

Community Redevelopment Agency Meeting
Thursday, May 7, 2026
City Hall - Council Chambers
1300 9th Street
3:00 PM
Agenda

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
 - Chair Chris Robertson
 - Vice Chair Ken Gilbert
 - Member Jennifer A. Paul
 - Member Kolby Urban
 - Member Shawn Fletcher
 - Member Adam Wagner
 - Member Jeff Perry
- IV.** Action Item
 - A. Approval of February 5, 2026, Meeting Minutes
Approval of April 2, 2026, Meeting Minutes
 - B. Presentation of the CRA Financial Audit
 - C. P3 Mixed-Use Project Update
 - a. Presentation by Atlantic Housing Partners
- V.** Project Update
 - D. Discussion regarding Static Pedestrian Kiosks Locations
 - E. Discussion regarding wayfinding signs
- VI.** Members Update
- VII.** Public Comment
- VIII.** Information Section
 - Bi-monthly Financials
 - Capital Project List
 - CRA Extension Analysis
- IX.** 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) Henrietta Johnson, 1300 9th Street, St. Cloud, FL. Phone 407-957-7302

City of St. Cloud
Community Redevelopment Agency (CRA) Meeting
Thursday, February 5, 2026
City Hall-Council Chambers
1300 9th Street
3:00 PM
Minutes

- I. Chair Robertson called the meeting to order at 3:19 p.m.
- II. Pledge of Allegiance
- III. Roll Call
 - Chair Chris Robertson
 - Vice Chair Ken Gilbert
 - Member Jennifer A. Paul
 - Member Kolby Urban
 - Member Shawn Fletcher
 - Member Adam Wagner
 - Vacant

All members were present, with Member Fletcher and Wagner attending via phone.

- IV. Approval of Minutes
 - A. December 4, 2025, Meeting Minutes

Motion by Member Urban to approve minutes. Seconded by Member Paul. Motion passed with no objection.

- V. New Business

There was no new business at this time

- VI. Staff Report/Update
 - A. Hotel update

City Attorney Dan Mantzaris provided an update on the hotel property enforcement case that was heard before the Special Magistrate on January 21st . At that hearing, Fire Marshal, Building Official, and Code Enforcement staff presented arguments on behalf of the City. The Special Magistrate issued an order requiring several actions to be completed by February 6th , including allowing City staff to enter the building to conduct an onsite inspection. That inspection has since occurred, with Fire, Building, and Code Enforcement staff confirming the presence of significant internal health and safety issues.

The Special Magistrate further ordered the property owner to demonstrate progress toward completing the exterior of the building, specifically by removing boarded windows, ordering

replacement windows, and providing proof that the windows have been ordered. The Magistrate also required that permitting and historic preservation issues be addressed by the February 6th compliance date.

Mr. Mantzaris explained that failure to comply could result in enforcement action at the February 18th Special Magistrate hearing, including the potential imposition of fines beginning February 7th, at a rate of up to \$1,000 per day, and a possible finding that the structure poses a serious threat to public health and safety. Such a finding could allow the City to pursue abatement actions if necessary.

Staff will verify compliance following the February 6th deadline and issue a notice of non-compliance if required. Mr. Mantzaris committed to providing an update to the CRA by Monday morning regarding whether the property owner complied with the ordered requirements. The Special Magistrate will review documentation related to the window replacement and other outstanding issues at the February 18th hearing.

Consensus was that staff provide a report once the Special Magistrate completes the compliance review, detailing whether the property owner has met the required actions and including any infractions or fines.

B. P3 Mixed-Use Parking Update

Tammy Reque, Mobility & Special Projects Manager, provided an update on the P3 Mixed-Use Parking Project. City Manager Veronica Miller advised that Deputy City Manager Scott Davidoff is the primary lead on the project and that the information shared reflected the most recent update available, with any additional details included in Mr. Davidoff's prior email communications.

Chair Robertson shared that he recently attended a development forum with the City of Kissimmee Mayor and Commissioner Grieb, where the project was discussed with commercial developers and investors. He noted strong regional interest in the project and stated that, if approved, it would be a significant opportunity and potential game changer for downtown. He thanked staff for their efforts.

Vice Chair Gilbert expressed that many residents are not yet aware that the project has been approved and is moving forward and suggested the use of social media to better inform the public. Chair Robertson and Ms. Miller recommended delaying public outreach until after the anticipated April 9th approval action, noting the importance of avoiding confusion should any issues arise prior to final approval. Ms. Miller emphasized the need to fully educate the public after that date, particularly regarding the use of CRA funds, and suggested coordinating outreach efforts with staff once the project is finalized.

City Attorney Dan Mantzaris confirmed that significant effort has been made to ensure the project is well developed before returning to City Council for action. He explained that staff is working to present a clear, complete proposal that fully addresses design, size, and functionality so that Council and the public have a thorough understanding of the project when final approval is considered.

Chair Robertson raised the importance of including a direct connection between the parking garage and the adjacent building, particularly at the third-floor level, to improve accessibility. Discussion clarified that a staff-only access point may be most appropriate, consistent with similar projects. Ms. Miller noted that staff access is typical.

C. Wayfinding/Gateway Update

Tammy Reque provided an update on the City's wayfinding initiative. Vice Chair Gilbert requested clarification on the timeline following the Request for Qualifications (RFQ) deadline of February 19th, including the next steps once proposals are received. City Manager Veronica Miller explained that a City evaluation committee will review submissions, make a recommendation, and present it to the CRA Board and City Council for approval prior to entering into a contract.

Ms. Miller noted that, due to the CRA's bi-monthly meeting schedule, the recommendation would likely be presented at the April CRA meeting, followed by City Council approval. City Attorney Dan Mantzaris confirmed that while approval order may vary, both the CRA and City Council must approve the agreement before it moves forward.

Vice Chair Gilbert expressed concern regarding the length of time the wayfinding project has been under discussion and suggested exploring opportunities to expedite the process. Member Urban suggested the possibility of a special CRA meeting to accelerate approval if feasible.

Discussion also addressed whether signage could be produced in-house. Staff clarified that City facilities are not equipped to fabricate the proposed wayfinding signage, which consists of branded, static hard signage rather than cloth or banner-style materials.

Ms. Reque also provided an update on the Gateway signage. Ms. Miller reported that she and the Mayor met with property owner Mr. Kisselback, who agreed to grant an easement to allow installation of a gateway sign on his property. Landscaping improvements were discussed as a mutual benefit, and staff is currently awaiting the finalized agreement.

Additional discussion included future gateway opportunities near the Turnpike interchange. Member Urban suggested exploring the placement of a permanent gateway sign near the future Nolte Road interchange in coordination with FDOT. Ms. Reque indicated she would look into potential options.

Consensus was to conduct a special meeting to expedite the review and approval process for the Wayfinding project.

D. Entertainment District Signage

Tammy Reque provided an overview update and requested direction from the CRA regarding the proposed signage project. City Manager Veronica Miller explained that staff was seeking direction to move forward with a proposal from GAI, noting that April would be the earliest timeframe to receive an initial design and June for a final product.

CRA members raised concerns about the need to proceed with an outside consultant, expressing concerns about cost, timeline, and whether the proposed design work could be completed in-house.

Vice Chair Gilbert and Chair Robertson suggested that the signage could be produced internally using existing City resources, including in-house graphic design, metal fabrication, and vinyl application, potentially at a significantly lower cost and within a shorter timeframe. Member Urban supported a simpler approach, such as incorporating existing City or CRA branding without redesigning the signage.

Staff explained that the original intent of engaging a consultant was to ensure consistency with the City's wayfinding branding and because Public Works had indicated limitations in producing multi-color signage. However, members emphasized that layered vinyl or outsourced printing limited to printing only, not fabrication could achieve the desired result without full consultant involvement.

Additional discussion highlighted the importance of confirming Entertainment District operating hours before finalizing signage, as current ordinance hours do not align with actual business operations. Staff noted that research is ongoing and that the matter will be brought back to City Council in a future workshop.

Consensus was to pause moving forward with GAI at this time and request that staff bring options demonstrating what can be produced in-house, including mockups, for review at an upcoming special meeting. The CRA emphasized prioritizing a cost-effective, timely solution while maintaining consistency with City branding.

E. 900 Ohio

Ms. Reque provided an update regarding 900 Ohio Avenue and outlined the purpose of the pre-application meeting, explaining that it was intended to give the prospective tenants a clear picture of the requirements, improvements, and costs associated with converting the property from residential to commercial use. Chair Robertson asked whether a lease agreement had already been approved, and Ms. Reque confirmed that it had not. Chair Robertson expressed concern about tenants spending money on improvements or fees before lease terms were finalized. Ms. Miller noted that the pre-application meeting was designed to ensure fairness and allow tenants to determine whether the project was financially feasible.

Members then addressed financial considerations, including the approximate \$44,000 impact fee for opening the restaurant. Ms. Dal Santo noted that tenants were open to working with the city despite the fees and believed the restaurant would be a positive addition to downtown St. Cloud. Chair Robertson and Member Urban commented on the high commercial impact fees and suggested they may need to be revisited in the future, with Ms. Miller noting a 10% economic development waiver could potentially apply. Mr. Mantzaris clarified that the city could not waive impact fees entirely unless allowed by statute, though funding could be provided through an economic development fund if available.

Vice Chair Gilbert raised concerns about the city indirectly entering the restaurant business by leasing the property, noting the risks if the tenants were unable to sustain operations. Chair Robertson suggested structuring an exit strategy for the lease, similar to O'Doherty, to balance city and tenant interests while minimizing financial risk.

The discussion also addressed parking. Chair Robertson noted that the existing leased parking lot costs the city \$6,000 per year and suggested that tenants should assume responsibility for parking

if they move forward, especially given the new 400-space parking garage being planned. Ms. Miller mentioned potential trolley stops that could utilize the lot, but members agreed this should not delay the decision regarding the property.

Consensus was to continue discussions with the prospective tenants to finalize lease terms, assess affordability, and determine the future of the leased parking lot. Members also agreed that commercial impact fees should be reviewed in a future city council discussion to support economic development.

VII. Members Update

Kevin Felblinger, Public Works Director, provided an update on the City's current signage capabilities, explaining that the department has limited ability to produce custom signs in-house due to the labor-intensive process involved. He described the current "sheeting" method for street signs, noting that multiple layers and intricate designs, including the City logo, are difficult to reproduce, particularly for complex fonts and graphics such as the Sandhill Crane. Felblinger explained that while the department is exploring an upgraded printer that uses ink rather than multiple layers of sheeting, concerns remain regarding durability, cost, and maintenance, as the new printer would require protective layers to withstand Florida's sun and would represent a significant investment of approximately \$35,000–\$40,000.

Vice Chair Gilbert highlighted the inefficiency of the current system, noting that outsourcing custom signs could be significantly less labor-intensive and more cost-effective. He suggested leveraging the City's existing cutting and laminating capabilities to produce district and custom signs in-house at a fraction of the cost, while still coordinating installation through the City's sign department. Chair Robertson noted the need to consider overall event and City signage costs, including banners and other temporary signs, when evaluating the potential purchase of new equipment.

Discussion also addressed the potential role of the CRA versus the City in purchasing such equipment. Member Urban expressed concern about the CRA purchasing a printer, emphasizing that the focus should remain on larger capital projects. Chair Robertson and Ms. Miller suggested that if a printer were to be purchased, it would more appropriately fall under the City's responsibility, with the CRA benefiting from its use.

Mr. Felblinger reported that the sign shop supervisor has been researching available trade show options and initial equipment estimates, while Vice Chair Gilbert recommended that the evaluation focus not only on street signs but on all types of City signage, including custom and large-format signs, to maximize long-term utility and cost savings. Chair Robertson and Ms. Miller confirmed that certain specialized lettering, such as for fire trucks, is already outsourced due to technical requirements.

Consensus was that further research is needed during the budgeting process to evaluate the cost, durability, and versatility of potential equipment, ensuring that any investment can serve multiple City signage needs over the long term while reducing labor and outsourcing costs.

Member Urban raised the topic of revising the hours for the Entertainment District, suggesting a simplified approach of allowing operations every day from 11 AM to midnight or later, rather than
Community Redevelopment Agency 2/5/26 Minutes Page 5 of 7

maintaining the current restrictions. Chair Robertson asked whether such a change would require advertising, and Mr. Mantzaris clarified that it would require a code amendment, which could be drafted quickly and presented to the Council for direction, with potential review by the Planning and Zoning Commission.

Discussion focused on aligning district hours with bar closing times while considering enforcement and public safety. Chair Robertson suggested allowing a brief grace period for patrons to finish drinks near closing, but Mr. Mantzaris noted that a clear cutoff, such as 1 AM, may be easier to enforce. Ms. Miller emphasized the importance of considering nearby residential areas when setting hours.

Consensus was to draft an ordinance revising the Entertainment District hours, simplify daily operating times, and present it for Council discussion at an upcoming meeting, while balancing enforcement and neighborhood considerations.

Chair Robertson also highlighted recent successful downtown events, including Civil War Day and a Relay for Cancer Awareness, noting that these activities activate the downtown area and support the City's historical and community engagement efforts.

VIII. Public Comment

Josh Fertic addressed the CRA regarding challenges he has experienced in attempting to secure funding and approvals for his business projects downtown. He shared his history of rehabilitating a dilapidated property for his Kids University childcare center and described the lengthy and complex process of obtaining city approvals, including site plans and architectural plans, which took several years despite prior loan approvals. Fertic noted that his recent efforts to expand the facility with a 1,500 ft² indoor playground were delayed due to city requirements for full site development plans, resulting in extended timelines and additional costs.

Fertic expressed disappointment upon learning that no CRA grants were currently available for small businesses, highlighting that his prior grant application had not been completed before the September 30, 2025 deadline. Ms. Dal Santo confirmed that due to a budget change, the CRA no longer had funds for such grants. Chair Robertson explained that the county and state directives now prioritize investment in large-scale projects rather than smaller initiatives, and noted that failure to follow these guidelines could jeopardize CRA funding.

Fertic emphasized the importance of small businesses, particularly childcare centers, as economic anchors that create jobs, support workforce stability, and provide essential community services. He argued that investments in small businesses generate long-term economic returns and enhance local community stability, contrasting this with investments in restaurants or storage units that may not provide the same foundational benefits.

Chair Robertson acknowledged Fertic's points but reiterated that current CRA and county priorities focus on large-scale projects, such as parking garages, due to state and legislative oversight. He clarified that these constraints are not a reflection of the CRA's desire to support small businesses, but rather a result of tighter funding parameters and regulatory compliance requirements and that while small businesses like Fertic's play a vital role in the community,

current CRA funding priorities and county directives limit the ability to provide grants for such projects at this time.

- A. Bi-monthly Financials
- B. Capital Project List
- C. Next CRA Meeting - Thursday, April 2, 2026

IX. Adjourned at 5:05 p.m.

Respectfully submitted by:

Christian B. Robertson, Chair

Date

Claudia Klockars, CRA Board Secretary

Date

City of St. Cloud
Community Redevelopment Agency (CRA) Meeting
Thursday, April 2, 2026
City Hall – Council Chambers
1300 9th Street
3:00 p.m.
Minutes

- I.** Chair Robertson called the meeting to order 3:01 p.m.
- II.** Pledge of Allegiance
- III.** Roll Call
 - Chair Chris Robertson
 - Vice Chair Ken Gilbert
 - Member Jennifer A. Paul
 - Member Kolby Urban
 - Member Shawn Fletcher
 - Member Adam Wagner
 - Member Jeff Perry

All members were present, with the exception of Member Fletcher being absent and Member Wagner attending via phone

- IV.** Approval of Minutes
 - A. February 5, 2026, Meeting Minutes

Motion to approve minutes by Vice Chair Gilbert. Seconded by Member Paul. Passed with no objection..

- V.** New Business
 - A. Fund Balance Carryover

Tammy Reque, Mobility & Special Projects Manager, presented an update on the Fund Balance Carryover. Jeffrey Cooper, Finance Director, explained that, pursuant to Florida Statute, unused year-end CRA funds must be assigned to a specific CRA project each year. Because the parking garage project is not yet fully funded, staff recommended assigning the year-end fund balance to that project.

Board members discussed the funding strategy for the parking garage, including the CRA’s prior contributions of land and funds, the estimated total project cost, and the goal of completing the project without incurring debt. Staff advised that the final development agreement was still under negotiation and was expected to be presented at the May CRA meeting. It was noted that approximately \$5 million would be set aside for the project if the carryover was approved, with an additional proposed transfer in the FY 2026-2027 CRA budget anticipated to bring available funding closer to the amount needed.

Staff also explained that grants and other projects had been deferred, and operating costs such as salaries, benefits, and law enforcement allocations had been reduced in order to redirect funding toward

major capital improvements, consistent with the County's request that the CRA focus on larger brick-and-mortar projects.

Chair Robertson requested that Member Perry be kept informed regarding the project, and staff confirmed that updates had already been provided. Vice Chair Gilbert expressed support for using the carryover funds for the parking garage and noted enthusiasm for the project moving forward.

Motion to approve by Member Urban. Seconded by Member Paul. Passed with no objection.

VI. Staff Report/Update

A. P3 Mixed-Use Parking Update

Ms. Reque provided an update on the P3 Mixed-Use Parking Project. Discussion focused on the project's location within the Historic Preservation area and the resulting requirement for review by the Historic Preservation Board. Staff explained that, although the project involves new construction, it must still comply with design standards intended to preserve the character of the historic district because it is located within and adjacent to historic properties. It was noted that the Historic Preservation Board would review the design, and any decision of the Board could be appealed to the City Council.

Board members also discussed potential design expectations for the building, including how a taller structure may relate to surrounding historic homes and nearby public buildings. Staff indicated that prior development concepts had considered compatibility with the surrounding area while recognizing that the building would be larger in scale than nearby structures, including City Hall.

Scott Davidoff, Deputy City Manager, reported that productive meetings had continued with Atlantic Housing and that negotiations were progressing smoothly. Staff advised that the project was anticipated to be presented to the City Council in May. It was further noted that the CRA Board's meeting schedule had been adjusted so the Board would meet in May rather than June in order to review the proposed agreement as well. Staff expressed enthusiasm for the project and stated that, if the agreement is approved, construction is anticipated to begin in late 2026 or early 2027.

B. Wayfinding Update

Ms. Reque provided an update on the Wayfinding Signage Project. Leslie Flores, Procurement Director, reported that quotes were solicited from pre-qualified contractors and that SSC Signs and Lighting submitted the lowest responsive bid. Pricing was under budget, and staff is awaiting a proposed fabrication and installation schedule. It was also noted that pricing can be held for six months for potential additional signage.

Board members discussed project timing, costs, durability, installation requirements, and the ability to update signage over time. Staff explained that the signs will be built to established design standards using durable materials, with directional panels that can be updated as downtown develops. Members also discussed how wayfinding signage would improve navigation, support downtown businesses, direct visitors to public parking, and enhance walkability.

Lecedric Johnson, Systems & Applications Support Specialist, also provided an update on proposed pedestrian kiosk and digital signage locations. Digital kiosks will require power and connectivity, while

static signs will not. The Board reviewed potential locations, accessibility, pedestrian flow, and future expansion opportunities, including signage related to the planned P3 parking garage. Members also discussed potential future advertising revenue from digital kiosks and coordination of electrical infrastructure with utility partners.

Following discussion, the Board reached consensus on initial preferred signage locations and directed staff to proceed with pricing and project advancement.

Consensus was to proceed with awarding the wayfinding signage project based on the lowest responsive bid from SSC Signs and Lighting, subject to Council approval. The Board supported three initial digital sign locations at the Chamber of Commerce area, Chimento's Plaza area, and the Old Library. The Board also supported static sign locations at Florida Avenue/Madeline's area, Pennsylvania Avenue and 10th Street near Centennial Park, Veterans Park near the Bandshell, and the City parking lot behind the St. Cloud Hotel, with additional locations including the American Legion, GAR area, and private properties on Pennsylvania Avenue to be considered if easements can be secured. The Board further supported planning for a future digital sign at the P3 parking garage once final site plans are available and directed staff to continue refining locations, coordinating with property owners where needed, and returning with pricing and implementation details.

C. Gateway Signage Tentative Agreement

Ms. Reque provided an update on the Gateway Signage tentative agreement. Staff advised that the final item needed to complete the agreement is the legal description and survey sketch to be attached to the easement documents. Discussions with Mr. Kisselback have already taken place, and he is agreeable to the concept. The easement will allow the City to install and maintain the sign at no cost to the property owner and without disruption to the business.

Veronica Miller, City Manager, explained that the proposed location is intended to complement the gateway sign planned for Veterans Park by placing a matching sign across the street on the Kisselback property, consistent with the previously approved design concept for paired gateway signs. The Board noted the importance of maintaining a consistent and symmetrical appearance for east- and westbound traffic.

Staff reported that survey work has already begun and that coordination with IT will continue to confirm electrical service and installation requirements.

Consensus was to support the previously approved gateway sign concept, including matching installations at Veterans Park and the Kisselback property, and directed staff to finalize the survey, easement documentation, and utility coordination to advance the project.

D. Entertainment District Signage

Ms. Reque provided an update on the Entertainment District Signage project. Staff reported that the purchase order had been issued and that the project was awaiting delivery of the signage materials.

Board members also discussed the City's recent purchase of a sign printer, noting that while it was not a CRA-funded item, the equipment is expected to expand the City's ability to produce signage in-house rather than outsourcing. It was expressed that the printer could potentially meet a significant portion of

the City's signage needs across multiple departments and generate long-term cost savings. Staff clarified that the purchase was funded through Public Works using available payroll savings from vacant positions.

E. 900 Ohio Avenue

Ms. Reque provided an update regarding the CRA-owned property and ongoing discussions for its potential lease or sale. Staff explained that an appraiser had reviewed the property and provided a proposed lease rate, which the prospective tenant had indicated was acceptable. Staff sought direction from the Board on whether to continue negotiations for a lease arrangement or pursue another option.

Board members discussed concerns about the City or CRA acting as a landlord, the costs and modifications that would be required to convert the property for restaurant use, parking considerations, impact fees, and whether the time and resources required to manage a lease were justified. Staff also provided background on the interested restaurant concept, explaining that the prospective tenants remained interested in locating in St. Cloud and had explored the site as a potential fit for their business model.

Members further discussed the property's commercial zoning, prior acquisition history, and the possibility of selling the property rather than leasing it. It was noted that a previous appraisal had valued the property for commercial sale purposes, and staff advised that the original intent in CRA ownership was to encourage commercial redevelopment rather than allow the property to be removed from the tax roll. The Board also discussed whether a future sale could include incentives or creative financing options to support redevelopment while still protecting the CRA's interests.

Consensus was to support discontinuing lease negotiations and shifting focus to the sale of the property. Staff and the City Attorney were directed to explore marketing the property for sale, including offering the current interested party an opportunity to purchase the property and evaluating potential creative purchase terms or redevelopment incentives that could support a commercial use while protecting the CRA's investment. Staff was asked to return with an update at a future meeting.

F. Financing and Implementation Plan

Ms. Reque reported that updates to the Financing and Implementation Plan were being finalized and would be presented to the Board at the May meeting for review prior to submission to the County.

Veronica Miller, City Manager, also explained that, in connection with the County extension request, Commissioner Grieb had recommended demonstrating how CRA activities had increased property values beyond what would have occurred without CRA involvement. To support that effort, staff proposed reviewing properties that had received CRA grants or similar assistance in order to document resulting value increases. Member Perry volunteered to assist with that analysis once staff provides the relevant property addresses. Chair Robertson expressed support for the collaboration.

Consensus was to support staff's continued preparation of the Financing and Implementation Plan and agreed with Member Perry assisting staff in evaluating prior CRA-supported properties to help demonstrate the CRA's impact on property values for the County submission.

G. Upcoming Workshop and Expos

- i. Thursday, April 16th - Contracting Readiness: Building Capacity to Grow
Presented by: Florida State Minority Supplier Council.
- ii. Tuesday, May 12th - Doing Business with Lynx
Presented by: Lynx Procurement Division.
- iii. Tuesday, August 18th - Business Connect Expo
- iv. Tuesday, October 13th – Community Resource Fair

Solange Dal Santo, Economic Development Specialist II, provided an update on upcoming business outreach workshops and economic development events. She reported that the next workshop would be hosted in partnership with the Florida State Minority Supplier Diversity Council, which offers resources for small businesses including certification programs, trade shows, workshops, and technical assistance for doing business with government agencies, private companies, and major corporations. She advised that the event had already reached capacity with 74 registered businesses and a waiting list. It was also confirmed that the event had been placed on members' calendars.

Ms. Dal Santo further reported that the next scheduled workshop, on May 12, would focus on doing business with LYNX. She explained that representatives from LYNX would provide information on vendor registration, upcoming projects in Osceola County, and local and small business participation programs. Registration had recently opened and already showed strong interest.

Looking ahead, she announced plans for the 2026 Business Connect Expo on August 18, noting efforts to expand participation by inviting large construction companies that may offer subcontracting opportunities for local small businesses. She also advised that the Community Resource Fair would be held on October 13, with staff coordinating this year's event. Additional future workshops were also being explored and would be announced once confirmed.

VII. Members Update

Ms. Miller announced that Solange Dal Santo would be joining the City Manager's Office and would begin working under Mr. Walker on Monday. Vice Chair Gilbert congratulated Ms. Dal Santo and requested an update on the St. Cloud Hotel, noting it had been a major CRA issue for several years.

Dan Mantzaris, City Attorney, reported that at the February Special Magistrate hearing, the Magistrate found the property in violation and established a March 6th compliance deadline for the owner to obtain a permit and move forward with repairs. Because the permit was not obtained, a fine of \$1,000 per day began accruing on March 7th. He advised that an order had since been entered imposing the fine and creating a lien on the property. The fine would continue for 90 days, after which staff could return to the Special Magistrate to seek foreclosure authority and then request City Council approval to enforce the lien.

Vice Chair Gilbert thanked the City Attorney for the update and stated that while no one wanted to take property away from an owner, the St. Cloud Hotel had become a blight issue and progress on the matter was an important step toward revitalization efforts. Chair Robertson asked whether there had been any contact with the owner since the hearing. Mr. Mantzaris responded that he had not spoken directly with the owner after the March 6th deadline, but had exchanged messages after the owner requested additional time to secure the permit. He stated the request was denied because the compliance date had been set by the Special Magistrate. He further explained that the owner's representative had indicated a desire to return before the Special Magistrate to revisit the case, but that process was not permitted under the governing rules.

Mr. Mantzaris explained that the owner could request a limited hearing only to challenge whether compliance had been achieved. In that case, the sole issue would be whether the required permit had been obtained. Since no permit had been secured, the City anticipated opposing any attempt to relitigate the matter at the May Code Enforcement hearing.

Member Perry then raised questions regarding food trucks and whether any requests had been made by downtown restaurants to allow temporary food truck operations during renovations. Ms. Miller stated that no formal request had recently been submitted, but discussions had occurred through EDAC. She recalled that a downtown business owner had previously inquired about using a food truck during kitchen repairs and that the topic of food truck regulations was expected to be discussed at the next EDAC meeting. She added that EDAC had been asked to review city code provisions and provide recommendations that could make it easier for businesses to operate.

Chair Robertson requested that the current food truck ordinance be distributed to the Board. Ms. Miller explained that the ordinance generally limited food trucks to Highway Business zoning districts through an approved conditional use process. She noted that the policy had originally been adopted to address concerns such as parking impacts, landscaping damage, and compatibility with nearby businesses. She added that staff would provide the ordinance and informational brochure to the Board for review.

Board members discussed the potential benefits and drawbacks of expanded food truck activity. Vice Chair Gilbert expressed concern that unrestricted food truck operations could negatively impact brick-and-mortar businesses that pay taxes and maintain permanent locations. He suggested that, if considered in the future, food trucks should be limited to designated areas or organized events. Chair Robertson agreed that a concentrated destination-style model, such as a recurring food truck event at the Lakefront, could be worth exploring rather than allowing scattered locations throughout the city. Mr. Mantzaris noted that special event permits already provided a framework for organized food truck gatherings while allowing staff to address logistics such as sanitation, utilities, traffic, and fire safety.

Member Perry stated that part of his concern involved possible future alley activation projects, where businesses might seek to use rear spaces for smokers, seating, or mobile food operations. Chair Robertson responded that such ideas could be considered in the future but noted the City was not yet at the point of activating alleys for that type of use. Ms. Miller added that the prior alley project had been canceled when larger priorities were identified.

Discussion then shifted to the former power plant site. Member Perry asked about activity he had observed there and whether the site was ready for redevelopment. Ms. Miller explained that restoration work was underway and that the City must complete a required monitoring period through DEP before moving forward. She stated City Council had directed staff to prepare a scope for a future public-private partnership solicitation similar to the parking garage project and expressed hope that the incoming economic development consultant could assist with that effort. She added that while the property was City-owned, CRA participation through incentives could potentially be considered in the future.

Member Paul then raised a separate matter regarding the possible expansion of the downtown historic district to the Lakefront area. She explained that Representative Stark had been involved in discussions and that an inventory was being prepared as part of a grant application that could place the broader district on the National Register. After clarification that the item related to the historic district rather than the CRA boundary, Ms. Miller noted the topic was already scheduled for an upcoming workshop focused on historic preservation. She requested a copy of the map so it could be included in the workshop backup materials. Vice Chair Gilbert commented that the concept was a good idea.

VIII. Public Comment

There were no Public Comments at this time.

IX. Information

- A. Bi-monthly Financials
- B. Capital Project List
- C. Next CRA Meeting - Thursday, May 7, 2026

X. Adjourned 5:22 p.m.

Respectfully submitted by:

Christian B. Robertson, Chair

Date

Claudia Klockars, CRA Board Secretary

Date

2025

St. Cloud Community Redevelopment
Agency

Financial Statements and
Independent Auditor's Report

September 30, 2025

PURVIS GRAY
CERTIFIED PUBLIC ACCOUNTANTS

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR’S REPORT**

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA**

SEPTEMBER 30, 2025

TABLE OF CONTENTS

Independent Auditor’s Report	1-3
Management’s Discussion and Analysis	4-8
Financial Statements	
Statement of Net Position and Governmental Fund Balance Sheet	9
Statement of Activities and Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balance	10
Notes to Financial Statements	11-15
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	16
Other Reports	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	17-18
Independent Accountant’s Report on Compliance with Section 163.387(6) and (7), Florida Statutes	19
Independent Accountant’s Report on Compliance with Section 218.415, Florida Statutes	20
Management Letter	21-23

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the St. Cloud Community Redevelopment Agency (the CRA), a component unit of the City of St. Cloud, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the CRA as of September 30, 2025, and its changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.
error.

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INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (MD&A) and the budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the MD&A and the budgetary comparison information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the MD&A and the budgetary comparison information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Purvis Gray

March 25, 2026
Ocala, Florida

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. CLOUD, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

This supplement to the Independent Auditor's Report and Financial Statements has been developed in accordance with Governmental Accounting Standards Board (GASB) Statement No. 34. It is intended to provide the readers of this report with a general overview of the financial activities of the St. Cloud Community Redevelopment Agency (the CRA). The CRA provides the following discussion and analysis of the CRA's financial activities for the fiscal year ended September 30, 2025. Management's discussion and analysis is designed to: (a) assist the reader to focus on significant financial issues, (b) provide an overview of the CRA's financial activities, (c) identify changes in the CRA's financial position, (d) identify material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

The Community Redevelopment Agency

The CRA was created pursuant to Chapter 163, Florida Statutes, City Ordinance 2005-78, and City Resolutions 2005-174R, 2005-175R, and 2005-178R. The City of St. Cloud, Florida (the City) Council serves as the CRA Board, and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government.

These financial statements are presented for the purpose of complying with state law, specifically Florida Statute Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed \$100,000.

Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year, resulting in a net position of \$1,939,877.
- The CRA's fund balance increased by \$192,027 as a result of 2025 operations.
- Revenues for fiscal year 2025 were \$1,485,913 while expenditures totaled \$908,658. Transfers to the City's Capital Projects Fund totaled \$1,113,394 for CRA-related construction projects. Transfers in of \$728,166 were made from the City's General Fund related to the City's portion of the incremental tax revenues.
- For the period ended September 30, 2025, actual revenues were greater than budgeted revenues by \$97,939, primarily due to higher-than-expected investment earnings. Actual expenditures were \$1,476,118 less than budgeted expenditures, primarily due to unexpended budgets for land and buildings. These unexpended funds resulted in an end-of-year fund balance of \$1,305,421, which will be added to the CRA Mixed-Use Parking Garage project through a required resolution.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of the following four (4) components:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information

Government-Wide Financial Statements

The *Government-Wide Financial Statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. CLOUD, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

The *Statement of Net Position* presents financial information on all of the CRA's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the CRA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements listed above distinguish functions of the CRA that are principally supported by ad valorem taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activity of the CRA is community redevelopment.

The government-wide financial statements include only the activities of the CRA. However, the CRA is considered a blended component unit of the City and as such, the financial information of the CRA is included in the City's Annual Comprehensive Financial Report for each fiscal year.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows* and *outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the CRA's *near-term* financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the CRA's *near-term* financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Special Revenue Funds. *Special revenue funds* are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The CRA's expendable financial resources and the related liabilities are accounted for through a special revenue fund.

Non-Spendable. Includes fund balance amounts that cannot be spent, either because they are not spendable form or because of legal or contractual requirements. Examples of non-spendable amounts that cannot be used because of their form, such as inventories and prepaid amounts.

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. CLOUD, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Restricted Fund Balance. *Fund balance* should be reported as Restricted when constraints placed on the use of resources, such as enabling legislation, which authorizes the government to access, levy, charge, or otherwise mandate payment of resources. All of the CRA's fund balance is considered Restricted.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information (RSI)

Included in this section of the report is the Budgetary Comparison Schedule.

Government-Wide Financial Analysis

Statement of Net Position

As noted earlier, net position may serve over time as a useful indicator of the CRA's financial position. In the case of the CRA, assets exceeded liabilities by \$1,939,877 (*net position*) as of the close of the most recent fiscal year, an increase of \$374,039 in comparison with the prior year.

The following table reflects a summary of the *Statement of Net Position* for the current and prior year.

ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY

	2025	2024
Assets		
Cash and Investments	\$ 4,108,701	\$ 2,835,693
Prepaid Expenditures and Deposits	-	1,580
Capital Assets	634,456	452,444
Total Assets	4,743,157	3,289,717
Liabilities and Fund Balances		
Liabilities		
Accounts and Retainage Payable	21,969	15,597
Accrued Liabilities	5,356	8,354
Due to Primary Government	2,775,955	1,698,428
Deposits	-	1,500
Total Liabilities	2,803,280	1,723,879
Net Position		
Investment in Capital Assets	634,456	452,444
Restricted	1,305,421	1,113,394
Total Net Position	\$ 1,939,877	\$ 1,565,838

Statement of Activities

The following table reflects the *Statement of Changes in Net Position* for the current and prior year.

Fiscal year 2025 activities increased the CRA's net position by \$374,039, or 24%, in comparison with the prior year. This change resulted primarily from the increase in investment earnings along with the increase in tax revenue.

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. CLOUD, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY

	<u>2025</u>	<u>2024</u>
Revenues		
Intergovernmental Revenues	\$ 1,307,971	\$ 1,245,931
Investment Income (Loss)	174,497	186,035
Other Income	3,445	-
Total Revenues	<u>1,485,913</u>	<u>1,431,966</u>
Expenses		
Current:		
Economic Development	708,658	925,531
Depreciation	17,988	3,994
Total Expenses	<u>726,646</u>	<u>929,525</u>
Change in Net Position Before Transfers and Loss on Disposals	<u>759,267</u>	<u>502,441</u>
Other Financing Sources (Uses)		
Loss on Disposal	-	(6,336)
Transfers In	728,166	606,959
Transfers Out	(1,113,394)	(753,402)
Total Other Financing Sources (Uses)	<u>(385,228)</u>	<u>(152,779)</u>
Net Change in Net Position	374,039	349,662
Net Position, Beginning of Year, as Restated	<u>1,565,838</u>	<u>1,216,176</u>
Net Position, End of Year	<u>\$ 1,939,877</u>	<u>\$ 1,565,838</u>

Financial Analysis of the CRA's Funds

Governmental Funds

The focus of the CRA's *governmental funds* is to provide information on *near-term* inflows, outflows, and balances of *spendable resources*. Such information is useful in assessing the CRA's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The CRA's fund balance of \$1,305,421 is restricted for redevelopment projects within the CRA district.

Intergovernmental revenues from the county related to the incremental tax revenues totaling \$1,307,971 represented approximately 88% of all revenues, which is an increase of 5% in intergovernmental revenues from the previous year. The transfer in from the City related to incremental tax revenues totaled \$728,166, an increase of 20%. The incremental tax revenues received by the CRA increased due to the increase in property values within the CRA district. The CRA's fund balance increased by \$192,027 in the current year.

Capital Assets and Debt Administration

The CRA's capital assets, net of depreciation, totaled \$634,456. Capital assets include Buildings, Improvements, and Equipment.

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. CLOUD, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

The CRA had no major asset additions.

At September 30, 2025, the CRA had no long-term debt.

Budgetary Highlights

An annual budget is prepared for the CRA and approved by the CRA Board of Directors. The legal level of control is maintained at the fund level. During 2025, the CRA Board of Directors approved a supplemental budget appropriation to provide for unanticipated requirements of the period. This appropriation caused an increase from the original budget of \$268,636, for Economic Environment expenditures. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of the fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.

Economic Factors and Future Developments

The CRA will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for the designated district. The CRA will continue to implement the community's shared development goals through its redevelopment strategies and critical tasks.

Request for Information

This financial information is designed to present users with a general overview of the CRA's finances for all those with an interest in its finances.

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of St. Cloud, 1300 Ninth St., St. Cloud, Florida 34769-3399.

FINANCIAL STATEMENTS

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET
SEPTEMBER 30, 2025**

	<u>Special Revenue Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Net Position</u>
Assets			
Cash and Investments	\$ 4,108,701	\$ -	\$ 4,108,701
Capital Assets:			
Capital Assets, Not Being Depreciation	-	136,931	136,931
Capital Assets, Being Depreciated (Net)	-	497,525	497,525
Total Assets	<u>4,108,701</u>	<u>634,456</u>	<u>4,743,157</u>
Liabilities			
Accounts and Retainage Payable	21,969	-	21,969
Accrued Liabilities	5,356	-	5,356
Due to Primary Government	2,775,955	-	2,775,955
Total Liabilities	<u>2,803,280</u>	<u>-</u>	<u>2,803,280</u>
Fund Balance			
Restricted	1,305,421	(1,305,421)	-
Total Fund Balance	<u>1,305,421</u>	<u>(1,305,421)</u>	<u>-</u>
Total Liabilities and Fund Balance	<u>\$ 4,108,701</u>		
Net Position			
Investment in Capital Assets		634,456	634,456
Restricted for:			
Community Redevelopment Projects		1,305,421	1,305,421
Total Net Position		<u>\$ 1,939,877</u>	<u>\$ 1,939,877</u>

See accompanying notes.

ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Special Revenue Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Activities</u>
Revenues			
Intergovernmental Revenues	\$ 1,307,971	\$ -	\$ 1,307,971
Investment Income	174,497	-	174,497
Other Revenue	3,445	-	3,445
Total Revenues	<u>1,485,913</u>	<u>-</u>	<u>1,485,913</u>
Expenditures/Expenses			
Current:			
Economic Development	708,658	-	708,658
Capital Outlay:			
Physical Environment	200,000	(200,000)	-
Depreciation	-	17,988	17,988
Total Expenditures/Expenses	<u>908,658</u>	<u>(182,012)</u>	<u>726,646</u>
Excess of Revenue Over Expenditures	<u>577,255</u>	<u>182,012</u>	<u>759,267</u>
Other Financing Sources (Uses)			
Transfers In	728,166	-	728,166
Transfers Out	(1,113,394)	-	(1,113,394)
Total Other Financing Sources (Uses)	<u>(385,228)</u>	<u>-</u>	<u>(385,228)</u>
Net Change in Fund Balance/Net Position	192,027	182,012	374,039
Fund Balance/Net Position, Beginning of Year	<u>1,113,394</u>	<u>452,444</u>	<u>1,565,838</u>
Fund Balance/Net Position, End of Year	<u>\$ 1,305,421</u>	<u>\$ 634,456</u>	<u>\$ 1,939,877</u>

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS
ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA

Note 1 - Summary of Significant Accounting Policies

The St. Cloud Community Redevelopment Agency's (the CRA) financial statements are prepared in accordance with generally accepted accounting principles, as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

The CRA was created pursuant to Chapter 163, Florida Statutes, City Ordinance 2005-78, and City Resolutions 2005-174R, 2005-175R, and 2005-178R. The purpose of the CRA is to establish the redevelopment priorities for the designated CRA. The Governing Board of the CRA (the CRA Board) is appointed by the City of St. Cloud, Florida (the City) Council (the City Council) and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

Financial Statements

These financial statements are presented for the purpose of complying with state law, specifically Florida Statutes, Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed \$100,000.

Entity-wide financial statements are prepared at the City-wide level by the City and include the CRA. Copies of that report can be obtained from the City's Office of Budget and Finance.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recorded only when payment is due.

Considering that the fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

NOTES TO FINANCIAL STATEMENTS
ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA

Tax increment financing revenue, when levied for and interest associated with the current fiscal period, are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the special revenue fund as a major governmental fund. The special revenue fund is used to account for all financial resources received by the CRA. The special revenue fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

Budgetary Requirements

An annual budget is prepared for all funds of the City, including the CRA. The budget amounts presented in the accompanying financial statements are as originally adopted, or as legally amended, by the City Council during the year ended September 30, 2025. Any budget amendments that alter the total expenditures of any fund must be approved by the City Council. During 2025, the City Council approved a supplemental budget appropriation to provide for unanticipated requirements of the period. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of each fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.

Assets, Liabilities, and Net Position

Cash and Investments

The City utilizes a pooled cash and investment fund, which allows the various funds of the City to pool monies for investment purposes, which the CRA participates in. Investment earnings are distributed monthly based on average monthly balances. Cash is maintained in an interest-bearing checking account at a local financial institution to maximize earnings on idle cash.

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure assets, are reported in the government-wide financial statements. The CRA utilizes the City's capitalization policy. Property, plant and equipment with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital asset purchases are recorded as capital outlay expenditures in the fund level governmental funds in the year of acquisition.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

**NOTES TO FINANCIAL STATEMENTS
ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA**

Buildings and Improvements	8-40 Years
Utility Line Extensions	15-50 Years
Plant and Equipment	3-20 Years
Meters and Transformers	15-20 Years
Infrastructure	15-50 Years

Nature and Purpose of the Fund Balance

In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA Board through an ordinance or resolution are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes, but are neither restricted nor committed, are classified as assigned fund balances. Assignments are made by the CRA Board or the City manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the special revenue fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance, if any, represents fund balance that has not been restricted, committed, or assigned to specific purposes within the special revenue fund.

Net Position

The government-wide statements utilized a net position presentation. Restricted net position is unspent tax increment financing revenues that is restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

Other Significant Accounting Policies

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Payroll-Related Expenses and Liabilities

The CRA has no employees of its own. Instead, the CRA reimburses the City for the portion of salaries and benefits attributable to district activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities, such as compensated absences, other postemployment benefits, or pension liabilities, are reported on the City's financial statements.

NOTES TO FINANCIAL STATEMENTS
ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA

Note 2 - Explanation of Certain Differences Between the Government-Wide and Fund Financial Statements

Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position of governmental activities as reported in the government-wide statement of net position.

When capital assets that are to be used in governmental activities are purchased, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the CRA as a whole.

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balance and the Government-Wide Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between the capital outlay of the governmental fund and the capital outlay contributed to the primary government as reported in the government-wide statement of activities.

Governmental funds report capital purchases as expenditures.

Note 3 - Cash and Equity in Pooled Cash and Investments

At September 30, 2025, the carrying amount of the CRA's cash deposits was \$4,108,701. These funds are a part of the City's pooled cash funds. The City's cash deposits are held by a bank that qualifies as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. The District does not have a separate deposit and investment policy, and it follows the deposit and investment policies of the City. The City maintains an investment policy managing pooled cash and investments.

The City's investment policy is constructed with the objectives of: 1) preserving and protecting principal; 2) maintaining liquidity; and 3) earning interest on the invested funds and allowing the City to invest surplus money in instruments provided by Florida Statutes 166.261 and 218.415. Among them are U.S. Treasury bills, bonds, notes and their derivatives, federal agency securities, local government surplus trust funds, domestic time deposits, bankers' acceptance notes, commercial paper, repurchase agreements, federal securities trusts, collateralized mortgage obligations, corporate debt, asset-backed securities, taxable and tax-exempt securities, mortgage securities, and mutual funds made up of such securities.

Further information on the City's pooled cash and investments can be found in the notes to the annual financial statements of the City.

NOTES TO FINANCIAL STATEMENTS
ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
ST. CLOUD, FLORIDA

Note 4 - Capital Assets

Land, buildings and improvements, and tangible personal property of the CRA are reported as capital assets in the statement of net assets as part of the basic financial statements of the CRA. Upon acquisition, such assets are recorded as expenditures in the special revenue fund of the district and capitalized at cost in the capital asset accounts of the CRA.

Capital asset activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Capital Assets Not Being Depreciated				
Land and Improvements	\$ 136,931	-	\$ -	\$ 136,931
Total Capital Assets Not Being Depreciated	<u>136,931</u>	<u>-</u>	<u>-</u>	<u>136,931</u>
Capital Assets, Being Depreciated				
Buildings	319,507	-	-	319,507
Equipment	-	200,000	-	200,000
Total Capital Assets, Being Depreciated	<u>319,507</u>	<u>200,000</u>	<u>-</u>	<u>519,507</u>
Less Accumulated Depreciation				
Buildings	(3,994)	(7,988)	-	(11,982)
Equipment	-	(10,000)	-	(10,000)
Total Accumulated Depreciation	<u>(3,994)</u>	<u>(17,988)</u>	<u>-</u>	<u>(21,982)</u>
Total Capital Assets Being Depreciated, Net	<u>315,513</u>	<u>182,012</u>	<u>-</u>	<u>497,525</u>
Total Capital Assets, Net	<u>\$ 452,444</u>	<u>\$ 182,012</u>	<u>\$ -</u>	<u>\$ 634,456</u>

Note 5 - Tax Increment Financing Revenue

The CRA is primarily funded through tax increment financing revenue. The tax increment revenue is calculated by applying the adopted millage rate to the increase in current year taxable assessed valuations within the designated CRA districts, using the year in which they were established as the “base year”. The City is required to contribute 95% of the incremental property taxes levied each year. Osceola County is required to contribute 95% of the incremental property taxes levied each year. Starting December 31, 2031, the City agrees that beginning with the next applicable ad valorem tax year, the County millage shall cease to be contributed to the CRA. The CRA’s taxable value is 180% of its base year taxable value.

REQUIRED SUPPLEMENTARY INFORMATION

ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental Revenues	\$ 1,307,971	\$ 1,307,971	\$ 1,307,971	\$ -
Investment Income	62,003	62,003	174,497	112,494
Other Revenue	18,000	18,000	3,445	(14,555)
Total Revenues	<u>1,387,974</u>	<u>1,387,974</u>	<u>1,485,913</u>	<u>97,939</u>
Expenditures				
Current:				
Economic Environment	1,155,706	1,339,342	708,658	630,684
Capital Outlay:				
Economic Development	960,434	1,045,434	200,000	845,434
Total Expenditures	<u>2,116,140</u>	<u>2,384,776</u>	<u>908,658</u>	<u>1,476,118</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(728,166)</u>	<u>(996,802)</u>	<u>577,255</u>	<u>1,574,057</u>
Other Financing Sources (Uses)				
Transfers In	728,166	728,166	728,166	-
Transfers Out	-	(1,113,394)	(1,113,394)	-
Total Other Financing Sources (Uses)	<u>728,166</u>	<u>(385,228)</u>	<u>(385,228)</u>	<u>-</u>
Net Change in Fund Balance	-	(1,382,030)	192,027	1,574,057
Fund Balances, Beginning of Year	<u>1,113,394</u>	<u>1,113,394</u>	<u>1,113,394</u>	<u>-</u>
Fund Balances, End of Year	<u>\$ 1,113,394</u>	<u>\$ (268,636)</u>	<u>\$ 1,305,421</u>	<u>\$ 1,574,057</u>

Note to Schedule:

The annual operating budgets of St. Cloud Community Redevelopment Agency (the CRA) are prepared on a basis consistent with the CRA's basic financial statements, which are presented in accordance with generally accepted accounting principles.

OTHER REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the St. Cloud Community Redevelopment Agency (the CRA) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's financial statements, and have issued our report thereon dated March 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness on the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement on the CRA's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we would consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on

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St. Cloud, Florida

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387(6) AND (7), FLORIDA STATUTES

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

We have examined the St. Cloud Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(f), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to this engagement.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of the City of St. Cloud, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 25, 2026
Ocala, Florida

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

We have examined the St. Cloud Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of the City of St. Cloud, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 25, 2026
Ocala, Florida

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MANAGEMENT LETTER

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

Report on the Financial Statements

We have audited the financial statements of the St. Cloud Community Redevelopment Agency (the CRA) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 25, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 25, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in the Management Letter, unless disclosed in the notes to the financial statements (see Note 1 of the CRA's financial statements as of and for the year ended September 30, 2025, for this information).

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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The Board of Directors
 Community Redevelopment Agency
 St. Cloud, Florida

MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management’s responsibility to monitor the CRA’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the CRA did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the CRA’s geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the CRA reported:

- The total number of district employees compensated in the last pay period of the district’s fiscal year as 0.
- The total number of independent contractors to whom non-employee compensation was paid in the last month of the district’s fiscal year as 10 (Redevelopment Management Associates, GAI Consultants, Wright Pierce, Ardman & Associates, Florida Realty Results, Impact Datasource, Fastsigns of Casselberry, Carnahan, Proctor, and Cross, Inc., Gardner Consulting, and Osceola Arts).
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$127,571.
- Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:

Project Name	Project Number	Project Budget	Total Expenditures
Downtown Parking	PW2402	\$ 1,554,867	\$ 11,861
CRA Alleyway Improvement	CR2401	\$ -	\$ -
Centennial Park Renovation	CR2402	\$ -	\$ -

The Board of Directors
Community Redevelopment Agency
St. Cloud, Florida

MANAGEMENT LETTER

- A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes (see Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual as presented in the financial statements for the year ended September 30, 2025).

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Honorable Mayor, and City Council and management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 25, 2026
Ocala, Florida

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REQUEST FOR PROPOSAL
2025-010

OPPORTUNITY FOR REDEVELOPMENT AS PART OF A PUBLIC/PRIVATE PARTNERSHIP (REBID)



SUBMITTED BY: ATLANTIC HOUSING PARTNERS, L.L.P.



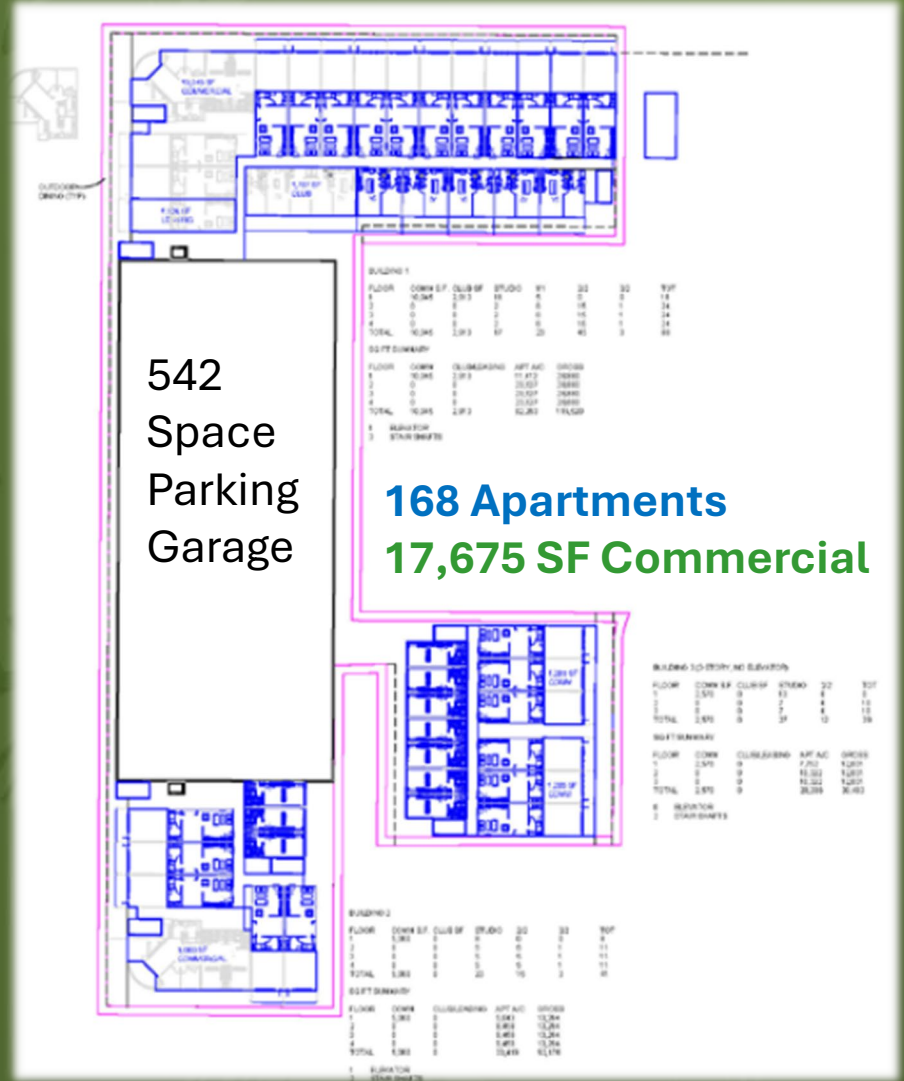
Representative Renderings



Description of Proposed Uses

- AHP's proposal consists of a mixed-use community designed within a 4 story mid-rise development, including 168 apartment homes developed to foster a strong live/work environment and a sense of belonging, mirroring St. Cloud's vision for a thriving, livable downtown that retains its small-town charm.
- The apartment homes will be designated as mixed income affordable housing with income and rent limits consistent with Florida Statute 420.0004(3)'s definition of "Affordable" and the guidelines of the Florida Live Local legislation. This affordability commitment is guaranteed for a minimum of 15 years once the units are placed into service.

Conceptual Site Plan



Alternatives / Incentives

- City Grant of \$6,250,000 for the City's exclusive 250 parking spaces **in addition** to our parking spaces required by code for the mixed-use development.
- Exemption from City Impact Fees, but payment of City Connection Fees and County Impact Fees.
- ~~• Requesting a waiver or refund of any property taxes or similar charges that would otherwise be received by the City and/or CRA during the first 15 years after the community is placed in service. This property tax incentive will provide the resources to incentivize economic development within the mixed-use community, benefiting the economic growth of Downtown St. Cloud.~~

Alternatives / Incentives

- AHP’s proposal encompasses all property identified on the “City of St Cloud Property at City Hall,” excluding Parcel 2C on “Exhibit I Site Map.”
- AHP requests a 99-year zero-payment lease for the property **OR** ownership transfer, at the discretion of the City
- AHP will provide all required contiguous streetscape improvements; however, off-site improvements, such as public signalization or public roadway enhancements, are excluded.

Thank You!

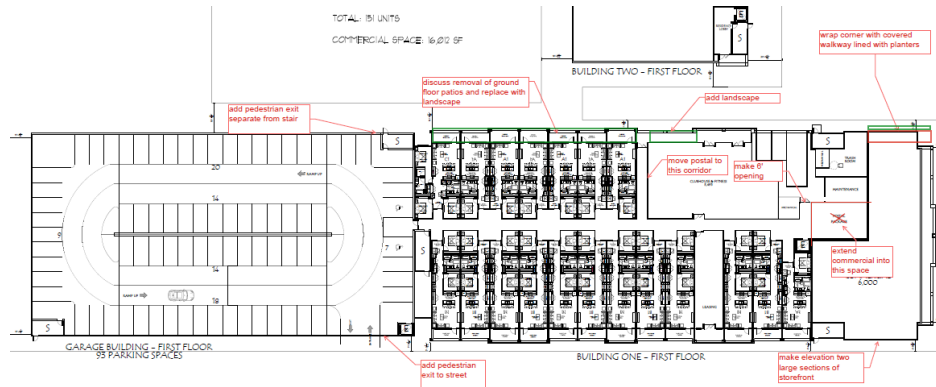
REQUEST FOR PROPOSAL
2025-010

OPPORTUNITY FOR REDEVELOPMENT AS PART OF A PUBLIC/PRIVATE PARTNERSHIP (REBID)

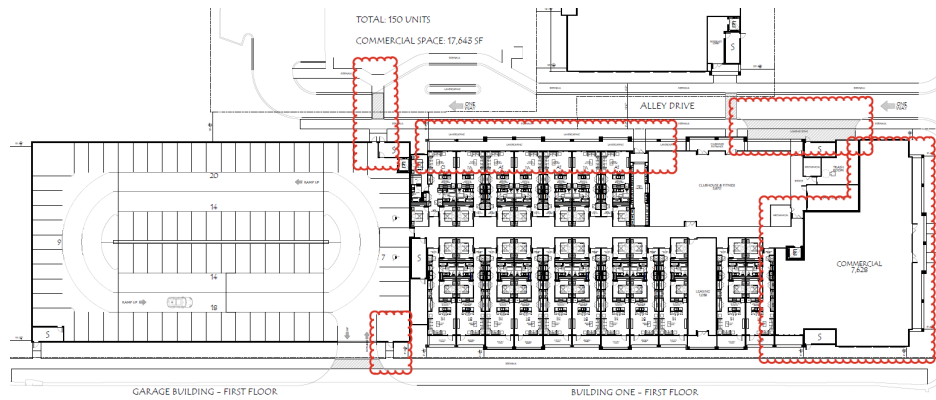


SUBMITTED BY: ATLANTIC HOUSING PARTNERS, L.L.P.

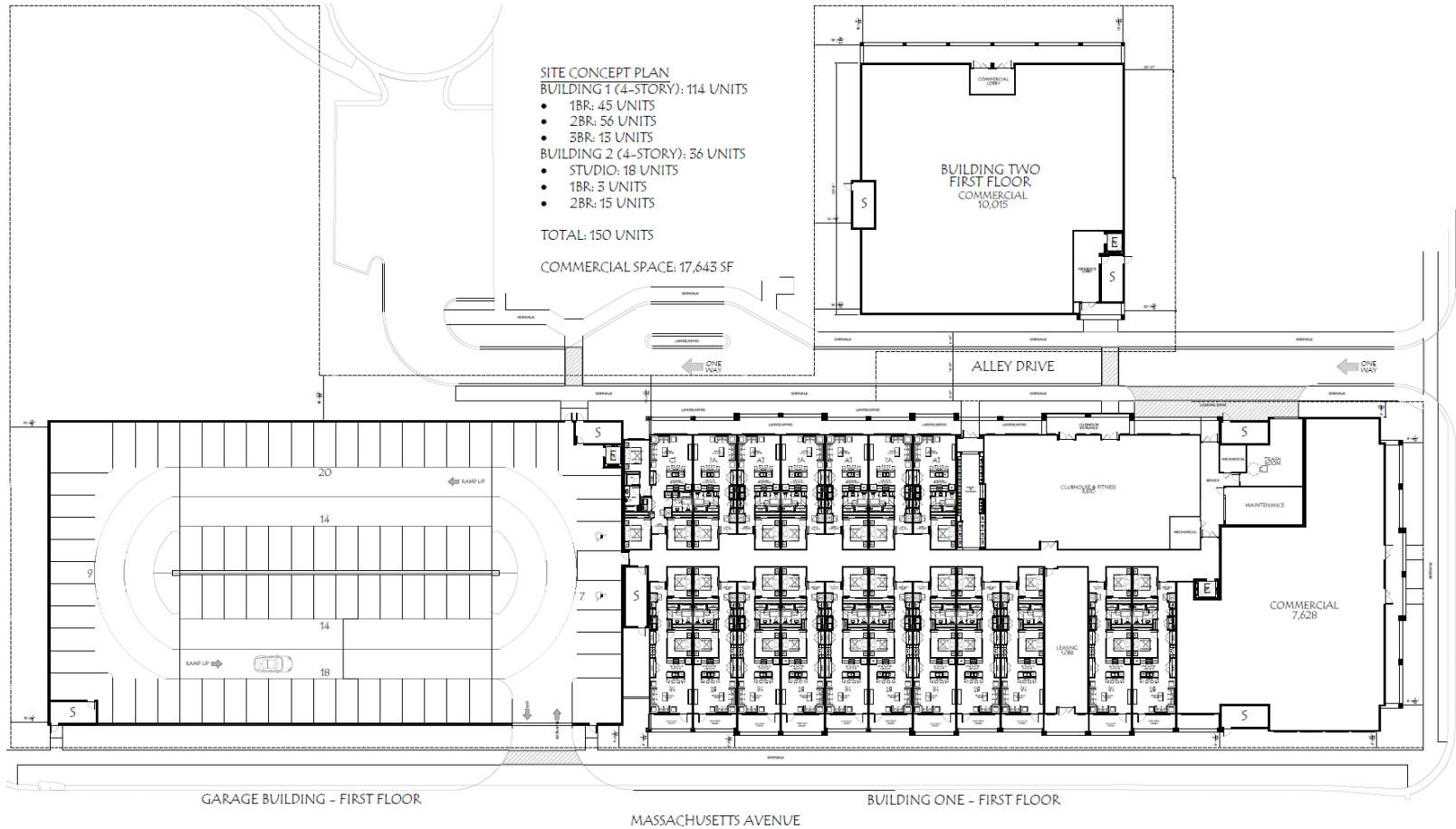




MARKUPS BASED ON CITY COMMENTS



PLAN UPDATES IN PROGRESS



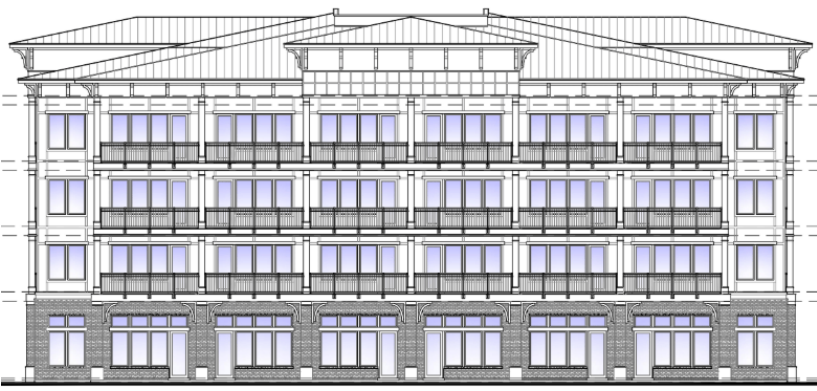
4/28/26 - PLAN UPDATES IN PROGRESS



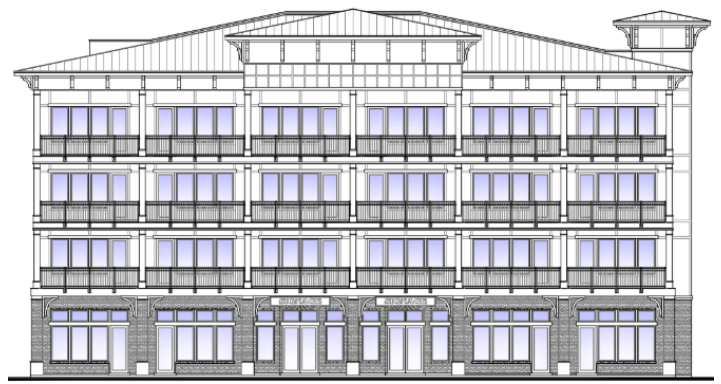
4/24/26 - PLAN UPDATES IN PROGRESS



BUILDING I: MASSACHUSETTS AVE. ELEVATION – 1/30/26



BUILDING I: 10TH ST. ELEVATION – 1/30/26



BUILDING II: NEW YORK AVE. ELEVATION – 1/30/26



ST. CLOUD COMMONS
BUILDING DESIGN ELEVATIONS

4.29.26



BUILDING I: 10TH ST. ELEVATION - CONCEPT DESIGN IMAGE

[NOTE: CONCEPT IMAGES ARE FOR DESIGN INSPIRATION ONLY]

CURRENT CHALLENGES

St. Cloud BUDGETARY Extraordinary Site Costs

Off Site Utilities Relocation (Water and Sanitary Sewer Systems)

Install new sanitary sewer main system	\$	309,036
Install new water main system	\$	56,430
Remove and replace roadways and existing infrastructure for new utility systems	\$	494,926
MOT, GPR, Survey & Mobilization	\$	209,313
TOTAL	\$	1,069,705

Concrete Pile Foundation System for Parking Garage

Auger Cast Piles	\$	1,938,900
Pile caps	\$	350,000
TOTAL	\$	2,288,900

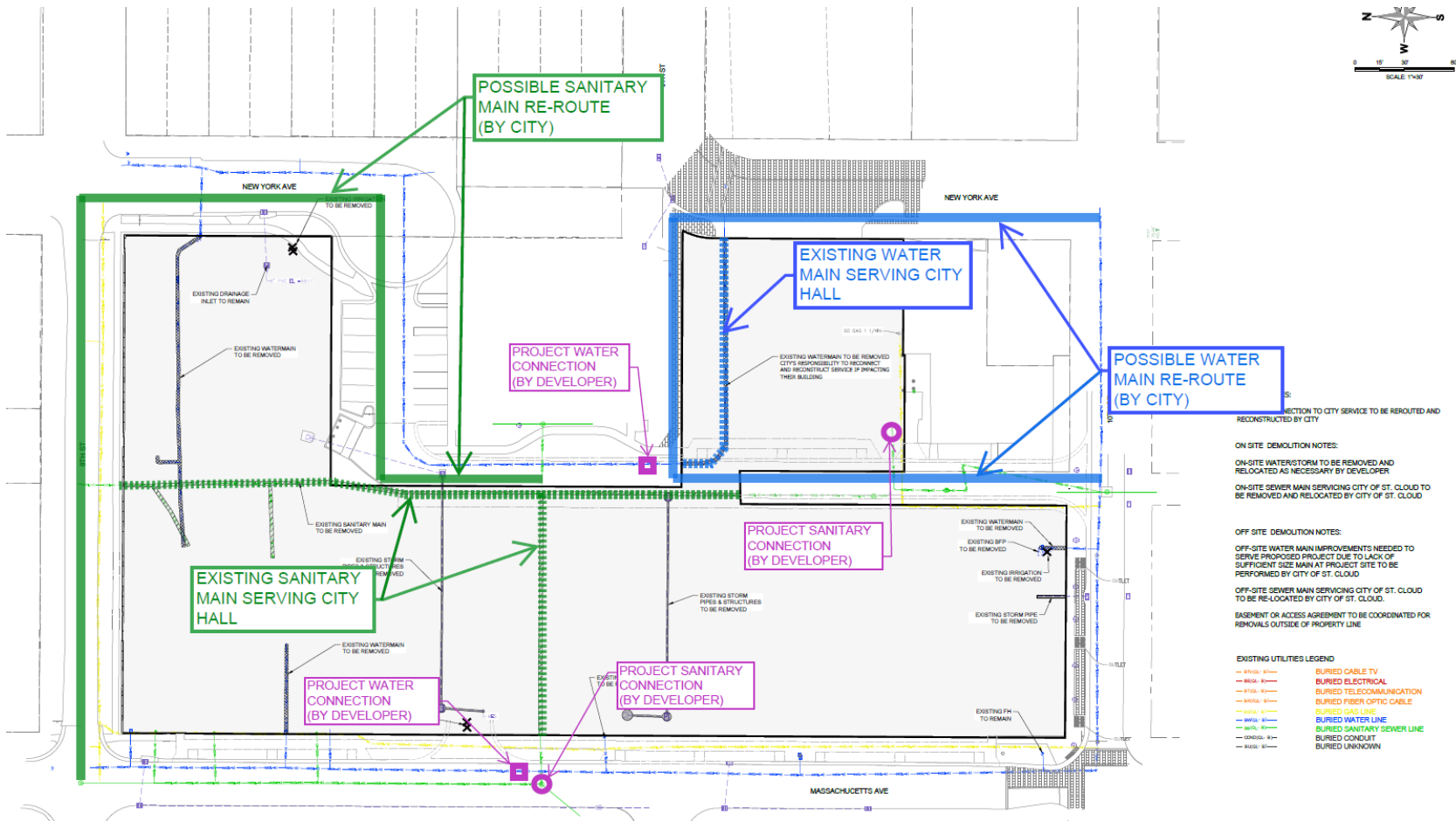
Parking Garage Storm Vault System

Parking garage system additional costs	\$	887,000
Cast in place concrete wall system for storm vault	\$	350,000
TOTAL	\$	1,237,000

Subtotal	\$	4,595,605
GC Fee @ 14%	\$	643,385

GRAND TOTAL	\$	5,238,990
--------------------	-----------	------------------

**Improvements to the City stormwater system to comply with water management district permit requirements unknown and costs not included.*



04/22/2026 PROGRESS UPDATE

St Cloud Commons - Unit Mix & Set-Asides							
AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total		
30%		7	9	2	18	12%	50%
60%		12	14	4	30	20%	
80%		11	13	3	27	18%	
120%	18	18	35	4	75	50%	50%
					150		
Total	18	48	71	13	150	100%	100%

Net Rents - Restricted @ 2026 FHFC Limits (adjusted annually)							
AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	# Units		
30%		\$525	\$626	\$700	18		
60%		\$1,172	\$1,403	\$1,597	30		
80%		\$1,603	\$1,920	\$2,194	27		
120%	\$1,610	\$1,725	\$2,070	\$2,390	75	Rents limited by Market	
					150		

PLUS 17,418 of Ground Floor Commercial

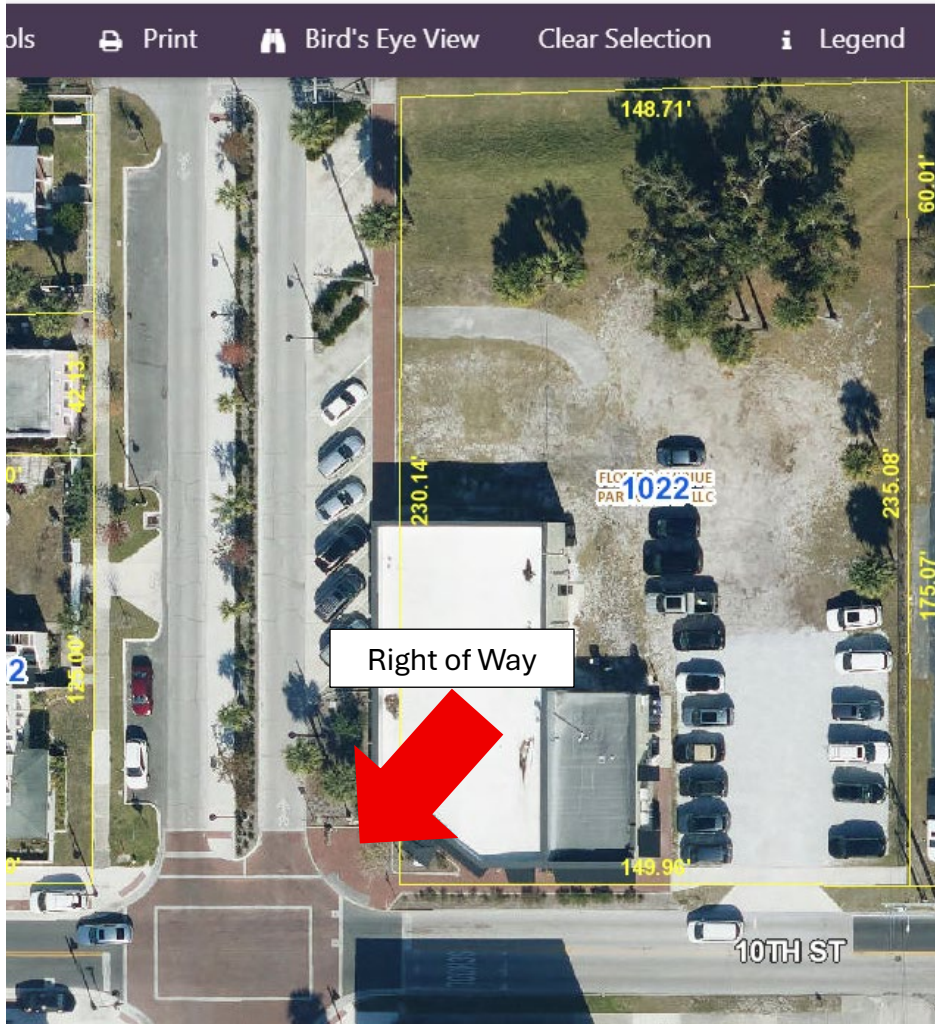
NEXT STEPS

- “CRA” Final Master Plan Approval
 - ❖ *Not synonymous with PD Final Master Plan Approval*
- Development Agreement Approval
- Local Government Contribution for Affordable Housing
 - ❖ *Minimum \$460,000 Grant (CRA, CDBG, SHIP, HOME, General Revenue)*
- 99 Year Land Lease with transfer at Lien Free Completion
- City Master Stormwater System Analysis
- Impact Fee Waivers for Affordable Housing
 - ❖ *In accordance with Section 163.31801(11) Florida Statutes*
- \$6,250,000 Contribution for purchase of City’s 250 parking spaces
 - ❖ *Funded at lien free completion of Garage*

04/22/2026 PROGRESS UPDATE

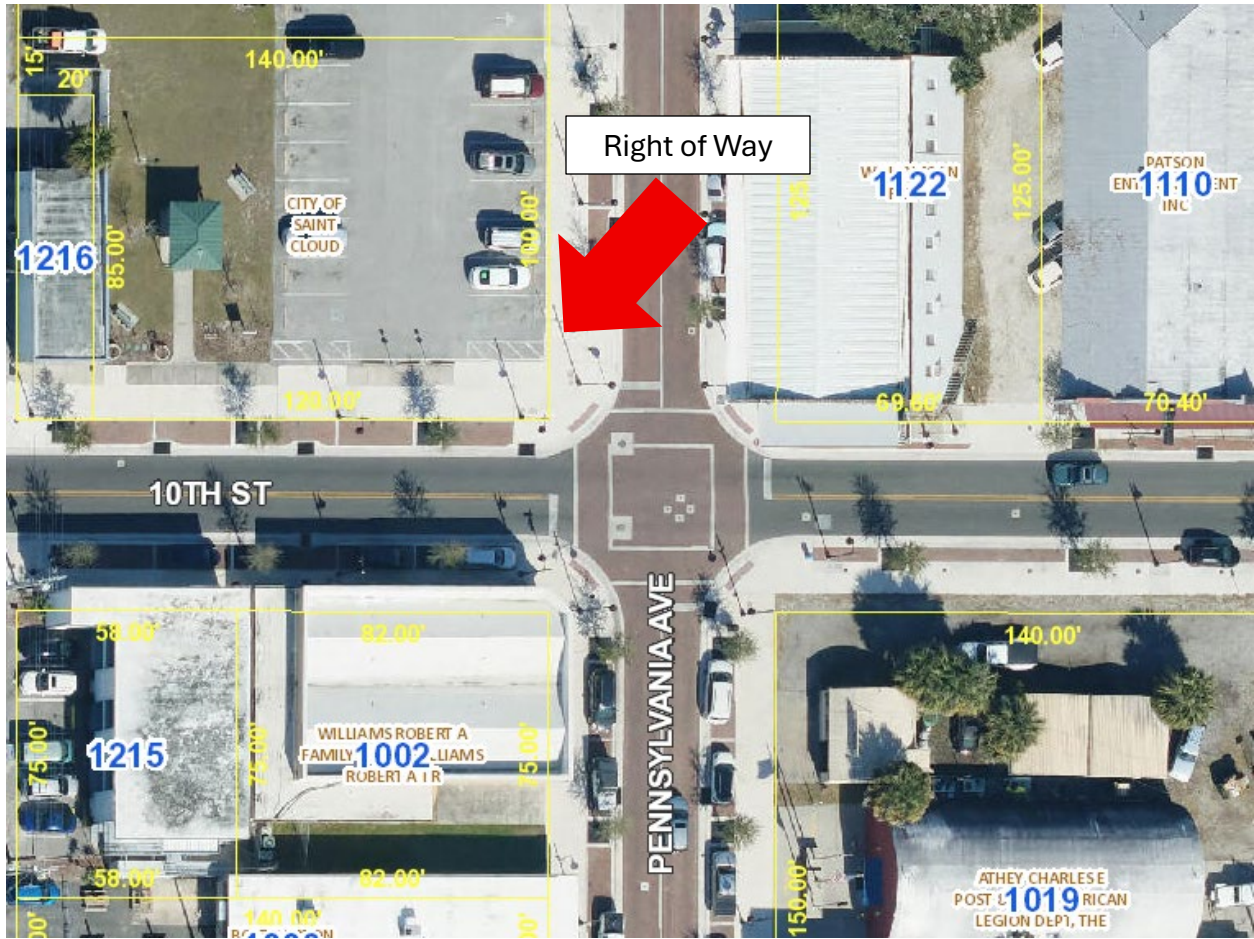


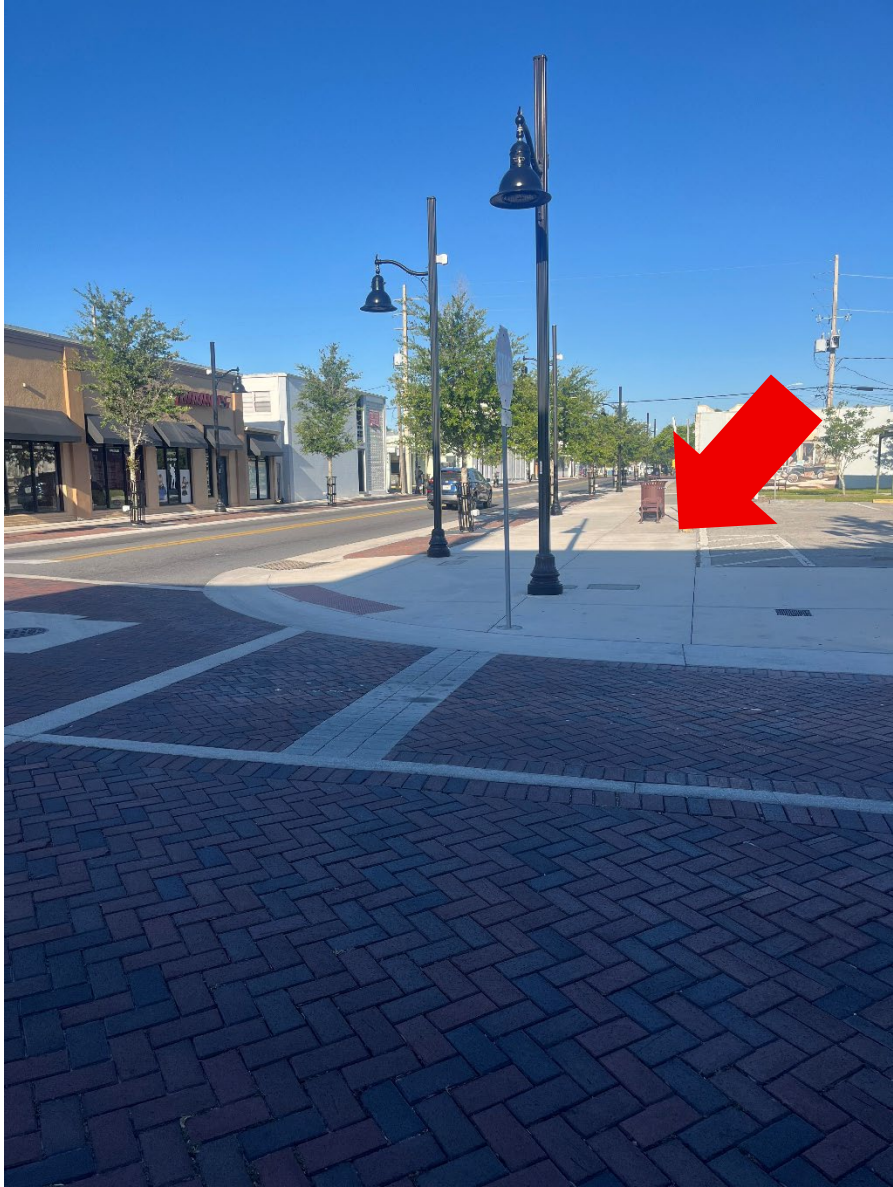
#1 Florida Ave. & 10th St. – (Corner of Madelynn's)



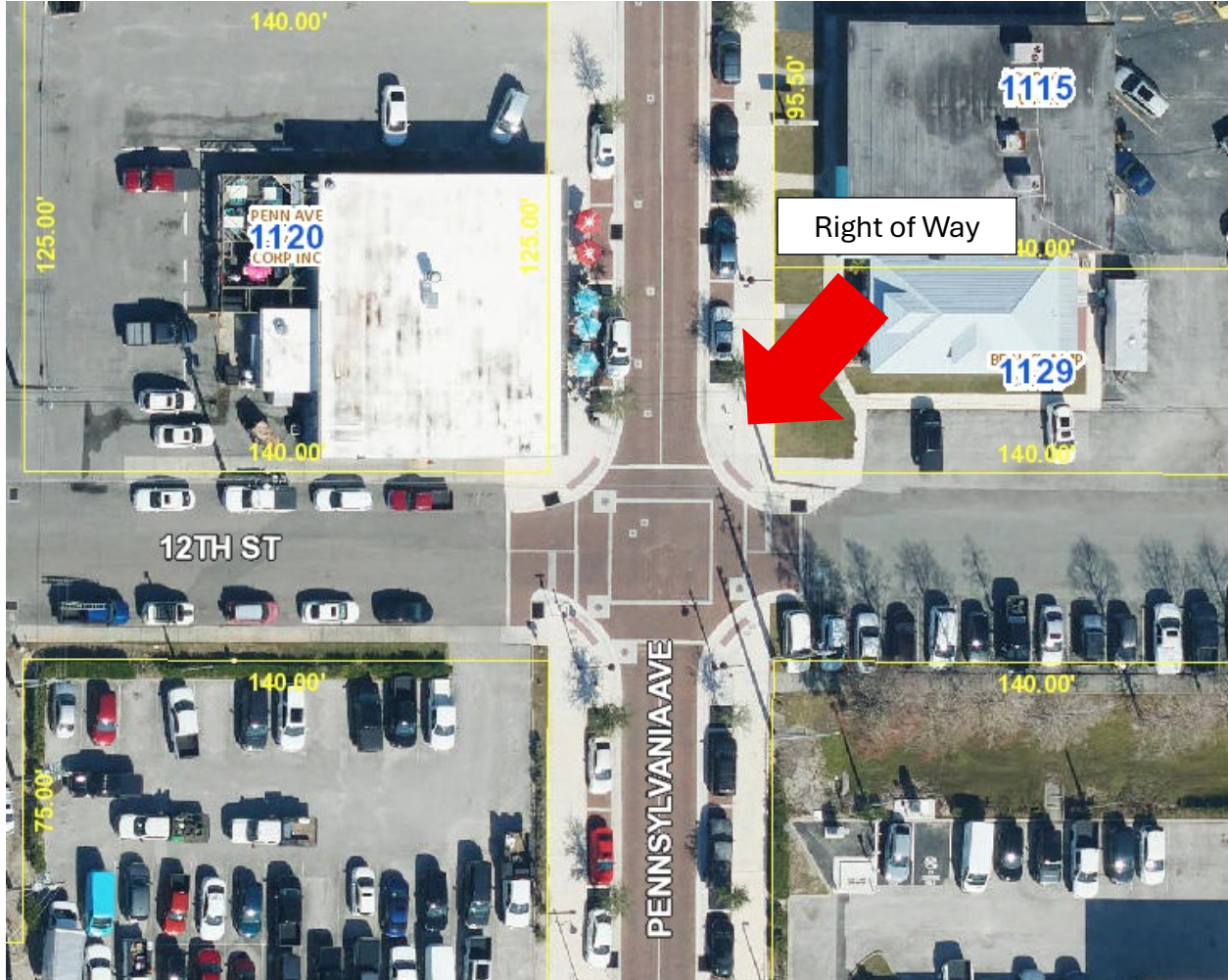


#2 Pennsylvania Ave. & 10th St. (Parking lot) / it can also be American Legion





#3 Pennsylvania Ave. & 12th St. (Close to Kisselback)





Option 1



Option 2



#5 Veteran's Park





CITY OF ST. CLOUD, FLORIDA
1300 9th STREET - ST. CLOUD, FLORIDA 34769
PHONE 407-957-7212
FAX 407-957-7369

This P.O. Number must appear on all Invoices, Packing Lists, Bills of Lading and Correspondence.

P.O. #: 085741

TO: SSC SIGNS & LIGHTING, LLC
2090 MCGEE LANE
LEWISVILLE, TX 75077

SHIP TO:
*** CITY OF ST CLOUD ***
PROCUREMENT SERVICES
1300 9TH STREET
BUILDING A, 2ND FLOOR
ST CLOUD, FL 34769

REQUISITIONED BY F.O.B. DESTINATION ACCOUNT NO. SEE BELOW

VENDOR # PROJECT CONTRACT NO. REQ. DATE REQ. NO.
20059

LINE#	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COST	EXTENDED COST
			***** * CONFIRMATION COPY * * DO NOT DUPLICATE * * *****		
1	9.00	EA	455 016 TASK AUTHORIZATION TO AGREEMENT FOR SIGN FABRICATION AND INSTALLATION SERVICES FOR MAYFINDING SYSTEM SIGNS, SIGN TPYE B - LARGE VEHICLE SIGNS	8841.0000	79569.00
2	14.00	EA	455 016 SIGN TYPE C - SMALL VEHICLE SIGNS	7843.0000	109802.00
3	4.00	EA	455 016 SIGN TYPE C - SMALL VEHICLE SIGNS	7843.0000	31372.00
4	7.00	EA	455 016 SIGN TYPE D - PARKING DIRECTIONAL SIGNS	4138.0000	28966.00
			SUB-TOTAL		249709.00
			TOTAL		249709.00

REMARKS:

INTERNAL NO. 2026-004
RESOLUTION NO. 2026-042R



City Manager or Designee

NOTE TERMS AND CONDITIONS ON REVERSE SIDE.

SALES TAX EXEMPT # 85-8012621679C-5
FEDERAL TAX I.D. # 59-6000421

PLEASE SEND INVOICES TO:
City of St. Cloud
Accounts Payable
1300 9th Street
St. Cloud, Florida 34769
FAX 407-957-7335



PURCHASE ORDER

PAGE: 2
DATE: 04/29/26

CITY OF ST. CLOUD, FLORIDA

1300 9th STREET - ST. CLOUD, FLORIDA 34769
PHONE 407-957-7212
FAX 407-957-7369

This P.O. Number must appear on all Invoices, Packing Lists, Bills of Lading and Correspondence.

P.O. #: 085741

TO: SSC SIGNS & LIGHTING, LLC
2090 MCGEE LANE
LEWISVILLE, TX 75077

SHIP TO:
*** CITY OF ST CLOUD ***
PROCUREMENT SERVICES
1300 9TH STREET
BUILDING A, 2ND FLOOR
ST CLOUD, FL 34769

VENDOR #
20059

LINE#	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COST	EXTENDED COST

			* CONFIRMATION COPY	*	*
			* DO NOT DUPLICATE	*	*

* ACCOUNTING INFORMATION ONLY - DO NOT SEND THIS PAGE TO THE VENDOR*

REQ/ACCT	DATE	REQ. BY	PROJECT	AMOUNT
0000086730	04/21/26	JABARIE WALKER/LIBBY		139907.00
64564505523400				
0000086730	04/21/26	JABARIE WALKER/LIBBY		109802.00
00170205413400				



City Manager or Designee

PLEASE SEND INVOICES TO:
City of St. Cloud
Accounts Payable
1300 9th Street
St. Cloud, Florida 34769
FAX 407-957-7335

NOTE TERMS AND CONDITIONS
ON REVERSE SIDE.
SALES TAX EXEMPT # 85-8012621679C-5
FEDERAL TAX I.D. # 59-6000421

CITY OF ST. CLOUD
GENERAL TERMS AND CONDITIONS

1. **ACCEPTANCE:** Acceptance of this order must be without qualifications. Buyer hereby objects to and will not be bound by any different or additional terms and conditions contained in the acceptance unless each such different or additional term is expressly agreed to in writing by City.
2. **INDEPENDENT CONTRACTUAL RELATIONSHIP:** Vendor is an independent contractor and not an employee of the City. Vendor expressly warrants that it will not represent that it is an employee or servant of the City, and shall not be considered an employee of the City for any purpose. The City and Vendor agree that the work performed is not inherently dangerous, that Vendor will perform the work in a workmanlike manner, and that Vendor will take proper care and precautions to ensure the safety of Vendor's officers and employees.
3. **INSURANCE:** All insurance requirements applicable shall be fulfilled prior to the issuance of this Purchase Order. Vendor is responsible for keeping required insurance current until service is complete.
4. **PACKING SLIPS** or other suitable shipping documents shall accompany each shipment and shall show: a) Vendor company name and address; b) Name and address of the City department to which the shipment is being made; c) City Purchase Order number; and d) Descriptive information as to the items delivered, including quantity and part numbers.
5. **INVOICES** submitted for payment shall be addressed to City of St. Cloud, Attention: Accounts Payable, 1300 9th Street, St. Cloud, Florida 34769 and shall reference this City approved Purchase Order number. Payments shall be made pursuant to **Florida Statute Title XIV, Chapter 218 part VII**, Florida Prompt Payment Act, and all City Policies promulgated thereby. The preferred method of payment by the City of St. Cloud is via electronic funds transfer (EFT) or P-Card.
6. **TAXES:** This Purchase Order, when properly executed by the City, serves as a tax exemption certificate in that the City, as a municipality, claims an exemption from payment of taxes. These taxes must not be included on or as a part of the invoice.
7. **CHANGES/QUANTITIES:** No changes may be made to this order without prior written authorization from the City. Unless otherwise agreed, exact quantities ordered should be shipped.
8. **QUALITY CONTROL:** Goods supplied as a result of this Purchase Order shall be subject to approval as to quality and must conform to the highest standards of manufacturing practice. Items found defective or not meeting specification shall be replaced at the Vendor's expense within a reasonable period of time. Payment for defective goods or goods falling to meet specifications is not due until 30 days after satisfactory replacement has been made.
9. **WARRANTY:** Vendor shall warrant that all items or services shall conform to the proposed specifications and that all products shall conform to the description, be of good quality and workmanship and free from defects. Vendor further warrants that all goods furnished in connection with any services shall be merchantable and suitably safe and sufficient for the purpose for which they are normally used. Vendor warrants that it has good title to goods supplied hereunder and that they are free of liens and encumbrances. These warranties are in addition to those implied in fact or law. For further purposes of this agreement, the term "services" shall include goods furnished in connection with the services.
10. **PATENTS:** Upon acceptance of this order, Vendor agrees to protect and indemnify the City from any claim involving patent right infringements, copyrights, or sale franchises.
11. **SHIPPING:** All prices must be F.O.B. destination. No boxing or packing charges will be allowed by City unless specifically authorized on the face of this order.
12. **RISK OF LOSS:** Risk of loss, damage, or destruction of materials covered by this order, regardless of F.O.B. point, shall be and remain with the Vendor until the goods are delivered to the destination set out in the order and accepted by the City or City's nominee.
13. **DELIVERIES:** Delivery shall not be made to any place other than the destination indicated on this Purchase Order.
14. **CANCELLATIONS:** The City reserves the right to cancel purchase orders for convenience without cause prior to delivery or failure on the part of the Vendor to deliver as promised, or within a reasonable time if no delivery commitment is made, unless acceptable notification of delay is given to the City by the Vendor.
15. **INDEMNIFICATION:** Vendor expressly agrees to defend, indemnify, and hold harmless City, its officers, agents and employees from and against any and all loss, liability, expense, claims, suits, and damages, including attorneys' fees, accruing or resulting to Vendor, its agents and employees and any and all contractors, subcontractors, material suppliers, laborers and any other person, firm, or corporation furnishing or supplying work, services, materials or supplies in connection with the performance of this contract, and from any and all claims and losses accruing or resulting to any person, firm, or corporation who may be injured or damaged by the Vendor in the performance of this contract.
16. **APPLICABLE LAW/VENUE:** This Purchase Order shall be interpreted and enforced according to the provisions of the state of Florida, and Vendor shall abide by and be in compliance with, all applicable laws, statues, ordinances, and regulations. Both parties agree that venue for any litigation arising from this contract shall lie exclusively in Osceola County, Florida.
17. This PO incorporates the City's General Terms and Conditions, which are available for review at <https://www.stcloudfl.gov/1570/Procurement-Services>. By accepting this PO, the Vendor agrees to be bound by the City's General Terms and Conditions, as applicable.

ORIGINAL

RESOLUTION NO. 2026-042R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A TASK AUTHORIZATION TO THE CONTRACT AND AGREEMENT FOR SIGN FABRICATION AND INSTALLATION SERVICES WITH SSC SIGNS & LIGHTING, APPROVED BY RESOLUTION APRIL 9, 2026, FOR WAYFINDING SYSTEM SIGNS, AND ANY AMENDMENT THERETO, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract and agreement for Sign Fabrication and Installation Services with SSC Signs & Lighting, approved by resolution April 9, 2026, and

WHEREAS, the City is in need of sign fabrication and installation services for the fabrication and installation of wayfinding system signs at multiple locations within the City of St. Cloud, and

WHEREAS, SSC Signs & Lighting has submitted a proposal for the tasks.

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

SECTION I. The City Manager is authorized and is directed, where appropriate, to enter into a task authorization to that certain agreement approved by resolution April 9, 2026, as approved by the City Attorney, and any amendments thereto, between the City of St. Cloud and SSC Signs & Lighting.

SECTION II. The City Manager is authorized and is directed where appropriate, to approve payment of additional costs above the amount approved hereunder due to increased costs for products and services due to growth, project needs, volatility of commodities or unforeseen conditions. The City Manager's authority to approve said purchases or services shall not exceed the approved cost plus ten percent (10%).

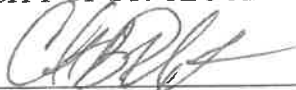
SECTION III. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or "confirmation letter" to said provider.

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 9th day of April 2026.

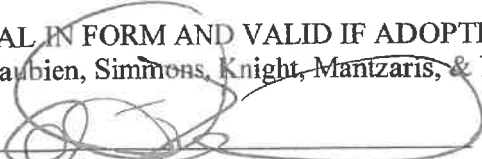
CITY OF ST. CLOUD


Christian B. Robertson, Mayor

ATTEST:


Ivy Llauro, City Clerk

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


Daniel F. Mantzaris, City Attorney

TASK AUTHORIZATION TO AGREEMENT
WITH SSC SIGNS & LIGHTING, LLC FOR SIGN
FABRICATION AND INSTALLATION SERVICES
FOR WAYFINDING SYSTEM SIGNS

This task authorization is by and between SSC Signs & Lighting, LLC, 2090 McGee Lane, Lewisville, Texas 75077, hereinafter referred to as "CONTRACTOR," and the City of St. Cloud, Florida, 1300 9th Street, St. Cloud, Florida 34769, hereinafter referred to as "CITY," and is to that certain agreement between the parties dated April 21, 2026, approved by the City Council under Resolution No. 2026-042R, and any amendments thereto, hereinafter collectively referred to as the "Agreement." The parties, in exchange for the mutual covenants contained herein and in the Agreement, agree as follows:

- 1. This task authorization expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this task authorization shall prevail.

In addition to all other services, terms, obligations, and warranties set forth in the Agreement, CONTRACTOR shall perform the tasks as detailed in Attachment 'A' – Wayfinding System Signs.

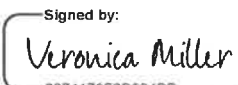
The total cost of sign fabrication and installation services is not to exceed \$249,709.00 without prior written approval from the City of St. Cloud.

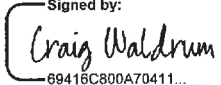
- 2. All other terms and conditions set forth in the agreement shall remain in full force and effect and unchanged as agreed to by the parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement for the purposes herein expressed on the dates set forth below.

CITY OF ST. CLOUD, FLORIDA

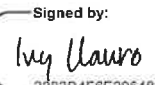
SSC SIGNS & LIGHTING, LLC

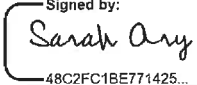
BY: Signed by:

2274179E2D084BD...
Veronica Miller, City Miller

By: Signed by:

69416C800A70411...
Craig Waldrum President

Date: 4/21/2026

Date: 4/21/2026

ATTEST: Signed by:

2783B4F6E2D648E...
Ivy Llauro, City Clerk

ATTEST: Signed by:

48C2FC1BE771425...
Sarah Ary Executive Administrative Assistant

Date: 4/21/2026

Date: 4/21/2026



City of St. Cloud
Procurement
Leslie Flores, Procurement Services Director
1300 9th Street, St. Cloud, FL 34769

[SSC SIGNS & LIGHTING] RESPONSE DOCUMENT REPORT

QUO No. 2026-004.2

Wayfinding System Signs

RESPONSE DEADLINE: April 1, 2026 at 10:00 am

Report Generated: Wednesday, April 1, 2026

SSC Signs & Lighting Response

CONTACT INFORMATION

Company:

SSC Signs & Lighting

Email:

cmeurett@sscsigns.com

Contact:

chris Meurett

Address:

2090 McGee Lane
Lewisville, TX 75077

Phone:

N/A

Website:

www.sscsigns.com

Submission Date:

Apr 1, 2026 9:39 AM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Mar 31, 2026 3:07 PM by chris Meurett

QUESTIONNAIRE

1. Vendor Name:*

Pass

SSC Signs & Lighting

2. Vendor Address:*

Pass

Corporate HQ 2090 McGee Ln. , Lewisville Texas, East Coast Manufacturing Ocoee Florida

3. Contact Person*

Pass

Chris Meurett

4. Contact Person Phone Number*

Pass

704-783-6829

5. Contact Person Email Address*

Pass

cmeurett@sscsigns

PRICE TABLES

WAYFINDING SYSTEM SIGNS

Total cost must include labor, materials, supplies and warranty.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Sign Type B – Large Vehicle Signs	9	EA	\$8,841.00	\$79,569.00
2	Sign Type C – Small Vehicle Signs	18	EA	\$7,843.00	\$141,174.00
3	Sign Type D – Parking Directional Signs	7	EA	\$4,138.00	\$28,966.00
TOTAL					\$249,709.00



City of St. Cloud Downtown Wayfinding System

Design Intent Document
Sign Design Details and Specifications

20 June, 2024 - Revised 10 June, 2025



Table of Contents

General Specifications	3
Graphic Standards	9
Sign Palette	12
Sign Details	15
Sign Type B - Large Vehicular Sign	18
Sign Type C - Small Vehicular Sign	20
Sign Type D - Parking Directional	22
Sign Type E - Pedestrian Kiosk	24
Sign Type F - Pedestrian Directional & Map	26
Sign Type G - Pedestrian Directional	28
Sign Maintenance and Longevity	30
Construction Details	31
Sign Location and Messages	34
Legend - Labels	35
Location Plan & Message - Sign Type A	36
Location Plan & Message - Sign Type B	38
Location Plan & Message - Sign Type C	40
Location Plan & Message - Sign Type D	42
Location Plan & Message - Sign Type E & G	44

General Specifications

PART 1 - GENERAL SPECIFICATIONS

1.1 SUMMARY

A. This Section includes:

1. Aluminum signs and supports.
2. Wayfinding signs and directionals.
3. Gateway Signs.
4. Mapping & branding signage.

1.2 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide signs and anchorage points capable of withstanding the effects of gravity, wind, snow, and seismic loads and stresses, as indicated in the General Notes of the Structural Drawings determined according to the local building code and authorities having jurisdiction, reference specification section 01 40 00 Quality for Engineer.

1. Deflection of signs and supports in vertical and horizontal direction shall be no greater than 1/360 of clear span or .75-inch (19 mm), whichever is smaller.

B. Thermal Movements: Provide post and panel signs that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

C. Moisture Resistance: Provide signs and supports that are designed to withstand the detrimental effects of moisture, preventing corrosion, rotting, warping, delamination, or other forms of deterioration, as follows:

1. The materials used in the construction of the signs and supports shall be resistant to moisture or adequately protected against it by suitable coatings, sealants, or barriers.
2. All joints, connections, and fasteners shall be designed to prevent water infiltration and to allow for the expansion and contraction of materials due to changes in moisture content.
3. The sign shall be installed with a suitable slope to allow for the drainage of water and prevent ponding or accumulation of moisture on any surface of the sign or support.

D. Sign lifespan requirements: Provide the following minimum requirements:

1. UV resistance: The sign should have a UV resistance rating of at least 7, as measured by the Xenon-Arc test (ASTM G155 or equivalent).
2. Lifespan: The sign should have a minimum lifespan of 5 years under normal outdoor conditions, as determined by the accelerated weathering test (ASTM G155 or equivalent).
3. Color retention: The sign should maintain its original color and appearance for the duration of its lifespan under normal outdoor conditions, with no significant fading or discoloration.

1.3 SUBMITTALS

A. Product Data: Submit manufacturer's technical data and installation instructions relative to materials, dimensions of individual components, profiles, and finishes for each type of material required.

B. Shop Drawings: Submit shop drawings for fabrication and installation/ mounting method for each typical sign type, or display type. Include plans, elevations, Iso views and large scale details of each element. Include large scale sections of typical members and other components. Show fabrication joints, seams, grain direction and fasteners. Show anchors, grounds, reinforcement, accessories, layout, and installation details.

1. For items required to comply with design loads, include structural analysis data signed and sealed by the licensed professional engineer responsible for their preparation if not previously provided by the client.
2. Submit graphic layouts for verification, including outline of sign face, character spacing, line spacing, and copy composition.
3. Engineering, document & sample review, fabrication, and construction schedule.
4. Submit drawings in 11-inch by 17-inch format unless otherwise requested by the client.
5. Provide a proof of all final artwork in PDF format.

C. Samples: Submit three 6-inch (150 mm) square samples of each material showing finishes, colors, surface textures and qualities of manufacturer and design of each component including graphics. One sample set to be kept by Client, contractor, and client as a record to later match against items in the field.

1. Submit full-size sample first article units, per Section 3.6, before production run is commenced. Acceptable units may be installed as part of the work.

D. Maintenance Data: Provide a Maintenance and Operating Manual comprised of cleaning and operations needs for each sign/graphic/ display type. This shall include information on repair due to common vandalism, changing of messages and parts replacement needs per material vendor requirements. Include manufacturers' brochures and parts lists describing the actual materials used in the work, including metal alloys, finishes, electrical components and other major components. Provide working art file templates to the client for future use.

1.4 QUALITY ASSURANCE

A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for design and installations of signs, and miscellaneous supports that are similar to those indicated for this project.

B. Manufacturer Qualifications: All fabrication within this section shall be performed by a manufacturer with a minimum of five (5) years experience producing and installing Clientural signs, and a minimum of five (5) years experience producing compliant signs as specified in ANSI 117.1 (1986), Manual on Uniform Traffic Control Devices (MUTCD), Minimum Guidelines and Requirements for Accessible Design (MGRAD), Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act Accessibility Guidelines (ADAAG).

C. Drawings and Specifications: The Client will provide electronic files of typical sign layout drawings in Adobe Illustrator CC format. For electronic files requested in any format other than Adobe Illustrator CC, the Contractor shall reimburse the Client, for additional services required of the Client for converting the electronic files. Client will provide electronic files indicating fonts, icons, designs, and key visual parameters of the design intent. Fabricator shall develop and produce final, high resolution production-ready artwork based on these guides and the details on the Drawings – this includes any up-sampling or interpolation required for large scale photo based graphics.

1. Drawings and specifications indicate spacing of members, sizes of components, profile, dimensions, materials, and design, assembly and fabrication requirements for the signs.
2. Requests for deviations from indicated dimensions and profiles will be considered provided that the intended aesthetic effect is not modified, as judged and approved solely by the client. If modifications are proposed, submit comprehensive explanatory data to client for review.

D. Uniformity of Manufacturer: For each separate type of material, finish or sign or display type, obtain signs from a single manufacturer to ensure consistency.

- 1. Manufacturer's name, trade name, or trade mark shall not appear on any visible surface.
- E. Adhesion Testing – For all applied graphic films and vinyl products, perform adhesion tests on accordance with manufacturer's specifications. Provide results of adhesion testing to the client and the contractor for approval.
- F. Welding Standards: Qualify procedures and personnel according to the following:
 - 1. AWS D1.1, "Structural Welding Code-Steel."
 - 2. AWS D1.2, "Structural Welding Code-Aluminum."
 - 3. AWS D1.3, "Structural Welding Code-Sheet Steel."
 - 4. AWS D1.6, "Structural Welding Code-Stainless Steel."
- G. Aesthetic Requirements: Provide copy with straight and true edges; space characters with tracking and leading as indicated; reproduce type faces accurately with square corners and even curves; provide uniform letters and symbols; and provide smooth finishes with no visible imperfections.
- H. Regulatory Requirements – Comply with applicable requirements of the applicable laws and authorities. Obtain necessary approvals and permits from all such authorities as required.
- I. ADA Accessibility Guidelines: All signage shall comply with the ADA Accessibility Guidelines where applicable. Characters and graphics, including but not limited to, copy height, letter stroke, symbols, materials, and finishes indicated on the Drawings are intended as guidelines for compliance. Implement each applicable ADA Guideline. Should conflicts arise, notify the Client before proceeding.
- J. Mockups: Provide one mockup sign of each type indicated in the schedule at the end of this Section.
- K. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.5 PROJECT CONDITIONS

- A. Field Measurements: Verify dimensions of install locations for all items by field measurement before fabrication and indicate measurements, and any obstructions on Shop Drawings.
 - 1. Established Dimensions: Every effort shall be made to verify dimensions in the field before production. In the case where field measurements cannot be made without significantly delaying the Work, the Fabricator is to review the established installation location and dimensions with the contractor and the client. The Contractor is responsible to provide an installation surface that accommodates the established dimensions identified.

1.6 COORDINATION AND SCHEDULE

- A. Installation: Coordinate installation with the Contractor for all sign and renovation projects. For items supported by or anchored to permanent construction, coordinate specific requirements for types and placement of anchorage devices and similar items to be used for attaching signs and displays.
 - 1. For any items supported by, anchored to or mounted to permanent construction, furnish templates to the Contractor for installation of blocking, anchorage devices, and electrical conduits.
- B. Prepare a schedule indicating engineering, sample and material reviews, print proofs, fabrication, delivery, installation, and final inspection of the Work. Submit this schedule to the client for approval and coordination with other work at the Project Site.

1.7 DELIVERY, STORAGE AND HANDLING

- A. Package material in like groups and label accordingly.
- B. Protect items during transit, delivery, handling, and storage to prevent damage, soiling, and deterioration. Minor damage to finishes may be repaired provided the final finishes are equal to the original finishes, are without noticeable flaws, and are acceptable to the Client. If not in like-new condition, or if not acceptable to the Client, remove and replace damaged items with new signs.
- C. Coordinate delivery and storage of sign materials with the Contractor in advance. Schedule delivery to minimize storage requirements. Materials stored at the Project Site without prior approval may have to be relocated at the Fabricator's expense.

1.8 MAINTENANCE

- A. Furnish a list of cleaning materials appropriate for maintenance of signs, graphics and displays to both the Client and the Contractor. Provide written instructions for proper maintenance, electrical access, and character and lighting replacement procedures. Include recommended methods for removal of residual adhesives from wall surfaces after removal of adhered items.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Use materials of size and thickness indicated or, if not indicated as required to produce strength and durability in finished product for use intended. Work to dimensions shown or accepted on shop drawings, using proven details of fabrication and support. Use type of materials shown or specified for various components of work.
- B. All materials shall be free from defects impairing strength, durability, and appearance. No fabrication or installation materials or procedures shall be used that will in any way change the usual quality or in any manner have an adverse effect on existing materials and surfaces. All materials shall be new stock, unless the Client has specified a reclaimed or recycled material.
- C. Graphic Content and Style: Provide graphic layouts and sign copy that complies with requirements indicated in this document and Signage Message Schedule and on preliminary artwork supplied by Client for size, fonts, style, spacing, content, mounting height and location, materials, finishes, and colors.

2.2 MATERIALS

- A. General: For the fabrication of exposed metal work, use only materials which are smooth and free of surface blemishes including pitting, roughness, seam marks roller marks, and trade names. Do not use materials which have stains or discolorations.
 - 1. Provide stretcher leveled standard of flatness.
- B. Aluminum Sheet and Plate: ASTM B 209 (ASTM B 209M), alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 5005-H15.
 - 1. Thickness: Provide aluminum sheets and plates in sizes specified or indicated on the Drawings.
- C. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 6063-T5.
- D. Stainless Steel: Grade and type designated below for each form required:
 - 1. Tubing: ASTM A 554, Grade MT 316.
 - 2. Pipe: ASTM A 312/A 312M, Grade TP 316.
 - 3. Castings: ASTM A 743/A 743M, Grade CF 8M.
 - 4. Sheet, Strip, Plate, and Flat Bar: ASTM A 666, Type 316.
 - 5. Bars and Shapes: ASTM A 276, Type 316.

E. General: Plastic shall be free of imperfections from forming or fabrication. All surfaces shall be free from scratches and shall be cleaned and polished per manufacturer's instructions at completion of installation. Edges shall be flame polished, free of saw marks and chips, and be eased, unless otherwise noted.

F. General: Provide vinyl graphic film suitable for interior and exterior applications of types indicated below.

1. Vinyl Thickness: 2-mil (0.05 mm), minimum.
2. Adhesive: Clear, pressure sensitive, permanent adhesive (unless removable adhesive is specified).
3. Overlamine: Include a Matte overlamine for all interior vinyl graphic films unless otherwise indicated in this document.
4. Installation: Use minimum overlapping seams advised by the manufacturer.

G. Basis-of-Design Products: The design is based on the products named. Subject to compliance with requirements, provide either the named products or comparable product by one of the other specified manufacturers. Comparable products are subject to review and approval through the submittal process specified. Note: All film/vinyl materials require an adhesion test prior to printing to confirm successful adhesion.

1. Opaque Vinyl Film: Non-reflective, pre-spaced die-cut letters and film, supplied in specified typeface, color, and spacing on a quick-release backing sheet.
2. Transparent Vinyl Film: 3M Scotchcal™ Clear Graphic Film 8626 ES.
3. Translucent Vinyl Film: 3M Scotchcal™ Translucent Graphic Film 8628 ES.
4. Opaque Imaging Media for smooth surfaces: 3M Controltac Graphic Film with Comply v3 Adhesive U180CV3-10 with 3M Scotchcal Matte Overlamine 8510M
 - a. Provide alternate pricing for 3M Scotchcal Graphic Film with Comply Adhesive U40C-10R with 3M Scotchcal Matte Overlamine 8510M
5. 3M Scotchcal™ for Textured Surfaces; Series U8624 with 3M Luster Overlamine 8524.
6. 3M Panaflex™ Awning and Sign Facing; Series 945GPS.
7. 3M Vinyl 8150 with 7 Year Lifespan for window graphics.

H. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. 3M
2. Avery Dennison Graphics Division
3. Orocal/Orofol Graphic Products

2.3 HARDWARE, FASTENERS, AND ADHESIVES

- A. Fasteners: Unless otherwise indicated, use concealed fasteners fabricated from metals that are non-corrosive to either the sign material or the mounting surface. If concealed fasteners are not practical or possible, provide vandal-resistant fasteners.
- B. Fabricate brackets and fittings for bracket-mounted signs from materials compatible with panel sign construction and mounting conditions indicated. Factory-paint brackets in color matching background color of panel sign.
1. Steel Tubing: Cold-formed steel tubing complying with ASTM A 500, Grade B.
 2. Structural Steel Shapes, Plates, and bars: Cold formed steel fabrications complying with ASTM A36.
- C. Anchors and Inserts: Use non-ferrous metal or hot-dipped galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work.
1. For attachment to metal panels, use #12 stainless steel, Type 410, self-tapping screws with integral neoprene washers.
- D. Adhesives: Provide products equal to "Depend 330" as manufactured by Loctite Acrylic Adhesives. (216)881-2828. Fabricator shall verify with painting manufacturer compatibility of the adhesive to the paint.
- E. Very High Bond (VHB) Tape: Provide 3M (or approved equal) VHBm tape at the appropriate thickness/strength required for the weight and size of each item installed.
- F. Silicone Adhesive: Provide liquid silicone adhesive (sealant) with a methanol or acetic cure as recommended by the sign fabricator.
- G. VOC Content of Interior Sealants: Sealants and sealant primers used inside the weatherproofing system shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
1. Clientural Sealants: 250 g/L.
 2. Sealant Primers for Nonporous Substrates: 250 g/L.
 3. Sealant Primers for Porous Substrates: 775 g/L.
- H. Spacers: Provide Manufacturer's standard spacers when necessary.

2.4 GRAPHIC REQUIREMENTS

- A. General: Type style shall be as indicated in this document.
1. Typeface, numerals, icons and designs shall be consistent to the design intent shown in this document. Some variation in tracking and character width to ensure messages fit, may be acceptable. Any variations to be reviewed and approved by the Client.

2. Characters indicated on the Drawings are intended as guide lines for layouts and font size only, and are based on scale calculations of the message lengths within given and estimated sign areas. The actual copy required on individual signs is indicated in the signage message schedule. Should conflicts arise in the final message layout, notify the Client before proceeding.
 3. Spelling and punctuation shall be correct. Should an error in spelling or punctuation be found, or the spelling appears questionable notify the Client before proceeding.
 4. Align letter forms to maintain a baseline parallel to the sign format, unless otherwise indicated. Maintain uniform margins in sign layouts.
 5. Building Identification Signs with Name and Tenants: Client will determine names for each individual suite or office.
 6. Provide digital proofs of final signage layouts to the Client for approval before fabrication.
- B. Production-Ready Artwork: This document includes specifications for all visual elements including, but not limited to, type, symbols, logos, photography, artwork, and arrows. The Fabricator is to create final production-ready artwork necessary to complete all signs and graphics based on the design intent included in this document.
1. Production-ready artwork is to be high enough resolution to provide crisp edges and lines for all vector artwork, and to avoid any visible blurring or pixelation of photographic images. Fabricator to interpolate and up-sample photographic artwork as required for the installation location and viewing distance. Do not use the construction documents as production art. The Fabricator is to provide printed proofs of all graphics to ensure color and resolution are acceptable – samples to include a swatch of the 100% full size graphic as well as a scaled version of the entire art work – printed on the specified substrate.
 2. Silkscreens shall be executed from photoscreens or negatives. Pattern cut screens may be used where non-repeat copy is required; however, copy mask shall be equivalent to photoscreen quality. Do not use construction documents as production art.

2.5 FABRICATION, GENERAL

- A. General: Fabricate signs to comply with requirements indicated on drawings for materials, thicknesses, finishes, colors, designs, shapes, sizes, and details of construction.
1. Form exposed faces and sides of signs to produce surfaces free from warp, distortion, and "oil canning."
 - a. Include internal bracing for stability and attachment of mounting accessories as required.
 - b. Cut metal edges on a continuous line and sand smooth. Seams shall be straight and symmetrical.
 - c. Form exposed connections with hairline joints, flush, and smooth.
 - d. Form exposed work true to line and level with sharp angles, surfaces, and edges. Ease exposed edges to a radius of approximately .03125-inch (0.8 mm) unless otherwise indicated. Form bent-metal corners to smallest radius possible without causing grain separation or cracking of applied finishes.
 2. Welding, when necessary, shall be of the appropriate type to minimize permanent distortions of flat surfaces. Remove welding flux, oxides and discolorations by pickling or grinding, so that these areas match the finish of the adjacent areas. Repair damage caused by the fabrication by grinding, polishing, or buffing.
 - a. Weld corners and seams continuously, complying with AWS recommendations. At connections, grind exposed welds smooth and flush to match and blend with adjoining surfaces.
 3. Cut, reinforce, drill, and tap miscellaneous metal work as indicated to receive finish hardware and similar items.
 4. Produce smooth, even, level sign panel surfaces, constructed to remain flat under installed conditions within a tolerance of plus or minus one percent measured diagonally from corner to corner.
 5. Fabricate, brackets and fittings for signs to suit sign panel construction and mounting conditions indicated. Connections, angles, shapes and details shown are suggestive and are to be sized, reinforced and detailed as required. Details not shown are to be equal in quality to those detailed. Factory paint brackets in color matching background color of sign panel.
 6. Provide concealed access to internal components for relamping and service. Service access shall be waterproof and secured against vandalism.

7. Conceal union, fabricator, or other labels.
 8. For sign panel units in exterior applications provide standard weatherproofing construction, including weather-stripping, weeping, and venting provisions for condensation control.
- B. Metal signs facing and cladding shall be aluminum unless otherwise indicated or specified in this document.
- C. Where galvanized steel and aluminum meet, the materials shall be materially isolated from one another to prevent electrolytic action. Aluminum joints and connections shall be heli-arc welded and flush, true, ground, and polished smooth and without defects. Character forms shall be cut true to typeface with no burns or imperfections of any kind.
- D. Internal Structure: Provide completely hidden, internal structures for support and anchorage, unless indicated otherwise on the drawings. Primary support structure shall hot dipped galvanized steel or aluminum.

2.6 PANEL SIGNS

- A. Exterior Plaque Sign: Unless otherwise specified in this document, provide products fabricated from 0.125-inch aluminum plate with 0.030 inch thick double face tape mounting and silicone adhesive. All exterior signage is to include weep/drain holes as required.
1. Finish: As indicated in this document.
 2. Graphics: As indicated in the Signage Message Schedule.
- B. Framed Hollow-Box-Type Panels:
1. Panel Material: Unless otherwise specified in this document, 0.125-inch- (3.2-mm-) thick aluminum sheet.
 2. Panel Finish: Unless otherwise specified in this document, baked enamel.
 - a. Panel Finish: Manufacturer's standard semigloss finish with UV inhibitors.
 - b. Provide clips welded to back of panels for installation without visible fasteners.
 3. Frame Material: Unless otherwise specified in this document, extruded aluminum, fabricated to profile indicated; comply with the following:
 - a. Frame Finish: High-performance organic coating.
 - b. Corner Condition: Corners rounded to radius indicated.

PART 3 - EXECUTION

3.1 PREPARATION

- A. General: Examine area, surfaces and conditions under which the work is to be installed. Notify the Contractor in writing of conditions detrimental to the proper and timely completion of the work. Starting work implies acceptable surfaces and conditions.

3.2 INSTALLATION

- A. General: Locate signs, graphics and displays where shown on Sign Location Plan, attaching to substrates in accordance with manufacturer's instructions, unless otherwise indicated.
 - 1. Install signs level, plumb, and at heights indicated, with surfaces free from distortion and other defects in appearance.
- B. Surfaces under adhesive applied units shall be smooth, clean, and free of dust, grease, fingerprints, or other foreign matter. All adhesives required shall be used in accordance with recommendations made by the manufacturer of the material to be laminated or adhered. No adhesives that will fade, discolor, or delaminate because of ultraviolet light or heat shall be used. Adhesives shall not change the color of or deteriorate the materials to which they are to be applied. The adhesives shall be of a non-staining, non-yellowing quality. All visible joints shall be free from air bubbles and other defects.
- C. Within one week of scheduled completion of installation, prepare a punch list itemizing:
 - 1. Uppercase letters instead of lowercase or vice-versa.
 - 2. Improper alignment of letters on sign panel.
 - 3. Improper alignment of signs.
 - 4. Chipped or scratched finishes.
 - 5. Unpainted exposed fasteners.
 - 6. Fabricator's label displayed.
 - 7. Improper cleaning of sign surfaces or surrounding wall areas.
 - 8. Damage to surrounding surfaces.
 - 9. Missing signs, graphics, displays.
 - 10. Incorrect install locations.
 - 11. Missing trim, corner guards, or other finishing.
 - 12. Any areas that require touch up paint.
- D. Repair or replace damaged units as required after client's final inspection.

3.3 PATCH AND ADJUST

- A. Patch existing surfaces damaged because of work under this section. Patch with same materials as existing. Fabricator shall paint and harmoniously blend and contour all repairs to match adjoining conditions so that they are not noticeable to view.
- B. Touch-up any marks or nicks in painted finishes of all signs and adjacent structures. Touch-up shall be the same paint product as used for this sign finish. Touch up areas should blend with surrounding areas and not be noticeable to view.
- C. Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals with a heavy coat of paint.
- D. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780, Annex A2.

3.4 CLEANING AND PROTECTION

- A. At completion of installation, clean exposed surfaces in accordance with the manufacturer's instructions. All items shall be free of glue, fingerprints, dirt, grease, or any other imperfections.
- B. Evidence of installation work or damages incurred on other surfaces shall be cleaned or repaired prior to completion of work. Protect units from damage until acceptance by Client.
- C. Remove all packing and construction materials from site. Leave premises clean, ready for work under other contracts or ready for use.
- D. Instruct the Client in writing as to the correct operation and maintenance of all signs and sign components per materials and manufacturer requirements.

3.5 SCHEDULE OF MOCKUPS

- A. Provide a physical and digital mock-up (partial for large items; complete for smaller items) of each sign/display type requested at the fabrication facility for review. The requested mock-ups shall be coordinated with Client to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and fabrication.
- B. When accepted, mock-up shall serve as the standard for materials, workmanship, and appearance for the work throughout the project.
- C. Provide work-in-progress sign elements reviews. Scheduled or unscheduled viewings at the Fabrication Facility may be initiated by the Client's Representative as deemed necessary to ensure continued quality control and make any adjustments required during fabrication. Unsatisfactory items are to be corrected by the Fabricator as directed by the Client or client's representative.

- D. Scaled mock up of graphic artwork + Full size print swatch of all graphic prints.

3.6 WARRANTY

- A. Submit to the Client a 1-year written warranty (effective the date of final acceptance/inspection) — see 3.2.D) covering all signs fabricator will agree to repair or replace defective signs. Upon notification of such defective signs within the warranty period, make necessary repairs or replacement at the convenience of the Client's Representative.
- B. Submit to the Client a 1 year written warranty, based on ASTM set standards, warranting that the factory-applied finishes will not develop fading or non-uniformity of color or shade. Stating that is the signs crack, peel, pit, corrode or otherwise fail because of defects in materials or workmanship within the following defined limits, the fabricator shall rectify the defects. Upon notification of such defects within the warranty period, the fabricator shall be responsible to make all necessary repairs or replacement at the convenience of the client.

Graphic Standards

TYPOGRAPHY & TYPEFACES

This page provides a reference for the typefaces for the Wayfinding Signage System. Typefaces may not be changed. During fabrication, the height and width ratio of letter forms must be maintained proportionately.

Vehicular Signage:

Marquee, Vehicular Directional, and Parking Directional Signs typeface for vehicular signs is Highway Gothic Type D. Signs placed on roads with a speed limit of over 25MPH shall have 6" high type. Signs placed on roads with a speed limit of 25MPH and lower shall have 4" high type. Type should be upper and lower case.

Pedestrian Signage:

Minimum 1" high copy is recommended for pedestrian directional and mask signs.

Typeface A - Highway Gothic Type D (FOR VEHICULAR USE ONLY)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface B - Grange Medium Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface C - Grange Heavy Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface D - Grange Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface E - Grange DemiBold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface E - Grange Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface E - Grange Heavy

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890



City of St. Cloud Wayfinding System
 St. Cloud, FL

Scale: NTS

DATE OF ISSUE: 06/25/2024
 REVISION: #1 - 06/10/2025

Graphic Standards







COLORS & MATERIALS

Consistent use of a color palette creates a recognizable "system".




The Color Palette found on the following pages provides a reference for specifying a paint color or material. The Fabricator is required to submit painted color chips and material samples for approval prior to sign fabrication.

The ADA requires a minimum of 70% contrast between text and background for legibility.

Paint Colors

Color/Code	Name	Specification	Process
	White	PMS White	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.
	Blue	PMS 7692 C	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.
	Orange	PMS 412 C	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.
	Green	PMS 354 C	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.
	Navy Blue	PMS 533 C	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.
	Black	PMS Black	Surface applied, exterior sign paint and protective top coat: Acrylic Polyurethane w/ UV inhibitor, finished with Clear Coat Satin finish.

Vinyl Colors

Color/Code	Name	Specification	Process
	White	3M Scotchcal	Engineer-grade retro reflective vinyl meeting or exceeding FDOT requirements for day and night driving.
	Blue	3M Scotchcal	Background & Characters 3M custom inks applied directly to 3930 with 3M approved clear UV/Graffiti Vinyl Over-laminates.
	Navy Blue	3M Scotchcal	Background & Characters 3M custom inks applied directly to 3930 with 3M approved clear UV/Graffiti Vinyl Over-laminates.

Sign Palette



B Large Vehicular Sign
(FDOT roads)

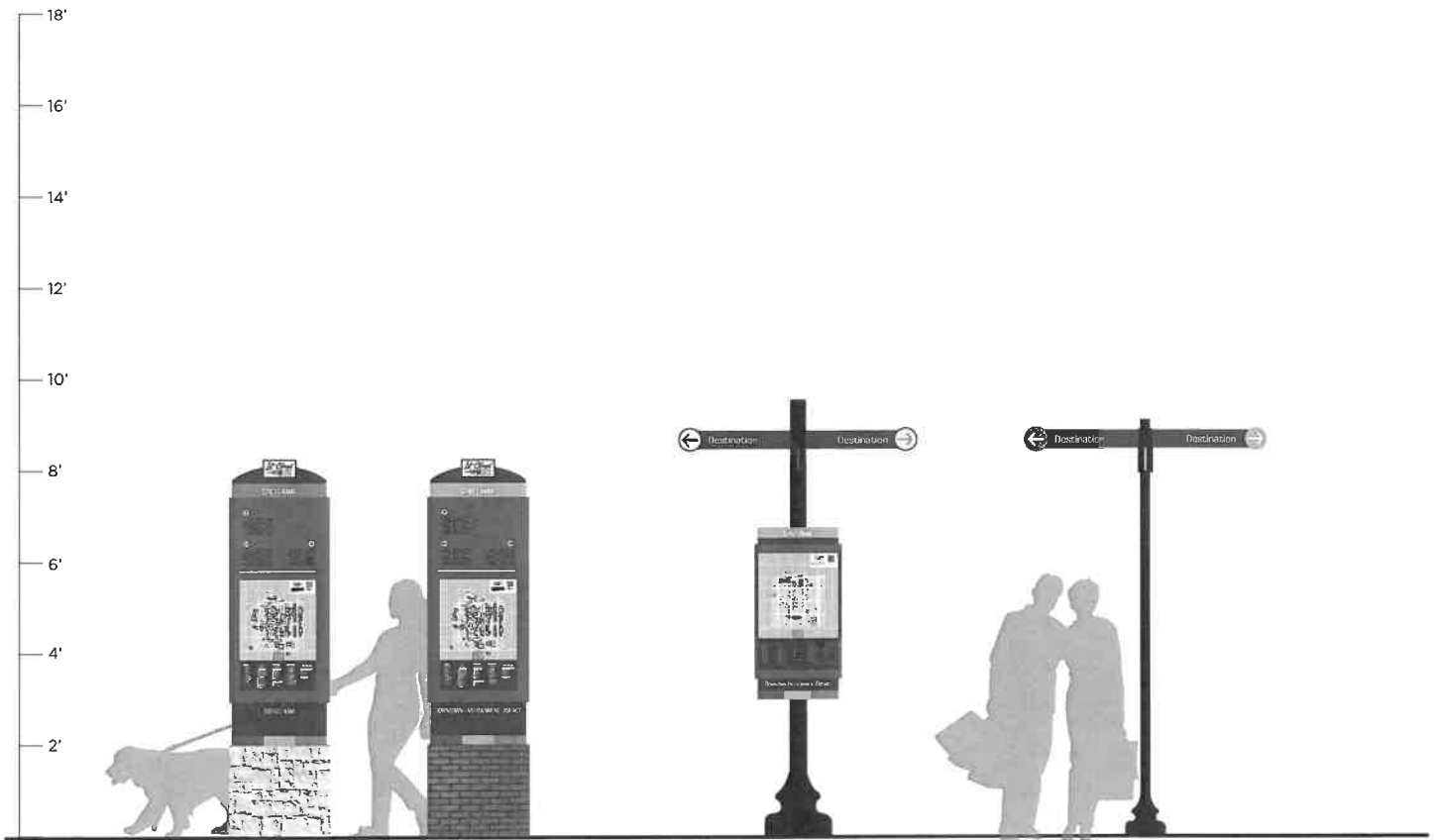
C Small Vehicular Sign
(City roads)

D Parking Directional



City of St. Cloud Wayfinding System
St. Cloud, FL

Scale: 1/4" = 1'-0"
DATE OF ISSUE: 06/29/2024
REVISION: 01-16/2025
Sign Palette



E Pedestrian Kiosk *

F Pedestrian Directional & Map *

G Pedestrian Directional

* Sign type F is an alternate for E and serve the same wayfinding function. City to determine which type shall be used.



COMMUNITY SOLUTIONS
 4011 Sanderson Ave. Suite 100
 888.244.8888
 190 E. Duval Street, Suite 700
 Orlando, Florida 32801
 T 407.432.8888

City of St. Cloud Wayfinding System
St. Cloud, FL

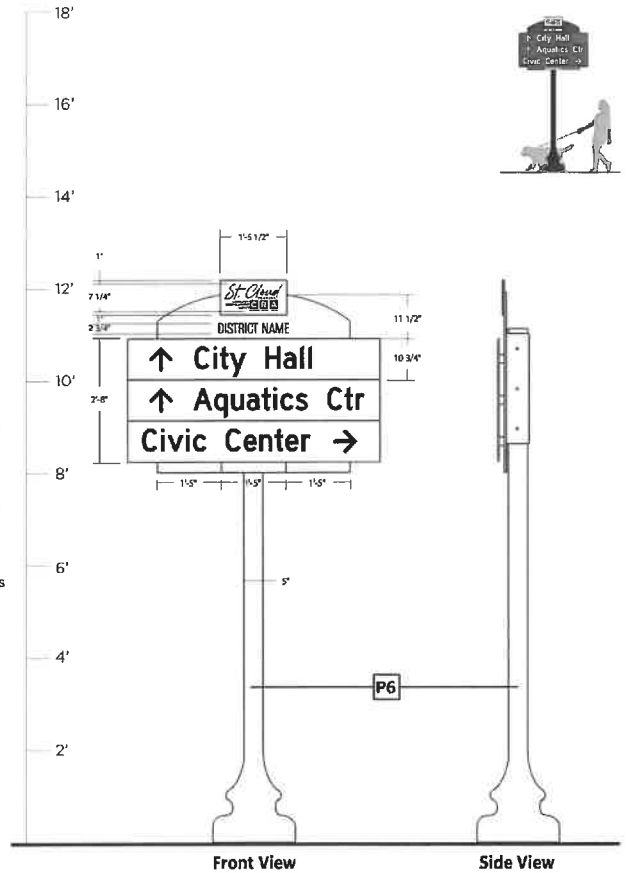
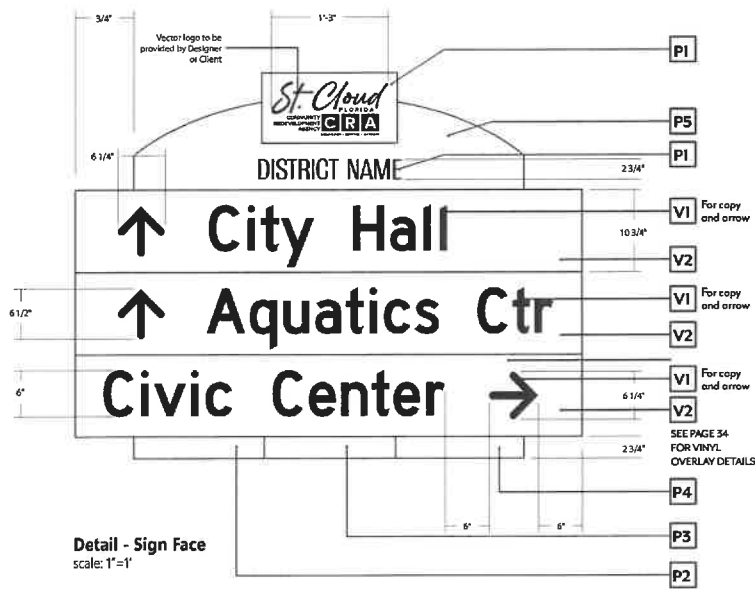
Scale 1/2" = 1'

DATE OF ISSUE: 06/20/2024
REVISION: #1 - 06/12/2025

Sign Palette

14

Sign Details

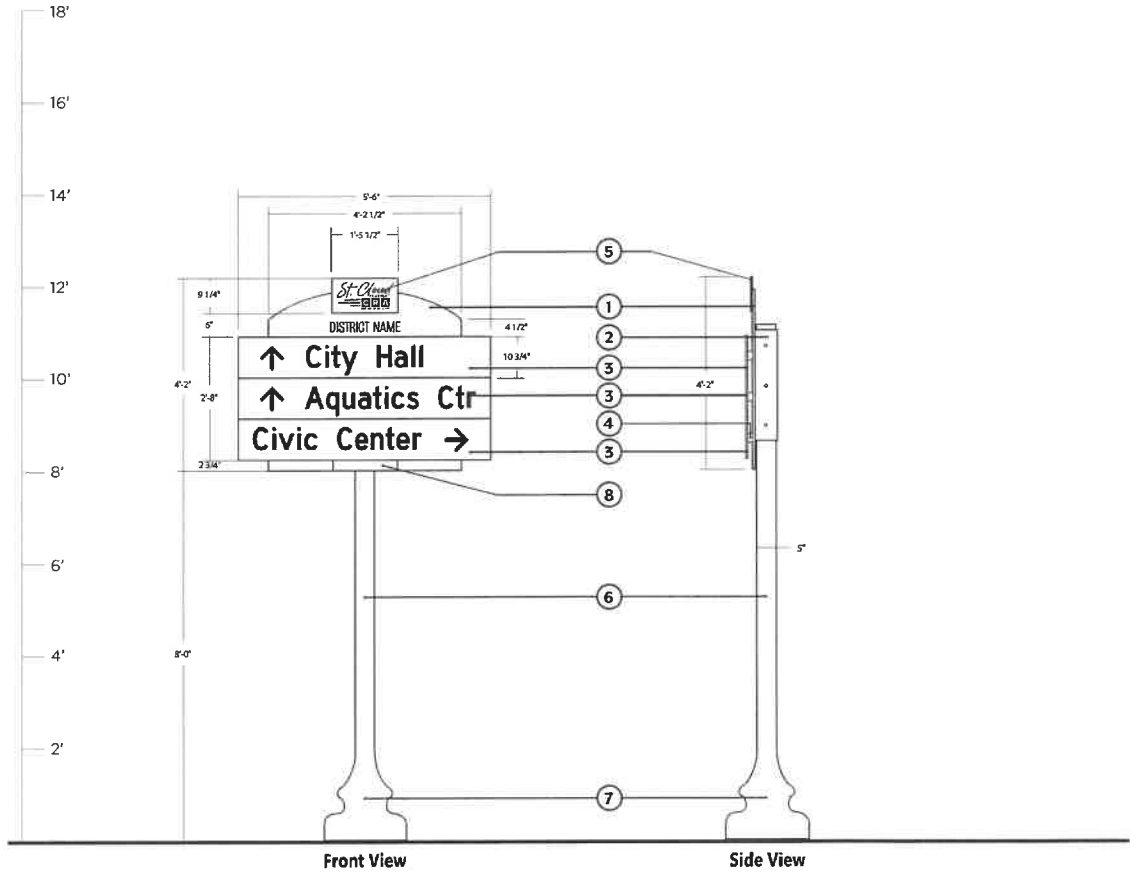


**SIGN TYPE B
LARGE VEHICULAR SIGN**

Fabrication Details:

- ① 1/4" aluminum backer panel with routed out custom graphics painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ② Custom aluminum bracket to mechanically attach the sign face to the sign pole.
- ③ 1/8" front aluminum individual destination panels painted with Matthews automotive grade paint with retro-reflective vinyl and background color overlay.
- ④ Custom aluminum brackets to attach front panel to backer panel.
- ⑤ 1/8" logo panel attached to backer panel using VHB tape and dpBOS.
- ⑥ 5" capped aluminum pole with decorative base cover painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ⑦ Decorative base cover.
- ⑧ Sign face single sided painted background color and graphics.

Foundation per Florida and City Building Code requirements



Front View

Side View



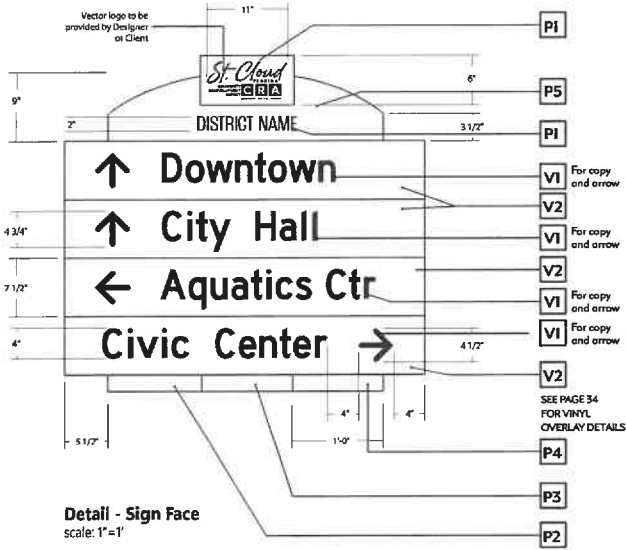
City of St. Cloud Wayfinding System
St. Cloud, FL

Scale: 1/2" = 1'

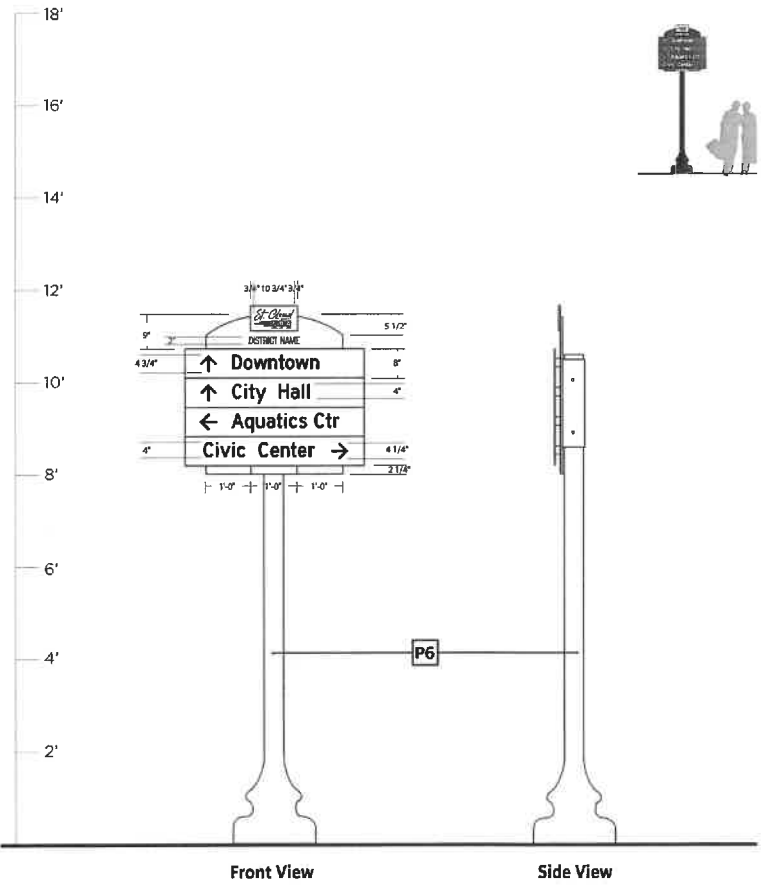
DATE OF ISSUE: 06/20/2024
REVISION: #1: 06/20/2024

Sign Type B - Large Vehicular Sign

17



Detail - Sign Face
scale: 1" = 1'



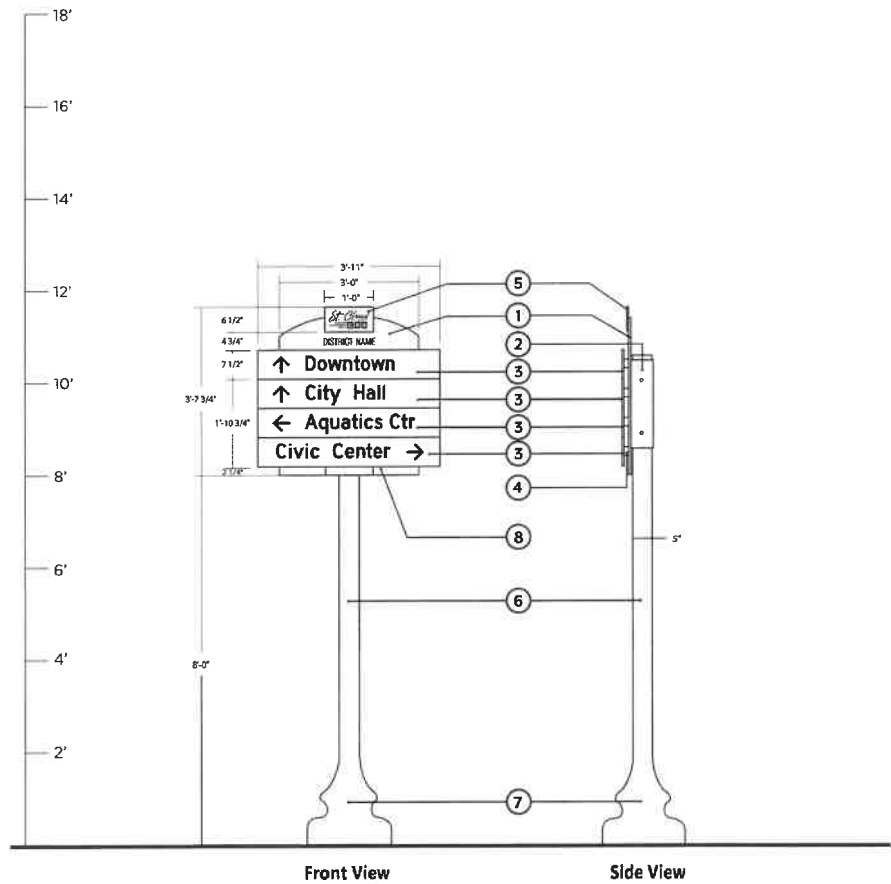
Front View **Side View**

**SIGN TYPE C
SMALL VEHICULAR SIGN**

Fabrication Details:

- ① 1/4" aluminum backer panel with routed out custom graphics painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ② Custom aluminum bracket to mechanically attach the sign face to the sign pole.
- ③ 1/8" front aluminum individual destination panels painted with Matthews automotive grade paint with retro-reflective vinyl and background color overlay.
- ④ Custom aluminum brackets to attach front panel to backer panel.
- ⑤ 1/8" logo panel attached to backer panel using VHB tape and dp805.
- ⑥ 5" capped aluminum pole with decorative base cover painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ⑦ Decorative base cover.
- ⑧ Sign face single sided painted background color and graphics.

Foundation per Florida and City Building Code requirements

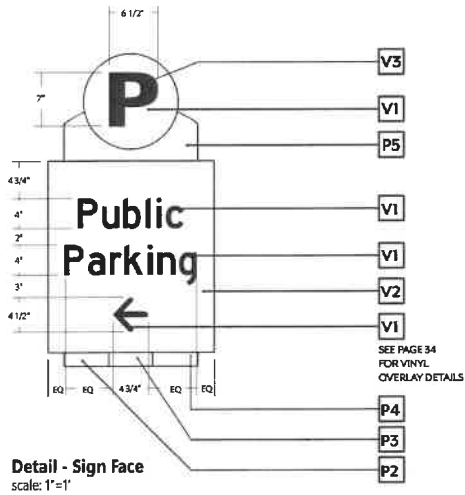


City of St. Cloud Wayfinding System
St. Cloud, FL

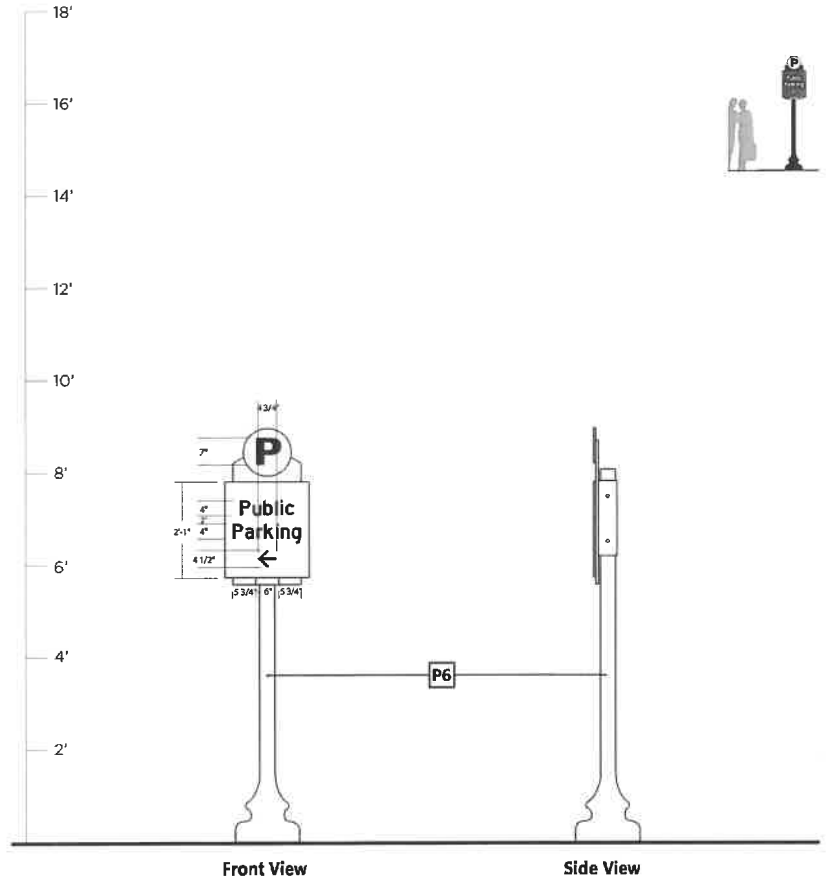
Scale: V1" = 1'

DATE OF ISSUE: 04/22/2024
REVISION: # - 06/19/2025

Sign Type C - Small Vehicular Sign



Detail - Sign Face
scale: 1'=1'



Front View

Side View



COMMUNITY DEVELOPMENT
2015-2016
1000 N. ...
St. Cloud, FL 32926

City of St. Cloud Wayfinding System
St. Cloud, FL

Scale 1/2" = 1'

DATE OF SIGN REVISION: 06/20/2014 #1-06/20/2015

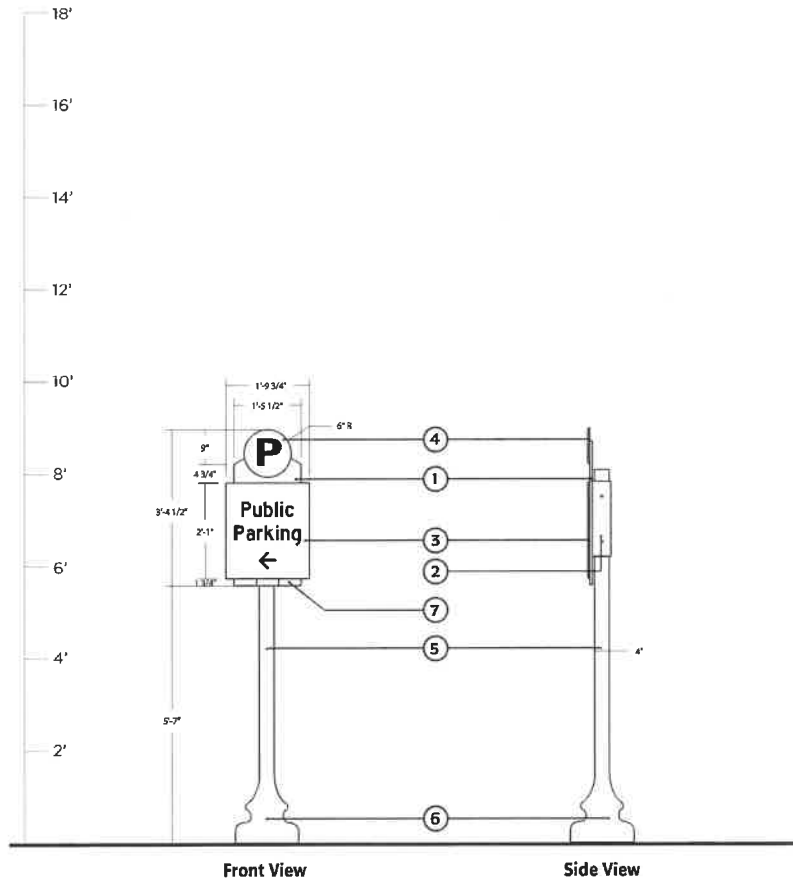
Sign Type D - Parking Directional

**SIGN TYPE D
PARKING DIRECTIONAL SIGN**

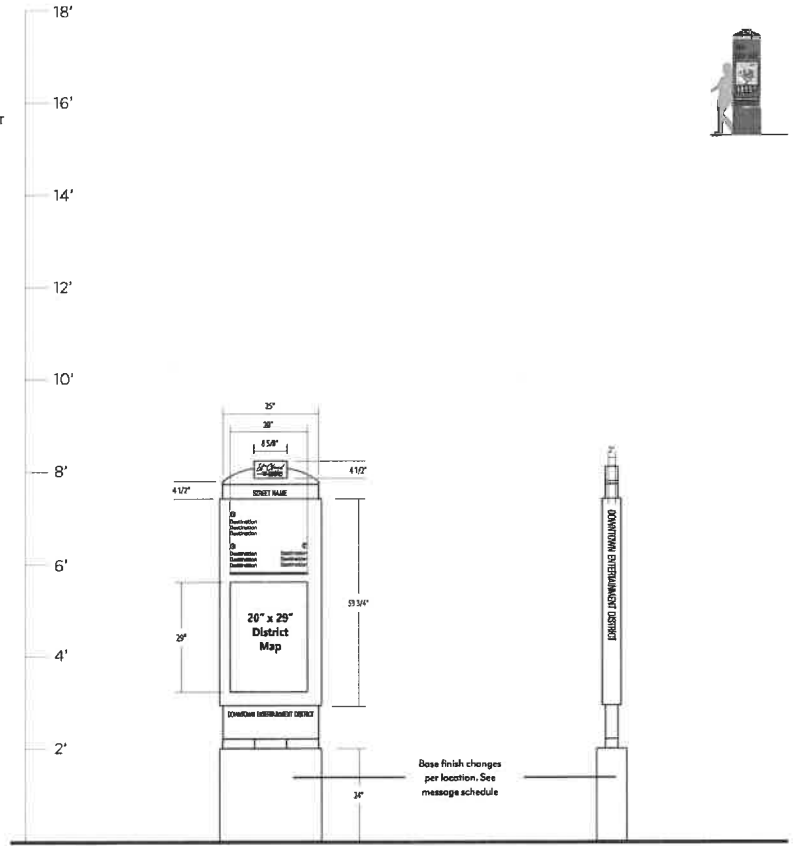
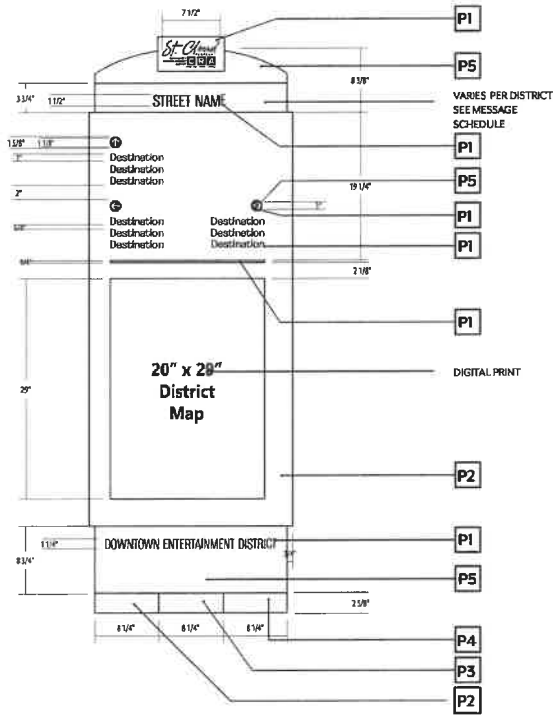
Fabrication Details:

- ① 1/4" aluminum backer panel with routed out custom graphics painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ② Custom aluminum bracket to mechanically attach the sign face to the sign pole.
- ③ 1/8" front aluminum individual destination panels painted with Matthews automotive grade paint with retro-reflective vinyl and background color overlay attached to backer panel using VHB tape and dp805.
- ④ 1/8" symbol panel attached to backer panel using VHB tape and dp805.
- ⑤ 4" capped aluminum pole with decorative base cover painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ⑥ Decorative base cover.
- ⑦ Sign face single or double sided (depending on location) painted background color and graphics.

Foundation per Florida and City Building Code requirements



City of St. Cloud Wayfinding System
St. Cloud, FL



Detail - Sign Face
scale: 1"=1'



City of St. Cloud Wayfinding System
St. Cloud, FL

Scale: 1/2" = 1'

DATE OF ISSUE: 06/20/2024
REVISED: 01-08/2025

Sign Type E - Pedestrian Kiosk

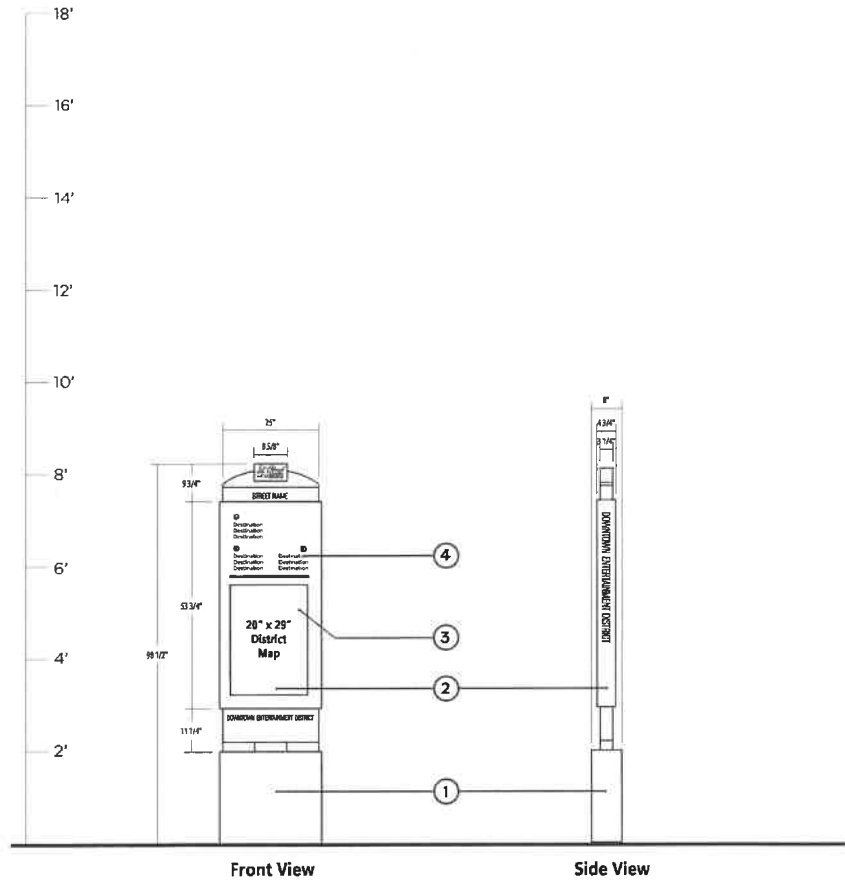
22

**SIGN TYPE E
PEDESTRIAN KIOSK**

Fabrication Details:

- ① Precast brick exterior veneer panels attached to stud and frame/structure.
- ② Boxed aluminum sign painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat.
- ③ Custom push through acrylic print flushed to sign face (map and legend).
- ④ Sign face double sided painted background color, symbols, and copy.

Foundation per Florida and City Building Code requirements

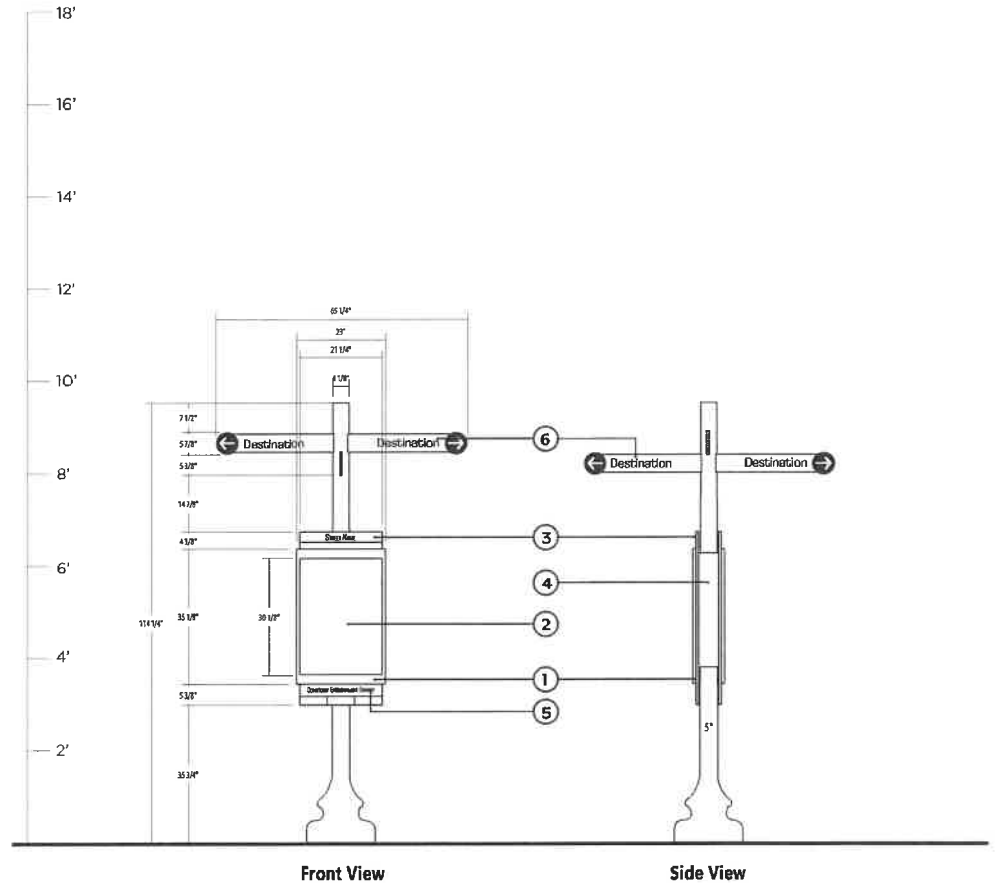


**SIGN TYPE F
PEDESTRIAN DIRECTIONAL & MAP**

Fabrication Details:

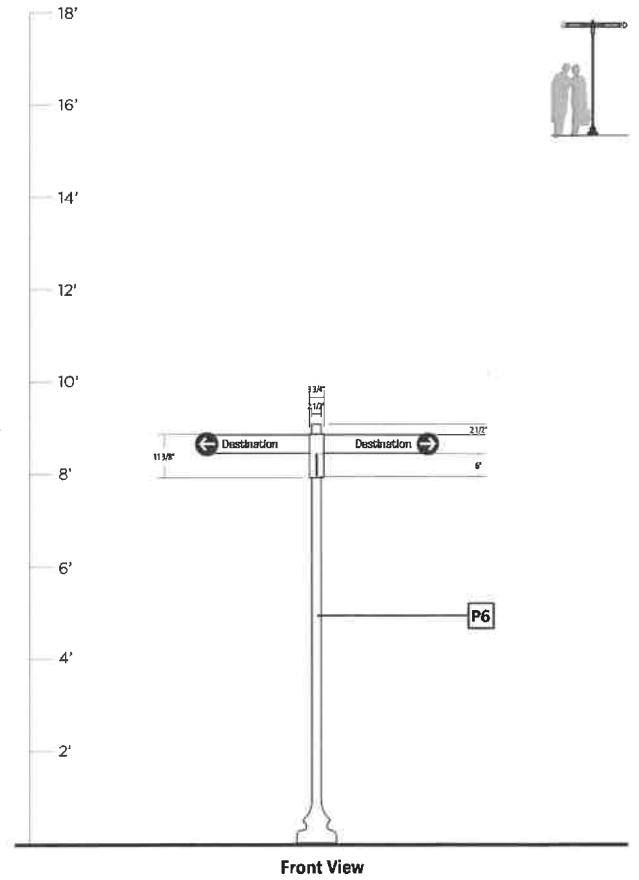
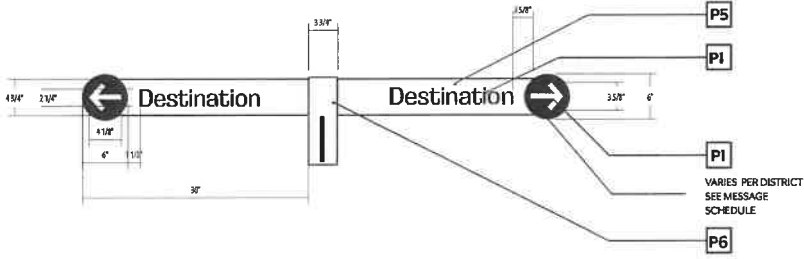
- ① Boxed aluminum sign panel painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat attached to backer panel using VHB tape and dp805.
- ② Custom push through acrylic print flushed to sign face/boxed aluminum panel (map and legend).
- ③ 1/4" aluminum backer panel with routed out custom graphics painted with Matthews automotive grade paint background and copy and UV and anti-graffiti protective clear coat.
- ④ Custom aluminum bracket to mechanically attach the sign to existing light poles (if load allows) or to stand alone post with decorative base cover to match the rest of the sign system.
- ⑤ Sign face double or single sided (depending on sign location) painted background color, copy, and graphics.
- ⑥ 1/4" aluminum directional blades with routed out custom graphics welded to custom round bracket, painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat, mounted to sign pole.

Foundation per Florida and City Building Code requirements



City of St. Cloud Wayfinding System
St. Cloud, FL

Scale: 1/2" = 1'
DATE OF ISSUE: 06/26/2024
REVISION: #1 - 06/19/2023
Sign Type F - Pedestrian Directional & Map



Detail - Sign Face
scale: 1"=1'

Front View



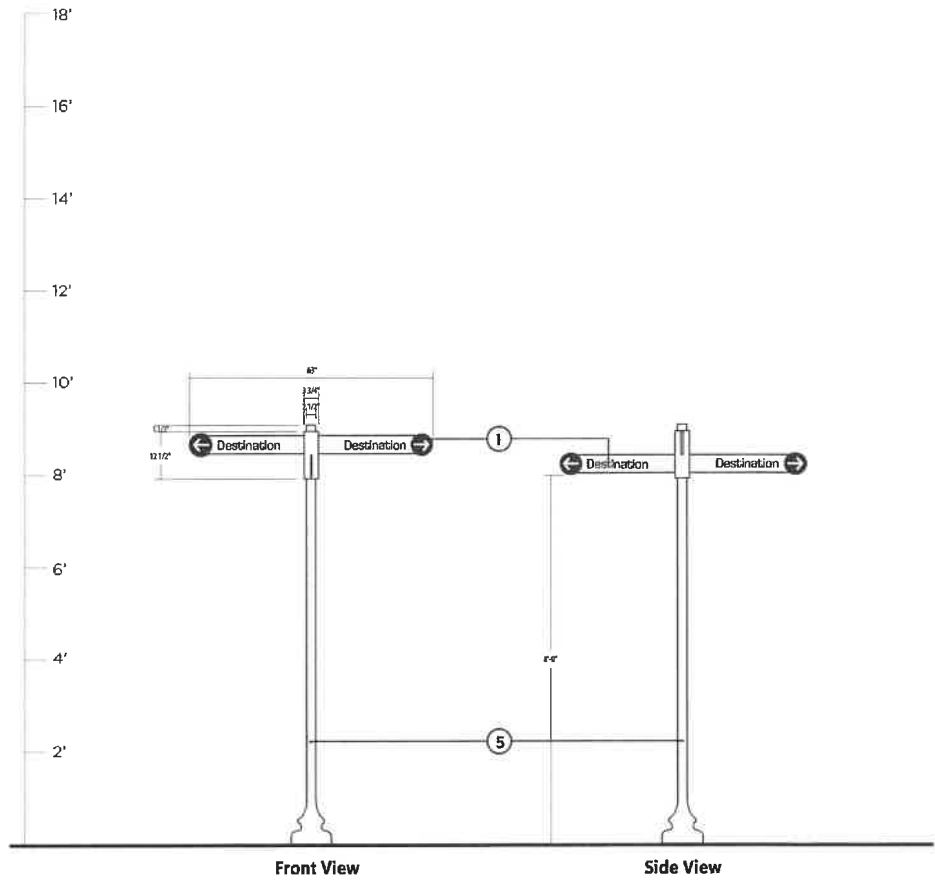
City of St. Cloud Wayfinding System
St. Cloud, FL

**SIGN TYPE G
PEDESTRIAN DIRECTIONAL**

Fabrication Details:

- ① 1/4" aluminum directional blades with routed out custom graphics welded to custom round bracket, painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat, mounted to sign pole.
- ② 4" capped aluminum pole with decorative base cover painted with Matthews automotive grade paint and UV and anti-graffiti protective clear coat with decorative base cover.

Foundation per Florida and City Building Code requirements



City of St. Cloud Wayfinding System
St. Cloud, FL

Scale 1/2" = 1'

DATE OF SCALE
10/19/2024

DATE OF SIGN
08/20/2024
#1: 06/19/2025

Sign Type H - Pedestrian Directional

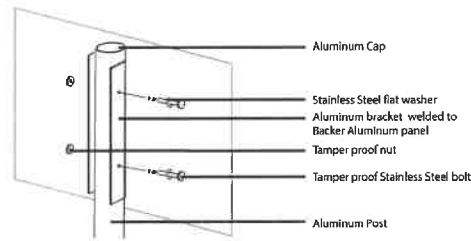
Sign Longevity	0-4 Years	5-9 Years	10-15+ Years
Design and Planning	Design: General Evaluation of positive and negative aspects of the system. Planning: In-house maintenance based on new request and circulation/destination updates.	Design: General Evaluation of positive and negative aspects of the system. Planning: Contract with a consultant to analyze major changes to the City and necessary system adjustments. 1 or 2 updates possible during this time period.	If the system has not been analyzed since implementation, a major updating is likely to be needed. City staff or Consultants will be required to review and inventory the system, as well as make suggested changes based on new circulation, destinations, etc.
Vandalism	Annual cleaning/repair. Stickers and graffiti are most common. Cleaning solvents and Goo-Gone are typical products utilized.	Parts replacements and full sign replacement as needed. Cleaning solvents and Goo-Gone are typical products utilized.	Parts replacements / full sign replacement as needed. Cleaning solvents and Goo-Gone are typical products utilized.
Cleaning Schedule	Annual Cleaning	Annual Cleaning	Annual Cleaning
Management / Administration	Weekly coordination during initial installation, transitioning to quarterly between the City and fabricator during year 1 and 2.	Annual coordination between the City and fabricator. Day-to-day monitoring of the system, based on staff observations, safety issues and citizens' reports.	Annual coordination between the City and fabricator. Day-to-day monitoring of the system, based on staff observations, safety issues and citizens' reports.
Breakaway Product: Transpo	Maintenance Free - Covered under Warranty for 3 years.	Maintenance Free - consider general review as part of yearly inspection process.	Maintenance Free - consider general review as part of yearly inspection process.
Reflectivity Life Span: 3M High Intensity Diamond Grade	Covered under warranty for 5-7 years.	Covered under warranty for 5-7 years. Reflectivity may be effective beyond the warranty period. Individual signs may require sheeting to be replaced during this time period.	Reflectivity becomes less effective, if not previously replaced. 10 - 15 years is the maximum lifespan.
Painted Surfaces	Covered under manufacturers warranty. General maintenance and touch-up will be required.	Warranty expires. Typically color holds up beyond warranty period. Fading may begin depending on the direction sign panel is facing. Individual signs may require individual parts to be replaced during this time period.	Fading occurs - based on direction sign panel is facing. 10 - 15 years is the maximum lifespan to expect.

CONSTRUCTION DETAILS

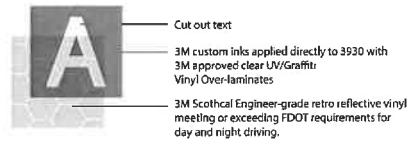
Attachment detail - Welded aluminum bracket to back of the sign and bolted to sign pole and vinyl overlay details for sign faces. All fasteners need to be tamper resistant. Aluminum cap needs to be adhered in place

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

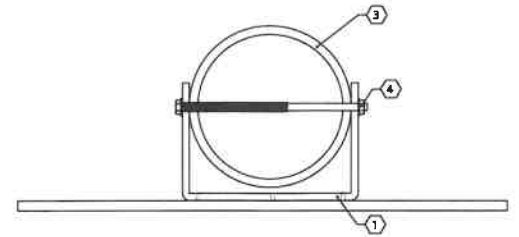
Design Inset - Assembly



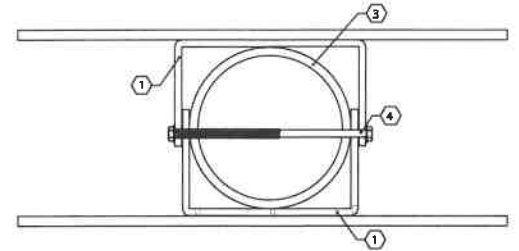
Detail Inset - Vinyl Overlay



Section Detail - Single Sided Sign



Section Detail - Double Sided Sign



- ① Custom aluminum extrusion bracket plug welded to back of sign
- ② Aluminum sign face
- ③ Aluminum pole
- ④ Stainless steel through-bolt

CONSTRUCTION DETAILS

Detail of Frangible breakaway footer details

These drawings are meant for DESIGN INTENT ONLY and are not for construction.

PERFORMANCE CRITERIA:

1. Double-Neck Pole-Safe meets all requirements of "AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaries, and Traffic Signals."
2. Double-Neck Pole-Safe has been crash-tested and FHWA approved in accordance with the requirements of NCHRP Report 350, "Recommended Procedures for the Safety Performance Evaluation of Highway Features."
3. Maximum Allowable Pole Mass = 450 kg (922 lb) (total including fixtures).

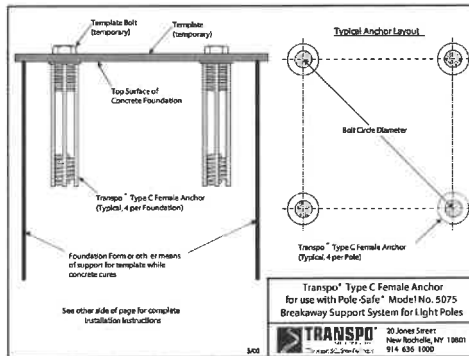
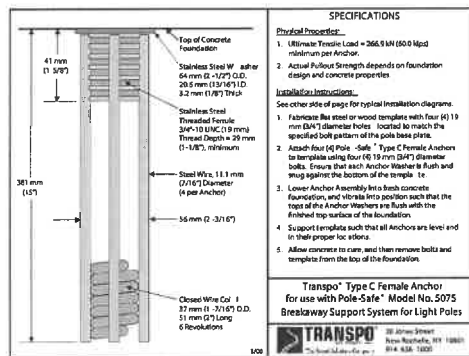
PHYSICAL PROPERTIES PER COUPLAGE:

1. Ultimate Tensile Strength = 221.5 kN (49.8 kips), minimum
2. Tensile Yield Strength = 192.0 kN (43.2 kips), minimum.
3. Ultimate Restrained Shear Strength = 24.5 kN (5.5 kips), maximum

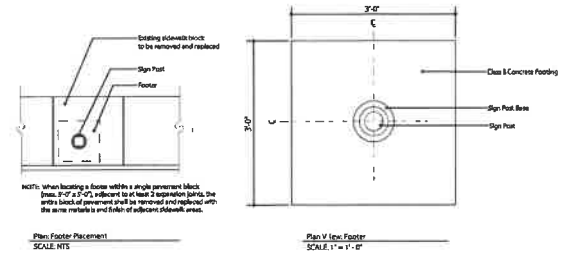
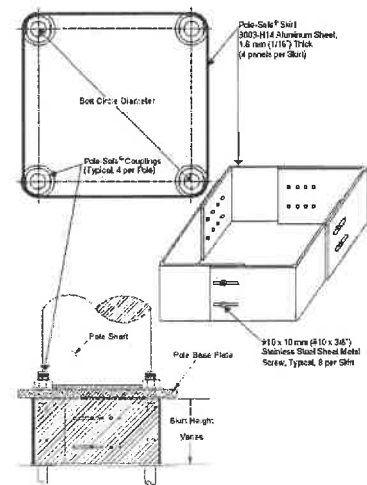
CORROSION PROTECTION:

All Hardware Items are American Standard sizes, galvanized in accordance with ASTM A153 (hot dipped).

Source: *Transpo Industries, Inc.*



For vehicular signs mounted on FDOT roads - Per DOT requirements

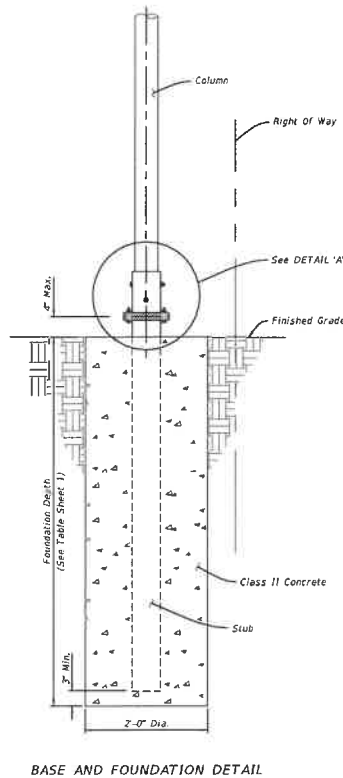
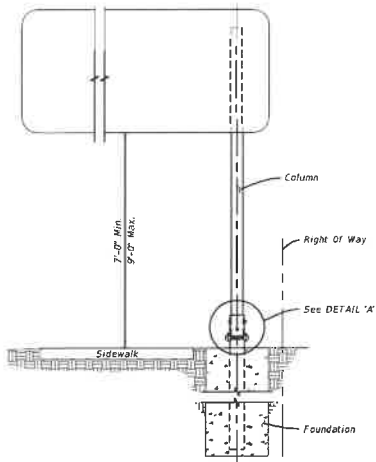


CONSTRUCTION DETAILS

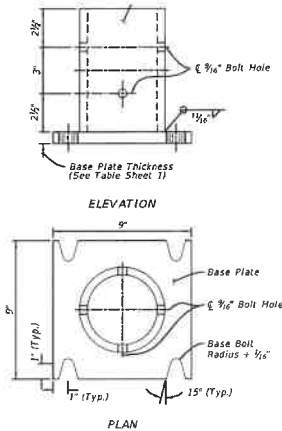
Detail of Frangible breakaway footer details

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

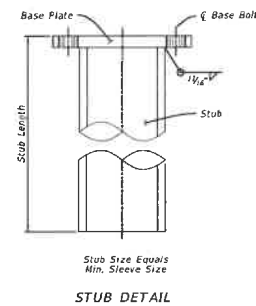
Source: FDOT Standard Plans FY 2022-23 Index 700-011



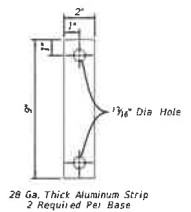
BASE AND FOUNDATION DETAIL



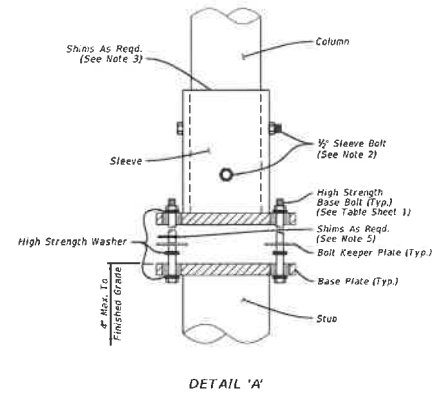
SLEEVE & BASE PLATE DETAILS



STUB DETAIL



BOLT KEEPER PLATE DETAIL



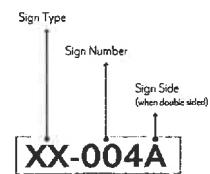
DETAIL 'A'

Sign Locations and Messages

Sign Legend

▶	B - Large Vehicular Sign	QTY- 9
▶	C - Small Vehicular Sign	QTY-18
▶ ◀	D - Parking Directional	QTY- 7
▶ ◀	E - Pedestrian Kiosk	QTY- 9
▶ ◀	F - Pedestrian Directional & Map	QTY- 0
▶ ◀	G - Pedestrian Directional	QTY- 5

Label Legend



The sign faces shall follow the detailed pages if messages are not shown in the following pages.







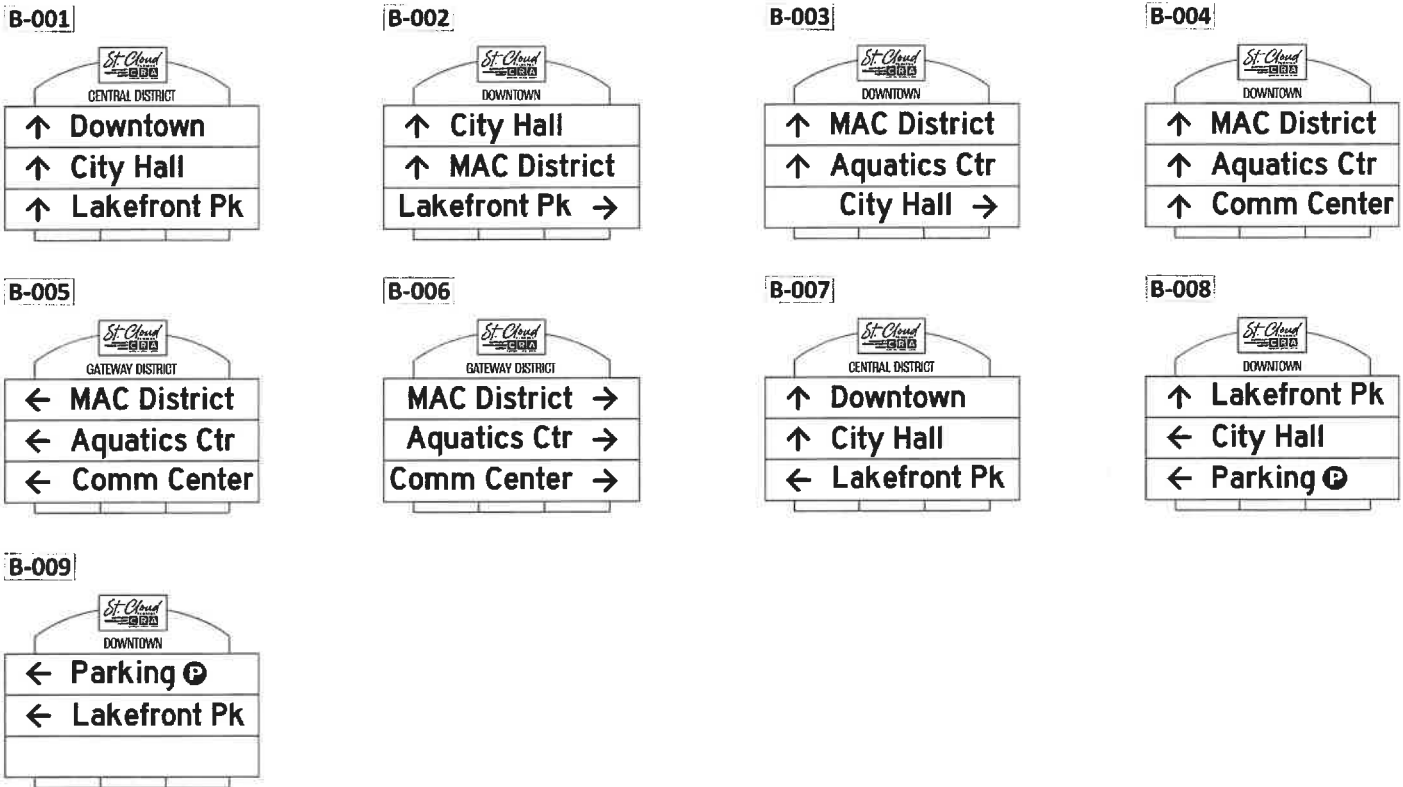
A sign company for St. Cloud
 450 E. South Street, Suite 700
 St. Cloud, Florida 34960
 Phone: 352.225.1234
 Fax: 352.225.1235

City of St. Cloud Wayfinding System
 St. Cloud, FL

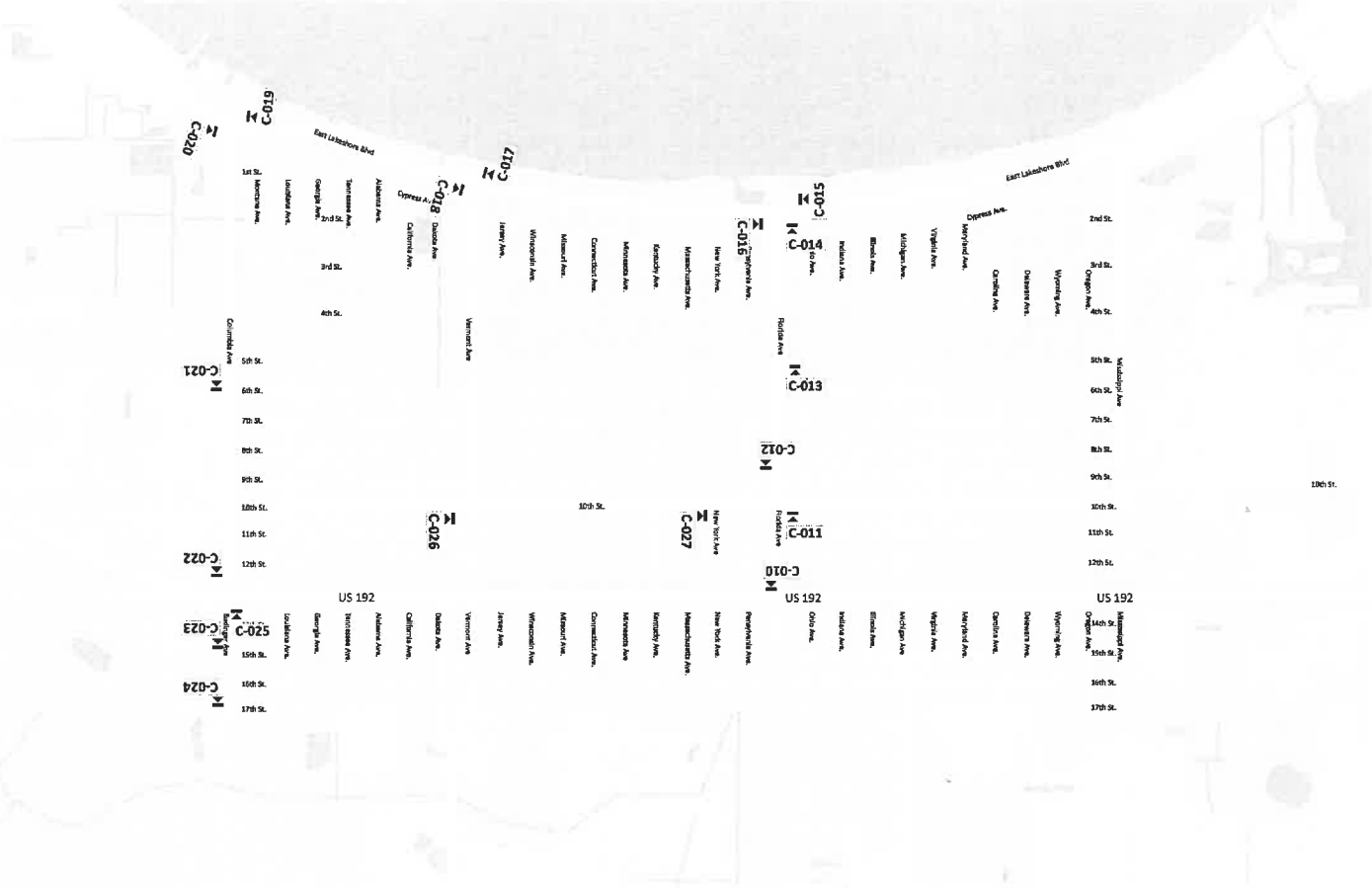
Scale: 1/8" = 1'-0"
 DATE OF ISSUE: 06/29/2024
 REVISION: #1: 08/02/2025

Location Plan - Sign Type B

34



Revised messages and artwork will be provided for fabrication



C-010



C-011



C-012



C-013



C-014



C-015



C-016



C-017



C-018



C-019



C-020



C-021



C-022



C-023



C-024



C-025



C-026



C-027



Revised messages and artwork will be provided for fabrication

D-001A



D-002A



D-003A



D-004A



D-005A



D-006A



D-007A



D-001B



D-002B



D-003B



D-004B



D-005B

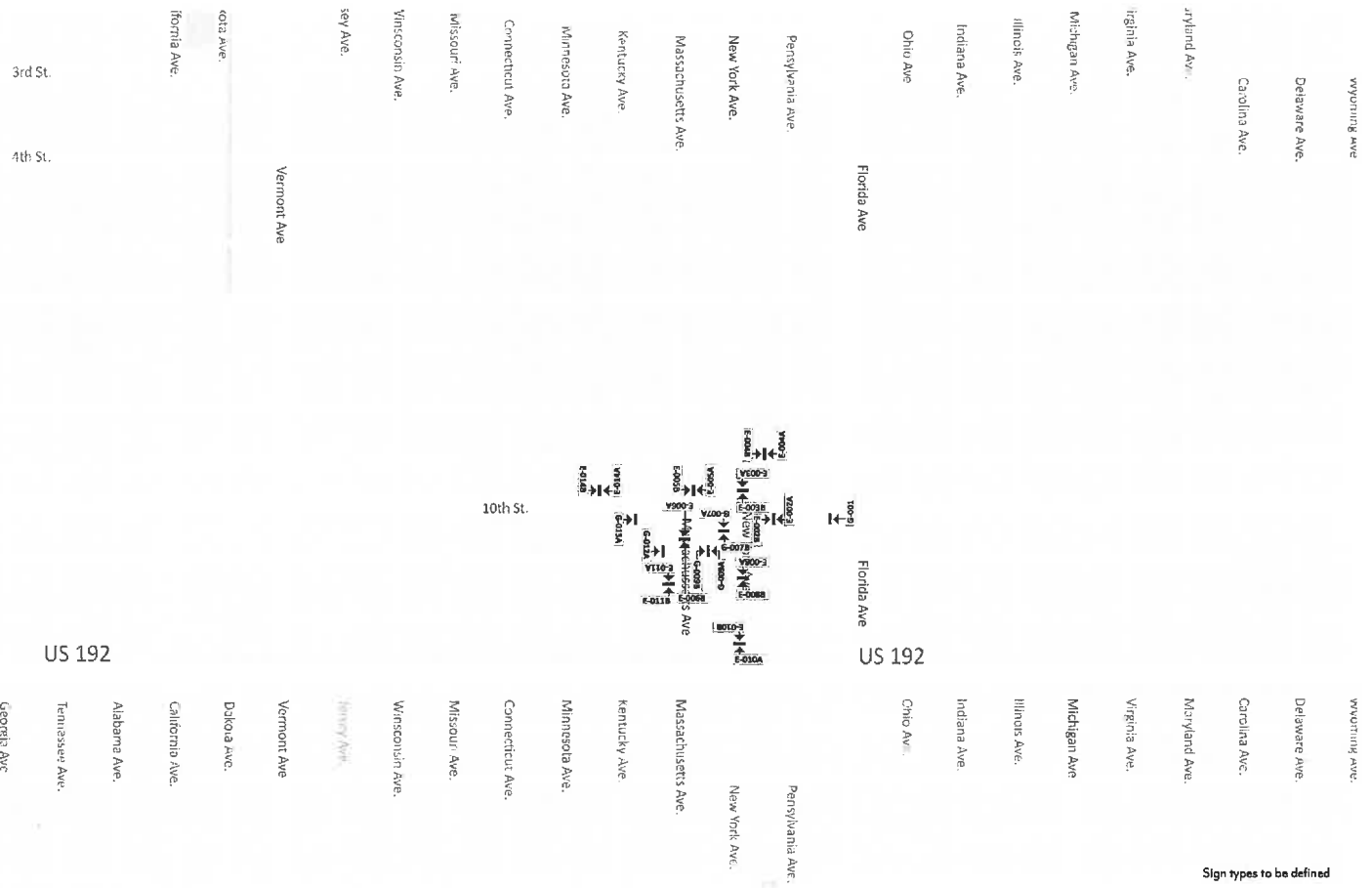


D-006B



D-007B





Sign types to be defined

Location Plan - Sign Type E & G

DATE OF ISSUE: 06/29/2024
 REVISION: #1 - 06/10/2025

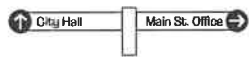
Scale: NTS

City of St. Cloud Wayfinding System
 St. Cloud, FL

COMMUNITY SOLUTIONS GROUP
 691 E. South Street, Suite 700
 Orlando, Florida 32801
 T 407-23-8388



G-001A



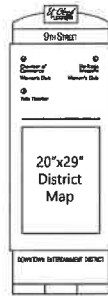
H-002A



H-002B



H-003A



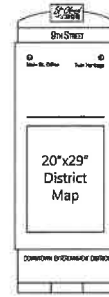
H-003B



H-004A



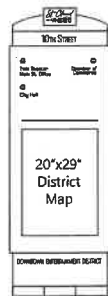
H-004B



H-005A



H-005B



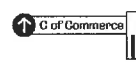
H-006A



H-006B



G-007A



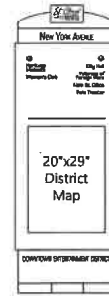
G-007B



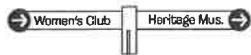
H-008A



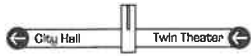
H-008B



G-009A



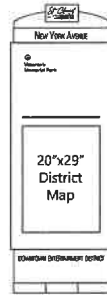
G-009B



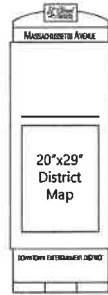
H-010A



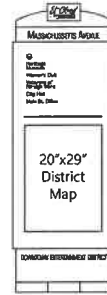
H-010B



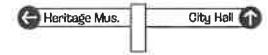
H-011A



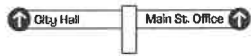
H-011B



G-012A



G-013A



H-014A



H-014B



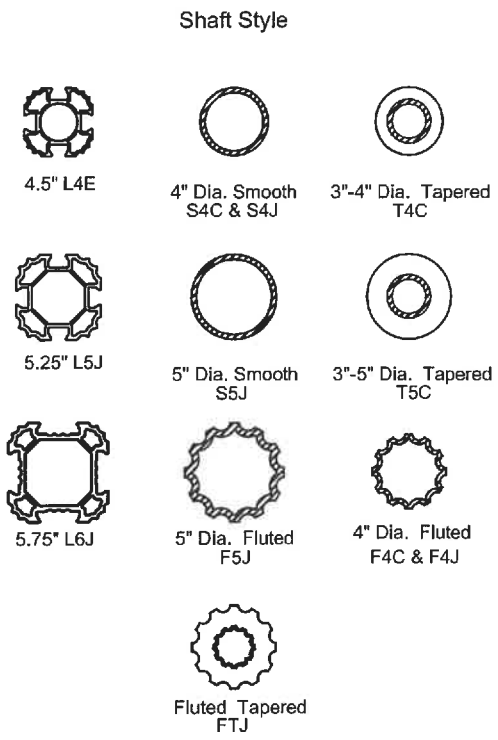
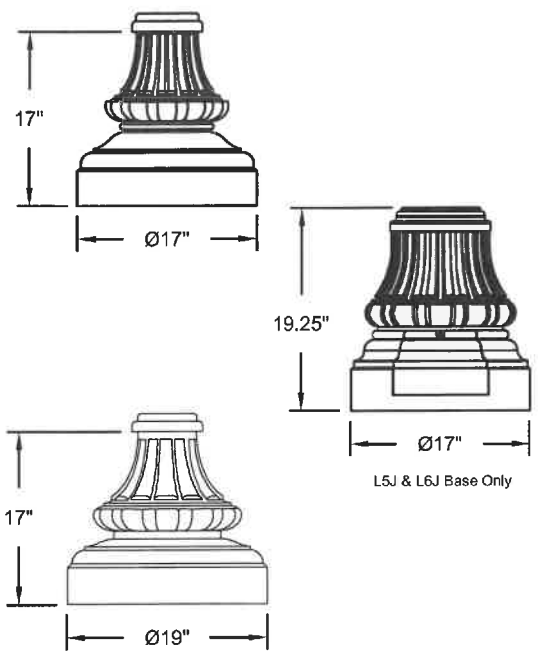


Contact

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Ana Kimmelton
Director of Wayfinding and
Environmental Graphics
Community Solutions Group
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TM
WADSWORTH
Aluminum Pole
Architectural
Outdoor

ORDERING INFORMATION:

WD	A	Height	Shaft Style
Post	Material		
WD = Wadsworth	A = Aluminum	08 = 8' 15 = 15' Cast Pole 09 = 9' 16 = 16' 08 = 8'-0" 10 = 10' 17 = 17' 10 = 10'-0" 11 = 11' 18 = 18' 12 = 12'-0" 12 = 12' 19 = 19' 14 = 13'-7" 13 = 13' 20 = 20' 14 = 14' 21 = 21' 22 = 22'	FTJ = Fluted Tapered (Cast), .25 F4C = 4" DIA. Fluted, .125 Wall F4J = 4" DIA. Fluted, .25 Wall F5J = 5" DIA. Fluted, .25 Wall L4E = SiteLink 4.5" Fluted, .156 Wall L5J = SiteLink 5.25" Fluted, .25 Wall L6J = SiteLink 5.75" Fluted, .25 Wall S4C = 4" DIA. Smooth, .125 Wall S4J = 4" DIA. Smooth, .25 Wall S5J = 5" DIA. Smooth, .25 Wall T4C = 3" to 4" DIA. Tapered, .125 Wall T5C = 3" to 5" DIA. Tapered, .125 Wall

Base	Tenon	Mounting	Finish
17 = 17" Round (TMP-85) (L4E = TMP-40009) (L5J & L6J = TMP-40010) 19 = 19" Round (TMP-98)	P01 = POLE CAP P05 = 3" O.D. X 4" LG. P07 = 3" O.D. X 3" LG. P08 = 3" O.D. X 5" LG. P09 = 3" O.D. X 6" LG. P10 = 3" O.D. X 9" LG. P11 = 4.38 O.D. x 12" LG. (3" O.D. = ACTUAL SIZE IS 2.88" O.D.)	P12 = 3" O.D. X 12" LG. P13 = 3" O.D. X 8" LG. P14 = 3" O.D. X 14" LG. P15 = 3.5" O.D. X 8" LG. P16 = 4.5" O.D. X 10" LG. PT1 = VGC Plate	ABG = Anchor Bolts Galvanized Steel LAB = Less Anchor Bolts DBB = Direct Burial Base Galvanized Steel BK = Black BD = Dark Blue BZ = Bronze GH = Graphite GN = Green GR = Gray PP = Prime Painted SL = Silver WH = White

SPECIFICATIONS

DESCRIPTION

The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

MATERIALS

The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 Ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper. All hardware shall be temper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS

The post shall be X'- XX" in height with a 17" or 19" diameter base. The shaft diameter shall be XX". At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

INSTALLATION

The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

Accessories
WDA17BRKWYKITXX = BREAKAWAY KIT

Options
EXXXXY ² = Provision for eye bolt. LXXXXY ² = Large provision. RXXXXY ² = Receptacle provision. SXXXXY ² = Small provision. FGB = GFI receptacle in base

THIS DRAWING SHALL BECOME THE COMPLETE CONTRACT DOCUMENT. ANY CHANGES TO THE ORDER NOTED ABOVE A UNIT OF SIMILAR PERSON MAY BE SUPPLIED, ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.
HOLOPHANE
 LEADER IN LIGHTING SOLUTIONS
 An Acuity Brands Company
 © 2010 Acuity Brands Lighting, Inc. All Rights Reserved

² - Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.

ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	10/3/13
DWG #:	POL_WDA

COMMUNITY REDEVELOPMENT AGENCY (CRA)

2025/2026 Budget to Actual Revenue & Expenditure Report

As of April 28, 2026

Unaudited Financials

57.5% of Year Lapsed

Account Number	Line Item	2025/2026 Budget	Oct 1-Apr 28 Actuals (YTD)	Appropriated	Balance Excess/(Deficit)	% Budget	
Revenue and Other Sources							
645-0000-301.00-00	PRIOR YEAR FUND BALANCE	\$ 86,161	\$ -	\$ -	\$ -	0%	
645-0000-338.10-00	OSCEOLA COUNTY-BOCC	\$ 1,370,554	\$ 1,370,554	\$ 1,370,554	\$ -	100%	
645-0000-361.10-00	GENERAL OPEATING INTEREST	\$ 95,644	\$ 78,261	\$ 78,261	\$ (17,383)	82%	
645-0000-362.10-00	RENTS & ROYALTIES	\$ 18,000	\$ -	\$ -	\$ (18,000)	0%	
645-0000-381.00-00	INTERFUND TRANSFER	\$ 821,105	\$ 440,175	\$ 440,175	\$ (380,930)	54%	
TOTAL REVENUE AND BALANCE		\$ 2,391,464	\$ 1,888,990	\$ 1,888,990	\$ (416,313)	79%	
Account Number	Line Item	2025/2026 Budget	Oct 1-Apr 28 Actuals (YTD)	Expenditures	Balance Excess/(Deficit)	% Budget	
Expenditures and Other Uses							
645-6450-552.12-00	Personnel	SALARIES & WAGES	\$ 103,931	\$ 40,237	\$ 40,237	\$ 63,694	39%
645-6450-552.15-00		SPECIAL PAY	\$ 466	\$ 422	\$ 422	\$ 44	90%
645-6450-552.16-00		TAXABLE EXPENSE REIMB	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.21-00		EMPLOYER FICA	\$ 7,645	\$ 3,015	\$ 3,015	\$ 4,630	39%
645-6450-552.22-00		PENSION/ICMA	\$ 18,963	\$ 7,280	\$ 7,280	\$ 11,683	38%
645-6450-552.23-01		HEALTH INSURANCE	\$ 25,542	\$ 8,914	\$ 8,914	\$ 16,628	35%
645-6450-552.23-02		DENTAL INSURANCE	\$ 467	\$ 223	\$ 223	\$ 244	48%
645-6450-552.23-03		LIFE INSURANCE	\$ 226	\$ 95	\$ 95	\$ 131	42%
645-6450-552.23-04		DISABILITY INSURANCE	\$ 416	\$ 174	\$ 174	\$ 242	42%
645-6450-552.24-00		WORKERS COMPENSATION INS	\$ 115	\$ 49	\$ 49	\$ 66	42%
645-6450-552.27-00		FSA CITY CONTRIBUTION	\$ 11	\$ 5	\$ 5	\$ 6	42%
		SUB TOTAL	\$ 157,782	\$ 60,415	\$ 60,415	\$ 97,367	38%
645-6450-552.31-00	Operating/Capital	PROFESSIONAL SERVICES	\$ 250,640	\$ 67,607	\$ 67,607	\$ 183,033	27%
645-6450-552.32-00		AUDIT FEES	\$ 7,200	\$ -	\$ -	\$ 7,200	0%
645-6450-552.34-00		OTHER CONTRACTUAL SERVICE	\$ 412,376	\$ 152,283	\$ 152,283	\$ 260,093	37%
645-6450-552.40-00		TRAVEL & PER DIEM	\$ 4,000	\$ 1,612	\$ 1,612	\$ 2,388	40%
645-6450-552.42-00		MAIL & FREIGHT	\$ 250	\$ -	\$ -	\$ 250	0%
645-6450-552.43-00		UTILITY SERVICES	\$ 10,000	\$ 1,828	\$ 1,828	\$ 8,172	0%
645-6450-552.44-00		RENTALS & LEASES	\$ 7,000	\$ 6,000	\$ 6,000	\$ 1,000	86%
645-6450-552.45-00		INSURANCE	\$ 7,422	\$ 7,608	\$ 7,608	\$ (186)	103%
645-6450-552.46-00		REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.46-01		MAINTENANCE CONTRACTS	\$ 23,545	\$ 22,791	\$ 22,791	\$ 754	0%
645-6450-552.47-00		PRINTING & BINDING	\$ 4,000	\$ -	\$ -	\$ 4,000	0%
645-6450-552.48-00		PROMOTIONAL ACTIVITIES	\$ 2,500	\$ -	\$ -	\$ 2,500	0%
645-6450-552.49-00		OTHER CURRENT CHARGES	\$ 6,400	\$ 4,028	\$ 4,028	\$ 2,372	63%
645-6450-552.49.69		ALLOCATED ADMIN CHARGES	\$ 122,784	\$ 61,392	\$ 61,392	\$ 61,392	50%
645-6450-552.51-00		OFFICE SUPPLIES	\$ 2,500	\$ 86	\$ 86	\$ 2,414	3%
645-6450-552.52-00		OPERATING SUPPLIES	\$ 1,500	\$ -	\$ -	\$ 1,500	0%
645-6450-552.52-02		VEHICLE FUEL	\$ 200	\$ -	\$ -	\$ 200	0%
645-6450-552.52-15		TAXABLE UNIFORM	\$ 250	\$ -	\$ -	\$ 250	0%
645-6450-552.54-00		BOOKS,PUBS,SUBS & MEMBSHP	\$ 1,295	\$ 175	\$ 175	\$ 1,120	14%
645-6450-552.55-00		TRAINING	\$ 6,975	\$ 2,870	\$ 2,870	\$ 4,105	41%
645-6450-552.61-00		LAND	\$ 400,000	\$ -	\$ -	\$ 400,000	0%
645-6450-552.62-00		BUILDINGS	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.63-00		OTHER IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.64-00	C/O EQUIPMENT & MACHINERY	\$ -	\$ -	\$ -	\$ -	0%	
		SUB TOTAL	\$ 1,270,837	\$ 328,280	\$ 328,280	\$ 942,557	\$ 0
645-6450-552.82-00	Grant Its & Aids	AID TO PRIVATE ORGANIZ.	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.82-03		BUS/INDUSTRY DEV / SPECIAL EVENT SPONSOR	\$ -	\$ -	\$ -	\$ -	0%
		SUB TOTAL	\$ -	\$ -	\$ -	\$ -	#DIV/0!
645-6450-552.99-00	Capita	CONTINGENCY	\$ -	\$ -	\$ -	\$ -	0%
645-6450-581.91-30		INTERGOVERNMENTAL TRANSFERS / CAPITAL	\$ 962,845	\$ 962,845	\$ 962,845	\$ -	\$ -
		SUB TOTAL	\$ 962,845	\$ 962,845	\$ 962,845	\$ -	\$ -
TOTAL EXPENDITURES AND BALANCE		\$ 2,391,464	\$ 1,351,540	\$ 1,351,540	\$ 1,039,924	57%	
Total EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURES			\$ 537,450	\$ 537,450			

Account	Budgeted FY 25/26	Actual Oct 1-Apr 28	Balance
Prior Year Fund Bal	\$86,161	\$0	\$86,161
Osceola County	\$1,370,554	\$1,370,554	\$0
Operating Interest	\$95,644	\$78,261	\$17,383
Rents	\$18,000	\$0	\$18,000
Interfund Transfer	\$821,105	\$440,175	\$380,930
TOTAL	\$2,391,464	\$1,888,990	\$502,474

Account	Budgeted FY 25/26	Actual Oct 1-Apr 28	Balance
Personnel	\$157,782	\$60,415	\$97,367
Operating	\$870,837	\$328,280	\$542,557
Cap Outlay/Grants	\$400,000	\$0	\$400,000
Transfers - Cap Proj	\$962,845	\$962,845	\$0
TOTAL	\$2,391,464	\$1,351,540	\$1,039,924



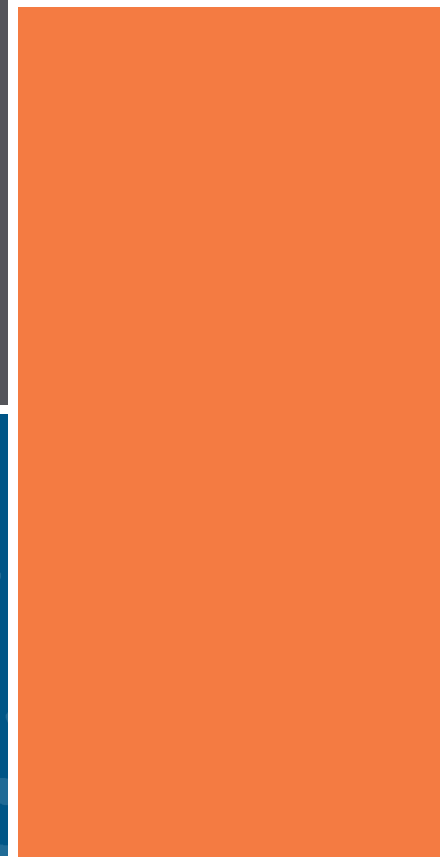
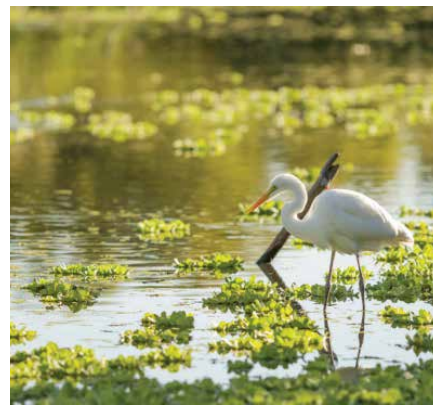
Capital Project List Status Updates

as of May 2026

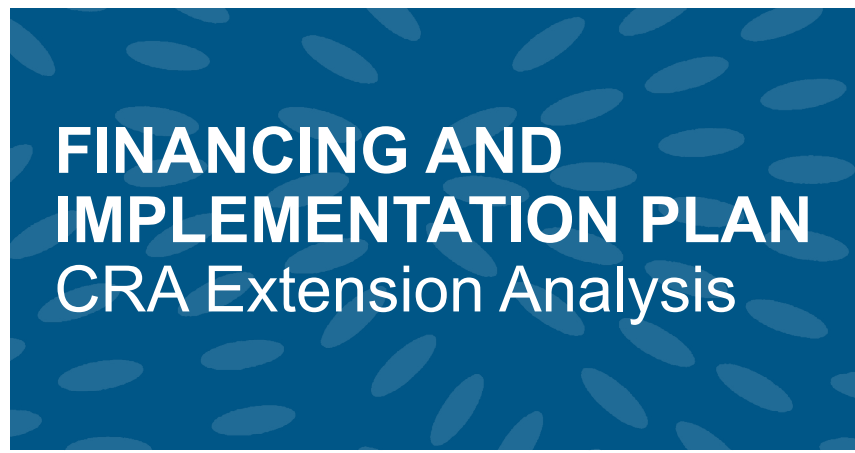
Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	P3 Mixed Use Project w Public parking	Sale/lease conversion of city-owned property for commercial mixed-use project including public parking to be located west of city hall			Budget allocation approved and RFP drafted. 2 parcels where community garden is located were removed from RFP. Pending Board direction on the composition of proposed commercial development. 3 city-owned houses were approved as surplus property at 5/9/24 CC meeting and planned for demolition. Demo permits have been drafted. On 6/20/2024, Board direction was to develop a mix-used space. 11/18/2024- RFP closed on 10/31/2024. RFP are currently being reviewed. City owned homes at 803, 807 and 811 Massachusetts Ave were demolished on 11/6/2024 as developer incentive. 1/10/2025 - CRA Board directed staff to reissue RFP. 1/28/2025- RFP is live and the closing date is on 3/27/2025. 4/8/2025- RFP closed on 3/27/2025. The evaluation committee has reviewed and ranked responses. Item is scheduled for April 24, 2025 CRA agenda. 7/14/2025- On April 29, 2025, representatives from the top three ranked companies presented their proposals to the CRA Board. A second special meeting was held on May 13, 2025, during which Atlantic Housing Partners was selected as the top-ranked company for the project, followed by G3 as the second-ranked proposer. 11/24/2025- Staff has been meeting with the proposer on a weekly basis. During the last meeting it was agreed that Atlantic Housing will provide a new schedule. 1/22/2025- Received the latest schedule from Atlantic Housing on January 2. The developer expects to submit final documents by January 30, with anticipated placement on the April 9 City Council agenda for final approvals and execution of the Development Agreement. 3/17/2026- The developer submitted a preliminary review to Community Development and no major issues were observed.
CR2401	Alleyway Improvements	Redevelopment of public alleyways into a walkable and vibrant area by enhancing pedestrian and bicycle connectivity, fostering more engaging interactions with pedestrians, and creating formal and informal gathering spaces within alleys.	\$ 500,000.00	On Hold	Phase I study (data collection, assessment and case studies) completed and presented to CRA Board on 4/18/24. Task authorization was provided by the consultant during the month of July. Staff is working on getting estimates for geotech services. 2/3/2025- Staff met with Wright Pierce for the engineering form for the installation of bollards. 3/31/2025 - Task authorization was requested for Wright Pierce to do the engineering designs. 4/9/2025 - PO issued for Wright Pierce to do the engineering designs. 7/14/2025- Staff has been in ongoing communication with the engineering consultant regarding the design and installation of the bollards. The engineering firm, Wright-Pierce, has determined that the proposed retractable bollards would conflict with existing underground utilities. As a result, they have recommended an alternative type of bollard for consideration. This recommendation is currently under review, with discussions taking place between the consultant and the Chief of Police. 8/17/2025- Project on hold due to budget.

Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	Gateway signage	Development of a comprehensive wayfinding and gateway signage plan.			3/19/2025- PO issued for Gateway design. 8/7/2025- During the board meeting direction was given to have the signs across from each other. One on Kisselback and the other on Veterans Park. Make it work with the current size. Staff is currently working with GAI on this. 9/4/2025- GAI consultants provided The Design Intent Document (DID). City staff will initiate conversations with Kisselback. 1/22/2026- City Attorney to draft a proposed agreement for submission to the landowners. 3/24/2026- The City Attorney provided a draft agreement to staff. Pending signature from Kisselback.
	Wayfinding Signage	Development of a comprehensive wayfinding and gateway signage plan.	\$ 50,000.00		Consultant presented proposed wayfinding. In July, staff received direction to hold on implementing the wayfinding for the archway. 2/6/2025- CRA board directed staff to move forward with this project. 2/12/2025- GAI Consultants provided Design Intent Document (with the sign specs and details). 3/4/2024 - Intake and requisition were submitted. 4/8/2025- Procurement is researching available contractors for creating and installation of wayfinding signs. 7/14/2025- Procurement has identified a fabricator based in South Florida with extensive experience producing wayfinding signage for various agencies. Procurement is currently working with them through their continuing contract with another Florida municipality. for land acquisition. 1/22/2026- The invitation to bid for the wayfinding sign fabrication and installation services has been officially posted. Once the bids are received, we will move into the evaluation phase, ensuring that all submissions meet our project requirements and budget. The due date of the bid is on 2/19/2026. 3/24/2026- Staff is currently working with procurement to to issue requests for quotes for sign types B, C and D. 4/2/2026 - During the CRA meeting on April 2, 2026, staff presented cost estimates for Signs B, C, and D. The CRA Board directed staff to proceed with the lowest bidder. Also, During the CRA Board meeting, staff presented potential locations for electronic pedestrian kiosks. The Board also proposed locations for static pedestrian kiosks.

Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	CRA Extension	Extension of county contribution to CRA for additional 10 years (2041)			Proposed extension and financing plan presented and approved for transmittal to County at 4/18/24 Board meeting. On 5/16/2024 staff sent the information to the County. On 6/10/2024 the County provided comments. Staff is working to address those comments. 11/18/2024- Staff met with Osceola County administration; additional comments were provided requesting: Reduction in Funding for Community Policing, Detailed Scope of Work and Timelines for Projects, Updated Gant Chart for All Projects, and Additional Funding Allocations towards projects. Updated extension analysis document has been provided and pending review. 4/8/2025- City Council and County Commission met on 3/20/2025 to discuss extension. County provided comments including wanting larger projects and projects tied to existing or planned County projects. Staff is updating request. 10/3/2025- The County requested some additional information. Staff is currently working to obtain the information. 3/17/2026 – Staff is continuing to review and update the extension analysis to reflect the current budget and active projects. 4/28/2026 - Final changes to the extension analysis were done to be presented to the CRA board on 5/7/2026. Additionally, a meeting is schedule with the County on May 4, 2026.
	Public Arts	Entertainment District Signs			At the October 2, 2025 CRA Board meeting, board members directed staff to explore a signage option. Staff is currently working with procurement in this project. 1/22/2026- Received a proposal from GAI for the design and development of a mock-up. The project is planned in two phases, with schematic design targeted for completion in April 2026, followed by detailed design and implementation with a target completion of June 2026. 2/5/2026- Consensus was to pause moving forward with GAI at this time and request that staff bring options demonstrating what can be produced in-house, including mockups, for review at an upcoming special meeting. The CRA emphasized prioritizing a cost-effective, timely solution while maintaining consistency with City branding. - 3/17/2026- Public Works is working with procurement to purchase the equipment needed to fabricate the signs.
		Utility Boxes	\$20,000	40%	The CRA is in the beginning stages of its utility boxes wrap project. There were over 15 utility boxes identified within the US1-92 CRA corridor, and after obtaining instructions from the Florida Department of Transportation. 1/17/2025- the CRA is analyzing possible collaborations to identify artists that will be participating in the design of the project, and preparing the guideliness for this program. 4/7/2025- Staff is currently finishing the program guideliness. 7/14/2025- The program is scheduled to begin with the start of the new school year. 8/21/2025- Recreation advisory committee committee, unanimously agreed to participate in this project. They will be the committee selcting the artwork. 11/18/2025- Staff is currently working in obtaining accurate costs for this project as well as analyzing the lifespan of the materials. 11/25/2025- The Florida Department of Transportation (FDOT) has been reviewing policies related to decorative crosswalks and other similar treatments including signal cabinet wraps. As a result, the program is currently on hold due to a temporary moratorium placed by the FDOT.



2026



FINANCING AND IMPLEMENTATION PLAN CRA Extension Analysis




St. Cloud
FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN · CENTRAL · GATEWAY

OFFICE OF THE CRA
1300 9th Street
St. Cloud, FL 34769
Phone: 407-957-7458
www.st.cloudfl.gov/CRA



THE MISSION



The mission for the CRA is to generate new development, foster revitalization, and garner community investment-spurring private development and municipal improvements to enhance the overall quality of life in St. Cloud.

The St. Cloud Community Redevelopment Agency (CRA) was established in 2005 with the signing of an interlocal agreement between the City of St. Cloud, FL (“City”) and Osceola County. The Agency encompasses an area of slightly over 704 acres, representing approximately 3% of the City’s overall area.

When established, the assessed value within the CRA boundaries was \$148,563,458. As of 2025, our taxable value is 329,811,273, a 9% increase over the previous year, and **over \$181 million dollars in increased value over the life of the CRA.**

OUR BRAND STORY

Whether St. Cloud is your hometown, where life led you, or a home for your business, one thing is certain—it’s at the center of it all. With theme parks, major metropolitan areas and rapidly expanding cities surrounding its borders, St. Cloud is the heart of Central Florida, and it’s that heart that makes it like no other place.

From the moment you cross the city limits, you are enveloped in hometown pride. Festivals and events fill the picturesque lakefront and historic downtown streets, inspiring a tradition of close-knit connections and community. That sense of togetherness can be found in every corner of our city, remaining true to the authentic nature and spirit of life in St. Cloud in the midst of growth and new opportunities. For businesses looking to put down roots, St. Cloud means a prime location with the resources and amenities needed to drive growth.

Here, established businesses share walls with up-and-comers and value community over competition—it’s just our nature. For a young family, it means a safe neighborhood and a big backyard for growing kids. A short drive from everything yet tucked away from the bustle of city life, it’s where your heart can call home.



THE CRA'S ECONOMIC IMPACT

The extension of the City of St. Cloud's Community Redevelopment Agency (CRA) presents a strategic opportunity for Osceola County to continue benefiting from measurable, long-term gains in taxable value and economic vitality (see Appendix A for the St. Cloud CRA Master Plan Implementation Matrix 2026 Updates). The following points outline how this extension serves as a direct return on investment (ROI) for the County:

1. Proven Return on Investment (ROI)

- Strategic CRA grants have led to substantial increases in property values.
- An example of the ROI from CRA funding can be seen in the façade grant program, which for \$781,151 CRA funding has seen a taxable value increase of \$13,8301,219.00 for properties that participated in the grant program (see Appendix B).

2. Value Creation Through Targeted Redevelopment

- Modest public investments often under \$15,000 catalyze significant commercial upgrades.
- These upgrades have revitalized under performing properties and encouraged adjacent private investment.

3. Boost in Ad Valorem Tax Revenue

- Redeveloped properties contribute substantially more in annual property taxes.

4. Private Sector Multiplier Effect

- Public CRA dollars often leverage private investments, further amplifying taxable value increases.
- This multiplier effect spreads beyond CRA boundaries into the greater County economy.

5. Long-Term Fiscal Sustainability

- Without CRA support, many properties would likely remain stagnant, underdeveloped, or undervalued.
- Continued CRA activity ensures that properties remain on a growth trajectory.

6. County-CRA Alignment for Future Gains

- The County's share of increased ad valorem revenue can be realized now in increase taxable value and high value infrastructure projects (referenced on page 6).
- Extending the CRA maximizes property value growth during peak years, ensuring even greater future County revenue.

THE VALUE OF CRA'S

1. Substantial Growth in Taxable Value

Since its inception, the CRA has successfully increased taxable property values. For instance:

- In 2005, the CRA's taxable value was \$148.6 million.
- By 2006, this had jumped to \$194.6 million, resulting in a TIF increment of over \$46 million — in just one year.
- The taxable value for the CRA has increased 122% from the St. Cloud's CRA base year to 2025.

2. CRA as a High-Yield Investment Tool

- Over the past five years, the City of St. Cloud has recorded a cumulative increase of approximately 1,320,039 square feet in new commercial construction, valued at \$249M cumulatively. Given that the Community Redevelopment Area (CRA) encompasses roughly 3% of the city's geographic footprint and includes several primary commercial corridors, it is reasonable to attribute a portion of this growth to the catalytic impact of CRA-funded infrastructure improvements, façade enhancements, and strategic reinvestment initiatives. This correlation suggests that CRA activity has supported a favorable environment for private-sector development and commercial expansion.

3. Financial Impact

- The actual financial return to the County consistently includes increasing property values in the CRA.
- The taxable value of the CRA has increased more than \$181M dollars over the life of the CRA. Based on Osceola County's millage rate of 8.2308 mills (in previous years), approximately \$2,050,479 in ad valorem revenue was generated from the estimated \$249 million for the past 5 years in new commercial construction valuation to the County.

4. Mutual Fiscal Growth

- Without the CRA focus on redevelopment in the district, the property values in the CRA may not increase at the same rate as the County, as was the case before the CRA was created. Downtowns in more suburban environments can be more susceptible to neglect as new development in greenfield areas can typically occur more easily. This leaves downtowns more vulnerable to disinterest and decreased customer traffic if there is not a focus by an organization to provide investment and vibrancy.

5. Improved Economic Opportunity and Security

- There are currently 576 active BTRs in CRA, which represents a quarter of the businesses in the entire city.
- In 2024 there were 219 code violations compared to 326 referenced in the Finding of Necessity 2023—a 33% decrease!

ADVANCING LARGER PROJECTS THROUGH CITY-CRA COLLABORATION

In response to Osceola County's recommendation for more impactful redevelopment efforts, the City of St. Cloud has actively aligned with its Community Redevelopment Agency (CRA) to deliver larger, capital-intensive projects that benefit both the CRA district and the broader community. This collaboration reflects the City's commitment to meaningful, high-return redevelopment that supports infrastructure, safety, and economic vitality. Recent and upcoming projects reflect the shift toward larger, infrastructure-focused investments:

Past Successful Larg-Scale Projects:

- **Downtown Revitalization Project (\$4.5M)** : Launched in 2017, is a multi-phase initiative aimed at addressing infrastructure deficiencies and revitalizing the City's downtown corridors to support economic growth and community engagement. Beginning with Phase I on New York Avenue (completed in 2018), the project introduced significant upgrades to infrastructure, streetscapes, and pedestrian amenities, helping to increase property values and stimulate private investment. Phase II, completed in 2023 and focused on Pennsylvania Avenue, expanded these improvements with major water and sewer upgrades, enhanced sidewalks, decorative lighting, and streetscape enhancements. Collectively, these efforts have reactivated the downtown district, attracting new businesses, increasing activity and events, and transforming the area into a vibrant destination for residents and visitors.

- **US 192/SR 500 Irrigation Project** This project was completed to enhance the City’s major arterial corridor through a Florida Department of Transportation grant focused on landscaping improvements along Highway 192. To protect and extend this investment, the CRA contributed \$500,000 to install a comprehensive irrigation system supporting long-term beautification. The project also included roadway repairs, widening, maintenance, and related improvements, helping ensure the corridor remains an attractive and sustainable gateway for the City of St. Cloud.
- **Florida Ave. multi-use trail** : \$2.53M investment in the construction of the Florida Avenue multi-use trail, an 8-foot-wide paved pedestrian and bicycle path completed in June 2024 that connects the downtown district to Lakefront Park, enhancing safety, walkability, and connectivity while providing a scenic, shaded route between key destinations

Past Successful Small-Scale Projects:

- Provided technical support for the establishment of a Downtown Entertainment District.
- Coordinated with Economic Development to support downtown businesses during streetscape construction through targeted marketing assistance.
- Funding code officers in years 2022 and 2023; leading to 33% decrease in code violations CRA-wide.
- In 2020, the CRA hosted two Culinary Bicycle Tours that promoted safe outdoor activity while showcasing more than 12 local restaurants. The events were highly successful, earning the City of St. Cloud a Bronze Award from the International Economic Development Council and helping to increase visibility, pedestrian activity, and community engagement within the downtown area.

Upcoming and Future Projects:

- \$6.25M for P3 Downtown Parking/Mixed Use Project
- CRA Alleyway Improvements
- Purchase of portions of 1118 13th St. and New York Ave.
- The Wayfinding and Gateway Signage Project is an ongoing initiative supporting downtown streetscape improvements in the City of St. Cloud. The project includes the design and planned installation of a comprehensive wayfinding system with updated vehicular, pedestrian, and kiosk signage, along with gateway features to enhance visibility and navigation within the historic downtown.

Projects Funded by the City with none CRA Funds:

- **Michigan Avenue Pedestrian Improvements:** This project enhances pedestrian and bicyclist safety along Michigan Avenue from 10th Street to 19th Street through targeted crosswalk upgrades, signage, texture crossings, and traffic-calming measures, improving multimodal connectivity and providing regional benefit within and beyond the CRA.
- **Minnesota Parking Lot:** Design and construction of a new parking facility at 10th Street and Minnesota Avenue will increase accessibility and support downtown business activity and special events.

-
- **Stormwater Improvements – Area #3:** This project is currently advancing through the environmental assessment phase required to initiate design and construction. The scope includes stormwater system improvements along 10th Street, Alabama Avenue, and Louisiana Avenue to address drainage deficiencies and improve infrastructure resiliency within the CRA.
 - **US 192 Improvements:** A multi-phase corridor revitalization effort aimed at transforming a major commercial gateway. This project includes upgrades to pedestrian mobility, lighting, signage, and most notably, landscape improvements along the commercial frontages of US 192. These enhancements will reflect the City’s newly adopted commercial design standards, promoting visual consistency, placemaking, and a high-quality built environment that supports business attraction and reinvestment.

New Strategic Initiatives for Redevelopment:

- **Medical Arts Campus (MAC) Overlay Implementation:** Based on the overlay and design study currently in planning, the City is collaborating with the CRA on early-stage infrastructure planning, zoning code updates, and potential investments in master stormwater systems. These improvements will lay the foundation for dense, urban mixed-use medical development—supporting employment, innovation, and high-value land use.
- **Targeted Property Acquisitions along US 192:** The City is pursuing select underutilized parcels to support future mixed-use redevelopment, including structured parking, retail, office, and medical uses. Current discussions involve portions of 1118 13th Street and New York Avenue, a key gateway to the Central Business District. These efforts are intended to strengthen the tax base and support long-term economic reinvestment.

Community Redevelopment Agency and Public Works Department Partnership

The strategic partnership between the Community Redevelopment Agency (CRA) and the City's Public Works Department has played a pivotal role in transforming key areas of our community through coordinated infrastructure investments with the CRA's assistance in planning and even funding in some cases. By aligning redevelopment objectives with essential public infrastructure upgrades, this collaboration ensures that improvements are not only functional but also contribute to long-term economic vitality and urban revitalization.

This joint effort has enabled the successful implementation of multiple infrastructure projects, including upgraded roadways, enhanced stormwater systems, pedestrian-friendly streetscapes, and modernized utilities. These projects have directly supported the CRA's mission to create a more livable, attractive, and economically competitive environment. By improving the physical foundation of redevelopment areas, the partnership has made targeted sites more appealing for private investment and new development.

One of the most significant benefits of this collaboration is its impact on economic development and business recruitment. Infrastructure improvements serve as catalysts for growth by addressing longstanding deficiencies and making redevelopment sites shovel-ready. These enhancements reduce development risk and signal to potential investors that the city is committed to long-term growth and revitalization. As a result, the area has seen increased interest from commercial developers, retail operators, and other businesses seeking locations that offer both community appeal and modern infrastructure.

Moreover, the synergy between CRA and Public Works ensures that projects are delivered efficiently and with lasting value. Together, the departments have streamlined project timelines, maximized funding sources, and prioritized community engagement, ensuring that infrastructure improvements reflect local needs and support inclusive development.

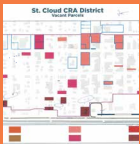
The partnership between the Community Redevelopment Agency and the Public Works Department has been instrumental in fostering a strong foundation for redevelopment. It exemplifies how interdepartmental collaboration can drive economic development, enhance quality of life, and create a welcoming environment for new businesses and development opportunities.

City Public Works projects completed in the CRA included:

- SW1006 – Installation of a sidewalk along 10th Street from AZ to Columbia (\$48K).
- ST1504 – Upgraded the traffic signals along US192 to mast arms (\$361K). PW1504 – Purchase of the lot at the SE corner of MA and 10th (\$200K).
- SW1604 – Installation of pipes on 10th Street from MA to KY (\$185K).
- PW1705 – Evaluated the purchase and relocation of the VFW (\$24K).
- **Downtown Revitalization Phase 1 –**
 - PW1707 – Update the streetscape, drainage, and other infrastructure (\$3.04M).
 - WA1710 - Update the downtown water infrastructure (\$993K).
 - SW1703 - Update the downtown stormwater infrastructure (\$566K).
 - ST1703 - Update the downtown sidewalk infrastructure (\$179K).
 - SW1794 – Install stormwater pipes along 10th Street from NY-PA (\$55K).
- SW1794 – Install stormwater pipes along 10th Street from NY-PA (\$55K).
- **Downtown Revitalization Phase 2 –** PW2000 – Update the streetscape, drainage, and other infrastructure (\$11.78M).
- PW2202 - Purchase of the lot at the NW corner of OH and 10th (\$457k).
- ST2309 – Upgrade the FDOT ped signals to mast arms (\$224K).
- PW2501 – Final design is under review, with construction anticipated to begin in early 2026; estimated project cost is \$818,000.

DOWNTOWN / CBD

A



PROPERTY ACQUISITION

B



P3 MIXED-USE WITH PUBLIC OPPORTUNITY SITE

C



PARKING IMPROVEMENTS

D



ALLEY BEUTIFICATION IMPROVEMENTS

E



HISTORIC PRESERVATION

F



WAYFINDING AND GATEWAY SIGNAGE

G



PUBLIC ART AND PLACEMAKING INITIATIVES

GATEWAY & DISTRICT WIDE

H

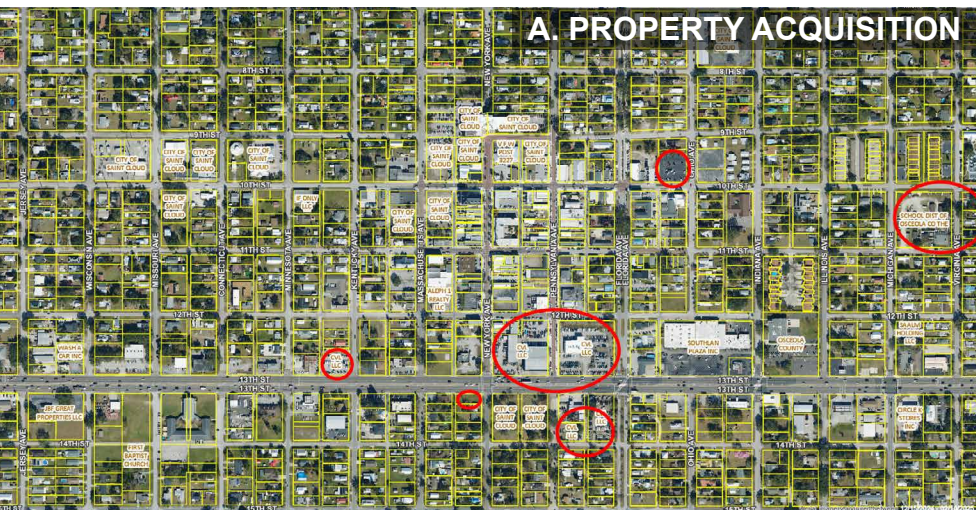


US 192 IMPROVEMENTS

I



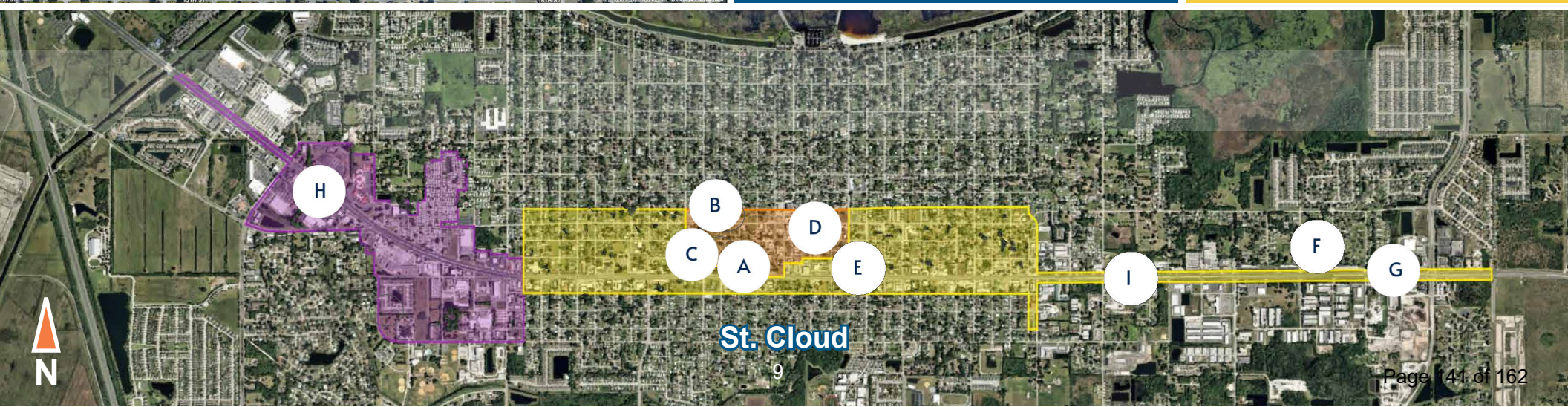
DISTRICT WIDE IMPROVEMENTS



CRA PROJECT MAP

- DOWNTOWN DISTRICT / CBD
- CENTRAL DISTRICT
- GATEWAY DISTRICT

St. Cloud
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COMMUNITY REDEVELOPMENT AGENCY
CRA
DOWNTOWN • CENTRAL • GATEWAY



A PROPERTY ACQUISITION

Planning: FY 2025-2027
Implementation: FY 2028-2041

The CRA has purchased 900 Ohio Ave. and is in discussions to purchase several others including: 10th Street & Virginia Ave., 1118 13th Street, 1200 13th Street, 1500 13th Street, Parcel# 01-26-30-0001-0244-0050, 1301 13th Street, 1001 Virginia Avenue, and 1022 Virginia Avenue. The CRA is also leasing the property on 10th Street and Ohio Avenue as overflow parking for downtown businesses employees and customers. The CRA will continue property acquisition efforts to control key sites and assemble development sites in key target areas of 13th Street, the Central Business District, and Medical Arts Campus (MAC) and near properties owned by the CRA, City, or other public entities. During the Planning stages, the CRA will identify key sites and target areas for acquisition and during Implementation the CRA will purchase those sites, which the CRA recognizes will take some time.

CRA REDEVELOPMENT PLAN REFERENCE: H.5. Evaluate purchase of key parcels for redevelopment and disposition by the CRA.

B P3 MIXED-USE WITH PUBLIC OPPORTUNITY SITE

Planning: FY 2023-2026
Construction: FY 2026- 2028

This project is a collaboration between the City, CRA and private developer to create a vibrant mixed-use development that combines residential, commercial, and public spaces with a dedicated public parking component. The goal is to enhance the Central Business District, support local businesses, and meet growing community needs for housing and parking.

SCOPE OF WORK:

1. Contract Negotiation:

- Establish clear roles, responsibilities, and financial contributions of both public and private partners.
- Define terms for revenue sharing, maintenance responsibilities, and ownership of the public parking structure.
- Ensure legal compliance and alignment with city objectives, such as affordable housing quotas, sustainable design standards, or local business incentives.

2. Design Phase:

- Collaborate with architects and urban planners to design a development that integrates well with the surrounding neighborhood and meets the needs of residents, businesses, and visitors.

- Include sustainable features, accessible public spaces, and aesthetically pleasing design elements that enhance the area's appeal.
- Designate a portion of the project footprint for public parking, ensuring convenient access and sufficient capacity.

3. Permitting and Development Review:

- Coordinate with city planning, zoning, and regulatory departments to expedite permitting and meet all code requirements.
- Conduct environmental, traffic, and impact studies to assess the development's influence on the community. Engage with local stakeholders to address concerns and gather feedback for design adjustments, as necessary.

4. Construction Phase:

- Oversee construction to ensure project timelines, budget constraints, and quality standards are met.
- Implement safety protocols, manage disruptions to nearby businesses or residents, and communicate progress to the public.
- Coordinate with both public and private teams to ensure the parking component is completed and accessible at an appropriate project stage.

Expected Outcomes:

- Successful delivery of a mixed-use development that offers housing, retail, and public amenities.
- Increased Central Business District foot traffic and support for local businesses.
- Ample public parking to ease congestion and improve accessibility.
- Strengthened public-private relationship, showcasing a model for future partnerships in the community.

The process will be repeated with additional opportunity sites.

CRA REDEVELOPMENT PLAN REFERENCE:

- A.2. Pursue a public/private development or redevelopment opportunity as a major project in the CRA area to build interest, increase revenues and create additional business activities.
- E. Balance all modes of transportation by improving multimodal access, safety, parking and transit options.
- E.5. Phase structured parking replacement on existing or new surface parking lots to accommodate additional development density.
- G. Reinforce the downtown land use with additional mixed use, housing, retail and cultural/civic uses.

C PARKING IMPROVEMENTS SURFACE, ON-STREET, & STRUCTURED

Planning: FY 2023-2027
Construction: FY 2028-FY2032

The Downtown St. Cloud Parking Improvements project is a long-term initiative aimed at enhancing parking capacity through a combination of new surface lots, on-street spaces, and a structured parking facility. This phased project will address immediate parking needs and accommodate future growth in the Central Business District, supporting local businesses, residents, and visitors.

Project Timeline (2023–2032):

- 2023-2024: Planning and Site Identification
- Q1-Q2 2023: Conduct needs assessment and parking demand study to identify high-demand areas and potential sites for parking improvements.
- Q3-Q4 2023: Engage with community stakeholders, including local businesses and residents, to gather input on parking needs and locations.
- Q1-Q2 2024: Identify potential sites for surface lots, on-street spaces, and structured parking. Begin discussions with property owners for possible acquisitions or partnerships.
- Q3 2024: Finalize site selections and initiate the process for site acquisition, securing city-owned or privately-owned parcels.

2025-2026: Cost Allocation and Funding

- Q1 2025: Develop detailed cost estimates for each project component (surface, on-street, and structured parking).
- Q2-Q4 2025: Identify funding sources, including city budgets, grants, and public-private partnerships. Develop revenue generation plans, such as metered or permit parking for the structured facility.
- Q1 2026: Approve and allocate funding for initial phases, starting with surface and on-street improvements.

2026-2027: Design Phase

- Q2-Q4 2026: Collaborate with architects and urban planners to develop design concepts for surface lots, on-street spaces, and structured parking. Include sustainable design elements and ensure alignment with downtown aesthetics.
- Q1-Q2 2027: Conduct community reviews and finalize design plans, incorporating feedback from stakeholders.
- Q3 2027: Finalize construction-ready designs and prepare for permitting.
- 2027-2028: Permitting, Rezoning, and Development Review
- Q4 2027: Submit designs for permitting and begin rezoning processes if required.
- Q1-Q2 2028: Navigate permitting, rezoning, and development review with city planning and regulatory departments.

- Q3-Q4 2028: Obtain all necessary permits and approvals to proceed with construction.

2029-2031: Construction Phase

- Q1 2029: Begin construction on surface lots and on-street parking improvements.
- Q1-Q4 2029: Complete construction of surface lots and on-street improvements. Ensure accessible and safe parking options are in place while minimizing disruptions to the downtown area.
- Q1-Q4 2030: Begin construction on the structured parking facility, prioritizing efficient workflows and safety.
- Q1-Q4 2031: Complete structured parking facility and conduct final inspections to ensure compliance with all codes and design standards.

2032: Project Close-Out and Evaluation

- Q1 2032: Complete final inspections, finalize operational plans, and open all new parking facilities to the public.
- Q2 2032: Evaluate project outcomes, including parking usage, revenue generation, and community feedback.
- Q3-Q4 2032: Prepare a project report documenting lessons learned and provide recommendations for future parking improvements or expansions as needed.

The process will be repeated with other sites for public parking opportunities.

CRA REDEVELOPMENT PLAN REFERENCE:

- E. Balance all modes of transportation by improving multimodal access, safety, parking and transit options.
- E.4. Develop an overall downtown parking strategy.
- G. Reinforce the downtown land use with additional mixed use, housing, retail and cultural/civic uses.

DALLEY BEAUTIFICATION IMPROVEMENTS

Planning: FY 2024-2025

Construction: FY 2028-2041 (phased)

The Alleyway Renaissance project seeks to transform selected alleys in the Central Business District into vibrant, safe, and functional pedestrian spaces that foster economic activity, enhance aesthetics, and provide new public gathering areas. Key elements of this transformation will include new paving, lighting, public art, landscaping, and close coordination with engineering and utility stakeholders to ensure safe and efficient project execution.

SCOPE OF WORK:

2024-2026: Planning Phase – Feasibility Study and Stakeholder Coordination

- Q1-Q4 2024: Conduct a feasibility study to assess potential alleys for beautification, analyzing factors like pedestrian traffic, connectivity, and current conditions. Develop preliminary concepts for transforming the selected alleys.
- Q1-Q2 2025: Identify and coordinate with key stakeholders, including the engineering department, utility companies, downtown businesses, property owners, and local organizations, to determine project needs and address initial concerns.
- Q3-Q4 2025: Establish roles and responsibilities for each stakeholder, addressing necessary utility adjustments, engineering assessments, and design considerations to accommodate the beautification plans.
- Q1-Q2 2026: Present findings to community stakeholders and city leadership, incorporating feedback to refine project goals and scope.

2026-2027: Cost Allocation and Funding

- Q3-Q4 2026: Develop detailed cost estimates for each project phase, including design, construction, landscaping, utility adjustments, and public art installations.
- Q1-Q3 2027: Identify additional potential funding sources as necessary, such as city allocations, grants, sponsorships, and possible partnerships with local businesses or organizations.
- Q4 2027: Finalize funding allocation and budget approval, securing financial resources for the design phase.

2026-2027: Cost Allocation and Funding

- Q1-Q4 2028: Collaborate with urban designers, landscape architects, engineers, and artists to develop comprehensive design concepts. Focus on elements such as paving, lighting, signage, seating, landscaping, and potential space for outdoor events or installations.
- Q1-Q2 2029: Conduct community workshops and meetings to gather input on design features, ensuring alignment with downtown aesthetics and functionality.

- Q3-Q4 2029: Finalize design plans, incorporating stakeholder feedback and engineering evaluations to address structural and safety requirements.
- Q1 2030: Prepare construction-ready designs and specifications, with engineering oversight, for permitting and review.

2030-2031: Permitting, Rezoning, and Development Review

- Q2-Q4 2030: Submit design and construction plans for permitting, including engineering evaluations and safety assessments. Work with city planning, zoning, and regulatory departments to navigate permitting and rezoning processes.
- Q1-Q2 2031: Complete the development review and address any compliance issues. Obtain all necessary approvals to proceed with construction.

2031-2035: Construction Administration

- Q3-Q4 2031: Begin construction, prioritizing any necessary engineering and utility adjustments to ensure safety and minimal disruptions.
- 2022-2033: Execute initial phases of alleyway beautification, including paving, lighting, and landscaping installations, with oversight from engineering teams to maintain project standards.
- 2034-2035: Complete final touches, including public art installations, signage, and amenities like benches and seating areas. Conduct thorough inspections and quality assurance with engineering involvement to ensure durability and safety.

2036-2041: Project Close-Out, Activation, and Evaluation

- Q1-Q2 2036: Open the revitalized alleys to the public, incorporating events and community activities to encourage public use.
- Q3-Q4 2036: Assess initial community and business feedback on the alleyway improvements and make any minor adjustments.
- 2037-2041: Evaluate long-term impacts on downtown pedestrian traffic, local business growth, and community use. Compile lessons learned, with engineering input, for potential expansion or future phases in other areas of downtown.

EXPECTED OUTCOMES:

- Transformation of selected alleys into attractive, functional, and pedestrian-friendly spaces, contributing to a more vibrant downtown.
- Improved safety, accessibility, and aesthetic appeal, encouraging foot traffic and supporting local businesses.
- Enhanced public space with art and seating, creating community gathering spots and supporting downtown's growth as a cultural destination. Engineering's involvement ensures structural integrity, long-term durability, and compliance with safety standards.

CRA REDEVELOPMENT PLAN REFERENCE:

- G. Reinforce the downtown land use with additional mixed use, housing, retail and cultural/civic uses.

CRA PROJECT DESCRIPTIONS & SCHEDULES

CENTRAL DISTRICT

E HISTORIC PRESERVATION

Implementation: FY 2023-2041

The Central Business District includes a number of historic structures that contribute to the area's identity and economic character. The CRA has previously supported improvements to select historic properties, including VFW Post 3227, the Chapman Property, and the Peoples Bank building. Going forward, the CRA may continue to support historic preservation efforts through coordination with redevelopment activities and adherence to adopted design standards, with the intent of maintaining property values and supporting long-term stability within the district.

CRA REDEVELOPMENT PLAN REFERENCE: H. Reinforce Main Street character through rehabilitation and redevelopment of key downtown buildings, lots and intersections.

The project is now transitioning into the procurement phase, during which a qualified sign manufacturing firm will be selected to develop construction documents, fabricate the signage, and oversee installation.

The project scope has also been expanded to include a prominent gateway sign that will serve as a key entrance feature welcoming visitors to downtown. The design concept has been received and staff are working to secure the site and advance the project toward implementation.

CRA REDEVELOPMENT PLAN REFERENCE: Item B. Strengthen the CRA gateways and entrance corridors with building, coordinated signage and streetscapes that...define experience...and passage through St. Cloud.

Item J.1. Develop and implement a wayfinding plan consistent with adopted design guidelines to create signage that will direct the public to specific CRA area and City destinations.

To further reinforce the district's identity and improve wayfinding, the CRA is exploring the installation of signage that will clearly define the boundaries of the Entertainment District while enhancing the overall sense of place.

The CRA has also developed the St. Cloud Art on a Box Program, a public art initiative designed to feature artwork from local high school students on utility boxes along the US-192 corridor. The program is currently on hold due to a temporary moratorium issued by the Florida Department of Transportation (FDOT) while the agency reviews policies related to decorative treatments within the public right-of-way. The CRA will continue to monitor FDOT guidance and evaluate opportunities to move forward once approvals allow.

CRA REDEVELOPMENT PLAN REFERENCE: Item B. Strengthen the CRA gateways and entrance corridors with building, coordinated signage and streetscapes that...define experience...and passage through St. Cloud.

F WAYFINDING AND GATEWAY SIGNAGE

Planning: FY 2024-2025

Implementation: FY 2026-2028

The St. Cloud Community Redevelopment Agency (CRA), in partnership with the City of St. Cloud, is advancing a comprehensive upgrade to the downtown wayfinding signage system as part of ongoing streetscape improvements in the historic downtown district.

The CRA has completed and approved the design for a modernized wayfinding program that improves navigation and visibility of key destinations, including public parking, public facilities, historic sites, landmarks, and other points of interest. The updated system includes vehicular, pedestrian, and kiosk signage designed to enhance visitor experience and strengthen district identity.

G PUBLIC ART AND PLACEMAKING INITIATIVES

Planning: FY 2029-2030

Implementation: FY 2031-2041

The CRA continues to support placemaking and beautification initiatives that enhance the identity and visitor experience of Downtown St. Cloud. Current efforts are focused on strengthening the Downtown Entertainment District and identifying opportunities for visual enhancements that complement the district's walkable and vibrant character.

Downtown St. Cloud's Entertainment District provides a lively destination where visitors can enjoy shopping, dining, and entertainment within the charm of the City's historic downtown. Features such as brick streets, wide sidewalks, landscaping, and decorative lighting create an inviting atmosphere for residents and visitors throughout the day and evening. Through the district's open-container program, guests may purchase designated cups from participating establishments and enjoy beverages while strolling throughout the district.

GATEWAY DISTRICT

H US 192 IMPROVEMENTS

Planning: FY 2035-2037

Construction: FY 2028-2041

The US 192/13th Street corridor is a major thoroughfare within the Community Redevelopment Area (CRA) and the City of St. Cloud, serving as a vital connector for residents, businesses, and visitors. This project aims to enhance the visual environment of the corridor through improvements to the commercial areas along US 192. The project seeks to create an aesthetically pleasing roadway that promotes economic activity and enhances community pride.

A multi-phase corridor revitalization effort aimed at transforming a major commercial gateway. This project includes upgrades to pedestrian mobility, lighting, signage, and most notably, landscape improvements along the commercial frontages of US 192. These enhancements will reflect the City's newly adopted commercial design standards, promoting visual consistency, placemaking, and a high-quality built environment that supports business attraction and reinvestment.

GATEWAY DISTRICT

1. Additional Road Improvements (Potential):

- Sidewalks and Bike Lanes: Evaluate the feasibility of adding or upgrading sidewalks and bike lanes to improve pedestrian and cyclist safety and accessibility along the corridor.
- Traffic Calming Measures: Investigate the implementation of traffic calming features such as speed bumps, raised crosswalks, or curb extensions to enhance safety for pedestrians and cyclists.
- Wayfinding Signage: Develop and install wayfinding signage to help direct traffic to key destinations and enhance the overall user experience along the corridor.

2. Community Engagement:

- Conduct public outreach and workshops to gather input from residents and stakeholders on the desired landscaping features and additional improvements.
- Collaborate with local businesses and organizations to foster a sense of ownership and investment in the improvements.

Estimated Timeline (2028-2041)

PROJECT PHASES:

1. Planning (2028-2029)

- Needs Assessment:
 - Perform a comprehensive evaluation of the current conditions along US 192/13th Street, identifying areas for improvement and potential landscaping designs.
- Community Engagement:
 - Host community meetings to solicit input on landscaping designs and additional roadway improvements, ensuring the project reflects community desires.

2. Design Development (2030-2031)

- Detailed Landscape Design:
 - Create detailed landscape designs for the medians, including plant selection, layout, and irrigation plans.
- Engineering Design for Additional Improvements:
- Develop engineering plans for any proposed sidewalk, bike lane, and traffic calming improvements.

3. Permitting and Approvals (2032)

- Obtain Necessary Permits:
 - Submit landscape and engineering plans to the appropriate city and state agencies for permitting and approvals.
- Community Review:
 - Present final designs to the community for feedback before proceeding with construction.
 -

4. Implementation (2033-2041)

- Phase 1: Landscaping Installation (2033)
 - Begin the installation of the landscaping features in the medians, including planting and irrigation setup.
- Phase 2: Additional Road Improvements (2034-2041)
 - Depending on available funding and community priorities, implement additional road improvements such as sidewalks, bike lanes, and traffic calming measures.

OVERALL GOALS:

- Enhance the visual appeal and environmental quality of the US 192/13th Street corridor through thoughtful landscaping and roadway improvements.
- Promote economic development along the corridor by creating a more attractive environment for businesses and visitors.
- Foster community pride and engagement through participatory planning and design processes.

CRA REDEVELOPMENT PLAN REFERENCE:

E. Balance all modes of transportation by improving multimodal access, safety, parking and transit options.
 J. 2. Design and construct streetscape enhancements concurrently with infrastructure repair and replacement within the CRA area.

DISTRICT WIDE

DISTRICT-WIDE IMPROVEMENTS

Planning: FY 2024-2026
Construction: FY 2027-2029

This project supports district-wide improvements within the Community Redevelopment Area (CRA) of St. Cloud, focusing on redevelopment initiatives that enhance quality of life and promote economic growth. Key components include capital investments in infrastructure improvements, building renovations, and residential and commercial property enhancements, along with targeted site redevelopment to attract new businesses, address code compliance issues, and improve ADA accessibility.

PROJECT COMPONENTS:

DISTRICT WIDE

1. Capital Outlay:

- Allocate funds for essential infrastructure upgrades, including roads, sidewalks, and utilities to support redevelopment efforts.
- Identify key areas requiring investment to improve accessibility and connectivity within the district.

2. Building Improvements:

- Focus on renovating and enhancing existing buildings to meet modern standards and improve aesthetics.
- Encourage private property owners to invest in their properties through incentive programs.

3. Special Projects:

- Identify and facilitate specific redevelopment projects, such as motel redevelopment initiatives and affordable housing programs, to address community needs.

4. Redevelopment/Development of Targeted Sites:

- Identify and redevelop targeted sites to attract new commercial industries, providing incentives for businesses to invest in the CRA.
- Work closely with economic development partners to promote available sites and opportunities for new commercial ventures.

5. Remediation of Code Violations:

- Implement specialized programming to address and remediate existing code violations within the CRA, ensuring compliance and enhancing neighborhood aesthetics.
- This includes demolitions of severely deteriorated properties as part of the remediation process to make way for new developments.

OVERALL GOALS:

- Enhance the physical appearance and functionality of the CRA through targeted improvements.
- Foster community engagement and participation in the redevelopment process.
- Stimulate economic growth by attracting new businesses and improving existing ones.
- Create a sustainable and vibrant community that meets the needs of all residents.

CRA REDEVELOPMENT PLAN REFERENCE:

D. 1. Coordinate and focus road improvements on major north-south intersections at 13th Street.

DOWNTOWN / CBD

A



MINNESOTA PARKING LOT

CENTRAL

B



MICHIGAN AVENUE
PEDESTRIAN
IMPROVEMENTS

DISTRICT

C



STORMWATER
IMPROVEMENTS

GATEWAY DISTRICT

D



MAC INFRASTRUCTURE
& IMPROVEMENTS

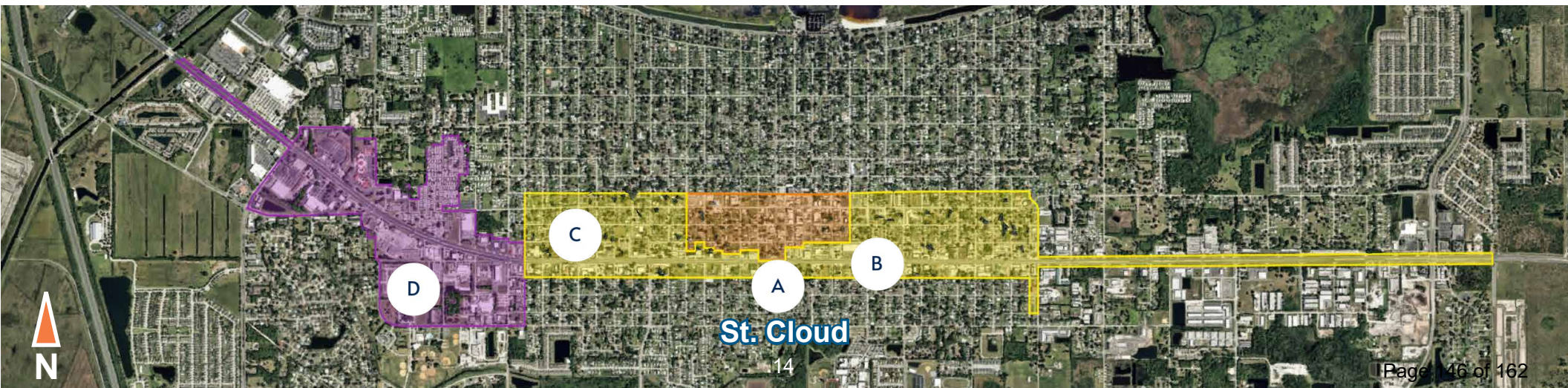
The City of St. Cloud is being very intentional about making investments within the CRA's boundaries.

These investments alongside the CRA are attempting to improve the quality of life and infrastructure to generate more redevelopment activities within the CRA.

It is important to ensure continued alignment on redevelopment objectives to generate long-term economic vitality and urban revitalization.

CITY PROJECTS IN THE CRA MAP

- DOWNTOWN DISTRICT / CBD
- CENTRAL DISTRICT
- GATEWAY DISTRICT



A MINNESOTA PARKING LOT

Design and construction of a new parking facility at 10th Street and Minnesota Avenue will increase accessibility and support downtown business activity and special events.

CRA REDEVELOPMENT PLAN REFERENCE:
 E. Balance all modes of transportation by improving multi modal access, safety, parking and transit options.

CENTRAL DISTRICT

B MICHIGAN AVENUE PEDESTRIAN IMPROVEMENTS

Crosswalk and intersection enhancements along Michigan Avenue from 10th Street to 19th Street improve safety and connectivity for pedestrians and bicyclists. The project includes upgraded crosswalk striping, enhanced signage, textured concrete sections, and traffic calming islands at select intersections to slow vehicle speeds and create safer crossing points. Portions of the corridor extend beyond the CRA boundary, demonstrating the project’s broader community benefit and regional connectivity.

CRA REDEVELOPMENT PLAN REFERENCE:
 D.2. Work with FDOT to improve crossings and to provide pedestrian-activated crosswalks across 13th Street.

J. 2. Design and construct streetscape enhancements concurrently with infrastructure repair and replacement within the CRA area

CENTRAL DISTRICT

C STORMWATER IMPROVEMENTS

Stormwater Improvements – Area #3 Stormwater improvements are planned along 10th Street, Alabama Avenue, and Louisiana Avenue to address drainage deficiencies in older areas of the CRA.

The CRA Finding of Necessity identified aging infrastructure and significant infiltration issues within the Central Business District and the U.S. 192 corridor, indicating that a substantial portion of the system requires upgrades.

This project has received legislative grant funding. The City is currently working to complete the required Environmental Assessment prior to design and construction.

The project demonstrates the continued need for CRA implementation to address aging infrastructure and improve drainage and resiliency within the redevelopment area.

CRA REDEVELOPMENT PLAN REFERENCE:
 Item B. Strengthen the CRA gateways and entrance corridors with building, coordinated signage and streetscapes that...define experience...and passage through St. Cloud.

GATEWAY DISTRICT

D MAC INFRASTRUCTURE & IMPROVEMENTS

The Medical Arts Campus (MAC) is a strategic initiative to attract medical, life sciences, and wellness-related uses near Orlando Health St. Cloud Hospital and foster the development of a vibrant healthcare employment and innovation district.

GATEWAY DISTRICT

The CRA plans to support the implementation of the MAC through targeted planning efforts, including the potential establishment of a zoning overlay to guide compatible medical and professional development. The CRA may also facilitate key infrastructure improvements—such as utilities, mobility, and streetscape enhancements—along with marketing, to attract healthcare providers, research organizations, and supporting industries.

By encouraging coordinated investment and development, the MAC is intended to strengthen the area as a regional hub for healthcare services, expand employment opportunities, and support long-term economic growth within the community.

CRA REDEVELOPMENT PLAN REFERENCE:

A.2. Pursue a public/private development or redevelopment opportunity as a major project in the CRA area to build interest, increase revenues and create additional business activities.

J. 2. Design and construct streetscape enhancements concurrently with infrastructure repair and replacement within the CRA area

TIMELINE

ST. CLOUD CRA EXTENSION TIMELINE											
TASK	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11
CRA Plan Update	X	X	X	X	X	X					
Interlocal Agreement with County					X	X	X				
Public Notice & Modifications Report to Taxing Authorities							X				
CRA & City Commission Approval of CRA Extension & CRA Plan Update (& other documents, if applicable)								X	X		
County Commission Approval of CRA Extension & Plan Update (& other documents, if applicable)										X	X

ST. CLOUD CRA PROJECTS TIMELINE																	
MAP NO.	PROJECT	Current Term							Extension Term								
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
A	Property / Land Acquisition																
B	P3 Mixed-Use Development with Public Parking Opportunity Sites**																
C	Parking Improvements (Surface, On-Street, Structured)**																
D	Alleyway Beautification Improvements																
E	Historic Preservation																
F	Wayfinding and Gateway Signage*																
G	Public Art and Placemaking Initiatives																
H	US 192 Improvements																
I	District-Wide Redevelopment Initiatives																

- Planning & Funding
- Design & Permitting
- Construction/Implementation
- Project Closeout/Upgrades
- * Financing Project
- ** Financing & Extension Project

FINANCIALS

City of St. Cloud, Florida

Community Redevelopment Agency Financing and Implementation Plan

Summary Statement by Project

	Total	Life-Extension CRA Financing	Budget/Est. FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Sunset Forecasted FY 2032
Source (Revenue)									
Carryforward									
Carryforward of Project Appropriations	-	-							
Total Estimated Carryforward Balances	-	-							
Revenues									
(1) Tax Increment Revenue (TIR) Allocation									
City of St. Cloud	\$ 21,172,548	-	\$ 821,105	\$ 882,813	\$ 930,945	\$ 980,521	\$ 1,031,585	\$ 1,084,180	\$ 1,138,353
Osceola County	\$ 32,428,090	-	1,370,554	1,426,541	1,482,529	1,538,516	1,596,967	1,655,418	1,713,869
Subtotal - Tax Increment	\$ 53,600,638	-	\$ 2,191,659	\$ 2,309,354	\$ 2,413,474	\$ 2,519,037	\$ 2,628,552	\$ 2,739,598	\$ 2,852,222
Miscellaneous									
Investment Earnings	\$ 2,077,179	-	95,644	97,600	99,600	101,600	103,600	105,700	107,800
CRA Financing (Conceptual)									
(5) CRA Financing (Life-Extension)	\$ 3,700,000	3,700,000	-	-	-	-	-	-	-
Total Sources	\$ 59,377,817	\$ 3,700,000	\$ 2,287,303	\$ 2,406,954	\$ 2,513,074	\$ 2,620,637	\$ 2,732,152	\$ 2,845,298	\$ 2,960,022
Use (Expenditures)									
Expenditures									
Operations									
(3) Personnel Allocation (staffing)	\$ 6,280,231	-	\$ 157,782	\$ 162,515	\$ 167,391	\$ 172,413	\$ 177,585	\$ 182,913	\$ 188,400
City Administrative Cost Allocation	\$ 2,653,643	-	122,784	90,000	92,700	95,481	98,345	101,296	104,335
Community Policing (Other Contractual Services)	\$ 438,345	-	-	-	-	-	-	-	-
(4) Miscellaneous Operating Expense	\$ 6,723,013	-	349,730	353,200	356,700	360,250	363,840	367,460	371,120
Subtotal - Operations	\$ 16,095,232	-	\$ 757,064	\$ 772,760	\$ 788,840	\$ 805,360	\$ 822,310	\$ 839,690	\$ 857,520
Debt Service									
(5) CRA Financing Debt Service (Life-Extension)	\$ 5,511,485	-	324,205	324,205	324,205	324,205	324,205	324,205	324,205
(5) CRA Financing Closing Costs (Life-Extension)	\$ 50,000	50,000	-	-	-	-	-	-	-
Subtotal - Debt Service	\$ 5,561,485	\$ 50,000	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205
Redevelopment Area Investment									
Land Acquisition and P3s	\$ 9,175,405	\$ 1,000,000	\$ 821,034	\$ 874,989	\$ 905,029	\$ 636,072	\$ 640,637	\$ 546,403	\$ 653,297
Density and Housing	-	-	-	-	-	-	-	-	-
Connectivity and Public Spaces									
US 192 Improvements	\$ 2,000,000	-	100,000	-	-	-	-	-	-
Downtown Restroom	\$ -	-	-	-	-	-	-	-	-
Alley Improvements	\$ -	-	-	-	-	-	-	-	-
MAC Infrastructure Improvements	\$ 4,300,000	-	-	-	-	-	-	-	-
Downtown Redevelopment	\$ 200,000	-	-	200,000	-	-	-	-	-
Downtown Parking Improvements	\$ 6,230,000	-	962,945	1,300,000	-	-	-	-	-
Historic Preservation (murals, etc.)	\$ 840,000	-	-	-	60,000	60,000	60,000	60,000	60,000
Infrastructure									
Branding, Marketing and Communications									
Wayfinding and Gateway Signage	\$ 500,000	500,000	-	-	-	-	-	-	-
Art in Public Places	\$ 100,000	-	-	-	-	-	-	100,000	-
District-Wide Redevelopment Initiatives	\$ 5,025,695	-	235,000	235,000	235,000	235,000	235,000	235,000	235,000
Subtotal - Redevelopment Area Investment	\$ 37,721,100	\$ 3,650,000	\$ 1,206,034	\$ 1,309,989	\$ 1,400,029	\$ 1,491,072	\$ 1,585,637	\$ 1,681,403	\$ 1,778,297
Total Uses	\$ 59,377,817	\$ 3,700,000	\$ 2,287,303	\$ 2,406,954	\$ 2,513,074	\$ 2,620,637	\$ 2,732,152	\$ 2,845,298	\$ 2,960,022

FINANCIALS

City of St. Cloud, Florida

Community Redevelopment Agency Financing and Implementation Plan

Summary Statement by Project

	Extension Forecasted FY 2033	Extension Forecasted FY 2034	Extension Forecasted FY 2035	Extension Forecasted FY 2036	Extension Forecasted FY 2037	Extension Forecasted FY 2038	Extension Forecasted FY 2039	Extension Forecasted FY 2040	Sunset Extension Forecasted FY 2041	Extension 2033-2041 Subtotal
Source (Revenue)										
Carryforward										
Carryforward of Project Appropriations										
Total Estimated Carryforward Balances										
Revenues										
(1) Tax Increment Revenue (TIR) Allocation										
City of St. Cloud	\$ 1,194,152	\$ 1,251,624	\$ 1,310,821	\$ 1,371,794	\$ 1,434,595	\$ 1,499,281	\$ 1,565,907	\$ 1,634,532	\$ 1,705,216	\$ 12,967,922
Osceola County	1,788,977	1,866,339	1,946,021	2,028,093	2,112,628	2,199,699	2,289,382	2,381,755	2,476,900	19,089,794
Subtotal - Tax Increment	\$ 2,983,129	\$ 3,117,963	\$ 3,256,842	\$ 3,399,887	\$ 3,547,223	\$ 3,698,980	\$ 3,855,289	\$ 4,016,287	\$ 4,182,116	\$ 32,057,716
Miscellaneous										
Investment Earnings	110,000	112,200	114,400	116,700	119,000	121,400	123,800	126,300	128,800	1,072,600
CRA Financing (Conceptual)										
(5) CRA Financing (Life-Extension)	-	-	-	-	-	-	-	-	-	-
Total Sources	\$ 3,093,129	\$ 3,230,163	\$ 3,371,242	\$ 3,516,587	\$ 3,666,223	\$ 3,820,380	\$ 3,979,089	\$ 4,142,587	\$ 4,310,916	\$ 33,130,316
Use (Expenditures)										
Expenditures										
Operations										
(3) Personnel Allocation (staffing)	\$ 194,052	\$ 199,874	\$ 205,870	\$ 212,046	\$ 218,407	\$ 224,959	\$ 231,708	\$ 238,659	\$ 245,819	\$ 1,971,394
City Administrative Cost Allocation	107,465	110,689	114,009	117,430	120,952	124,581	128,318	132,168	136,133	1,091,745
Community Policing (Other Contractual Services)	-	-	-	-	-	-	-	-	-	-
(4) Miscellaneous Operating Expense	374,830	378,560	382,350	386,180	390,050	393,960	397,900	401,870	405,870	3,511,570
Subtotal - Operations	\$ 875,820	\$ 894,580	\$ 913,850	\$ 933,630	\$ 953,920	\$ 974,750	\$ 996,110	\$ 1,018,030	\$ 1,040,510	\$ 8,601,200
Debt Service										
(5) CRA Financing Debt Service (Life-Extension)	324,205	324,205	324,205	324,205	324,205	324,205	324,205	324,205	324,205	2,917,845
(5) CRA Financing Closing Costs (Life-Extension)	-	-	-	-	-	-	-	-	-	-
Subtotal - Debt Service	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 324,205	\$ 2,917,845
Redevelopment Area Investment										
Land Acquisition and P3s	\$ 333,104	\$ 291,378	\$ 383,187	\$ 383,752	\$ 384,433	\$ 146,425	\$ 178,774	\$ 105,352	\$ 151,201	\$ 2,357,606
Density and Housing	-	-	-	-	-	-	-	-	-	-
Connectivity and Public Spaces										
US 192 Improvements	465,000	475,000	705,000	255,000	-	-	-	-	-	1,900,000
Downtown Restroom	-	-	-	-	-	-	-	-	-	-
Alley Improvements	-	-	-	-	-	-	-	-	-	-
MAC Infrastructure Improvements	-	-	500,000	875,000	1,460,000	880,000	585,000	-	-	4,300,000
Downtown Redevelopment	-	-	-	-	-	-	-	-	-	-
Downtown Parking Improvements	-	-	-	-	-	-	-	-	-	-
Historic Preservation (murals, etc.)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	540,000
Infrastructure										
Branding, Marketing and Communications										
Wayfinding and Gateway Signage	-	-	-	-	-	-	-	-	-	-
Art in Public Places	-	-	-	-	-	-	-	-	-	-
District-Wide Redevelopment Initiatives	235,000	235,000	235,000	235,000	233,665	235,000	235,000	235,000	235,000	2,113,665
Subtotal - Redevelopment Area Investment	\$ 1,893,104	\$ 2,011,378	\$ 2,133,187	\$ 2,258,752	\$ 2,388,098	\$ 2,521,425	\$ 2,658,774	\$ 2,800,352	\$ 2,946,201	\$ 21,611,271
Total Uses	\$ 3,093,129	\$ 3,230,163	\$ 3,371,242	\$ 3,516,587	\$ 3,666,223	\$ 3,820,380	\$ 3,979,089	\$ 4,142,587	\$ 4,310,916	\$ 33,130,316

FINANCING REDEVELOPMENT BENEFITS

Financing redevelopment projects can bring several benefits, both economic and social. Here are some key advantages:

1. **Economic Revitalization:** Redevelopment often enhances property values in blighted or underutilized areas, leading to increased tax revenues for local governments. It can attract businesses, residents, and investors, thereby stimulating economic activity.
2. **Job Creation:** Redevelopment projects typically require labor for construction and ongoing management, which can generate employment opportunities within the community.
3. **Improved Infrastructure:** Financing redevelopment can include upfront funding for infrastructure improvements such as roads, utilities, and public spaces, which can enhance the overall quality of life for residents.
4. **Social Equity:** Well-planned redevelopment can improve access to housing, amenities, and services for diverse socioeconomic groups, fostering more inclusive communities.
5. **Preservation of Historic Sites:** Financing can support the adaptive reuse of historic buildings, preserving cultural heritage while revitalizing neighborhoods.
6. **Long-term Return on Investment:** While initial financing may be significant, successful redevelopment can yield long-term financial returns through increased property values, rental income, and economic growth.
7. **Community Pride and Identity:** Redevelopment projects can instill a sense of pride and identity in communities by transforming neglected areas into vibrant, attractive places to live, work, and visit.
8. **Risk Mitigation:** Redevelopment can mitigate risks associated with blight, crime, and social decay by revitalizing areas and creating safer environments.
9. **Attracting Further Investment:** Successful redevelopment projects can serve as catalysts for additional private and public investment in the area, creating a cycle of continued improvement and growth.
10. **Projects that May not Occur Otherwise:** Financing redevelopment allows a local government to construct projects more expeditiously that may not occur if they had to wait for funding.

Overall, financing redevelopment projects can have far-reaching benefits that extend beyond immediate economic gains, contributing to sustainable development and improved quality of life for communities.

If financing for needed redevelopment projects is not pursued, several potential losses and consequences can occur:

1. **Decline in Property Value:** Aging or dilapidated properties tend to lose value over time if not maintained or upgraded. This can lead to decreased property values in the surrounding area as well.
2. **Economic Stagnation:** Redevelopment projects often stimulate economic activity in the local area, including job creation and increased spending. Without financing redevelopment, these economic benefits may not materialize.
3. **Missed Opportunities for Urban Revitalization:** Redevelopment projects can contribute to the revitalization of neighborhoods and urban areas, attracting businesses, residents, and investors. Without financing, these opportunities to transform and improve communities may be missed.
4. **Infrastructure Strain:** Aging infrastructure may not be equipped to handle modern demands for utilities, transportation, and other services. Redevelopment often includes upgrades to infrastructure to support increased population or usage.
5. **Community Displacement:** In cases where redevelopment includes housing projects, lack of funding could lead to displacement of existing residents without providing alternative housing options.

In summary, financing of needed redevelopment projects is crucial to realizing the potential economic, social, and environmental benefits they can bring to communities. Without it, communities may face a range of challenges and missed opportunities for improvement and growth.

**ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY MASTER PLAN
IMPLEMENTATION OBJECTIVES AND PROJECTS – 2026 UPDATE**

A. Establish a business development and retention strategy to promote and enhance overall business and economic vitality in the CRA	Project Completion	2026 Update
1. Create an expedited permitting process	Complete	Creation of Business Navigator position, reporting directly to City Manager's office.
2. Pursue a public/private development or redevelopment opportunity as a major project in the CRA area to build interest, increase revenues, and create additional business activity	Ongoing	<p>Advancing a public-private partnership (P3) mixed-use development to address increasing parking demand within the Downtown CRA while supporting ongoing redevelopment efforts. The CRA completed the RFP process, including proposal evaluations and public presentations, resulting in Atlantic Housing Partners being ranked as the top proposer. Site preparation efforts included the demolition of City-owned homes on Massachusetts Avenue to improve development potential. The proposed project features a structured parking garage integrated with commercial and residential components. The CRA is currently engaged in negotiations with the selected developer.</p>

<p>3. Prepare business retention and recruitment strategies for each district identified by location and types with key implementation steps</p>	<p>Ongoing</p>	<p>Redevelopment programs included commercial and residential façade projects totaling \$781K+ increasing tax assessed value by \$10.9M; quarterly business development series; Economic Forecast and Economic Summit events.</p>
<p>4. Create and maintain a list and map of properties that are available and/or vacant for development and redevelopment</p>	<p>Complete</p>	<p>The City maintains a comprehensive list and map of available and vacant properties for development and redevelopment through its commercial real estate database, powered by CoStar. This resource is accessible to users at no cost.</p>
<p>5. Create a database available on the CRA website that includes information on available and vacant properties, with information on permitted uses and other development related areas</p>	<p>Complete</p>	<p>The City maintains a comprehensive list and map of available and vacant properties for development and redevelopment through its commercial real estate database, powered by CoStar. This resource is accessible to users at no cost.</p>
<p>6. Develop a comprehensive public safety initiative that addresses public safety needs within the CRA districts</p>	<p>Complete</p>	<p>CRA policing program was established to address the creation of the entertainment district and its open container allowance. This program concluded in 2025.</p>

B. Strengthen the CRA gateways and entrance corridors with building, coordinated signage and streetscape that frame views, reinforce street walls, and a defined experience of procession, entrance to and passage through the City of St. Cloud	Project Completion	2026 Update
1. Coordinate with the Florida Department of Transportation to ensure the appropriate landscape/streetscape treatment and provision of signage as part of the road construction projects along US 192 planned for St. Cloud's eastern and western gateways	In Progress	Awaiting landscape standards from Community Development
2. Provide streetscape and signage improvements at key gateway entrances	In Progress	Wayfinding design has been approved, and the project is moving forward through the solicitation process for fabrication and installation. Gateway sign design has been developed, with staff advancing site coordination and next implementation steps.

C. Promote each of the CRA District's distinct character to enable their ability to independently attract an appropriate mix of redevelopment and to target the location of businesses, residential, and commercial opportunities.	Project Completion	2026 Update
1. Create an identify icon/logo to be places on street and gateway signage in the CRA area	2026/2027	Wayfinding design has been approved and the project is moving forward through the solicitation process for fabrication and installation. Gateway sign design has been developed, with staff advancing site coordination and next implementation steps.

<p>2. Create and place the first graphic or physical depictees of the desired identify in prominent locations in the CRA</p>	<p>2027</p>	<p>Wayfinding design has been approved; pending selection of contractor for installation. Gateway signs in design phase. Entertainment District: Boundary signage is currently in the cost-estimate phase to help define and enhance the district.</p> <p>Utility Art Boxes (St. Cloud Art on a Box): Program will feature student artwork on 18 utility boxes; pending artwork selection and CRA Board approval prior to installation.</p> <p>Currently on hold due to FDOT review.</p>
<p>3. Develop a “Downtown Beautiful” program to encourage improved aesthetics, community pride, and planting (consider a contest for plantings or other improvements)</p>	<p>Phase 1- complete Phase 2 - In progress</p>	<p>Phase 1- Downtown Revitalization –Phase I & II completed; Phase 2- Entertainment District: Boundary signage is currently in the cost-estimate phase to help define and enhance the district. Utility Art Boxes (St. Cloud Art on a Box): Program will feature student artwork on 18 utility boxes; pending artwork selection and CRA Board approval prior to installation.</p> <p>Currently on hold due to FDOT review.</p>

<p>D. Strengthen key north-south road connections to area activity centers, East Lake Tohopekaliga, and other regional destinations, as well as, maintaining the City’s current east-west transportation network</p>	<p>Project Completion</p>	<p>2026 Update</p>
<p>1. Coordinate and focus road improvements on major north-south intersections at 13th Street, such as Vermont Avenue and Michigan Avenue</p>	<p>2026</p>	<p>The project will improve pedestrian and bicyclist safety along Michigan Avenue between 10th Street and 19th Street by upgrading crosswalks with new striping, signage, and textured concrete. It will also add traffic calming islands at select intersections to slow vehicles and make crossings safer. Pedestrian improvements from 9th Street to 19th Street are currently in the design phase and are scheduled for construction this year.</p>

2. Work with the Florida Department of Transportation to improve crossings and to provide pedestrian-activated crosswalks across 13th Street	Complete	The Florida Department of Transportation (FDOT) completed the project on 13th Street (U.S. 192) to enhance pedestrian safety by adding pedestrian-activated signals at the intersections of Florida Avenue, Indiana Avenue, and Michigan Avenue
3. Coordinate with Osceola County, Florida Department of Transportation and the Florida's Turnpike Enterprise to identify St. Cloud's future highway access, such as the Florida's Turnpike and the Southport Connector	August 2028	The Nolte Road Diverging Diamond Interchange is a new interchange under construction at the Florida Turnpike. and will offer full directional access to and from the Turnpike.
4. Reinforce key intersections with significant new buildings	Ongoing	CRA continues to identify real acquisition opportunities.

E. Balance all modes of transportation by improving multimodal access, safety, parking and transit options	Project Completion	2026 Update
1. Establish a program to promote paving, maintaining, and striping parking in downtown alleys for commercial or residential use	2027	The CRA completed a planning study in early Spring 2024 to evaluate improvements to downtown St. Cloud alleys. The study aims to create a more walkable environment and enhance shopping, dining, and entertainment experiences while considering existing conditions, planned downtown improvements, and future development.
2. Designate Florida Avenue a bicycle trail connecting to East Lake Toho.	Complete	Pathway connecting Lakefront to Downtown District. Completed 2024.
3. Coordinate with Osceola County on future transit service options and for the identification of service and stops in St. Cloud.	2027	Partnering with Osceola County, to implement the 10th Street Complete Streets Project. Study completed by MetroPlan Orlando. Project is design phase. Scope to include sidewalks, bike lanes, crosswalks, and other infrastructure.

4. Develop an overall downtown parking strategy	2028	The CRA issued an RFP, evaluated proposals, and conducted public presentations, resulting in Atlantic Housing Partners being ranked first Site preparation including the demolition of City-owned homes on Massachusetts Avenue to enhance development opportunities. The proposed project includes a structured parking garage with complementary commercial and residential uses. The CRA is currently in the negotiation stages with the developer.
5. Phase structured parking replacement on existing or new surface parking lots to accommodate additional development density	Long Term	CRA seeking a private public partnership in the construction of mixed-use parking garage. The CRA is currently in the negotiation stages with the developer.

F. Develop 13th Street between Florida and Kentucky Avenues as an extension of the downtown character	Project Completion	2026 Update
1. Develop land development strategy to include pursuing a public/private development or redevelopment opportunity as a major investment	In Progress	City has engaged real estate professionals to identify and assist in the acquisition of strategic sites.

G. Reinforce the downtown land use with additional mixed use, housing, retail, and cultural/civic uses	Project Completion	2026 Update
1. Petition City Council to amend the Comprehensive Plan and Land Development Regulations to allow for mixed use developments that include residential uses, increases in maximum height restrictions, and flexible site design criteria.	Complete	FLU accepted by the State on 2/17/2026
2. Evaluate use of a Form-Based Code as a remedy to Land Development Regulations constraints to achieving the desired development character.		

3. Petition City Council to adopt density/intensity bonuses that are tied to parcel size, such that as the parcel size increases the density/intensity will increase.		
4. Encourage a diversity of urban housing alternatives, including multifamily, live-work, senior, loft, townhouse, for-sale condominium, and rental to serve a range of needs and family sizes in downtown	Long Term	In Progress: City Housing element in progress – Discussions ongoing with property owners / developers– Property Acquisition Plan implemented Planning Department Lead on Housing Plan

H. Reinforce the Main Street character through rehabilitation and redevelopment of key downtown buildings, lots, and intersections	Project Completion	2026 Update
1. Establish a grant program to assist with exterior facelifts, renovation, and restoration of structures that are consistent with the Plan’s design guidelines.	Complete	Since 2026, the program no longer available
2. Prepare an Architectural Pattern Book to define and illustrate the desired architectural style for new development, rehabilitation, and renovation in order to maintain the St. Cloud downtown character		
3. Encourage reconstruction and infill construction at significant parcels on New York Avenue	Ongoing	918 New York Avenue and 920 New York Avenue, VFW renovation projects completed.
4. Evaluate purchase of key parcels for redevelopment and disposition by the CRA 5.	Ongoing	CRA is identifying key parcels for acquisition.

I. Create a network of parks, civic squares, and open space within the CRA area and cultural attractions in the downtown area	Project Completion	2026 Update
1. Promote Veterans Memorial Park as part of downtown, and improve its accessibility and use with a parking, sidewalk, and fencing around the perimeter of the park.	Complete	Restroom renovation project complete.
2. Develop a fundraising program to promote, renovate, or reconstruct parks in the downtown area, including brick-for-purchase, adopt-a-bench, etc.	Short Term (1-5 years)	Main Street and Chamber

J. Establish a coordinate signage and streetscape program to capture and present a consistent city image along 13th Street and in Downtown	Project Completion	2026 Update
1. Develop and implement a wayfinding plan consistent with adopted design guidelines to create signage that will direct the public to specific CRA area and City destinations	2026	Wayfinding design has been approved; pending selection of contractor for installation. Gateway signs in design phase.
2. Design and construct streetscape enhancements concurrently with infrastructure repair and replacement within the CRA area with initial emphasis placed on the downtown streetscape.	Complete	Downtown revitalization Phase 1 and 2 completed.

APPENDIX B

Business Name / Resident Name	Property Address	Property Type	Year of Redevelopment	Pre-TAV Value	Grant Amount	2025 TAV
Fisk Funeral Home	1107 Massachusetts Ave, St Cloud, FL 34769	Commercial	2013	\$475,200.00	\$9,387.50	\$435,500.00
Koffee Kup Kafe	1407 13th St, St Cloud, FL 34769	Commercial	2013	\$262,100.00	\$7,191.73	\$1,039,390.00
VFW Post 3227	915 NEW YORK AVE SAINT CLOUD, FL 34769	Commercial	2013	\$297,400.00	\$2,427.50	\$425,480.00
			2015		\$13,900.00	
			2022		\$155,000.00	
Bumpus and Associates	2901 17TH ST SAINT CLOUD FL 34769	Commercial	2013	\$1,102,400.00	\$5,000.00	\$1,451,900.00
Jammers Music	1000 Pennsylvania Ave, St Cloud, FL 34769	Commercial	2013	\$150,300.00	\$5,378.00	\$203,401.00
St. Cloud Regional Medical	2906 17TH ST SAINT CLOUD FL 34769	Commercial	2013	\$9,418,200.00	\$20,000.00	\$13,647,400.00
			2018		\$24,000.00	
Askew Jewelers	1121 NEW YORK AVE SAINT CLOUD FL 34769	Commercial	2014	\$83,900.00	\$3,322.50	\$120,189.00
Palmer's Plaza	53 13TH ST SAINT CLOUD FL 34769	Commercial	2014	\$272,800.00	\$1,122.50	\$577,694.00
			2017		\$1,100.00	
10th Street Properties LLC	1701 10TH ST SAINT CLOUD FL 34769	Commercial	2014	\$115,800.00	\$681.91	\$196,988.00
			2015		\$1,950.00	
Andy's Auto	1023 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2014	\$156,300.00	\$6,542.75	\$225,000.00
			2015		\$8,695.00	
St. Cloud Twin	1110 10TH ST SAINT CLOUD FL 34769	Commercial	2014	\$153,400.00	\$18,280.78	\$297,220.00
Q Bellas	1215 11TH ST SAINT CLOUD FL 34769	Commercial	2015	\$85,600.00	\$422.50	\$160,930.00
George Arnold Trust	1110 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2016	\$251,400.00	\$15,000.00	\$427,700.00
Chime and Time	1129 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2015	\$68,800.00	\$9,985.44	\$114,865.00
			2017		\$40,000.00	
Osceola Engineering	1003 FLORIDA AVE SAINT CLOUD FL 34769	Commercial	2015	\$202,200.00	\$8,648.50	\$385,000.00
			2016		\$14,215.14	
Dos Amigos	4037 13TH ST SAINT CLOUD FL 34769	Commercial	2015	\$970,900.00	\$5,461.44	\$1,926,400.00
Lily Lulus, LLC	1106 New York Avenue	Commercial		\$53,200.00	\$4,473.27	\$76,109.00
The Sweet Spot Bakery	1105 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2015	\$107,500.00	\$8,953.56	\$179,200.00
Garrett Wealth Management	1321 13TH ST SAINT CLOUD FL 34769	Commercial	2015	\$102,900.00	\$10,000.00	\$162,954.00
Ainet L. Locke (2121 10th Street LLC)	2121 10TH STREET LLC	Commercial	2016	\$95,700.00	\$987.50	\$206,385.00
			2016		\$987.50	
Kilcoyne Custom Upholstery	1201 VERMONT AVE SAINT CLOUD FL 34769	Commercial	2016	\$96,000.00	\$22,900.00	\$169,395.00
Tiffany's Eats, Inc.	1108 10TH ST SAINT CLOUD FL 34769	Commercial	2016	\$46,400.00	\$6,747.60	\$306,400.00
Joe's Auto Service	1123 13TH ST SAINT CLOUD FL 34769	Commercial	2016	\$215,700.00	\$9,982.02	\$351,530.00
A Place for Grace	1209 FLORIDA AVE SAINT CLOUD FL 34769	Commercial	2016	\$210,500.00	\$1,992.00	\$373,784.00
St Cloud Chamber	1200 NEW YORK AVE 201 SAINT CLOUD FL 34769	Commercial	2016	\$51,300.00	\$2,145.00	\$93,848.00
David Remblance	1036 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2016	\$89,900.00	\$8,682.42	\$167,173.00
Chen and Associates / Family Dentistry	1206 NEW YORK AVE SAINT CLOUD FL 34769	Commercial	2016	\$116,600.00	\$2,759.00	\$198,677.00
Oak Park 1 LLP	4211 13TH ST SAINT CLOUD FL 34769	Commercial	2016	\$1,432,000.00	\$9,363.67	\$2,285,460.00

APPENDIX B

Roy Williamson	1122 10TH ST SAINT CLOUD FL 34769	Commercial	2016	\$189,600.00	\$1,199.69	\$428,499.00
			2016		\$918.08	
Paula Stefanovich	712 MISSOURI AVE SAINT CLOUD FL 34769	Commercial	2016	\$73,100.00	\$486.00	\$202,312.00
HCO Properties	1700 13TH ST SAINT CLOUD FL 34769	Commercial	2016	\$421,500.00	\$1,381.03	\$723,411.00
Dolly Clements	3450 S INDIANA AVE SAINT CLOUD FL 34769	Commercial	2016	\$157,356.00	\$44,412.05	\$313,847.00
Pets Sake, LLC	1024 NEW YORK AVE SAINT CLOUD FL 34769-3778	Commercial	2016	\$86,000.00	\$10,000.00	\$78,395
D. Brown Associates I & II	3319 13TH ST SAINT CLOUD FL 34769	Commercial	2017	\$492,690.00	\$11,542.32	\$1,056,118.00
If Only LLC	1525 10TH ST SAINT CLOUD FL 34769-	Commercial	2016	\$133,000.00	\$3,000.00	\$244,797.00
Morse Market	1000 MASSACHUSETTS AVE SAINT CLOUD FL 34769	Commercial	2016	\$145,400.00	\$931.18	\$247,832.00
BMTR Investment, LLC	1202 JERSEY AVE SAINT CLOUD FL 34769	Commercial	2017	\$124,600.00	\$1,250.00	\$226,641.00
Teddy Grace	1211 MASSACHUSETTS AVE SAINT CLOUD FL 34769	Commercial	2017	\$32,010.00	\$24,761.43	\$246,000.00
Brews N Blues	1120 PENNSYLVANIA AVE SAINT CLOUD FL 34769	Commercial	2017	\$279,070.00	\$9,245.00	\$474,430.00
The Transition House	1221 12TH ST 101 SAINT CLOUD FL 34769	Commercial	2018	\$92,000.00	\$23,620.00	\$190,734.00
Florida Avenue Partners, LLC	1003 FLORIDA AVE SAINT CLOUD FL 34769	Commercial	2019	\$261,360.00	\$8,183.00	\$385,000.00
Southlan Plaza	900 13TH ST SAINT CLOUD FL 34769	Commercial	2020	\$1,724,700.00	\$17,966.00	\$2,668,321.00
226 Broadway Kissimmee, LLC	918 NEW YORK AVE SAINT CLOUD FL 34769	Commercial	2020	\$243,700.00	\$53,587.50	\$388,718.00
P and W Properties	1302 10TH ST SAINT CLOUD FL 34769	Commercial	2020	\$247,566.00	\$3,984.36	\$398,704.00
Chapman Snacks Distribution	1109 10TH ST SAINT CLOUD FL 34769	Commercial	2022	\$118,400.00	\$75,000.00	\$162,503.00
The Holster Store	1116 NEW YORK AVE SAINT CLOUD FL 34769	Commercial	2024	\$200,497.00	\$10,000.00	\$211,700.00
Crystal Puchalla	1819 11th Street	Residential	2022	\$124,800.00	\$2,000.00	\$153,669.00
Brenda Yates	1019 Louisiana Ave	Residential	2022	\$66,089.00	\$2,000.00	\$71,927.00
Allison Steffen	2305 9th Street	Residential	2023	\$88,950.00	\$1,997.00	\$94,274.00
Sergio Palmero	1117 Wisconsin Ave	Residential	2024	\$285,600.00	\$2,000.00	\$289,000.00
Joel Matos & Melanie Ramos	421 10th Street	Residential	2024	\$160,873.00	\$2,000.00	\$265,538.00
Teryl Camus	900 Vermont Ave	Residential	2024	\$170,288.00	\$2,000.00	\$176,426.00
				\$22,603,549.00	\$781,151.37	\$35,904,768.00
				Pre-TAV Value	Grant Amount	2025 TAV
				TAV Increase	\$13,301,219.00	
				Commercial	\$769,154.37	
				Residential	\$11,997.00	
				Grant Amount	\$781,151.37	

...your **CRA** at Work



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