to stand out and deters criminal activity.

Recommendations:

- Celebrated entry – Define a facility and create a clear boundary/sense of entry
- Encourage volunteer partnerships – Encourage a sense of ownership within the community
- Materiality – Provide cohesive design throughout the park that defines park vs. non-park boundary
- Buffer/separate private non-facility property – Define the territory as a public amenity and encourage use of the space



## Maintenance

- A well-maintained space reinforces the idea that someone is observing and caring for a space. Observing and repairing vandalism dissuades repeat vandalism, while maintaining lighting and landscape ensures natural surveillance.

Recommendations:

- Maintain landscape and lighting – Ensure natural surveillance
- Repair vandalism – Reinforce sense of ownership and perception of surveillance
- Select durable items – Prevent vandalism and reduce maintenance costs



LEFT: TERRITORIALITY  
TOP: MAINTENANCE

## PARK EQUITY STANDARDS

Park Equity Standards were developed for the City of St. Cloud to address the need for guidelines to bring all parks, existing and future, to a basic level of service. These standards are to be implemented to existing parks in the form of park-specific improvements, and to future parks added to the system as guidelines in the site-specific master plan process. Through the implementation of these standards, the City can provide quality service to all its residents regardless of which park they call home. Standards are subdivided into Community Park and Neighborhood Park standards, based on park classification. Additionally, the following General Standards apply to all parks within the system regardless of their classification.

### General Standards

- All parks within the system regardless of size or service area should follow the following standards:
- Implement CPTED recommendations for park safety
- Provide safe pedestrian crossings for access into the park
- Provide shade along pathways and seating areas for park visitor comfort
- Implement LID stormwater management where stormwater improvements are needed. LID stormwater management should incorporate an engaging user experience and interpretative signage
- Provide a welcome kiosk connects residents to the system demonstrating event and park information



# IMPLEMENTATION



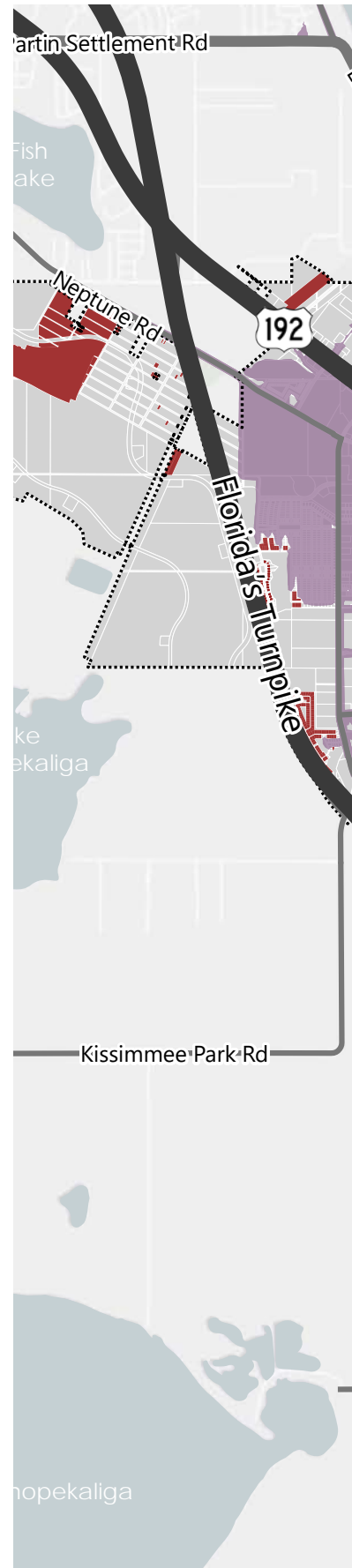


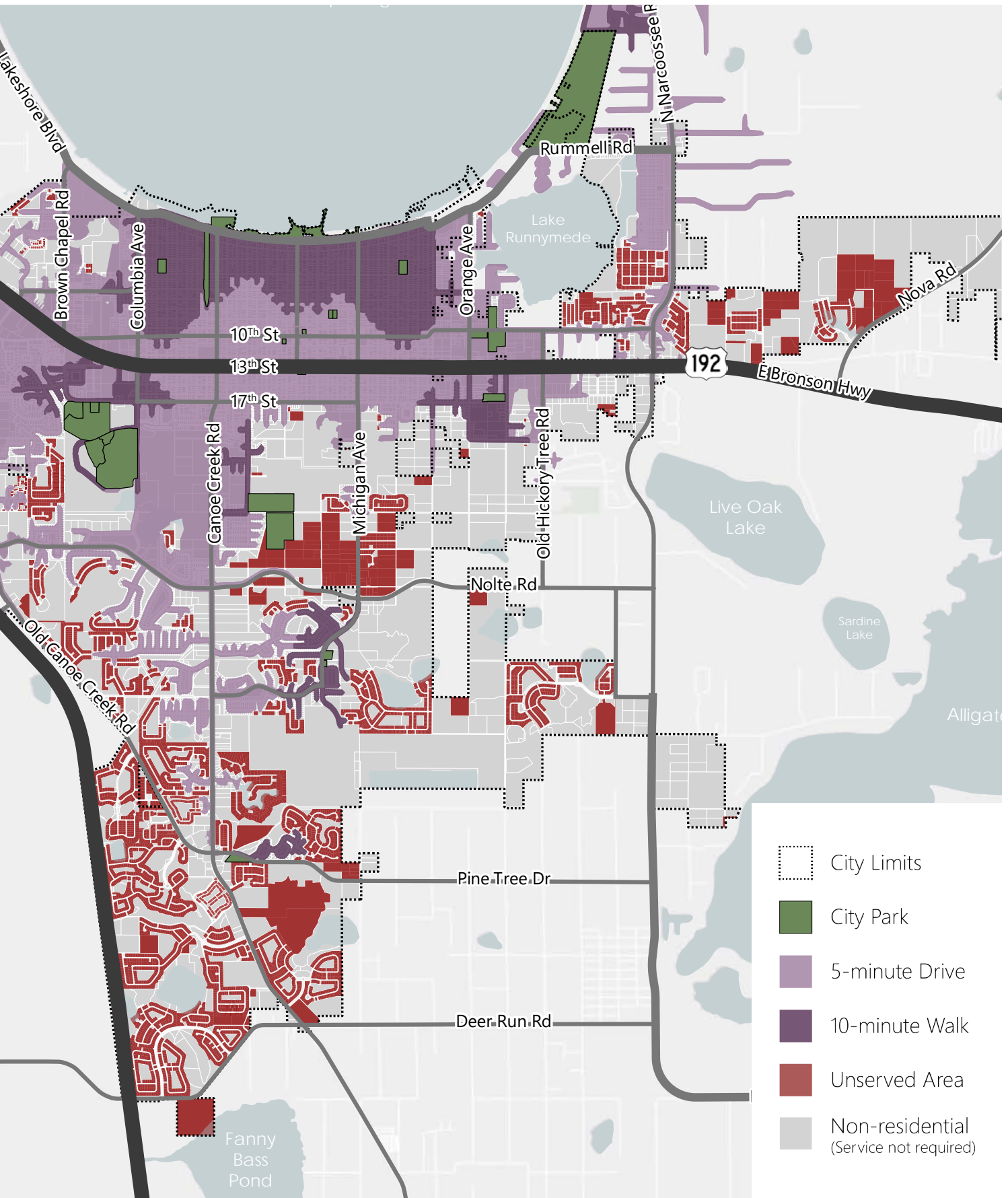
# Service Area Analysis

Historically, the planning of parks has relied upon Level of Service standards built on park acreage minimums and/or provision of specific park features on a per-population basis. While these Level of Service standards may be met on paper, in many cases, this approach results in unbalanced park systems that fail to serve many of the City’s residents in an equitable manner. One of the most common issues of inequity found tends to be that of residents’ access to individual parks and facilities.

Analysis of access to parks within the City of St. Cloud consisted of a two-stage GIS-based network analysis. In both the first and second stages of analysis, park entry points—as observed during the field inventory—and the existing transportation infrastructure were utilized in a service area analysis to determine areas of the City that are within either a 10-minute walk of the existing neighborhood parks, or a 5-minute drive to the existing community parks and recreation facilities. Major barriers to safe and comfortable pedestrian travel, such as 13th Street (US 192), were incorporated into the analysis as linear barriers. Residential areas outside of a 10-minute walk to neighborhood parks or 5-minute drive to community parks and facilities were classified as “unserved,” and provided direction for analysis of future expansion and improvement of the Parks and Recreation System. A 10-minute walk to neighborhood parks is typically used to represent a comfortable distance that a resident is likely willing to walk to access their neighborhood park. This mirrors nationwide practices in parks and recreation planning. The addition of analysis using a 5-minute drive to community parks and facilities recognizes the vastly differing development form between the grid-based “traditional city” north of 17th Street and the suburban residential areas south of 17th.

This first stage of the service area analysis provided invaluable insight into identifying areas of the City that currently lack access to a City park or recreation facility within a reasonable walk or drive time. Information gleaned from this process helped guide identification and prioritization of Master Plan recommendations and implementation strategies related to parks system expansion and improvement.





# Park Service Areas with Existing Conditions Ratings

The second stage of service area analysis aims to stack a critical element of information onto the geographic analysis of the City's Parks and Recreation System. This additional element incorporated the existing conditions park inventory into the neighborhood and community park service areas, resulting in a visualization of not only which areas of the City are served but, more importantly, how well those areas are being served.

In this analysis, service quality is depicted using the color scale below, applied to each facility's respective service area. The resulting information allows for further insight into the quality of service enjoyed by residents across the city. This insight has informed recommendations related to typical park equity standards, which aim to ensure that all current and future residents of the city enjoy access to a quality Parks and Recreation experience.

Charts displaying the existing conditions ratings per inventory category are shown on pages 127-136, along with site-specific recommendations, and utilize the same color scale as shown below.

 **Below Expectations**

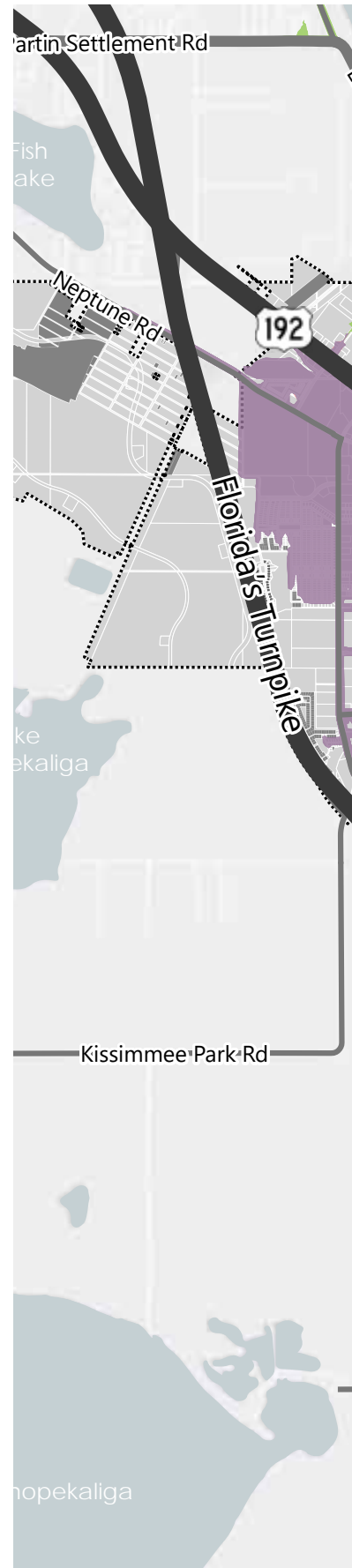
The existing conditions are below what would typically be expected at a public facility. Items may not necessarily need replacement, but certainly require maintenance.

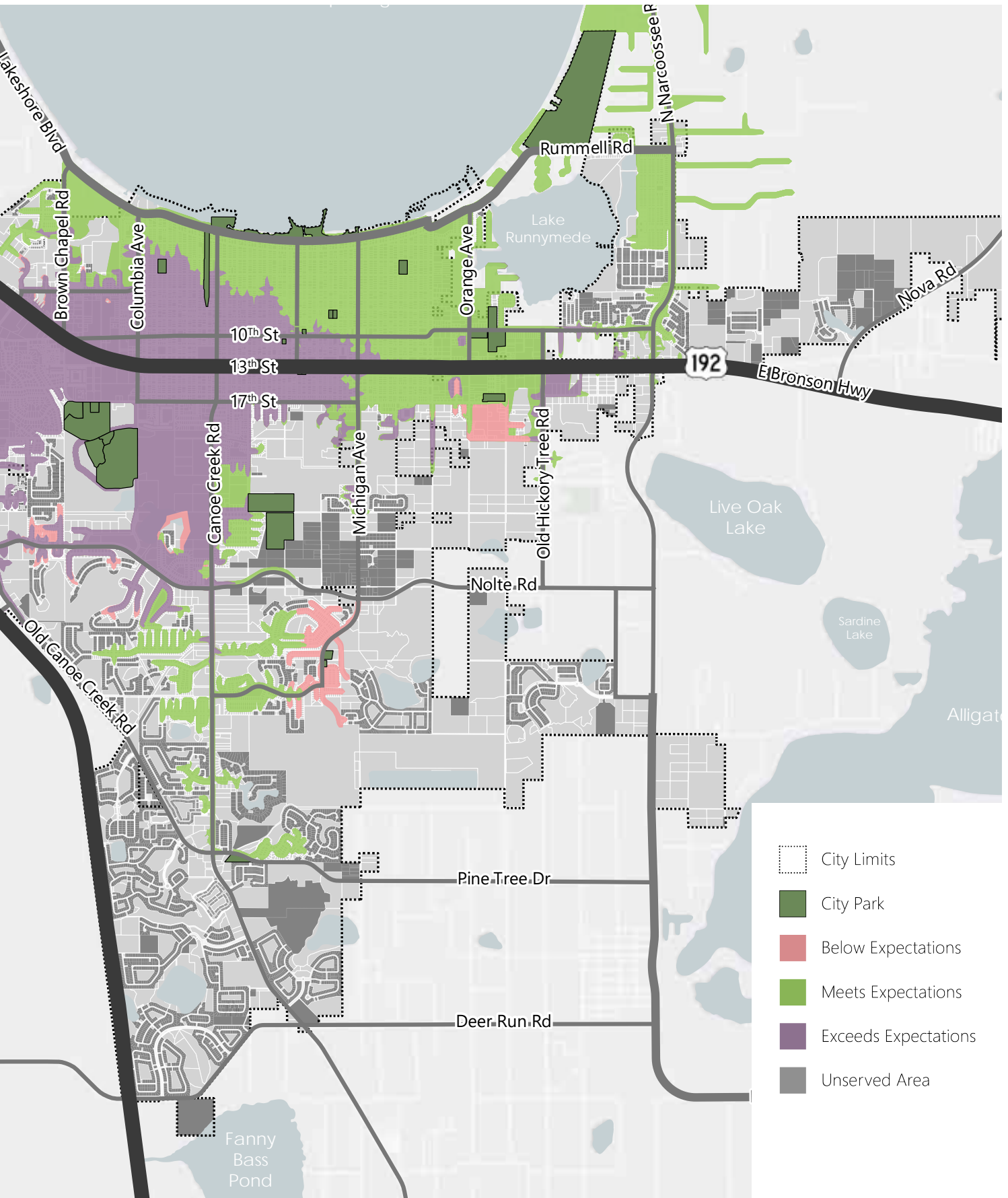
 **Meets Expectations**

The existing conditions are generally in line with what would typically be expected at a public facility. Items function as intended, are in good condition, and do not require immediate maintenance.

 **Exceeds Expectations**

The existing conditions are better than what would typically be expected at a public facility. Items are essentially new and without defect, or are otherwise outstanding in quality.





# Implementation & Capital Improvement Plan

**Table 4.1** – Capital Improvements Plan

<b>Park Name</b>	<b>Short-Term (1 to 4 years)</b>
Centennial Park	\$1,000.00
Chris Lyle Aquatic Center	\$191,000.00
Civic Center Complex	\$74,000.00
Dakota Avenue Linear Park	\$32,000.00
Extreme Sports Complex	\$82,000.00
Godwin Park	\$37,000.00
Hopkins Park*	\$1,000.00
Lakefront Park & Dan Tarrell Memorial Point*	\$17,533,647.00
Mt. Peace Cemetery	\$20,500.00
O.P. Johnson Park	\$13,000.00
Peghorn Nature Park	\$6,000.00
Ralph V. Chisholm Regional Park*	\$5,500.00
St. Cloud Community Center	\$18,000.00
St. Cloud Shuffleboard Courts & Community House*	\$32,000.00
Stephanie Leigh Rothstein Memorial Park*	\$16,000.00
Ted Broda Memorial Park	\$2,500.00
Veteran's Park	\$27,000.00
Water Tower Park	\$61,000.00
Wheel Park	\$1,000.00
Woman's Club & Veteran's Memorial Library	\$4,000.00
901 Virginia Ave.**	\$500,000.00
Other	\$4,275,000.00
<b>GRAND TOTAL</b>	<b>\$22,933,147.00</b>

NOTES:

1. Some costs are not quantifiable without further investigation
2. CIP does not include the recommendations of the Osceola Land Management Plan 2013 for Ralph Chisholm Park

<b>Mid-Term (5 to 10 years)</b>	<b>Long-Term (11 to 20 years)</b>	<b>Upgrade Enhancement Total</b>
\$140,000.00	\$-	\$141,000.00
\$202,000.00	\$200,000.00	\$593,000.00
\$415,000.00	\$110,000.00	\$599,000.00
\$76,000.00	\$430,000.00	\$538,000.00
\$158,000.00	\$150,000.00	\$390,000.00
\$162,000.00	\$60,000.00	\$259,000.00
\$143,400.00	\$-	\$144,400.00
\$-	\$-	\$17,533,647.00
\$86,000.00	\$-	\$106,500.00
\$266,800.00	\$30,000.00	\$309,800.00
\$38,000.00	\$135,000.00	\$179,000.00
\$496,650.00	\$-	\$502,150.00
\$106,000.00	\$-	\$124,000.00
\$451,150.00	\$-	\$483,150.00
\$431,350.00	\$415,500.00	\$862,850.00
\$69,400.00	\$18,000.00	\$89,900.00
\$52,000.00	\$-	\$79,000.00
\$6,000.00	\$53,500.00	\$120,500.00
\$290,000.00	\$-	\$291,000.00
\$4,500.00	\$-	\$8,500.00
\$-	\$-	\$500,000.00
\$14,340,000.00	\$1,565,000.00	\$20,180,000.00
\$17,934,250.00	\$3,167,000.00	\$44,034,397.00

\*Site-Specific Master Plan:

For those parks that have been identified for a possible Site Master Plan, cost may vary depending on the inclusion of the Deficiency or Deferred Maintenance items.

\*\*901 Virginia Ave. is currently under construction. Future budgeting includes the construction of a new community room/office space building.



### Centennial Park

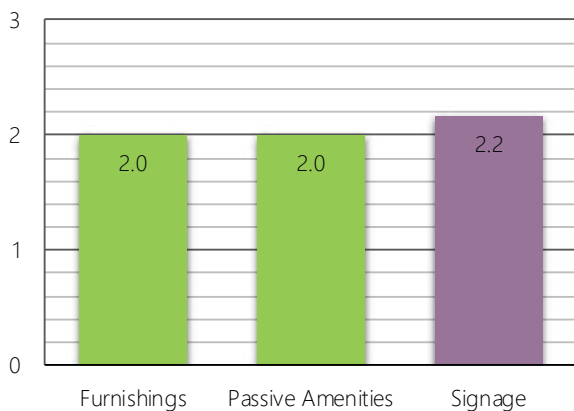
- Resurface and redesign existing oversized parking lot
- Add street trees at perimeter of event lawn (6 total)
- Replace and relocate benches
- Provide a trash receptacle
- Add drinking fountain for people and pets
- Replace event lawn with Zoysia sod
- Provide irrigation
- Install electric junction boxes for event/food truck support
- Add low landscape buffers for adjacent streets and alleyways
- Provide a welcome kiosk



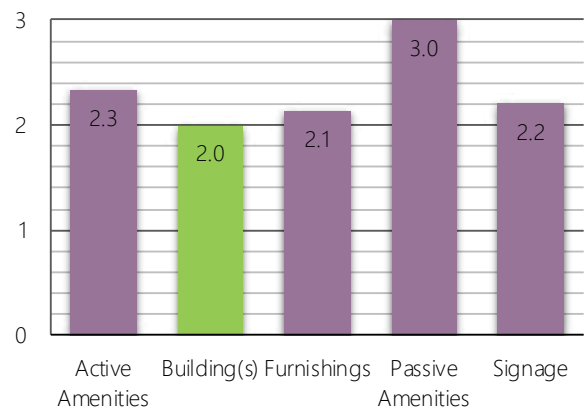
### Chris Lyle Aquatic Center

- Provide (40) canopy tree planting to provide shade
- Provide shade structures for benches by the splash pad and pool area
- Install new features and new surfacing at splash pad
- Resurface main pool
- Resurface Peghorn Splash Pad
- Install splash pad UV system
- Provide a welcome kiosk

Existing Conditions



Existing Conditions



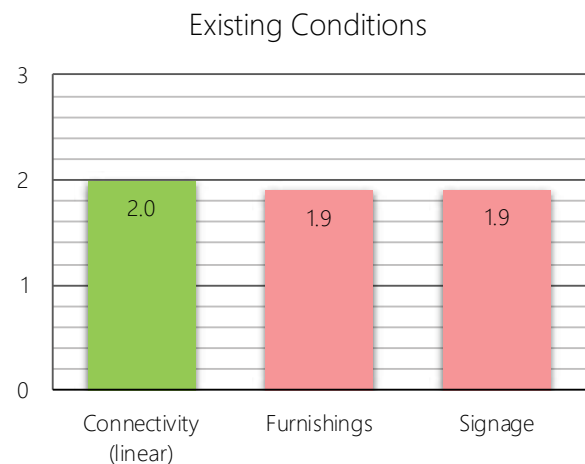
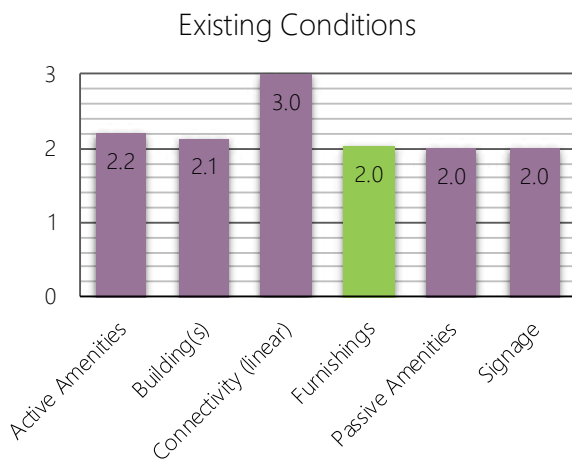


### Civic Center Complex

- Provide backstop shelters (6 fields)
- Conduct drainage study and drainage improvements incorporating LID strategies
- Replace ballfield LED lights (~30 fixtures)
- Provide (50) canopy trees for shade
- Provide shade structures for bleachers
- Provide a continuous paved walking trail
- Provide wayfinding signage for all the site plan amenities
- Replace t-ball field fencing
- Provide general building improvements and renovations
- Upgrade the east sports area including additional restrooms, a large pavilion, and two sand volleyball courts
- Minor building renovations including old front entrance off 17th St

### Dakota Avenue Linear Park

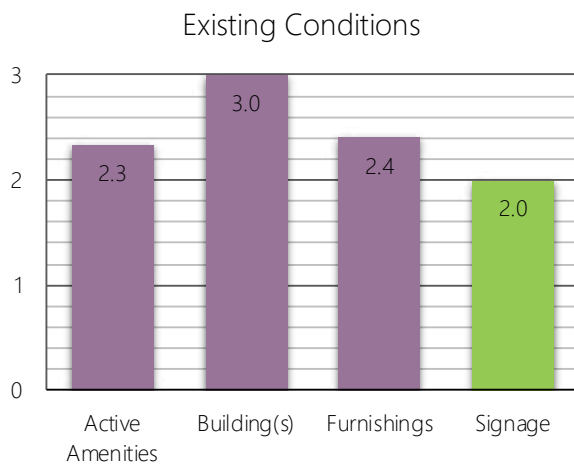
- Provide celebrated entries at north and south entrances
- Provide distance markers along trail
- Provide exercise stations along trail
- Provide more waste receptacles closer to benches
- Provide a few more benches between long stretches of trail
- Provide picnic tables (both covered and uncovered) and pavilion
- Provide architectural feature/pavilion/gazebo/pergola
- Provide public art display areas
- Replace turf with Zoysia sod
- Add irrigation
- Provide accessible path to benches





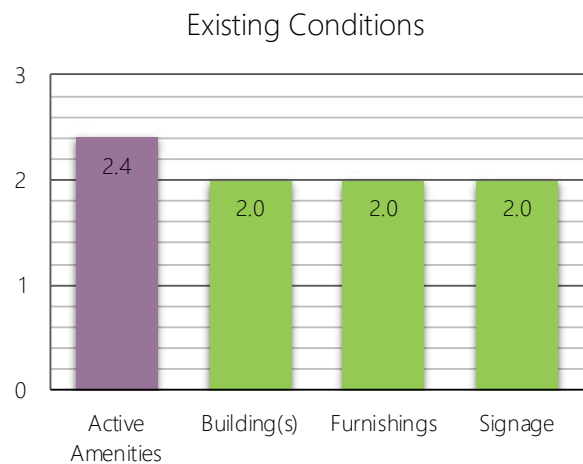
### Extreme Sports Complex

- Build a new concrete skate park
- Provide regulatory signage at BMX entry
- Update trick bike park equipment
- Add shade structure to skate park
- Add lighting to skate park
- Add new skate trail
- Provide a paved driveway to BMX track
- Provide shaded bleachers
- Provide (30) canopy trees
- Provide buffer planting/wildflower/no-mow areas to reduce mowing maintenance area.
- Provide a welcome kiosk



### Godwin Park

- Provide perimeter sidewalks
- Provide internal 10' wide asphalt walking loop with lighting
- Provide (6) picnic tables and benches in the shade by the playgrounds and in the natural areas
- Provide a picnic pavilion
- Plant additional (20) trees for future canopy
- Provide trees in the parking lot islands
- Provide shade for the tennis court benches
- Provide shade for playground
- Provide park campus wayfinding signage including a welcome kiosk
- Replace drinking fountain by tennis courts and include pet fountain and flush pavement
- Provide murals on exterior walls of racquetball courts
- Provide more inclusive playground equipment
- Vegetate existing swales with native drought tolerant plants



## Hopkins Park

Develop a Site-Specific Master Plan, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating
- Additionally, a drainage study should be performed considering possible LID strategies

The site design and implementation should consider the following:

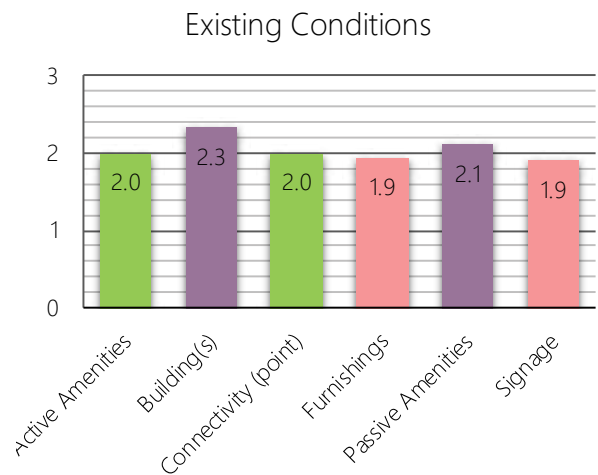
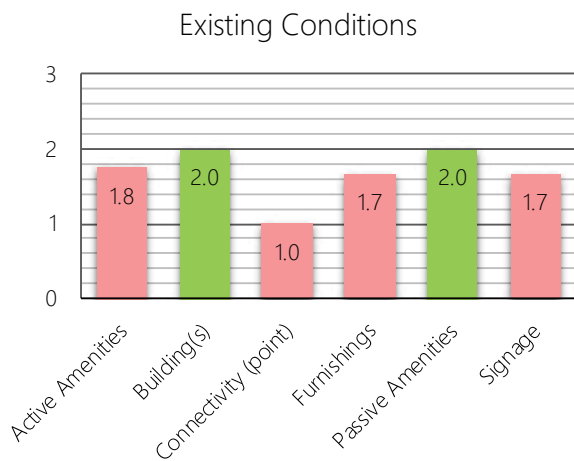
- Build a new community center
- Provide formal surface for volleyball court (sand)
- Provide enhanced park entry
- Provide sidewalk access to baseball and basketball courts
- Replace EWF and provide poured in place rubber surface for play areas
- Replace parking lot bollards with vinyl split rail fence
- Pave entrance drive
- Provide (15) perimeter canopy trees to shade sidewalk
- Provide a welcome kiosk

In the meantime, refresh EWF fill at playground to meet ADA accessibility



## Lakefront Park & Dan Tarrell Memorial Point

Improvements to this park are contingent on the Lakefront Park Conceptual Master Plan in progress at the writing of this document.





### Mount Peace Cemetery

- Build a new office and visitors center with ADA accessible restrooms
- Convert existing office to ADA accessible restrooms
- Provide more (6) shade trees around front office
- Implement tree management program to assess conditions of existing trees and create a planting plan for successional/ replacement trees
- Provide more paved, accessible connectivity for pedestrians throughout the cemetery
- Provide drinking water fountain at the visitors' center
- Provide a master wayfinding sign (site map) for the north and south cemetery parcels
- Provide irrigation system along the property perimeter and office turf areas
- Provide ADA accessible parking at front poffice
- Provide handrails at stairs to stage area



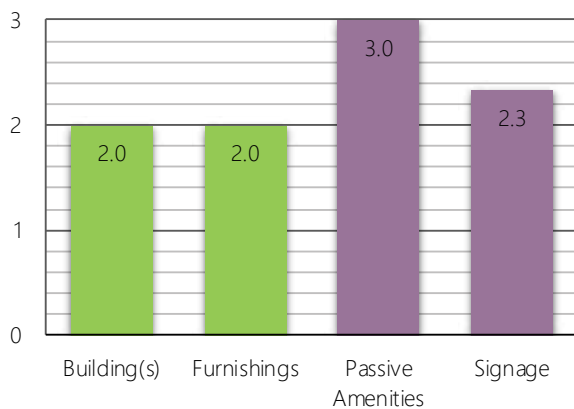
### O.P. Johnson Park

- Provide accessible perimeter sidewalk outside of parking lot area
- Rebuild ball field (dugouts, backstop, outfield, fencing, etc.)
- Provide additional seating at playground areas
- Plant additional (20) trees to provide more shade including creating landscape islands in the parking lot
- Provide shade for tennis court bench
- Provide shade to swings and gliding feature
- Reduce mowed area by implementing more native groundcover or wildflower area (demonstration rain garden)
- Provide a welcome kiosk

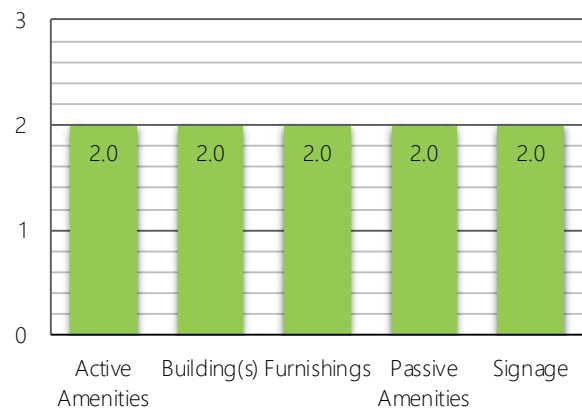
Re-design existing restroom area including:

- Renovate existing restroom
- Remove and replace surrounding concrete sidewalk

Existing Conditions



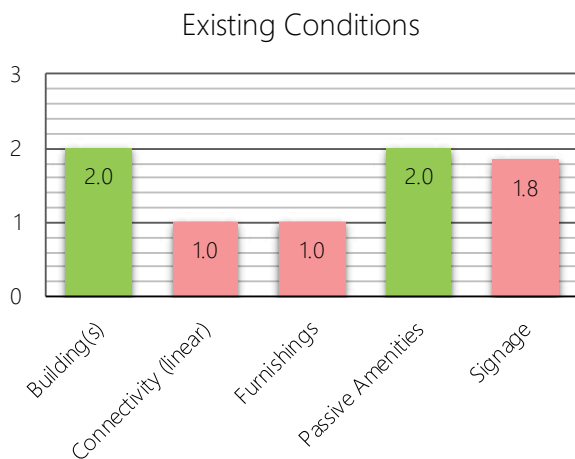
Existing Conditions





### Peghorn Nature Park

- Provide wayfinding signage to pedestrian bridge and pier, and trail
- Add an additional 300 linear feet of boardwalk
- Provide trail mile markers
- Plant additional (20) canopy trees to provide shade for entrance drive and parking lot; add trees to parking island
- Add a bat colony structure
- Provide foundation plantings around Educational Center and other buildings
- Reduce turf in parking areas by introducing more native groundcover.



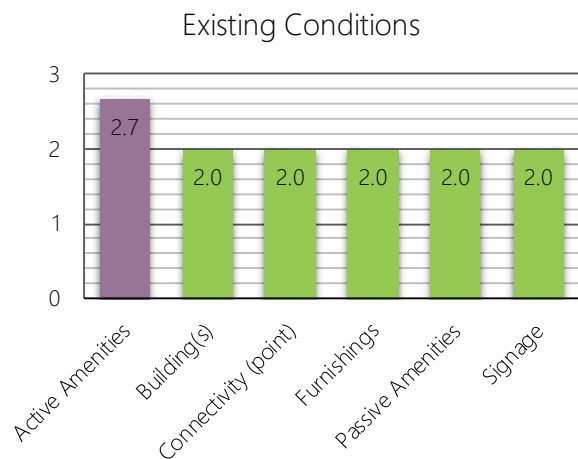
### Ralph V. Chisholm Regional Park

Develop a Site-Specific Master Plan, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

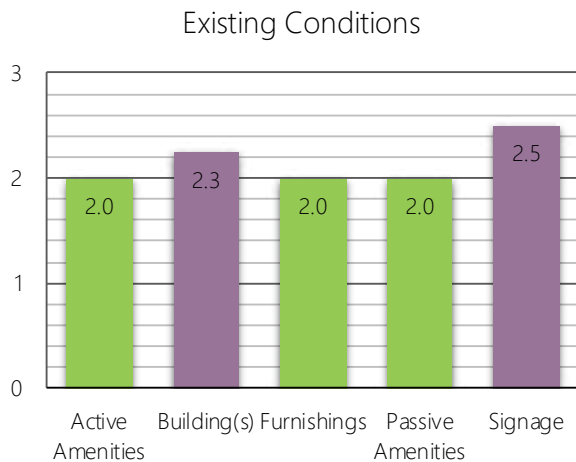
- Provide wayfinding signage and identification of trailhead
- Create a wayfinding signage system that includes regulatory signs
- Provide signage for grass parking area
- Provide shade for dugout benches for the skinned ballfields
- Add splash pad
- Renovate restroom
- Replace (20) rusted picnic grills
- Provide asphalt parking area near playground with incorporated LID stormwater management
- Provide additional accessible parking area
- Provide accessible paths to picnic pavilions and providing more accessible site furnishings
- Regrade steep parking areas.





### St. Cloud Community Center

- Provide accessible, pedestrian connection to horseshoe court from building
- Verify cross slope of accessible entrance ramp, correct if needed
- Provide more (30) canopy trees at SCCC, parking lots and horseshoe court areas and along the perimeter drives
- Introduce outdoor park/sensory garden for seniors
- Provide a shaded walking trail that connects to the adjacent sports complex.



### St. Cloud Shuffleboard Courts & Community House

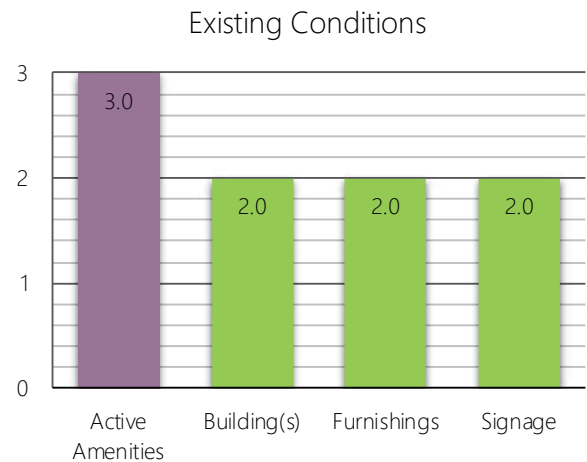
- Correct CPTED issues identified in CIP
- Provide ash tray/trash receptacle at designated smoking area to reduce littering
- Provide more shade throughout the campus and parking lots by planting additional trees (20), including along its perimeter
- Provide a welcome kiosk with master wayfinding sign (site map)
- Add irrigation system for all or highly visible areas of turf
- Add lights to second half of shuffleboard courts
- Provide covered walkways between clubhouse and community center building
- Repair cracks in parking lot and restripe or resurface parking lot

Develop a Site-Specific Master Plan, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

- Renovate building
- Add Bocce Ball Court
- Resurface parking lot



### Stephanie L. Rothstein Memorial Park

- Correct CPTED issues identified in CIP
- Provide (10) canopy trees along Missouri Avenue

Develop a Site-Specific Master Plan, including:

- Opportunities and constraints
- Conceptual plan options with public hearing
- Final master plan
- Cost estimating

The site design and implementation should consider the following:

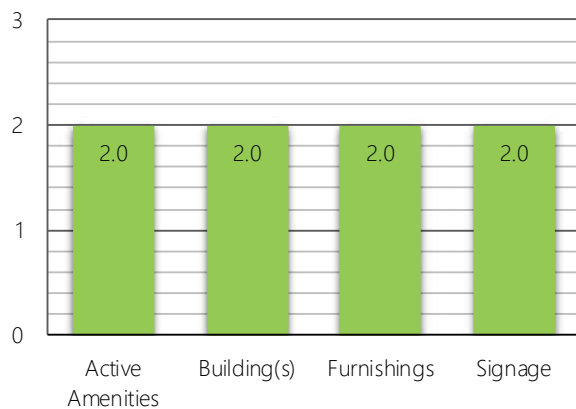
- Restore existing turf at ballfields
- Remove screen walls by restrooms
- Re-sod areas of turf worn out by foot traffic or reduce turf with native groundcover
- Provide lighting for east sports/practice field
- Provide pedestrian connection to east practice field over canal-prefab bridge
- Provide bleachers with shade structures
- Provide embankment buffer planting for canal
- Provide asphalt parking lot with integrated LID stormwater
- Provide a welcome kiosk
- Provide a destination playground



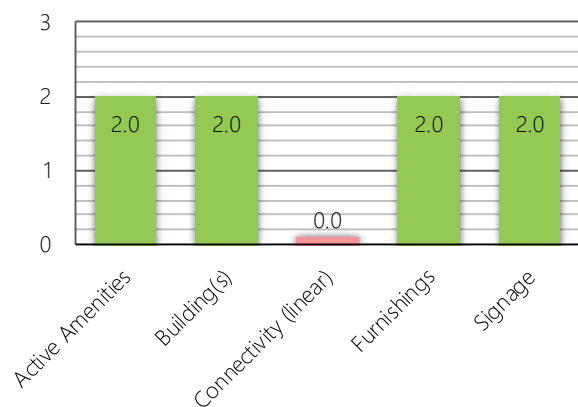
### Ted Broda Memorial Park

- Consolidate signage (park hours)
- Add (6) trees to parking lot islands
- Clear underbrush in wooded area to provide visibility
- Add (10) perimeter trees
- Provide site safety lighting throughout park especially at playground, and adjacent parking that detects motion
- Replace bollards with split rail fence.
- Remove internal fence to dry retention ponds, and instead provide a perimeter sidewalk and soften edges with native drought tolerant vegetation
- Provide a welcome kiosk

Existing Conditions



Existing Conditions

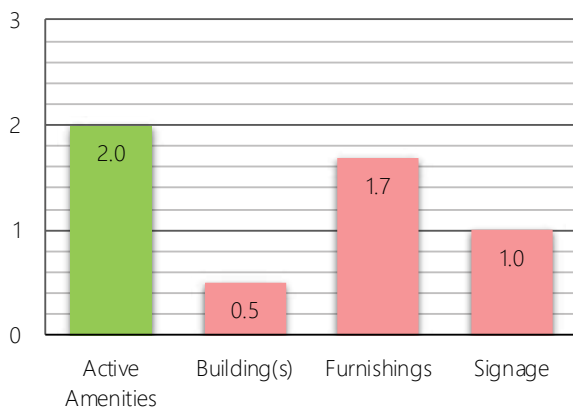




### Veterans Park

- Provide sidewalk in park to create wheelchair access to all amenities
- Correct CPTED issues identified in CIP
- Repair net ties at playground
- Provide more information signage for the memorials
- Relocate/screen utility boxes at east cannon
- Provide a welcome kiosk
- Integrate interactive technology at memorial plaques (i.e., QR codes, or website info)
- Provide ADA access to the bandshell
- Provide a cohesive pedestrian path that connects to the historic features “History Walk” and Gateway

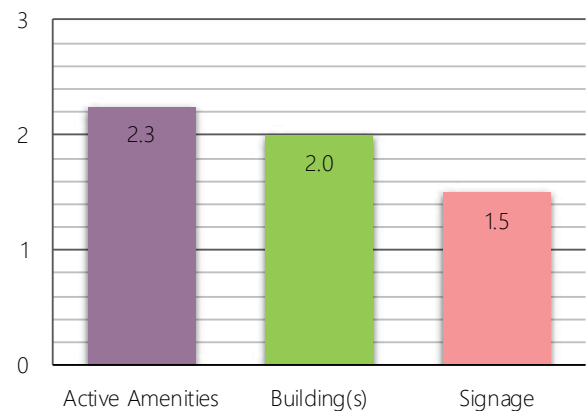
Existing Conditions



### Water Tower Park

- Correct CPTED issues identified in CIP
- Provide fence at edge of play area adjacent to driveway for safety
- Provide ADA access to swing set and T-ball field
- Provide benches at T-ball field
- Replace playground swings and safety surfacing
- Provide (20) additional canopy trees at park perimeter
- Provide a paved exercise loop/walking trail.
- Vegetate existing drainage feature with native drought tolerant plants
- Provide a welcome kiosk

Existing Conditions





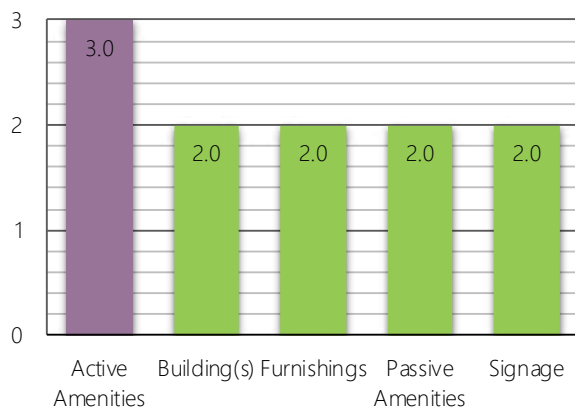
### Wheel Park

- Provide a welcome kiosk
- Provide (40) canopy trees, including in existing parking lot islands and right of way
- Add tot lot/play area

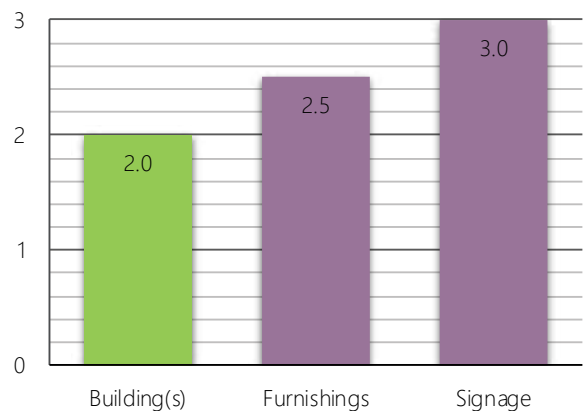
### Woman’s Club and Veterans Memorial Library

- Refresh sod in sparse areas
- Add a bench in front of Library and Woman’s Club
- Provide an irrigation system for front lawn

Existing Conditions



Existing Conditions



# Other Projects

## OVERVIEW

The “Other Projects” identified in the CIP are projects that are not tied specifically to an existing site or program in St. Cloud. These projects include the implementation of the previously completed St. Cloud Citywide Trails Master Plan (2017) and the planning for its future update; an allowance for new park land acquisition; an allowance for a new Community and Aquatic Center; improved marketing; and an allowance for planning and design services for miscellaneous other CIPs that may arise annually.

OTHER PROJECTS	COST	SHORT	MID	LONG
Trails Master Plan Update	\$50,000	\$-	\$-	\$50,000
Trails Master Plan Implementation	\$3,000,000	\$2,000,000	\$500,000	\$500,000
Wayfinding Design Guidelines Plan	\$60,000	\$60,000	\$-	\$-
Misc Park Land Acquisition	\$675,000	\$-	\$-	\$675,000
New Community Center & Aquatic Center Land Acquisition	\$750,000	\$750,000	\$-	\$-
New Community Center & Aquatic Center Amenities	\$15,000,000	\$1,500,000	\$13,500,000	\$-
Improve Marketing	\$20,000	\$6,666.67	\$6,666.67	\$6,666.67
Misc. Design Services	\$1,000,000	\$333,333.33	\$333,333.33	\$333,333.33
<b>TOTAL</b>	<b>\$20,555,000</b>	<b>\$4,650,000</b>	<b>\$14,340,000</b>	<b>\$1,565,000</b>

**Table 4.2 – Other Projects CIP**

### TRAILS MASTER PLAN IMPLEMENTATION AND UPDATE

The St. Cloud Citywide Trails Master Plan was completed in 2017. CIP consideration should be given to begin to implement the recommendations that are the City's responsibility of the \$18,435,768 worth of multiuse trails and bikeways identified in the plan. Allowances have been included in all timeframes to begin implementation. An interim update is estimated to cost \$50,000 in the long term.

### WAYFINDING DESIGN GUIDELINES PLAN

To achieve cohesion in the wayfinding signage implemented at various parks, it is recommended that the City pursue a Wayfinding Design Guidelines Plan to establish signage standards throughout the system. This will help the system implement current wayfinding needs while having a plan to address any future needs. A cohesive wayfinding system establishes territoriality of park property while encouraging exploration of all parks and all amenities available within those parks. A Wayfinding Design Guidelines plan is estimated to cost \$60,000 in the short term.

**MISCELLANEOUS PARK LAND ACQUISITION**

The estimated cost for miscellaneous park land acquisition is \$75,000 per acre. This estimate is based on the average sales price of vacant residential, commercial, and industrial land in Osceola County (2017–2018), for parcels at least 1 acre in size.

**NEW COMMUNITY CENTER & AQUATIC CENTER LAND ACQUISITION**

The City will likely need to purchase land for the recommended new community and aquatic center. We recommend at least 10 acres be purchased. Using the \$75,000 figure established in general land acquisition, at least \$750,000 should be planned to acquire the land.

**NEW COMMUNITY CENTER & AQUATIC CENTER AMENITIES**

For planning purposes, we have estimated a 20,000-square-foot new community center at \$250/square foot, or \$5,000,000 for the building alone. This should be ample space to provide one gymnasium, multipurpose rooms, workout facility, etc. We have also included a \$5,000,000 allowance for the aquatics facilities, and the remaining \$5,000,000 as an allowance once the programming of the space and site is completed, as well as to cover the cost of required site development (parking, access, etc.).

**IMPROVE MARKETING**

The allowance to improve marketing is recommended to create and improve Connected Communication at St. Cloud's park facilities, including Internet access, mobile device charging, and other interactive communication methods by which users can find and share community events and activities.

**MISCELLANEOUS DESIGN SERVICES**




Miscellaneous planning and design services is an allowance of approximately \$100,000/year for miscellaneous other capital improvement planning and design projects that may arise.

# Park Land Acquisition

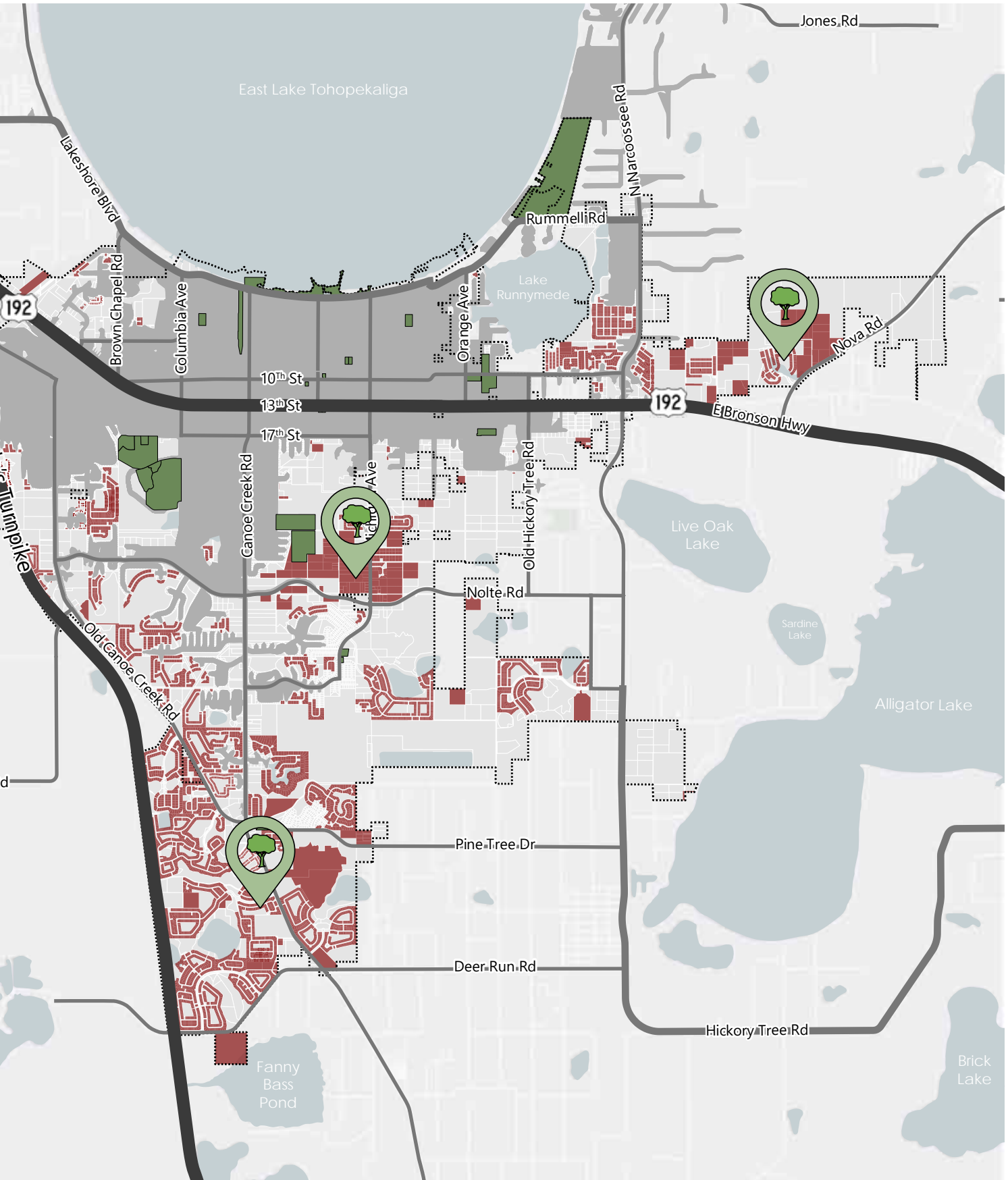
After analyzing the existing parks service area (see Service Area Analysis), it is anticipated that one (1) community park (min. 5 acres) and two (2) neighborhood parks (min. 2 acres, each) will be required to extend appropriate access and level of service to the currently unserved residential areas within the current City limits.

As St. Cloud continues to annex within the boundary of the JPA (Joint Planning Agreement) area, the City will need to expand the Parks and Recreation system's service area to ensure that all City residents remain within a 10-minute walk to a neighborhood park or a 5-minute drive to a community park. Park system expansion within the JPA is ideally achieved through land donations in lieu of park impact fees or parks built by future developers to achieve the minimum park equity standards in the parks and recreation master plan, and to be concurrent with the Recreation and Open Space Element of the City's Comprehensive Plan.

The current City limits are used on the land acquisition map on this page, therefore the JPA is not included in the analysis at this time. However, the city has already reached an agreement with Osceola County to take over any county parks within the JPA as the city expands its limits through annexation to be contiguous with a county park. It is recommended that the level of service (LOS) analysis portion of the master plan is reviewed at least every five years to stay relevant with growth, and understanding how annexation within the JPA boundary is affecting the city limits. The focus on land acquisition from adoption of this plan in 2019, and the update anticipated in 2024, needs to be on meeting the minimum park equity standards in existing parks and new parks in the current city limits. The pattern of development in the JPA may vary between residential and non-residential, based on future land use, comprehensive plan changes, and land sales. At this time, there is not enough information to make recommendations outside of the city limits, because the park LOS is focused on residential areas only. However, compliance with the LOS adopted in the Recreation and Open Space Element will ensure that any new areas within the JPA that are annexed in the next five years meet requirements. Once the city is meeting minimum standards in the current city limits, and the patterns of residential growth develop over the next five years, the JPA can be included in the next land acquisition analysis.

-  Served Areas
-  Unserved Area
-  Area to Consider for Park Land Acquisition









# THE CITY OF ST. CLOUD **LAKEFRONT & WATERFRONT PARK** MASTER PLAN

JANUARY 2022



Celebrating Small Town Life



gai consultants

**COMMUNITY  
SOLUTIONS  
GROUP**





# TABLE OF CONTENTS

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# 1 EXECUTIVE SUMMARY

## Background

Lakefront Park is the signature park for the City of St. Cloud serving as a regional destination for boating, walking, fishing, and events. The park boasts features such as a marina, restaurant, beach, playground and splash pad as well as many recreation opportunities along the Lake Tohopekaliga shore. Serving both daily resident visitors and regional event guests, the park serves as a community hub for the City of St. Cloud. As part of the 2017 Envision St. Cloud Citywide Master Plan, Lakefront Park was identified as a node of opportunity to serve as the centerpiece for the growing city.

## Envision St. Cloud Key Points

- Parking is undersized and poorly circulated
- Dan Terrel Point provides value and could be enhanced
- Trail is an asset
- Marina is a great amenity
- Seaplane base would add activity
- Multi-purpose lawn is not well integrated
- Crossings should be improved

The master planning process began with the consultant team gathering information regarding the current state of the park as well as previous recommendations made through the Envision St. Cloud as the basis for the approach to the master planning process. Public participation was at the center of the development of this master plan to ensure that the proposed design reflected the needs and desires of the community.



Existing Conditions

## Public Input

The public participation process included various 3 focus groups and 2 public open houses where St. Cloud residents could provide input on their desires and needs for the future of the park. All meetings were held in the same format facilitated by the consultant team staff to answer questions and provide guidance to participants.

### Activities

#### 1. Existing Conditions Plans

Provided a “hands-on” exercise for the public to discuss their desires and concerns. Participants could write directly on the existing conditions plan to voice areas of concern, desires, or favorite aspects of the park as it stands today.

#### 2. Red Dot/Green Dot Exercise

Voting exercise for the public to express their ideas for the program and aesthetic direction for the park. Participants could vote to like (green) or dislike (red) on images of ideas and inspiration elements for the waterfront and discuss the types of elements they would like to see in the future park.

### Big Ideas

The following Big Ideas represent desires and needs expressed through the public participation process.

1. Preserve and enhance the existing nature and beauty of the park
2. Increase safety of pedestrians and cyclists particularly at intersections
3. Create a more comfortable experience through increased shade and bench seating
4. Alleviate parking pressures in the park
5. Reduce boat and jet ski conflicts by separating use areas

### Economic Overlay

In addition to public input, an economic overlay was considered in the Master Plan design process to capitalize on additional economic opportunities within the park site based on an economic opportunities evaluation.

The following additional amenities were considered as part of the park program:

- Civic Event Venue
- Hotel or Inn
- Retail/Restaurant Space
- Seaplane Base

Finally, an associated Conceptual Rough Magnitude of Cost was provided to assist the City with understanding their future capital improvements budget and implementation plan.

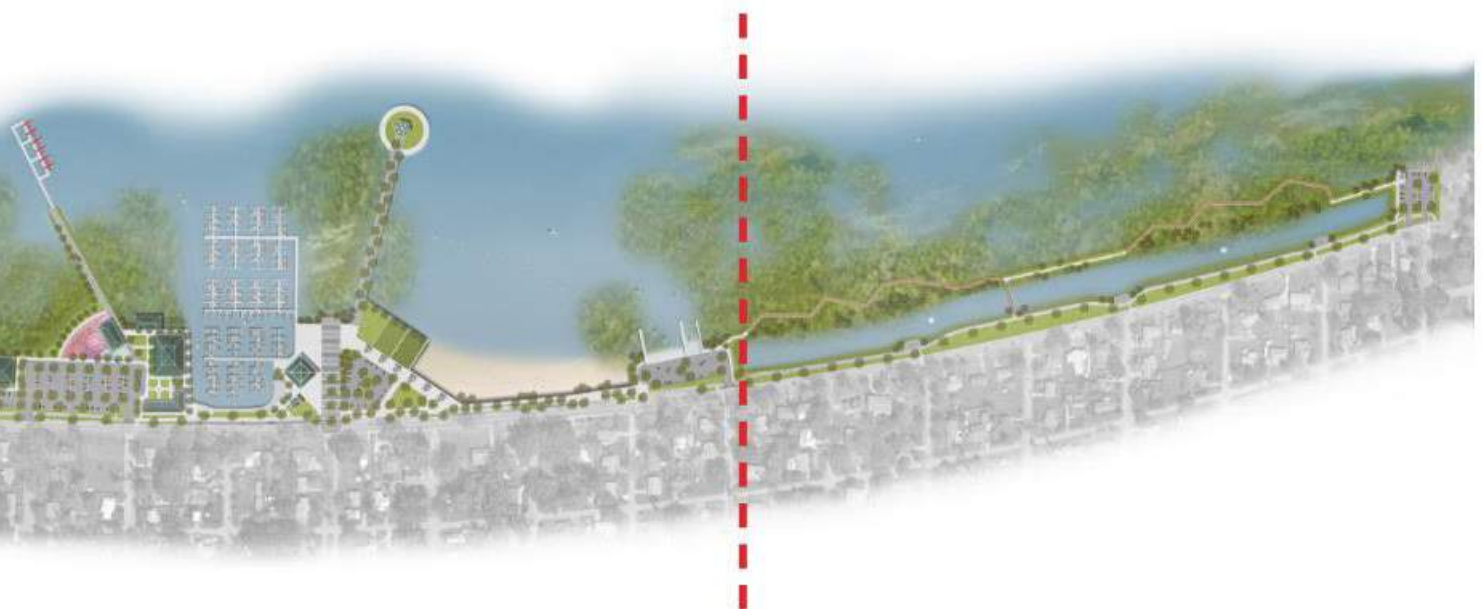




# 2 FINAL MASTER PLAN

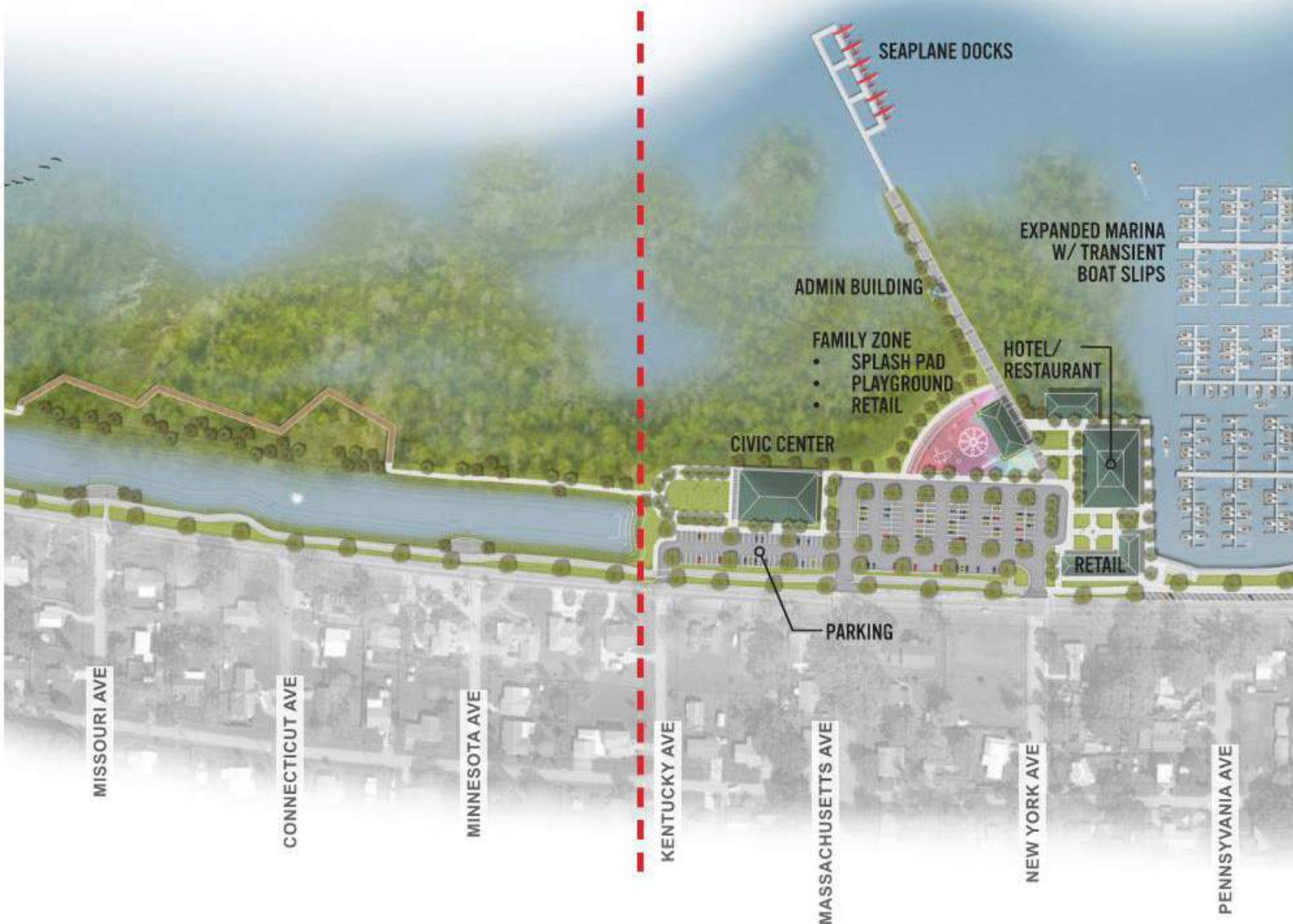
The Master Plan incorporates all previous aspects of public participation and economic opportunities into a cohesive plan addressing the community's needs and the City's future goals. For the purposes of this Master Plan, the park has been divided into two categories: Lakefront Park, what is generally considered as the central core of activity engaging the lake directly; and Waterfront Park, the more passive retaining pond areas of the park to the east and west of the central core.





## Lakefront

The central Lakefront portion is the hub of activity within the park. The recognizable park entry has been enhanced with a grand entry blurring the boundary between street and plaza leading to Crabby Bills and the parking lot. The existing playground and splashpad have been relocated to give way to a large, stepped amphitheater lawn and pavilions improving event use of the park. The beach has been kept much the same with new buoys separating swimming area from navigable waters where, to the east, a new jetski and kayak launch point allows a separate entry point from the marina. A new promenade leads you down a shady walk to an enhanced Dan Tarrell Memorial Point.



To the west, an expanded marina with additional angled parking leads to a new activity hub. The existing boat ramp has been relocated west to provide high quality development in this prime waterfront location. Economic opportunity components here include a hotel with restaurant, retail offerings, and a new civic center. Leading down a promenade the new seaplane docks would provide additional economic opportunity and visitors into the park. This area is also the home of the new family zone including a larger splash pad and playground.

Due to the increased pedestrian use in this portion of the park, the trail been separated into a pedestrian sidewalk and cycletrack to prevent conflicts between these two users. Additionally, amenities and parking have been more evenly distributed throughout the park to ensure that parking pressures are more evenly distributed rather than being concentrated in one area.



## Waterfront

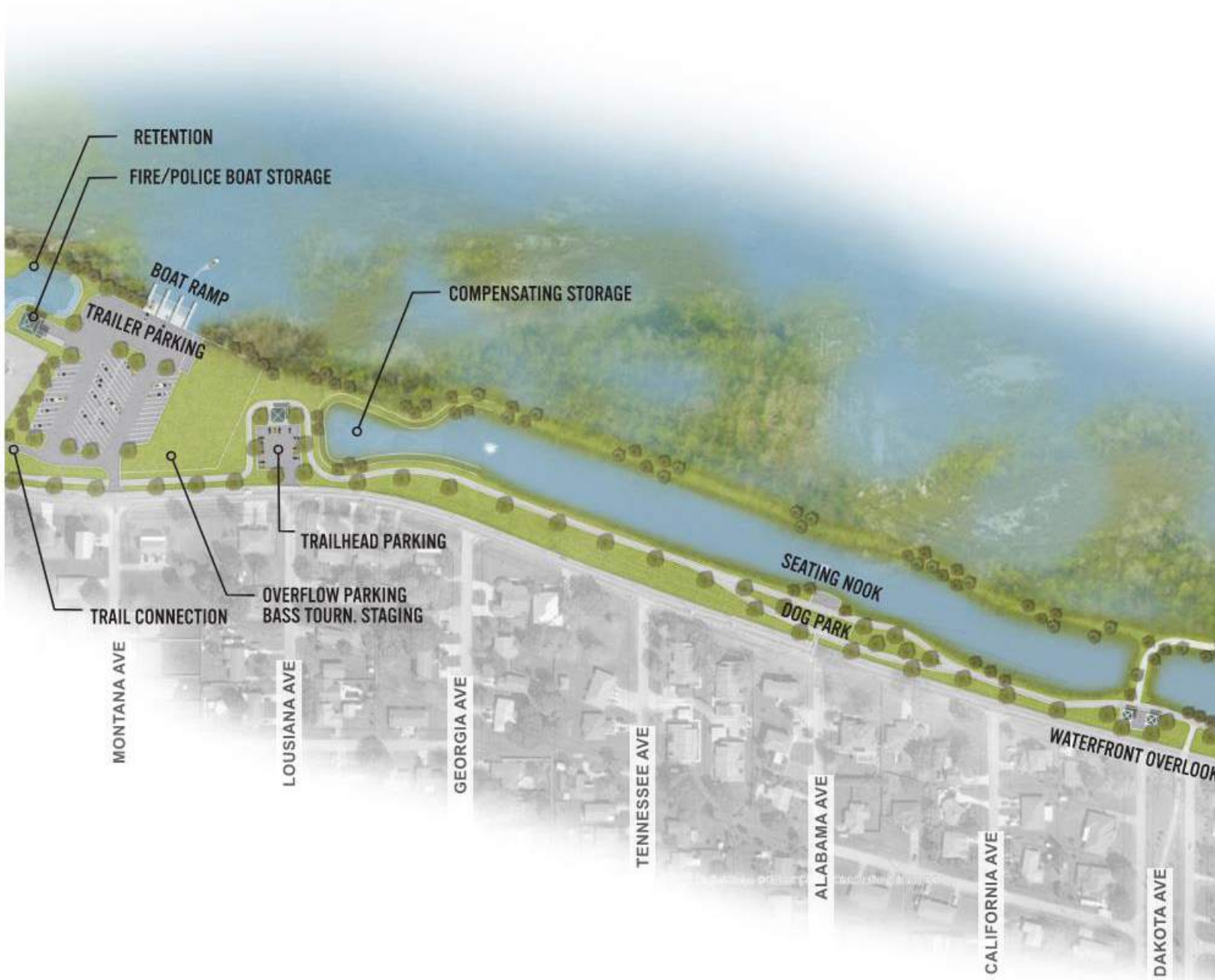
In the Waterfront portions, the existing paved walk has been enhanced with additional shade trees for comfort as well as seating nooks overlooking the retaining ponds at various intervals providing a space for respite. The ad hoc berm walk has been replaced in some sections by paved sidewalk and other sections with a nature boardwalk extending into the aquatic vegetation to provide a more engaging nature experience for users of that path. Additionally, additional bridge crossings provide users with the option of shorter walk loop. More natural tree planting on the berm lake side softens the engineered edge of the ponds and enhances the natural habitat.

The East end remains primarily passive while adding a new trailhead including parking and a restroom providing a trail connection to the future Rummell Rd. trail connecting to Chisholm Park.





The West end becomes a hub for boating activity with the relocated boat ramp and associated parking providing additional trailer parking and staging space for events such as the bass tournament. Expansion of the park allows for fire/police boat storage for increased ease of patrolling and aid. A new trailhead provides parking and restrooms for trail users and boaters at this end of the park.







# 3 OPINION OF PROBABLE COST

The following is a **Rough Magnitude of Cost** associated with the conceptual master plan. This opinion of probable cost is provided to assist the City with understanding the impact to their future capital improvements budget and how the master implementation might be planned over several years.

The cost estimate has been subdivided into two main sections: costs associated with the Waterfront portion of the master plan, and costs associated with the Lakefront portion. Additionally, a separate Economic Overlay section in each of these cost estimates quantifies improvements associated with future development sites.



**PROJECT NAME:** Waterfront  
**PROJECT NO.:** A161208.10  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

**OPINION OF PROBABLE COST**

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A. Site Development</b>						
1.	Sediment & Erosion Control	3800	LF	\$10.00	\$38,000.00	Turbidity Barrier
2.	Clearing & Grading	1	LS	\$100,000.00	\$100,000.00	
3.	12' Wide Asphalt Multi-Use Trail	3,400	SY	\$27.00	\$91,800.00	
4.	Concrete curb, Type D	905	LF	\$22.00	\$19,910.00	East parking lot
5.	Concrete driveway apron	3	EA	\$2,400.00	\$7,200.00	Driveways to new east parking, new driveway to west boat launch
6.	Parking Lot - Asphalt	189	SY	\$28.00	\$5,288.89	East parking lot
7.	12' Boardwalk	24,850	SF	\$75.00	\$1,863,750.00	Boardwalk @ 10' wide
8.	Concrete Plaza Nodes	11,900	SF	\$7.50	\$89,250.00	
9.	Pre-Fab Pedestrian Bridge	2	EA	\$60,000.00	\$120,000.00	
	<b>SUBTOTAL</b>				<b>\$2,335,198.89</b>	
<b>B. Architecture</b>						
1.	New Restroom 20' x 20'	1	EA	\$150,000.00	\$150,000.00	East end trailhead
2.	Pavilion 20' x 20'	3	EA	\$27,500.00	\$82,500.00	2 west, 1 east
3.	Entry Features	2	EA	\$30,000.00	\$60,000.00	
	<b>SUBTOTAL</b>				<b>\$292,500.00</b>	
<b>C. Amenities</b>						
1.	Poured-in-Place Surfacing	7,000	SF	\$27.00	\$189,000.00	7'x10' @ 10 workout stations
2.	Dog Park Fencing	350	LF	\$45.00	\$15,750.00	
3.	Synthetic Turf	4,000	SF	\$18.00	\$72,000.00	
4.	Mile markers	6	EA	\$500.00	\$3,000.00	
	<b>SUBTOTAL</b>				<b>\$279,750.00</b>	
<b>D. Utilities, Lighting, &amp; Striping</b>						
1.	Street Lights	30	EA	\$5,500.00	\$165,000.00	At 200' o.c.
2.	Parking Lot Lights	6	EA	\$4,000.00	\$24,000.00	
3.	Pedestrian Scale Lights	120	EA	\$3,500.00	\$420,000.00	At 50' o.c., trail lighting - no berm lighting
4.	Raised Pedestrian Crossing	2	LS	\$65,000.00	\$130,000.00	At either end
5.	Pavers @ Crosswalks	3,200	SF	\$27.00	\$86,400.00	10 crosswalks
	<b>SUBTOTAL</b>				<b>\$825,400.00</b>	



**PROJECT NAME:** Waterfront  
**PROJECT NO.:** A161208.10  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

**OPINION OF PROBABLE COST**

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>E.</b>	<b>Site Furnishings</b>					
1.	Benches	105	EA	\$2,000.00	\$210,000.00	
2.	Trash Receptacles	105	EA	\$900.00	\$94,500.00	
3.	Bike Rack	3	EA	\$900.00	\$2,700.00	
4.	Picnic Tables	6	EA	\$2,000.00	\$12,000.00	
5.	ADA Picnic Table	2	EA	\$2,000.00	\$4,000.00	
6.	Drinking Fountain	4	EA	\$7,500.00	\$30,000.00	Includes service & plumbing to each location
7.	Dog Wash Station	2	EA	\$4,500.00	\$9,000.00	Includes plumbing to each location, assumes service from drinking fountain supply
8.	Dog Waste Station	8	EA	\$200.00	\$1,600.00	
9.	Outdoor Exercise Equipment (10 Station Fit-Trail)	10	EA	\$2,000.00	\$20,000.00	
	<b>SUBTOTAL</b>				<b>\$383,800.00</b>	
<b>F.</b>	<b>Landscape</b>					
1.	Flowering Trees	20	EA	\$500.00	\$10,000.00	
2.	Canopy Trees	164	EA	\$1,250.00	\$205,000.00	
3.	Cabbage Palm Trees	30	EA	\$285.00	\$8,550.00	
4.	Cypress Trees	60	EA	\$285.00	\$17,100.00	
5.	Shrubs and Groundcovers	280,000	SF	\$6.50	\$1,820,000.00	
6.	Irrigation POC, Meter, BFP, & Controller	1	AL	\$12,500.00	\$12,500.00	Equipment needed for irrigation
7.	Irrigation	280,000	SF	\$1.50	\$420,000.00	
	<b>SUBTOTAL</b>				<b>2,493,150.00</b>	
<b>G.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	General Conditions	1	LS	7.00%	\$462,685.92	
2.	General Liability Insurance	1	LS	0.50%	\$33,048.99	
3.	Bonds	1	LS	1.00%	\$66,097.99	
4.	Maintenance of Traffic	1	AL	\$10,000.00	\$10,000.00	
5.	Construction Survey Layout	1,840,000	SF	\$0.10	\$184,000.00	
6.	Permitting/Fees	1	LS	2%	\$132,195.98	
7.	Contingency	1	LS	25%	\$1,652,449.72	
	<b>SUBTOTAL</b>				<b>\$2,540,478.61</b>	
	<b>TOTAL</b>				<b>\$9,150,277.49</b>	



**PROJECT NAME:** Waterfront  
**PROJECT NO.:** A161208.10  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

**OPINION OF PROBABLE COST**

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>ECONOMIC DEVELOPMENT</b>						
<b>H.</b>	<b>Site Development</b>					
1.	New Boat Ramp	1	LS	\$550,000.00	\$550,000.00	
2.	12' Wide Asphalt Multi-Use Trail	830	SY	\$27.00	\$22,410.00	
3.	12" Stabilized Concrete	600	SF	\$25.00	\$15,000.00	30'x20'x12"
4.	Stabilized Overflow Parking	4,800	SY	\$18.00	\$86,400.00	
5.	Asphalt Parking - Trailer & West Trailhead expansion	9,250	SY	\$27.00	\$249,750.00	Excluding stabilized concrete
6.	Concrete curb, Type D	2,150	LF	\$22.00	\$47,300.00	Trailer and trailhead parking
7.	Re-grading Large Stormwater System	1	LS	\$60,000.00	\$60,000.00	Expand stormwater west, regain land for economic development, provide additional retention as
8.	Re-grading small retention pond	1	LS	\$36,000.00	\$36,000.00	Re-grade per boat ramp configuration
	<b>SUBTOTAL</b>				<b>\$1,066,860.00</b>	
<b>I.</b>	<b>Architecture</b>					
1.	New Restroom	1	EA	\$150,000.00	\$150,000.00	Replace existing restroom on west end
2.	New Boathouse	1	EA	\$100,000.00	\$100,000.00	
	<b>SUBTOTAL</b>				<b>\$250,000.00</b>	
<b>J.</b>	<b>Utilities, Lighting, &amp; Striping</b>					
1.	Parking Lot Lights	12	EA	\$4,000.00	\$48,000.00	
2.	Pedestrian Scale Lights	3	EA	\$3,500.00	\$10,500.00	
	<b>SUBTOTAL</b>				<b>\$58,500.00</b>	
<b>K.</b>	<b>Site Furnishings</b>					
1.	Benches	2	EA	\$2,000.00	\$4,000.00	
2.	Trash Receptacles	3	EA	\$900.00	\$2,700.00	
3.	Bike Rack	1	EA	\$900.00	\$900.00	
	<b>SUBTOTAL</b>				<b>\$7,600.00</b>	
<b>L.</b>	<b>Landscape</b>					
1.	Canopy Trees	11	EA	\$1,250.00	\$13,750.00	
2.	Shrubs and Groundcovers	7,000	SF	\$6.50	\$45,500.00	
3.	Irrigation	7,000	SF	\$1.50	\$10,500.00	
	<b>SUBTOTAL</b>				<b>\$69,750.00</b>	
<b>M.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	General Conditions	1	LS	7.00%	\$101,689.70	
2.	General Liability Insurance	1	LS	0.50%	\$7,263.55	
3.	Bonds	1	LS	1.00%	\$14,527.10	
4.	Maintenance of Traffic	1	AL	\$10,000.00	\$10,000.00	
5.	Permitting/Fees	1	LS	2%	\$29,054.20	
6.	Contingency	1	LS	25%	\$363,177.50	
	<b>SUBTOTAL</b>				<b>\$525,712.05</b>	
	<b>TOTAL</b>				<b>\$1,978,422.05</b>	
	<b>GRAND TOTAL</b>				<b>\$11,128,699.54</b>	

GAI has no control over the cost of labor or materials, the General Contractors or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional construction consultant familiar with the construction industry. GAI cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAI staff of professional cost consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.



**PROJECT NAME:** Lakefront Park  
**PROJECT NO.:** A161208.09  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

OPINION OF PROBABLE COST

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A</b>	<b>Site Development</b>					
1.	Sediment & Erosion Control	6000	LF	\$12.00	\$72,000.00	turbidity barriers LF
2.	Clearing & Grading	1	LS	\$180,000.00	\$180,000.00	
3.	Fill - Lawn	35,000	CY	\$12.00	\$420,000.00	9' Depth
4.	Remove rip-rap	1	LS	\$180,000.00	\$180,000.00	
5.	Parking Lot - Asphalt	3,600	SY	\$28.00	\$100,800.00	Updated entry parking + marina parking
6.	Concrete curb, Type D	5,500	LF	\$22.00	\$121,000.00	
7.	Retaining wall - lake	2,200	LF	\$220.00	\$484,000.00	
8.	Retaining wall - beach 18" tall	1,100	LF	\$65.00	\$71,500.00	
9.	Retaining wall - marina	640	LF	\$200.00	\$128,000.00	
10.	Handrails	3,400	LF	\$120.00	\$408,000.00	
11.	Concrete Sidewalk	96,000	SF	\$7.50	\$720,000.00	Pathway and cycletrack @10', additional walkways
12.	Vehicular Pavers	21,500	SF	\$24.00	\$516,000.00	
13.	Pedestrian Pavers	2,200	SF	\$18.00	\$39,600.00	
14.	Expanded Marina Docks	45,000	SF	\$40.00	\$1,800,000.00	10' wide
	<b>SUBTOTAL</b>				<b>\$5,240,900.00</b>	
<b>B</b>	<b>Architecture</b>					
1.	Concessions/rentals/restroom building 20' x 40'	1	EA	\$280,000.00	\$280,000.00	
2.	Pavilion 20' x 20'	6	EA	\$27,500.00	\$165,000.00	
3.	Stage 40' x 30'	1	EA	\$30,000.00	\$30,000.00	
4.	Pavilion/restroom/office building 20' x 20'	1	EA	\$165,000.00	\$165,000.00	
	<b>SUBTOTAL</b>				<b>\$640,000.00</b>	
<b>C</b>	<b>Amenities</b>					
1.	Destination Playground	1	LS	\$175,000.00	\$175,000.00	
2.	Playground Fencing	700	LF	\$75.00	\$52,500.00	
3.	Poured-in-Place Surfacing	12,000	SF	\$27.00	\$324,000.00	
4.	Kayak Launch	1	LS	\$40,000.00	\$40,000.00	
5.	Jet Ski Launch	1	LS	\$40,000.00	\$40,000.00	
6.	Buoys	20	EA	\$1,000.00	\$20,000.00	
7.	Park Signage	1	EA	\$15,000.00	\$15,000.00	
8.	Mile Markers	2	EA	\$500.00	\$1,000.00	
	<b>SUBTOTAL</b>				<b>\$667,500.00</b>	



**PROJECT NAME:** Lakefront Park  
**PROJECT NO.:** A161208.09  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

OPINION OF PROBABLE COST

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>D</b>	<b>Utilities, Lighting, &amp; Striping</b>					
1.	Street Lights	13	EA	\$5,500.00	\$71,500.00	At 200' o.c.
2.	Pedestrian Scale Lights	80	EA	\$3,500.00	\$280,000.00	At 50' o.c. on trail, memorial point promenade, and docks + additional area lights
3.	Parking Lot Area Lights	20	EA	\$4,000.00	\$80,000.00	
4.	Electrical Service & Wiring	1	AL	\$100,000.00	\$100,000.00	Service and wiring for area lighting
5.	Raised Pedestrian Crossing	1	LS	\$50,000.00	\$50,000.00	
6.	Pavers @ Crosswalks	1,250	SF	\$27.00	\$33,750.00	
	<b>SUBTOTAL</b>				<b>\$615,250.00</b>	
<b>E</b>	<b>Site Furnishings</b>					
1.	Benches	40	EA	\$2,000.00	\$80,000.00	
2.	Trash Receptacles	40	EA	\$900.00	\$36,000.00	
3.	Bike Rack	4	EA	\$900.00	\$3,600.00	
4.	Picnic Tables	14	EA	\$2,000.00	\$28,000.00	
5.	ADA Picnic Table	6	EA	\$2,000.00	\$12,000.00	
6.	Tree Grates	20	EA	\$750.00	\$15,000.00	
	<b>SUBTOTAL</b>				<b>\$174,600.00</b>	
<b>F</b>	<b>Landscape</b>					
1.	Flowering Trees	15	EA	\$500.00	\$7,500.00	
2.	Canopy Trees	96	EA	\$1,250.00	\$120,000.00	
3.	Cabbage Palm Trees	9	EA	\$285.00	\$2,565.00	
4.	Cypress Trees	20	EA	\$285.00	\$5,700.00	
5.	Shrubs and Groundcovers	11,000	SF	\$6.50	\$71,500.00	
6.	Irrigation POC, Meter, BFP, & Controller	1	AL	\$12,500.00	\$12,500.00	Equipment needed for irrigation
7.	Irrigation	53,000	SF	\$1.25	\$66,250.00	
	<b>SUBTOTAL</b>				<b>\$313,315.00</b>	
<b>G</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	General Conditions	1	LS	7.00%	\$535,609.55	
2.	General Liability Insurance	1	LS	0.50%	\$38,257.83	
3.	Bonds	1	LS	1.00%	\$76,515.65	
4.	Maintenance of Traffic	1	AL	\$10,000.00	\$10,000.00	
5.	Construction Survey Layout	976,000	SF	\$0.10	\$97,600.00	
6.	Permitting/Fees	0	LS	2%	\$153,031.30	
7.	Contingency	1	LS	25%	\$1,912,891.25	
	<b>SUBTOTAL</b>				<b>\$2,823,905.58</b>	
	<b>TOTAL</b>				<b>\$10,475,470.58</b>	



**PROJECT NAME:** Lakefront Park  
**PROJECT NO.:** A161208.09  
**DATE:** 1/19/2022  
**PROJECT PHASE:** Master Planning

OPINION OF PROBABLE COST

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>ECONOMIC DEVELOPMENT</b>						
<b>H.</b>	<b>Site Development</b>					
1.	Seaplane Docks	1	LS	\$500,000.00	\$500,000.00	
2.	Parking Lot - Asphalt	8,300	SY	\$27.00	\$224,100.00	
3.	Concrete Paving	46,000	SF	\$7.50	\$345,000.00	retail village and misc. paving
4.	Pedestrian Pavers	12,000	SF	\$18.00	\$216,000.00	seaplane dock promenade
5.	Retaining wall - lake	950	LF	\$250.00	\$237,500.00	seaplane dock promenade, replace existing rip-rap
6.	Retaining wall - 18" tall	400	LF	\$65.00	\$26,000.00	Civic center
	<b>SUBTOTAL</b>				<b>\$1,548,600.00</b>	
<b>I.</b>	<b>Architecture</b>					
1.	Admin Building 20x20	1	EA	\$100,000.00	\$100,000.00	
	<b>SUBTOTAL</b>				<b>\$100,000.00</b>	
<b>J.</b>	<b>Utilities, Lighting, &amp; Striping</b>					
1.	Parking Lot Lights	12	EA	\$4,000.00	\$48,000.00	
2.	Pedestrian Scale Lights	3	EA	\$3,500.00	\$10,500.00	
	<b>SUBTOTAL</b>				<b>\$58,500.00</b>	
<b>K.</b>	<b>Site Furnishings</b>					
1.	Benches	2	EA	\$2,000.00	\$4,000.00	
2.	Trash Receptacles	3	EA	\$900.00	\$2,700.00	
3.	Bike Rack	1	EA	\$900.00	\$900.00	
	<b>SUBTOTAL</b>				<b>\$7,600.00</b>	
<b>L.</b>	<b>Landscape</b>					
1.	Canopy Trees	20	EA	\$1,250.00	\$25,000.00	
2.	Cabbage Palm Trees	40	EA	\$285.00	\$11,400.00	
3.	Shrubs and Groundcovers	1,000	SF	\$6.50	\$6,500.00	
4.	Irrigation	1,000	SF	\$1.50	\$1,500.00	
	<b>SUBTOTAL</b>				<b>\$44,400.00</b>	
<b>M.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	General Conditions	1	LS	7.00%	\$123,137.00	
2.	General Liability Insurance	1	LS	0.50%	\$8,795.50	
3.	Bonds	1	LS	1.00%	\$17,591.00	
4.	Maintenance of Traffic	1	AL	\$10,000.00	\$10,000.00	
6.	Permitting/Fees	0	LS	2%	\$35,182.00	
7.	Contingency	1	LS	25%	\$439,775.00	
	<b>SUBTOTAL</b>				<b>\$634,480.50</b>	
	<b>TOTAL</b>				<b>\$2,393,580.50</b>	
	<b>GRAND TOTAL</b>				<b>\$12,869,051.08</b>	

GAI has no control over the cost of labor or materials, the General Contractors or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional construction consultant familiar with the construction industry. GAI cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAI staff of professional cost consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.



# APPENDIX

Following the presentation of the Master Plan, additional Public Participation was undertaken to provide additional opportunity for public comment. The following appendix provides a summary of this public engagement effort as well as direct public comment provided as a result.



THE CITY OF ST. CLOUD  
**LAKEFRONT & WATERFRONT PARK**  
PUBLIC ENGAGEMENT SUMMARY

NOVEMBER 2021



City of St. Cloud

## **Lakefront Park Public Engagement Summary**

Following direction from City Council, additional public engagement was undertaken to provide an additional opportunity for public comment on the Lakefront Park Master Plan. Multiple engagement strategies were undertaken to provide a wide reach of public engagement with multiple opportunities for public comment. A project website was developed providing public comment tools which were open from September 27, 2021 to October 28, 2021. Additionally, a hybrid public workshop was conducted on October 6, 2021 allowing participants to engage on-site at the Marina Banquet Hall or online through Zoom. In total, there was a total of 121 comments on the website, 135 in-person participants at the workshop, and 8 participants on Zoom.

## Key Takeaways

### Central Core

- Maintain playground/splash pad uses next to the beach for family-friendly compatibility
- More pavilions but with consideration for views and noise control
- Amphitheater could function to either east or west of marina
- Promote food trucks and other temporary vendor space
- Support for boat ramp relocation was split with concerns about parking being far from marina but support for dedicated boat ramp parking and staging area

### Economic Opportunities

- Maintain small town character while engaging the waterfront
- Hotel use better suited downtown
- Support for additional restaurant space in park
- Split support on seaplane base
- Design should minimize building impacts on views
- Park should prioritize residents as users

### Waterfront/Retaining Ponds

- Maintain natural beauty and protect wildlife
- Support for kayak launch and boardwalks
- Consider separation of kayak launch and jet ski users

### Pedestrian Safety

- Implement raised crosswalks for increased speed control and pedestrian safety
- Provide centralized parking facilities downtown with connecting shuttle
- Minimize impacts of increased traffic on Lakeshore Drive

A further breakdown of project engagement can be seen on the following pages.

City of St. Cloud

# Lakefront Park Public Workshop

Subject      Virtual Engagement Summary

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Date          September 7, 2021 – October 28, 2021

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Location     Project Website

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## Process

To reach a wider audience that may not be able to/chose to participate in in-person workshops, a project website was developed to gather additional public participation. Online participants could interactively engage with the planning process and leave comment points directly on the master plan.

## Participation

There was a total of 121 comments left on the interactive plan.

## Public Input

Most of the comments left on the plan focused on the center core of the park addressing economic overlay opportunities, the family zone, and additional pavilions. Many participants felt that a hotel use was better suited for a downtown location rather than the park and expressed concerns that a possible failed business may create blight on the park. However, there was strong support for a second restaurant to serve as an additional draw to the lakefront and as an amenity for St. Cloud residents. Opinions on the seaplane base were essentially split with some worried about the disturbance on wildlife and neighbors and others supporting the potential economic opportunity provided by bringing seaplanes to St. Cloud. Through these various comments on the economic opportunities, a common thread is a desire to prioritize St. Cloud residents' needs and maintain a small-town character while engaging the waterfront. Tying into the connection between the central core and the downtown, commenters felt that the Florida Avenue trail would provide a strong relationship between the park and downtown and parking pressures could be alleviated with a shuttle connecting both locations.

The family zone and amphitheater space also received attention as commenters felt that the existing active playground and splash pad uses should remain adjacent to the beach as they are today rather than being relocated to maintain the family-friendly compatibility of these uses. While more pavilions were desirable, an emphasis on maintaining views for adjacent residents and controlling noise should be considered. An amphitheater space was seen as appealing but could occur to either the east or west of the marina. In addition to pavilion improvements, commenters noted the need to promote food trucks, vendors, and other opportunities for small businesses along the central core of the park.

Outside of the central core of the park, participants emphasized maintaining the natural beauty of the park and protecting wildlife with support for boardwalks and the kayak launch. However, some comments were concerned with the relationship between kayak users and jet skiers, opting for the jet ski launch to be placed on the eastern end of the park, or moving kayakers to the boat ramp launch to the west end to avoid possible conflicts. Implementation of this plan should include special consideration to minimize hardscape and maintain natural green spaces in these passive areas. In general, there was support for moving the boat ramp if additional staging area for boaters was provided to perform pre-launch activities and keep the time it takes to launch to a minimum. Additional amenities suggested towards the west end of the park and the Public Works Yard Site include fishing piers, canopied picnic area, and relocated dog park.

Throughout the park, comments highlighted both traffic flow and pedestrian safety. Multiple commenters noted that all crosswalks should be raised to reduce traffic speeds and enhance safety for both pedestrians and wildlife. Additionally, centralized parking facilities such as a parking garage or shuttle from downtown would reduce parking pressures in the park reducing the amount of traffic on the streets.



City of St. Cloud

# Lakefront Park Public Workshop

Subject	Public Workshop Summary
Date	October 6, 2021
Time	5:30 PM – 7:00 PM
Location	Hybrid Marina Banquet Hall, 1104 Lakeshore Blvd. Zoom Meeting



### Process

The purpose of this public workshop was to received feedback from the public on the proposed master plan for future improvements to Lakefront Park. The public workshop was conducted in a hybrid format to accommodate as many participants as possible. A formal presentation of the plan was given to both in-person participants and online participants through Zoom and facebook live. Online participants could then communicate their questions and concerns over the chat function on zoom. In-person participants engaged in a casual workshop format meeting where they could explore plans and speak with members of the project team.

In-person participants were asked to sign-in upon entering the banquet hall and received comment cards to leave their input and thoughts on the plan. A large roll plot of the park as well as park enlargements were provided so that participants could engage with the plan to ask questions and voice concerns to the project team in a casual conversation.

## **Attendance**

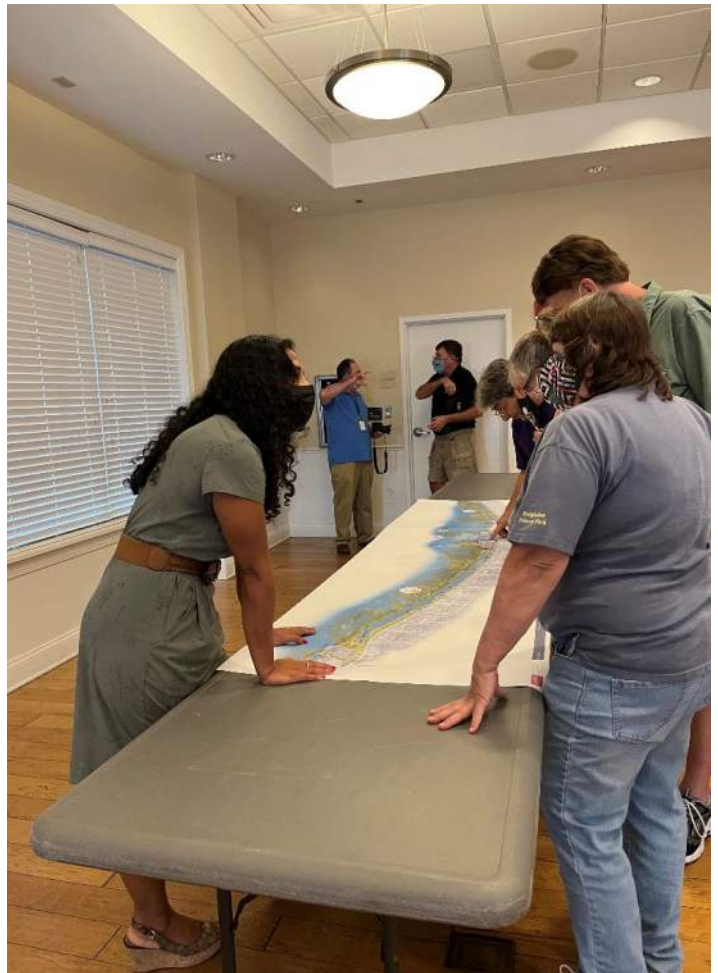
A total of 135 people signed-in at the workshop in-person. Additionally, there were a total of 8 participants on Zoom.

## **Public Input**

In general, the public was supportive of passive recreation amenities being added to the park such as the kayak launch, trailhead parking, additional walkways and seating areas, and boardwalks. However, there was concern voiced over some of the active recreation amenities particularly those related to the economic development portion of the plan. Participants in the public workshop expressed concern about the amount of traffic and activity added to this portion of the plan and how that may impact both user experience and direct neighbors to the park. In particular, neighbors are concerned about buildings blocking views to the lake. While there is some skepticism about the possible success of retail, hotel/inn, or a civic center, however, there is support for an additional lakeside restaurant. In general, there is a resistance to this becoming a destination with many emphasizing that the park should serve residents first and foremost. Additionally, some specific plan concerns include:

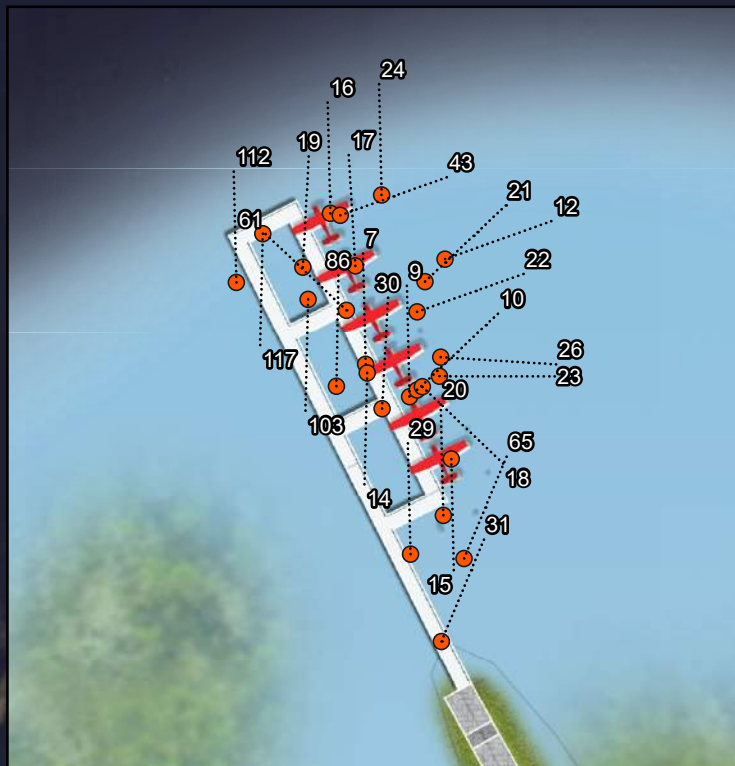
- Group family activities together to allow parents better supervision of children.
- Ensure shade pavilions remain or added throughout the site.
- Wildlife should be protected.
- Consider parking options for marina users – boat ramp and parking is too far from marina

Additionally, in both virtual and in-person workshops, there were concerns voiced over pedestrian safety throughout Lakeshore Blvd. particularly due to speeding and traffic volumes along this street. Future implementation plans should consider techniques to minimize the volume and speed of vehicular traffic.





# Appendix



Point Number	Related Comment
1	I'm concerned about adding a hotel to the lakefront. I don't want our lakefront park catering to hotel guests rather than local residents. Also, if the hotel is not financially successful, it will become a blight on our town like many slummy motels in Osceola county.
2	I want the city to emphasize the natural Florida beauty. Sandhill cranes, otters, old oak trees. Habitat should be protected and it's beauty highlighted. And I'm tired of seeing endangered cranes limping along the lakefront. Control traffic and speeders. More speed humps.
3	I think it's rather careless of the city that they just redid the children's splashpad a few years ago. Now they want to rip it down and start again in a different location. Poor planning results in wasted money. Whatever you plan to do, make it lasting for years to come. Don't rip in up in 3 years when you change your mind.
4	I see the new location for the children's/family area doesn't look very big, while a huge amphitheater is being planned. Please do not disregard the needs of children and families. We need a large splashpad and shaded playground. I'm excited for a sidewalk running down Florida ave from the lakefront to downtown. The current half sidewalk is a safety hazard and inconvenient for pedestrians. But PLEASE don't cut down the beautiful old oak trees. The tree canopy on Florida ave is one of the prettiest sights in St. Cloud!!
5	Crabby Bill's is trash. Overpriced, crappy food. Run them out of business and put a good, fresh restaurant in there! Not a chain!! Something amazing and fresh that get Saint Cloud featured on food network! If you keep the banquet hall, one that hosts fun events regularly.
6	This is my house. I would like for the parking that faces my house to not happen as people that park there at night keep their lights on and shine into my house. Also please have St. Cloud patrol more at night because sometimes we have cars with loud music late at night. Not happy about sea plane base but I am sure that people that live on Lakeshore have nothing to say about that.
7	No! Waste of resources. The 1% are NOT going to fly in to grab lunch at Crabby Bill's. Noisy, messy, literally bring pollution into the lake.
8	Agree with the previous comment. Crabby Bills is overpriced and the food is terrible. It would be nice to have a place(s) worth of visiting to eat and or relax.
9	This is a complete waste of money.
10	I don't really see the point of this. Is there really enough demand for a seaplane base of all things? Seems like a big waste of resources.
11	I agree with the other comment. We already have a number of hotels and motels in St. Cloud that rarely get used including the constantly renovated historical St. Cloud Hotel on 10th.
12	Seaplanes are not in keeping with the theme of this park. The added noise and pollution to the environment is not desirable. The few people using it would not be justified by the cost to install and maintain it. This cost would be much better applied to something more people could enjoy. Also, it looks like you've eliminated the fishing stations that so many enjoy.
13	A hotel is not what we need at the lakefront. There are hotels downtown. This is a residential area.
14	The placement of the sea plane way out on the arm/dock like this is silly at best. If you really need to do this make the parking for them over at the docks by the restaurants. I am not against the sea planes so much as the layout. we need new money coming into the area not just more mouths on the same teats! Use that "arm" as local use. Also, where are these planes going to gas up? are we also opening a "gas station" on the lake front for the boats? Seems like a designer looked at this whole plan and tried to make it pretty rather than functional.
15	Seaplane docks are in a good location from a pilot point of view. Florida has the largest seaplane population in the entire USA and most are concentrated in central Florida, as a seaplane pilot we fly out weekly and more for dinner, lunch, places to explore and go etc and we would love to see a seaplane friendly place with so many options for our groups. We would not have to worry about fuel as most seaplanes have large enough fuel tanks and reserves to not worry about a fuel option. We would bring a whole new stream of revenue with seaplane
16	As a seaplane operator that trains pilots to fly them and rents them out one of the biggest complaints is their are so few places for seaplanes to go and explore and visit in central Florida. We have customers that come from all over the USA and the world, they bring a lot of revenue to Central Florida and they would provide tremendous economic support for this.
17	Seaplanes have far less environmental impact than boats. Yes, sea- planes do burn gasoline, and yes, gasoline emissions do contribute to pollution. However, unlike boats, many of which burn an oily gasoline mixture in two-stroke engines, seaplanes are powered by clean-burning four-strokes. Further, seaplanes discharge their exhaust well above the water's surface, where it is dispersed by air currents. Boats discharge exhaust under the water's surface, where it contributes to water pollution. Seaplanes are not typically stored in the water, so toxic anti fouling paint is rarely on them
18	. Like boats, a sea- plane's floats must be pumped out from time to time to remove the water that gradually accumulates from leakage, spray and rain. Unlike boats, the bilge water in seaplanes is truly water, not the contaminated mixture of water and oily sludge that accumulates in the bilges of motorboats. Seaplanes are environmentally non-obtrusive. Cars require roads that disturb watersheds and cause erosion, and boats generate wakes that erode shorelines while the underwater propeller stirs up sediments and dices underwater sealife. Seaplanes leave only a small, non-destructive wake.
19	Because waterways are not illuminated, seaplanes almost never operate after dark. Further, seaplane pilots are trained to avoid early morning operations for the sake of community relations. For residents, this means that noise generated by seaplanes will occur during daylight hours, not early in the morning or after dark. Seaplane pilots work hard to limit the noise they generate by throttling back when possible, reducing the speed of their propellers, and avoiding flight over densely populated areas.
20	Quality of life is an important issue for everyone, but waterfront residents in particular treasure peace and tranquility. When it is proposed that seaplane operations be permitted, residents often fear noise impact on the scale of an international airport. In truth, even at major commercial seaplane facilities, operations are infrequent, and seaplane noise during takeoff usually lasts no longer than 30 seconds. The noise seaplanes generate is typically minimal compared to the constant drone of powerboats, personal watercraft, traffic, lawn mowers, and other more conventional noise sources.
21	Seaplane pilots are held to extraordinarily high standards of conduct and training by the Federal Aviation Administration (FAA). Pilots are required to obtain an absolute minimum of 40 hours (the national average is over 65 hours) of hands-on flight training with a certified instructor, receive extensive ground instruction, and pass a rigorous written, oral, and practical examination given by the FAA. Recurrent training and the endorsement of a certified flight instructor is required biannually. Certification in sea- planes requires additional training, and yet another practical flight test
22	Seaplane pilot training has the highest growth in the pilot industry for recreational purposes with Florida being the top state in the USA for training schools and seaplane pilot owners, then we have all the northern pilots that fly their planes down to Florida for the winter.
23	Seaplane tourism is huge in Florida especially in the winter month, Florida is in the top 3 destinations for seaplane tourism in the USA, makes sense to include them in this plan!
24	Seaplanes have found a niche in the recreational market, like boats or motorcycles, serving pilots and passengers with safe and convenient transportation to spectacular destinations like the proposed lakefront park. Unlike cars, motorcycles or boats, seaplanes are not part of our day-to-day experience. Few people have seen a seaplane, much less flown in one. Unfortunately, this lack of exposure leads to misunderstandings.
25	As a visitor and one who has stayed in the Hunter's Arms hotel in town I feel that, as residents are advising, the lakefront is unsuitable as a hotel venue. We all know that 'hard times' can risk closures, then dereliction, and the community is left with an eye sore. Focus such amenities within the town not at the lakefront!
26	A seaplane dock is not in the interest of the whole community, just a select few, and requires an extensive overhaul of an already lovely lakefront. I feel that this entire project is motivated by a few individuals with self-serving interests. If St. Cloud is going to spend this much money, it should be in an effort to create spaces that nurture relationships, promote health, provide recreation, and connect us with nature.
27	Please, please, please do not turn our beautiful lakefront into a tourist trap by building a hotel here. The lakefront should be for the enjoyment of St. Cloud's residents.
28	Terrible idea. What would happen to all the events at the lakefront. Hotel would take away the only green space for festivals or concerts
29	How much of the lake would have restricted use for many for a few planes to take off and land?
30	There is nothing for folks to do at the Lakefront and quite frankly Crabby Bills isn't the best option in town to go for lunch or dinner! Are they going to walk the lakefront? The 10% of shade we have is taken up by 1030am with families having get togethers.
31	Why don't you focus on YOUR residents needs... Make more spots open to fish, bird watch or view the lake.
32	Are you doing the seaplane because of community that us going to be built of Old Melbourne Hwy?? Whybare we reaching out to a select few and not thousands of residents??
33	This should be a fishing area!
34	The small picnic pavilions currently are always in use. Why are there no added small picnic pavilions? 3-4 times or more what we currently have should be in the plan. And they should be along the entire lakefront.
35	Please complete construction of new boat ramp before closing/demolition of existing ramp. Also try to include a staging area for boaters to perform any pre-launch activities in order to keep launch time at a minimum.
36	love the idea of separating boat and jet ski launch areas concerning the bike/walk path. We really want to express our concerns with accidents on curve as one BIG reason NOT to put path on lake side in front of houses on Rummell Rd. Also it would open Bradley Gayle up for people to take it to park or try to see where it would take them.
37	very excited for a safe extended trail. areas to bike and walk are essential to developing communities
38	love the access down Florida ave to downtown. Walkability is huge
39	picnic areas are already well used...add more. I am a grandma, more kids stuff is great
40	enhance and highlight the beauty of the area, how do we make St Cloud lakefront a destination
41	vendor space, vendor space, vendor space. food, rentals, opportunities for small businesses
42	how can we make the lakefront the answer to the question. "what can we do today" and say "lets go to St Cloud and walk around"
43	add more water activities
44	Really do not want a seaplane base. At most 1 or 2 spaces to dock and limited time slots. No sightseeing tours, no training/getting hours in.
45	Another no to a hotel/B&B.
46	Why would you add even more pavement when lots of wildlife spends time in this area. Also, I hope these are the mature trees that are already there.
47	Instead of more parking lots how about building a small parking garage in downtown with scheduled shuttle service (electric vehicle)
48	Another get rid of Crabby Bill's. Not sure how good their seafood is but there other options are not good, always overcooked.
49	Agree with the comment about nature/birds (although the sandhill cranes make me nervous haha). Let's protect Florida wildlife.
50	I disagree with pavilions along the whole lake. Residents purchased property in some the areas where there is less traffic and people intentionally to view the lake.
51	Agree to the parking garage. Why are we taking away the land, space when are garage can do that? The area is a lakefront with wildlife, preserve it.
52	many people using the pavilions are inconsiderate: loud music (3 foot speakers should be banned), playing on the sidewalks (and not making way to pedestrians). Don't want a cluster of them making it worse.
53	Promote food truck days/evenings.
54	A hotel is not necessary. This is a lakefront and we should use it for that. Save the hotels for downtown.
55	Miss the lake grass that was recently cut down. Doesn't need to look like a pool or a theme park.
56	Stop with all these concrete pads. We need more nature, there is enough.

56	No more concrete. You can add benches without this.
57	(I lost my comment). Please consider using recycled/upcycled materials when rebuilding the play area and any new equipment.
58	Agreed. Benches can sit directly on the land. Also, the concrete absorbs the heat.
61	Why spend the money on for sea planes, we don't want them or need them
62	please put in a canoe / kayak launch here
63	please put the Jet ski area on the East end of the lake front, they are to nosy be around the swimming & picnic area, also they are rude to boaters so keep them away form the boat launch.
64	We don't need a hotel at the lakefront. Leave it be for the residences to enjoy. Don't make this town into Orlando
65	A sea plane dock? WTH! Quit ruining what isn't broken. How many people came to you saying we really need a sea plane dock in St Cloud?
66	What is wrong with the existing path?
67	I agree, why do we need concrete pads? We need grass and trees.
68	What is this supposed to be?
69	Too much build up of everything. What happened to small town life? You're taking away the beautiful nature. Why don't you fix some things at the lakefront and make it more family friendly. You're just trying to get rich people here and actually think they will spend their money here. Not!
70	Horrible idea to have jet ski with kayak launch. People that JetSki will be hanging out in the parking lot all day and using it for trailer storage. The JetSki area needs to be moved to Chisholm Park or very east to be far away from people that want to kayak and enjoy the beautiful nature.
71	Jet skiing is loud. Riders hang out on the shore and lot all day. If the boaters don't want to share the launch why would peaceful kayakers want to? This will ruin the nature focus going on in this area. Move jet ski East or to Chisholm park. Use that area - plenty of room and will be trail connected soon.
72	This should be jet ski area
73	No more pavement- plenty of seating options can keep the grass
74	Keep marina where it is. Keep boat launch where it is. Move jet ski launch here.
75	Parking should face East to West. Nobody wants headlights in their home. This is an established residential neighborhood not a commercial one.
76	What is this?
77	This lot is always full without adding more features. Why think there is room for jet ski trailers? This beach will be filled with those waiting to ride. They are loud rude and inconsiderate.
78	Crosswalks should be a speed hump
79	There is no sidewalk on this side from Michigan to the end of the park. No crosswalk needed.
80	No civic center and no filling in the lake to make it. Waste of money. Land already exists west by the water plant at proposed boat ramp.
81	Too small for a dog park. Urine smell potent in summer. Move it to Veterans Park.
82	Splash pad needs to be near beach so kids can go back and forth like they do now.
83	If expand marina, fill this in for pop-up concessions or waterside pub to watch boats go in and out.
84	Turn old electric plant downtown into parking garage.
85	Use this city land instead of making land saving existing marsh between Kentucky and Massachusetts for the otters to play.
86	Tourist planes should not be proposed for Saint Cloud. This idea from a century ago should stay in the past.
87	City made it so hard for Ms. Walsh on Lakeshore to open a B&B just so they could build this themselves; is that true?
88	People love to see beautiful residences along Lakeshore. Widening commercial application of Lakefront is bad for the residences and downtown commercial businesses.
89	Low salary jobs in these businesses. Think NeoCity residents coming to walk our nature trails, do yoga, and then go downtown for breakfast or lunch.
90	Land exists here for a walk out point. That would be nice.
91	Great idea
92	Great jet ski entry area. Lots of land to the east not sure if that is city owned.
93	Jet ski area with floating dock or something like what is at Chisolm Park.
94	No trees here, but more benches. Folks like to watch the sun rise and set from this point.
95	Put splash pad here; keep lawn where it is now. Kids run between pad and beach all day. Or, put pad at proposed jet ski area and jet ski area east end of park.
96	Love idea of FL Ave trail to downtown. Need incentive or plan to help residences that could use a new coat of paint, per se.
97	Great dog park location; nice and big. Even around the tank could put a circular shade.
98	City needs to clean this area up; huge potential for the park expansion. It looks neglected, and a stain on first entry to the park from the west.
99	Good spot for another pier to fish from.
100	Please Keep Jet Ski area far away from the beach- too loud and too many fumes
101	I think a hotel would be better in the downtown area, and then possible bring in a bike rental shop downtown so people can rent bikes and ride up florida ave and eventually ride all the way to chisolm park too
102	No hotel- keep that downtown, would love to see a coffee and ice cream shop and nice healthy breakfast/lunch place. Not impressed with Crabby bills food but love their live entertainment outside
103	I believe this is poorly spent funds which will only increase noise pollution, scare our wildlife, and take up space within our lake for something a very limited number of residents would enjoy. Instead the majority would be left with the bill and irritation of having planes whizzing around while trying to enjoy the serene lakefront.
104	We definitely need to expand the marina! As St. Cloud continues to grow, this is a great way for residents to enjoy the area.
105	This is not a suitable area for a hotel and blocks visibility/access to the lake. Leave the hotels downtown or on 192.
106	I really like the idea of having a launch here to keep everything from clogging the center of lakeshore. By spreading more amenities out, citizens will more highly utilize more of the lakeshore space.
107	We need better crossing signals across lakeshore. Even with the button/blinking light, people WILL NOT slow down. Add speed humps to make people more aware of surroundings and slow them down near major ped crossings.
108	Agree with the idea of a great pavillion, maybe even a stage but on the other side where the water park is....leave the water and the beach together...kids do indeed run back and forth..but a summer sunset pavillion with grass and live music would be great for the business area (look at the little park at ICON-live music and kids surrounded by places to eat)
109	Flip this with the staged pavillion...kids need all the water together in the same spot..
110	Agree with most of the other comments...a hotel is not needed here...more shops and places to eat would be better utilized.
111	This area needs constant TREATMENT (got over run and ran off from bugs)...a few more picnic tables and maybe an easier way for the jetskis to tie up, as they tend to congregate there. Would be a great stopping/picnic spot or area that people could gather...oh and fix the music that should be pumping out there....
112	DEFINATE waste of elitist money....
113	Add more sand and groom it better, ensuring that more plant life is not over running it....great lil beach
114	Trees here and a place for picnics....good use for this space....
115	I agree with the other commenters, we should leave the splash pad where it is, so families can enjoy all the water features. If we have an amphitheater, people are going to be looking at the stage - they wouldn't need to be beach-side.
116	Keep the jet ski area to either end of the lakeshore. This is too much traffic too close to swimmers from the beach
117	Sea plane are only used by select few That would not benefit the bulk of the community. A fishing dock would be used more by many people of the community
118	I agree that the park needs to be updated, but a hotel and retail space does not belong in a park. Also, the seaplane base is accessible only to a privileged few. All areas of the park should be accessible to all people regardless of economic status.
119	The beach, splash pad, and playground should all be together. Kids and families like to go between all three and crossing
121	This land should stay for overflow parking only and for special events. This side of the road is residential and nothing should be built here.



# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Kenn O'Leary				
Kenn O'Leary	LA 10639072	1C 10 287 Y A 1000	407 892-2271	<input type="checkbox"/>
Tara Farran	Indiana Ave.	tj.farran54@gmail	863-604-6796	<input checked="" type="checkbox"/>
Robent Truce	Arthur Park	Robert.Truce@Yahoo	423-598-2300	<input checked="" type="checkbox"/>
Amel Samaha	ESPRIT	amelnetworks@gmail.com		<input type="checkbox"/>
Barbara Wells	1111 Ill Ave ST Cloud	—	—	<input type="checkbox"/>
Phillip Lantry	3316 Cypress Point Cir	philliplantry@gmail.com	4078737843	<input type="checkbox"/>
Nathan Blackwell		Nathan.Blackwell@stcloud.org		<input type="checkbox"/>
Barry Johnson	1075 E Lakeshore Blvd	bjjohn@jwval.com		<input checked="" type="checkbox"/>
JOSE MARTINEZ	NEW YORK AVE	Jenae@tel.com		<input type="checkbox"/>
Laurie Sirrell	3300 ELakeshore Blvd	lauriesirrell@gmail	4073468735 CA	<input checked="" type="checkbox"/>

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Susan Giep	700 Conn. Ave	Suegiep33@gmail.com	
Brian & Laura Phelps	438 Connecticut Ave	bp Phelps0321@gmail.com	4077090063

#  
#  
#



# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Randy Jurrell			321-402-7514	
Jill Jurrell	22 New York Cir.	randyandjillterrell@gmail.com		<input checked="" type="checkbox"/>
<del>R. J. Jurrell</del>	1018 Pennsylvania	Trevor@GarageBar	407 375 StCloud.Com 0788	<input type="checkbox"/>
Tim GREEN	1932 Parkview Dr	wraith32@aol.com	407-4337578	<input type="checkbox"/>
Mary Beth White	3397 Celena Cir	Mbethwhite@4l.com	407- 908-6371	<input checked="" type="checkbox"/>
Denise Naylor	211 Indiana Ave	denni8358@phoo		<input type="checkbox"/>
Richard Lawrence	211 Indiana Ave		407-9688768	<input type="checkbox"/>
Robert MALL	2924 Cool Breeze Cir		407-340-2216	<input type="checkbox"/>
Tonya Pacheco	1307 Lakeshore Blvd	TO1206@AOL.COM	407-705-4700	<input type="checkbox"/>
RUBEN Pacheco	1307 LAKESHORE BLVD	GATOR2777@aol.com	407 288 7978	<input checked="" type="checkbox"/>
Janet Rinehart	721 Lakeshore Blvd		321 525 6804	<input type="checkbox"/>

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Kelly Mungall	11 Mass. Ave	Kellymungall@gmail.com	407-414-9889	<input checked="" type="checkbox"/>
Lori Brasington	711 Lakeshore			<input type="checkbox"/>
Susan McCall	429 Virginia Ave	mccallsloos@gnc.com		<input checked="" type="checkbox"/>
John McCall	429 Virginia Ave			<input type="checkbox"/>
Sandy Sturgeon	327 Missouri Ave			<input type="checkbox"/>
Nick Eric	MINNESOTA AVE			
Cheyenne Davidson	minnesota Ave			



## St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Trudy Watson ☺	925 Michigan Ave	/	/	<input checked="" type="checkbox"/>
Kristen Kertz	1010 MARYLAND			<input type="checkbox"/>
DAVID KLEIN	301 16 <sup>TH</sup> STREET			<input type="checkbox"/>
EILEEN HEATING	907 MONTANA AVE	LOTEK@ADV.COM	7605250378	<input type="checkbox"/>
NATALIA VARGAS	224 OREGON AVE	NATALITE@LIVE.COM		<input checked="" type="checkbox"/>
MICHAEL MITZEL	25 LAKESHORE	VONMITZELW@GMAIL.COM	513 702 8558	<input checked="" type="checkbox"/>
<u>TONY</u> Maresco	430 OREGON AV	PVCTONY@STCLOUD.COM		<input type="checkbox"/>
KEITH TRACE	1237 HANCOCK CIR	KEITH.TRACE@STCLOUD.ORG		<input type="checkbox"/>
ED Moon	13146 Lake Mary Jane	ed@turbo moon.com	3212283116	<input checked="" type="checkbox"/>
Sam Moon	13146 Lake Mary Jane	Samuel.Joseph.moon@ mail.com	407 338 8450	<input checked="" type="checkbox"/>

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Mary HARVEY	301 Dakota	youcat@notmail.	407-460-6514	<input type="checkbox"/>
Duane Norman	3551 Buckingham Ct	Duanedman@gmail	407-709-3807	<input type="checkbox"/>
Julius Melender	1703 Fu Ave	julius.melender@yplw.	407 729-1610	<input type="checkbox"/>
Robert Clark		RobertClark1000@yahoo	407 891 8522	<input type="checkbox"/>
Brian Mac Clark	600 Indiana			<input type="checkbox"/>
Lisa Klepper	908 Michigan Ave	ljklepper@gmail.com	501-301-2483	<input type="checkbox"/>
Mark Evans	118 Edgewater Dr.	mevansmaps@gmail.com	(407)813-8628	<input type="checkbox"/>
Keith Harlan	601 Ohio Ave	keithharlan@rocketmail.com	407 556 3561	<input type="checkbox"/>
SANDY WEBB	2660 ANN AV	SLWEBBZEIT@gmail.com	407-847 8810	<input type="checkbox"/>
Keith Romm	7085 Big Bend N		407 791 5215	<input type="checkbox"/>



# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Alex RADWAN ↳	3380 LAKESHORE	HIGAREDLINE @GMAIL.COM	407-908-1130	<input checked="" type="checkbox"/>
Pamela Spruill	4381 Hummel Road	ps16@windstream.net	706-499-4868	<input checked="" type="checkbox"/>
MARK Cullison	436 DELAWARE AV	MCULLISON@CFL.RR.COM	407-756-6435	<input checked="" type="checkbox"/>
		C/A	407-718-4860	<input type="checkbox"/>
Hany Hawala	409 Oregon			<input type="checkbox"/>
Jeese O'Doherty	MACON WAY	teresagflorida commercialrealtors.com	407-908-6671	<input checked="" type="checkbox"/>
Daniel Miller	Isle of Pines	Fishermansden@me.com	<sup>407</sup> 256-9107	<input checked="" type="checkbox"/>
Richard	3615 Michigan Ave	—————	407-285-7360	<input type="checkbox"/>
Dennis Ford	325 Minnesota			<input type="checkbox"/>
CLAY LAMB	123 LAKESHORE		407-791-6230	<input type="checkbox"/>

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James German	618 Delaware Av	jpsmath@yahoo.com		✓
JOHN F KLEPPER	908 Michigan Ave	..	561 758 2849	☐
Sylvia Muller	San Blas Ave	smulteri@yahoo.com	321-231-4230	☐
Jean Corrigan	4512 Lake Trudy		407-247-2435	☐
Ralph Sims	BOSTON AVE	NONE	-	☐
GEORGE JELFMAN		-	-	☐
Insh Titer Scott Cassid	1413 Lakeshore	P Titer@hotmail.com	4	☐
Jim Moore	1141 East Lake Shore Blvd Riss 34744	moor310@earthlink.net		
ALAN WAGNER	116 LAKEVIEW DRIVE SE. COVINGTON, FL. 32169	APWDESIGNS@aol.com	407-957-7993	☐



# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
John Wragins	101 LAKESHORE BLVD			<input type="checkbox"/>
Paula Stark	Orange Ave.	paula@stcloudmainstreet.org		<input type="checkbox"/>
Shaun Germolus	1097 Saison Ave Kissimmee	Shaun.germolus@kissimmee.gov		<input type="checkbox"/>
Floyd M. Halko	2 Penn Ave			<input type="checkbox"/>
Dan Fritton	123 Wyanding			<input type="checkbox"/>
Carmelo Ogwench	15010th St.		407 300 2241	<input type="checkbox"/>
Leira Fratelli	2725 Lakeshore Blvd.	liamjerry100@outlook.com	407-799-0007	<input type="checkbox"/>
Bob Blum	435 MAJ	HDBRKA53@YANCO.COM		<input type="checkbox"/>
DOUC BLUM	1135 MAJ			<input type="checkbox"/>
Wayne/Terrance	3502 Seaside Dr	W.Terrance@gmail.com		<input type="checkbox"/>

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Vikki Nickels	421 Lakeshore Blvd	Penwork1@hotmail.com 757 592-7631 ✓
Dorothy Wilmons	427 DAKOTA AVE	dottylwilmons@gmail.com
Brandon Cordero	405 Connecticut Ave	corderobj@aol.com 407 446 5252 ✓
Lynne O'Leary	231 Pennsylvania	K10287@yaho.com 407-361-4885 ✓
Meriam Trice	4841 Nathan Hale Blvd	502-541-1067
Cherry Ewert	2123 Seaboard Blvd	
Gina Lizzi	2 Massachusetts Ave.	gnaeccoyote1@gmail.com 724-825-7878 ✓
Bobbie Bryant	3316 Cypress Pt Circle	Bobbie@themarketeers.com
JOHN McLEROY	4929 SPARLWAY	THECAPTAIN@CAPTAINSTREETK.COM



# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Rog/Neil Peterson	107 LENA ANN DR.	mpeterson67000@gmail	407-556-3223	<input type="checkbox"/>
BERNIE OLLIFF	1615 LAKEHOLE BUD	bollifff@cfi.fl.ca	321 666 482	<input checked="" type="checkbox"/>
VALEXIE OLLIFF	"	"	"	<input type="checkbox"/>
Ada Cottam	111 Lakeview Dr.	ada.cottame@gmail		<input checked="" type="checkbox"/>
Steve McManamon	111 Lakeview Dr.	steveiemac407@gmail		<input checked="" type="checkbox"/>
PHILIP PIAZZA	219 Delaware Av.	—		<input type="checkbox"/>
Rob Boulware	1221 East Lakeshore Blvd		407-722-4294	<input type="checkbox"/>
Kenny Hall		Kenny 5675@a	tt.net	<input checked="" type="checkbox"/>
Wendell Burson	4835 Lillian Black		407-908-6225	<input type="checkbox"/>
Bill Kurtz	702 MINNESOTA		513 663 140	<input type="checkbox"/>

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# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Maria P. Carney	215-10 <sup>th</sup> St.			<input type="checkbox"/>
Cheryl Knouse	3 <sup>rd</sup> + Maryland	donnurse7@aol.com		<input type="checkbox"/>
DAVID Knouse	3 <sup>rd</sup> MARYLAND	donnurse7@aol.com		<input type="checkbox"/>
Todd Baker	1107-16 <sup>th</sup> St	rtbaker1107@gmail	407-353-8501	<input type="checkbox"/>
Teresa MAULTON	2924 Cool Breeze Ln	teeresve@ADLAN	407-556-3481	<input checked="" type="checkbox"/>
Carolyn Copiaco	717 Tennessee Ave St Cloud	ecardyncopiaco@gmail.com	407-312-5768	<input checked="" type="checkbox"/>
Earl Allen	220 EDGEWATER DR	EARL ALLEN @ CFLAK. CO - gmail.com		<input type="checkbox"/>
Tahitana Chaffin	2817 Deerfield St. St Cloud, FL	VoteTahitanaChaffin@	704-320-7060	<input type="checkbox"/>
Barb Duvall	300 Florida	duvallsterling		<input type="checkbox"/>
Monty Duvall	St Cloud Ave	@Mindspring com		<input type="checkbox"/>

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# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
<del>Peter Brigham</del>				
Peter Brigham	1895 Jan Lan Blvd	pbrigham2000@yahoo.com	407 301 5656	<input type="checkbox"/>
Gerald A. Hunt	721 LAKE SHORE BLVD	jeremyshunt@ymail.com	407-709-7158	<input checked="" type="checkbox"/>
Jan Walker	11036 Grape Age			<input type="checkbox"/>
GARY ELVINE PAPERMAN	MASSACHUSETTS PKWY			<input type="checkbox"/>
Jordan Mough	1010 Pray Oak	j.monaghan@sigmat.com	609 923 9828	<input type="checkbox"/>
Carlo Gonzalez		Carloeg1926@gmail.com	862-888-0175	<input type="checkbox"/>
Greg O'Neal	5125 Bullis Rd SE Cl. 34772	optoneal@hotmail.com	407 791-4734	<input checked="" type="checkbox"/>
Mike STENCEL	516 Chief Sioux	ELX9090@GMAIL	408-3816015	<input checked="" type="checkbox"/>
David Meira	3410 Puley Cir		407-508-0736	<input type="checkbox"/>
Don + Janice Ruizzo	200 Maryland Ave	Donaldruizzo@gmail.com	407-873-7803	<input checked="" type="checkbox"/>

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# St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Roger Cain	401 Carolina Ave	rcain@rossmount.org	719-214-9180	<input type="checkbox"/>
Jackie Espinosa	120 Broadway 34741	info@jastene.com	407-963-7710	<input checked="" type="checkbox"/>
Pam Lambert	1493 Alligator St.	gotonpamlambert@gmail.com		<input checked="" type="checkbox"/>
Sonny Bawardi	1450 Calibrato Blvd	Sonny b1@gmail.com	407 456 3500	<input checked="" type="checkbox"/>
Carl Robinson	8 VA. AVE	carolrobinson64@gmail.com		<input checked="" type="checkbox"/>
Jason Putzler	218 FLAGLER CT.	golfgnate@gmail.com	970-216-9685	<input checked="" type="checkbox"/>
MIKE/ELSA DUFFY	607 MASS AVE	SAILASIT63@ICLOUD.COM	407 824 5857	<input checked="" type="checkbox"/>
Norma Brunelle	230 Florida Ave	norma.brwn1971@gmail.com	407 860 3125	<input checked="" type="checkbox"/>
Kathleen Wright	411 Lakeshore Blvd	tkjemail@yahoo.com	407-301-2898	<input checked="" type="checkbox"/>
Kirk + Lena Dohl-Mangum	4430 Rummell Rd	KirkLena.Dohl@aol.com	407-716-7058	<input checked="" type="checkbox"/>

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## St. Cloud Lakefront/Waterfront

Public Workshop

October 6, 2021

Name	Address/ Neighborhood	Email Address	Phone Number	Sign Up for Emails
Mary+Joe Hayes	700 Grape	jpm1h79@yahoo	407-908 4105	<input checked="" type="checkbox"/>
Raymond Hoge	220 Florida Ave	shpHove3@gmail	603-9886847	<input type="checkbox"/>
Connie Kingston	105 Florida Ave	ConnieKingston@ hotmail.com		<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>

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# COMMENT CARD

- More Boat Ramps.

Add, don't move.

① West end and marina  
Boat Ramps.

- Expand marina

- No Hotel / Inn

- No need to bring out of  
town visitors to Lakefront



My zip code: 34772

Name: Duane Norman

Email: DuaneNorman@gmail.com

# COMMENT CARD

Jet Ski Area is under capacity parking

Swim zone cut in half will not work.

Not Enough parking to spread out!

Parks & Rec. Can't handle it now  
What makes you think they can after?  
Police - NOT ENOUGH TO HANDLE ST. CLOUD  
NOW! NOT ENOUGH POLICE... TO HANDLE  
LAKE SHORE...

Play Area too far away from beach...

Who's going to TAKE CARE of all this?

Gerald A. Hunt  
721 Lakeshore Blvd

407-709-7158



St. Cloud  
FLORIDA  
Your Centerplace for Life



Will you have beach patrol & water patrol?

Jet ski ramp so close to swim zone  
needs to be moved to base end &  
keep parking for beach user only

My zip code: 34767

Name: Gerald A. Hunt

Email: gerryshunt@yahoo.com

# COMMENT CARD

More Marina parking

Why retail when we do

Not use what we have

in downtown

Traffic on Lakeshore



My zip code: 34769

Name: Brian Phelps

Email: b1phelps0321  
@gmail.com

# COMMENT CARD

Bravo!

Looks Great





# COMMENT CARD

EVERYTHING SOUNDS GREAT

EXCEPT THE CYCLE

TRACK. LOOKING AT

THE PLAN + TALKING TO

THE CONSTRUCTION GUY YOU

WOULD HAVE TO REMOVE

LARGE OAK TREES ON

PEOPLES EASEMENT.

PART OF THE NATURAL BEAUTY  
OF ST CLOUD



My zip code: 34769

Name: OLLIFF

Email: ValerieO2@fl.nv.com

# COMMENT CARD

The "proposed" master plan  
doesn't address the traffic on  
Lakeshore Blvd nor the additional  
noise — ~~is~~ Is the city  
going to <sup>pay to</sup> sound proof  
the citizens home from 5th St  
to Lakeshore / ~~Mississippi~~ to Brown  
Chapel. { South Side Cycle Trail  
Traffic on Lakeshore is  
already awful  
?



Why rent the east end of Lakewood  
being built up too or spend the  
additional retail & restaurants down there

(Oh --- forgot this is all for  
the airplanes --- this is a

build it and they may come

\*The boardwalk - towers - dog park,

moving the boat ramp are good ideas  
the rest is rubbish \*

My zip code: 34769

Name: Terese MAILHOT

Email: teeesue@AOLCOM

# COMMENT CARD

④ The SEA PLANE Base will conflict with the boating experience. This update is going to draw lot more Boat traffic.

④ MAKE A PRIVATE Boat Launch for renters of boat slips that is secure

④ Jet ski entry to jet ski launch that discourages "play" near point of entry.



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

\* Central location - too congested

\* Noisy recreation all together (e.g. jet ski's, Seaplane, Children's area.

\* Children's area not close to swimming

\* Civic Center and/or hotel blocks  
property views

\* More walkways are an improvement

\* Dog Park → is an improvement

\* Separating - jet ski & boat ramp is  
an improvement



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD



We are a new family in this community and we are very excited to live here. Also with all the news activities and plans for the park since we live in front of it. Our first meeting participation and I have to say that surprisingly all we heard were complaints and objections from other residents. I don't have



a seaplane but I would like to  
so doesn't bother me to have a  
seaplane docks. Dog park, Boardwalk  
more parking space, restaurants  
etc, etc.

My zip code: 34769

Name: Leira Fratticelli

Email: Liamjenys10@outlook.com

# COMMENT CARD

① No one is going to go from  
the lakefront down  
Florida Ave to go to downtown.

② Will there be a "free"  
public transportation  
from lake front to downtown  
for example, electric tram?

③ How tall will the  
Inn be, more than  
2 stories?



④ Who pays to maintain  
to sea plane base?

⑤ How will the planes  
get refueled? Will  
there be a gas station?

⑥ We should keep the  
draw to the locals.

My zip code: 34769

Name: Lisa Klepper

Email: jfklepper@gmail.com

# COMMENT CARD

- move jet skis down by boats
- don't split splash pad from beach. People come for day, can't go back and forth
- do not need hotel or b & b, fight to keep as non-commercial as possible
- do not need a store selling things, can go downtown to shop



• do not need to be like

Taveres and have a seaplane

My zip code: \_\_\_\_\_

Name: Carolyn Capiaco

Email: \_\_\_\_\_

CarolynCapiaco@gmail.com

# COMMENT CARD

BOAT RAMP 1 mile  
From SLIPS ????

TO GET BOAT OUT  
NEED TO PARK THEN  
WALK 1 MILE TO  
BOAT SLIP?

NO PLACE TO TIE  
BOAT TO RAMP WHILE  
GETTING TRAILOR.





# COMMENT CARD

XREGARDING THE TRAIL CONNECTING THE ST. CLOUD LAKE FRONT AND CHISHOLM PARK:

① ARE THERE ANY PLANS TO SLOW DOWN THE TRAFFIC ON RUMMELL ROAD TO MITIGATE THE INCREASED SAFETY HAZARDS?

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② IS ST. CLOUD AWARE OF THE ABOVE GROUND OVER FLOW WATER PIPES WHERE THE PROPOSED TRAIL IS PLANNED?

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③ IS THE CITY OF ST CLOUD GOING TO OFFER SOLUTIONS TO ADDRESS PRIVACY CONCERNS OF HOME OWNERS ON RUMMELL ROAD REGARDING INCREASED BICYCLE AND FOOT TRAFFIC IN CLOSE PROXIMITY TO EXISTING HOMES?

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PLEASE CALL KIRK MANGRUM REGARDING THESE ISSUES AT 407-569-6687

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THANK YOU!

④ IS THE CITY GOING TO INCREASE POLICE PRESENCE?



chisholm park plan.com

My zip code: 34744

Name: Kirk Mangum

Email: kirk.lana.dahl@aol.com

# COMMENT CARD

POSITIVES :

KAYAK LAUNCH

PARKING AT TRAIL HEADS (EAST)

DOG SPACE, SITTING AREAS

BOARDWALK TRAIL

SUGGESTION: FITNESS STATIONS ALONG TRAILS

NEGATIVES: SEAPLANE BASE DUMB

INCREASED TRAFFIC, RUINS

QUALITY OF LIFE FOR LAKE SHORE

RESIDENTS →



NOT ENOUGH SPACE DOWN HERE

TO ACCOMMODATE THESE ADDITIONS

\* RIDICULOUS TO EVEN MENTION POSSIBLE

BK OR MCDONALD'S AS POTENTIAL

RESTAURANTS!

400+ PARKING SPACES - ALL TRAFFIC

THROUGH NEIGHBORHOODS! WHAT

ACCOMMODATIONS WILL BE MADE FOR

THE STATE STREET RESIDENTS? SIDE  
WALKS? SPEED BUMPS? THIS IS INSANE.

My zip code: 34769      THIS IS STILL

Name: EILEEN KEATING      A  
Email: GOTELK@AOL.COM      NEIGHBORHOOD!!

# COMMENT CARD

When will be completed?

When will you be completing  
Side walk to Brown Chapel?

I think boat launch is far  
from marina for Boat  
slip owners'



My zip code: 34769

Name: Laurie Sirell

Email: laurie.sirell@gmail.com

# COMMENT CARD

This is insanity!  
this is not being planned  
by people who live in the  
lakefront area. This  
will destroy the tranquil  
area we moved here  
for. We do not need  
tourism or shoppers



in the lakefront.

No Civic Center, No Hotel,

No more restaurants

No shops, No Jet Skis

The only people who  
have used this lake are  
Bass fishermen - Leave

it the way it is.

Period

My zip code: 34769

Name: Keith Harlan

Email: keithharlan@rocketmail.com

*Beck*

# COMMENT CARD

CYCLE TRACK SHOULD BE

OFF THE LAKE SHORE DR.

KEEP BIKES OUT OF VEHICLE

TRAFFIC.



My zip code: 34769

Name: Mark Gullison

Email: MCULLISON@CFZ.RR.COM

# COMMENT CARD

THE MASTER PLAN SHOWS  
SEVERAL SPACES TO DOCK  
SEA PLANES BUT NO FUELING  
FACILITIES OR OTHER  
INFRASTRUCTURE FOR THEM  
HAS THIS BEEN LEFT OUT?

I WOULD HATE TO SEE  
A FUELING STATION RIGHT  
IN THE MIDDLE OF THE PARK  
AND I AM ALSO CONCERNED  
ABOUT THE EFFECT OF THE  
NOISE ON THE WILD LIFE.



My zip code: 34769

Name: DAVID KLEIN

Email: dakcpa @ juno. com

# COMMENT CARD

Seaplane dock does  
not accomodate many  
types of seaplanes. Some  
sort of ramp/beaching  
area would be nice.



My zip code: 32832

Name: Daniel Miller

Email: Fishermansname.com



# COMMENT CARD

NO TO SEAPLANES

NO TO HOTEL

DON'T NEED A "RETAIL" AREA

WHY WOULD PEOPLE WANT TO BRING  
TO OUR DOWNTOWN

NATURE TRAILS ARE GREAT

BUT WILDLIFE / BIRDS /

NESTING SANDHILL CRANES WILL

NOT EXIST WELL WITH

INCREASING NOISE FROM

"NOW" BOAT RAMP - TO JOY SKI  
AREA.



WHAT ABOUT THE WALKWAY  
THRU TO CHISON BRIDGE ?

PER HAPS SHOULD PUT SOME  
ATTENTION INTO IMPROVING  
DOWNTOWN !

My zip code: 34769

Name: JOYCE BLIEM

Email: ANMALARTC AOL.COM

# COMMENT CARD

W

SEA PLANES WILL GET IN WAY OF

BOATS AND SCARE BIRDS AND WILD LIFE.

JET SKIES HAVE FL NUMBER THEY CAN

LAUNCH AT ANY BOAT RAMP. 10 BLOCKS FROM

DOWNTOWN WILL NOT BRING GUEST FROM

SPARKANT.





# COMMENT CARD

Boat Ships need repair

Rental is 100<sup>00</sup> per month

where is the money going

Sea plane pay for any +

All items needed in case of

accident (full leaks or accidents)



My zip code: 38772

Name: Mike

Email: ELX9030@GMAIL.COM

# COMMENT CARD

1. Bed & Breakfast, maybe, not hotel.
2. Sea Plane Base ? Not sure it's worth <sup>space</sup>
3. Like boardwalks.
4. Like shade / improvements.
5. Traffic control ? Will it be patrolled/more
6. Let's keep the communication going...



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My zip code: 34769

Name: Brandon Cordero

Email: cordero bj@aol.com

# COMMENT CARD

As a Captain on this lake I can say that the water is too rough for having a Sea Plane base out in unprotected waters.

I run commercial tours on our lake and would like the option to dock bigger boats at the marina. My current vessel is 40' x 12' which is too big for the current slips.

I also have plans for a 70' x 16' Paddle wheel River Boat that I would love to have as the new Flagship of St Cloud.



When the Boat Ramp is relocated  
have at least one double wide  
and extra long ramp for larger boats

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My zip code: 34769

Name: Richard Lawrence

Email: Captain Richard Lawrence  
@Gmail.com

2/07 968 8768

# COMMENT CARD

BOAT SLIP OWNERS - TO LAUNCH A  
BOAT ON WEST END OF LAKEFRONT & TIE  
UP AT BOAT SLIP - THEN HAVE TO  
WALK BACK TO BOAT TRAILER ON  
WEST END TO DRIVE TRAILER HOME

JET SKI'S SHAY SEPARATE FROM  
BOAT LAUNCH.



My zip code: 34769

Name: MIKE DUFFY

Email: SALFISH63@ICLOUD.COM

# COMMENT CARD

1 No Hotel

2 No Civic Center

3 No one that flies in on a

SEAPLANE IS GOING TO WALK

10 Blocks to Buss. District

4 Beach need to be dug

Deeper water RECEDES IN

WINTER + ITS A <sup>GRASSY</sup> ~~gap~~ <sup>mud</sup> Hole



5) Where is money coming  
from to fund

6) is Launch Ramp being  
put in place of decommissioned  
water treatment plant

My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

NO MACDONALD'S OR

FAST FOODS . ADD

RESTAURANTS WITH LEGIT

REAL CHEFS , NOT COOKS.



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

Looks great!

Dog park will not be  
utilized if it is small.

Restaurant - Yes! Fast Food -  
No  
St. Cloud needs more restaurants!

Not sure if guests at bed +  
breakfast will want to hear  
splash pad kids noise

Hotel or Inn idea good



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

DO IT. - GO for It.

Have the developer also improve the road system to support the increase in traffic. Create a middle turn lane, left and right, between the existing 2 lanes.

Parking Garage



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

NO NO NO

Sandy Webb  
266 DANN AV  
KISSIMMEE, FL  
407-847-8810  
SLWEBBZEIT@gmail.com





## COMMENT CARD

NO HOTEL / B+B !

The waterfront is for local people

yes cycle track

" walking trails

" move Boat launch

Keep green space for

carnival, conservation day

other activities.

good to increase parking





## COMMENT CARD

So - seaplanes to  
the Right of us,  
Boats to left -  
and here I am  
stuck in the  
middle with jet  
SKI'S -  
and retail villages  
Are you kidding?  
You're Ruining the  
Lakefront



St. Cloud  
FLORIDA  
Your Centerplace for Life





# COMMENT CARD

No Family Picnic  
AREAS We NEED  
So ~~much~~<sup>many</sup> MORE.  
We need this put on  
A REFERENDUM,





# COMMENT CARD

- Not enough event parking  
58 is not enough the other  
parking is too far away.
- Not enough parking for jet  
ski area for ~~people to~~



My zip code: 34769

Name: Ada Cottam

Email: Ada.Cottam@gmail.com

# COMMENT CARD

Educate public to help  
clean up own trash, pet  
messes — haha — the  
more enjoy, the increase

over




Please keep improve-  
ments where a person feels  
refreshed. — NO

BK on McD!!!

bringing smiles, happiness.

Wildlife will thrive, resi-  
dents are relaxed.

Thank you for your ideas.

My zip code: 32769 

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

No Hotel

No Civic Center

No shops

No Jet ski's



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

Sonny Brown



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

① PARKING PLAN LOOKS GOOD

② SEAPLANE DOCK AS DRAWN  
ONLY ACCOMMODATES FLAT PLANES.  
UPDATE TO ALLOW HULL PLANES/  
FLYING BOATS. ADD A  
RAMP LIKE TRAVARES

③ KEEP UP THE GREAT WORK!



My zip code: 32832

Name: Ed Moon

Email: ed@twbomoon.com

More Jet Ski Area

Somewhat less

putting Jet Skis, Kitesurfing,

Swimming & Airplanes is

a recipe for disaster.

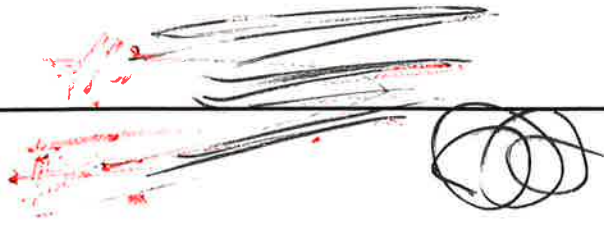
When this close,

My zip code: 34769

Name: Carl Robinson

Email: CARLROBINSON645@gmail.com

# COMMENT CARD



3rd & 1st Boat

unhappy

personal impact

Boat, parents

quit



# COMMENT CARD

Any concerns I have  
would be keeping  
land available for  
nature and wildlife  
quiet spaces to  
enjoy taking photos  
walking trails and  
reflecting and relaxing



No Sea Planes

OR Jet skis

OR motels-

My zip code: 34769

Name: Jan Walker

Email: \_\_\_\_\_

# COMMENT CARD

NO HOTEL

NO SEA <sup>PLANES</sup> ~~PLACES~~

NO RETAIL

OTHER THAN THAT

I'M ALL FOR IT

I LIVE IN WALKING DISTANCE

IF I WANT TO SHOP IT SHOULD

BE DOWNTOWN



My zip code: 34769

Name: DENNIS FORD

Email: \_\_\_\_\_

# COMMENT CARD

GROSS WASTE OF MONEY. OUR

LAKEFRONT IS BEAUTIFUL AS IS. THIS

WILL ONLY CREATE MORE TRAFFIC.

I AM RAISING CHILDREN IN

WHAT I HAVE BEEN TOLD IS

"SMALL TOWN LIFE". THE TRAFFIC  
GENERATED

WILL BE FAR TOO DANGEROUS ON

STATE STREETS. WE DO NOT NEED

A SEA PLANE PORT, NOR A HOTEL, NOR  
RETAIL. THIS IS A COMPLETE WASTE  
OF MY TAX PAYER  
DOLLAR.



St. Cloud  
FLORIDA  
Your Centerplace for Life



My zip code: 74749

Name: JOHN GIEP

Email: J\_giep@aol.com

# COMMENT CARD

I feel the splash pad would

be better connected with the

beach area

No parking available for

marina area (people w/ boats in

rental slots)

I like the boardwalks!

More retail necessary??

Downtown shops are struggling



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

Civic Center is not needed.

Need new Economic Study to include how NeoCity can be tapped.

Need new Economic Study.

No dog park. Too small for cleanliness especially in summer due to urine odor.

Splash pad too far from beach. Kids like to go from pad to beach and back.

No hotel. We have a brand new one downtown.

Expand current restaurant building and banquet hall to 3 stories. What a view that would be...

Sea planes could turn into tour guide business with constant traffic in the air over nature trails. Not good.



Need more data supporting any  
Lakefront Park improvements.

My zip code: 34769

Name: Gina Lizzi

Email: ginaecoyote1@gmail.com

# COMMENT CARD

Happy with the  
lake front as it  
is

Don't need to spend  
money on this !!



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My zip code: \_\_\_\_\_

Name: Susan Gisp

Email: \_\_\_\_\_

# COMMENT CARD

This does not offer benefit to most  
people in the city already and will make  
the already busy area more congested and  
difficult to travel through



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My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

I feel a lot of this is ~~about~~ Not  
a good idea. Seaplane base - No  
Hotel - No, taking away quality  
of life of Residents who live at  
and use the Lakefront on a daily  
basis. - Civic Center - No - there's one  
on 17<sup>th</sup> Street. There will be  
more traffic - this feels like



Citizen concerns don't matter-

but bringing in tourist does.

The Lakefront is beautiful the

way it is- Do Not Take That

Away from us!!

My zip code: 34769

Name: Susan McCall

Email: \_\_\_\_\_

# COMMENT CARD

No Hotels

No more BARS or

ALC. ON LAKE FRONT

No SEA PLANES

Less Traffic

ADD Benches + Tables

Keep splash PAD NEXT TO THE  
Swim Beach!



Impact Study for Pollutants  
of Jet Skis, + Planes

NO CYCLE PATH

My zip code: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

# COMMENT CARD

No More Growth on Lakefront!

Traffic on Lakeshore is @ 150%

Cost of Plan? VS fixing infra-  
Structs

Loss of Residential privacy on Lakeshore

Boat Ramp Should Always be near Marina

Stop Retailing our Residences!

Unrealistic Growth Given Space

Will encourage More Traffic!!  
Environmental impact?



My zip code: \_\_\_\_\_

34769

Name: \_\_\_\_\_

Floyd McAuliffe

Email: \_\_\_\_\_

# COMMENT CARD

NO HOTELS

NO SEAPLANES

LESS TRAFFIC

NOW IS  
TERRIBLE  
SPEEDER  
PROBLEM

NO ADDITIONAL RESTAURANTS  
OR  
BARS

DO NOT WIDEN THE BLVD!

NO CYCLE PATH!

3 WAY STOP SIGNS AT CROSSWALKS

A LONG TIME BLVD RESIDENTS





# COMMENT CARD

- 1.) With the added pavement and impermeable surfaces, what considerations have been taken to mitigate the extra storm drainage volumes and keep the contaminants from entering the waterways?
- 2.) What sort of massing is anticipated for the new buildings including the retail, civic center, etc.?  
2 levels? 3 levels?
- 3.) What amenities will be provided for fishing since the sea plane base is anticipated to take away the pier?
- 4.) Has any consideration been given to the new boat ramp location on the west end and how it will be impacted by the prominent NE winds in the winter time? Is there concerns that weeds will accumulate there?



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My zip code: 34772

Name: Phil Lantry

Email: philliplantry@gmail.com

# COMMENT CARD

1. How will you make sure that seaplane noise does not affect the houses on Lakefront?

2. The hotel is not for the benefit of the residents. It is for city to make money. Where will the income from hotel go to?

3. No need to block views of residents with a civic center and hotel.

4. Kissimmee didn't block the views of residents living on ~~lake shore~~ lakefront.

5. Will city patrol more often at night so parking doesn't become a mini car show with loud music as it does now?

6. Plans need to spread out more so it isn't affecting just the 2 houses in front of planned hotel, civic center, splash pad, retail, seaplanes.



**St. Cloud**  
FLORIDA  
Your Centerplace for Life

My zip code: 34769

Name: Ruben Pacheco

Email: gator2777@AOL.COM

# COMMENT CARD

I like the Enhanced Menorah Point

I like the West End Boat ramp

I like the Amphitheater Lawn Area.

I like the Expanded Marina

Instead of a second restaurant have

an area of concessions/retail and

Specialized food.



Name: Stark109@hotmail.com  
Email: Stark109@hotmail.com

My zip code: 34769

Wildlife protection consideration  
-transformation boat ramp  
Connectivity to downtown  
NO HOTEL  
Parking concerns - Add 11 more  
Traffic concerns vs harbor drive

# COMMENT CARD

Additional Parking needs w/ added restaurant for business to be successful. Spaces allocated for restaurant.

-Cautious-

\*

Parking spaces now vs. the additions

- Connectivity from Lakefront to downtown - Shuttle service. Freebie
- Jason Seagle.

- Banquets @ restaurant / Bike Share
- Scooter Rentals

- Water Taxi - from one park to another one park area to another

- Traffic & safety concerns / mobility help

- No Hotel @ Lakefront

- Air - BnB ? - City Grants for BnB's . - Lk. Runnymede Hotel historical



# COMMENT CARD

1. Restaurant / Banquet Facilities  
/ 2 seats for each 1 seat in a restaurant

2. No hotel



\_\_\_\_\_ Email:

\_\_\_\_\_ Name:

\_\_\_\_\_ My zip code:

Historic aspects @ lakefront to promote.

Environmental impact to wildlife (birds) - studies for impact on wildlife - Audubon Society very large in St. Cloud.

Smaller Food Vendor space

Boxipark vs <sup>log</sup> Restaurant.

Likes: Boat launch relocate

# Lakefront Park Public Workshop

October 6, 2021

## Zoom Recording Q&A Transcript

01:02:20 Andrea Penuela, GAI: Hello everyone! Please ask your questions through the chat box.

01:03:04 ccaines:What are the plans for all of the traffic on Lakeshore Blvd?

01:03:31 Cortnie Grno: Is there any discussions for changes or this is it?

01:03:41 Cortnie Grno: Ok

01:04:04 Cortnie Grno: What percentage of the residents there in lakeshore have you spoken with about the plans?

01:04:22 Andrea Penuela, GAI: For Lakeshore Blvd. we are proposing raised crosswalks to slow down traffic

01:04:40 Thomas Lord: Calling it a "Bed and Breakfast"? Usually a "bed and breakfast" is a home, not something that needs to be built.

The way it was originally presented was like an "autograph" hotel or "Hampton Inn"

01:05:12 Tugce Figeac: Is there a plan on how to control traffic and keep our residential streets that connect to the lakefront safe for our kids?

01:05:27 Andrea Penuela, GAI: I'm not sure what percentage of the population we have spoken to but we have received tons of public input! There are over 100 participants in the room with us today

01:05:44 Concerned Resident: Isn't it safer and doesn't it provide about 20-30% more parking to do 45degree parking spots on lakeshore as opposed to parallel parking. If you are redoing everything anyway!

01:06:09 Thomas Lord: I bet, because the folks are concerned about what's about to happen down there....

01:06:09 Tugce Figeac: What corporation is supposed to be building this hotel? Also is the land leased to them or sold ?

01:06:51 Andrea Penuela, GAI: On parking - this is an overall master plan, we will explore more options for parking once we move forward with a plan, so 45 degree parking is an option

01:06:53 Concerned Resident: Plus it prevents people from parking wrong wheels to the curb as they do every weekend cutting in front of traffic.

01:06:55 Thomas Lord: Tugce, they don't know. They haven't been able to lure a hotelier yet.

01:07:34 Thomas Lord: For the same reasons we don't have a Target or Olive Garden.  
Economics

01:07:49 Andrea Penuela, GAI: Economic development shown is simply a master plan, there are no concrete deals for hotels, etc.

01:08:03 Cortnie Grno: Will you require on retail and restaurants? I don't want to see an "active" place bogged down by businesses where patrons can't visit like professional offices is there a guarantee if you make these changes they would be sales tax generating and "fun" for the lakefront I would hate to see a full design change and seaplane base and no where for people to enjoy themselves. What about an option for food trucks, local events, or is this going to be a stuffy environment? Will you REQUIRE weekend hours unlike the downtown environment???

01:09:17 Andrea Penuela, GAI: The elements proposed are all active destination uses such as retail and restaurants to make the lakefront engaging for all

01:10:38 Andrea Penuela, GAI: The entry plaza from Florida Ave. includes spaces for food trucks and tent vendors. The playground and splash pad will be open to everyone

01:12:58 Matt: With the additional traffic, possible bike path, etc. how are the animals being kept safe when trying to cross. People already honk and almost run them over. Also concerned with adding a bike path the homes on Lakeshore are more accessible to people especially with events.

01:13:43 Andrea Penuela, GAI: Thanks for joining us today! If you are keen on leaving us some comments, make sure you visit the project website where you can leave your thoughts directly on the concept and zoom in to look at the ideas closely. Keep the questions coming!

01:14:28 Andrea Penuela, GAI: The master plan includes raised crossings throughout the street which will act as speed bumps to slow down traffic as well as providing safe areas to cross the road.

01:14:53 Concerned Resident: Has there been any thought or discussion on paid for parking giving all residents of the city a sticker for free parking and validated parking for the hotels and restaurants. This would allow our residents to park for free and any outsiders to park for free if they are using the hotel, restaurants or shops while stopping outsiders from taking up our parking to use our facilities and leave their trash everywhere for us to pay to clean up while enjoying our tax dollars at work. Which is currently happening on a daily basis.

01:15:32 Andrea Penuela, GAI: That's a great idea! Thanks for your input

01:16:32 Andrea Penuela, GAI: The exact configuration and form of the bike path is still in the early stages and will certainly evolve over time

01:17:59 Matt: It should be considered that when they cross if there is something racing by (like bikes) they're likely to try to head back which would in turn put them into traffic.

01:19:10 Andrea Penuela, GAI: That's certainly something to consider

01:21:44 Andrea Penuela, GAI: Keep the questions coming!

**From:** [Stephanie Holtkamp](#)  
**To:** [Kristin Caborn](#)  
**Subject:** FW: Lakefront  
**Date:** Wednesday, October 6, 2021 3:44:55 PM  
**Attachments:** [image001.jpg](#)

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**EXERCISE CAUTION: This is an External Email Message!**

**\*\*Think before clicking on links, opening attachments, or responding\*\***

Hi Kristin,

Below are additional comments for the Lakefront/ Waterfront Masterplan. Can you add them to the public comments?

Thanks,  
Stephanie

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**From:** William Sturgeon <WSturgeon@stcloud.org>  
**Sent:** Wednesday, October 6, 2021 9:10 AM  
**To:** Stephanie Holtkamp <sholtkamp@stcloud.org>  
**Cc:** Linette Matheny <linette.matheny@stcloud.org>; Veronica Miller <vmiller@stcloud.org>  
**Subject:** RE: Lakefront



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**Bill Sturgeon**  
*City Manager*  
1300 9th Street  
St. Cloud, FL 34769  
P: 407-957-7301  
[www.stcloud.org](http://www.stcloud.org)

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**From:** Linette Matheny <[linette.matheny@stcloud.org](mailto:linette.matheny@stcloud.org)>  
**Sent:** Tuesday, October 5, 2021 8:52 PM  
**To:** william underly <[underlybill@yahoo.com](mailto:underlybill@yahoo.com)>; William Sturgeon <[WSturgeon@stcloud.org](mailto:WSturgeon@stcloud.org)>;  
Veronica Miller <[vmiller@stcloud.org](mailto:vmiller@stcloud.org)>  
**Subject:** RE: Lakefront

Thank you for your review and comments! I will forward for the record.

----- Original message -----

From: william underly <[underlybill@yahoo.com](mailto:underlybill@yahoo.com)>

Date: 10/5/21 6:31 PM (GMT-05:00)

To: Keith Trace <[keith.trace@stcloud.org](mailto:keith.trace@stcloud.org)>, Linette Matheny <[linette.matheny@stcloud.org](mailto:linette.matheny@stcloud.org)>, Nathan Blackwell <[nathan.blackwell@stcloud.org](mailto:nathan.blackwell@stcloud.org)>, Dave Askew <[dave.askew@stcloud.org](mailto:dave.askew@stcloud.org)>

Subject: Lakefront

**CAUTION:** This email originated from outside of The City of St. Cloud. Do not click links or open attachments unless you know the content is safe.

I don't know if I will be able to attend tomorrow's meeting on the development. However, looking at the project map, I wonder why there are no additional small picnic pavilions planned. You go to the lakefront now, and every pavilion is always in use for a family or small group. You could have 10-12 along the lakefront and I would say you would find them constantly used. Isn't that what a park is supposed to be---used? Please add more small picnic pavilions and along Lakeshore Drive.

I would like to see locations set aside for food trucks to be able to set up mostly on the weekends. This is another nice draw to bring people not just to the lakefront, but also spend some time. I like the trucks around the city now and needs to be included in this future plan.

I am extremely glad and excited to see the seaplane dock finally come to a possible realization. We had been addressing that for sometime in the EDAC. Now, something unique to go along with it....some type of transportation to get the people to downtown and not just Uber. Since it will mostly be used on the weekend...a vendor providing horse carriages??? But you need something to take people downtown. Unique would be nice for making positive memories and advertising.

Another attraction would be to seek a vendor for water rentals like pedal boats or wind surfing. But you need to have that designed in the plan. You have a fantastic resource with the lake. Adding the sea planes is great, but some other water activities like pedal boats where people who do not own water activities could rent them just enhances the draw of the lakefront. Maybe eventually seek a vendor for a riverboat style dinner cruise on the lake. We are close enough to the tourist mecca and Lake Nona to attract a very unique dinner activity.

The last lakefront renovation was excellent. We've outgrown that and need to reimagine it for the next 20 years.

Bill Underly  
5807 Guenevere Ct  
St Cloud  
407-957-2998

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01:23:23 Andrea Penuela, GAI: Thanks for joining us today! If you are keen on leaving us some comments, make sure you visit the project website where you can leave your thoughts directly on the concept and zoom in to look at the ideas closely.

01:24:28 KA: Consider a pedestrian activated signal for crossing Lakeshore (not a traffic light). Increase visibility in inclement weather, night and drivers really don't want to yield to pedestrians.

01:25:50 Andrea Penuela, GAI: All great ideas, pedestrian safety is a priority and increasing visibility is a big part of that

01:29:17 Andrea Penuela, GAI: Thanks for all your comments and questions. We will keep the chat open until around 7 pm so feel free to keep them coming

01:32:38 Andrea Penuela, GAI: Alright everyone, thanks for joining us today. We will be signing off in about 5 minutes.

01:33:26 Andrea Penuela, GAI: Be sure to check out the project website to leave us your thoughts and keep updated

01:37:20 Andrea Penuela, GAI: Thanks for joining us, we are signing off. Good night!

**From:** [Stephanie Holtkamp](#)  
**To:** [Kristin Caborn](#)  
**Subject:** Fwd: fishing pier  
**Date:** Friday, October 15, 2021 8:34:24 AM

---

EXERCISE CAUTION: This is an External Email Message!  
\*\*Think before clicking on links, opening attachments, or responding\*\*

Hi Kristin,  
Can you add the below comment to the lakefront comments.  
Thanks,  
Stephanie

Sent from my iPhone

Begin forwarded message:

From: "Mann, Martin" <martin.mann@myfwc.com>  
Date: October 14, 2021 at 9:55:16 PM EDT  
To: Stephanie Holtkamp <sholtkamp@stcloud.org>  
Subject: fishing pier

CAUTION: This email originated from outside of The City of St. Cloud. Do not click links or open attachments unless you know the content is safe.

Hi Stephanie:

I was reading the paper tonight and saw that you had a workshop regarding future plans for the Lakefront. Sorry I wasn't there. However, I had an idea to run past you....one mistake Kissimmee made in developing their Lakefront Park was ignoring the need for more fishing piers geared to provide bank fishing opportunities. People in Osceola County want to fish, but don't have many areas that they can fish without a boat. A pier at your Lakefront would change that for many visitors. Shorelines are heavily cluttered with vegetation and people sure don't want to run into critters that live in it. I believe a nice, long, aluminum fishing pier (perhaps a "T" design) at Lakefront would be welcomed by the residents and turn out to be a popular amenity. What do you think about this idea?

Marty Mann  
FWC

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**From:** [Stephanie Holtkamp](#)  
**To:** [Kristin Caborn](#); [Keith Oropeza](#)  
**Subject:** Fwd: Lakefront Groundwork - Seaplane Docks  
**Date:** Thursday, September 30, 2021 2:44:40 PM

---

EXERCISE CAUTION: This is an External Email Message!

**\*\*Think before clicking on links, opening attachments, or responding\*\***

Hi guys,

Below are submitted comments from a resident because he won't be able to attend the Lakefront workshop. These comments are more for the seaplane base it's self but should be added to the lakefront ones since he references the workshop.

thanks,

City of St Cloud, Florida  
Parks & Recreation

Begin forwarded message:

From: John McLeroy <[thecaptain@captainspeak.com](mailto:thecaptain@captainspeak.com)>  
Date: September 30, 2021 at 2:18:10 PM EDT  
To: Stephanie Holtkamp <[sholtkamp@stcloud.org](mailto:sholtkamp@stcloud.org)>  
Subject: Lakefront Groundwork - Seaplane Docks

**\*\*\*EXTERNAL EMAIL: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.\*\*\***

Stephanie,

My name is John McLeroy and I am the President of Captainspeak, LLC and SeareyTraining.com, a specialty provider of seaplane training for the Searey aircraft built here in Central Florida. As a local neighbor and lakefront owner on Fell's Cove as well as a professional pilot I have some very specific requests of the groundwork requirements to provide the best possible experience for seaplane pilots and many of your neighbors in the community who own, operate and enjoy the benefits of this type of infrastructure.

I won't be able to attend next Wednesday's meeting due to my flight schedule but wanted to reach out and introduce myself on two levels:

1- I am a significant resource to the aviation community and have a deep connection to the Central Florida area seaplane community. Pilots know each other very well and 'local' means within a 100nm radius of St. Cloud to a pilot. It will not be unheard of for an enthusiast to arrive from Gainesville or Hobe Sound just to visit the St. Cloud community and bring significant economic activity as a result of the plans you are contemplating.

2- I know that commercial opportunities will arise because of the work being done on this project. As an 40 year Aviation Training service provider I have a vested interest in how this turns out and request that I become part of the planning on a sub-project level so that the community of yours and my constituents are fairly represented when it comes to developing this project.

A few points I would like to be added to the agenda for Wednesday are:

-There is a specific need for the type of dockage that is being proposed and I am deeply concerned it does not allow for proper aircraft and passenger access to a vast majority of aircraft types here in our community. There is a common misconception amongst planners in the specific area regarding design features. I would like to ensure that

the style of dockage allows for approach and embark/disembark features that would allow for both types of seaplanes operated ie; both Hull and Pontoon construction aircraft types. Many seaplane bases were converted from standard dockage and are completely inadequate for the use by almost ½ of the community this project will serve. While this may not be the case as planning and execution takes place we shouldn't eliminate 50% of the economic activity that becomes possible due to a misrepresentation of the community of pilots because of a design flaw.

-Proposed Vendor opportunities for commercial activities must have a vetted process for business accreditation and tenure by a peer-reviewed committee. There are scenarios in the aviation community that get misrepresented as a serious, quality service provider when in reality they are simply an unskilled, brand new hyper-vision for what might be possible. Again, this community is very aware of who are serious service providers and who has a great deal of hope tied into a piece of vapor-ware on a presentation slide deck.

Thanks for your time considering my requests. If you need more clarification on these issues please don't hesitate to reach out. I'm just up the street and when I back in town from flying around the country would love to meet and give you further details as needed. I'm a resource you may not have know about but should and would love to become a part of this project as I am very excited to begin utilizing the structures in the very near future.

John McLeroy  
President & CEO  
Captainspeak, LLC

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Project Contact:  
Kristin Caborn, CPRE  
Project Manager  
Director of Park System Planning  
321.319.3161  
[k.caborn@gaiconsultants.com](mailto:k.caborn@gaiconsultants.com)

Plan  
The Ranch  
AT ST. CLOUD



Master Plan  
SEPTEMBER 2024





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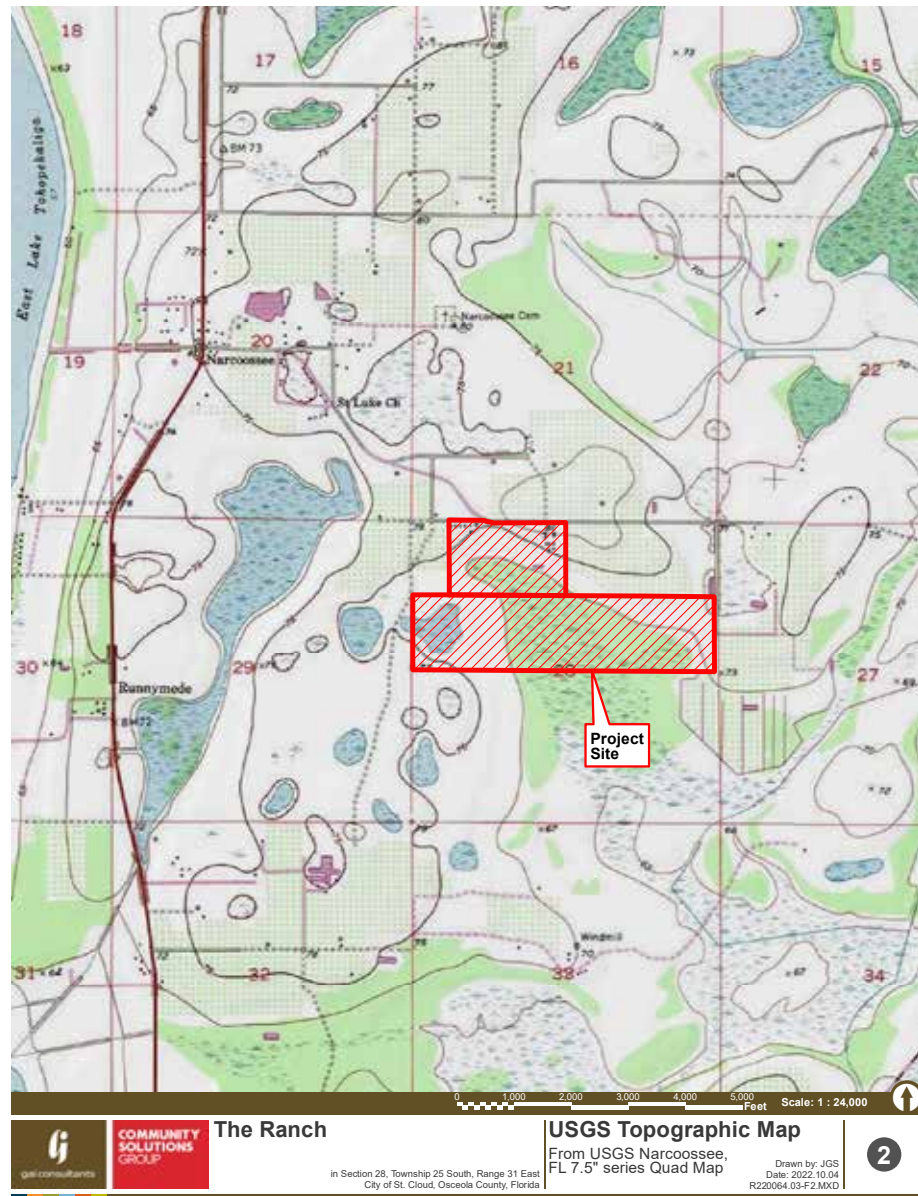
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A dark, monochromatic landscape photograph. The foreground is a field of tall grass. In the middle ground, a single tree stands prominently. The background features a line of trees and a sky filled with large, white clouds. The overall tone is dark and moody.

# 01 - The Foundation

# Site Investigation and Natural Resource Assessment

The project team researched site conditions and conducted a thorough review of the site, focusing on several critical aspects to inform the development of the master plan.



The USGS Topographic Map illustrated the site's elevation and topographical features, which was crucial for understanding drainage patterns.



The NRCS Soils Map detailed the soil types present on the site, offered insights into the suitability for development, drainage capabilities, and potential challenges, such as erosion.



The Existing Land Cover Map depicted the various land cover types, including vegetation, impervious surfaces, and water bodies as well as established a baseline for assessing the site's ecology.

# Existing Conditions

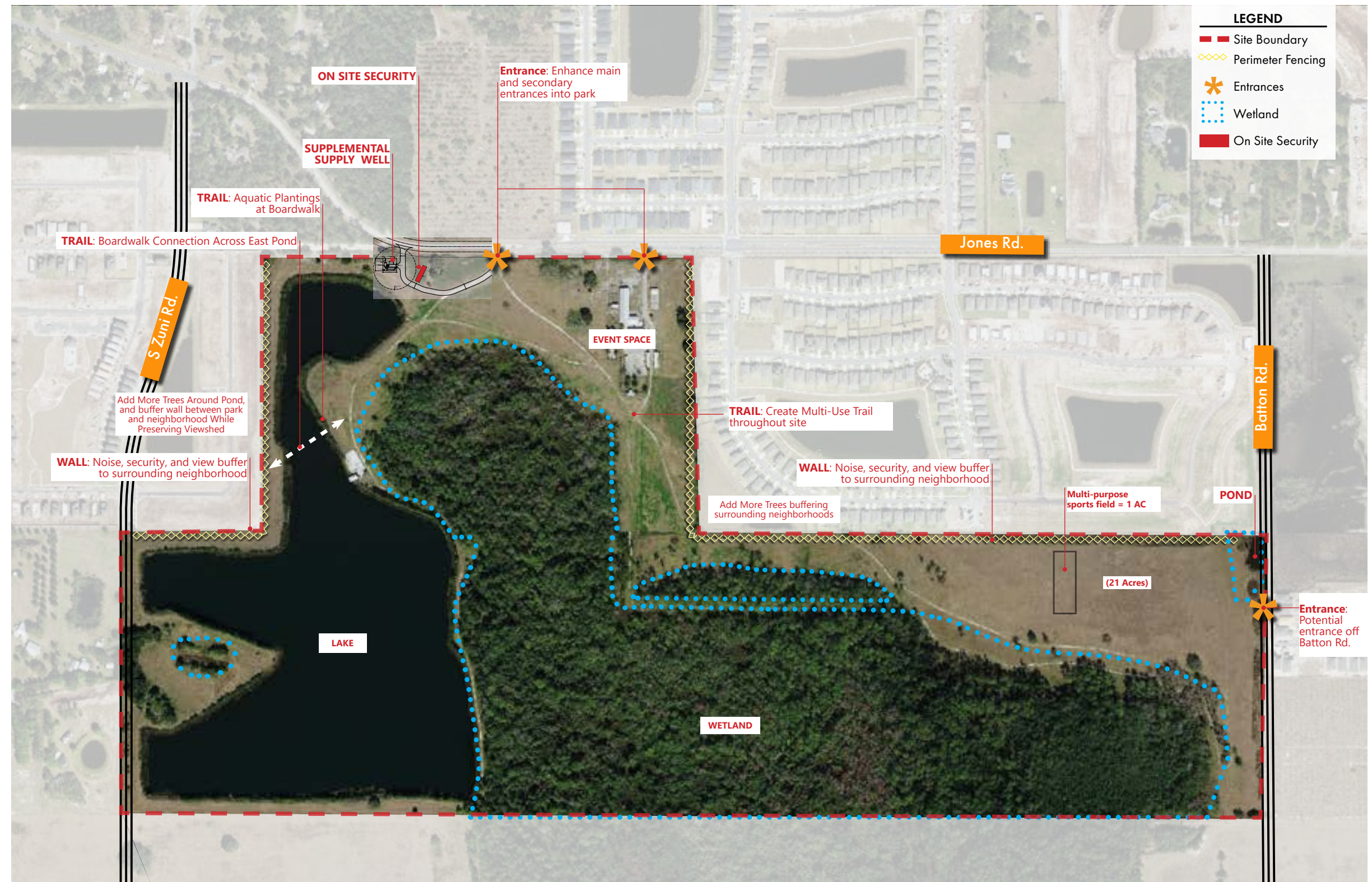
The Existing Conditions graphic depicts a comprehensive overview of the current site layout, as well as emphasizes the existing infrastructure and the natural features that shape the landscape. It highlights the location and extent of wetlands—underscoring their importance for conservation efforts and regulatory compliance. The graphic identifies three potentially occupied gopher tortoise burrows in the northwest corner of the site.



# Opportunities and Constraints

The Opportunities and Constraints graphic outlines key areas where park improvements could take advantage of the site's strengths while being aware of the natural environment. The analysis emphasizes enhancing accessibility at park entrances—expanding the trail network to connect different parts of the site and thoughtfully managing the connection between the park and surrounding neighborhoods. It also highlights the importance of preserving environmentally sensitive areas, such as wetlands and significant vegetation, which are crucial for maintaining the park's ecological health.

These sensitive areas offer a unique opportunity to educate the public about the importance of conservation and the distinctive habitats at The Ranch. Park improvements were carefully balanced to ensure a design that would be sustainable for generations to come.



A dark, monochromatic landscape photograph. The foreground is a field of tall grass. In the middle ground, there is a single tree and a fence line. The background shows a line of trees under a sky filled with large, dramatic clouds. The overall tone is dark and moody.

# 02 - Understanding

# Public Engagement Overview

Public engagement formed the foundation of decision-making throughout the master planning process. The park's design was reflective of the participants' desires while considering what they would not like to see included in the project. The planning team for The Ranch sought to reach people in ways that were most accessible to the entire St. Cloud community. This included both in-person public workshops as well as online engagement through a project-specific website.

Public input opportunities were advertised using a variety of methods to reach as many participants as possible. The City placed yard signs around key locations that provided information about the upcoming meetings and instructions on how to get involved. These signs included a QR code that directed people to the project website for more details and enabled them to submit feedback. Opportunities for input were promoted through the City's social media accounts, email blasts, and posts on the project website.

## Yard Sign



## Public Workshop Welcoming Board



VISIT OUR WEBSITE

## Example Social Media Posts



## At-A-Glance

94 Public Workshop Participants  
 473 Survey Respondents  
 448 Pin-Drop Comments

# Public Workshop Overview

Public engagement for The Ranch included two in-person public workshops. Participants were asked to sign in before participating in interactive activities, so the planning team could keep track of participation numbers.

- Saturday Nov. 5th, 2022  
Great Outdoors Day Event  
Lakefront Park  
37 Participants
- Wednesday Nov. 30th, 2022  
The Ranch  
30 Participants

The project team facilitated various stations, allowing participants an opportunity to provide input on what they would prefer to see at The Ranch. The on-site public workshop also included a scavenger hunt that injected a fun way to explore the site.



## The Ranch Scavenger Hunt

Find the missing park pieces and help us build a park.

- |  |  |
|--|--|
| <input type="checkbox"/> The paved ceremony area | <input type="checkbox"/> The wishing well      |
| <input type="checkbox"/> The false shack         | <input type="checkbox"/> The stage             |
| <input type="checkbox"/> The animal paddocks     | <input type="checkbox"/> The tic-tac-toe board |
| <input type="checkbox"/> The bridal suite        | <input type="checkbox"/> The wild flower patch |

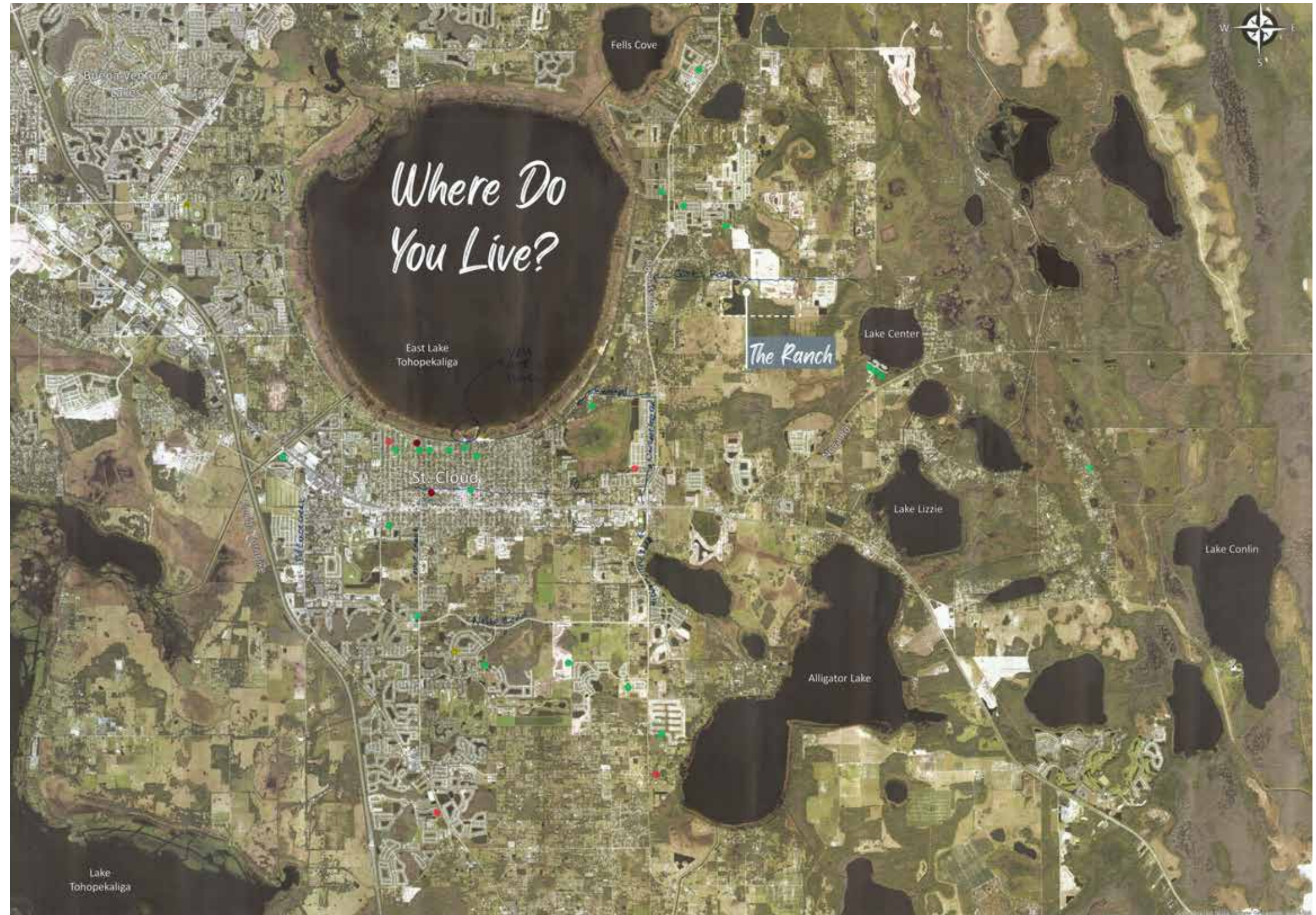


# Where Do You Live?

The Where Do You Live? activity was a warm-up exercise to help the planning team understand where participants live in relationship to the park, as well as helped participants understand the development context near The Ranch site. Participants put a small dot over their home on a large, regional context aerial. The resulting map depicted the geographic distribution of participants at meetings.

## Results:

Participants at the Great Outdoors Day event primarily lived in downtown St. Cloud, while participants in the on-site workshop lived mostly in the neighborhoods near The Ranch.



# Red Dot Green Dot

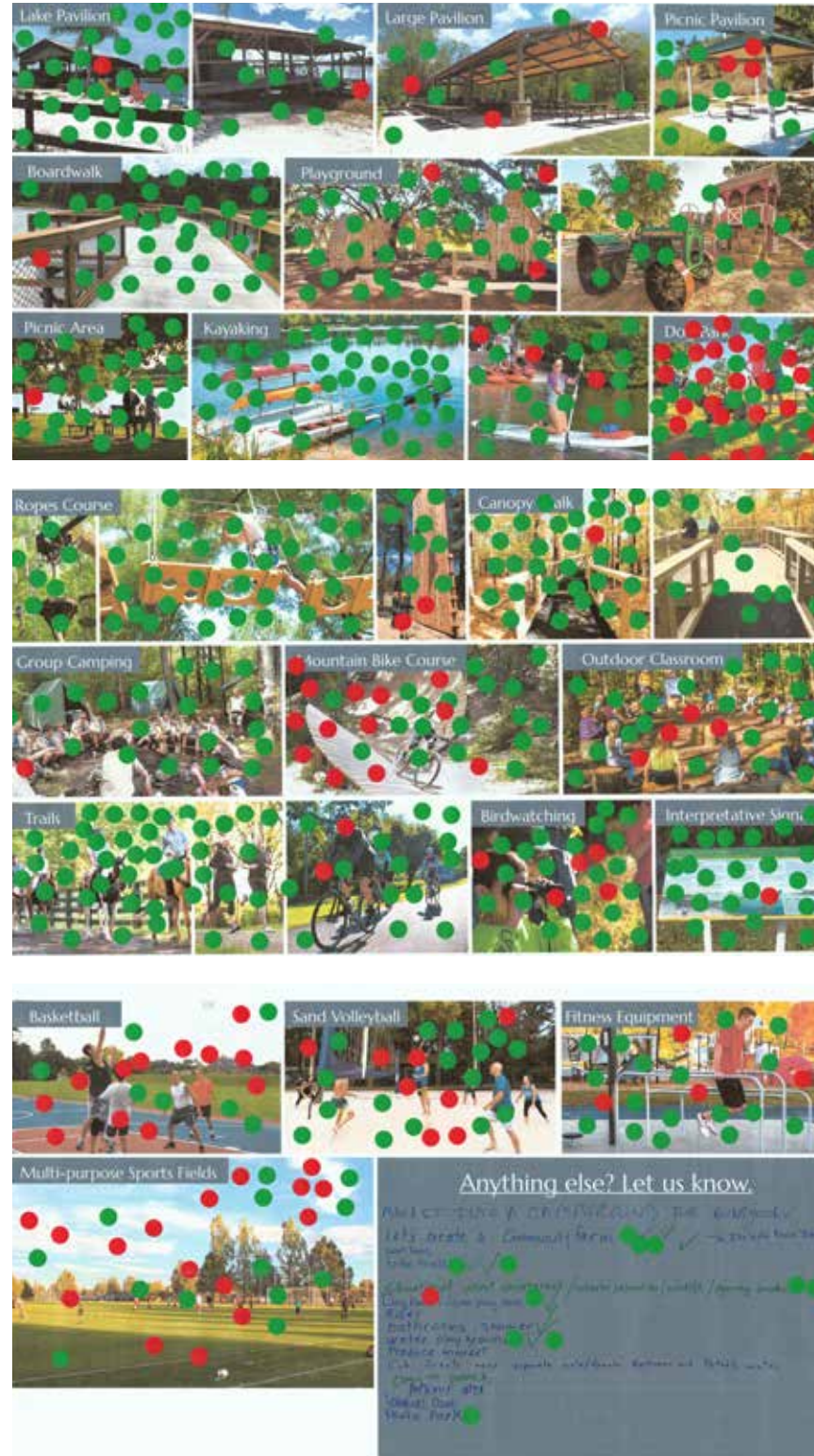
Three boards depicted a wide variety of different amenities and recreational activities that could potentially be offered at The Ranch. Participants were given green dots to place on amenities they desired and red dots to place on amenities they did not favor for the future development. Most of the amenities and activities presented received at least some green dots. Participants generally preferred passive, nature-based activities over more-active amenities.

The following activities were highly desired and received all green dots:

- Trails
- Kayaking
- Playground
- Ropes Course
- Canopy Walk
- Lake Pavilion
- Boardwalk
- Interpretive Signage
- Group Camping

The following more-active amenities received a mix of red dots and green dots, indicating a split in participant desires for future park improvements:

- Fitness Equipment
- Birdwatching
- Sand Volleyball
- Outdoor Classroom
- Picnic Pavilion
- Large Pavilion
- Mountain Bike Course
- Multi-purpose Sports Fields
- Basketball
- Dog Park



Additional suggested amenities included:

- Restrooms
- Splash Pad
- Community Farm
- Skate Park
- Bike Safety
- Indoor Playground
- Fishing

A project website was designed to enhance public understanding and offer additional opportunities for engagement. It included informational content and interactive feedback opportunities. The project news section was updated over the course of the project. Website users were able to sign up and receive an email any time there was a project update, including new input opportunities on the website and public meetings.

The two public participation activities provided were:

- Public Survey
- Pin-Drop App

## Project News

**Interactive Map**  
Let us know the best parts of The Ranch!

Drop a Pin on the Map!

**Survey**  
Help us plan The Ranch!

Click and Fill out our Survey

**Plan Concept**  
TBD... stay tuned!

Please provide feedback when available!

### Sign Up For Project Updates

Enter your email here

I agree to receive email communications related to Plan The Ranch

**Submit**

# About Plan The Ranch

The City of St. Cloud is looking for your help providing input about the types of improvements you wish to see as we Plan The Ranch! The park is envisioned to be an outdoor recreation site with something for everyone- but we need your ideas! Through the public input process, the community can become involved in shaping The Ranch's future through virtual and an on-site event during the Fall Festival. Please sign up for emails at the bottom of the page to receive updates and stay tuned for future events and feedback opportunities.

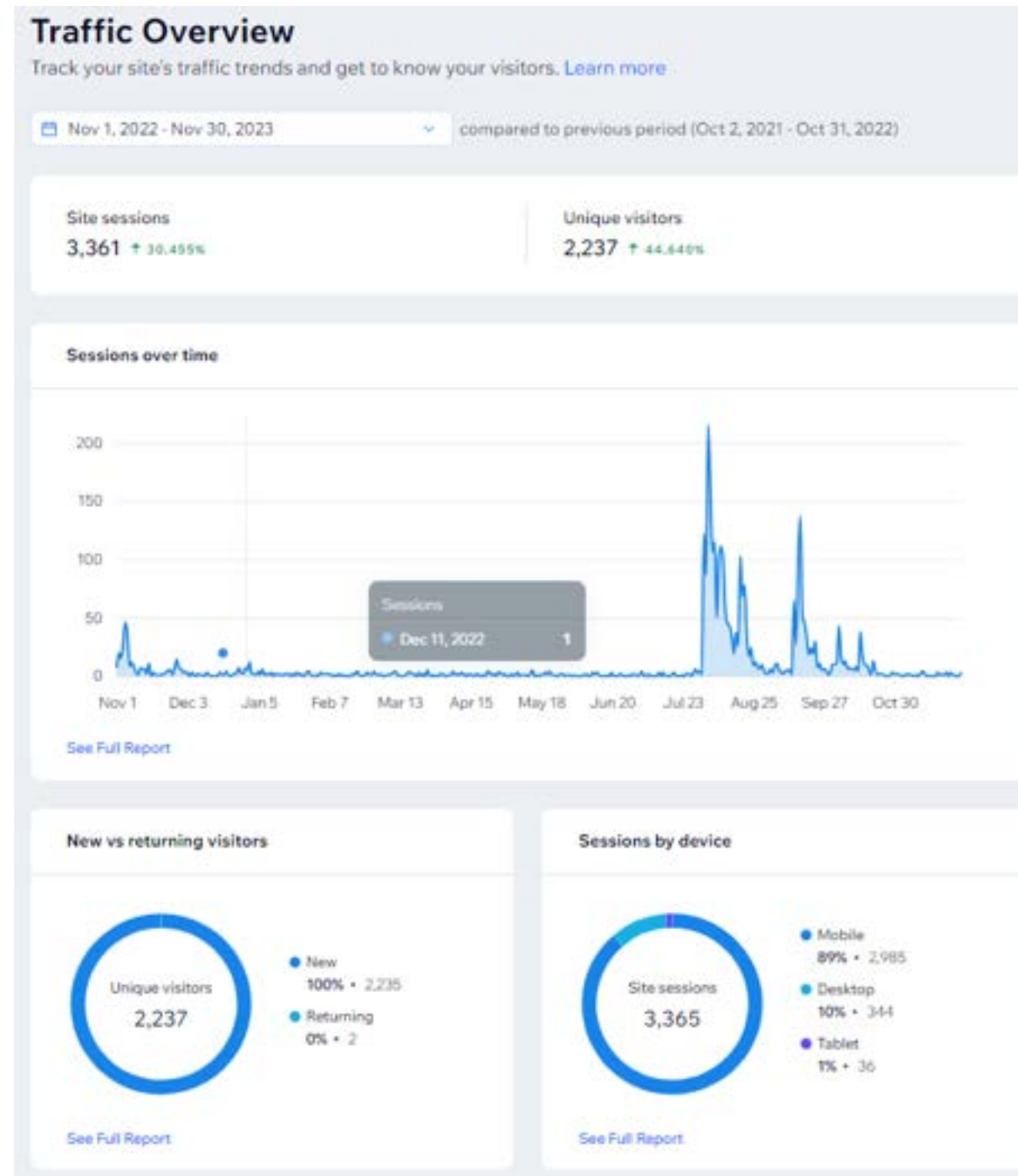
# About The Ranch at St. Cloud

Nestled in a 219 acre park, The Ranch at St. Cloud is an event destination complete with country-rustic elegance. With its scenic country landscape, sprawling oak trees, private lake and converted dairy farm; The Ranch is the hotspot for a variety of special event occasions. The venue offers indoor seating for up to 130 persons, and additional outdoor seating for up to 280 total persons. The natural beauty that surrounds the venue offers limitless opportunities for ceremonies, inspirational gatherings, festive celebrations, and corporate retreats.



# Online Traffic Overview

The project website recorded 3,361 sessions and 2,237 unique visitors from November 1st, 2022 to November 30th, 2023. A session represented each time someone clicked on the site, while the unique visitors count reflected the number of distinct IP addresses that accessed the site. This data indicated strong website engagement, with nearly equal numbers of visitors coming from direct hits and social media links. This balance suggests that the City's social media advertising effectively drove traffic to the website, demonstrating the success of the outreach efforts.



# Online Survey

The Survey ran from December 8th, 2022 to January 20th, 2023 and included questions relating to demographics, park use, and desired park amenities, similar to the in-person Red Dot Green Dot exercise.

## Demographics

**60%** Between 26-45 Years Old

**66%** Neighbors of The Ranch

## Open Response Comments

### Needs/Desires

- ADA accessible amenities (e.g., play area)
- Fenced dog park
- Shade and comfort
- Restrooms
- Water fountains
- Art/Food Events
- Trails; within park and connectivity trails

### Concerns

- Traffic/Parking
- Noise
- Ped/Bike Safety
- Camping in/near residential areas
- Security

## Park Use

**Many use parks 1x per week**  
but park use is evenly spread between daily to 1x per month.

**40%** Use parks in the afternoon

Late afternoon and evening times are also popular.

**57%** **41%**

Visit with children

Visit with other adults

**94%** Support evening activities such as movies and food events

**81%** Like both passive and active recreation

## Desired Amenities

### Trails

**90%** Walking/Jogging  
**70%** Bicycling  
30% Equestrian

### Nature-Based Recreation Ranking

1. Boardwalks
2. Canopy Walk
3. Kayaking
4. Dog Park
5. Ropes Course
6. Interpretative/Educational Signage
7. Birdwatching
8. Mountain Bike Course
9. Outdoor Classroom
10. Group Camping

**99.5%**

Voted for nature-based recreation

**89.4%**

Voted for active recreation

### Active Amenity Ranking

1. Fitness Equipment
2. Basketball
3. Multi-purpose Fields
4. Sand Volleyball

### Support Amenity Ranking

1. Picnic Areas
2. Lake Pavilion
3. Group Rental Pavilions
4. Community Center

**61%**

Themed playground

# Pin Drop App

The Pin Drop App allowed participants to drop comments on specific portions of an aerial map to identify locations of opportunity, strength, and weakness.

Comments included:

- "Please include an indoor temp control area for kids to play they are stuck inside during all the hot season. Fitness Center Plaza like Lake Nona Town Center and Boxi Park."
- "Check our Eagle Creek Recreation center. This stretch of Narcoossee has no places for families to spend time in the evenings, when its really warm outside and the closest gyms are 5-10 miles away. Plaza Gold course Family Recreation Clubhouse with Fitness Center Tennis and basketball courts."

**What is The Ranch like today? What could it become?**

Use the following interactive map of The Ranch to let us know the best parts of The Ranch today and opportunities for improvement in the future. Please get your input in prior to January 13th, 2023, then look for the next input opportunity in March. We'll let you know when available.

**1. Navigate to the specific location on the map where you would like to add a comment.**

- You can also use the locate  button.

**2. Click a marker from the list at the bottom.**

**3. Click the location on the map to drop the marker.**

**4. Add your comment in the text box.**

- Tell us **what** you are pinning and **why** you think this location is a Strength, Opportunity, or Weakness
- You can also add a photo as an attachment.

**5. Save your comment.**

- That's it! You can add as many comments as you'd like.

Public Comments

 Opportunity    Strength    Weakness

The screenshot shows an aerial map of 'The Ranch' with a red rectangular area highlighting a specific section. The map includes labels for various streets and areas. On the right side, there is a list of five numbered steps for using the app. Below the steps, there are three colored markers: a blue circle for 'Opportunity', a green circle for 'Strength', and an orange circle for 'Weakness'. The map also shows a large body of water and several buildings.

# Public Input Key Take-aways

Participants in both the public workshop and virtual engagement expressed strong support for nature-based recreation amenities such as trails. Online survey respondents showed a higher desire for active amenities than the public workshop participants. Both groups expressed concern about the potential for increased traffic on the existing roads near The Ranch if too many active amenities are developed.

There was significant community support for family-centered features in the park, such as playgrounds, picnic areas, pavilions, and trails. Additionally, participants supported opportunities to incorporate programming within the park, including art and food events.

Residents from neighborhoods near The Ranch expressed concerns about potential impacts such as increased traffic, noise, and site security. The City conducted a traffic study (page 26) to assess the potential traffic impacts.

Overall, participants were excited about The Ranch property transforming into a passive public park and the opportunities it would bring to an otherwise underserved area of the city.



# Program Statement

The culmination of the Foundation and Understanding steps of the planning process was the program statement. This important step served as the basis for the conceptual designs that is rooted in an understanding of the site's opportunities and constraints and marrying them with the public's desires. The planning team drew three different concept plans that are covered in detail in the next section, Exploring. Each concept included the elements from the program statement, some arranged in different ways on the site to provide options for design direction to be included in the final master plan in the Vision section.

The base elements that were included in all three concepts were:

- Trail system
- Inclusive play area
- Flexible event space/multi-use field
- Restrooms
- Boardwalks
- Canopy walk
- Ropes course
- Kayaking
- Fitness equipment

Because the public was split in their desire for active amenities, the program statement included a provision that two of the concept plans should also include sports, such as fields, basketball, volleyball, pickleball, and tennis courts.

Each concept also incorporated:

- The existing venue space
- Pedestrian circulation
- Strategies to address vehicular circulation and traffic flow
- Site accessibility
- Noise abatement
- Site security including during events



A dark, monochromatic landscape photograph. The foreground is a field of tall grass. In the middle ground, a single tree stands prominently. The background shows a line of trees and a sky filled with large, dramatic clouds. The overall tone is dark and atmospheric.

# 03 - Exploring

# Concept Plans

The three concept plans were created for The Ranch utilizing the program statement developed in the Understanding phase of the project. Concept 1 and 2 included the base elements and added in active recreation, primarily on the east side of the site. Concept 3 included the base elements and a focus towards passive recreation on the east side of the site. The common active elements in concepts 1 and 2 included sports fields with spectator areas and pickleball. Concept 2 was more intense, adding in volleyball, tennis, and basketball. Each concept was designed to consider traffic, noise mitigation and safety, and to offer a range of experiences for park visitors, ensuring that there is something for everyone.



Concept 1 (page 21)

**Opinion of Probable Cost ≈ \$25,700,000**



Concept 2 (page 23)

**Opinion of Probable Cost ≈ \$28,000,000**



Concept 3 (page 25)

**Opinion of Probable Cost ≈ \$24,200,000**

# Concept Plan 1



A new main entrance off Jones Road would provide access to both the passive and active areas of the park, with a secondary entrance leading to the updated wedding venue and new amphitheater, including a ticketing building, concessions, restrooms, and 160 parking spots. Park access from S. Zuni Road would connect to the west side with 30 parking spots. Additional entrances on Tanis Avenue and Batton Road (aligned with Iron Brand Road) would serve the active areas while dispersing traffic. Controlled-access roundabouts with removable bollards at the main entrance would facilitate road closures for large events. A centrally located observation tower would connect to a canopy walk, connecting the lake's shore to the playground area.

**Concept 1 Total Parking = 580**

# Concept Plan 2



Concept 1 positions the kayak launch alongside beachgoers, while Concept 2 relocates it to a dedicated area north of the beachfront with its own parking and shelter for convenience. In Concept 2, there are 30 additional parking spots near the kayak launch area, 10 parking spots near the beach area, 40 additional parking spots near the half-mile fitness walk, and 45 additional parking spots in the main parking lot near the wedding and event area.

**Concept 2 Total Parking = 657**

# Concept Plan 3



Concept 3 uses the same layout as Concept 2, but without the active elements. Everything on the west side of the playground remains the same, while everything on the east has been redesigned.

Concept 3 removes active sports fields and relocates the staff and storage buildings closer to the playground. New walking trails and picnic shelters replace the sports fields and overflow parking area.

**Concept 3 Total Parking = 559**

# Public Feedback

A second round of public input was initiated to gather feedback on the three concepts. Like the first round, the goal was to reach a wide audience by using both online and in-person opportunities. An email blast went out to everyone who had previously signed up on the website for project news, notifying respondents of updates and of new participation opportunities available. The website was updated with each of the three concepts, including a description of each to help explain the similarities and differences in each concept to the viewers. A "pin drop" exercise was included for each of the concepts, enabling participants to drop a pin(s) on area(s) of the concepts and leave a comment about what they liked or didn't like. An in-person workshop was held at the Fall Festival on October 14, 2023. The Fall Festival is a well-attended special event put on by the St. Cloud Parks and Recreation Department at the Lakefront Park. The planning team had a large tent area with input stations set up underneath. Each input station included one of the three concepts for the public to review and comment on.

## Key Takeaways

Participants at the Fall Festival preferred Concepts 2 and 3. They liked the active programming for all ages offered by Concept 2 and the large passive area in Concept 3.

Concept 2 comments included:

- Multiple notes for a Nature Center
- Bike Trails
- Splash Pad
- Wall/fence to screen neighborhood
- Loved the additional sports fields and courts
- Consider a dog park
- Community Garden

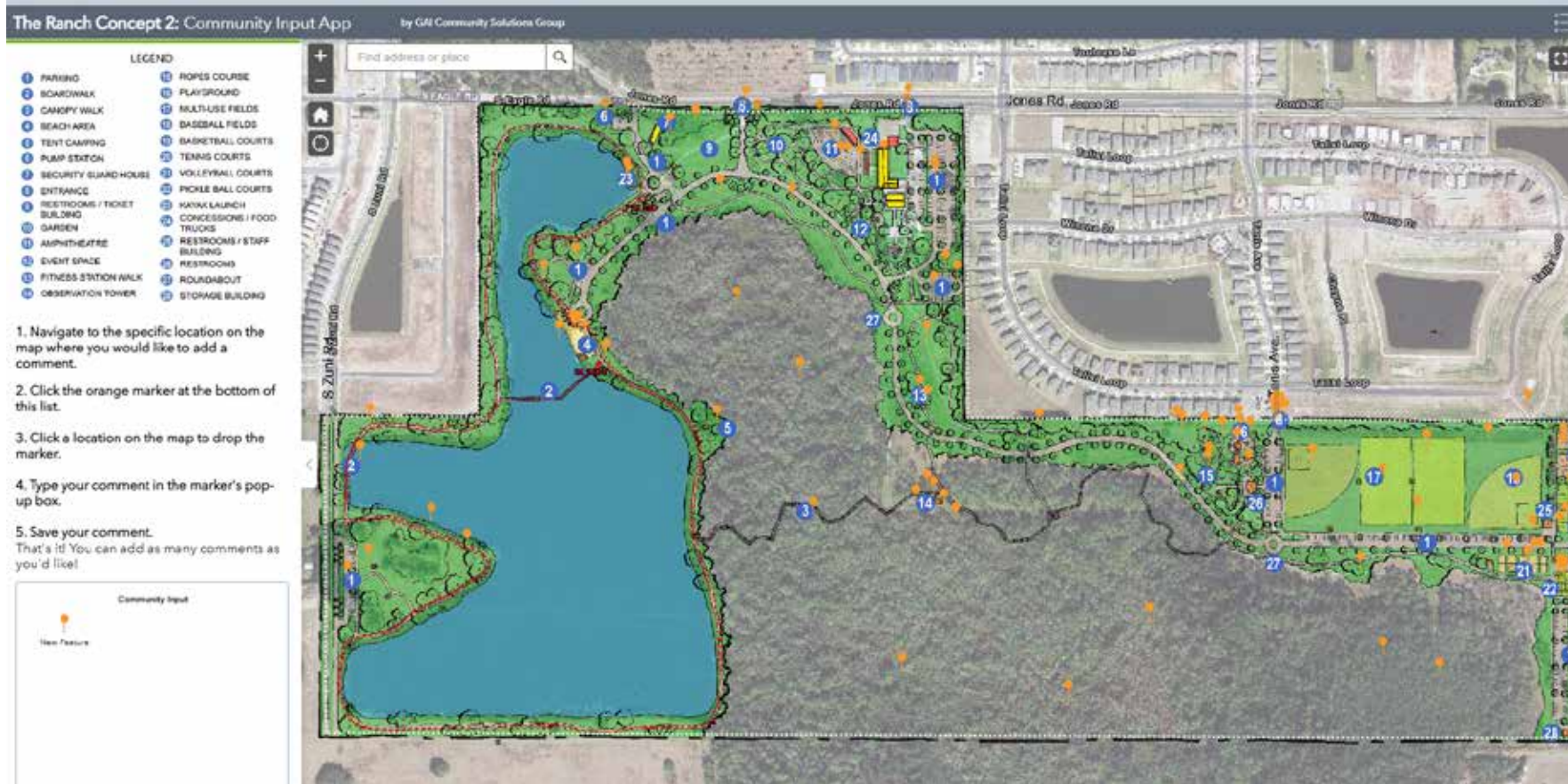
Concept 3 and general comments included:

- Leave the ranch as is
- Do not route traffic through subdivision
- No sports fields
- Keep passive



Fall Festival - Oct. 14th, 2023 The Ranch

## Pin Drop App



## Key Takeaways:

- **Sports:** The public expressed a strong desire for Pickleball and Tennis courts. New courts should consider incorporating shade structures. Sand Volleyball and Basketball needs were also mentioned more than others.
- **Amenities:** Amenities that were highly requested include: restrooms/changing rooms, walking trails, mountain bike trails and a kayak / paddle board launch area. These were well received and should be included in the design. Other amenities mentioned include a lap pool for swimming and splash pads.
- **Access:** Ensure that the new design offers convenient access to the park, addressing concerns about access from different directions. Residents in the nearby neighborhoods expressed concern with the entrances off Tannis Ave. and Batton Road. Park design should ensure that the park is accessible to people with disabilities. Additionally, design should consider features like speed bumps for safety and to slow down traffic through neighborhood connections.
- **Security:** Security measures should be considered to address the concerns about safety and potential noise issues. Security walls/landscape buffers were requested particularly around areas adjacent to the residential property. Residents from the nearby neighborhood expressed concern with parking next to property, as well as the potential for increased crime.

## Considerations:

- **Other Sports and Amenities mentioned but not included in the concept plans:** Dog Park, Outdoor classroom / educational area, petting zoo, ziplines, Disc Golf, Track around sports field, food truck / concessions area near sports fields.
- **Environmental Impact:** Respondents indicated a need to address the potential impact on wildlife. Park design should incorporate sustainable and environmentally friendly design features, including preserving existing natural areas.
- **Noise Mitigation:** To maintain a harmonious environment for nearby residents, park design should develop strategies to mitigate noise from sports fields, events, and recreational activities.
- **Flexibility:** The park should be designed with flexibility in mind so that it can adapt to changing community needs and trends over time.
- **Site Furnishings:** Many site furnishings were suggested for around the park, these included: Grills at picnic shelters, water fountain and refill stations, dog waste receptacles, benches, wayfinding boards, and water misting fans.
- **By incorporating these key takeaways, the developed Master Plan can align with public's preferences and concerns, making it a more attractive and community-friendly recreational space.**

# Traffic Study

As a response to the public's expressed concerns for increased traffic as the park develops, City Council asked for a traffic study on the adjacent roads, including Jones Road, Tanis Avenue, and Stonebridge Ranch Road. The traffic study reviewed each of the three concepts to evaluate the potential future traffic impact each will have on the surrounding community.

Table 1: Average Daily Traffic Volume and Level of Service

Road Name	Total Daily Traffic Count (Vehicles/day)	Est. Average Daily Traffic Volume (Vehicles/day)	LOS
Jones Road	8,408	9,080	C
Tanis Avenue	1,057	1,141	B
Stonebridge Ranch Road	1,481	1,599	B

Table 1 displays daily traffic counts collected on Jones Road, Tanis Avenue, and Stonebridge Ranch to determine the existing levels of traffic volumes. Included are counts were adjusted for seasonal factors as well as the roadway's Level of Service (LOS).

Table 2: Projected Background 2029 Traffic

Road Name	Est. 2029 Average Daily Traffic Volume (Vehicles/day)	LOS
Jones Road	10,025	C
Tanis Avenue	1,170	B
Stonebridge Ranch Road	1,640	B

Table 2 displays projected background traffic for 2029, based on the current growth rate of Jones Road (2%) and residential streets (0.5%).

Table 3: Summary of Total Trips To Be Generated by The Ranch Park

	Concept 1	Concept 2	Concept 3
AM peak	96	141	50
PM peak	136	188	70
Weekday	632	922	377
Saturday	894	1,254	529
Sunday	911	1,271	546

Based on the traffic analysis, daily traffic volumes are expected to increase by 5.0% to 11.7% on Jones Road, 2.2% to 5.1% on Tanis Road, and 1.2% to 2.9% on Stonebridge Ranch Road, respectively, based on the selected concept.

Table 4: Summary of Daily Trips Added on Adjacent Roads

Road Name	Daily Trips Added (Vehicles/Day)		
	Concept 1	Concept 2	Concept 3
Jones Road	843	1,176	505
Tanis Avenue	43	60	26
Stonebridge Ranch Road	34	48	20

Concept 2 will generate the most traffic. The increased traffic on Jones Road will be driven by visitors from outside the community, whereas the increase on Tanis Avenue and Stonebridge Ranch Road will be predominantly driven by traffic from nearby residences.

Table 5: Summary of Total Daily Traffic and Percent Increase on Adjacent Streets

Road Name	Concept 1			Concept 2			Concept 3		
	Total Daily Traffic Volume (Vehicles/day)	Percent Change	LOS	Total Daily Traffic Volume (Vehicles/day)	Percent Change	LOS	Total Daily Traffic Volume (Vehicles/day)	Percent Change	LOS
Jones Road	10,868	8.4%	C	11,201	11.7%	C	10,530	5.0%	C
Tanis Avenue	1,213	3.6%	B	1,230	5.1%	B	1,196	2.2%	B
Stonebridge Ranch Road	1,674	2.1%	B	1,688	2.9%	B	1,660	1.2%	B

**Key Takeaway:** The analysis indicates that the LOS for the adjacent streets will remain unchanged. The adjacent streets will continue to operate at acceptable LOS C or better. There will be no adverse impacts to traffic conditions on adjacent local streets as a result from the improvements to The Ranch.

A dark, monochromatic landscape photograph. The foreground is a field of tall grass. In the middle ground, a single tree stands prominently. The background features a line of trees and a sky filled with large, dramatic clouds. The overall tone is dark and atmospheric.

# 04 - The Vision

# The Vision

The final Master Plan Vision for The Ranch at St. Cloud is a culmination of the entire planning process. The design direction of Concept 3, which focused on passive recreation on the east side of the site, was the basis for the Master Plan. The final design of the east side of the site reflects the public, City of St. Cloud staff, and City Council's desires for conservation and environmentally sensitive uses of The Ranch, and a site that provides a range of passive recreation opportunities. The final Master Plan evolves Concept 3 with changes focusing on cost effectiveness and the creation of a phasing plan for logical implementation. The entrance road on the east side of the site is straightened out to reduce pavement. The canopy walk provides a unique, immersive experience that has a high construction cost. The final Master Plan reduces the linear feet of the canopy walk and ties it into an on-grade trail system that would still provide the experience of walking through the trees, just for a shorter distance. The group tent camping area was also relocated to the east side of the site in the final Master Plan. The original location on the west side of the site provided access challenges, such as nearby parking, utilities and a restroom. Including the camping on the east side of the site gives campers access to the playground, ropes course, restroom, the trail system, and large open green spaces. The heart of the site on the north side along Jones Road remains an event area focusing on the existing building that already has been activated by the City and is a popular rental facility and festival venue. The gardens and amphitheater provide a backdrop for community gatherings. The west side of the site will continue to showcase the lake—keeping the beach and adding a kayak launch and boardwalks. The entire site is linked together with a trail experience that will traverse green space, nature, water, and unique venues that create an experience that is distinctly The Ranch at St. Cloud.

# Master Plan



# Phasing Plan



The phasing plan breaks The Ranch into four areas and depicts a logical order for the elements to be constructed. Factors such as budget, community needs, environmental impact, and logistics were considered. Each phase serves as a standalone project, allowing the park to remain partially operational and accessible to the public while additional phases are being developed. This approach ensures improvements to the park can be introduced gradually, while still aligning with the Master Plan vision and the City’s financial capabilities.

# Phase 1 Plan



Phase 1 of the Master Plan will focus on establishing a primary entrance to the park and updating existing infrastructure, including improvements to the current parking lot and event space. New amenities in this phase will include a restroom and ticketing facility, a new amphitheater, and utilities to support potential vendor and concession spaces.

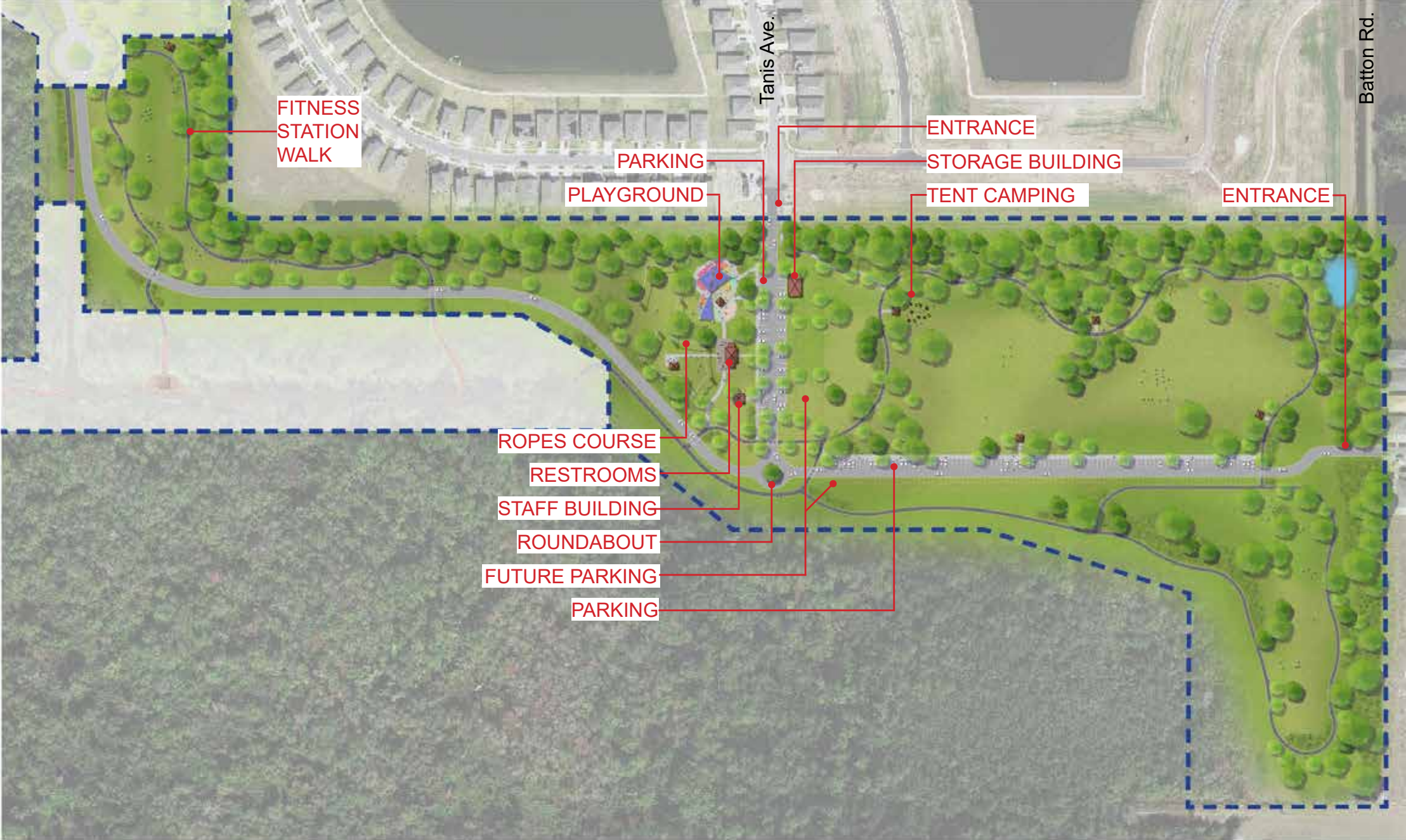
# Opinion of Probable Cost Phase 1

Site Development ≈	\$2,200,000
Architecture ≈	\$1,800,000
Site Furnishings ≈	\$30,000
Landscape ≈	\$100,000
General Conditions ≈	\$2,700,000
<b>Total ≈</b>	<b>\$6,800,000</b>

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A.</b>	<b>Site Development</b>					
1.	Clearing & Grubbing & Grading	13.4	AC	\$25,000.00	\$335,000.00	
2.	Erosion Control	1	EA	\$5,000.00	\$5,000.00	Silt Fence, Construction Entrances, Drainage Protection
3.	Concrete Sidewalk	35,200	SF	\$10.00	\$352,000.00	6' wide = 7,656 sf 8' wide = 13,912 sf 10' wide 1,630 sf Other = 12,073 sf
4.	Concrete Curb	2,200	LF	\$45.00	\$99,000.00	Type "D" Straight Curb
5.	Asphalt Trail	1,274	LF	\$82.00	\$104,468.00	10' Wide, includes prep, compaction & base, 1.5" asphalt
6.	Asphalt Road	9,300	SY	\$85.00	\$790,500.00	Includes prep, compaction, & base, 2.5" asphalt
7.	Pavers	13,500	SF	\$20.00	\$270,000.00	Includes prep, base, and sand
8.	Site Lighting	27	EA	\$9,000.00	\$243,000.00	Vehicular Lighting only (Wiring, conduit, transformers & switchgear included)
	<b>SUBTOTAL</b>				<b>\$2,198,968.00</b>	
<b>B.</b>	<b>Architecture</b>					
1.	Amphitheater	1	EA	\$1,000,000.00	\$1,000,000.00	
2.	Welcome/Ticketing Facility	800	SF	\$350.00	\$280,000.00	
3.	Entrance Signage	1	EA	\$8,500.00	\$8,500.00	
4.	Wedding Trellis	1,600	SF	\$225.00	\$360,000.00	
5.	Bollards	10	EA	\$425.00	\$4,250.00	
6.	Wedding Gazebo	2	EA	\$75,000.00	\$150,000.00	
	<b>SUBTOTAL</b>				<b>\$1,802,750.00</b>	
<b>D</b>	<b>Site Furnishings</b>					
1.	Benches	4	EA	\$3,500.00	\$14,000.00	
2.	Trash Receptacles	6	EA	\$2,000.00	\$12,000.00	
3.	Bike Rack	3	EA	\$1,200.00	\$3,600.00	
	<b>SUBTOTAL</b>				<b>\$29,600.00</b>	
<b>E.</b>	<b>Landscape</b>					
1.	Trees, Shrubs, Groundcovers	1	EA	\$35,000.00	\$35,000.00	
2.	Hydroseed	466,757	SF	\$0.15	\$70,013.55	
	<b>SUBTOTAL</b>				<b>\$105,013.55</b>	
<b>F.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	Design Fees	1	LS	15.00%	\$620,449.73	
2.	Mobilization	1	LS	3.00%	\$124,089.95	
3.	Construction Engineering & Inspection	1	LS	7.00%	\$289,543.21	
4.	General Conditions	1	LS	7.00%	\$289,543.21	
5.	General Liability Insurance	1	LS	0.50%	\$20,681.66	
6.	Bonds	1	LS	1.00%	\$41,363.32	
7.	Permitting/Fees	1	LS	2%	\$82,726.63	
8.	Contingency	1	LS	30%	\$1,240,899.47	
9.	Utilities	0		0%	\$0.00	Unable to determine cost at this time
	<b>SUBTOTAL</b>				<b>\$2,709,297.17</b>	
	<b>TOTAL</b>				<b>\$6,845,628.72</b>	

# Phase 2 Plan

Phase 2 of the Master Plan will include vehicular and pedestrian circulation throughout the site, enhancing access across the park. This phase will also include the addition of new amenities, such as a playground, ropes course, fitness station walk, restrooms, and a staff and storage building.



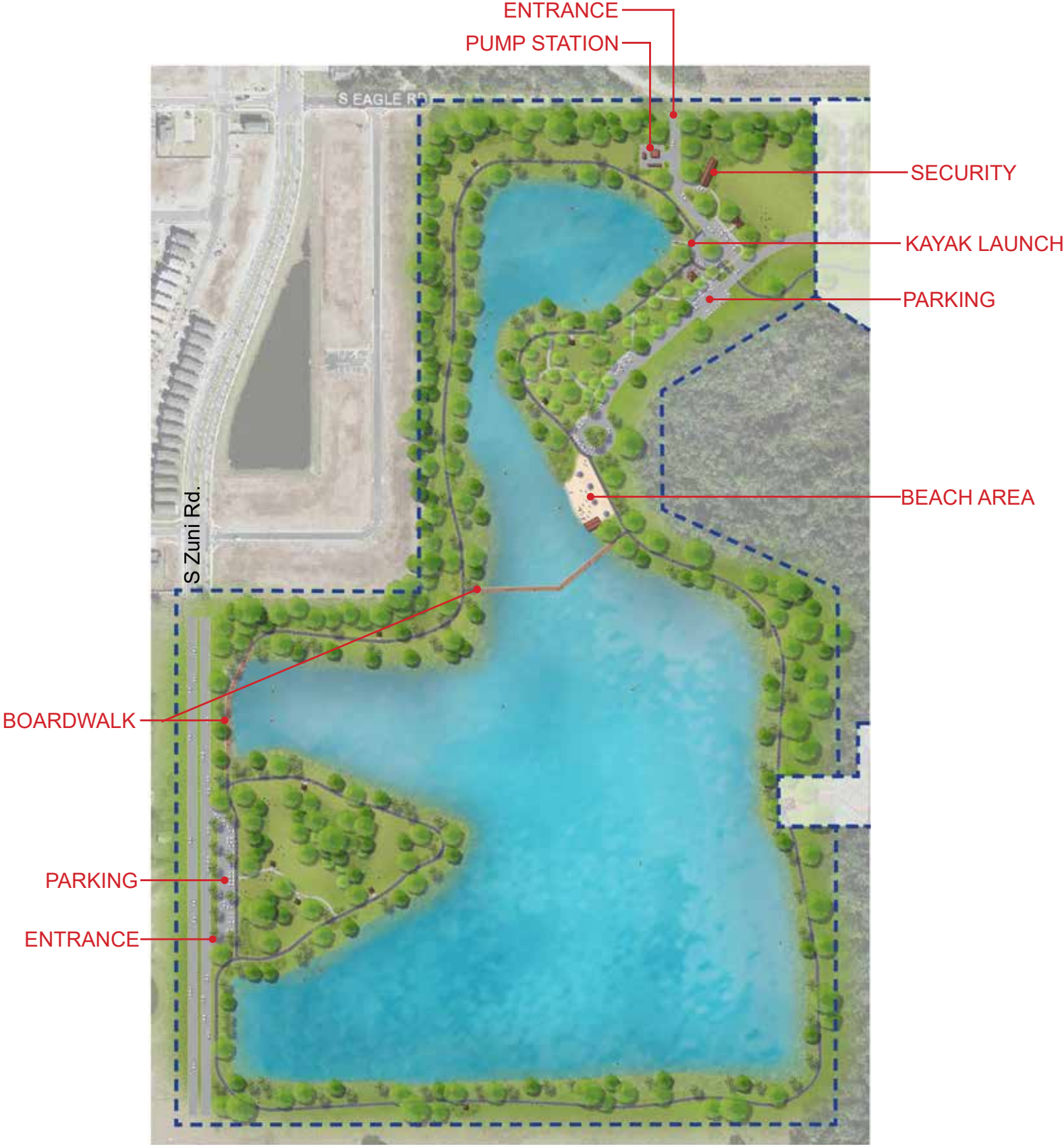
# Opinion of Probable Cost Phase 2

Site Development ≈	\$3,500,000
Architecture ≈	\$1,500,000
Amenities ≈	\$1,400,000
Site Furnishings ≈	\$100,000
Landscape ≈	\$230,000
General Conditions ≈	\$4,400,000
<b>Total ≈</b>	<b>\$11,100,000</b>

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A.</b>	<b>Site Development</b>					
1.	Clearing & Grubbing & Grading	32.6	AC	\$25,000.00	\$814,250.00	
2.	Erosion Control	1	EA	\$5,000.00	\$5,000.00	Silt Fence, Construction Entrances, Drainage Protection
3.	Concrete Sidewalk	20,000	SF	\$10.00	\$200,000.00	6' wide = 6,420 sf 8' wide = 12,992 sf Other = 656 sf
4.	Concrete Curb	2,845	LF	\$45.00	\$128,025.00	Type "D" Straight Curb
5.	Asphalt Trail	6,908	LF	\$82.00	\$566,456.00	10' Wide, includes prep, compaction & base, 1.5" asphalt
6.	Asphalt Road	14,000	SY	\$85.00	\$1,190,000.00	Includes prep, compaction, & base, 2.5" asphalt
7.	Pavers	13,500	SF	\$20.00	\$270,000.00	Includes prep, base, and sand
8.	Site Lighting	38	EA	\$9,000.00	\$342,000.00	Vehicular Lighting only (Wiring, conduit, transformers & switchgear included)
	<b>SUBTOTAL</b>				<b>\$3,515,731.00</b>	
<b>B.</b>	<b>Architecture</b>					
1.	Restroom Facility	1,500	SF	\$400.00	\$600,000.00	
2.	Staff Facility	1,000	SF	\$350.00	\$350,000.00	
3.	Storage Facility	2,600	SF	\$200.00	\$520,000.00	
4.	Entrance Signage	1	EA	\$8,500.00	\$8,500.00	
	<b>SUBTOTAL</b>				<b>\$1,478,500.00</b>	
<b>C.</b>	<b>Amenities</b>					
1.	EWf Surfacing	8,200	SF	\$15.00	\$123,000.00	
2.	Playground Elements	3	AL	\$200,000.00	\$600,000.00	
3.	Small Shelter	5	EA	\$35,000.00	\$175,000.00	
4.	Large Shelter	2	EA	\$50,000.00	\$100,000.00	
5.	Prefabricated Shade Structure	3	EA	\$40,000.00	\$120,000.00	
6.	Rope Course	1	EA	\$250,000.00	\$250,000.00	
7.	Fitness Equipment	5	EA	\$8,000.00	\$40,000.00	
	<b>SUBTOTAL</b>				<b>\$1,408,000.00</b>	
<b>D</b>	<b>Site Furnishings</b>					
1.	Benches	10	EA	\$3,500.00	\$35,000.00	
2.	Trash Receptacles	5	EA	\$2,000.00	\$10,000.00	
3.	Bike Rack	3	EA	\$1,200.00	\$3,600.00	
4.	Picnic Tables	12	EA	\$4,000.00	\$48,000.00	
	<b>SUBTOTAL</b>				<b>\$96,600.00</b>	
<b>E.</b>	<b>Landscape</b>					
1.	Trees, Shrubs, Groundcovers	1	EA	\$65,000.00	\$65,000.00	
2.	Hydroseed	1,136,660	SF	\$0.15	\$170,499.00	
	<b>SUBTOTAL</b>				<b>\$235,499.00</b>	
<b>F.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	Design Fees	1	LS	15.00%	\$1,010,149.50	
2.	Mobilization	1	LS	3.00%	\$202,029.90	
3.	Construction Engineering & Inspection	1	LS	7.00%	\$471,403.10	
4.	General Conditions	1	LS	7.00%	\$471,403.10	
5.	General Liability Insurance	1	LS	0.50%	\$33,671.65	
6.	Bonds	1	LS	1.00%	\$67,343.30	
7.	Permitting/Fees	1	LS	2%	\$134,686.60	
8.	Contingency	1	LS	30%	\$2,020,299.00	
9.	Utilities	0		0%	\$0.00	Unable to determine cost at this time
	<b>SUBTOTAL</b>				<b>\$4,410,986.15</b>	
	<b>TOTAL</b>				<b>\$11,145,316.15</b>	

# Phase 3 Plan

Phase 3 of the Master Plan will focus on enhancing the area around the lake. This phase will introduce new trails, a boardwalk along the perimeter, an additional boardwalk extending through the center of the lake, additional shelters, and a new kayak launch site with parking and drop-off areas. The existing beach area will also be updated. A new entrance from S. Zuni Road will allow public access and additional parking.



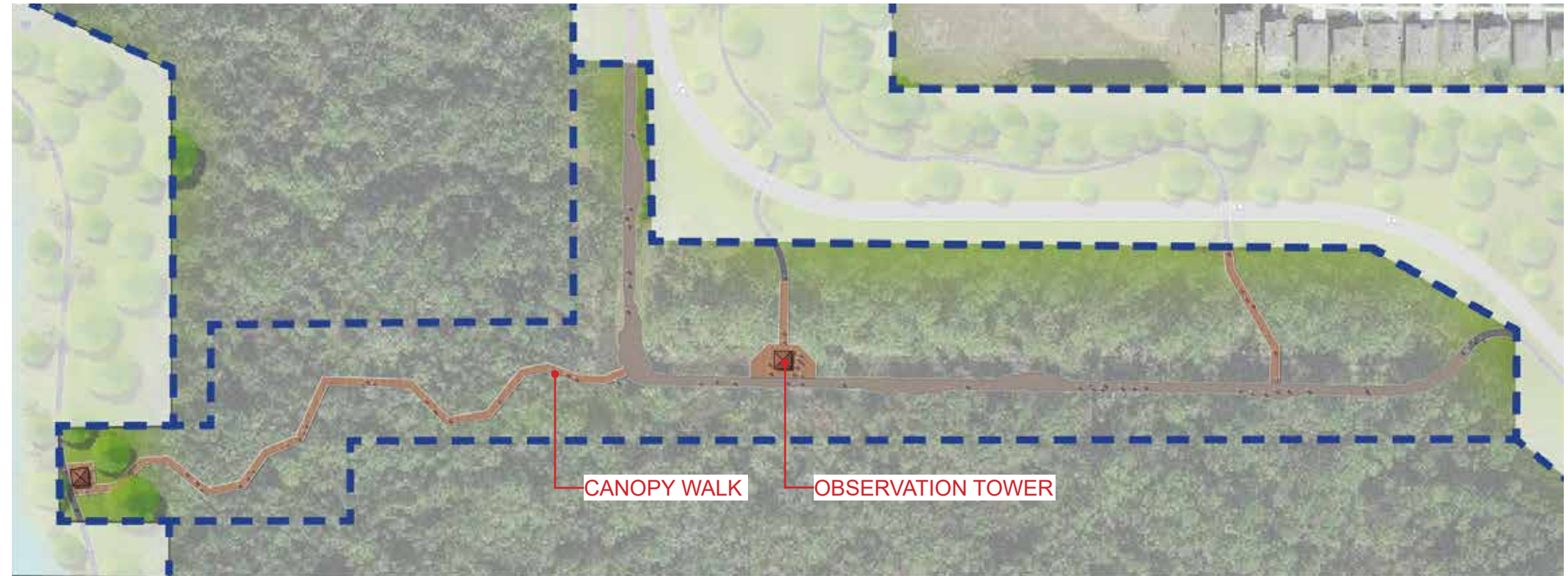
# Opinion of Probable Cost Phase 3

Site Development ≈ \$2,000,000  
 Amenities ≈ \$900,000  
 Site Furnishings ≈ \$100,000  
 Landscape ≈ \$220,000  
 General Conditions ≈ \$2,000,000  
**Total ≈ \$5,200,000**

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A.</b>	<b>Site Development</b>					
1.	Clearing & Grubbing & Grading	27.6	AC	\$25,000.00	\$689,250.00	
2.	Erosion Control	1	EA	\$40,000.00	\$40,000.00	Silt Fence, Turbidity Barrier, Construction Entrances, Drainage Protection
3.	Concrete Sidewalk	11,100	SF	\$10.00	\$111,000.00	6' wide = 11,161 sf
4.	Concrete Curb	2,170	LF	\$45.00	\$97,650.00	Type "D" Straight Curb
5.	Asphalt Trail	1,014	LF	\$82.00	\$83,148.00	10' Wide, includes prep, compaction & base, 1.5" asphalt
6.	Asphalt Road	5,600	SY	\$85.00	\$476,000.00	Includes prep, compaction, & base, 2.5" asphalt
7.	Pavers	13,500	SF	\$20.00	\$270,000.00	Includes prep, base, and sand
8.	Site Lighting	20	EA	\$9,000.00	\$180,000.00	Vehicular Lighting only (Wiring, conduit, transformers & switchgear included)
	<b>SUBTOTAL</b>				<b>\$1,947,048.00</b>	
<b>C.</b>	<b>Amenities</b>					
1.	Kayak Launch	500	SF	\$75.00	\$37,500.00	
2.	Small Shelter	11	EA	\$35,000.00	\$385,000.00	
3.	Large Shelter	2	EA	\$50,000.00	\$100,000.00	
4.	Lake Boardwalk	740	LF	\$450.00	\$333,000.00	
	<b>SUBTOTAL</b>				<b>\$855,500.00</b>	
<b>D.</b>	<b>Site Furnishings</b>					
1.	Benches	9	EA	\$3,500.00	\$31,500.00	
2.	Trash Receptacles	7	EA	\$2,000.00	\$14,000.00	
3.	Bike Rack	6	EA	\$1,200.00	\$7,200.00	
4.	Picnic Tables	14	EA	\$4,000.00	\$56,000.00	
	<b>SUBTOTAL</b>				<b>\$108,700.00</b>	
<b>E.</b>	<b>Landscape</b>					
1.	Trees, Shrubs, Groundcovers	1	EA	\$75,000.00	\$75,000.00	
2.	Hydroseed	960,830	SF	\$0.15	\$144,124.50	
	<b>SUBTOTAL</b>				<b>\$219,124.50</b>	
<b>F.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	Design Fees	1	LS	15.00%	\$469,555.88	
2.	Mobilization	1	LS	3.00%	\$93,911.18	
3.	Construction Engineering & Inspection	1	LS	7.00%	\$219,126.08	
4.	General Conditions	1	LS	7.00%	\$219,126.08	
5.	General Liability Insurance	1	LS	0.50%	\$15,651.86	
6.	Bonds	1	LS	1.00%	\$31,303.73	
7.	Permitting/Fees	1	LS	2%	\$62,607.45	
8.	Contingency	1	LS	30%	\$939,111.75	
9.	Utilities	0		0%	\$0.00	Unable to determine cost at this time
	<b>SUBTOTAL</b>				<b>\$2,050,393.99</b>	
	<b>TOTAL</b>				<b>\$5,180,766.49</b>	

# Phase 4 Plan

Phase 4 of the Master Plan will introduce a new canopy boardwalk, connecting the lake on the west side of the park to a centrally located observation tower, and ultimately the east side of the site. This phase will enhance accessibility by connecting amenities to additional trails.



# Opinion of Probable Cost Phase 4

Site Development ≈ \$80,000  
 Amenities \$1,400,000  
 Site Furnishings ≈ \$30,000  
 Landscape ≈ \$20,000  
 General Conditions ≈ \$1,000,000  
**Total ≈ \$2,500,000**

Item No.	Item	Qty.	Unit	Price/Unit	Subtotal	Description
<b>A.</b>	<b>Site Development</b>					
1.	Clearing & Grubbing & Grading	2.5	AC	\$25,000.00	\$62,500.00	
2.	Erosion Control	1	EA	\$5,000.00	\$5,000.00	Silt Fence, Construction Entrances, Drainage Protection
3.	Asphalt Trail	54	LF	\$82.00	\$4,428.00	10' Wide, includes prep, compaction & base, 1.5" asphalt
	<b>SUBTOTAL</b>				<b>\$71,928.00</b>	
<b>C.</b>	<b>Amenities</b>					
1.	Canopy Boardwalk	925	LF	\$900.00	\$832,500.00	Connection from Lake to natural trail
2.	Boardwalk	300	LF	\$450.00	\$135,000.00	Two connections from natural trail to fitness loop
3.	Deck	3,600	SF	\$50.00	\$180,000.00	Ground level deck around observation tower
4.	Observation Tower	1	EA	\$200,000.00	\$200,000.00	
5.	Small Shelter	1	EA	\$35,000.00	\$35,000.00	
	<b>SUBTOTAL</b>				<b>\$1,382,500.00</b>	
<b>D</b>	<b>Site Furnishings</b>					
1.	Benches	2	EA	\$3,500.00	\$7,000.00	
2.	Trash Receptacles	2	EA	\$2,000.00	\$4,000.00	
3.	Bike Rack	3	EA	\$1,200.00	\$3,600.00	
4.	Picnic Tables	4	EA	\$4,000.00	\$16,000.00	
	<b>SUBTOTAL</b>				<b>\$30,600.00</b>	
<b>E.</b>	<b>Landscape</b>					
1.	Trees, Shrubs, Groundcovers	1	EA	\$5,000.00	\$5,000.00	
2.	Hydroseed	87,251	SF	\$0.15	\$13,087.65	
	<b>SUBTOTAL</b>				<b>\$18,087.65</b>	
<b>F.</b>	<b>Gen. Conditions, MOT, &amp; other Soft Costs</b>					
1.	Design Fees	1	LS	15.00%	\$225,467.35	
2.	Mobilization	1	LS	3.00%	\$45,093.47	
3.	Construction Engineering & Inspection	1	LS	7.00%	\$105,218.10	
4.	General Conditions	1	LS	7.00%	\$105,218.10	
5.	General Liability Insurance	1	LS	0.50%	\$7,515.58	
6.	Bonds	1	LS	1.00%	\$15,031.16	
7.	Permitting/Fees	1	LS	2%	\$30,062.31	
8.	Contingency	1	LS	30%	\$450,934.70	
9.	Utilities	0		0%	\$0.00	Unable to determine cost at this time
	<b>SUBTOTAL</b>				<b>\$984,540.75</b>	
	<b>TOTAL</b>				<b>\$2,487,656.40</b>	

# Conclusion

The completion of The Ranch Master Plan marks the conclusion of a collaborative and thoughtful planning process, guided by community input and strategic direction from City of St. Cloud staff and City Council.

The final Master Plan presents a clear vision for the park through a structured, phased implementation approach. Each phase was carefully planned with corresponding cost estimates, ensuring the park's development is feasible and sustainable.



Project Contact:  
Kristin Caborn, CPRE  
Project Manager  
Director of Park Systems and Public Places  
321.319.3161  
k.caborn@gaiconsultants.com

**Background information:**

Several years ago, for certain subdivisions, Osceola County elected to provide maintenance for private facilities, such as private stormwater ponds, street lighting, signage and entranceway landscaping. To pay for the cost of maintaining for these private facilities, Osceola County imposed and collected annual assessments specific to each subdivision.

In 2014, the City and the County entered into a Joint Planning Agreement (JPA) to address the provision of services for property not in city limits at the time but that ultimately would be annexed into the city. The JPA addressed how maintenance responsibilities would be transferred for subdivisions where the County had agreed to maintain private facilities.

**Statement:**

The JPA provides that the city will take over the maintenance within 18 months of annexation, but *only if* the County's assessment remained in place and the collected funds were transferred to the city to pay for the private maintenance.

Instead, the County unilaterally eliminated the assessment and sent notice to the residents erroneously implying that the city is responsible for the maintenance as of the annexation date.

Under the terms of the JPA, because the County has eliminated the assessment, the city is not responsible for the maintenance of the private facilities in these subdivisions. This is extremely important because without the assessment, the maintenance of these private improvements would be at the expense of all City taxpayers.

As part of this review, certain stormwater ponds in the subdivisions have been accepted by the City for maintenance purposes as public stormwater ponds. As these are public stormwater ponds, we are uncertain why the County assessed the homeowners for the maintenance costs in the past; in the future, the City will maintain stormwater ponds dedicated to the public without an additional assessment for the cost of the maintenance. In fact, we already have begun stormwater pond maintenance.

The City, however, cannot expend taxpayer funds to pay for private landscaping, signage and streetlighting.



City of St. Cloud – Public Works  
 3101 Progress Lane  
 Saint Cloud, Florida 34769  
 Phone 407-957-7347

**Memorandum**

**To:** Veronica Miller, City Manager  
**From:** Kevin Felblinger, Public Works Director *Kevin Felblinger*  
**Date:** January 8, 2026  
**Subject:** Kings Crest, Cane Break, and Ashley Oaks Cost

Osceola County assessed the residents of Kings Crest, Cane Break, and Ashley Oaks for the maintenance of the entrance, landscaping, and streetlights. The total cost for these items is approximately \$1,300/month or \$15,600/year. A more detailed breakdown of the estimate for each phase of this development is listed below:

**Kings Crest**

Item	Description	Monthly Cost	Annual Cost
Street Lighting	21 Streetlights	\$354.66	\$4,256
Landscaping	Entrance of Kings Crest	\$120	\$1,440
Entry Monument	Entry Monuments and Lighting	\$58.56	\$704
<b>Total</b>		<b>\$533.22</b>	<b>\$6,400</b>

**Cane Break**


Item	Description	Monthly Cost	Annual Cost
Street Lighting	13 Streetlights	\$206.20	\$2,475
Landscaping	20' landscape buffer along Neptune Road	\$200	\$2,400
<b>Total</b>		<b>\$406.20</b>	<b>\$4,875</b>

**Woods at Kings Crest/Ashley Reserve**

Item	Description	Monthly Cost	Annual Cost
Street Lighting	16 Streetlights	\$160.45	\$1,925
Landscaping	A 15' landscape and wall easement A 10' wall and landscape easement	\$200	\$2,400
<b>Total</b>		<b>\$360.45</b>	<b>\$4,325</b>

<b>FY2025 Budget</b>	
<b>Operational Expenses</b>	
<b>Cane Break Fund-153</b>	
Expenditures	Budget
TAX COLLECTOR FEES	262.00
STREETLIGHTING	2,725.00
POND MAINTENANCE - ACQUATICS/MOWING	4,202.00
PROJECTS & MISC. EMERGENCY REPAIRS*	2,857.00
	<b>10,046.00</b>
<b>Woods at Kings Crest &amp; Ashley Reserve-Fund 128</b>	
Expenditures	Budget
TAX COLLECTOR FEES	271.00
POND MAINTENANCE - ACQUATICS/MOWING	5,729.00
PROJECTS & MISC. EMERGENCY REPAIRS*	18,656.00
	<b>24,656.00</b>
*Pond Vegetation Removal, Tree Service, Bush Hog, Mulch for Ponds	
<b>Woods at Kings Crest-Fund 129</b>	
Expenditures	Budget
TAX COLLECTOR FEES	77.00
STREETLIGHTING	3,162.00
	<b>3,239.00</b>
<b>Kings Crest-Fund 152</b>	
Expenditures	Budget
TAX COLLECTOR FEES	563.00
STREETLIGHTING	5,245.00
POND MAINTENANCE - ACQUATICS/MOWING	7,454.00
FRONT ENTRANCE/MEDIAN MAINTENANCE/LANDSCAPING*	6,815.00
PROJECTS & MISC. EMERGENCY REPAIRS**	4,513.00
	<b>24,590.00</b>
*Includes Irrigation	
**Dry Pond Pushbacks, Pressure Wash Entrance Signs	
<b>Johnsons Landing-Fund 128</b>	
Expenditures	Budget
TAX COLLECTOR FEES	94.00
POND MAINTENANCE - ACQUATICS/MOWING	1,953.00
PROJECTS & MISC. EMERGENCY REPAIRS	1,377.00
	<b>3,424.00</b>

# City of St. Cloud

	Effective:	Policy #: <b>100.09</b>
	<h2>Proclamation Policy</h2>	
Rescinds: All Previous Versions	City Policy	
Distribution: Citywide		
Review Authority: City Clerk's Office		

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### Applicability:

This Policy applies to individuals or organizations seeking a formal proclamation from the City of St. Cloud. Proclamations are classified into two categories:

1. Government Affairs Proclamations
2. Community Support Proclamations

## Section I: Government Affairs Proclamations

Government Affairs Proclamations are issued by the City Council to recognize causes or events in which the City of St. Cloud has a direct interest, responsibility, or involvement.

### 1. Eligibility

1.1 Requests must be submitted by a Non-profit Organization, a City Council Member and/or City staff and requires a Council Member sponsorship. All requests for proclamation sponsorship must be made to individual Council Members prior to submitting an application.

1.2 The subject must reflect a cause or event aligned with City of St. Cloud governmental services. Controversial request will not be considered.

1.3 Besides the City of St. Cloud, only one proclamation per organization per year may be considered. Yearly requests will be up to the discretion of the City Council and/or City Manager.

### 2. How Should a Government Affairs Proclamation Request Be Made

2.1 Requests for proclamations must follow this policy's eligibility criteria for consideration and require sponsorship by a current City Council Member.

2.2 Requests must be submitted through our online application portal on our city website 60 days prior to the desired City Council meeting date. The City Manager can override the timing this requirement under extraordinary circumstances.

2.3 Proclamation presentation will be made at the City Council Meeting by the sponsoring Council Member

2.4 Requests that are similar to already-issued proclamations, may not be honored.

2.5 Proclamations shall not be issued for:

- For-profit businesses.
- Endorsing candidates for public or private office.
- Public or private ballot issues.
- Any individual or organization, or relating to any event, that discriminates by reason of race, color, age, sex, gender identity, national origin, religion, marital status, sexual orientation, disability, or other legally protected class.
- Any matters of political controversy, ideological or religious beliefs, ~~or individual convictions~~.
- Any events or organizations with no direct relationship to City of St. Cloud services.

2.6 All requests must be made in writing through our city website online application and a draft of the proclamation must be submitted with the request. If a draft is not submitted, the proclamation will not be accepted for consideration. Applicants must confirm receipt of their request by the city. Staff will not automatically place recurring proclamations on the agenda; they must be requested annually.

### 3. Presentation and Adoption of Government Affairs Proclamations by the City Council

- 3.1 Proclamations will be limited to one (1) per Council Member per City Council Meeting for the Presentation Section. All other proclamations will be placed in the Information & Report Section of the Agenda.
- 3.2 Proclamations deemed to meet the requirement of this policy will be added to the closest City Council Meeting Agenda, per the discretion of the City Manager.
- 3.3 The organization may request to instead have the proclamation presented at a public or private event outside a City Council meeting.
- 3.4 The City Council will provide a motion and vote for the approval or denial of the proclamation request at the meeting prior to presentation.
- 3.5 If approved Proclamations will be presented at the subsequent meeting by the Mayor or a sponsoring Council Member.
- 3.6 Proclamations meeting the requirements of this policy will be signed by the Mayor or sponsoring Council Member and issued by the City Council.

### ~~Section II: Community Support Proclamations~~

~~Community Support Proclamations are issued at the discretion, and by the individual Council Members to recognize community efforts, achievements, or local causes.~~

#### ~~1. Eligibility~~

- ~~1.1 Subject matter should reflect local or cultural importance, community spirit, or achievements of residents or groups.~~

#### ~~2. How Should a Community Support Proclamation Request Be Made~~

- ~~2.1 Proclamations require a Council Member sponsorship and all requests for proclamation sponsorship must be made to individual Council Members prior to submitting an application~~
- ~~2.2 Council Members may also initiate proclamations at their own discretion~~
- ~~2.3 Requests should be submitted through our online application portal on our city website 30 days prior to the desired issuance date.~~
- ~~2.5 Community Support Proclamations do not appear on City Council agendas.~~

#### ~~3. Presentation of Community Support Proclamation~~

- ~~3.1 The proclamation is signed and presented by the sponsoring Council Member.~~
- ~~3.2 Presentation shall occur at private or public events outside of a City Council Meeting.~~
- ~~3.3 No formal City Council action is required.~~
- ~~3.4 The discretion of format, timing, and location of the presentation rests with the sponsoring Council Member.~~

### Administrative Notes

This policy was first established by Resolution No. 2024-033R.

This updated version is approved by Resolution No. 2025-\_\_\_\_\_

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## Community Support 2020 - 2025

YEAR	COMMUNITY SUPPORT GRANTS (excludes contingency amounts)	OTHER COMMUNITY SUPPORT (includes contingency amounts)	TOTAL COMMUNITY SUPPORT
2020	\$119,893.60	\$159,833.40	\$279,727.00
2021	\$119,051.00	\$175,162.70	\$294,213.70
2022	\$124,350.00	\$140,404.91	\$264,754.91
2023	\$138,750.00	\$302,466.81	\$441,216.81
2024	\$137,427.53	\$187,137.00	\$324,564.53
2025	\$99,099.00	\$258,960.02	\$358,059.02
<b>TOTAL</b>	<b>\$738,571.13</b>	<b>\$1,223,964.84</b>	<b>\$1,962,535.97</b>

## Council Approved Grants by Non-Profit 2020 - 2025

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
A HERO FOR KIDS	\$5,800.00	\$3,300.00			\$5,300.00	\$1,250.00	\$15,650.00
A PLACE FOR GRACE MINISTRIES, INC.	\$7,800.00	\$7,900.00		\$7,800.00	\$24,480.00	\$18,750.00	\$66,730.00
ADMIRABLE ADONAI CHRISTIAN ACADEMY				\$2,200.00	\$1,040.00		\$3,240.00
AMAZING ANIMAL INC.	\$1,300.00	\$1,600.00					\$2,900.00
BISHOP GRADY VILLAS	\$1,000.00	\$809.00		\$1,680.00		\$2,500.00	\$5,989.00
CATHOLIC CHARITIES OF CENTRAL	\$2,000.00	\$2,700.00	\$3,500.00	\$2,800.00	\$2,500.00	\$3,750.00	\$17,250.00
CENTRAL FL COUNCIL BOYS SCOUTS			\$2,000.00	\$2,300.00	\$1,700.00	\$3,750.00	\$9,750.00
CHILDREN'S HOME SOCIETY OF FLORIDA	\$2,200.00	\$1,200.00	\$1,925.00	\$2,800.00			\$8,125.00
CHRISTMAS FOR THE KIDS OSCEOLA INC.		\$6,200.00	\$7,500.00	\$6,600.00			\$20,300.00
CLARITA'S HOUSE OUTREACH MINISTRY,	\$1,700.00	\$6,000.00	\$5,175.00	\$4,410.00	\$3,700.00	\$2,500.00	\$23,485.00
COMMUNITY COORDINATED CARE FOR	\$2,700.00	\$2,500.00	\$4,500.00	\$3,300.00	\$2,400.00	\$3,750.00	\$19,150.00
DESTINATION LIFE INC.					\$1,600.00		\$1,600.00
EMBRACE FAMILIES SOLUTIONS, INC.	\$2,000.00	\$2,200.00	\$2,500.00	\$2,040.00			\$8,740.00
FIRE PALS, INC.					\$3,300.00		\$3,300.00
FIRST UNITED METHODIST CHURCH OF				\$3,610.00	\$5,500.00	\$3,750.00	\$12,860.00
FOSTER GRANTS AND GIVING, INC.			\$1,625.00	\$2,200.00	\$2,000.00	\$2,500.00	\$8,325.00
FOUNDATION FOR OSCEOLA, THE	\$3,600.00	\$4,020.00	\$5,250.00	\$5,400.00	\$6,150.00	\$6,250.00	\$30,670.00
GUARDIAN AD LITEM FOUNDATION	\$3,600.00	\$4,200.00	\$4,500.00	\$4,300.00			\$16,600.00
HARMONY HIGH ATHLETIC BOOSTER CLUB				\$1,500.00			\$1,500.00
HEALTHY START COALITION OF					\$2,200.00		\$2,200.00
HEAVENLY HOOFS, INC.	\$2,525.00	\$2,500.00	\$5,250.00	\$4,500.00			\$14,775.00
HELP AGAINST HUNGER EAST OSCEOLA					\$1,300.00	\$2,500.00	\$3,800.00

## Council Approved Grants by Non-Profit 2020 - 2025 (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
HELP NOW OF OSCEOLA, INC.	\$6,000.00						\$6,000.00
HELPING HAND COMMUNITY COUNSELING		\$1,200.00					\$1,200.00
HOPE PARTNERSHIP, INC.		\$6,600.00	\$10,750.00	\$8,600.00		\$2,500.00	\$28,450.00
HYFC, INC.					\$1,200.00		\$1,200.00
JOSHUA STEVENS CHAPTER NSDAR		\$940.00			\$800.00	\$250.00	\$1,990.00
JUNIOR ACHIEVEMENT OF CENTRAL	\$1,764.00	\$1,200.00					\$2,964.00
KINGDOM KIDS CHRISTIAN ACADEMY PTO				\$1,600.00	\$980.00	\$1,250.00	\$3,830.00
KISSIMMEE VALLEY LIVESTOCK			\$2,250.00	\$1,880.00	\$2,300.00		\$6,430.00
L.L. MITCHELL CAMP 4				\$1,400.00		\$1,000.00	\$2,400.00
LGBT + CENTER ORLANDO, INC.					\$3,300.00	\$1,250.00	\$4,550.00
LIVE TO PLAY ANOTHER DAY					\$1,000.00	\$2,500.00	\$3,500.00
OPPORTUNITY CENTER, INC., THE	\$1,700.00	\$1,500.00	\$1,550.00	\$1,620.00	\$1,900.00		\$8,270.00
ORLANDO DREAM CENTER			\$3,125.00	\$2,800.00			\$5,925.00
OSCEOLA ARTS INC.	\$1,290.00	\$3,200.00					\$4,490.00
OSCEOLA COUNCIL ON AGING	\$15,700.00	\$14,500.00	\$7,125.00	\$20,400.00	\$16,500.00	\$3,750.00	\$77,975.00
OSCEOLA COUNTY HISTORICAL SOCIETY	\$4,400.00	\$4,200.00	\$2,625.00	\$2,710.00			\$13,935.00
OSCEOLA COUNTY VETERANS COUNCIL	\$2,264.60	\$2,322.00		\$2,000.00	\$1,967.53	\$2,088.00	\$10,642.13
PARK PLACE BEHAVIORAL HEALTH CENTER	\$3,160.00	\$3,600.00	\$5,750.00	\$4,100.00	\$5,800.00	\$2,500.00	\$24,910.00
PRIMARY CARE MEDICAL SERVICES OF	\$2,100.00	\$3,300.00	\$4,625.00	\$2,900.00	\$2,600.00	\$1,250.00	\$16,775.00
REBUILD YOURSELF INC.					\$600.00		\$600.00
RESURWRECK, INC.	\$1,700.00	\$1,800.00	\$3,875.00	\$4,800.00		\$2,500.00	\$14,675.00

## Council Approved Grants by Non-Profit 2020 - 2025 (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
ROTARY CLUB OF KISSIMMEE BAY INC.				\$2,100.00	\$1,450.00		\$3,550.00
SAFETY FIRST AQUATICS LLC					\$6,100.00	\$2,500.00	\$8,600.00
SCHOOL DISTRICT OF OSCEOLA COUNTY	\$2,800.00	\$2,500.00	\$3,200.00	\$2,700.00	\$2,460.00	\$5,500.00	\$19,160.00
SFFPA LIFEGUARDIANS			\$9,000.00	\$7,000.00			\$16,000.00
ST. CLOUD BMX INC.	\$3,200.00	\$2,200.00		\$4,500.00		\$3,315.00	\$13,215.00
ST. CLOUD COMMUNITY PANTRY INC.	\$25,000.00	\$19,800.00					\$44,800.00
ST. CLOUD HIGH SCHOOL				\$2,300.00	\$1,500.00	\$2,775.00	\$6,575.00
ST. CLOUD HIGH SCHOOL BAND BOOSTERS	\$3,900.00			\$2,700.00	\$1,700.00	\$3,750.00	\$12,050.00
ST. CLOUD HOLIDAY FESTIVAL			\$2,000.00				\$2,000.00
STEPS FOUNDATION, INC.					\$700.00		\$700.00
TEAM BLUFOR, INC.						\$2,450.00	\$2,450.00
TEEN MOMS CHOOSE LIFE OF CENTRAL	\$4,260.00	\$4,000.00	\$3,250.00		\$3,200.00	\$1,250.00	\$15,960.00
THE ALTAR ST. CLOUD VINEYARD CHURCH					\$700.00		\$700.00
UNITED IN LOVE ADOPTIONS, INC.			\$6,500.00	\$5,200.00	\$4,400.00	\$2,500.00	\$18,600.00
VETERANS TRIBUTE & MUSEUM OF	\$1,150.00	\$1,060.00					\$2,210.00
VFW POST 3227			\$11,250.00				\$11,250.00
VIOLET'S ART VISION					\$1,700.00	\$2,971.00	\$4,671.00
WE DARE TO CARE INC.					\$7,500.00		\$7,500.00
WOMAN'S CLUB HERITAGE MUSEUM INC.	\$3,280.00		\$3,750.00		\$3,160.00		\$10,190.00
WYE PROJECT, INC.					\$740.00		\$740.00
<b>GRAND TOTAL</b>	<b>\$119,893.60</b>	<b>\$119,051.00</b>	<b>\$124,350.00</b>	<b>\$138,750.00</b>	<b>\$137,427.53</b>	<b>\$99,099.00</b>	<b>\$738,571.13</b>
<b>APPROVED CONTINGENCY</b>	<b>\$30,106.40</b>	<b>\$30,948.20</b>	<b>\$22,700.00</b>	<b>\$11,250.00</b>	<b>\$17,172.47</b>	<b>\$0.00</b>	<b>\$112,177.07</b>

## Other Community Support (Events, Sponsorships, Contingency Grants)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
A HERO FOR KIDS			\$1,500.00				\$1,500.00
A RAYZOR EDGE INC.					\$2,000.00		\$2,000.00
ALPHA KAPPA ALPHA DELTA OMICRON						\$925.50	\$925.50
AMERICAN CANCER SOCIETY, INC.					\$250.00		\$250.00
BISHOP GRADY VILLAS			\$500.00				\$500.00
BOYS & GIRLS CLUBS OF CENTRAL FL						\$367.50	\$367.50
CENTRAL FL COUNCIL BOYS SCOUTS		\$3,000.00					\$3,000.00
COMMUNITY VISION, INC.	\$25,000.00						\$25,000.00
DISASTER RECOVERY SERVICES, LLC						\$26,995.02	\$26,995.02
EARLY LEARNING COALITION OF OSCEOLA		\$6,147.00	\$6,147.00	\$6,147.00	\$6,147.00	\$6,147.00	\$30,735.00
FLORIDA FARM SHOW, INC.		\$2,500.00					\$2,500.00
FLORIDA LEAGUE OF CITIES						\$275.00	\$275.00
FOUNDATION FOR OSCEOLA, THE	\$34,147.00	\$27,500.00	\$30,700.00	\$26,000.00	\$26,000.00	\$26,000.00	\$170,347.00
HELP NOW OF OSCEOLA, INC.	\$26,500.00	\$25,000.00	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00	\$171,500.00
KISSIMMEE VALLEY LIVESTOCK		\$2,500.00					\$2,500.00
KISSIMMEE/ OSCEOLA COUNTY CHAMBER OF						\$2,500.00	\$2,500.00
LL MITCHELL CAMP 4			\$3,000.00				\$3,000.00
MEARS TRANSPORTATION GROUP				\$24,945.90			\$24,945.90
NAACP OSCEOLA BRANCH 5121-B						\$1,000.00	\$1,000.00
OSCEOLA ARTS INC.			\$1,500.00	\$1,500.00	\$2,000.00		\$5,000.00
OSCEOLA COUNCIL ON AGING		\$500.00	\$325.30			\$2,000.00	\$2,825.30
OSCEOLA COUNTY HISTORICAL SOCIETY			\$1,000.00			\$250.00	\$1,250.00

## Other Community Support (Events, Sponsorships, Contingency Grants) (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
OSCEOLA COUNTY VETERANS COUNCIL			\$3,094.18				\$3,094.18
PINK HEALS OF ST. CLOUD, INC.			\$210.00		\$100.00		\$310.00
QUICK RESPONSE FIRE PROTECTION, LLC			\$6,000.00				\$6,000.00
RAFTELIS		\$14,191.70	\$5,388.43	\$7,833.91			\$27,414.04
ROTARY CLUB OF ST. CLOUD		\$8,040.00	\$8,040.00	\$8,040.00	\$8,040.00		\$32,160.00
SCHOOL DISTRICT OF OSCEOLA COUNTY		\$2,500.00	\$7,000.00				\$9,500.00
SFPA LIFEGUARDIANS		\$6,000.00					\$6,000.00
SILVER SPURS CLUB, INC.					\$2,600.00		\$2,600.00
SOCCER CLUB OF SAINT CLOUD INC.			\$5,000.00				\$5,000.00
ST. CLOUD AQUATICS TEAM, INC.			\$4,000.00				\$4,000.00
ST. CLOUD COMMUNITY PANTRY INC.	\$15,000.00	\$704.00					\$15,704.00
ST. CLOUD GREATER OSCEOLA CHAMBER						\$50,000.00	\$50,000.00
ST. CLOUD HIGH SCHOOL		\$11,000.00	\$1,000.00				\$12,000.00
ST. CLOUD HOLIDAY FESTIVAL		\$2,000.00					\$2,000.00
ST. CLOUD LITTLE LEAGUE BASEBALL,		\$3,000.00					\$3,000.00
ST. CLOUD MAIN STREET PROGRAM, INC.				\$170,000.00	\$70,000.00	\$70,000.00	\$310,000.00
TRANSITION HOUSE, INC., THE		\$25,000.00	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00	\$145,000.00
WE DARE TO CARE INC.			\$5,000.00	\$5,000.00			\$10,000.00
WOMAN'S CLUB HERITAGE MUSEUM INC.			\$1,000.00	\$1,500.00			\$2,500.00
UTILITY ASST PRGM DUE TO COVID-19	\$55,686.40	\$35,580.00					\$91,266.40
<b>GRAND TOTAL</b>	<b>\$159,833.40</b>	<b>\$175,162.70</b>	<b>\$140,404.91</b>	<b>\$302,466.81</b>	<b>\$187,137.00</b>	<b>\$258,960.02</b>	<b>\$1,223,964.84</b>

## Total All Community Support

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
A HERO FOR KIDS	\$5,800.00	\$3,300.00	\$1,500.00		\$5,300.00	\$1,250.00	\$17,150.00
A PLACE FOR GRACE MINISTRIES, INC.	\$7,800.00	\$7,900.00		\$7,800.00	\$24,480.00	\$18,750.00	\$66,730.00
A RAYZOR EDGE INC.					\$2,000.00		\$2,000.00
ADMIRABLE ADONAI CHRISTIAN ACADEMY				\$2,200.00	\$1,040.00		\$3,240.00
ALPHA KAPPA ALPHA DELTA OMICRON						\$925.50	\$925.50
AMAZING ANIMAL INC.	\$1,300.00	\$1,600.00					\$2,900.00
AMERICAN CANCER SOCIETY, INC.					\$250.00		\$250.00
BISHOP GRADY VILLAS	\$1,000.00	\$809.00	\$500.00	\$1,680.00		\$2,500.00	\$6,489.00
BOYS & GIRLS CLUBS OF CENTRAL FL						\$367.50	\$367.50
CATHOLIC CHARITIES OF CENTRAL	\$2,000.00	\$2,700.00	\$3,500.00	\$2,800.00	\$2,500.00	\$3,750.00	\$17,250.00
CENTRAL FL COUNCIL BOYS SCOUTS		\$3,000.00	\$2,000.00	\$2,300.00	\$1,700.00	\$3,750.00	\$12,750.00
CHILDREN'S HOME SOCIETY OF FLORIDA	\$2,200.00	\$1,200.00	\$1,925.00	\$2,800.00			\$8,125.00
CHRISTMAS FOR THE KIDS OSCEOLA INC.		\$6,200.00	\$7,500.00	\$6,600.00			\$20,300.00
CLARITA'S HOUSE OUTREACH MINISTRY,	\$1,700.00	\$6,000.00	\$5,175.00	\$4,410.00	\$3,700.00	\$2,500.00	\$23,485.00
COMMUNITY COORDINATED CARE FOR	\$2,700.00	\$2,500.00	\$4,500.00	\$3,300.00	\$2,400.00	\$3,750.00	\$19,150.00
COMMUNITY VISION, INC.	\$25,000.00						\$25,000.00
DESTINATION LIFE INC.					\$1,600.00		\$1,600.00
DISASTER RECOVERY SERVICES, LLC						\$26,995.02	\$26,995.02
EARLY LEARNING COALITION OF OSCEOLA		\$6,147.00	\$6,147.00	\$6,147.00	\$6,147.00	\$6,147.00	\$30,735.00
EMBRACE FAMILIES SOLUTIONS, INC.	\$2,000.00	\$2,200.00	\$2,500.00	\$2,040.00			\$8,740.00
FIRE PALS, INC.					\$3,300.00		\$3,300.00
FIRST UNITED METHODIST CHURCH OF				\$3,610.00	\$5,500.00	\$3,750.00	\$12,860.00

## Total All Community Support (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
FLORIDA FARM SHOW, INC.		\$2,500.00					\$2,500.00
FLORIDA LEAGUE OF CITIES						\$275.00	\$275.00
FOSTER GRANTS AND GIVING, INC.			\$1,625.00	\$2,200.00	\$2,000.00	\$2,500.00	\$8,325.00
FOUNDATION FOR OSCEOLA, THE	\$37,747.00	\$31,520.00	\$35,950.00	\$31,400.00	\$32,150.00	\$32,250.00	\$201,017.00
GUARDIAN AD LITEM FOUNDATION	\$3,600.00	\$4,200.00	\$4,500.00	\$4,300.00			\$16,600.00
HARMONY HIGH ATHLETIC BOOSTER CLUB				\$1,500.00			\$1,500.00
HEALTHY START COALITION OF					\$2,200.00		\$2,200.00
HEAVENLY HOOFS, INC.	\$2,525.00	\$2,500.00	\$5,250.00	\$4,500.00			\$14,775.00
HELP AGAINST HUNGER EAST OSCEOLA					\$1,300.00	\$2,500.00	\$3,800.00
HELP NOW OF OSCEOLA, INC.	\$32,500.00	\$25,000.00	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00	\$177,500.00
HELPING HAND COMMUNITY COUNSELING		\$1,200.00					\$1,200.00
HOPE PARTNERSHIP, INC.		\$6,600.00	\$10,750.00	\$8,600.00		\$2,500.00	\$28,450.00
HYFC, INC.					\$1,200.00		\$1,200.00
JOSHUA STEVENS CHAPTER NSDAR		\$940.00			\$800.00	\$250.00	\$1,990.00
JUNIOR ACHIEVEMENT OF CENTRAL	\$1,764.00	\$1,200.00					\$2,964.00
KINGDOM KIDS CHRISTIAN ACADEMY PTO				\$1,600.00	\$980.00	\$1,250.00	\$3,830.00
KISSIMMEE VALLEY LIVESTOCK		\$2,500.00	\$2,250.00	\$1,880.00	\$2,300.00		\$8,930.00
KISSIMMEE/ OSCEOLA COUNTY CHAMBER OF						\$2,500.00	\$2,500.00
LL MITCHELL CAMP 4			\$3,000.00	\$1,400.00		\$1,000.00	\$5,400.00
LGBT+ CENTER ORLANDO, INC.					\$3,300.00	\$1,250.00	\$4,550.00
LIVE TO PLAY ANOTHER DAY					\$1,000.00	\$2,500.00	\$3,500.00
MEARS TRANSPORTATION GROUP				\$24,945.90			\$24,945.90
MAIN STREET APPRAISAL SERVICE	\$3,500.00						\$3,500.00

## Total All Community Support (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
NAACP OSCEOLA BRANCH 5121-B						\$1,000.00	\$1,000.00
OPPORTUNITY CENTER, INC., THE	\$1,700.00	\$1,500.00	\$1,550.00	\$1,620.00	\$1,900.00		\$8,270.00
ORLANDO DREAM CENTER			\$3,125.00	\$2,800.00			\$5,925.00
OSCEOLA ARTS INC.	\$1,290.00	\$3,200.00	\$1,500.00	\$1,500.00	\$2,000.00		\$9,490.00
OSCEOLA COUNCIL ON AGING	\$15,700.00	\$15,000.00	\$7,450.30	\$20,400.00	\$16,500.00	\$5,750.00	\$80,800.30
OSCEOLA COUNTY HISTORICAL SOCIETY	\$4,400.00	\$4,200.00	\$3,625.00	\$2,710.00		\$250.00	\$15,185.00
OSCEOLA COUNTY VETERANS COUNCIL	\$2,264.60	\$2,322.00	\$3,094.18	\$2,000.00	\$1,967.53	\$2,088.00	\$13,736.31
PARK PLACE BEHAVIORAL HEALTH CENTER	\$3,160.00	\$3,600.00	\$5,750.00	\$4,100.00	\$5,800.00	\$2,500.00	\$24,910.00
PINK HEALS OF ST. CLOUD, INC.			\$210.00		\$100.00		\$310.00
PRIMARY CARE MEDICAL SERVICES OF	\$2,100.00	\$3,300.00	\$4,625.00	\$2,900.00	\$2,600.00	\$1,250.00	\$16,775.00
QUICK RESPONSE FIRE PROTECTION, LLC			\$6,000.00				\$6,000.00
RAFTELIS		\$14,191.70	\$5,388.43	\$7,833.91			\$27,414.04
REBUILD YOURSELF INC.					\$600.00		\$600.00
RESURWRECK, INC.	\$1,700.00	\$1,800.00	\$3,875.00	\$4,800.00		\$2,500.00	\$14,675.00
ROTARY CLUB OF KISSIMMEE BAY INC.				\$2,100.00	\$1,450.00		\$3,550.00
ROTARY CLUB OF ST. CLOUD		\$8,040.00	\$8,040.00	\$8,040.00	\$8,040.00		\$32,160.00
SAFETY FIRST AQUATICS LLC					\$6,100.00	\$2,500.00	\$8,600.00
SCHOOL DISTRICT OF OSCEOLA COUNTY	\$2,800.00	\$5,000.00	\$10,200.00	\$2,700.00	\$2,460.00	\$5,500.00	\$28,660.00
SFFPA LIFEGUARDIANS		\$6,000.00	\$9,000.00	\$7,000.00			\$22,000.00
SILVER SPURS CLUB, INC.					\$2,600.00		\$2,600.00
SOCCER CLUB OF SAINT CLOUD INC.			\$5,000.00				\$5,000.00
ST. CLOUD AQUATICS TEAM, INC.			\$4,000.00				\$4,000.00

## Total All Community Support (continued)

NON-PROFIT	2020	2021	2022	2023	2024	2025	Grand Total
ST. CLOUD BMX INC.	\$3,200.00	\$2,200.00		\$4,500.00		\$3,315.00	\$13,215.00
ST. CLOUD COMMUNITY PANTRY INC.	\$40,000.00	\$20,504.00					\$60,504.00
ST. CLOUD GREATER OSCEOLA CHAMBER						\$50,000.00	\$50,000.00
ST. CLOUD HIGH SCHOOL		\$11,000.00	\$1,000.00	\$2,300.00	\$1,500.00	\$2,775.00	\$18,575.00
ST. CLOUD HIGH SCHOOL BAND BOOSTERS	\$3,900.00			\$2,700.00	\$1,700.00	\$3,750.00	\$12,050.00
ST. CLOUD HOLIDAY FESTIVAL		\$2,000.00	\$2,000.00				\$4,000.00
ST. CLOUD LITTLE LEAGUE BASEBALL,		\$3,000.00					\$3,000.00
ST. CLOUD MAIN STREET PROGRAM, INC.				\$170,000.00	\$70,000.00	\$70,000.00	\$310,000.00
STEPS FOUNDATION, INC.					\$700.00		\$700.00
TEAM BLUFOR, INC.						\$2,450.00	\$2,450.00
TEEN MOMS CHOOSE LIFE OF CENTRAL	\$4,260.00	\$4,000.00	\$3,250.00		\$3,200.00	\$1,250.00	\$15,960.00
THE ALTAR ST. CLOUD VINEYARD CHURCH					\$700.00		\$700.00
TRANSITION HOUSE, INC., THE		\$25,000.00	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00	\$145,000.00
UNITED IN LOVE ADOPTIONS, INC.			\$6,500.00	\$5,200.00	\$4,400.00	\$2,500.00	\$18,600.00
VETERANS TRIBUTE & MUSEUM OF	\$1,150.00	\$1,060.00					\$2,210.00
VFW POST 3227			\$11,250.00				\$11,250.00
VIOLET'S ART VISION					\$1,700.00	\$2,971.00	\$4,671.00
WE DARE TO CARE INC.			\$5,000.00	\$5,000.00	\$7,500.00		\$17,500.00
WOMAN'S CLUB HERITAGE MUSEUM INC.	\$3,280.00		\$4,750.00	\$1,500.00	\$3,160.00		\$12,690.00
WYE PROJECT, INC.					\$740.00		\$740.00
UTILITY ASST PRGM DUE TO COVID-19	\$55,686.40	\$35,580.00					\$91,266.40
<b>GRAND TOTAL</b>	<b>\$279,727.00</b>	<b>\$294,213.70</b>	<b>\$264,754.91</b>	<b>\$441,216.81</b>	<b>\$324,564.53</b>	<b>\$358,059.02</b>	<b>\$1,962,535.97</b>

## Governor Ron DeSantis and CFO Blaise Ingoglia Highlight Excessive Local Government Spending Uncovered by Florida DOGE Audits

From the Governor's official website, [www.flgov.com](http://www.flgov.com)

Link: <https://www.flgov.com/eog/news/press/2025/governor-ron-desantis-and-cfo-blaise-ingoglia-highlight-excessive-local-government>

October 1, 2025

**JACKSONVILLE, Fla.**— Today, Governor Ron DeSantis joined Chief Financial Officer (CFO) Blaise Ingoglia to highlight examples of wasteful spending in cities and counties across the state. The Florida Department of Government Efficiency (DOGE) has traveled to 12 jurisdictions across the state to seek out waste, fraud, and abuse and identify opportunities for improvement. Today's examples are just a few of the DOGE Task Force's findings from those visits and from data requests sent to all of Florida's 411 municipalities and 67 counties.

“Florida DOGE teams have been investigating cities and counties where taxpayers have raised concerns about wasteful spending,” **said Governor Ron DeSantis.** “These audits have uncovered many irresponsible uses of taxpayer funds. It's unconscionable for local governments to raise taxes on Floridians in order to subsidize wasteful spending. Under my leadership, Floridians can continue to expect fiscal responsibility at the state level—and we are working to bring relief to our citizens being squeezed by property taxes at the local level.”

Through reviews of local governments in partnership with CFO Blaise Ingoglia's office, Florida DOGE discovered:

- The **City of Jacksonville** paid \$75,000 for a “hologram” of Mayor Donna Deegan to greet travelers at Jacksonville International Airport in multiple languages, they paid \$7.5 million for a 1-mile sidewalk project which was nearly eight times the average FDOT estimate, and they have given \$1.9 million in grants to DEI-focused arts groups.

- The **City of Pensacola** pays \$150,000 a year to a management company that brings drag shows to the city’s Seanger Theater and has paid \$300,000 for an equity-focused strategic plan and residential “equity survey.”
- The **City of Gainesville** pays the City Director of Equity and Inclusion a salary of \$189,000 and has prioritized divisive employee indoctrination on the subjects of race and identity over essential activities to serve residents.
- The **City of Orlando** has spent \$460,000 since 2020 to count trees as part of the city’s “tree inventory,” as well as \$150,000 over three years to help illegals evade deportation.
- The **City of St. Petersburg** has paid \$258,000, including funds from the city’s utility and EMS funds, to support Pride events and has also spent \$307,000 on a climate action plan to promote Green New Deal initiatives.
- **Alachua County** paid \$31,000 to Planned Parenthood for “Teen Time,” designed for children as young as 13 years old.
- **Orange County** has spent \$223,000 for LGBT youth services that promote gender ideology to youth populations and paid \$240,000 to a left-wing urban planning firm that carries out its activities from a “race, social, and healthy equity perspective.”
- **Hillsborough County** has spent \$572,000 to train for county employees about their so-called “unconscious bias” and also provides \$950,000 for county employee vehicle allowances with very little transparency.
- **Pinellas County** spends \$75,000 every year to sponsor an annual “Pride” festival.
- **Broward County** has spent \$890,000 on DEI training since FY 2020, including training that pushes gender fluidity and transgender ideology; they have also spent \$175,000 on creating virtual art in the Metaverse and \$44,000 to support a UN treaty promoting gender equity that seeks to compel Americans to accept gender quotas and unequal treatment in service of supposedly-equal “outcomes.”

These are just a few of the many examples of wasteful spending Florida DOGE has identified across the state.

“Floridians across the state have made it clear that they will no longer tolerate waste, fraud, and abuse of taxpayer dollars,” said **Chief Financial Officer Blaise Ingoglia**. “I have traveled the state to expose nearly \$1 billion in wasted taxpayer dollars across just FIVE local governments. Local governments are crying poor but continue to spend wastefully on things like “counting trees”. The taxpayers are tired of it, which is why property tax relief is

their top concern. I was proud to be here with Governor DeSantis to expose some of the wasteful line items in local government budgets.”

Florida has led the way nationally on fiscal responsibility. Under Governor DeSantis’ tenure, Florida has paid down nearly 50% of the state’s total historic tax-supported debt and has maxed-out the state’s rainy-day fund. Florida also maintains the lowest ratio of state government workers to population among the states, with 96 full-time employees per 10,000 residents. Additionally, the Governor’s signing of the Fiscal Year 2025-2026 budget marks the second consecutive year of a year-over-year reduction in state spending.

For updates on the Florida DOGE initiative, visit [@DOGEfla](#) on X.

Link: <https://www.cfpublish.org/politics/2025-10-28/fearing-property-tax-cuts-by-state-winter-park-opts-against-giving-extra-to-nonprofits>

# Fearing property tax cuts by state, Winter Park opts against giving extra to nonprofits

**Winter Park Voice | By Beth Kassab**

Published October 28, 2025 at 2:52 PM EDT

*Beth Kassab*

Concerns over possible changes to property taxes are now driving some decision making in Winter Park.

This story is part of the News Collaborative of Central Florida, an initiative of independent local news outlets working toward a more informed and engaged Central Florida.

City Commissioners met late last week to consider [a plan to give out about \\$100,000](#) that once went to the Dr. Phillips Performing Arts Center each year to 10 local nonprofits in the form of \$10,000 grants.

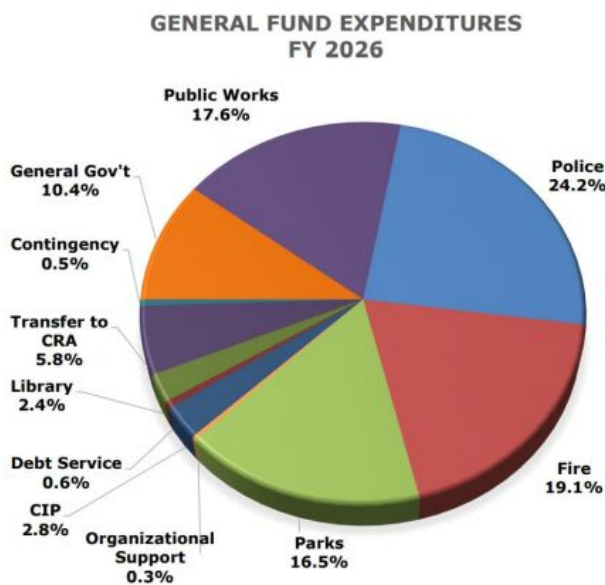
The conversation quickly reached consensus among city leaders that even \$100,000 out of a \$230 million budget couldn't be spared amid proposals by Gov. Ron DeSantis and the Legislature to dramatically cut property taxes — a move they fear would kneecap local governments.

Budget Director Peter Moore said he was waking up at night thinking about what those proposals would mean on the doorsteps of residents who rely on the city government for essential services such as quick police and fire response times, clean drinking water, safe roads and sidewalks that don't flood during storms and reliable electricity.

“I can’t even comprehend how we would wrap our brain around how that would even work,” he told commissioners during the Thursday work session. “But there’s five different proposals out there, which makes me think something is going to end up on the ballot.”

Property tax collections make up the largest source of dollars in the city’s General Fund, which pays for police, fire, parks, roads and other government services, including cyber security for public data.

The General Fund is about \$90 million in the 2026 budget and city property taxes account for about \$39 million or about 44% of that total. The money from property taxes is so significant it’s enough this year to cover the two largest expenses in the general fund: the police department (\$21.9 million) and the fire department (\$17.1 million).



## General Fund Expenditures

- Public Safety services are still the largest portion of the budget with Public Works and Parks following.

*Beth Kassab*

“I’ve lost sleep over what’s going to happen,” said Commissioner Warren Lindsey. “I don’t know what they are doing up in Tallahassee. They have no idea how a local municipality and a county is run in terms of the things they’ve said and done.”

Proposals from the Florida House so far range from raising the homestead exemption to \$100,000 to eliminating or phasing out non-school designated property taxes.

When a Winter Park property owner pays taxes, about 27% of that money goes to the city while 44% goes to Orange County Public Schools, 28% goes to Orange County government and 1% goes to the St. Johns River Water Management District, according to city budget documents.

DeSantis said last week he was unsatisfied with the House's work, which would potentially put more than one tax-cutting measure on the November 2026 ballot. That could make it difficult for any single proposal to gain enough support to pass.

"Placing more than one property tax measure on the ballot represents an attempt to kill anything on property taxes," DeSantis said on X. "It's a political game, not a serious attempt to get it done for the people."

The Legislative session begins on Jan. 13, earlier than usual because it's an election year.

DeSantis' administration is touring the state in an attempt to make a public spectacle out of his "DOGE" efforts to audit cities and counties. A Winter Park spokeswoman said the city has not received additional requests from Florida's DOGE office beyond the requests that went to all local governments earlier this year.

State officials are pointing to the increase in property tax collections as property values have soared as largesse in local government.

For example, property tax collections in Winter Park have jumped from \$27.5 million in 2022 to about \$39 million in the current budget, a 41 percent increase. The growth is the result of a hot housing market as the city's tax rate has remained the same for 16 years.

But local governments like Winter Park argue that costs have also soared during that time. The city spent \$16.3 million on the police department in 2022 and now spends \$21.9 million, largely the result of competition across the state to raise law enforcement pay. The fire department cost \$13.4 million in

2022 and now costs \$17.1 million, also a result of pay and other cost pressures.

Those two departments alone account for \$9.3 million of the additional \$11.5 million in property taxes collected by Winter Park due to rising property values since 2022.

Commissioners noted the potential “bad optics” of providing even small grants to nonprofits after Moore suggested it was the kind of expenditure that “could get picked up in a news article.”

Mayor Sheila DeCiccio said the city would continue to give grants to the nonprofits that are regularly funded in each year’s budget. But, she said “we will probably” be able to reallocate the money for Blue Bamboo Center for the Arts, which is undergoing a leadership transition after founder Chris Cortez was recently diagnosed with brain cancer and the county is reviewing its \$1 million grant.

Jeff Flowers, who is taking over the management of Blue Bamboo, said the group is growing and remains sustainable.

The money for the nonprofit grants comes from .25% of the gross revenue from each of the city’s three major funds – the general fund, electric and water and wastewater.

The electric and water and wastewater funds, which the city calls enterprise funds, account for even larger increases in the city’s budget than property taxes. Those funds, which charge residents and businesses for service based on a combination of flat fees and prices tied to the amount of water and electricity consumed, have grown to a combined \$100 million this year.

City Commissioners have raised those prices in recent years to account for increased costs of maintaining the utility systems and what the city says are soaring prices to finish a citywide project that will underground all overhead power lines.

The funds “must support their operations through the revenues they generate, operating like a conventional private business,” the budget notes.

The quarter of a percent from those three funds – the general fund, electric and water – generates about \$442,000. Those that receive yearly funding, including the Winter Park Library, which also receives additional dollars, are:

- Mead Botanical Gardens: \$102,000
- Winter Park Historical Association: \$97,000
- Winter Park Day Nursery: \$42,500
- United Arts: \$20,000
- Blue Bamboo: \$12,500
- Polasek Museum: \$28,000
- Winter Park Library: \$2.1 million

During the same work session about whether to hand out an additional \$100,000 to nonprofits, commissioner also discussed a plan by the Parks & Recreation Department to formalize a policy to sell sponsorships or advertising opportunities at its facilities to raise additional new revenue.

Staff estimates such transactions could generate \$100,000 or more a year.

City commissioners indicated support for the plan so long as ads or sponsorship plaques or banners are “tasteful” and major deals would come before the commission for approval. Commissioners must also still approve the policy for the new revenue stream.

The effort would mostly focus on the city’s two golf courses, the tennis center and other parks with high foot traffic. Central Park, the highest-profile public green space along Park Avenue, would be off limits to advertisers, according to the proposal.

Even before talk of property tax cuts heated up to its current white-hot level, city staff was warning of slower times ahead for the city government.

“While this budget does not assume a recession in FY26, there are concerns on the horizon and visible weakening in the economy,” the budget proposal released in the early summer stated. “This could just mean a return to normal growth after the post-Pandemic spike, or this could portend something worse.”

Adding new services and projects will only be possible in the future by raising property taxes or raising the fees customers pay for services, according to the budget analysis.

With the governor and Legislature poised to try to take property tax increases off the table, that leaves the prices residents pay for everything from the use of athletic fields and after-school programs to the cost of building permits and water and electricity as the primary ways for the city to generate dollars.



# Examples

## FY25-26 Process for Review

Kissimmee's Agenda item below:

### ITEM 8.D

#### Social Services Grant Process Review for FY 2025-26

#### Request

Commission direction on the Social Services and Quality of Life grant process for FY 2025-26

#### Explanation

During the Budget Workshop, the Commission discussed the possibility of suspending the Social Services Competitive Funding process for the upcoming cycle. The idea was to provide this dedicated funding source to the Haven on Vine Initiative to further the work on stabilizing the project and solidifying the impact of the housing and services components of the program.

The City has funded services through local non-profits for more than two decades. The Social Services Competitive Funding program began in 1999 and has provided nearly \$10m in funding to local non-profit organizations. The current funding awards are attached.

In response to the discussion, staff has placed this item on the agenda for further review and direction to determine the next steps on the upcoming process.

#### Recommendation

Commission direction on the Social Services funding cycle for FY 2025-26.

#### REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: City Manager

Presenter: Desiree Matthews

# Social Services Grant

Each year the City Commission allocates funds to non-profit agencies crucial in championing the City's mission and advancing its objectives. The purpose of this grant funding aims to bolster non-profit organizations offering direct service programs. These initiatives alleviate pressure on City services by catering to the needs of our most vulnerable residents. Over the years, the City Commission has consistently directed funding towards programs aiding the homeless and families facing crises.

## **Aspire Health Partners Inc**

**Program:** HOME (Helping Others Make the Effort)

**City Funding:** \$37,137.75

**Description:** *Bridge Housing for homeless women and children; case manage and referrals for offsite homelessness prevention. Operational cost of providing bridge housing services to the residents of the HOME program. This includes: utilities, staff support, residential housing supplies, building facility maintenance, insurance, and other related operational costs.*

## **Church & Community Assistance Program**

**Program:** CCAP Cares

**City Funding:** \$11,855.10

**Description:** *Homelessness services including food, personal hygiene kits, and emergency housing costs.*

**City of Kissimmee**

**Program:** Homeless Services

**City Funding:** \$19,839.00

**Description:** *Funds will provide a leveraging opportunity to access regional funding for housing the chronically homeless.*

**Community Coordinated Care for Children Inc (4C)**

**Program:** Head Start / Early Head Start

**City Funding:** \$9,669.50

**Description:** *Provides early learning programs, early care assistance and supportive family services.*

***Help Now of Osceola, Inc.***

**Program:** Domestic Violence Services

**City Funding:** \$34,960.20

**Description:** Serves the needs of domestic abuse survivors by operating a safe shelter facility, Outreach Center, direct client services, and community

advocacy. Funding : Case Management Services at shelter facility and Maintenance expenses at shelter facility.

### **Hope Partnership Inc.**

**Program:** Homeless Prevention and Diversion

**City Funding:** \$13,589.00

**Description:** *Homeless prevention and stability services and provide for part-time Community Support Specialist.*

### **Orlando Health / Howard Phillips Center for Children & Families**

**Program:** Healing Tree

**City Funding:** \$8,919.50

**Description:** *Provides therapy and counseling for children and families with children who have been victims of child abuse / sexual abuse.*

### **Osceola Council on Aging**

**Program:** Health Clinic

**City Funding:** \$26,048.75

**Description:** \$15,000 to fund salary of staff physician and \$15,000 for diagnostic testing of uninsured, low income patients Secondary health care to low-

income, uninsured, chronically ill residents of Osceola County.

**Program:** Meals on Wheels

**City Funding:** \$43,387.75

**Description:** Food purchases for emergency meal and food distribution programs. Congregate meals: home delivered meals; food bank/pantry.

**Program:** Transportation

**City Funding:** \$17,621.20

**Description:** *Cover the cost of one part time driver and fuel expenses for the Council's transportation program.*

### ***Osceola Mental Health/ Park Place Behavioral Health Care***

**Program:** Residence Level IV Adult Substance Abuse Services

**City Funding:** \$48,347.50

**Description:** Transitional living program for adults who are indigent, homeless and have a substance use disorder with or without a co-occurring mental illness. 2-3 beds in the residential level IV program for clients with chemical dependency- includes services and related cost.

## **Osceola Community Health Services**

**Program:** Integrated Behavioral Health Program

**City Funding:** \$11,169.50

**Description:** *Provides integrated behavioral health services in fixed and mobile locations for the homeless.*

## **The Opportunity Center (Osceola ARC)**

**Program:** Adult Day Training

**City Funding:** \$4,959.75

**Description:** *Provides training to developmentally disabled individuals.*

## **Salvation Army**

**Program:** Salvation Army Services

**City Funding:** \$8,745.50

**Description:** *Commission addition and approval to donate balance of funds.*



*CITY OF KISSIMMEE SOCIAL SERVICES REQUEST FY 2024-25*

**Agency Name:** \_\_\_\_\_

**Federal Tax Identification Number:** \_\_\_\_\_ **DUNS Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip:** \_\_\_\_\_ **Website Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Name of Agency Executive Director:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Contact's Phone:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

*A. AGENCY INFORMATION*

**Brief Agency Overview:**

**Year Established/Incorporated:** \_\_\_\_\_

**Total Agency Budget:** \_\_\_\_\_

**Include the following attachments:**

- Organizational Chart and List of Board of Directors
- Internal Revenue Service Department of the Treasury: Tax Exemption Letter / Proof of 501 (c)(3) status
- Florida Department of Revenue Tax Exemption Letter: FEIN Number
- Copy of most recent financial audit
- Copy of agency and program budget

Do you have an agency profile with Guide Star? Y / N

*B. PROGRAM INFORMATION*

**Program Name:** \_\_\_\_\_

Is this a new program? Y or N

**Program Site Location:** \_\_\_\_\_

**Staff to Client Ratio:** \_\_\_\_\_

**Number of Clients to be Served with City Program Funds:** \_\_\_\_\_

*C. FUNDING SUMMARY*

Amount requested: \_\_\_\_\_ % of Budget to be Funded:  
\_\_\_\_\_

Program Budget: \_\_\_\_\_

Cost Per Individual Served: \_\_\_\_\_

How Long Has This Program Been Operated? \_\_\_\_\_

Fiscal Leveraging: \_\_\_\_\_ (Include match amount and percentage/grant amount)

*D. PROGRAM FUNDING*

- 1) What operational/ service related element of the program will this request fund?
- 2) What percentage of the total program budget is currently funded by the City of Kissimmee and/or Osceola County? Please list funding amount for each entity.
- 3) List partnerships or collaborations established to coordinate efforts on delivering the proposed program.
- 4) List all funding sources for this program?

*E. PROGRAM OVERVIEW*

- 1) Document the community need your program will address in Kissimmee. Include statistical data that documents the need or problem that exists.
- 2) Briefly describe the program and the service it provides. Include the number of Kissimmee residents that will be served in comparison with total clients served.
- 3) List any significant changes in the program that have taken place within the last year.
- 4) List other programs and agencies that provide services similar to the program for which funding is requested.

- 5) Number of people currently served monthly/annually.
- 6) Cost per individual served.
- 7) What methods are used to ensure potential clients and community organizations are aware of your services?
- 8) List organizations from which the program received referrals during the past twelve months.
- 9) List Organizations to which your program made referrals.

**F. DEMOGRAPHICS**

- 1) What is the target group for your program services?
- 2) Please include demographic information for unduplicated clients served.
- 3) What percentage of your clients served qualify as homeless? What tool are you using to qualify clients as homeless?
- 4) Does your agency use HMIS? If no, please list program and if it is HMIS compatible.
  - a. Does your agency participate in the CF Continuum of Care?

**G. OUTCOMES**

- 1) Please explain procedures used to document the program’s specific services and outcome measures that will be used to evaluate the program’s success. (Use table below)
- 2) Provide measures that document the effectiveness of the program’s services.

Outcomes	Metrics

*SIGNATURES*

**We have read and fully understand the qualifications and requirements delineated in this application. All information submitted is true, correct and up to date.**

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**Board Chair or President's Signature**

**Print**

**Date**

---

**Executive Director's Signature**

**Print**

**Date**



## OFFICE OF THE CITY MANAGER

101 CHURCH STREET, SUITE 500 - KISSIMMEE, FLORIDA 34741 - 407.518.2315

August 1, 2024

Re: Invitation for Program Funding for FY2024-2025

Dear Agency Executive Director,

The Kissimmee City Commission is pleased to announce the Notice of Funding Availability of \$400,000 in FY 2024-25 for the Social Services Competitive Grant Program. Requests will be considered based on programs that meet the greatest needs of our residents and the priorities listed below. The City Commission has identified the following priorities for funding of new and existing programs:

- Homelessness Services, Prevention, and Intervention
- Mental Health and Health Services
- Emergency Assistance and Poverty Alleviation

All inquiries should be made to Desirée Matthews, Deputy City Manager at 407-518-2300 or [desiree.matthews@kissimmee.gov](mailto:desiree.matthews@kissimmee.gov).

Please submit one (1) original; six (6) hard copies; and one (1) electronic copy of the completed application to the City Manager's Office no later than 12:00p.m. on Monday, September 2, 2024.

**Please deliver copies to:**

City of Kissimmee  
City Manager's Office  
Attn: Desiree Matthews, Deputy City Manager  
101 Church Street, 5<sup>th</sup> Floor  
Kissimmee, FL 34741  
Email: [desiree.matthews@kissimmee.gov](mailto:desiree.matthews@kissimmee.gov)

Respectfully,

A handwritten signature in blue ink that reads "Desirée S. Matthews".

Desirée S. Matthews  
Deputy City Manager

# Quality of Life Program Grant

Each year the City Commission allocates funds to non-profit agencies crucial in championing the City's mission and advancing its objectives. The purpose of this grant funding aims to bolster non-profit organizations offering direct service programs. These initiatives alleviate pressure on City services by catering to the needs of our most vulnerable residents. Over the years, the City Commission has consistently directed funding towards programs aiding the homeless and families facing crises.

## **Central Florida Commission on Homelessness**

**Program:** Regional homelessness effort

**City Funding:** \$5,000.00

**Description:** *Membership on Board of Governors.*

## **Education Foundation**

**Program:** Mark E. Durbin Scholarship Commitment

**City Funding:** \$5,000.00

**Description:** *Scholarship Commitment.*

## **Osceola County**

**Program:** Footsteps to Brilliance

**City Funding:** \$9,800.00

**Description:** *Literacy match with Osceola County for Footsteps to Brilliance.*

**Osceola Historical Society**

**Program:** Pioneer Village

**City Funding:** \$30,200.00

**Description:** *General operating costs supporting the Pioneer Village.*

# Community Benefit Funds

The Kissimmee City Commission established the Community Benefit Fund to evaluate requests for donations or sponsorships for charitable causes related to fundraising, awareness events or activities, and student or school-related competitions.

This allows the City to support various organizations whose work constitutes a public benefit, enhances the quality of life, or significantly impacts the lives of the city's residents.

Requests are reserved for the support of competitions or community awareness activities that meet a greater public good by providing or expanding awareness of a charitable cause; enhancing arts, education, and culture; generating an economic benefit for the immediate community; and/or contributing positively to the recognition and image of the City of Kissimmee.

## **Step 1. Check Eligibility**

To be eligible, an organization must:

- Be a non-profit organization with Articles of Incorporation filed with the Florida Department of State
- Be in existence and operating within the State of Florida for at least twelve (12) months before the date of application to the City for a donation
- Provide a service, program, or event demonstrating a local and positive impact on the City of Kissimmee and its residents.

To be eligible, an individual must:

- Be a resident of the City of Kissimmee or Osceola County
- Represent the City in an event or competition with a sanctioned or nationally recognized entity
- Pay all requests for financial support associated with a school-based program directly to the sponsoring entity

## Funding Availability

An organization or individual may only be awarded funds under this policy four times. The Parks and Recreation Advisory Board may grant an applicant funding up to the following limits.

- Award 1: \$2,500
- Award 2: \$2,000
- Award 3: \$1,500
- Award 5: \$1000

Organizations currently funded through the Social Services or Quality of Life Competitive Funding Process, the Special Events Fee Waiver Program, the Law Enforcement Trust Fund, or any entitlement programs funded through the City do not qualify for funding under this policy.

## **Step 2.Prepare Documents**

Organizations must prepare the following documentation:

- Copy of their 501(c)3, or 501(c)4 notification letter
- Copy of their current Form 990 (if your organization is required to file this document)
- Copy of their last completed audit;
- Annual budget

## **Step 3.Identify application window**

The City Commission has appointed the Parks & Recreation Advisory Board (PARAB) as the approving authority for disbursing funds from the Community Benefit Fund.

Applications for funding consideration are reviewed three times per year.

- **Funds awarded between October 1 – January 31)**

Application Period: April 1 – May 1

Review & Scoring: June PARAB Meeting

- **Funds Awarded between February 1 – May 31**

Application Period: August 1 – September 1

Review & Scoring: October PARAB Meeting

- **Funds Awarded between June 1 – September 30**

Application Period: December 1 – January 1

Review & Scoring: February PARAB Meeting

## **Step 4. Apply for Community Benefit Funds**

You may submit an online application if you meet all of the program's requirements.

### **Apply Online**

## **Step 5. Program Requirements**

All recipients will be required to:

- Submit a final report outlining the event's results and the impact of the City's funds on the event, cause, or competition
- Utilize the City seal/logo on all marketing, promotional, and advertising materials, including but not limited to print media, radio, television, website, and social media depicting the City of Kissimmee's support.

Failure to adhere to the requirements in this section will result in the requestor's disqualification from future funding through this program.

# Grant Funding for your Event

Some organizations can apply for a grant to waive certain fees to hold open-to-the-public community events. Grant funds are intended to supplement the City's expenses associated with the event and are not intended to cover the total cost of the event.

Submitting a Fee Waiver Grant Application does not guarantee the award of the grant or approval of an event. All organizations, whether applying for a grant or not, must complete an event reservation application and provide a reservation deposit to hold the proposed event date. Organizations that do not receive a grant will be charged accordingly.

## Grant Funding Cap

There is a funding cap of \$3,000 per event. This is not a cash grant. Awards may only be used to cover costs for City services, which includes but are not limited to:

- Staffing costs
- Equipment Rentals
- Facility Rentals
- Traffic / Street / Sanitation Services
- Permit Fees (excluding Kissimmee Police Department alcohol permit fee)

## Step 1. Confirm eligibility

To be eligible to apply for a fee waiver grant, the event must be an open-to-the-public, community event held on City-owned property, and the organization must meet at least one of the following criteria:

1. Non-profit organization with a current 501(C) certificate
2. Government agency
3. An agency in which the City is a member

**Important Notice:** If you have previously received a fee waiver grant and did not complete all commitments or failed to perform in any way, points may be deducted from your current fee waiver ranking, or your submittal may be eliminated from the fee waiver grant process. That determination will be made by the Parks & Recreation Advisory Board during scoring.

## **Step 2. Identify your application window**

Based on the date of your event, there are three fee waiver grant periods. These dates include attending the Parks & Recreation Advisory Board (PARAB) meeting.

**Application Period 1:** Events held between October 1 and January 31

- **April 1 – 29:** Application Period Opens
- **June PARAB Meeting:** Applicants invited to attend PARAB meeting

**Application Period 2:** Events held between February 1 and May 31

- **August 1 – 29:** Application Period Opens
- **October PARAB Meeting:** Applicants invited to attend PARAB meeting

**Application Period 3:** Events held between June 1 and September 30

- **December 1 – 29:** Application Period Opens
- **February PARAB Meeting:** Applicants invited to attend PARAB meeting

## **Step 3. Complete Rental Reservation Application**

All organizations must complete an event reservation application, whether applying for a grant or not. Reservation Applications can be obtained in one of the following ways:

1. Call 407-518-2503

2. Email [events@kissimmee.gov](mailto:events@kissimmee.gov)
3. Visit the Kissimmee Civic Center during operating hours
4. 201 E. Dakin Avenue
5. Kissimmee, FL 34741

#### **Step 4. Apply for grant funding for your event**

Submitting a Fee Waiver Grant Application does not guarantee the award of the grant or approval of an event. Organizations that do not receive a grant will be

#### **Step 5. Review, ranking, and selection**

All grant funding applications shall be ranked by the PARAB using the following criteria:

1. Organization Structure (Mandatory Questions, no point value)
  - How long has the sponsoring organization been incorporated?
  - How long has the sponsoring organization physically been in operation?
  - Please provide an organizational chart of the Local Organizing Committee and describe how the sponsoring organization recruits volunteers to facilitate the event.
2. Organization & Experience (50 Available Points)
  - Has the sponsoring organization previously produced an event in Kissimmee? If so, please identify the event(s). (20 pts)
  - Has this specific event been previously produced? If so, when and where was the event held? (10 pts)
  - What is the uniqueness of the proposed event? (10 pts)
  - How does the proposed event support the organization's mission and benefit residents? (10 pts)
3. Event Revenue and Economic Impact (25 Available Points)
  - Will the proposed event impact local businesses? If so, please describe the impact. (15 pts)
  - Evaluation of Itemized Budget submitted by sponsoring organization. (10 pts)

#### 4. Marketing (15 Available Points)

- How does the proposed event benefit the image or reputation of the City? (5 pts)
- Identify all forms of advertisement to be used and provide a timeline for all promotion and advertising. (5 pts)
- How much money will the sponsoring organization commit to advertising? (5 pts)

#### 5. Collaboration (10 Available Points)

- Is the sponsoring organization collaborating with any other non-profit group? If so, please state the commitments of all other groups. (5 pts)
- Has the sponsoring organization solicited local vendors to support the event? If so, please identify all vendors that have committed to the event. (5 pts)

Confirm fee waiver grant award amount:

The overall percentage of the requested expenses to be waived by the City shall be determined by the total points earned during the scoring process. The breakdown of the percentage that shall be waived is as follows:

<b>Percentage of Maximum Award</b>				
<b>PARAB Score (Points)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
90 - 100	100	80	60	40
80 - 89	90	70	50	30
70 - 79	80	60	40	20
60 - 69	70	50	30	10
50 - 59	60	40	20	
40 - 49	50	30	10	
30 - 39	40	20		
20 - 29	30	10		
10 - 19	20			
0 - 9	10			

#### **Step 6.Event review & approval**

All special request(s) from an applicant shall be submitted in writing to the Parks & Recreation Department. The approval or denial of any special request(s) (i.e. insurance amendments, contract revisions, fees, policy amendments, etc.) shall be provided in writing to the applicant by the Parks & Recreation Department.

No revisions or amendments to the final Contract, License Agreement, or related items shall be made without prior written notification and approval from the City's Parks & Recreation Director or designee.

The Parks & Recreation Department shall provide the applicant with a copy of the License Agreement once it has been fully executed (i.e., signed and completed by all parties).

Once an applicant is awarded a fee grant waiver, the applicant or designee must attend Special Events Committee Meetings for logistics planning.

### **Step 7.Final Requirements**

If awarded the fee waiver grant, grant recipients are required to extend an invitation to the City Commissioners to attend/participate. Invitations should be sent electronically to [minerva.vazquez@kissimmee.gov](mailto:minerva.vazquez@kissimmee.gov).

**Marketing Requirement:** Under this policy, all applicants receiving grant funding from the City of Kissimmee shall incorporate the City's approved logo on all marketing, promotional, and advertising materials. This includes, but is not limited to, television, website, and social media posts.

Under this policy, all applicants receiving grant funding from the City of Kissimmee shall incorporate the City's approved logo on all marketing, promotional, and advertising materials. This includes, but is not limited to, television, website, and social media posts.

### **Step 8.Submit grant final report - MANDATORY**

The Grant Final Report must be completed and submitted to the Parks and Recreation Department no later than 30 days after the event.

The following information must be included in your Grant Final Report:

1. Actual Event Budget includes profit and loss Statements and a revenue report.
2. The total number of attendees for the event.

3. Complete list of all vendors associated with the event, including their contact information.
4. A copy of all marketing material used to market, promote, and advertise the event.

Failure to submit a Grant Final Report by this policy shall automatically disqualify an organization from submitting a future request to the Event Fee Waiver Grant program for the remainder of the current fiscal year plus one additional fiscal year.



## Special Event Grants Program

The Downtown Development Board's Special Event Grants Program supports nonprofit organizations hosting events within the area. The program provides limited reimbursable grants for events that help drive downtown's economic vitality, celebrate arts and culture, enhance downtown's identity as a welcoming destination, encourage creative partnerships, and activate public spaces with vibrant programming.

Applications for events taking place June 2026 - November 2026 will open on January 1, 2026.

A special events permit is required when events involving more than 100 people will take place on city property or is held on other property which impacts adjacent streets, sidewalks, or rights-of-way. A Special Event Permit is the official document authorizing the performance of an event on city property. To obtain this permit, applicants must submit a completed application, meet requirements, and submit a non-refundable application fee to the City of Orlando.

# Not-for-Profit Impact Fee Assistance Program

## **Program Overview**

The Not-for-Profit Impact Fee Assistance Program provides impact fee assistance to non-profit agencies within the city limits that undertake construction projects. Eligible costs include transportation and sewer impact fees that have been assessed by the city for the construction project.

## **Process**

- Submit request to the Economic Development Department.
- Application is presented to Orlando City Council for final approval.
- Upon approval by Orlando City Council, funds are distributed.
- Maximum fee assistance is 50 percent of impact fees assessed against the project up to \$50,000.
- Funding is available on a first-come, first-served basis.

## **Eligible organizations**

- Human/social services agencies

## **Ineligible organizations**

- Hospitals
- Churches and religious institutions
- Day care centers
- Museums
- Civic clubs
- United arts agencies

# Mayor's Matching Grant

≤ \$10,000

The Mayor's Matching Grant Program began in 1995 to partner with **neighborhood associations, schools** and **non-profit organizations** to fund projects which address neighborhood needs, improve education and build community pride. The Mayor and City Commissioners believe in the power and creativity of its citizens to address challenges, build communities and develop relationships with fellow neighbors, community partners and local businesses through the Mayor's Matching Grant Program.

## Review grant guidelines

We offer three types of matching grants:

### 1. Schools and non-profit organizations

Grants are awarded to schools and non-profit organizations for projects that offer educational enhancement, academic enrichment, and mentoring for our city's youth. Grant funds are available annually, with awards ranging from \$1,000 to \$10,000 that are matched dollar for dollar by the applicants using a combination of cash, in kind contributions and volunteer labor.

### 2. Neighborhood organizations

Grants are awarded to neighborhood organizations for projects that implement physical improvements or enhancements, improve sustainability and resiliency, increase public safety or provide educational and cultural opportunities that benefit neighborhood residents. Grant funds are available annually, with awards ranging from \$500 to \$5,000 that are matched dollar for dollar by the applying neighborhood organization using a combination of cash, in-kind contributions and volunteer labor. Requests may be made in increments of \$500.

### **3. Traffic art box**

This program allows neighborhood associations to use a Mayor's Matching Grant to paint or wrap a traffic signal box in their neighborhood. Art boxes provide a sense of ownership and pride in their neighborhood, and can be a small but important way of creating a sense of neighborhood identity. Neighborhoods can brand themselves with a cohesive theme, honor those who have served their neighborhoods or brighten their landscape.

# Community Investment Grant

The City of Orlando awards approximately \$3,000,000 in Community Investment Program grant funds to non-profit organizations.

Eligible applicant organizations may submit a proposal that aligns with one of the following focus areas:

**Housing-Focused Services for Persons Experiencing Homelessness**

**Family Sustainability**

**Domestic Violence**

**Support of Seniors**

**Improve Availability, Access and Consumption of Healthy Foods**

Funding will be awarded to provide services to individuals and families living within the Orlando city limits.

Non-profit organizations must meet the following criteria:

- Federally registered tax-exempt 501(c)3 nonprofit charitable organizations with at least a 12-month operating history in the City of Orlando as of March 28, 2025 and be in good standing with the IRS
- Organizations whose requested grant will be used in the direct furtherance of the tax-exempt purpose of the organization (and the specific purpose set forth in the application)

- Organizations with clear plans for how they will use Community Investment Program funds to serve clients residing within the [Orlando city limits](#)

Non-eligible applicants:

- Those that discriminate or exclude participants on the basis of race, color, creed, sex, sexual orientation, gender identity, age, national origin, religion, disability or marital status
- Third-party or “pass-through” nonprofit organizations or fiscal agents
- Government agencies (but may associate with a government agency)
- Foundations whose sole purpose is fundraising, unless they directly deliver an eligible program are not eligible to apply
- Faith-based nonprofit organizations/programs, unless there is a non-faith-based service that is inclusive and available to all segments of the population
- National nonprofit organizations, unless dollars requested will remain in the Orlando city limits, impacts families who reside within the Orlando city limits and meets grant guidelines

## **Step 2. Determine you meet our grant criteria**

1. The program will make a significant impact to address an identified focus area or critical community need.
2. The program is comprehensive and available to all affected City of Orlando residents.
3. The nonprofit organization demonstrates effective service and management capabilities.
4. The nonprofit organization demonstrates good fiscal strength.
5. The nonprofit organization successfully leverages City funding to engage diverse funding streams in support of the program.

6. The nonprofit organization or program has a substantial presence in the Orlando community.
7. Proposals should demonstrate extensive community partnerships and coalitions.
8. The nonprofit organization collaborates with businesses and other social service organizations to improve service delivery and create measurable impact.

**The FY26 application cycle is now open through Friday, March 28, 2025 at 11:59 p.m.**

The application has limited space and design – only the most essential information is requested. In order to be fair to all applicants, we will not review additional attachments, page additions, photos or graphics, or consider additional lines of information beyond defined limits. Failure to comply may result in immediate disqualification of grant request.

**Keep in mind:**

- The City of Orlando Community Investment Program will accept one application annually per eligible organization during the open grant period.
- Proposals funded in any one year are not automatically assured of receiving future funding.
- The grant term begins January 1, 2026 and ends December 31, 2026.
- While we are committed to supporting nonprofit organizations that serve City of Orlando residents, we are unable to fund every request and at times will award partial funding.

All decisions relating to the awarding of any grant funding are at the sole and absolute discretion of the City of Orlando.



# Community Service Agency Grant

## State of Policies

### Purpose

The Program is intended to provide funding to agencies providing services that improve the quality of life for residents of the County in at least one of the following ways:

- Providing a unique service that enhances the mental and physical health of residents;
- Providing a unique service that builds an educated and sustainable community; or
- Provides a unique service that demonstrates the ability to assist a segment of population experiencing unemployment, homelessness, and/or other issues to develop skills that will support sustainability.

### Agency Eligibility

1. Criteria for an agency to be eligible for funding consideration:
  1. Non-profit agency providing County residents service needs in the County for at least the previous two years;
  2. Have a governing board and operate under a set of bylaws;
  3. Meet at least one element of the Boards adopted Strategic Plan;
  4. At least 25% of the Board Members must live or be employed in Osceola County. If the organization has a nationwide or statewide parent organization due to its size which does not have a County resident currently serving on, a local board or committee must be in place for at least the previous two (years), have oversight of County programs, and provide information to the parent organization as needed. The local board then must have a least one member that is a County resident.
  5. Provide a plan for self-sustainability; and

6. Completed the application for funding accompanied with all required attachments and follow submittal guidelines provided by the Department and these Procedures.
2. Additional Funding Limitations:
    1. Funding requests must be more than one (1%) percent of the total project budget.
    2. Agencies are prohibited from receiving Program funding for more than five (5) consecutive years.
    3. Considering all funding an agency receives from the County within each fiscal year (regardless of the funding source), agencies will receive, in total, no more than fifteen (15%) percent of the Board's annual budgeted amount for this Program. For example, if the Program annual budget is \$1 million (resulting in a per-agency funding cap at \$150,000) and an agency received \$20,000 from the County from another funding source, the agency may apply for up to \$130,000 for Program funds.
    4. Agencies identified as being noncompliant with Program funding provided within previous two (2) years are ineligible.
    5. Agencies that restrict participation in their services based on race, color, religion, gender, sexual orientation, or national origin are ineligible.

**BOARD OF COUNTY COMMISSIONERS  
AGENDA REQUEST**

<b>DEPT/OFFICE:</b>	HOUSING/COMMUNITY SRVS	<b>MEETING DATE:</b>	12/2/2024
<b>DIRECTOR/MANAGER:</b>	DANICKA RANSOM	<b>REQUEST TYPE:</b>	Consent

**AGENDA REQUEST**

Approval of the Community Services Grants Committee funding recommendations for Fiscal Year 2024/2025 identifying the 12 agencies recommended for funding and increasing the grant program total budgeted amount from \$1,000,000.00 to \$1,063,223.00; and authorization for the County Manager to sign any subsequent agreements, documents or correspondence required for implementation of the grants.

**STRATEGIC PLAN GOAL**

Efficient and High Performing County Government

**FINANCIAL INFORMATION**

**TOTAL REQUESTED AMOUNT: \$1000000.00**

A total of \$2,362,611.00 is budgeted in Fund 001-General Fund, in Account Number 0019531569-5820000, Aids to Private Organization, of which \$1,000,000.00 can be used for this purpose.

**APPROVING DEPARTMENTS**

<b>OMB:</b>	MATTHEW J FUHRER
<b>Procurement:</b>	REBECCA JONES
<b>Attorney:</b>	FRANK TOWNSEND

**BACKGROUND INFORMATION**

- The 2024-2025 Notice of Funding Availability was issued on April 4, 2024, in the Osceola Gazette and posted in Osceola.org.
- The Notice of Funding Availability included the date the applications were due to the Housing & Community Services Department.
- Applicants had thirty days from May 1, 2024, to deliver their applications to Housing & Community Services Department. The deadline to submit the grant application was Friday, May 31, 2024.
- A total of Twenty-four applications were submitted totaling \$2,041,000.00. See Attachment A.
- The Review Committee submitted their scores and feedback on August 14, 2024 to Housing & Community Services staff.
- The application from the Historical Society has been removed as it is a County Building, and the request will be handled internally.
- Attachment B by highlight identifies 12 agencies that will be funded.
- Prior fiscal year funding levels were:
  - FY 2023 - \$1,038,312.00
  - FY 2024 - \$1,364,347.00
- Program descriptions of applications received are included in Attachment A.
- Beginning with FY 2025, agencies may only receive funding for (5) consecutive years.
- Staff recommends approval.

**COMMUNITY SERVICE GRANT - FY 2024-2025 - ATTACHMENT A**

Organization	Program	Requested 2024/2025	Scores
Lighthouse Central Florida	Provide comprehensive visual rehabilitation services for approximately 25 Osceola County residents aged 18 and older. Funding will allow the agency to deliver necessary independent living skills training to adults with vision impairments so that they can meet their individual goals and thrive, despite their visual disability. The agency will also provide career-readiness skills to those seeking employment.	\$50,000	88.00
Adult Literacy League	Adult Literacy League is requesting support for the recruitment, orientation, training, assessment, and support of a minimum of 100 Osceola-residing adult students and 25 volunteer tutors over the fiscal year. The Adult Literacy League provides adult students with access to 11 online learning classes per week and 16 in person classes per week. Classes such as basic reading and writing, job skills and computer classes, English Conversation, US Citizenship preparation, GED preparation, Health and Financial literacy.	\$60,000	87.40
Boys and Girls Clubs of Central FL	Youth Development Program - funds would support operations at the Tupperware Brands branch enabling staff to continue to provide positive youth development experiences to at least 200 at-risk Osceola County youth. The program opens Monday-Friday from 2pm -8pm during school year and 8am-5:30pm during the summer. The program provide education and career development such as daily homework help, literacy enrichments, workforce alliance for youth and other activities. Funds will be used for program cost and personnel expenses.	\$100,000	87.00
The Opportunity Center	Adult Day Training Program - Provide transportation service to the Adult Day Training Program for Osceola County adults as well as residence with developmental disabilities. Provide services for over eight hours per day, five days per week. Training will provide the opportunities for participants to work in the community. Approximately 70 individuals from Osceola County will benefit from the funds requested. Funds will be used to assist with transportation cost.	\$50,000	86.80
Celebration Foundation	Learning without Hunger Program - Supply pallets of food to support weekend/and school holidays food packs for homeless/at risk Osceola school children through direct distribution of food packs to the students at school. The Program provides weekend food to over 2,050 Osceola students. Children receive a weekend meal pack which includes 9-10 items of food.	\$100,000	85.20

**Anointed Victorious Outreach Svc**

**Support the Mobile Food Drop Program** - that served an average of 450-500 families per month with food. The program also partner with the school system to provide help to the Family in Transition (FIT) with snack packs twice a week, school uniforms, backpacks with school supplies, diapers, wipes and baby food for new mothers that have fallen on hard times. The organization also helped the FIT families setup community benefits such as SNAP which will give them access to more food and other resources.

\$104,736

85.00

<b>Catholic Charities of Central FL</b>	<b>St. Thomas Free Medical Clinic</b> - Operational support for the clinic that provides free medical care to uninsured including primary and secondary care such as specialty care, primary care medical services, and essential diagnostics (lab tests) that the volunteer physicians need to effectively care for their patients. Providing support for approximately 320 patient during the year. The clinic is open every Wednesday evening from 3pm-7pm. Funds will be used for program expenses.	\$25,000	<b>85.00</b>
<b>Osceola Council on Aging</b>	<b>Health Access and Physician Partnership Initiative (HAPPI) Program</b> - the program goal is to improve access to healthcare for uninsured residents by partnering with primary and secondary care providers to cultivate a continuum of care for patients. Providing uninsured patients ages 18 and older with their health care needs and goals which will prevent unnecessary emergency room visits. 1434 unduplicated patients were served through the clinic last year.	\$125,000	<b>85.00</b>
<b>Foster Grants and Giving</b>	Support two of their impactful programs, <b>Fostering High-Quality Education For All and Fostering Hope For All</b> . The programs were created to impact homeless students. The programs work diligently daily to improve the academic impact of missed instructional time while responding to the students academic, social, emotional, and mental health needs. The programs also supports literacy and remediation programs throughout the community for underserved students while providing evidence-based, comprehensive, intensive outside-the- school day learning opportunities and summer enrichment for students. Fostering Hope for all assist with food, clothing, shelter and other wraparound services to meet their needs. Funds will be used to provide approximately 500 students with books, building 10-15 classroom with libraries, provide STEM kits and high-quality materials for schools to service 800-1000 students.	10,000.00	<b>84.60</b>
<b>Osceola County Historical Society Inc.</b>	Agency is requesting funds to expand and improve staff office spaces, storage facilities, and laundry services to effectively accommodate the County's growing population, increased tourism, and the organization's expanding historical preservation efforts. The expansion will increased visitation by 10% annually, volunteer hours increased 25%, more than 3000 students visiting for field trips, educational activities with 6-8 field trips scheduled monthly, which is an increased from 1-5 field trips monthly.	\$150,000	<b>84.60</b>
<b>YMCA of Central Florida</b>	The YMCA mission is to improve the quality of life in CF by connecting individuals, families and communities with opportunities based n Christian values that strengthen spirit, mind and body. Funding will provide free after school and summer programming at 5 middle schools in Osceola County. (Denn John, Horizon, Neptune, St Cloud and Westgate K-8) Students participate in choice based programming where they have the ability to explore fine arts, performing arts, leadership courses, sports and other areas of interest.	\$165,000	<b>84.40</b>

<b>Foundation for Foster Children</b>	<p>The Agency provide Advocacy Services for Foster Children, raising awareness about the challenges faced and advocating for policies /practices that improve their care and opportunities. The Agency will increase its foster youth serves in Osceola County from 79 unique individuals in 2023 to 94 served, as well as increase its unique experiences from 322 in 2023 to 375 in the proposed grant year. Providing life skills training and opportunities, assist in housing, transportation , education and employment. Funds will also be used to support the existing safe space initiative, which provides a comfortable and safe environment for youth removed from their homes.</p>	<p>\$138,487</p>	<p><b>84.40</b></p>
<b>CareerSource Central Florida</b>	<p><b>CareerSource Central Florida Immigrant Worker Stabilization Program -</b> Aims to impact 50 individuals identified as immigrant workers residing in Osceola County. Individuals will work closely with a Career Navigator to identify career interests through completion of the Florida Skills Assessment, WIN Career Readiness System and or Work Keys Career Assessment, identifying employment goals and develop a career plan. Support career advancement and development for community residents, retraining or upskilling into new career paths such as Healthcare, Manufacturing and Construction. Improving access to certification, paid internship placement, and on the job training. The program partners with Adult Learning Center Osceola, higher education and vocational training providers, and employers to ensure that the students are offer a comprehensive approach that directly responds to their needs. Funds will be used to provide a full-time staff dedicated to improving overall efficiency, offering career consultation, ESOL learning, workforce training and job placement.</p>	<p>\$150,000</p>	<p><b>84.00</b></p>
<b>Transition House</b>	<p><b>Targeted Case Management Program -</b> Identified homeless individuals and families and guide them toward independence through the program. They will attain permanent housing as well as assisting each individuals with the acquisition of sustainable employment, referral for health insurance and medical and behavioral health providers. The program will serve approximately 150 individuals experiencing homelessness or who are at risk for homelessness. Funds will be used to maintain one full-time Targeted case Manager with the required education level of BA/Bs and the completion of AHCA's approved mental health targeted case management training.</p>	<p>\$147,727</p>	<p><b>83.40</b></p>

<b>Clarita's House Outreach Ministry</b>	<p><b>Feed the Need Program/LEAP Program (Life Essential Assistance Program) -</b> The Feed the Need Program partner with HOME (Helping Others Make an Effort) to provide groceries, cooked meals and clothing once a week to the women an children at the shelter. distribute food n Mondays, Wednesdays and Fridays to serve the homeless living on the streets and in homeless camps, Provides nutritional supplementation of specific dietary food items for clients with chronic health conditions. The LEAP program identifies homeless and the less fortunate individuals and families in dire situations that need a motel for the night or week, a doctor visit or medication paid, utility bill paid or assist with security deposit for an apartment. Funds will be used for direct service to the families such as food and transition to housing by helping with security deposits</p>	<p>\$30,000</p>	<p><b>83.20</b></p>
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<b>Salvation Army</b>	Support a Bilingual Case Manager to provide case management, advocacy and basic need services as well as one support staff member. Services provided are designed to resolve barriers to long term sustainability, link participants with community resources and monitor progress towards self sufficiency. Types of services such Case management, Emergency Financial Assistance, Food Pantry, Hot Meal Program, showers, Medical, as well as information and referral services for at lease 1200 Osceola residents.	\$110,000	<b>83.20</b>
<b>First Nature Foundation</b>	Agency will provide programs to the men and veterans of the Transition House in St Cloud, and other organizations through <b>Horse Wisdom for Heroes Program</b> . The program provide the individuals with interaction with other veterans and facilitators in a community of safety, aiming to create experiences of deep connection with horses, nature and the group. The programs help veterans foster a sense of connection and reduce isolation, develop practices for greater self-awareness, emotional and social regulation, and relational skills to improve their relationships at home, at work and elsewhere in life.	\$10,450	<b>82.80</b>
<b>HOPE Partnership</b>	<b>Homeless Services - IDignity Osceola</b> - Serve the Homeless population and or low income families of Osceola County with legal identification documents. The program will serve 650 clients in beginning the process of receiving the legal documents needed. Funds will be used to support the Idignity program, including staff salaries, expenses related to organizing and executing quarterly client services events, and the cost of documents and other services to clients between events.	\$150,000	<b>82.40</b>

<b>Pathway Homes of Florida</b>	Provide case management services to help connect homeless individuals and families with housing and support services. The program also partner with Homeless Services Network (HSN) to provide wrap around supportive services and link to community resources such as employment, primary care, education etc. The program anticipate helping Approximately 70 clients secure housing and/or connect to the HSN Coordinated Entry System. Assist 20 new clients with household essential items. Funds will be use for staff salaries and benefits.	\$111,600	<b>82.40</b>
<b>Kingdom Kids Christian Academy</b>	<b>Kingdom Kids and Families Support Program</b> - Help approximately 160 Osceola County academically challenged students in our community with books, hotspots and face to face/online tutoring regardless of where they attend school. Enhance their literacy programs by purchasing classroom libraries for intensive reading. Helping with families weekly to provide hundreds of children and their families with education, food, clothing , shelter, tutoring and counseling. Provide an onsite food pantry every Wednesday to help 75-100 homeless and families with immediate needs. Funds will be used for direct service.	\$20,000.00	<b>82.00</b>

<b>Team Kareem Memorial Foundation</b>	Support the mission to promote water safety and prevent drowning incidents through education, advocacy, and community engagement. Provide swim lessons to at least 50 Osceola County children, provide education to at least 250 Osceola residents. Funds will be used to support the program services such as water safety educational outreach, learning to swim and lifeguard program, community engagement and advocacy, and resource development and distribution.	\$60,000	<b>82.00</b>
<b>ASPIRE</b>	<b>Residential Support</b> - Provide housing assistance to homeless families, specifically women and women with children. The services will be provided 2727 days of Bridge housing by the HOME (Helping Others Make the Effort) program. (Approximately 30 Families)Funds will be utilized for outreach, information and referral, intake, case management and Bridge Housing.	\$150,000	<b>81.40</b>
<b>Wings of Angels, Limited</b>	The Agency serves the chronically homeless living on the streets, unsheltered, in the woods and behind retail centers with meals. The agency is requesting help to lease a building to continue to increase frequency of meal served, and increase the capacity of volunteer engagement. Approximately 1000 meals will be served in one year.	\$30,000	<b>80.80</b>
<b>Back on Track Employment Services Inc.</b>	<b>Back on Track Program</b> - Helping at-risk individuals become employable. The program model is centered on two critical components, Education and Employment. The Education component provides participants with a gateway to social and economic self sufficiency. Some of the methods are oral and written exercises, basic aptitude test and individual presentations. The Employment component helps the individual gain access to employment opportunities and paths to long-term self-sufficiency. The curriculum focuses on integrating life and employment skills that emphasize independent living.	\$127,000	<b>79.00</b>

<b>RISE Community Solution</b>	The Agency offer coordinated solutions to help families get ahead of the challenges that can lead to disruption, including victim advocacy, family homelessness and youth mental health. They aim to restore hope, dignity, and a sense of security, empowering individuals to rebuild their lives.	\$31,000	<b>76.80</b>
<b>TOTAL</b>			

**TOTAL REQUEST**

**\$2,206,000**

**AVAILABLE FUNDS**

**\$1,000,000**

Yellow Highlighted = Non-Profits Approved for Funding

Agency	Section A - Organization Background (10)	Section B- Needs Statement (10)	Section C- Proram Description( 10)	Section D- Uniqueness of Service (10)	Section E- Community Impact (15)	Section F- Program Budget & Sustainability (10)	Section G- Results of Previous Funds Rec'd (10)	Section H- Partnership & Collaborations (5)	Section I- Strategic Plan (5)	Section J- Board Member Residency & Attendance	Section K- Agency & Service Provider Capacity (5)	Section L- Financial Management (5)	Total Score	\$amt awarded cannot exceed \$150,000 which is 15% Cap of budgeted amt. \$1,000,000.	Original requested Amount
														\$ -	
Lighthouse Central Florida	10.00	10.00	10.00	10.00	14.60	9.20	0.00	5.00	5.00	4.20	5.00	5.00	88.00	\$ 50,000.00	\$ 50,000.00
Adult Literacy League	10.00	9.20	9.40	10.00	15.00	10.00	0.00	5.00	4.80	4.00	5.00	5.00	87.40	\$ 60,000.00	\$ 110,000.00
Boys and Girls Clubs of CF	10.00	9.60	9.20	9.40	15.00	9.60	0.00	5.00	5.00	4.20	5.00	5.00	87.00	\$ 100,000.00	\$ 210,000.00
Opportunity Center	9.80	10.00	9.60	9.60	15.00	9.60	0.00	4.80	5.00	4.00	4.40	5.00	86.80	\$ 50,000.00	\$ 260,000.00
Celebration Foundation	10.00	10.00	9.20	9.40	14.00	8.80	0.00	4.80	4.60	4.80	4.60	5.00	85.20	\$ 100,000.00	\$ 360,000.00
Anointed Victorious Outreach Services	10.00	10.00	9.60	9.20	13.60	8.00	0.00	5.00	5.00	4.80	4.80	5.00	85.00	\$ 104,736.00	\$ 464,736.00
Catholic Charities	6.80	9.40	10.00	10.00	15.00	10.00	0.00	4.20	5.00	5.00	5.00	4.60	85.00	\$ 25,000.00	\$ 489,736.00
Osceola County Historical Society	10.00	10.00	9.80	10.00	13.00	8.60	0.00	4.60	5.00	4.40	4.20	5.00	84.60	\$ 150,000.00	\$ 639,736.00
Osceola Council on Aging	9.80	9.80	9.00	9.20	15.00	7.80	0.00	5.00	4.60	5.00	4.40	5.00	84.60	\$ 125,000.00	\$ 764,736.00
Foster Grants and Giving	9.40	8.80	8.60	9.60	14.60	9.40	0.00	5.00	5.00	5.00	4.60	4.60	84.60	\$ 10,000.00	\$ 774,736.00
YMCA	10.00	9.60	10.00	10.00	13.60	8.60	0.00	4.20	5.00	3.60	4.80	5.00	84.40	\$ 112,632.00	\$ 887,368.00
Foundation for Foster Children	8.80	9.20	10.00	9.60	14.20	9.40	0.00	5.00	5.00	3.80	4.60	4.80	84.40	\$ 112,632.00	\$ 1,000,000.00
CareerSource Central Florida	9.80	8.80	9.20	9.60	13.00	9.20	0.00	5.00	5.00	4.40	5.00	5.00	84.00	\$ 150,000.00	\$ 1,150,000.00
Transition House	9.00	10.00	9.00	7.80	15.00	9.00	0.00	4.40	4.80	4.80	4.80	4.80	83.40	\$ 147,727.00	\$ 1,297,727.00
Clarita's House Outreach Ministry	10.00	9.40	9.20	8.40	13.40	10.00	0.00	4.80	5.00	3.40	4.60	5.00	83.20	\$ 30,000.00	\$ 1,327,727.00
Salvation Army	9.60	9.00	9.20	9.20	13.60	9.60	0.00	4.80	4.80	4.00	5.00	4.40	83.20	\$ 110,000.00	\$ 1,437,727.00
First Nature Foundation	10.00	8.00	9.60	9.60	13.60	8.80	0.00	4.20	5.00	4.80	4.60	4.60	82.80	\$ 10,450.00	\$ 1,448,177.00
Hope Partnership	8.60	10.00	10.00	9.60	13.40	8.20	0.00	4.40	5.00	4.40	4.40	4.40	82.40	\$ 150,000.00	\$ 1,598,177.00
Pathway Homes of Florida	10.00	9.80	9.40	8.40	13.00	8.20	0.00	4.60	4.60	4.80	4.60	5.00	82.40	\$ 111,600.00	\$ 1,709,777.00
Kingdom Kids Christian Academy	9.00	9.00	8.20	9.20	13.80	9.40	0.00	5.00	5.00	5.00	3.80	4.60	82.00	\$ 20,000.00	\$ 1,729,777.00
Team Kareem Memorial Foundation	10.00	9.20	9.60	9.80	14.40	8.60	0.00	5.00	5.00	3.80	3.60	3.00	82.00	\$ 60,000.00	\$ 1,789,777.00
Aspire	9.00	10.00	9.20	10.00	13.00	8.60	0.00	5.00	4.80	2.40	4.40	5.00	81.40	\$ 150,000.00	\$ 1,939,777.00
Wings of Angels	9.40	9.00	9.60	9.00	13.00	8.20	0.00	4.80	4.20	4.60	4.60	4.40	80.80	\$ 30,000.00	\$ 1,969,777.00
Back onTrack Employment Svc	8.40	6.80	9.80	9.60	14.20	7.80	0.00	5.00	5.00	3.60	4.80	4.60	79.60	\$ 127,000.00	\$ 2,096,777.00
RISE Community Solution	9.25	9.00	9.50	9.50	9.80	7.25	0.00	4.50	4.75	3.25	5.00	5.00	76.80	\$ 31,000.00	\$ 2,127,777.00



**Community Service Agency  
Grant Application for Funding**

**Name of Agency Applying for Funding:**

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**County Fiscal Year 2026**  
(October 1, 2025 – September 30, 2026)

To be considered for funding, a completed and signed application (including attachments) prepared according to the following instructions, must be received **no later than 5:00pm, Friday, May 30, 2025**. No exceptions will be made; agencies are encouraged to submit earlier than the due date and time to ensure timely submittal.

**Submit to:**

Osceola County CSA Grant Program  
Housing and Community Services Department  
1392 E. Vine Street  
Kissimmee, FL 34744

Questions regarding the application or the process may be directed to the above Department at 407-742-8420.

Agencies applying for funding shall also follow the **Osceola County Community Service Agency Grant Procedures and Guidelines**. Failure to submit a completed application that follows all instructions, procedures, and guidelines may be deemed ineligible for funding consideration.

## I. Application Submission Instructions

1. Submit one (1) original application, labeled **ORIGINAL** on the cover page and place in a 1-inch soft-sided binder.
2. Submit an additional five (5) copies of the complete application, fastened with a staple or binder clip.
3. Submit one (1) USB drive that includes a PDF file of the complete application including all attachments.
4. Application format requirements:
  - a. Spacing at 1.5 lines, 12 size font, with margins one-half inch (0.5”) on all four sides.
  - b. Double-sided on letter sized (8 ½ x 11) white paper, with black ink.
  - c. Each page must be numbered at the bottom (1 of 10, 2 of 10, etc.).
5. Adhere to page allowances per section as described below.

## II. Application Table of Contents

The application must include a table of contents and labeled tabs identifying each required section.

## III. Required Application Sections

### **Section A. Organization Background**

***Maximum pages: one (1)***

Identify the CEO of the agency and the program point of contact along with their contact information. Provide an overview of your agency including services provided to the citizens of the County within the previous two (2) years. Include the mission, vision, values, and objectives of the agency.

### **Section B. Needs Statement**

***Maximum pages: one (1)***

Cite relevant data (within previous two (2) years) that illustrates the severity of the unmet need that currently affects citizens of the County.

### **Section C. Program Description**

***Maximum pages: one (1)***

Describe the services your agency will provide to County residents through the requested funding.

### **Section D. Uniqueness of Service**

***Maximum pages: one (1)***

Explain how the services identified for funding are unique among other County agencies that may provide similar services.

### **Section E. Community Impact**

***Maximum pages: one (1) plus the Outline***

Describe how the County community will be impacted by the project. Utilizing the attached **Community Impact Outline**, identify at least one (1) goal along with the inputs, outputs, outcomes, evaluation method, evidence of Osceola residence to be collected, and reiterate how CSA funds will be used to support the goal. Ensure each goal follows SMART (specific, measurable, achievable, relevant, time-bound) principles. *Examples are provided within the attachment.*

### **Section F. Program Budget and Sustainability**

***Maximum pages: two (2) including the budget table***

Provide a detailed program budget for the year funding is being requested and the previous year. The below Program Budget format may be used. Revenue and expenses should reflect only the specific services for which funding is requested. If the service is not active currently, previous year data will not be applicable. For the current year, include a budget narrative. Describe the plan for sustainability if funding is not awarded. Volunteer hours and in-kind donations should be included if applicable.

<b>Program Budget - Revenues</b>	<b>Current 2024/2025</b>	<b>Proposed 2025/2026</b>
<b>Federal and State Sources</b>		
<b>County and City Sources</b>		
Osceola County CSA Grant Request		
<b>Foundations/Trusts</b>		
<b>Agency Generated</b>		
Client Service Fees		
Fundraisers		
Memberships		
Business or Individual Contributions		
<b>Total Program Revenue</b>		
<b>Program Budget - Expenses</b>	<b>Current 2024/2025</b>	<b>Proposed 2025/2026</b>
<b>Direct Program Expenses</b>		
Program Staff Salaries and Benefits		
Food		
Clothing		
Professional Fees/Outside Consultants		
Program Materials		
Direct Assistance (security deposit, bus pass, etc.)		
<b>Indirect Expenses (Limitations Apply)</b>		
Administrative Staff Salaries and Benefits		
Building Mortgage/Rent		
Utilities, Insurance, Maintenance, Taxes		
Equipment and Supplies		
Staff Development/Training/Travel		
<b>Total Program Expenses:</b>		

**Section G. Results of Previous Funds Received**

**Maximum pages: one (1)** If

your agency received funding in the previous two (2) years, provide detailed results of the accomplishments of the projects funded and the funded amounts. Communicate whether the agency achieved the goals and objectives specified in previous applications.

**Section H. Partnerships and Collaborations**

**Maximum pages: one (1)**

Identify other government agencies, nonprofits, companies, groups, etc. that are partnering with your agency to provide the services requested for funding.

**Section I. Strategic Plan**

**Maximum pages: one-half (.5)**

Describe how the identified program meets one or more elements of the County Strategic Plan aspirations and/or priorities which can be found on our website at:

[https://www.osceola.org/core/fileparse.php/2731/urlt/091423\\_2023-2028-Osceola-County-Strategic-Planning-Document.pdf](https://www.osceola.org/core/fileparse.php/2731/urlt/091423_2023-2028-Osceola-County-Strategic-Planning-Document.pdf).

**Section J. Board Member Residency and Attendance**

***No maximum pages***

Provide (1) the list of current board members, their current County of residence or employment, and number of years on the Board. At least 25% of the Board members must live or be employed in Osceola County. For nationwide or statewide organizations, provide information on the local board and (2) Board meeting attendance percentage for the previous 12 months (percentage for each meeting listed separately).

**Section K. Agency and Service Provider Capacity**

***No maximum pages***

Provide 1) current organizational chart with personnel names and 2) resumes of persons that will directly provide services requested to be funded (must be listed on organizational chart).

**Section L. Financial Management**

***No maximum pages***

Provide 1) Management Letter of annual audited financials for the last audited year and 2) first page (signed page) of IRS Form 990 for the previous two years;

**Section M. Required Attachments**

***No maximum pages***

1. Letter from the Internal Revenue Service recognizing the agency as holding tax exempt status: 501(C)3, 501(C)4 or 501(C)6;
2. Evidence that the State of Florida recognizes the agency as a nonprofit charitable or civic agency;
3. List of Program funding awarded for the past five (5) years similar to the below table.

Amount of CSA grant funding awarded for FY20/21	\$
Amount of CSA grant funding awarded for FY21/22	\$
Amount of CSA grant funding awarded for FY22/23	\$
Amount of CSA grant funding awarded for FY23/24	\$
Amount of CSA grant funding awarded for FY24/25	\$
Amount of this year’s funding request for FY25/26	\$

## Section E. Community Impact Outline *(with 3 examples)*

Goal #	Inputs	Outputs	Outcomes	Evaluation Method	Evidence of Osceola Residence to be Collected	How CSA Funds are Used
1	<i>One certified swim instructor/lifeguard</i>	<i>Provide swim lessons to at least 100 Osceola County children</i>	<i>At least 90% of children taught will pass the swim test within 3 months of receiving lessons.</i>	<i>Meet swim standards through visual observation of certified instructor (state standard). Documented on applicable form and signed by certifier.</i>	<i>Completed and signed application by parent listing child name and accompanied by a copy of driver's license evidencing parents' residency.</i>	<i>Payment to instructor per instructional hour for eligible children based on current value of volunteer hours within Florida (\$29.41). Class hours for multiple children will not be multiplied.</i>
2	<i>One full-time case manager</i>	<i>Provide employment referrals, job application assistance, interview skills to at least 25 Osceola County residents that are currently under or unemployed.</i>	<i>At least 75% of the 25 residents will attain sustainable employment or improved employment within six months of program entrance.</i>	<i>Documentation evidencing date entrance into the program and income pre and post services.</i>	<i>Driver's license evidencing residence address.</i>	<i>Case Manager hourly loaded rate (\$35.00) for each hour providing services. Class hours for multiple clients will not be multiplied.</i>
3	<i>Food provided to children (one weekend food bag per child in need)</i>	<i>At least 2,000 weekend food bags will be distributed to children in need. One child may receive more than one bag based on needs. At least 500 children will receive food at least once within the grant period.</i>	<i>Providing food will inherently decrease food insecurities for the children receiving food bags.</i>	<i>Number of weekend food bags distributed per Osceola County school per weekend within the grant period.</i>	<i>Food distribution is provided at Osceola County schools; therefore, children are inherently residents. List of Osceola County schools and quantity of food bags will be provided.</i>	<i>Food purchases</i>
4						
5						

**Statement of Assurances**

As a condition of receipt of County funds, the applicant must comply with the requirements of local, state, and federal laws, rules, regulations, and guidelines. As a part of the application and as a part of acceptance and use of County funds, the applicant agrees that:

1. The agency’s authorized official below possesses legal authority to apply for assistance, that the application has been approved by the applicant's governing body, including all assurances contained herein.
2. The agency will utilize County funds to provide services and activities having measurable impact on the County’s community's needs as stated within the application.
3. The agency possesses the sound fiscal controls and fund accounting procedures necessary to assure the proper disbursement of an accounting for County funds.
4. The agency maintains an accounting system which contains sufficient and adequate internal controls to safeguard its assets; ensure accuracy, completeness, and reliability of accounting data; promote operating efficiency; and encourage compliance with policies and agreements executed by the agency.
5. It will permit and cooperate with county, state, and federal investigations designed to evaluate compliance with the law.
6. It will give the Board, or its authorized representative, complete access to examine all records, books, papers, or documents related to the grant.
7. It will, in accordance with Florida Statutes, comply with nondiscrimination provisions.
8. It will, in accordance with Florida Statute 119.07, comply with the provisions of the public examination of records regarding said funds.
9. It will attest that the application and its various sections, including budget data, are true and correct. Information contained in this application accurately reflects the activities of this agency and that the expenditures or portions thereof for which the County funds are being requested are not reimbursed by any other source.
10. Upon being awarded assistance, the applicant agrees to furnish a certificate of insurance listing the Osceola County Board of County Commissioners as certificate holder.
11. The application will become part of a contract between the County and the Applicant.

**Agency Authorized Official:**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Toho Water Authority



Example

# Charitable Grants

At Toho, we believe that strong communities are built through partnership, compassion and shared purpose. As a committed public utility, we proudly serve more than just water — we strive to support the well-being of the people and neighborhoods that make our service area thrive.

Our charitable grants program empowers local non-profit organizations that are making a meaningful difference, whether through education, environmental stewardship or community development. Through this program, we aim to invest in initiatives that reflect our core values and help build a brighter, more resilient future for all.

## What we sponsor

Toho primarily supports the following categories: Social Services, Investment in Youth, Environmental Stewardship, Business/Commerce/Heritage and General Community Outreach.

### **Social Services**

Programs or initiatives that support the well-being of individuals and families in need. This includes services such as food assistance, housing stability, mental health counseling, domestic violence support and access to basic needs for underserved populations.

### **Investment in Youth**

Programs that directly benefit children, teens or young adults through education, mentorship, life skills development, enrichment activities or workforce readiness. Eligible initiatives may include afterschool programs, career training, leadership development or health and wellness services for youth.

### **Environmental Stewardship**

Efforts that protect, preserve or enhance the natural environment and promote sustainability. This may include conservation projects, environmental education, waterway cleanups or initiatives that support long-term environmental health in the community.

### **Business/Commerce/Heritage**

Organizations that preserve or celebrate our community's cultural, historical or economic identity. This may include historical preservation, local arts and culture or projects that promote small business development and economic vitality tied to local heritage.

### **General Community Outreach**

Initiatives that strengthen community engagement, promote civic pride or improve overall quality of life. This can include neighborhood events, volunteerism, public education campaigns and other programs that build community connections or increase awareness of community resources.

### **What we do not sponsor**

- Organizations that are not public charities. Public charities are defined as tax-exempt under paragraph 501(c)(3) of the U.S. Internal Revenue Code.
- Political candidates, committees or organizations.
- Churches and religious or sectarian organizations, unless engaged in a significant project benefiting the entire community.

### **New for fiscal year 2026**

Our Board of Supervisors recently approved a new strategy to govern our charitable grants program.

Applicants in the Social Services and Investment in Youth categories can be awarded a maximum grant of \$5,000. Applicants in the Business/Commerce/Heritage, General Community Outreach and Environmental Stewardship categories can be awarded a maximum grant of \$2,500.

Applicants can also be awarded funding for a one-time investment. These funds would be applied to high-impact projects with long-term community benefit.

### **The next Call for Sponsorships begins in June of 2026.**

- All submissions will be reviewed by an internal panel and given scores by a review committee to assess alignment with Toho and its role in the community.
- The Toho Board of Supervisors plans to approve, amend or deny the requests, if it so chooses, during the September board meeting prior to the start of the fiscal year in October.
- Applying organizations are notified of the decision by email in September. Score sheets will be available upon request for organizations to improve future grant submissions.
- Grant recipients are required to submit a mid-year report and may be invited to present to our Board of Supervisors.